



HISTORIC RESOURCES REPORT

FOR

1671 COLLINS AVENUE

AKA

THE SAGAMORE HOTEL

MIAMI BEACH, FLORIDA 33140

PREPARED BY:

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1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

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FOR THE OWNERS:

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SEPTEMBER 8, 2016

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COLLINS AVENUE circa 1940's (15) WITH SAGAMORE SIGN AT LEFT (16)

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NEIGHBORHOOD HISTORY



COLLINS AVENUE CIRCA 1950'S (15) WITH SAGAMORE AT CENTER

ADDRESS:	1671 COLLINS AVENUE
YEAR BUILT:	1948
ORIGINAL BUILDING ARCHITECT:	ALBERT ANIS
ADDITIONS + RENOVATIONS	JAMES SILVERS ARCHITECT, 1998
LOBBY, PUBLIC SPACES + ROOFTOP PENTHOUSE:	ALLAN T. SHULMAN ARCHITECT, 1998
FOLIO NUMBER:	02-3234-019-0530

In this notable view above of this block-long grouping of prominent Miami Beach hotels, only the National was designed before World War II - by Roy France Architect in 1940. All of the others were designed and constructed after the war - The Delano designed by Robert Swartburg Architect in 1947 - The DeLido by Igor Plevitzsky Architect in 1949 - and the Sagamore Hotel designed by Albert Anis Architect in 1948.

Prior to the construction of these hotels in the 1940's..." *this property was originally purchased by John H. Hanan of New York who built a home there in 1915. By 1921 this residence had become the estate of Frank A. Seiberling - the Goodyear Tire magnate. He co-founded the GoodYear Tire and Rubber Company of Akron, Ohio in 1898 and had been one of the investors in Fisher's Lincoln Highway project. The distinguished Beaux-Arts mansion, when finished, had a porch with two-story Corinthian columns facing the ocean, quoins at its edges and a stone balustrade around its project.*" (1)



COLLINS AVENUE SKYSCRAPERS WITH THE SAGAMORE - PHOTOGRAPH by ARTHUR MARCUS

Originally the Miami Beach Golf Course extended all the way to the northern side of Lincoln Road along its eastern end. In the late 1930's the zoning prohibition against development of this northern side of Lincoln Road was lifted, and this eastern end of the Road became transformed with new development. This then spurred the development of adjacent portions of Collins Avenue towards larger and larger hotels.

"This area is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture is reflective of its physical setting, prevalent architectural styles of the 1930's, the aspirations of its original developers, and the changing economic conditions of the nation and the local community. The area was planned and developed as a resort destination and was constructed within a short amount of time. As a result there is a high concentration of distinct resort architecture typical of the 1930s. The hotels from this period were clearly designed to take advantage of their proximity to the beach." (6)

"Resort owners from the Catskills, whose early development pre-dated Miami Beach, expanded south in the 1930's.Unfolding in Miami Beach was a cultural phenomenon of urban life in a twentieth century American city. For Jews, the resort of Miami Beach became a cultural Eden whose expression was paradoxically one of assimilation and integration into American life. It was significant that Jews played all the roles in development of the city, as owners, developers, architect and patrons. In that sense Miami Beach was itself an expression of that assimilation, and its architecture and architects were the tools of its realization." (7)

"The evolution of Miami Beach modern pivoted on an increasingly bold and plastic use of form as ornament after 1938, and a gradual abstraction of building components into volumes, surfaces, patterns and lines. Architects like Lawrence Murray Dixon, Henry Hohauser, Anton Skislewicz, (Igor Polevitzsky and Albert Anis) became bolder in elaborating buildings as component masses, highlighting precise elemental volumes that appeared timeless, universal and pure." (8)

The overall consistency of forms and details between all the architects of the era is remarkable. (9)

Sagamore, All-Cooled, Has Pool

CONSTRUCTION of a new hotel—the 117-room Sagamore — on Collins ave., just north of Lincoln rd. on Miami Beach, has been started. The owner is Karland, Inc.

The hotel will be five stories high and, in addition to its 117 rooms, will have two large penthouses on the roof. Of modern design, the building will be completely air-conditioned with individual controls in all rooms.

Architect for the hotel is Albert Weiss, with Melvin Grossman as associate.

The first floor will be devoted to the lobby, garden, coffee shop and cocktail lounge.

A snack bar is located at the lower level of the building opening off of the swimming pool deck. The swimming pool is to be 65 feet long and 25 feet wide, and is to be operated with the latest mechanical equipment insuring a supply of pure water.

A cabana colony of 20 cabanas located at the pool deck level will supplement the pool. Bathing locker room will be located in the basement.

Fred Howland Construction Co. has the general contract for the building.

The property consists of 75 feet on Collins ave., by 575 feet to the ocean, and is located directly south of the National Hotel and 225 feet north of Lincoln rd.

The leasehold for the above property was negotiated by the office of George J. Bertman, realtor; Joshua S. Lipkin, associate.



THIS IS THE NEW SAGAMORE, the all-air-conditioned hotel, now being built on Collins ave., just north of Lincoln rd., for Karland, Inc.

Hit Billion Dollars

Gross savings receipts of the nation's savings and loan associations exceeded \$1,000,000,000 during the first quarter of 1948, the United States Savings and Loan League reported last week.

U. S. Home Owners Up To 55 Per Cent

Fifty-five per cent of all Americans need of repair, a third are without private baths, and about a half they live. This compares to around 40 per cent before Pearl Harbor; of 10 have electric lights.—(Wood 50 per cent of our homes are in construction).

Hardin Tours State To Visit Realty Boards

By VIOLET DUNHAM
Executive Secretary, Florida Realtors

President Walter Hardin of the Florida Association of Realtors is touring the state for visits with realtor boards in various districts. His schedule this week includes a meeting with the board at Orlando on Thursday.

THERE IS NO LIMIT to real estate activity.

Statistics indicate that half the population of the United States—140,000,000 people—have moved since April, 1940. The needs, whims, or fortunes of 70,000,000 people required some change in their occupancy status in the past eight years.

We are advised that 12,000,000 of them moved to new states; 13,000,000 moved to a new county in the same state; about 56,000,000 moved from one location to another in the same municipality.

A survey recently made on "Pattern of American Life" states that about 3,000,000 people living in the north go to Florida each winter. (Florida and California top the list of places where Americans would like to live.)

CALVIN SNYDER, Secretary of the Realtors Washington Committee, speaking before the House Banking and Currency Committee, said the Federal Government should not attempt to assume the responsibility of slum elimination or low-rent housing until there is substantial evidence to show that the communities and states have assumed a greater portion of the burden.

Snyder cited the U. S. Census Bureau report on the government debt issued last month showing that the Federal per capita indebtedness has risen from \$326

For I
\$175
Cafe

Little R
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and A. M
Miami res
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N. E. 79th
starting in
The new
signed by
architect
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BELIEVE IN YOUR FUTURE

1691 Collins Ave

TEKCRETE CO.

Miami Beach hotel operators were warned Thursday that they may expect arrest unless they stop using outdoor paging systems.

and Samuel Kaplan, executive secretary, conferred with Shott and received assurances of help from City Manager Claude A. Renshaw.



SAGAMORE HOTEL, AT LINCOLN RD. and the ocean, is the latest ocean-front hotel to open its doors. Designed by Albert Anis and

Associates, the building was constructed by Fred Howland. The hotel is five stories with several penthouse suites.

Ocean Front Hotel Opens

1-23-49
Miami Beach's famed "Hotel row" on the ocean boasts another addition with the opening this week of the five-story Sagamore Hotel. The Sagamore is located at Lincoln and the ocean. According to information supplied by owners Jack Murav-

chick and William Silverstein, the building has several penthouse suites on the roof and is 100 per cent air conditioned with individual room control.

A 67-foot swimming pool, in the rear, is supplied with the latest purifying equipment. In addition, on the pool level there are 20 cabanas completely equipped with modern conveniences for bathers' comfort.

An intimate cocktail lounge will provide nightly entertainment space for the general public with dancing areas in the lounge and outside on the pool deck.

Architect was Albert Anis and associates with Fred Howland as general contractor.



VIEW LOOKING WEST FROM OVER THE OCEAN.. THE REAR OF THE SAGAMORE CAN BE SEEN PEEKING OUT FROM BEHIND THE DILLIDO HOTEL WITH THE KIDNEY SHAPED POOL BY THE OCEAN'S EDGE WITH FIRST CABANA STRUCTURE NOW DEMOLISHED..



TOP PHOTO: CORNER OF LINCOLN (TO RIGHT) AND COLLINS LOOKING NORTH CIRCA 1960'S
 LOWER PHOTO: CORNER OF LINCOLN (TO RIGHT) AND COLLINS LOOKING NORTH 2016 (5)



AERIAL PHOTOGRAPHS



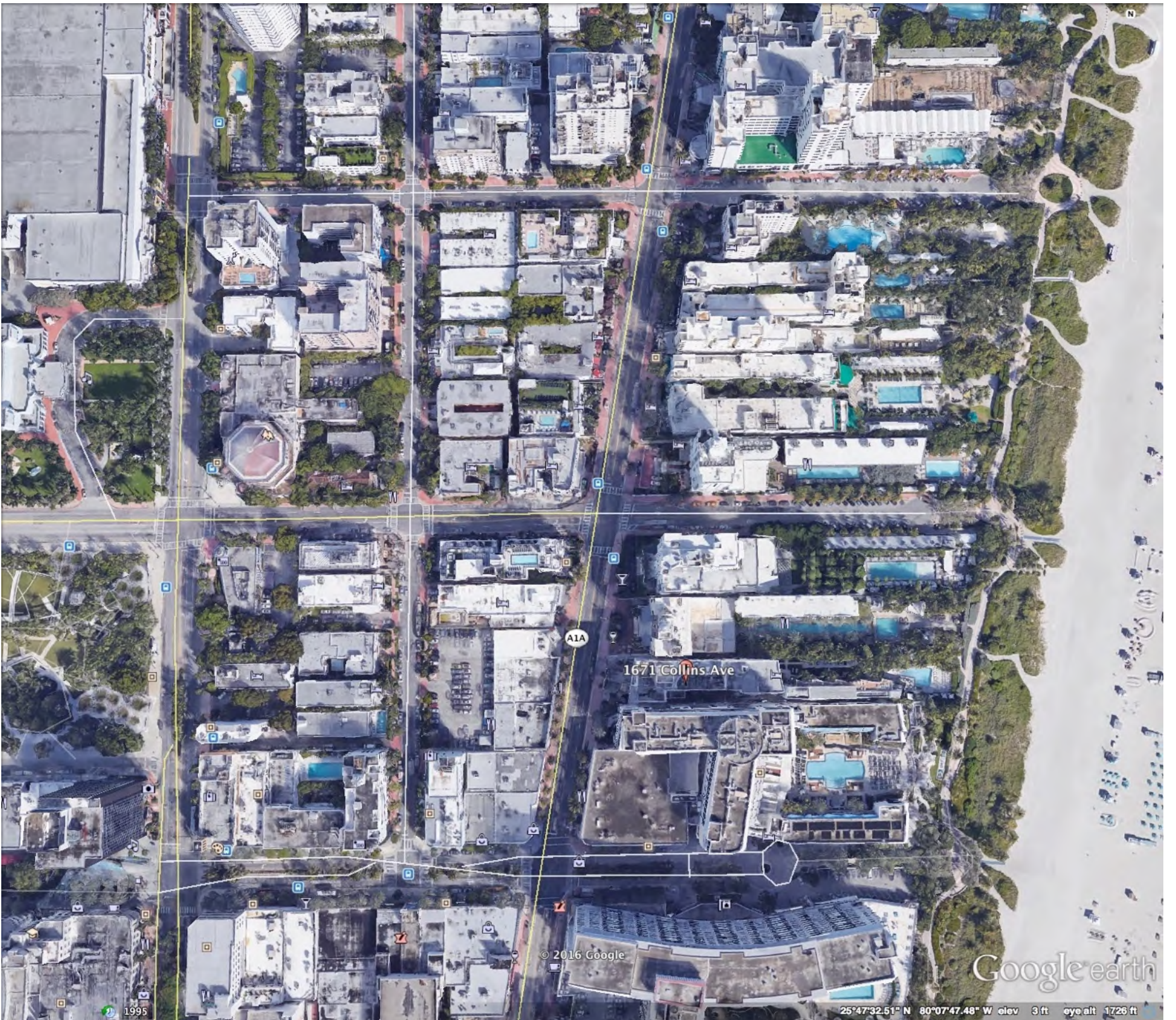
1941⁽⁴⁾

Prior to the construction of the Sagamore this 1941 aerial photograph on the oceanfront shows Carl and Jane Fisher's home on Miami Beach - 'The Shadows 1' to the south of Lincoln Road at the ocean and to the north of the Road on the ocean is the Frank Seiberling estate - upon whose grounds the future DiLido and Sagamore Hotels were to rise. Note also that the entire block between Collins and Washington Avenues is still largely single family residential use.



1959⁽⁴⁾

By 1959 the ever expanding Convention Center is beginning its seep into the adjacent residential areas. Lincoln Road has been built-out, although one sees the huge automobile parking lots situated to the rear of the Lincoln Road shops.



2016

The Sagamore Hotel - Architecture

ADDRESS: 1671 COLLINS AVENUE
ARCHITECT: ALBERT ANIS
DATE BUILT: 1948
STATUS: HISTORIC

The Sagamore Hotel is located in the Collins Avenue / Ocean Drive Local Historic District and the National Register Historic District in the City of Miami Beach. This structure is designated as "Historic" on the Miami Beach Historic Properties Database File AND "Contributing" on the on-line Miami Beach Historic Property Viewer..

The Miami Beach Architectural District, a National Register District, was established in 1979 through the efforts of the Miami Design Preservation League. The district is commonly referred to as the Art Deco Historic District. Four of the local Miami Beach Historic Districts (Espanola Way, Ocean Drive / Collins Avenue, Museum, and Flamingo Park) together comprise the National Register District.

In 1998 a new five story hotel wing was added to the north (oceanfront) facade to replace the formerly existing cabana building to the south of the property - which was demolished at that time.

"The subject structure (Sagamore) is an excellent example of the evolution of the City's resort architecture from the fashionable Art Deco styles of the pre-World War II era Art Deco the Modern style(s) following the war (sometimes referred to collectively as the International style)." (10)

The Sagamore was originally constructed with 113 hotel rooms and one apartment suite according to the City of Miami Beach Building Card.

"The Sagamore' Hotel's expansion and transformation into an "art hotel" have blurred the lines between hospitality and art patronage, a synthesis now nearly institutionalized by Miami Beach's yearly Art Basel festival." (11)

TOP PHOTO: FRONT FACADE OF SAGAMORE 1986 (3)

MIDDLE PHOTO: REAR FACADE 2003 (2)

LOWER PHOTO: OUTDOOR POOL BAR 2003 (92)



"The hotel's extensive suite of public rooms provides a backdrop for the Sagamore Collection, whose rotating contemporary artwork includes paintings, works on paper, photography, mixed media, sculpture and video art by emerging recognized artists....The abundant artwork amplifies the character of this hotel as a stagey, theatric space that celebrates modern transience." (12)

The Sagamore's creation followed in the 1930's commercial transformation of the east end of Lincoln Road.

It rose only five stories, had modest amenities including a generous front porch and a facade that mixed concrete eyebrows, quarry keystone cladding and colored terrazzo. Yet the Sagamore also illustrates the evolution of hotel architecture immediately after the war." (12)

"The building's asymmetrically composed, angled facade planes and projecting corner windows create a boldly dynamic play whose graphic effects include sky signage on the parapet. " (12)

"A thin concrete porte-cochere projects from the facade to welcome cars. In the lobby smooth, coved ceilings and wall planes highlighted with indirect tube lighting and round columns enhance an austere Modern space." (12)

"When the building was redeveloped in 1998 the former dining room was converted to a lounge, and a card room and a bar. The public interiors were extended eastward to create a gallery joining the street-front lobby with the beach. Beyond the lobby the sequence continued in a new video garden and pool area framed by a new five story cabana wing." (12)

"Although basically of simple post and beam construction the Sagamore Hotel contains interior architectural details in its main public lobby area that are of such design and craftsmanship they would be both difficult and costly to reproduce. These include but may not be limited to (pending further exploratory investigation) the terrazzo floors and special ceiling features of the main Lobby, inclusive of lighting cove, the reception desk ensemble with soffit, and the original south wall design elements, inclusive of the stylized "Modern" fireplace and complimentary projecting wall sculpture above." (13)



VARIOUS 2016 CONTEMPORARY VIEWS OF THE FRONT (COLLINS AVENUE) ELEVATION OF THE SAGAMORE HOTEL. 2003 (5)





TOP LEFT PHOTO: FRONT PORCH 2015 (5)

LOWER LEFT PHOTO: FRONT PORCH 2003 (2)

RIGHT PHOTO: 2003 VIEW OF FRONT (COLLINS AVENUE) FACADE. (2)



PHOTO ABOVE: ROOFTOP PARA-
PET SIGNAGE (5)

PHOTO LEFT" MAIN ENTRANCE
CANOPY AND COLLINS AVENUE
(FRONT) FACADE (5)



August, 1980 COVER OF PROGRESSIVE ARCHITECTURE MAGAZINE (14) ARTICLE ON THE REVITALIZATION OF SOUTH BEACH

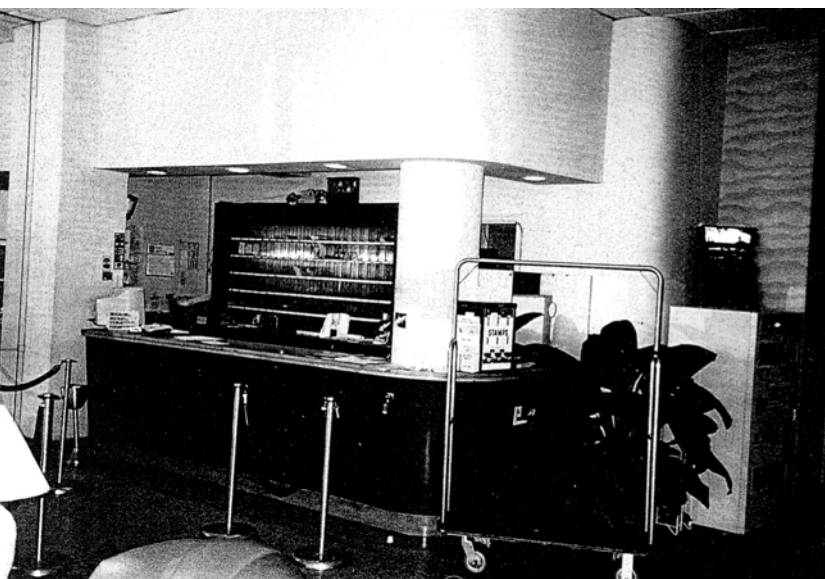


TOP PHOTO: MAIN LOBBY 1997 PRIOR TO RENOVATIONS (2)

RIGHT PHOTO: MAIN LOBBY 2003 AFTER RENOVATIONS (2)
THE TAPLIN COLLECTION

LOWER PHOTO: MAIN LOBBY 2016 (5)





TOP LEFT PHOTO: LOBBY RECEPTION DESK 2003 (2)

TOP RIGHT PHOTO: LOBBY RECEPTION DESK 2003 (2)
THE TAPLIN COLLECTION

LOWER PHOTO: RECEPTION DESK 2016 (5)





TOP RIGHT PHOTO: GALLERY 1997 (2)

LEFT PHOTO; GALLERY 2003
THE TAPLIN COLLECTION

LOWER PHOTO: GALLERY 2016 (5)

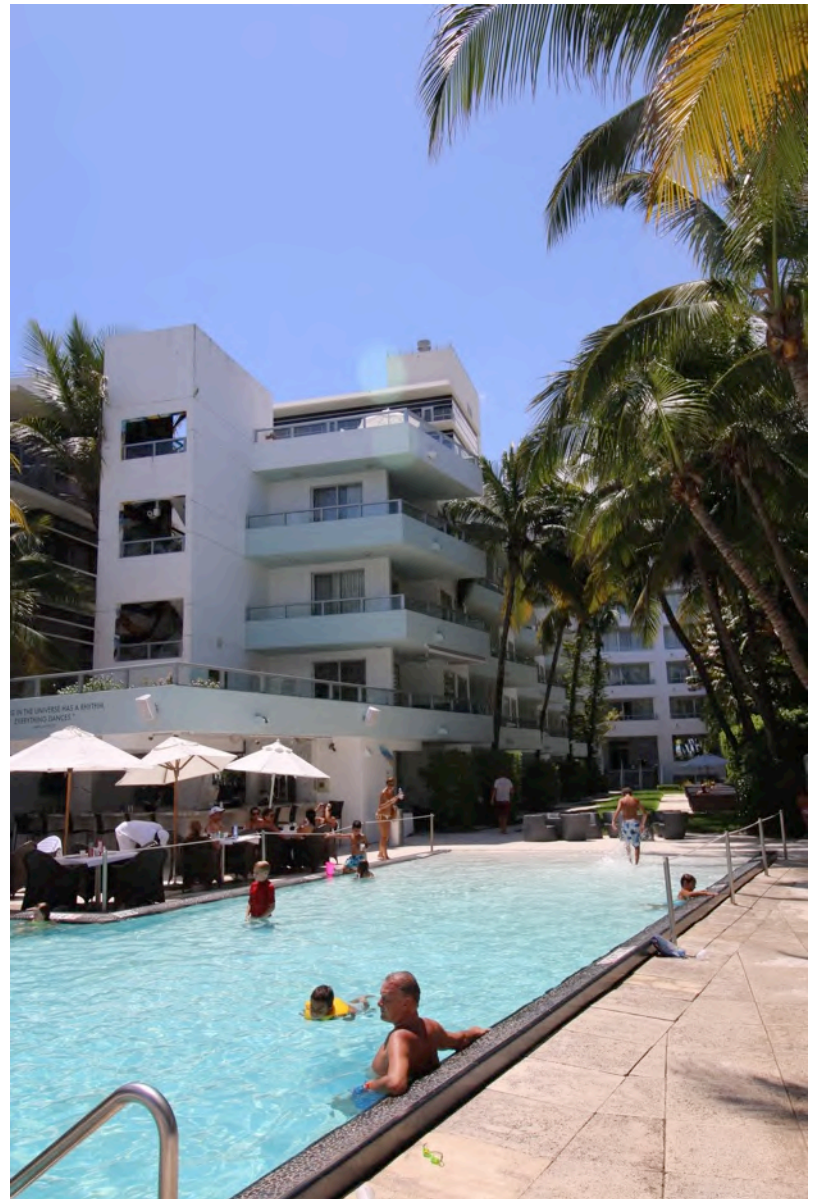




TOP RIGHT: UPPER LOBBY 1997 (2)

LOWER RIGHT: UPPER LOBBY 2016 (5)

LEFT PHOTO: ILLUMINATED HISTORIC PLANAR WALLS
AT MAIN LOBBY, 2016 (5)



VARIOUS VIEWS OF THE REAR
(OCEANSIDE) ELEVATION LOOKING
EAST (5)



TOP PHOTO: POOL BAR 2003 (2)

LOWER PHOTO: POOL BAR 2016 (5)



ALBERT ANIS ARCHITECT

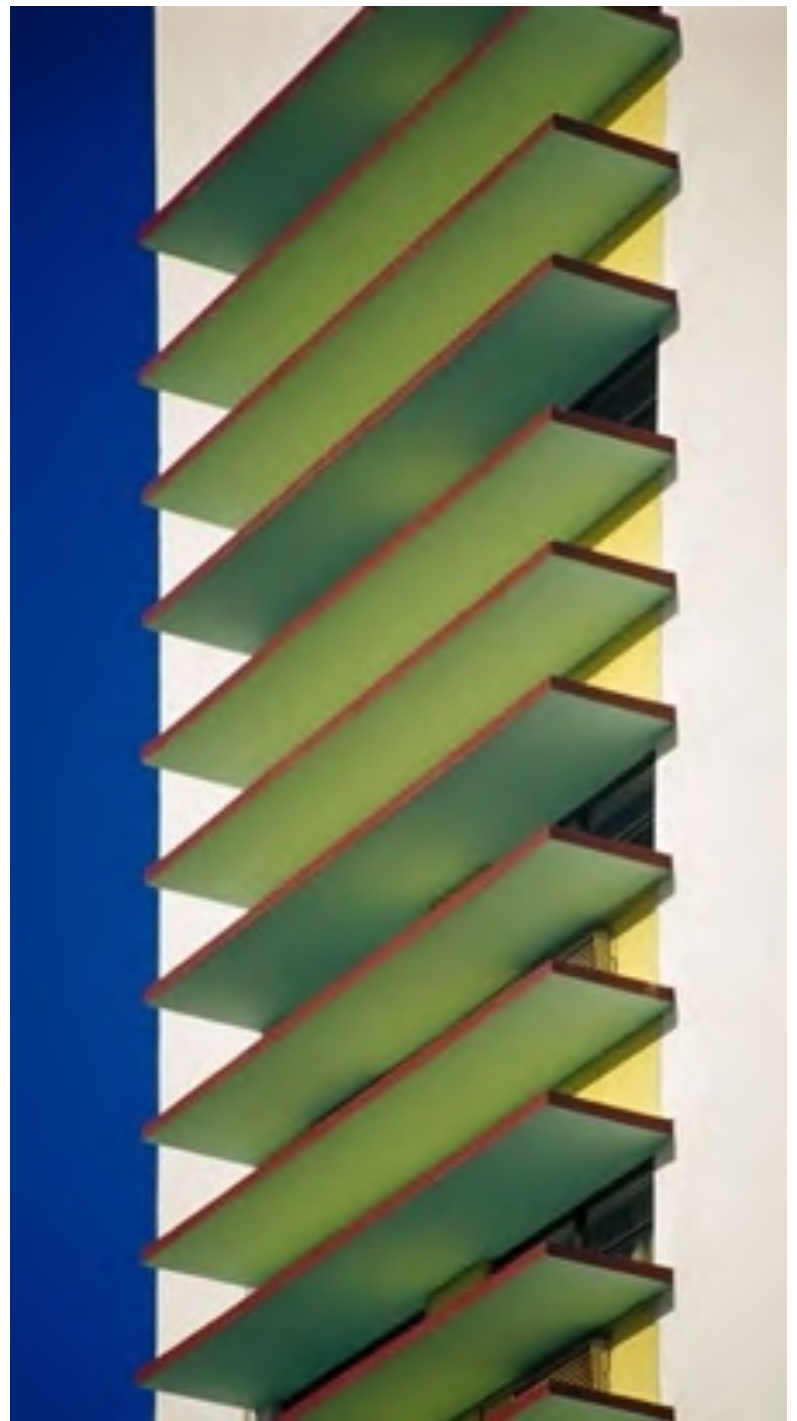
Albert Anis (1889–1964) was one of the most famous architects practicing before and after World War II in Miami Beach. His noted architectural style morphed from pre-war Art Deco and Modern to post-war MiMo.

He was one of a group of American-born architects working in Miami Beach who synthesized the austere architectural principles of the International style of architecture coming from Europe in the 1920's - with their own brand of modernism and art deco - while at the same time incorporating tropical ornamentation and themes.

Miami Beach hotels and apartment buildings of the 1930's... frequently aspired to monumental effects, appearing like miniaturized grand hotels. Sculpted with a precision as if by industrial designers, they evinced a maximum of thematic economy while eschewing "pretensions to infinity, sublimity and the artistic." (2)

Other important buildings of 1939 included the Cleveland, the Winterhaven and the Bancroft Hotels, all by Albert Anis. (3)

"Dixon, Hohauser, Anis, France, Skislewicz, Kiehnel & Elliott, Plevitzsky & Russell, and so many others, formed an ensemble cast of actors, at work designing abroad building a new city. As in a theater, they exchanged roles and tirades, and they tried to outshine each other, but they shared and read the same text; the language and the 'architecture of the city.'" (4)



TOP: DEZERLAND HOTEL, MIAMI BEACH (DEMOLISHED) (5)
RIGHT BELOW: BANCROFT HOTEL, MIAMI BEACH (5)
LEFT BELOW: TEMPLE EMANU EL, MIAMI BEACH (5)

ALBERT ANIS ARCHITECT

REPRESENTATIVE PROJECTS:

Abbey Hotel 300 21st Street Miami Beach FL 1940)

American Savings 341 Lincoln Road Miami Beach (1945)

Avalon Hotel 700 ocean drive Miami Beach (1941)

Bancroft Hotel aka Ocean Steps Miami Beach, FL (1939)

Berkeley Shore Hotel 1610 Collins Avenue Miami Beach
1940

Cadet Hotel 1701 James Avenue Miami Beach (1941)

Chesterfield Hotel, Miami Beach FL(formerly called Helmor
Hotel) (1938) Miami Beach FL

Claremont Hotel 1700 Collins Avenue Miami Beach (1947)

Clevelander Hotel 1020 Ocean Drive Miami Beach (1938)

Colonnade Apartments (1946) 2365 Pinetree Drive, Miami
Beach currently called Tradewinds Apartment Hotel

Dezerland Hotel Miami Beach, FL (1951)(demolished)

Don-Bar Apartments 1565 Pennsylvania Avenue
Miami Beach 1939

Flamingo Theater 318 Lincoln Road Miami Beach (1945)

Gaylord Hotel 2700 Collins avenue Miami Beach (1939)

Gamshire Apartments 2035 Washignton Avenue Miami
Beach, FL (1953)

Leslie Hotel (1937) 1244 Ocean Drive Miami Beach FL

Lord Charles Apartments Miami Beach, FL (1953)

Majestic Hotel 660 Ocean Drive Miami Beach (1940)

Mantell Plaza 255 24th Street Miami Beach, FL (1942)

Nassau Apartments 1414 Collins Ave. Miami Beach (1936)

Pineview Apartments (1947) 2351 Pinetree Drive, Miami
Beach - currently called Tradewinds Apartment Hotel

Paramount Plaza 455 Ocean Drive Miami Beach (1941)

Poinciana Hotel 1555 Collins Avenue Miami Beach (1939)

Sagamore Hotel 1671 Collins Avenue Miami Beach 1948)

Shirley Apartemnts 1424 Collins Ave. Miami Beach (1935)

Shore Club Hotel 1901 Collins Avenue Miami Beach, FL
(1949)

Tarleton Hotel 2469 Collins Avenue Miami Beach (1948)

Tyler Hotel 430 21st Street Miami Beach, FL (1940)

Temple Emanu El Miami Beach, FL (1947)

Viscay Hotel Miami Beach, FL (1941)

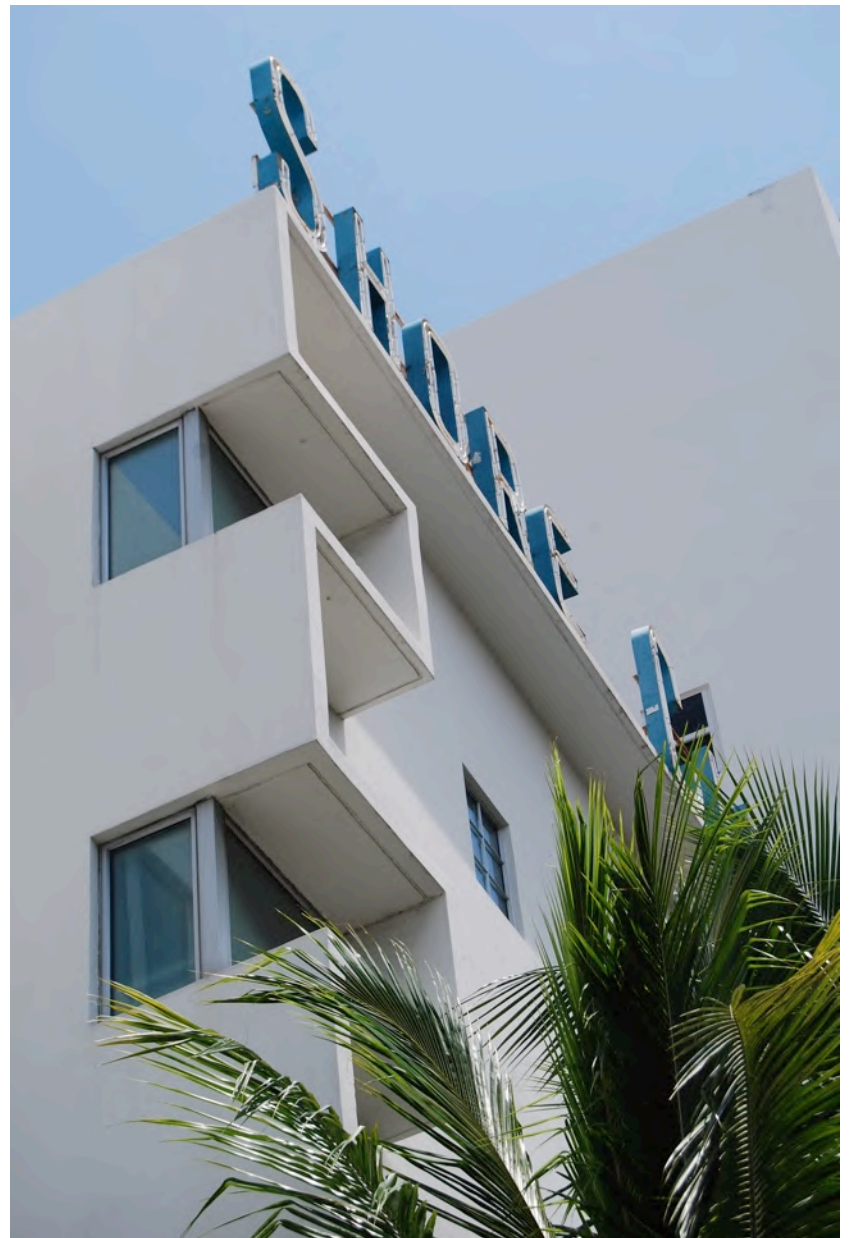
Whitelaw Hotel 808 Collins Avenue (1936) Miami Beach FL

Waldorf Towers Hotel (1937) 860 Ocean Drive Miami Beach

Winterhaven Hotel 1400 Ocean Drive (1939) Miami Beach

PHOTO ABOVE: SHORE CLUB HOTEL 2015 (5)

PHOTO BELOW: WINTERHAVEN HOTEL 2012 (5)



Building Card

SACAMORE HOTEL

Owner **KARLAND, INC.** Mailing Address **Permit No 27427 (all plans) Cost \$ 510,000.00**

N 25' of Lot 5 & 16 Block 29 Subdivision **FISHER'S FIRST** Address **1671 Collins Avenue**

General Contractor **Fred Howland** Bond No. 3835 **3234-19-053**

Architect **Albert Anis** Engineer **R. A. Belsham**

Zoning Regulations: Use **RE** Area **12 & 15** Lot Size **76 x 395** Stories **5 + 125014**

Building Size: Front **67'** Depth **211'** Height **72'** Use **HOTEL** 113 Rooms & 1 Apt Unit

Certificate of Occupancy No.

Type of Construction # **1 CBS** Foundation Spread footing Roof Flat Date June 2, 1948

Plumbing Contractor #26930 **Alexander Orr** Sewer Connection **1** Date July 14, 1948

Plumbing Contractor #26983 **Alexander Orr** Temporary Closet 2 Date July 26, 1948

Water Closets **128** Bath Tubs **118** Floor Drains **25**

Lavatories **131** Showers **6** Grease Traps

Urinals **2** Sinks **5 (slop)** Drinking Fountains **5**

Gas Stoves Gas Heater Rough Approved **T. A. O'Neill** Date Dec. 3, 1948

Gas Radiators Gas Turn On Approved **T. A. O'Neill** January 18, 1949

Septic Tank Contractor Tank Size

Oil Burner Contractor #27670 **Belcher Oil Company** 1-Tank Size **1000 gals** Date Dec. 22, 1948

Sprinkler System

Electrical Contractor #26885 **Ferguson & Roberts** Address Date Aug. 2, 1948

Switch **271** Range **Motors** Fans **Temporary Service #26585:6/21/1948**

OUTLETS Light **454** HEATERS Water **Ferguson & Roberts #27853:12/8/1948**

Receptacles **555** Space

#26508 **Ferguson & Roberts: 7/14/48** Refrigerators

2 Switch outlets, 3 Motors

4 Light outlets, 4 Fixtures, Irons

4 Receptacles, 1 Service: Electrical Contractor ?

No. FIXTURES ?

Sign Outlets

FINAL APPROVED BY **METRO ORD #75-34 / 17/89** Date ?

ALTERATIONS OR REPAIRS

Building Permits: #43120

BULKHEAD: (steel) 45.5 east of the east lot line of Block 29 - Starting point set by Engineering Dept. Application was made Oct. 23rd & bulkhead started Oct. 26, 1953 (approved by city council Oct. 7, 1953) - Oct. 7, 1953 - The Council authorized the issuance of a permit in behalf of the Sagamore Hotel to construct a bulkhead easterly of the north half of Lot 5 and all Lot 6, Block 29, Fisher's First Sub. of Alton Beach, PROVIDED there is no encroachment beyond the mean high water line as it exists at the time work is commenced: M.B. Garriss, engineer: Ludwig Bros, contr: \$ 8,400: October 30, 1953

#43186 SWIMMING POOL 20'x 55': Alex Kononoff, engr: Ludwig Bros, contr: \$17,000: November 3, 1953
 \$ 1 000 October 24, 1955

48950 Goddard Painting Co: Painting

~~#51408 Effen Industries: Reroofing section of building - \$435 Sept. 10, 1957~~

#54855 Herman Vinocur: Exterior painting - \$2000 - Oct. 31, 1957

#58168 Owner: Conversion of hotel rooms 225 & 226 into one apartment in excess of 400 sq.ft.- \$200- 12/24/58

#63304 Ideal Roofing & Sheet Metal Works: Roof repairs, \$375, 10/21/60

#63574 Owner: Paint exterior of building - \$2000 - 22 11/10/60

#75055 Joaquin Vazquez: Repairs to pool deck and walk - \$1275 - 20/21/65 OK CB 4/15/66

#76442 Owner, Sagamore Hotel: Restore playroom to original condition - \$500 - 6/14/66

#78794 Hill York Service Co., Inc.: Replacement of one 150 ton cooling tower - \$6,000 - 8/17/67

#82184 Vichot Painting Co: Interior painting \$4000 4/14/69

#3847-Hill York Sales and Service-1 cooling towers-\$6000-13-77

#10883-Eddys Painting- Exterior painting and pressure cleaning-\$6000-3-7-77

#4050-Amber Boiler-steam boiler-9-29-77

#13529-Sego Ind-dba Security Windows-Replace 50 windows-\$4000-7-28-78

#15716-Paris Industries-Replace damaged hand railing-new front entrance way-\$200-9-25-79

#18940 G&M Construction Inc/replace windows/\$6,000/9-23-80

#19087 Eddy's Painting/paint exterior front only/\$4,000/10-17-80

#19220 Gordon Roofing & Sheet Metal/install 4-ply builtup roof & tile roof/\$2,500/11-7-80

1-28-81/#MO5039/flue pipe for gas boiler, no permit/ASTI Mechanical/\$25

#MO6011 12/17/82 Alltemp Inc. - 1-150 ton cooling towers

Plumbing Permits:

#41205 Service Plbg: 1 Sink - Dec. 24, 1958

#45044 Joe Pitch Plumbing Co.: 2 water closets, 2 lavatories, 2 bath tubs, 12/1/65

POOL #28067 Kitchen & Snack Bar: Albert Anis, arch: Howland Construction Co; \$ 1,000: Aug. 20, 194
 #28082 Swimming Pool 65' x 27' and 20 CABANAS (one story & pool deck) \$ 70,295: Aug. 23, 194
 Fred Howland, contractor:

ELEVATORS #28140 Two (2) Passenger Elevators: 1,200 lbs each: Otis Elevator Co: \$ 20,787: Sept. 1, '4
 #29224 Air Conditioning: 150-tons Fixzit Company, contractor: \$ 70,000: Jan. 5, '49
 #29306 ADDITION of sun deck & concrete stairs: 116' x 16':
 Albert Anis, arch: Fred Howland, contractor:
 \$ 1,200: Jan. 18, 194
 \$ 500: Oct. 24, 1949
 \$ 160: Dec. 6, 1949
 \$ 500: July 1, '52
 \$ 5,000: July 18, '52
 #31181 Painting (interior) Rudolf Hahn, painter:
 #31646 Flat wall sign: Acolite Sign Co:
 #38822 Gyniteing: R.J. Walters Co:
 #38954 Painting: Thomas Goddard, painter:
 #43014 ADDITION: 1 apt. unit & 1 hotel room on 5th floor; 8 hotel rooms & bath on 1st flr;
 remodeling for cocktail lounge: (#1 CBS; flat roof): M. Grossman, architect:
 Oboler & Clarke, engineer: Robert Turchin, contractor: \$ 25,000: Oct. 21, 1953

Plumbing Permits:

#27964 Alexander Orr: 3 Lavatories, 2 Sinks, 2 Floor drains, March 15, 1949
 #29192 Economy Plumbing Co: 3 Sinks, (Beauty Parlor) re-locate December 16, 1949
 #22333 Florida Fuel Oil Co: 1 Oil Burner (4,000 gals) underground: Sept. 17, 1951
 #2538 Alex. Orr, Inc. 12 Water closets, 12 Lavatories., 11 Bath tubs, 1 shower,
 1 sink, 1 slop sink, 1 floor drain, Nov. 10, 1953 OK, E. Cox, 12-28-53
 #35605 G & E Plumbing Co: Pool - December 1, 1953
 #43367 Kammer & Wood...two appliances...November 9, 1954 OK, Rosser 11-9-54
 #36904 Belcher Oil Company: one oil burner, replaced: 275 gallons March 14, 1955
 7/7/80 #58267 S. & R. Plumbing 1 pool piping

Florida Fuel Oil, Inc.: 1 fuel oil hot water boiler - 11/13/67

#52730-Serota Plumbing- repiping-7-15-75

#54277-Serota Plumbing- gas piping 11-9-76

#60481-Serota Plumbing-repipe-23-2-77

#54919-Serota Plumbing-repipe-6-9-77

#56171-Socar Service- 50" gas piping-6-8-78

#56243-Peoples Gas Systemometer set(gas)7-5-78

#58506 - Action Septic - sand trap 750 gal 5/30/80

1-26-81/#59171/no permit, additional gas boiler/County Contractors Co/\$5

1-28-81/#59194/gas burner/Asti Mechanical/\$25

#61413 2/1/84 Al-Village Plumb & Supply - gas piping 330'

#61874 12/13/84 S & S Pool pool piping repair

Electrical Permits:

#52084 Astor Elec: 2 Appliance Outlets - June 13, 1958

#53231 Astor Elec: 1 Appliance Outlet - Jan. 23, 1959

#55892 Astor Elec: 3 receptacles, 8 light outlets, 8 fixtures, 1 center of distrib- 10/10/60

#56130 Astor Elec: 1 center of distribution - Dec. 5, 1960

#63849 Astor Electric Service: 40 fixtures - 8/18/66

#65250 Lampson L. Tyre Elect.: 3 motors 6-10 hp. - 11/15/67

#67514 Holbert Elect Inc: 47 receptacles, 47 refrigerator outlets, 42 motors 0-1 HP, 1 service equipment 600A 11/18/69

#67874 - Carson Elect. - 4 switch outlets - 16 light outlets 4/21/70

#72021-DMB-central station; bell alarm-3-31-75

#72119-C J Kay Electric- violation-4-17-75

#77502 County Wide elect - telephone booth 10/12/81

#77519 10/19/81 Ocean elect - repairs

#77536 10/26/81 Dan Inc. - 1 motors over 1-3 hp, repair replace rusty conduit

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits:

- 4/22/81 - #20136 - Linares Sign's Co. - 2 wall signs (3' x 2'), flat wall - \$400
- #M-05281--Airco A/C--Replacing (1) 20 ton package unit with (2) ton units--6/25/81
- #20904 9/17/81 Druable Industry Inc - canopy for entrance to underground room (as per plans) \$600.
- #M05454 10/7/81 Airko Air Cond - package unit change out
- #21242 11/20/81 Se-Go Security Windows furnish and install single hung windows on 73 openings \$8,500.
- #22724 9/3/82 owner free standing sign \$400.
- # #25423 6/8/84 owner paint rooms, hallways, doors, lobby, repair doors (close openings w/5/8" sheet rock/p/f/dept \$3,000.

Plumbing Permits:

- #61062 6/2/83 S & R Plumb - repairs

Electrical Permits:

- #79356 4/26/84 Ocean Elect - repair fire damage

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits:

#MO4937 Owner/100 wind air conditioning/11-21-80
#MO4940 Airko Air Conditioning Co/install 2-2½ ton A/C systems to replace existing system/11-21-80
#25743 8/13/84 - OWNER/painting \$200
#31458 - 12-8-87 - Tropical Clima Coat - Remove gravel, make necessary repairs, apply asphalt, primer and aluminum based reflective coat - \$24,000.00 ✓

Plumbing Permits:

Electrical Permits:

1-16-81/#76870/1 A/C windows, 2 special purposes, repairs/Ocean Electric Co/\$16
4/22/81 - #77135 - A to Z Electrical Corp - sign tubes, sign transformers - \$17.50
4/15/81 #77117 County Wide Elect - telephone booth

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.	COMMENTS	BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL %		PERMIT NO.
12-8-87		ROOF REPAIR	\$24,000.00				31458

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	COMMENTS	BUILDING PERMIT NO.
ISSUED							
7-5-88		Exterior Painting	\$10,000.00				13881179
6-15-89		Replace all existing doors	\$2,000.00				13841475

BUILDING PERMITS:

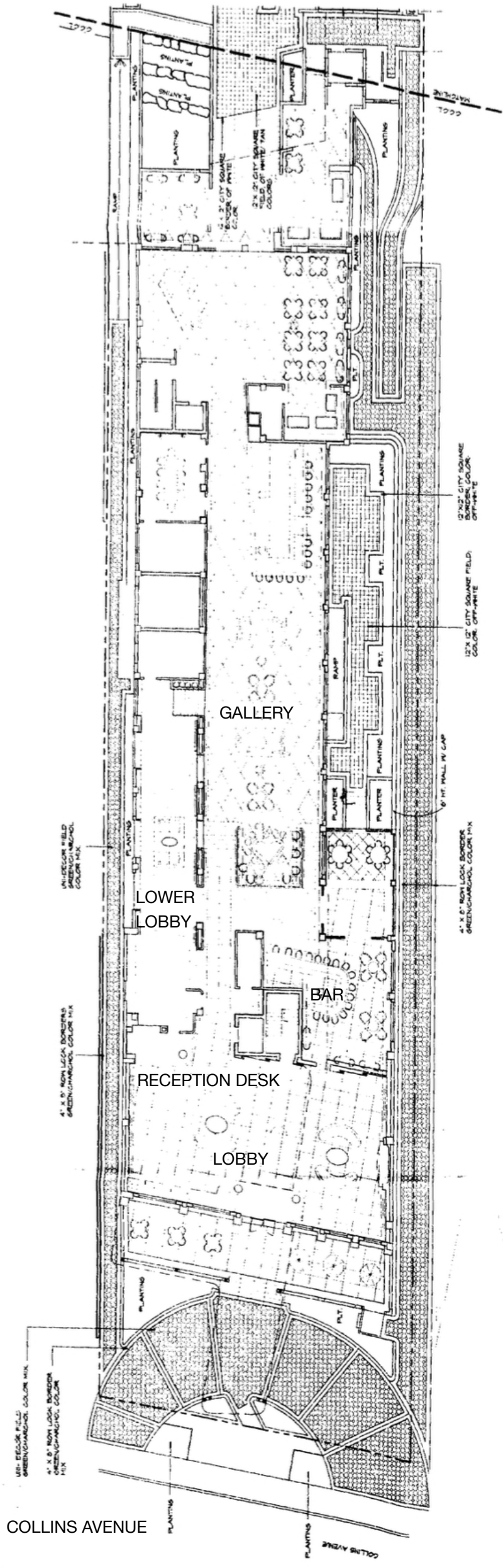
#SB881179 - 7-5-88 - Alex & Lloyd Painting - Exterior painting - \$10,000.00

#BS891475 - 6-15-89 - Southeast Enviromentsl - Replace 211 existing doors-\$2,000.0

ELECTRICAL PERMITS:

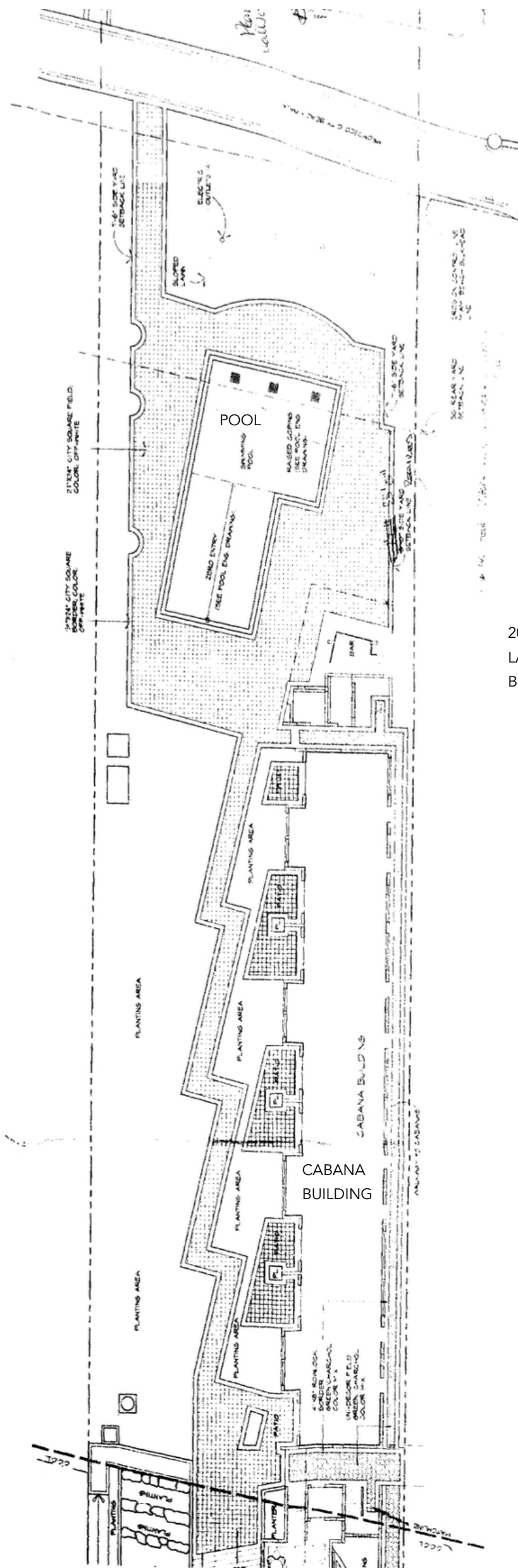
#E8801430 - K&R Electric - New electrical repairs - 9-9-88

DRAWINGS

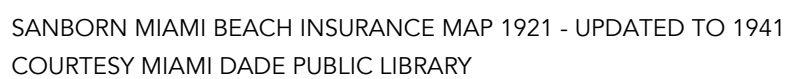


2000 MAIN BUILDING
LANDSCAPE PLAN
BY BRADSHAW GILL ASSOCIATES

NOTE: THERE WERE NO HISTORIC ARCHITECTURAL DRAWINGS AVAILABLE IN A SEARCH AT THE RECORDS DESK OF THE BUILDING DEPARTMENT OF THE CITY OF MIAMI BEACH. THE ONLY DRAWINGS AVAILABLE WERE FROM SELECTED RENOVATIONS FROM THE 1990'S AND 2000'S.



2000 CABANA BUILDING
LANDSCAPE PLAN BY
BRADSHAW GILL ASSOCIATES



BIBLIOGRAPHY

(1) Lost Miami Beach by Carolyn Klepser, 2014 p.95

(2) Photograph courtesy Miami Dade Property Appraiser Historic Files

(3) Photograph courtesy City of Miami Beach Historic Database Files

(4) Aerial Photograph courtesy City of Miami Beach Public Works Department

(5) 2016 Photography by Arthur Marcus

(6) Miami Design Preservation League / Ruskin.ARC Historic District Building Survey

(7) The Making of Miami Beach 1933-1942 by Allan Shulman and Jean Francois Lejeune, 2000 p.33.

(8) Ibid., p.57.

(9) Ibid., p. 36.

(10) City of Miami Beach Historic Preservation File 1050A, March 4, 1997

(11) Miami Architecture: Allan T. Shulman / Randall Robinson Jr. / Jeffrey Donnelly, 2010 pp. 274-275.

(12) Lost Miami Beach by Carolyn Klepser, 2014 p.95

(12) Miami Architecture: Allan T. Shulman / Randall Robinson Jr. / Jeffrey Donnelly, 2010 p. 275.

(13) City of Miami Beach Historic Preservation File 1050A, March 4, 1997

(14) Courtesy collection of Arthur Marcus

(15) Courtesy History Miami Archives

(16) Courtesy History Miami Archives



SAGAMORE ROOFTOP PARAPET SIGNAGE (5)