

# Designation Report

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## Fisher-Sapero Residence

9200 Carlyle Avenue  
Surfside, Florida  
Built: 1954



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*September 30, 2020*

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## I. GENERAL INFORMATION

**NAME:** Fisher-Sapero Residence

**LOCATION:** 9200 Carlyle Avenue  
Surfside, FL 33154  
Township: 52S  
Range: 42E  
Section: 35

**ARCHITECT:** Gilbert M. Fein

**PROPERTY OWNERS:** Robert R. Fisher and Glenda Anne Kauffman

**LEGAL DESCRIPTION:** ALTOS DEL MAR NO 5 PB 8-92  
LOT 1 BLOCK 12  
LOT SIZE 55.000 X 112  
COC 26286-4277 03 2008 5

**TAX FOLIO NUMBER:** 14-2235-006-2170

**SIGNIFICANCE:** **History/Context:** The Fisher-Sapero Residence is historically significant for its association with the continued development in the Town of Surfside through the Altos Del Mar subdivision, originally platted during the 1920s, and as an exemplary example of a Ranch structure with regional/Miami Modern (MiMo) elements constructed during the 1950s building boom in Surfside by a locally significant architect for a locally significant family. The Fisher-Sapero Residence fulfills Criteria Sec. 16A-10(1)(a), *Associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation.*

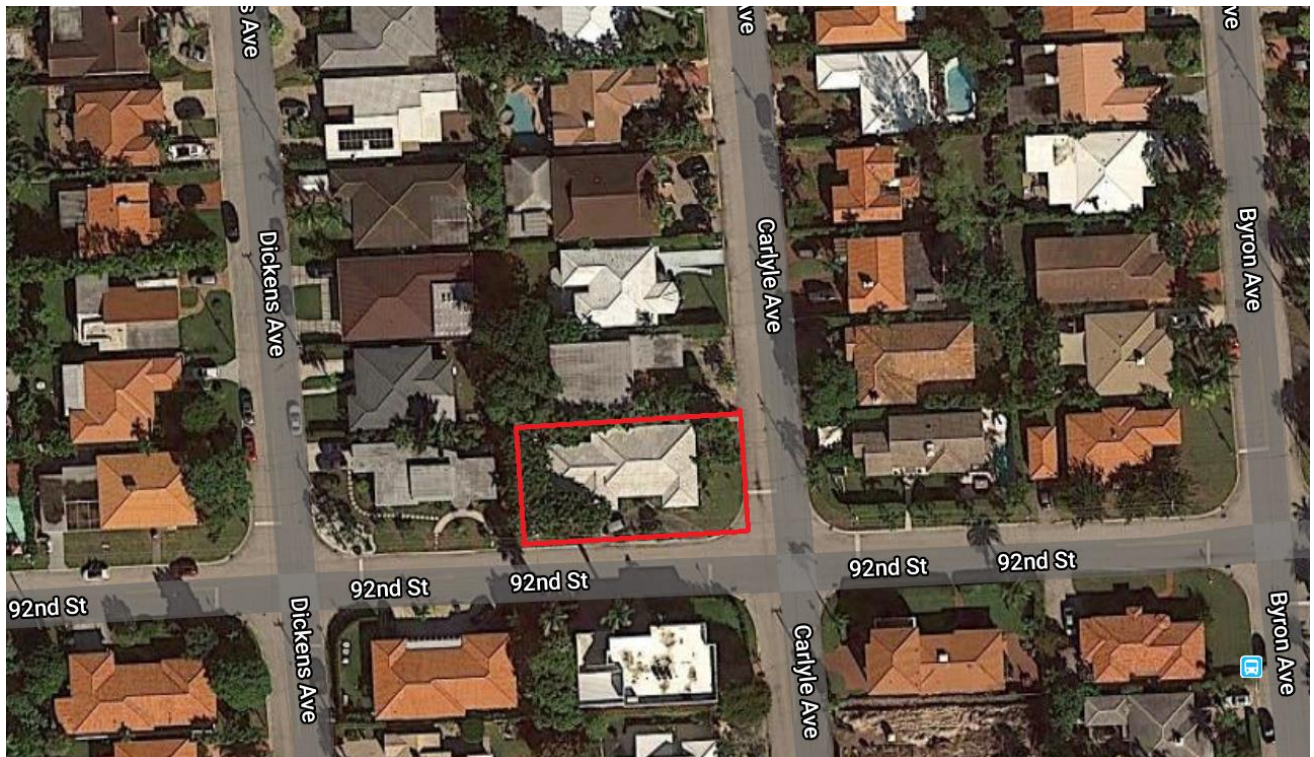
**Architecture:** The Fisher-Sapero Residence is significant as an exemplary example of a Ranch structure with regional/Miami Modern (MiMo) elements designed by a locally significant architect, Gilbert M. Fein. The Fisher-Sapero Residence fulfills Criteria Sec. 16A-10(1)(c), *Embodies the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction.*

**IMPACTS:** The Miami-Dade County Office of Historic Preservation is required to approve any exterior changes and/or additions, demolition, or new construction to the designated resource. Most approvals are handled in-house directly by the staff of the Office of Historic Preservation. Major alterations require approval by the County Historic Preservation Board. Additional details are included in *Section VI: Standards for Certificates of Appropriateness.*

Designated resources are eligible to take part in the County's Ad Valorem Tax Exemption program.

## II. PHYSICAL DESCRIPTION / SETTING

Located at 9200 Carlyle Avenue in Surfside, Florida, the Fisher-Sapero Residence is sited directly adjacent to the north side of 92<sup>nd</sup> Street on the eastern lot between Carlyle and Dickens Avenue. The single-family residence is in private ownership by the same family for whom the house was constructed. The residence is surrounded by other single-family homes; those adjacent to the Fisher-Sapero Residence were built during the same mid-century era, with the exception of the house immediately across 92<sup>nd</sup> Street, which was built in 1990. A sampling of other single-family homes in the vicinity shows significant construction continuing into the 1950s, which is consistent with the biggest building boom in Surfside, as discussed in *Section III: Historic Significance and Context*.



Contemporary aerial photograph with property boundary outlined in red, circa 2019.





Contemporary aerial photograph with property boundary outlined in red, circa 2019, and dates of adjacent residential construction.

The Fisher-Sapero Residence is located in a residential neighborhood comprised of single-family detached homes. Most of the surrounding residences were built during the 1940s-1950s and are predominantly one-story dwellings with mid-century architecture. However, some contemporary infill construction has begun to occur, such as immediately across 92<sup>nd</sup> Street from the Fisher-Sapero Residence. The neighborhood is not locally designated as a historic district.



Looking SW at intersection of 92<sup>nd</sup> Street and Carlyle Avenue from the Fisher-Sapero Residence.



Looking SE at the intersection of Carlyle Avenue and 92<sup>nd</sup> Street from the Fisher-Sapero Residence.





Looking west on 92<sup>nd</sup> Street. The Fisher-Sapero Residence is on the right.



Looking east on 92<sup>nd</sup> Street. This residence is across Carlyle Avenue from the Fisher-Sapero Residence.

The Fisher-Sapero Residence is an excellent example of a Ranch structure with regional/Miami Modern elements. In Virginia Savage McAlester's *A Field Guide to American Houses*, a Ranch is defined by some of the following features: "broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side or rear); a large picture window generally present; asymmetrical façade."<sup>1</sup> Other common elements of Ranch style houses are cross-hipped roofs, front entryways tucked into "L" formed by cross-hipped or cross-gabled roof, simple porch supports, decorative door panels, use of two or more exterior wall-cladding materials, and integrated planters. The Fisher-Sapero Residence includes the majority of these features. The elements that make this Ranch a regional or Miami Modern Ranch are elements such as jalousie windows ("very common in southern Florida" per McAlester<sup>2</sup>), barrel tile roof, multiple exterior cladding materials, beanpole columns, and wide eaves.



East elevation of the Fisher-Sapero Residence.



Façade of Fisher-Sapero Residence looking west.



Façade of Fisher-Sapero Residence (southwest corner).



East (side) elevation of Fisher-Sapero Residence facing Carlyle Avenue. The garage was converted into an interior room only a few years after construction.

### Façade/South Elevation

The Fisher-Sapero façade faces 92<sup>nd</sup> Street, although the property is addressed off of Carlyle Avenue. The angled front entry is recalled by the owner as a signature of his father's building designs.<sup>3</sup> The front entry features a solid single door with decorative paneling, metal porch supports in the form of beanpole columns, an angled roof design that covers the entry, and two entry steps. Other features of the façade include: large jalousie windows, including a corner window system with corner support at the southeast corner; exterior wall cladding changes that include stucco and brick, and integrated planters. The brick is not a veneer, but full thin, light-colored bricks that are arranged in a staggered pattern such that certain bricks project at varying degrees. The brick is incorporated vertically along the house, but also utilized for the horizontal integrated planters. The stucco is painted pink, the original color of the home. The majority of elements on the façade are all original. Part of the façade (the southwest) is obscured at corner due to a fence. Behind the fence is an integrated, curved planter that originally served as a sandbox for the Fisher children.

### East/Side Elevation

The east elevation of the Fisher-Sapero Residence faces Carlyle Avenue. The dominant architectural feature on this elevation are the jalousie windows, including the corner window with corner support that wraps around the southeast corner of the home. The east elevation also features a vertical band of the staggered brick. Originally this elevation included an integrated garage that was flush with the exterior wall. The garage has since been enclosed as part of the interior of the home, with a paired jalousie window included. The owner indicates that this took place not too long after the home was constructed due to some flooding and deterioration of the garage door. According to the owner, this was also a "high-style" door that matched the front door.<sup>4</sup>





North (rear) elevation of Fisher-Sapero Residence.



Western half of the north (side) elevation of Fisher-Sapero Residence.

### **North/Rear Elevation**

The rear elevation of the structure is simple architecturally, with the dominant architectural features being paired jalousie windows of varied size, and the wide roof eaves. The rear of the home is close to the rear property line, with room for a paver walkway that leads to the side yard on the west elevation. This section of the home includes two exterior elements that are addressed below (original trash collection boxes and barbeque grill structure).

### **West/Side Elevation**

The west elevation faces a fenced-in side yard, and is behind a fence, not visible from the street. Like the rear elevation, the dominant architectural features are jalousie windows, including a corner window system with corner window support. The floor plan of the structure projects out on the west elevation, which creates a small L-shape. The roof eaves are another significant feature, as on all elevations. The remainder of the façade is also visible from this area, including the curved integrated planter. The side yard includes a variety of vegetation, including a large ficus tree, and a paved outdoor area.

### **Roof**

The roof on the Fisher-Sapero Residence is a prominent feature of the home. The roof is cross-hipped with two front extensions. The material is a white barrel tile. The deep eaves are boxed and painted white.

### **Exterior Details**

The Fisher-Sapero Residence has several exterior details that are original to the home. The curved asphalt driveway at the front of the home facing 92<sup>nd</sup> Street is one such feature. The other features are on the west side of the home. These include trash collection boxes (garbins) that are still utilized for trash collection today, a structure built to enclose a barbeque grill, and a chain-link fence that has been covered with bamboo for privacy.





Angled front entry of Fisher-Sapero Residence with curvilinear roofline, original front door, metal columns and integrated planter.



Façade of Fisher-Sapero Residence illustrating unique architectural features: wide eaves, barrel tile roof, jalousie windows, brick and stucco exterior, and integrated planters.



East elevation showing original jalousie windows with corner wrapping.



Corner jalousie windows on the west elevation.

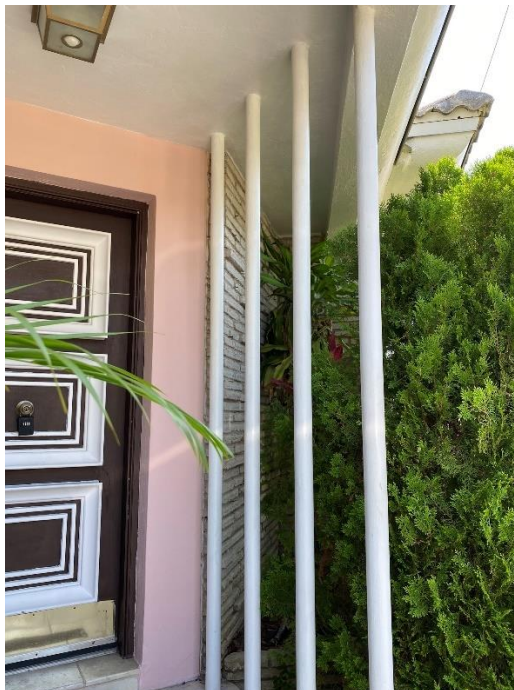




North (rear) elevation with original trash collection containers, known as garbins.



Southwest corner of Fisher-Sapero Residence with integrated planter, originally created as a sandbox for the Fisher children.



Front entry showing original front door and decorative metal columns.



Façade detailing showing the exterior brick. The brick is not a veneer, but full bricks arranged in a staggered pattern with bricks projecting at various depths.





Deep eaves and barrel tile roof are representative of Florida mid-century architecture.



Outdoor barbeque structure original to the Fisher-Sapero Residence.

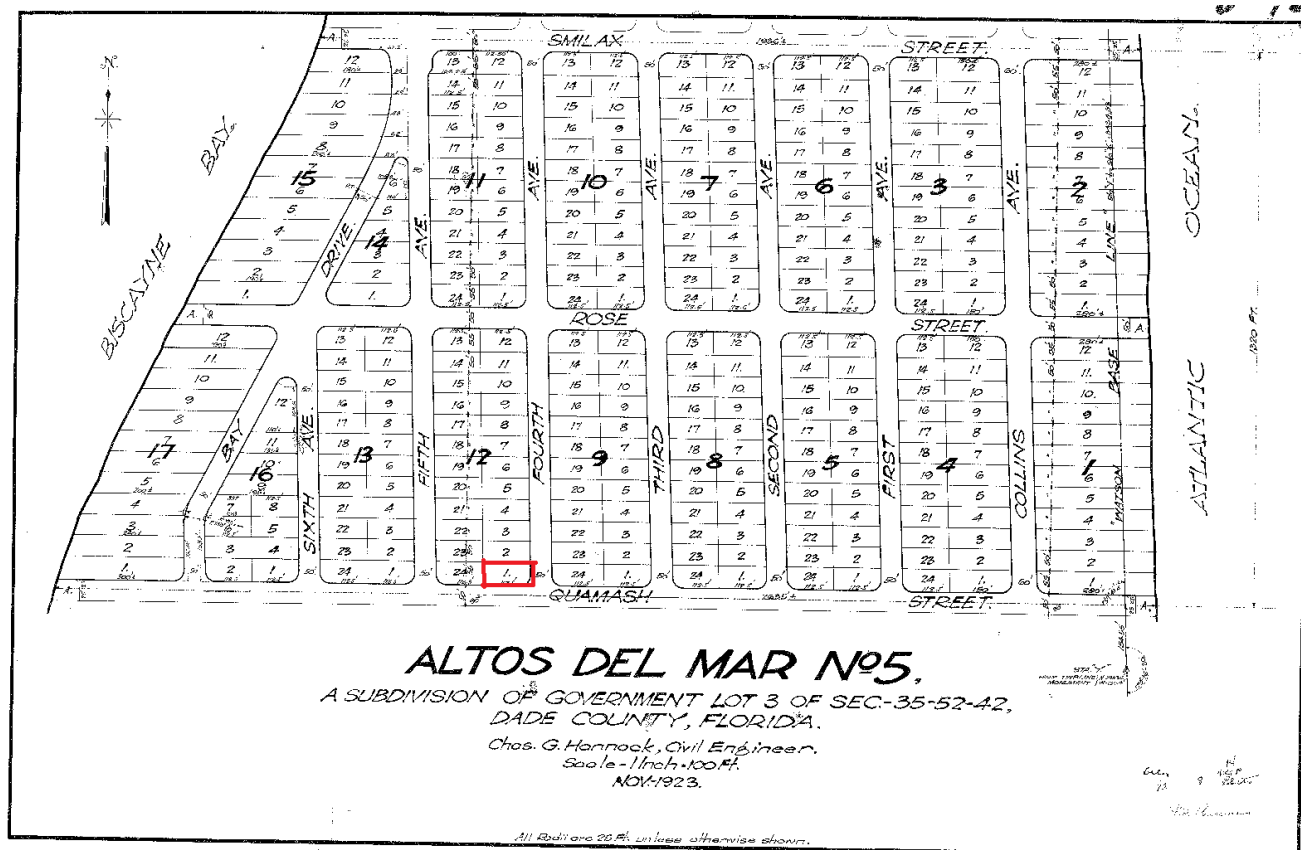
### III. HISTORIC SIGNIFICANCE & CONTEXT

The Fisher-Sapero Residence is significant for its association with Gilbert Fein, a noted mid-century architect in Miami, and as the family home of Morton and Pearl Fisher. While the building was constructed in 1954, it builds on the pattern of development that had been planned for Surfside starting in the 1920s through the Altos Del Mar subdivision, and is an excellent example of a standard Ranch-style structure evocative of that mid-century era through its Miami Modern (MiMo) detailing.

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



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



Altos Del Mar No. 5 Plat Book 8-92 as platted by the Tatum Brothers, November 1923. The Fisher-Sapero Residence is located in Block 12, Lot 1, as outlined in red.

Even with the subdivision platted, the Town of Surfside was not yet incorporated and development would not begin in earnest until after World War II.<sup>7</sup> Prior to the completion of the Surf Club in 1930, about fifteen homes had been built in the area that would become Surfside. The overall character of the town was described as "bare and deserted."<sup>8</sup>

In 1935, The City of Miami Beach pursued annexing the area that would later become Surfside. The existing residents resisted the annexation. On May 18, 1935, the Town of Surfside was officially incorporated with the signatures of 35 residents.<sup>9</sup> These members personally financed the venture with a loan of \$28,500.<sup>10</sup> At the time of incorporation, the Town of Surfside had 50 residents and relatively little development.<sup>11</sup>

Once incorporated, town residents selected Spearman Lewis as the first Mayor. Together Mayor Spearman and a newly formed Town Commission created a vision for Surfside as a vibrant beachside town that integrated resorts, residences, and businesses.<sup>12</sup> While major development did not occur until after World War II, one company invested early on in the development of the newly incorporated Surfside. In 1934, Alfred I. Barton and Byron S. Miller, son of B.D. Miller, then president of Woolworth Stores, formed the Seaway Corporation and purchased a 16-block tract stretching west from the Surf Club.<sup>13</sup> In May 1935, the Seaway Corporation platted their purchased tract into a subdivision called 'Seaway.' The new subdivision ran along Surfside Boulevard (91<sup>st</sup> Street) from Collins Avenue to North Bay Drive. It was two-lots-deep and included all lots on Surfside Boulevard as well as the first lot to the rear on all adjoining side streets.

Once the subdivision was platted, the Seaway Corporation decided to construct fourteen buildings, including single-family houses and duplexes, within the new subdivision. This was a notably different approach from previous real estate developers, who largely subdivided the land and then sold the unimproved lots. The Seaway



Corporation wanted to showcase the potential character of the new Town of Surfside. The Seaway Corporation hired the New York-based architectural firm Visscher & Burley to design many of the new buildings. The amount of work to design the homes for the Seaway Corporation spurred the firm to open an office in Miami Beach. While Visscher & Burley designed the majority of the new buildings, the Seaway Corporation also hired Igor Polevitzky, noted Miami-area architect, to design some houses in the new subdivision. Each of the buildings was outfitted with the latest technologies, including air conditioning.<sup>14</sup> They also constructed an office for the Seaway Corporation headquarters, located at Abbott Avenue and Surfside Boulevard. This building later became Surfside's first town hall and police station.<sup>15</sup>

The Seaway Corporation was credited with defining the early character of Surfside, specifically that they had "done much to establish and maintain the high standard of buildings in the community."<sup>16</sup> By mid-1936, the Town of Surfside had grown to include 91 buildings.<sup>17</sup>



Aerial view looking west with the completed Surf Club. The Seaway Corporation concentrated early development on the 91<sup>st</sup> Street (Surfside Boulevard) corridor while overall, Surfside remains undeveloped and dotted with trees, 1935. (Photo courtesy Wendler Collection, Florida Memory Collection, Image # WE014.)

The overall development and character of Surfside was carefully planned from its earliest days. In 1936, following the much-applauded construction by the Seaway Corporation, the Town Council raised the minimum amount that could be spent on constructing individual residences. It was raised to \$5,000 with the express purpose of protecting the town character and preventing "undesirable structures."<sup>18</sup> The Seaway Corporation pioneered early development in the town, undertaking the majority of development and construction that occurred immediately after the town was incorporated. Because of this, the Seaway Corporation, along with guidance from the new town officials were responsible for defining the early character of Surfside. In 1941, it was reported, "Surfside is not being allowed to grow haphazardly. All parks and parkways are being carefully planned and the general improvements of the beauty of the town is a prime aim of Mayor Carroll, a general contractor, and his official family."<sup>19</sup>



Circa 1947 aerial view looking northwest with the Surf Club in the foreground. Red highlighted area shows location of Fisher-Sapero lot prior to construction. (Photo courtesy Wendler Collection, Florida Memory Collection, Image # WE013.)



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

As development picked up following World War II, it generally followed the subdivision planned by the Tatum Brothers in the 1920s, as well as by the Seaway Corporation in 1935. The pattern of development that emerged as the town was laid out included high- and low-rise condominiums, apartments, and hotels east of Harding Avenue with a mix of single-family homes, duplexes, and several smaller apartment buildings west of Harding Avenue.<sup>20</sup> The east side of Collins Avenue was improved with beachfront hotels, motels, and apartment buildings.

Even though incorporation occurred in 1935, major development did not start for another 10 years. Prior to 1939, a total of 176 buildings were constructed in Surfside; 431 buildings were constructed in the 1940s; the 1950s saw the most construction with 934 buildings erected in Surfside. In the 1960s, development dropped to 195 buildings



constructed; 536 in the 1970s; 330 in the 1980s, and 564 in the 1990s.<sup>21</sup> The Fisher-Sapero Residence is representative of the era during the 1950s that saw a building boom in Surfside.



Altos Del Mar No. 5 Plat from Plat Book of Miami Beach/Golden Beach Florida, published by G.M. Hopkins Co. The Fisher-Sapero Residence is outlined in red.



1948 Sanborn map at left, and 1951 Sanborn map at right, with the Fisher-Sapero lot highlighted in red. The maps illustrate the building boom beginning to take off during the intervening three years. By 1951, the Fisher-Sapero lot was the last empty lot at that end of Block 12. Maps published by the Sanborn Map Company.



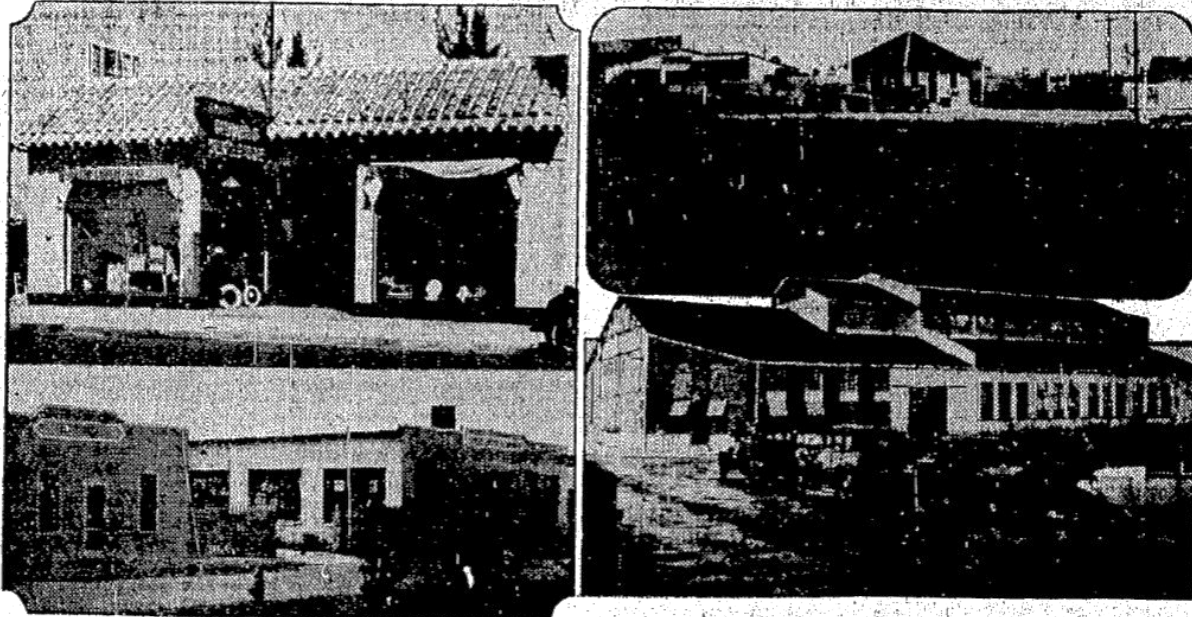
1960 Sanborn map illustrating the continued building boom in Surfside. Though slightly difficult to view, almost all lots have been filled in the vicinity of the Fisher-Sapero Residence, a marked difference from the 1948 Sanborn map. Map published by the Sanborn Map Company.

Morton Melvin Fisher, for whom the house was built in 1954, was a local builder and banker. Mr. Fisher was part of the family who owned the Fisher Lumber Company. The Fisher Lumber Company is noted in the *Miami Herald* as early as 1928, as successors to the P.A. Henderson Lumber Company, with locations at 1400 SW 1<sup>st</sup> Avenue and 2281 NW 36<sup>th</sup> Street.<sup>22</sup> The 1929 *Miami City Directory* lists the following: "Fisher Lumber Company. Henry H. Fisher (Norfolk Va) Pres/Gus G. Fisher (Norfolk Va) Vice-Pres/Lawrence Sapero Sec. 1400 SW 1<sup>st</sup> Avenue."<sup>23</sup> The 1930 *Norfolk, Virginia City Directory* lists Henry H. Fisher, Gustav G. Fisher, and Harry G. Fisher with their respective wives as living at 617 W. Princess Anne Road, but there is no mention of Fisher Lumber in the *Norfolk* directory.<sup>24</sup>

It is unclear from the research what the initial connection was between the Fishers and the establishment of their lumber company in Miami, despite their location in Norfolk. Lawrence Sapero became President of the Company as early as 1931, as indicated in a *Miami Herald* spread on the "Progressive Builders of Dade, Broward and Monroe Counties." By 1935, the Fisher Lumber Company is located at 663 NW 14<sup>th</sup> Street and Lawrence Sapero is still listed as the president, with Moses Krieger as the Vice-President.<sup>25</sup> (More information on Lawrence Sapero and the Sapero family is included below.) The Fisher Lumber Company is alternately listed at 1409 NW 7<sup>th</sup> Avenue, which is now the location of the Women's Detention Center. This location is referenced as "new" in a 1930 *Miami Herald* photo spread.<sup>26</sup>



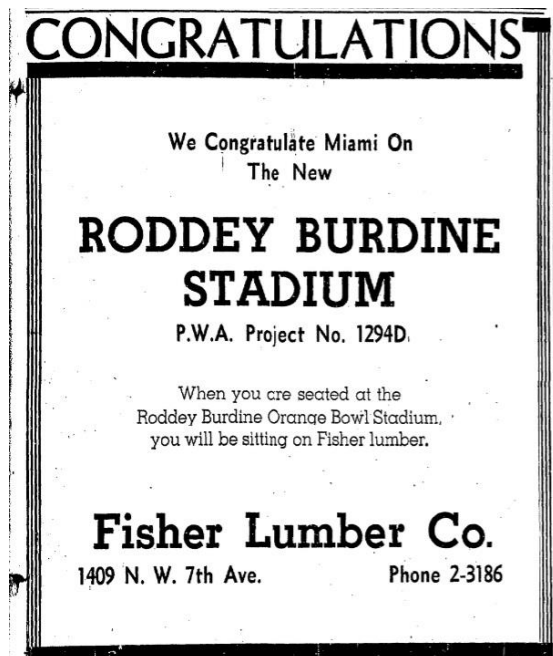
## LUMBER YARDS, PLUMBING AND HEATING CONCERNS TYPIFY DEVELOPMENT HERE



Four structures illustrated above are illustrative of the advances made during recent years in the modern industrial and commercial development of Metropolitan Miami, and all have a distinct relation also to modern home building and equipment. The buildings shown are typical of scores of similar large and substantial structures scattered over the Miami area. Top, left, plumbing department store of Markowitz & Reznick, Inc.; large plumbing contracting and supply firm; top, right, bird's-eye view of Bailey Lumber Yard, showing new office building in center; bottom, left, factory of Solar Water Heater Company; bottom, right, new yards and warehouse of Fisher Lumber Company, in N. W. Fourteenth street.

December 28, 1930 Miami Herald photographs showing the "new yards and warehouse" of Fisher Lumber Company at lower right.

Fisher Lumber products were used in a variety of locations including the Roddy Burdine Orange Bowl stadium seats, the Miami Builders Exchange Better Homes Exposition, the Colony Theater, and many residential homes.<sup>27</sup> The current owner recalls that his father was friends with the owner of the Fontainebleau Hotel and that Fisher Lumber was utilized in construction of the hotel as well.<sup>28</sup> Mr. Fisher recalls that his family was also an early owner of the New Yorker Hotel at 16<sup>th</sup> and Collins in Miami Beach before it was utilized by the Army during World War II.<sup>29</sup> Fisher Lumber Company sponsored a radio program on WQAM, as noted in a 1930 advertisement noting that "Patricia Maning, the 'Blues Girl' will croon her popular numbers on the Fisher Lumber Company program on Wednesday at 7:30pm."<sup>30</sup> A February 19, 1931 Miami Herald article indicates the variety of materials sold at the Fisher Lumber Company through news of a fire, noting losses between \$6-10,000 from damages as a result of a fire in a storage building that had more than half a million feet of lumber including seasoned wood, mouldings, sashes and windows.<sup>31</sup> At some point, ownership in the company transitioned and the company became Lawrence Lumber Company, presumably under Lawrence Sapero, ultimately relocating to NW 36<sup>th</sup> Avenue.<sup>32</sup>



September 24, 1937 *Miami Herald* advertisement showing Fisher Lumber Company contribution to the Orange Bowl Stadium seating.



**LAWRENCE SAPERO**  
President, Fisher Lumber Co.

May 24, 1931 *Miami Herald* spread on "Progressive Builders of Dade, Broward and Monroe Counties" which included Lawrence Sapero.

Morton Fisher was born October 30, 1915 in Norfolk, and graduated from the Wharton School of Business at the University of Pennsylvania in 1936.<sup>33</sup> He joined the Navy thereafter, and rose to Lieutenant Commander. Mr. Fisher's mother introduced him to Pearl, his future wife, in 1949 and he moved to Miami to be closer to her.<sup>34</sup> Family recollection is that it was Gus Fisher who subsequently got Morton Fisher involved in the building business.<sup>35</sup>

Morton Fisher was for many years involved in the building business in Miami-Dade County. Records indicate he was one of the builders helping contribute to the mid-century building boom in Surfside. A sampling of properties associated with Milton Fisher in Surfside as found in the historic Miami Beach Real Estate Listing include: 1000 90<sup>th</sup> Street, 524 92<sup>nd</sup> Street, 517 Surfside Boulevard, 8843 Byron Avenue, 8935 Dickens Avenue, 9041 Abbott Avenue, 9125 Garland Avenue, 8959 and 9124 Froude Avenue, and 9041 and 9308 Carlyle Avenue.<sup>36</sup> Deed records indicate other Fisher properties in Surfside are: 300 92<sup>nd</sup> Street, 8911 Abbott Avenue, 8934 Byron Avenue, 9024 Froude Avenue, 9233 Bay Drive, 9308 Carlyle Avenue, and 9324 Carlyle Avenue.<sup>37</sup> Both Morton and Pearl Fisher are listed on the deeds transferring ownership to buyers. Robert Fisher recalls that Gilbert Fein was the architect for many of the properties Mr. Fisher built, and that his parents were friendly with Gilbert Fein and his wife.<sup>38</sup>

Fisher was also involved with building properties elsewhere in Miami-Dade County. Records indicate he was involved with homes in Miami Beach at 5811 La Gorce Drive, 5220 La Gorce Drive, 5660 La Gorce Drive, 222 E. Rivo Alto Drive, 701 Lakeview Drive, 960 W 48<sup>th</sup> Street, and 1040 W. 47<sup>th</sup> Street.<sup>39</sup> Other area homes include 915 Fairway Drive, Normandy Shores, and 9601 W. Broadview Drive, 9850 E. Broadview Drive, and 9855 Broadview Terrace in Bay Harbor Islands.<sup>40</sup> Robert Fisher shared that his father also was involved with building homes in Sweetwater, and North Homestead.<sup>41</sup>





July 8, 1954 Miami Beach Real Estate Listing photograph showing 9124 Froude Avenue, Surfside. From Miami-Dade Public Library System Digital Collections.

9124 FROUDE AVE S-3024(3352) 822750093  
 DATE: 7/8/54  
 LEGAL: 1 of 18 ADM #4 SIZE: 50x112.5  
 OWNER: Morton Fisher PHONE: 5-6277  
 TERMS: \$17,000 mtg commitment  
 FRN: Unf TRAN: 1 Bl CST: CBS  
 FMT: 2/54 LAWN: New CON: New  
 TAX: 74.48 (NA) SHOP: Surfside LSP: New  
 OCC: IMOC SHUT: No LDS: No  
 1 sty, 3/2, LDK, Fla rm, foyer, 1-c, lrg closet space  
 walled in  
 MBBR PHOTO LISTING SERVICE  
 4065 Dade Blvd PH 5-7474

July 8, 1954 Miami Beach Real Estate Listing illustrating information about 9124 Froude Avenue, Surfside. From Miami-Dade Public Library System Digital Collections.

After being in the building business, Morton Fisher transitioned into banking. One of the founders and directors of County National Bank of North Miami Beach, Fisher was known for coming up with clever sayings for the bank's signage at the main branch at 801 NE 167<sup>th</sup> Street that attracted regional attention. Fisher's first slogan, appearing July 20, 1967, read: "Lowest car loan rates, you auto compare."<sup>42</sup> Mr. Fisher created slogans for the sign on a weekly basis; other samples include: "Santa has his bucks, do you have your doe?," "Savings are important, even daylight is saving," and "Tell money where to go, don't ask where it went."<sup>43</sup> County National Bank later became County National Bank of South Florida and was ultimately acquired by Wachovia, later Wells Fargo.<sup>44</sup>



August 3, 1980 *Miami Herald* story about Morton Fisher and the signage at the County National Bank main branch.

Morton Fisher and his wife continued a family connection between the Fishers and Saperos. Pearl Saperro was also part of an early Miami family. Her grandfather Jacob Lerner arrived in Miami in 1926 and was in the dress manufacturing industry.<sup>45</sup> Family recollection is that it was earlier, c.1910, and that Mr. Lerner had connections to the Burdine family and specialized in tennis clothing.<sup>46</sup> Sophie Lerner, one of Jacob's daughters, was an

accomplished pianist and married Lawrence Sapero of the Fisher Lumber Company. They lived at 4275 Nautilus Drive in Miami Beach. Sophie and Lawrence were the parents of Pearl Naomi Sapero.

Sophie Sapero was a fixture in the *Miami Herald* society pages, referenced as Mrs. Lawrence Sapero. Sophie was often noted as having played as pianist at various functions or as hostess of various parties, lunches, and events. Pearl Sapero Fisher's 4<sup>th</sup> birthday party was featured in a 1932 *Miami Herald* page with a photo and description of the party.<sup>47</sup> Pearl Fisher went to Miami Beach High School, attended the University of Wisconsin and graduated from University of Miami.<sup>48</sup> Morton Fisher and Pearl Sapero were married in 1949 at the Saxony Hotel, followed by a honeymoon in Europe via the Queen Elizabeth.<sup>49</sup>



July 10, 1932 *Miami Herald* photograph of Pearl Sapero Fisher's fourth birthday party.

## Morton Fishers To Spend Honeymoon in Europe

*Pearl Sapero Wears Blush Satin Gown For Rites Solemnized In Saxony Hotel*

In New York, where they will board the Queen Elizabeth June 15 for a honeymoon in Europe, are Morton Melvin Fisher and his bride of Sunday, the former Miss Pearl Naomi Sapero. They exchanged vows before Rabbi Coleman Swizman in a 5 p. m. ceremony in the Saxony hotel.

The bride is the daughter of Mr. and Mrs. Lawrence Sapero, 4275 Nautilus dr., Miami Beach. Mr. Fisher's parents are Mr. and Mrs. Gustave Fisher, New York. Blush satin fashioned the bridal gown made with princess style bodice and full skirt. The neckline was outlined with Alençon lace, studded with seed pearls and sequins, and the same

lace was used for the hemline and train of the skirt. Alençon lace also formed the Mary, Queen of Scots headpiece from which fell the bride's bluish, tulle veil. She carried a white prayer book covered with crystals and shimmered with stephanotis.

**EDGED WITH LACE**  
Best necklines edged with ruffles of Chantilly lace were featured in the shell pink mousseline de soie gowns of the attendants. Large bouquets of Chantilly lace were used at the bottom of the skirts. Matching gloves, old fashioned bouquets of pink flowers, off set by pale blue delphinium and garlands of matching flowers in their hair, completed their costumes.

Miss Doris Lerner, Philadelphia, Pa., cousin of the bride, and Mrs. Jack Osmannoff, Chicago, Ill., sister of the bridegroom, were maid and matron of honor. Other attendants were Miss Rose Rodenberg and Miss Lowry Friedman, Miami Beach; Miss Phyllis Sapero, Baltimore, Md., cousin of the bride, and Miss Molly Fisher, New York, cousin of the bridegroom.

Mr. Fisher was his son's best man and ushering were Arthur Albert, Chicago; Fella, Miss; Herbert Kantor, Atlanta; J. J. Bernard Dworkin, Rochester, N. Y.; Seymour Lerner, Philadelphia, cousin of the bride, and Jerry Weinberg, Scranton, Pa.

**WEARS BLUSH CHIFFON**  
For her daughter's wedding, Mrs. Sapero chose a powder blue chiffon gown covered with huge beads. Mrs. Fisher was attired in royal blue chantilly lace. The bride's traveling costume was a navy and white cashmere suit, red and navy accessories.

Among guests were Mr. and Mrs. Jack Eisenstein, New York; Mr. and Mrs. Sam Sapero and Mr. and Mrs. Albert Sapero, Baltimore; Mr. and Mrs. Melvin Robinson; Mr. and Mrs. Marvin Rubin; Mr. and Mrs. Marie Fisher, Mrs. Walter Pinkel and Mrs. Jacob Barlowe, Chicago; Mrs. Fred Swift, Los Angeles; Mrs. Harry Kantor, High Point, N. C.; Mr. and Mrs. George Kantor, Atlanta; Mr. and Mrs. H. H. Heller, New York; and Mr. and Mrs. William Scherer, St. Vrain.

**MRS. MORTON MELVIN FISHER**  
—Herald Staff Photo

## Lodge Convenes In Fort Myers

All roads will lead to Fort Myers today and Wednesday when the Royal Neighbors of America hold its annual state convention.

A special school of instruction is planned, with Dorcas deputy Minnie Zeman of Miami participating. Highlight will be a banquet honoring state and district personnel.

Others going from Silver Palm camp 804 and Mrs. Thane Grimstead, Mrs. H. B. Mason, Mrs. Arthur Karnie, Mrs. Robert Sucky, Mrs. Anne Givins, Mrs. Robert Purvis, Mrs. Otto Cramer,

A native Miamiian, the former Miss Sapero was graduated from Miami Beach high school, attended the University of Wisconsin and was graduated last week from University of Miami. She is a member of Alpha Kappa Psi society.

Mr. Fisher, a veteran of four years in the Navy, was graduated from the University of Pennsylvania and is a member of Zeta Beta Tau fraternity.

When they return from Europe, the newlyweds will live in Miami Beach.

June 7, 1949 *Miami Herald* wedding announcement for Morton and Pearl Fisher.

## IV. ARCHITECTURAL SIGNIFICANCE

One of the architects that played a significant role in the Surfside mid-century building boom was Gilbert Fein, AIA. Gilbert Fein was born in Brooklyn, New York in 1919, graduated from New York University in 1942 with an architecture degree, and served with the Army Corps of Engineers in World War II.<sup>50</sup> He relocated to Miami Beach after traveling to the area for his honeymoon, and he ultimately opened his own architectural office, located at 1370 Washington Avenue.<sup>51</sup>

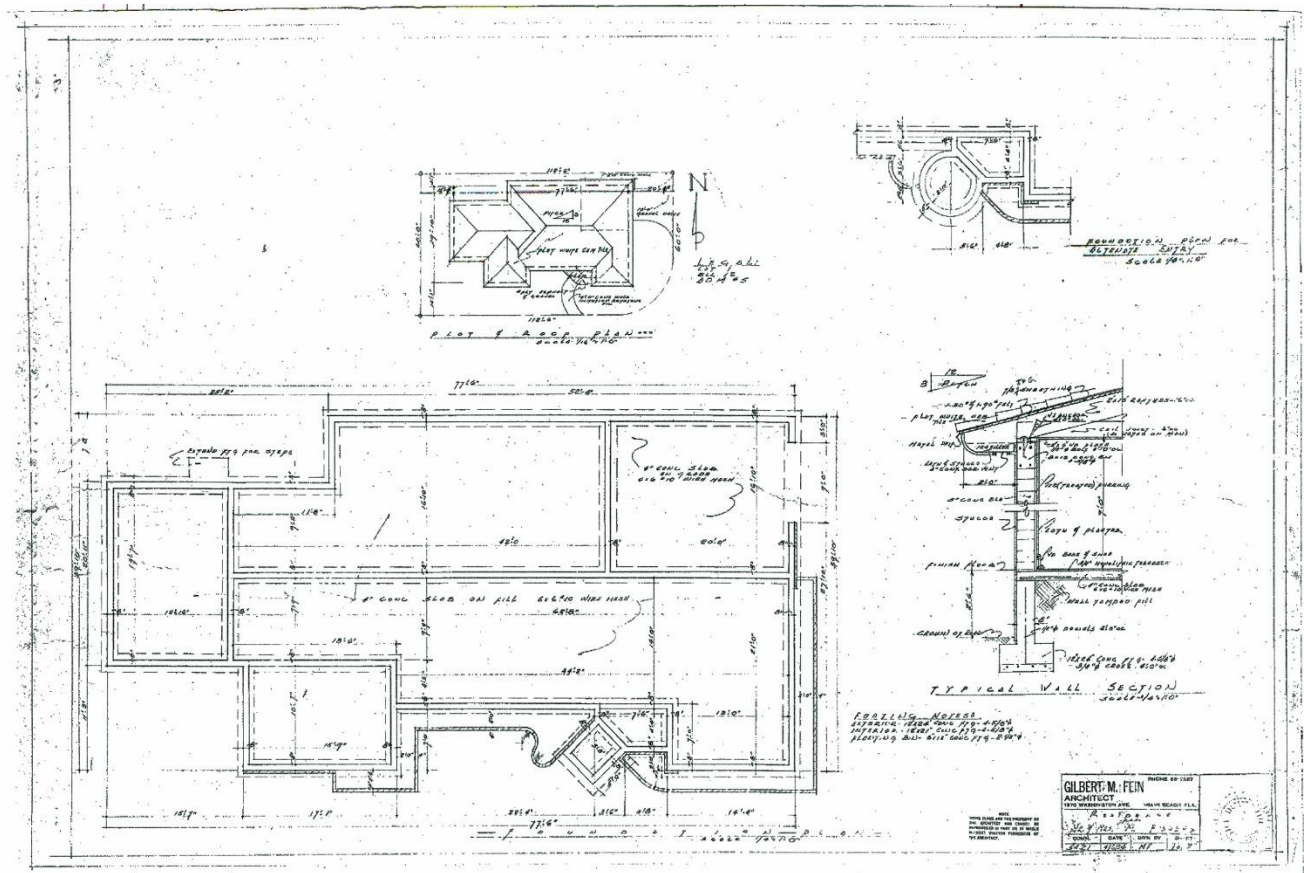


Mr. Fein was a prolific architect in the Miami Beach area, designing over 800 buildings, and 10% of all buildings in North Beach.<sup>52</sup> The North Shore Historic District in Miami Beach has 34 buildings designed by Mr. Fein and the Normandy Isles Historic District has six buildings.<sup>53</sup> The Collins Avenue Historic District, designated by the County, has six buildings designed by Gilbert Fein, the most in the district.<sup>54</sup> Mr. Fein also designed the original North Shore Jewish Center (now Temple Menorah) in 1951.<sup>55</sup>

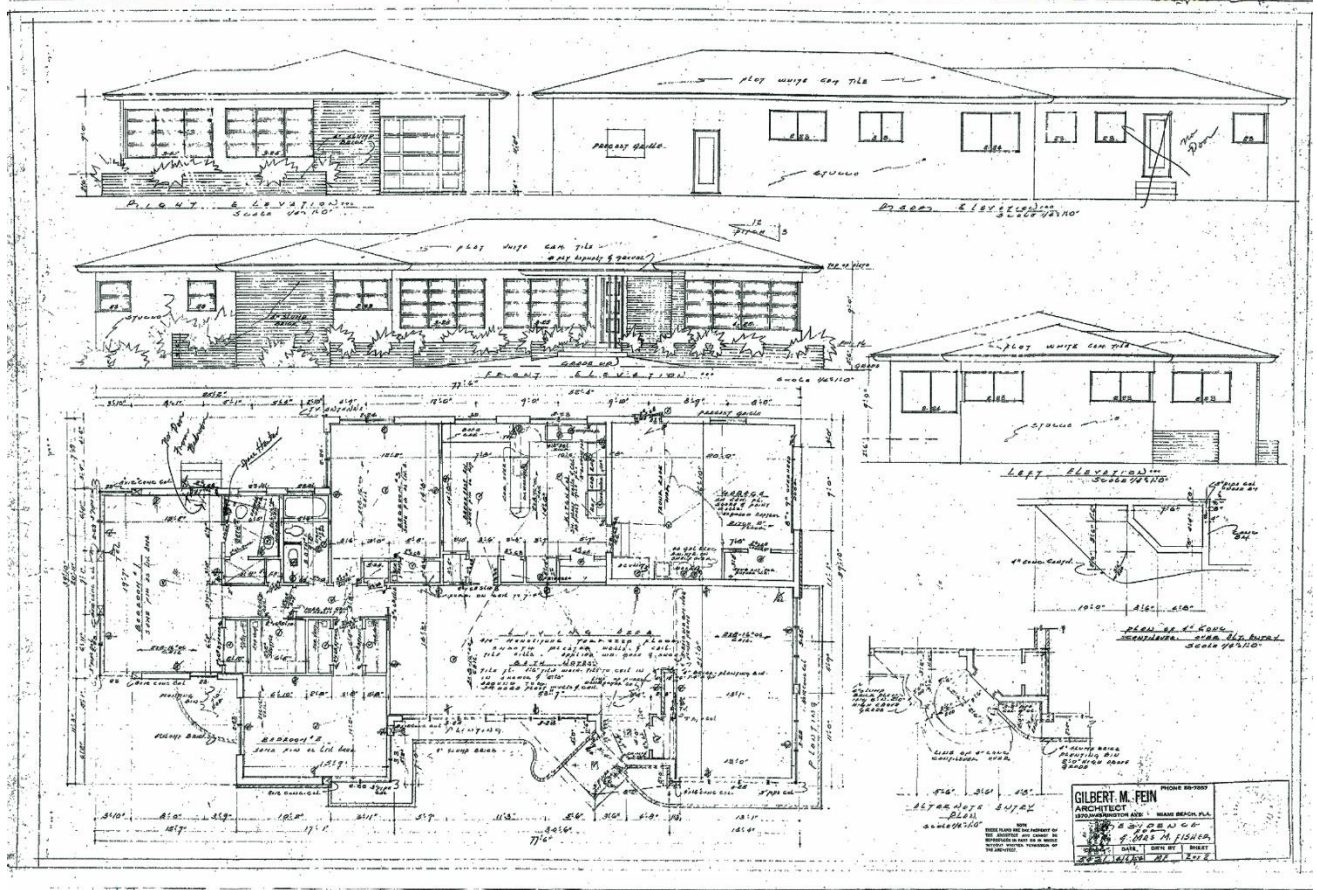
In 2005, the City of Miami Beach created their first Neighborhood Conservation District (NCD), the Gilbert M. Fein NCD, which highlights the area around the Lincoln Terrace Villas.<sup>56</sup> This area is between Bay Road and Biscayne Bay, fronting 16<sup>th</sup> Street. Mr. Fein designed 18 of the 24 buildings in the NCD, as well as the neighborhood plan including landscaped courtyards and promenade walks. The NCD report states that Mr. Fein was a “true master of the new architectural movement [Miami Modern or MIMO]” of the time.<sup>57</sup> Miami Beach honored Gilbert Fein with a proclamation and “Gilbert M. Fein Day” for lifetime achievement in modern design and his lasting contribution to Miami Beach in 2003.<sup>58</sup>

Mr. Fein was recognized by *House & Homes* and *Florida Architecture* magazines for award-winning homes, although he was also known for designing garden-style and high-rise residential structures, as well as motels, offices, and commercial buildings. Fein also served as architect to home developers in South Florida, including F&R Home Building Corp., now Lennar Homes, and was consulting architect to the Congress Inn Motel Group and the Ramada Inn corporation, for whom he designed hotels across the country. He also designed the north addition of the Miami Beach Exposition Hall, now the Miami Beach Convention Center.<sup>59</sup>

Mr. Fein designed the Fisher-Sapero Residence.



Original building plans for the Fisher-Sapero Residence, illustrating the plot/roof plan, foundation plan, foundation plan for alternate entry, and typical wall section. Gilbert M. Fein, April 6, 1954.



Original building plans for the Fisher-Sapero Residence, illustrating the elevations, floor plan, and alternate entry plan. Gilbert M. Fein, April 6, 1954.

The Fisher-Sapero Residence is significant as an excellent example of a Ranch-style structure with regional/MiMo architecture in Surfside. This style is representative of the 1950s building boom in Surfside. The architecture of the building contributes to the understanding of the historic context and mid-century development of Surfside. The original design and features of the building and exterior remain largely intact.

The building has additional significance as being designed by Gilbert Fein, and is a further example of his architectural legacy in Miami-Dade County. The detailing and overall architecture of the Fisher-Sapero Residence provides a strong example of mid-century Miami architecture.





Taken within the first year following construction, this historic period photograph looking northwest toward the Fisher-Sapero Residence documents the original design and character of the mid-century home. January 1955.

## V. CRITERIA FOR DESIGNATION

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

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

## **VI. STANDARDS FOR CERTIFICATE OF APPROPRIATENESS**

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

## **VII. CONTRIBUTING FEATURES**

The Fisher-Sapero Residence maintains a high degree of its historic integrity. All exterior elevations of the building are contributing resources, including the roof. In particular, the jalousie windows and their size/scale, front entry and door, integrated planters, barrel tile roof, deep boxed eaves and varied exterior fabric (brick/stucco) are all unique and significant to the integrity of the structure. The overall parcel itself also contributes to the historic character of the residence, as it provides the original context and setting. Contributing landscape features include the driveways and fences. Any proposed alterations to the features that contribute to the significance and integrity of the Fisher-Sapero Residence require submittal of a Certificate of Appropriateness.

The interior spaces of the Fisher-Sapero Residence have not been evaluated for purposes of this designation. As such, alterations to these interior spaces would not require a Certificate of Appropriateness.

## **VIII. STAFF EVALUATION & RECOMMENDATION**

Staff has performed a site visit to document the Fisher-Sapero Residence, as well as performed research into the historic context of the building. Staff has determined that the Fisher-Sapero Residence, located at 9200 Carlyle Avenue, meets the objective criteria for designation. This evaluation is based on the historic context and architectural qualities of the building, as it is reflective of the mid-century building boom in Surfside, which had a significant impact on the developing character of Surfside; it reflects the pattern of development in Surfside; it is associated with a significant architect in Miami history; and embodies the distinctive characteristics of a Ranch-style structure with regional/MiMo influences. Further, association with the Fisher-Sapero families is representative of the cultural and social history that contributes to the larger history of the Miami-Dade community. Based on its historic context, and the application of objective criteria for designation, Staff recommends designation of the Fisher-Sapero Residence as a Miami-Dade County Historic Site.



## IX. ENDNOTES

- <sup>1</sup> McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2018 (p.597).
- <sup>2</sup> McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2018 (p.598).
- <sup>3</sup> Site Visit with Robert Fisher, June 11, 2020.
- <sup>4</sup> Site Visit with Robert Fisher, June 11, 2020.
- <sup>5</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 4.
- <sup>6</sup> "The History of Altos Del Mar," Altos Del Mar Sculpture Park, accessed March 17, 2014. <http://www.admsp.org/2010/02/08/admsp-nature-friendly-series-the-materials-subtle-interventions/>.
- <sup>7</sup> Eric P. Nash & Randall C. Robinson, Jr., *MiMo: Miami Modern Revealed*, Chronicle Books, San Francisco, CA, 2004: 142.
- <sup>8</sup> Sandy Schnier, "Surfside: Industrialists' Club is Hub of Community," *The Miami News*, May 3, 1959, page 9.
- <sup>9</sup> "History of Surfside," Town of Surfside, accessed February 7, 2014. [http://www.townofsurfsidefl.gov/Pages/SurfsideFL\\_WebDocs/aboutsurfside#history](http://www.townofsurfsidefl.gov/Pages/SurfsideFL_WebDocs/aboutsurfside#history).
- <sup>10</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 4.
- <sup>11</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 4.
- <sup>12</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 6.
- <sup>13</sup> Sandy Schnier, "Surfside: Industrialists' Club is Hub of Community," *The Miami News*, May 3, 1959, page 9.
- <sup>14</sup> "Surfside Home Units will be Air Conditioned," *The Miami News*, No. 152, August 11, 1935, page 4.
- <sup>15</sup> Sandy Schnier, "Surfside: Industrialists' Club is Hub of Community," *The Miami News*, May 3, 1959, page 9.
- <sup>16</sup> "Surfside Plans New Apartment on Ocean," *The Miami News*, Vol. XLI, No. 152, May 10, 1936, Real Estate & Building Section.
- <sup>17</sup> "Surfside Plans New Apartment on Ocean," *The Miami News*, Vol. XLI, No. 152, May 10, 1936, Real Estate & Building Section.
- <sup>18</sup> "Surfside Plans New Apartment on Ocean," *The Miami News*, Vol. XLI, No. 152, May 10, 1936, Real Estate & Building Section.
- <sup>19</sup> Cecil Warren, "Surfside Fast Growing Miami District 'Infant'," *The Miami News*, July 13, 1941.
- <sup>20</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 18.
- <sup>21</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 18.
- <sup>22</sup> Fisher Lumber Company Advertisement, *Miami Herald*, March 26, 1928, p.2.
- <sup>23</sup> *Miami City Directory*, R.L. Polk and Company, 1929, p.330.
- <sup>24</sup> *Norfolk-Portsmouth City Directory*, Hill Directory Company, 1930, p.290.
- <sup>25</sup> *Miami City Directory*, R.L. Polk and Company, 1935, p.315.
- <sup>26</sup> "Lumber Yards, Plumbing, and Heating Concerns Typify Development Here," *Miami Herald*, December 28, 1930, p.26.
- <sup>27</sup> "Seats Supplied by Lumber Firm," *Miami Herald*, September 24, 1937, p.17.
- <sup>28</sup> Conversation with Robert Fisher, August 26, 2020.
- <sup>29</sup> Conversation with Robert Fisher, August 26, 2020.
- <sup>30</sup> "Full Days Program Offered by WQAM," *Miami Herald*, January 4, 1930, p.34.
- <sup>31</sup> "Fire Loss in Lumber Plant Blaze is \$6000," *Miami Herald*, February 19, 1931, p.2.
- <sup>32</sup> Phone Conversation with Robert Fisher, March 25, 2020.
- <sup>33</sup> Carli Teproff, "Co-founded Bank, Put Clever Sayings on Its Sign," *Miami Herald*, December 7, 2005, page 5B.
- <sup>34</sup> Carli Teproff, "Co-founded Bank, Put Clever Sayings on Its Sign," *Miami Herald*, December 7, 2005, page 5B.
- <sup>35</sup> Phone Conversation with Robert Fisher, March 25, 2020.
- <sup>36</sup> Miami Beach Real Estate Listing, Miami-Dade Public Library, accessed at <https://cdm17273.contentdm.oclc.org/digital/>.
- <sup>37</sup> Official Records Book/Page 1406/632, 1866/639, 1535/26, 4388/90, 1048/448, 318/434, 1191/483 accessed via Miami-Dade County Clerk of Courts Public Record Search application.
- <sup>38</sup> Phone Conversation with Robert Fisher, March 25, 2020.
- <sup>39</sup> Official Records Book/Page 1382/113, 1569/98, 386/330, 579/468, 2318/293, 3069/614 via Miami-Dade County Clerk of Courts Public Record Search application. 5811 La Gorce from Miami Beach Real Estate Listing, Miami-Dade Public Library, accessed at <https://cdm17273.contentdm.oclc.org/digital/>.
- <sup>40</sup> Official Records Book/Page 95/134, 1159/609, 729/211, 1485/502 accessed via Miami-Dade County Clerk of Courts Public Record Search application.
- <sup>41</sup> Phone Conversation with Robert Fisher, March 25, 2020.
- <sup>42</sup> Carli Teproff, "Co-founded Bank, Put Clever Sayings on Its Sign," *Miami Herald*, December 7, 2005, page 5B.
- <sup>43</sup> Carli Teproff, "Co-founded Bank, Put Clever Sayings on Its Sign," *Miami Herald*, December 7, 2005, page 5B.
- <sup>44</sup> "County National Bank of South Florida," last accessed May 5, 2020 at <https://www.usbanklocations.com/county-national-bank-of-south-florida-18646.shtml>.

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- <sup>45</sup> "Jacob Lerner's 58 Years," Miami Herald, March 15, 1952.
- <sup>46</sup> Phone Conversation with Robert Fisher, March 25, 2020.
- <sup>47</sup> "Children's Party," Miami Herald, July 10, 1932, p.19.
- <sup>48</sup> "Morton Fishers to Spend Honeymoon in Europe," Miami Herald, June 7, 1949, p.33.
- <sup>49</sup> "Morton Fishers to Spend Honeymoon in Europe," Miami Herald, June 7, 1949, p.33.
- <sup>50</sup> Gilbert Fein Obituary, Miami Herald, March 10, 2003.
- <sup>51</sup> Gilbert Fein, Fisher Residence Architectural Plans, April 6, 1954.
- <sup>52</sup> Gilbert M. Fein Neighborhood Conservation District Plan Report. City of Miami Beach Planning Department. Adopted October 19, 2005 (Ordinance No. 2005-3497).
- <sup>53</sup> "North Shore Historic District (National), Miami Design Preservation League, last accessed May 5, 2020 at <https://www.ruskinarc.com/mdpl/NorthShore>.
- <sup>54</sup> Collins Avenue Historic District Designation Report, Miami-Dade County Office of Historic Preservation, July 20, 2016.
- <sup>55</sup> Catalog of Historic Buildings, Miami Design Preservation League, last accessed May 5, 2020 at <https://www.ruskinarc.com/mdpl/all>.
- <sup>56</sup> Gilbert M. Fein Neighborhood Conservation District Plan Report. City of Miami Beach Planning Department. Adopted October 19, 2005 (Ordinance No. 2005-3497).
- <sup>57</sup> Gilbert M. Fein Neighborhood Conservation District Plan Report. City of Miami Beach Planning Department. Adopted October 19, 2005 (Ordinance No. 2005-3497).
- <sup>58</sup> Gilbert Fein Obituary, Miami Herald, March 10, 2003.
- <sup>59</sup> Gilbert Fein Obituary, Miami Herald, March 10, 2003.