

FLORIDA MASTER SITE FILE
HISTORIC SITE DATA SHEET

	FDAHRM	802==	
Site No.	<u>8Da 649</u>	1009==	
Site Name	<u>400-416 Espanola Way</u>	830==	
Other Name(s) for Site	<u>Clay Hotel; Martha Washington Hotel</u>	930==	
Other Nos. for Site	<u>1434-1440 Washington Ave.; 400-418 ESPANOLA WY</u>	906==	
NR Classification Category:	<u>Building</u>	916==	
County	<u>Dade</u>	808==	
Instruction for locating (or address)	<u>400-416 Espanola Way</u>		
	<u>Miami Beach, FL 33139</u>		
		813==	
Location:	<u>1st ADD. to Espanola Villas/ 3B / 1 & 2</u>	868==	
	<small>subdivision name block no. lot no.</small>		
Owner of Site: Name:	<u>Kramer, Harry ET AL</u>	;	
Address:	<u>2638 One Biscayne Tower</u>	902==	
	<u>Miami, FL 33131</u>	902==	
Occupant, Tenant, or Manager:			
Name:		;	
Address:			
		904==	
Reporter (or local contact):	<u>Rodriguez, Ivan A. (Dade County Historic Survey)</u>	;	
Name:			
Address:	<u>Dade County Park & Recreation Department</u>		
	<u>50 S W 32 Road Miami, FL 33129</u>	816==	
Recorder:			
Name & Title:	<u>Monroe, Elizabeth B. (HSS)</u>	;	
Address:	<u>FDAHRM</u>		
		818==	
Survey Date	<u>7803</u>	820==	
Type of Ownership	<u>private</u>	848==	
Inventory Status		914==	
Previous Survey(s): (enter activity/title of survey/name/date/repository)			
	<u>Survey/Fla. Historic SMe Survey/1972/FDAHRM</u>		
	<u>Survey/Dade County Historic Survey/Rodriguez</u>		
	<u>7803 /Dade County Park & Recreation</u>	839==	
Recording Station		804==	
Specimens (Inventory Numbers)	<u>#10368</u>	870==	
Date of Visit to Site	<u>828==</u>	Recording Date	832==
Photographic Record Numbers	<u>78N057HPS (frame 11); 78N058HPS (frame 23, 24)</u>		
			860==

Location of Site (Specific):

Map Reference (incl. scale & date)

80

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 587020 2852140
Zone Easting Northing

890

Description of Site:

Site Size (approx. acreage of property)

833

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
- Destroyed 858
- Restored () Date: () 858
- Moved () Date: () 858
- Original Site 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

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 checked="" type="checkbox"/> <u>APTS.</u> 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 type="checkbox"/> Educational 838== | <input type="checkbox"/> Military 838== | <input type="checkbox"/> Religious 838== | <input checked="" type="checkbox"/> <u>APTS.</u> 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 + 1925 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 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:

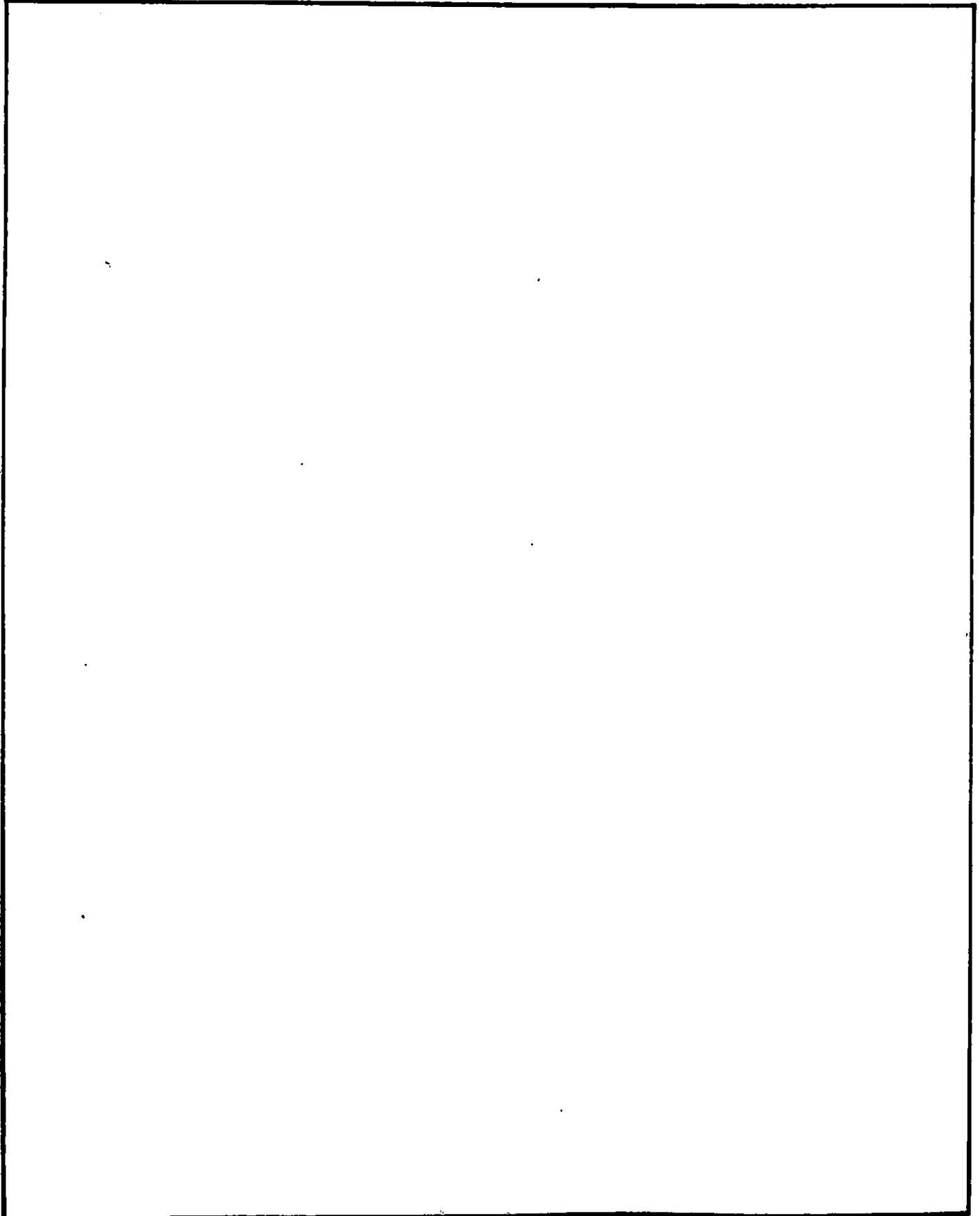
Statement of Significance (use continuation sheet if necessary)

This masonry construction apartment building represents an outstanding example of Mediterranean architecture in Miami Beach in the 1920's. It is noteworthy for its stylistic features, details and cohesiveness within the neighborhood. It was built in 1925, at an estimated cost of \$70,000. The architect was Robert A. Taylor. The owner of the building immediately facing the street was N.B.T. Roney. The two rear buildings through the courtyard were owned by the Spanish Village Corporation, Roney's original development company for Espanola way.

Roney was a major developer on Miami Beach and bought property along five blocks of Espanola Way to develop as a "Spanish Village", in 1925. Frances Whitman had begun developing Espanola Way in 1922 as "Whitman's Spanish Colony", and several structures were built, designed by architect Martin Luther Hampton.

Roney then took over the project and spent over \$600,000 on this picturesque venture, although less than two blocks were successfully completed. Taylor was Roney's architect for the whole project.

Present & Original Physical Appearance (use continuation sheet if necessary) (935==):



Major Bibliographic References:

Unpublished Sources

Miami Beach, Florida Code Enforcement, Construction Division.
Building Permits, 1921-present.

Published Sources

Lummus, J.N. The Miracle of Miami Beach
(Miami): The Miami Post Publishing Co., 1944.

Site No. DA 649

Site Name 400-416 Espanola Way

ARCHITECTURAL SITE DATA SUPPLEMENT

ARCHITECT Taylor, R.A. 872==
BUILDER Gaffney, J.C.; DONOHAN, C.R. 874==
STYLE AND/OR MODE Mediterranean 864==
PLAN TYPE rectangular 866==
EXTERIOR FABRIC(S) stucco, rough 854==
STRUCTURAL SYSTEM(S) masonry 856==

FEATURE OF STRUCTURE (942):

FOUNDATION: reinforced concrete 942==
ROOF TYPE: flat 942==
SECONDARY ROOF STRUCTURE(S): parapet; loggia, shed; turret, hip 942==
CHIMNEY LOCATION: 942==
WINDOW TYPE: aluminum awning; fixed, sheet; fixed, multi-paned 942==

MATERIALS (882):

CHIMNEY: 882==
ROOF SURFACING: 882==
INTERIOR WALLS: 882==
ORNAMENT INTERIOR: 882==
ORNAMENT EXTERIOR: stucco 882==

QUANTITATIVE DATA (950-960):

NO. OF STOREYS 3 950==
NO. OF CHIMNEYS 952==
OTHER (SPECIFY) 954==
956==

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

ROOF STRUCTURAL SYSTEM:

865

MAIN ENTRANCE:north; facade, offset left; wood, glass; doors: double, wood frame with 3 glass lights; Doors flanked by multi-paned sidelights; fixed transom above all surrounded by large, semi-circular arch

865

865

865

WINDOW PLACEMENT: 15 bays 1st floor, 11 bays 2nd floor, 7 bays 3rd floor

865

WINDOW SURROUNDS AND DECORATION: wood lintel above window, 2nd floor, 4th bay from left corner.

865

PORCHES, VERANDAS, GALLERIES AND BALCONIES: Loggia, stucco, plain; 1 story; 6 bays; 7 columns, composite; deck, concrete; columns support semi-circular arches with shed roof above; located offset right

865

865

EXTERIOR ORNAMENT AND COLOR: buff with red trim. Turret slightly projects and supported by decorative, stucco brackets, quoins at corners, Bull's eye vent near eave. Sloping tiles at parapet. Plain, broad, horizontal bands. Moulded trim at parapet. 3 Arched bays at right side of entry with wood frame doors and multi-paned glass

865

865

865

865

OTHER (SPECIFY): building is only 2 stories at offset right and has a flat roof. Contextual, architectural

865

865

MAJOR ALTERATIONS (FREE TEXT) (857==):

865

857

857

857

OUTBUILDINGS (FEATURES OF SITE) (876==): 2 story building at rear. Court yard at rear is shared with building 420.

876

876

876

SURROUNDINGS (CLASSIFICATION) commercial, apartments

864

RELATIONSHIP TO SURROUNDINGS (FREE TEXT) (858==): southwest corner of

859

Washington Avenue and Espanola Way.

859

859