



## HISTORIC RESOURCES REPORT

FOR THE

### ONE LINCOLN ROAD BUILDING

PART OF THE RITZ CARLTON DiLiDO HOTEL

ONE LINCOLN ROAD

MIAMI BEACH, FLORIDA 33139

BY

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

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FOR

SOBE SKY DEVELOPMENT, LLC

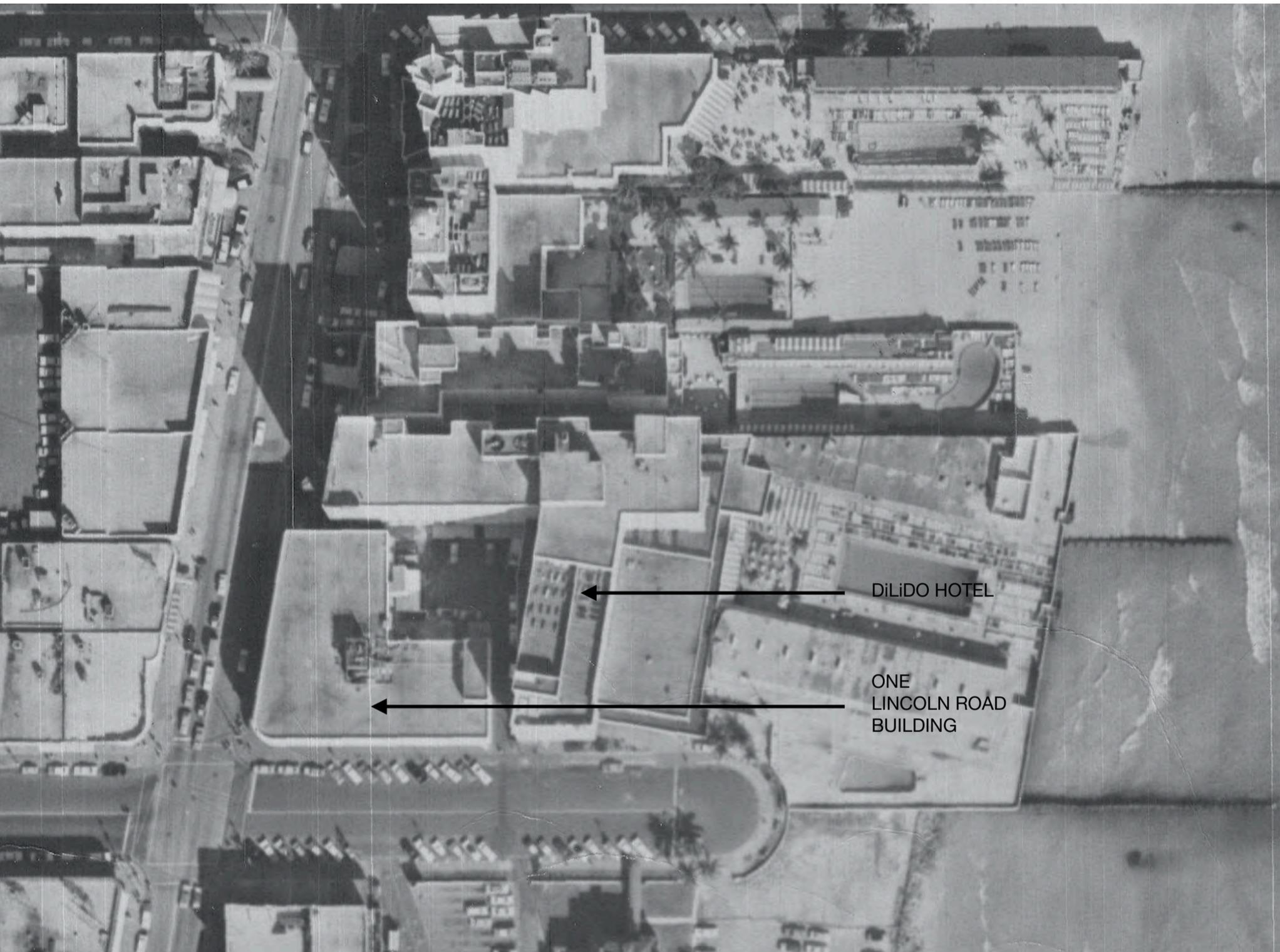
70 EAST 55 STREET - 23rd FLOOR

NEW YORK, NY 10022

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

September 7, 2021



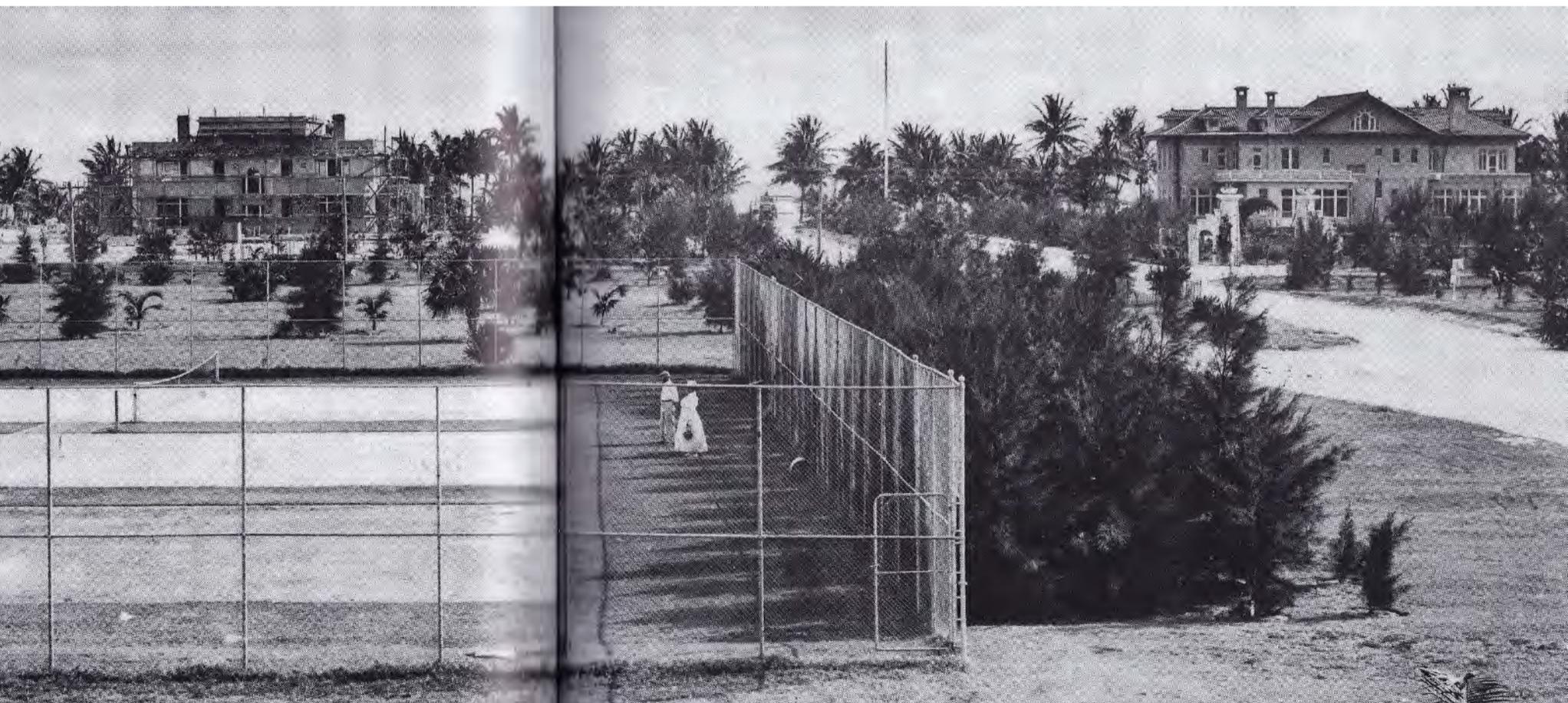
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PHOTOGRAPH ABOVE: 1921 VIEW LOOKING WEST ON LINCOLN ROAD FROM ABOVE THE ATLANTIC OCEAN. THE 1914 FISHER RESIDENCE IS VISIBLE AT FRONT LEFT WITH THE SEIBERLING RESIDENCE OUT OF VIEW AT RIGHT. (15)

PHOTOGRAPH BELOW: THIS 1915 CONSTRUCTION PHOTOGRAPH SHOWS THAT THE FUTURE DILIDO / SAGAMORE PROPERTIES WERE FIRST DEVELOPED AS A SINGLE FAMILY RESIDENCE BY JOHN H. HANAN FROM NEW YORK IN 1915 (AT FAR LEFT) - BY 1921 THE HOME HAD BEEN SOLD TO FRANK A. SEIBERLING, WHO CO-FOUNDED THE GOODYEAR TIRE AND RUBBER COMPANY OF AKRON, OHIO IN 1898. SEIBERLING WAS ALSO A FRIEND AND PARTNER OF CARL FISHER IN SOME OF HIS BUSINESS VENTURES. CARL AND JANE FISHER'S HOUSE (THE SHADOWS) IS JUST TO THE SOUTH (RIGHT) ACROSS LINCOLN ROAD IN THE PHOTO BELOW AND WAS COMPLETED IN 1914. THE OUTDOOR TENNIS COURTS WERE ALSO BUILT BY FISHER AT JAMES AVENUE.(15)



## ONE LINCOLN ROAD BUILDING

Looking west down Lincoln Road circa 1940. (15). It was not until after the end of World War II that the eastern end of Lincoln Road became more fully developed as the neighborhood became increasingly commercial.

This also coincided with the opening of the north side of Lincoln Road to commercial development after 1935, since previously the golf course had extended to the northern side of Lincoln Road.

The former Fisher Residence is visible at left front and the former Seiberling Residence is visible at right front at the foot of Lincoln Road along the ocean. An additional building looks to have been built on the southern portion of the Seiberling property directly on Lincoln Road. (14)





The circa 1950 aerial photograph above (8) shows the Hanan / Seiberling Residence still standing, with the Town and Beach Club Cabana Colony constructed in 1948 behind the residence and directly on the ocean.

The Sagamore (1948) has been constructed next door on Collins Avenue, as have the Delano (1948) and National (1940) on the same city block. The former Fisher Residence is also still standing on the south side of Lincoln Road at the ocean..

*"Resort owners from the Catskills, whose early development predated 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."* (18)

The neighboring Sagamore Hotel was built in 1948 on the northern portion of the former Seiberling estate property.

The photographs on this page show the corner just after the Sagamore was built and before the DiLido Hotel was constructed..

## ONE LINCOLN ROAD BUILDING



The grand residential estates originally constructed along the Atlantic coast were demolished due to litigation and rezoning and greed. In 1949 the First Trust Company for the Firestone heirs who owned the mansion where the Fontainebleau would be built, sued the City Council in order to change the zoning from the estate category to permission for hotel use.

It was argued that new neighboring hotels infringed on the estate's privacy and lowered its value; also its property value as a hotel site would be quadruple that of a private home. The lawsuit; City of Miami Beach vs First Trust Company, went to the Florida Supreme Court which ruled on March 10, 1950 that the estate zoning was unfair. With this legal precedent in place, there was a rush to construction as thousands of new hotel rooms were constructed in Miami Beach in the following years.

After the grand oceanfront residences were demolished the existing urban fabric at the intersection of Lincoln and Collins after World War II and prior to the construction of the One Lincoln Road building on the northeast corner - consisted essentially of single story retail buildings with horizontal bands of signage above for all establishments, with each sign vying for attention. See photo at upper left of the NE corner of Lincoln and Collins with the initial one story building on site. The photo below shows the southwest corner at Lincoln and Collins.

There was a certain symmetry in the cacophony of signage on these three corners. Plevitzsky wisely understood to retain this signage band as part of the new architecture of the One Lincoln Road Building in order to enable the continuity of this unique urban context. On the fourth (southeast) corner now stands the high-rise Decolpage Condominiums.



TOP LEFT: CIRCA 1950 LOOKING NORTH ON COLLINS AVENUE.  
MIDDLE LEFT: CIRCA 1950 SW CORNER LINCOLN & COLLINS  
BELOW: CIRCA 1950 LOOKING WEST ON LINCOLN ROAD WITH NW CORNER AT RIGHT AND SW CORNER AT LEFT.

Plevitzsky understood that the retail signage needed to have a proscribed place in the design order of the new One Lincoln Road Building. Beginning with the signage remaining in its existing location, Plevitzsky added the upper floors as a continuous rhythm of sunshades running the entire length of the Collins and Lincoln Road building facades. Plevitzsky designed the architecture to incorporate the signage and become the prime design element of the new facade, relegating the horizontal sign space as secondary. Today the retail signage is tastefully held to an absolute minimum allowing the architecture of the building to shine.

This corner retail/restaurant building was typical of the day in Miami Beach. The rounded corner continues the unofficial tradition to keep all of the Lincoln Road corners as rounded. This author has previously completed a walking-tour survey of Lincoln Road from Alton to Collins and determined that approximately 85% of the corners are indeed rounded or chamfered. AD

The photo at top left are very interesting since it shows the south side of the Sagamore which became hidden once the DiLido was built in 1953.



TOP PHOTOGRAPH : CIRCA 1950  
VIEW LOOKING WEST ON  
LINCOLN ROAD FROM COLLINS  
AVENUE WITH NW CORNER AT  
RIGHT AND SW CORNER AT LEFT  
(15)

LOWER PHOTO: CIRCA 1960  
VIEW STANDING JUST EAST OF  
COLLINS AVE IN THE MIDDLE OF  
LINCOLN ROAD LOOKING WEST  
TOWARDS SW & NW CORNERS.  
STORES. THE DILIDO HOTEL IS  
AT IMMEDIATE FRONT RIGHT  
SIDE JUST BEYOND PHOTO. (12)





Image courtesy of Stan Meade for display on www.DonBoyd.net

**ONE LINCOLN ROAD BUILDING**

ADDRESS: ONE LINCOLN ROAD  
 165-169,171,173,175, 181 LINCOLN ROAD +  
 1651, 1653,1655, 1657, 1659, 1661, 1663 COLLINS  
 AVE  
 CONSTRUCTED : 1948 (FIRST FLOOR ONLY)  
 ARCHITECT: IGOR POLEVITZSKY  
 UPPER FLOORS ADDITION: 1950  
 ARCHITECT: IGOR POLEVITZSKY  
 RENOVATIONS + ADAPTIVE REUSE + ADDITIONS 2000  
 NICHOLS BROSCH SANDOVAL & ASSOCIATES ARCHITECTS  
 HISTORIC STATUS: CONTRIBUTING



The building has frontages on Lincoln and Collins consisting of 150'-00 linear feet and is 21'-0" tall. The original major tenant must have already been selected prior to construction since 'Wolfie's' appears on the CMB Building Card. In 1950 Polevitzsky added two additional stories atop the original one story building.

The corner deli - Wolfies - was a very popular and famous gathering spot on Miami Beach. There was this Wolfies location as well as Wolfie Cohen's Rascal House located four blocks north at 19th and Collins and the original Wolfie's at 178th & Collins Avenue in Sunny Isles. All of the entertainers from the many nightclubs and bars in the neighborhood would eventually all end up at one of Wolfie's places. It was one of the see or be seen places and was the local Starbucks of its day.

The photograph below shows the corner just after the Sagamore was built and before the DiLido Hotel was constructed. The photograph above shows the building as completed by Polevitzsky in two phases while brilliantly allowing the designed upper two stories to define the building rather than the continuous first floor chaotic signage band.

ONE LINCOLN ROAD BUILDING



UPPER PHOTO: CIRCA 1960's LOOKING NORTH ON COLLINS AVENUE WITH DiLIDO HOTEL AND OEN LINCOLN ROAD BUILDING AT IMMEDIATE RIGHT. (15)  
PHOTOS BELOW: DETAILED VIEWS OF FACADE AND STRUCTURE. 2021.





ABOVE: CLOSER VIEW OF BRISE SOLEIL OPENINGS.

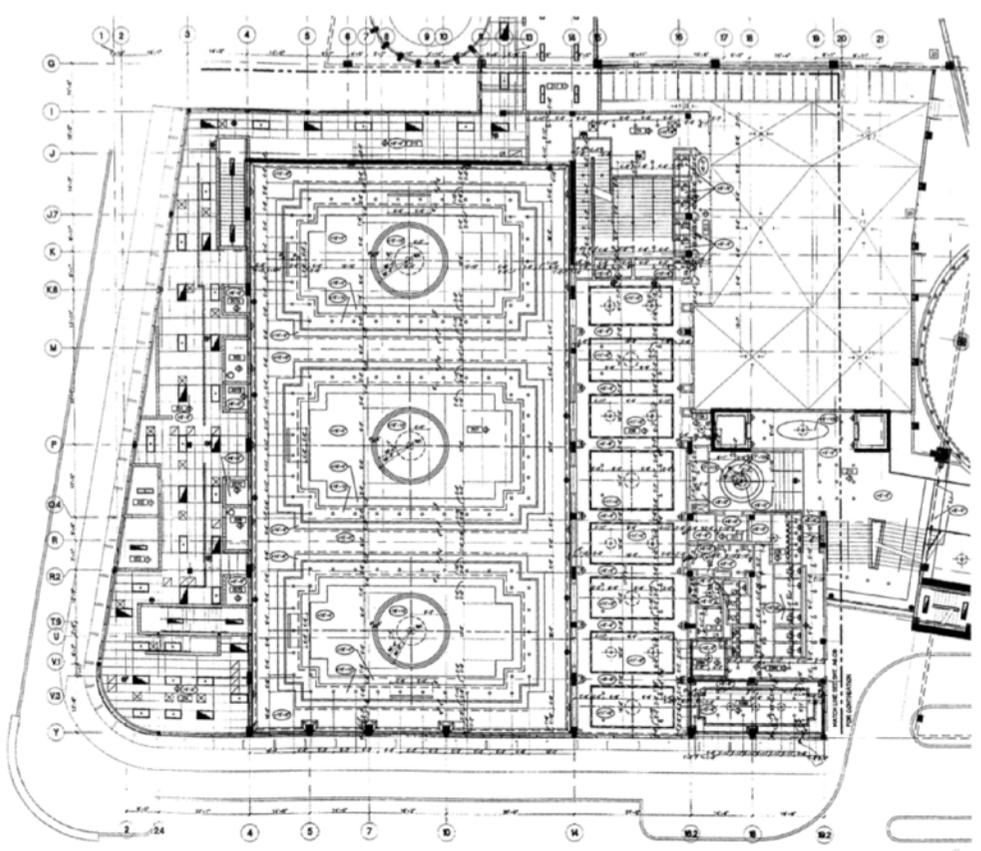
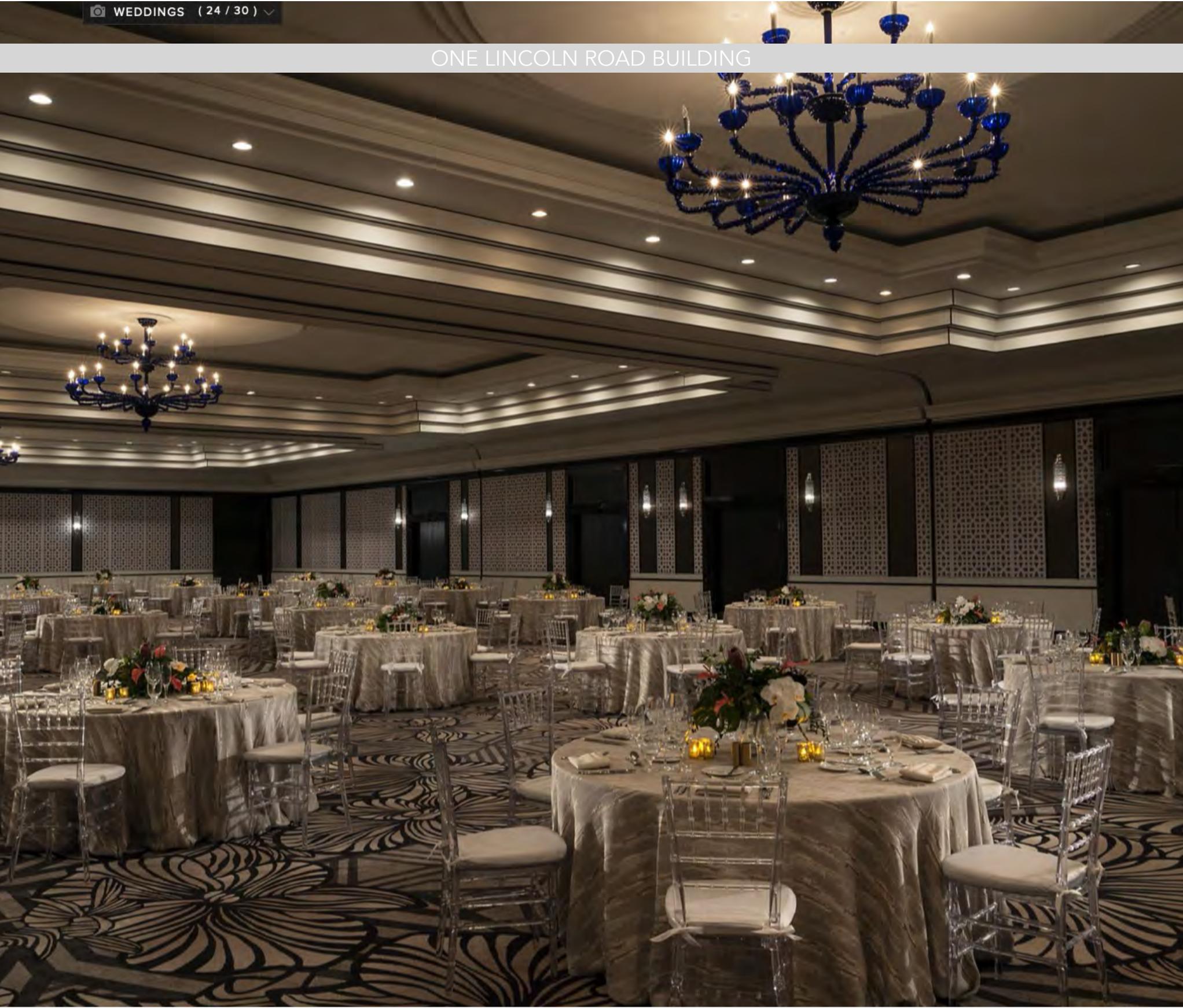
BELOW: RECEPTION AREA OUTSIDE BALLROOM



These fixed concrete louver sunshades as shown in the photo above on the One Lincoln Road building have defined the corner of Lincoln and Collins for now over 70 years since their construction in 1950 when two additional floors were added atop the original one story retail/restaurant uses.

The photo at left shows an interior lobby space inside some of the concrete sunshade louvers

ONE LINCOLN ROAD BUILDING



In 2002 the One Lincoln Road building was adaptively reused from its former retail and office uses. A new and larger hotel ballroom and multi-event space(s) was carved from the interior of the upper floors of the building. It is instructive to look at the reflected ceiling plan at left to better understand.

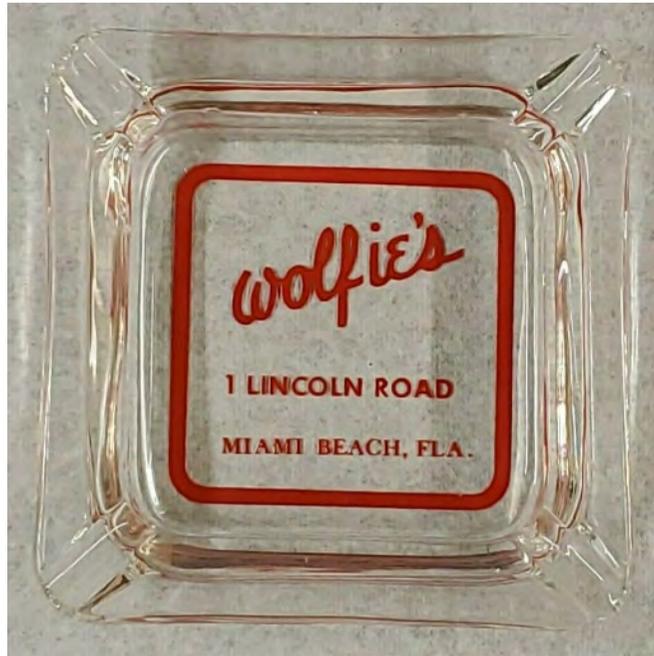
PHOTO ABOVE: RITZ CARLTON DILIDO BALLROOM (22)

PLANS AT LEFT: COURTESY NICHOLS BROSCHE ET AL



ONE LINCOLN ROAD BUILDING IS PART OF THE DILIDO HOTEL 2021

ONE LINCOLN ROAD BUILDING



WOOFIE'S MEMORABILIA



IGOR POLEVITZSKY ARCHITECT (1911-1978)

Igor Plevitzsky was born in St. Petersburg, Russia and emigrated to America with his family in 1922. Plevitzsky's mother Katherine was fortunate to be hired in a research position at the University of Pennsylvania in Philadelphia, where Igor was able to attend and study architecture in 1929.

Although he originally studied civil engineering, he was directed to the school of architecture where he studied under the well known architect Paul Phillippe Cret, who was credited on having a major influence on young Igor. Plevitzsky graduated Cum Laude from Penn in 1934.

After graduation Plevitzsky moved to Miami and soon began a partnership with fellow Penn graduate Thomas Triplett Russell. Plevitzsky and Russell maintained their partnership from 1936 to 1945. Plevitzsky later formed the partnership of Plevitzsky, Johnson & Associates. Plevitzsky's architecture was well known for its avant garde futuristic modeling. His work focused upon the merging of interior and exterior spaces to best take advantage of the tropical Florida climate. Plevitzsky designed more than 500 buildings during his career.

REPRESENTATIVE PROJECTS

- Albion Hotel, Miami Beach (top photo) (20)
- Arthur Murray Dance Studio, Miami Beach
- Birdcage Houses, Miami Beach. (lower left photo)
- Castaways Motel, Sunny Isles (demolished)
- First Unitarian Church, Miami
- Fontainebleau Motor Inn, New Orleans
- Frank and Bun Fast Food restaurant, Miami
- Gulf Service Station & Hotel, Miami Beach (demolished)
- Habana Riviera Hotel, Havana, Cuba
- Jamaica Inn, Key Biscayne
- Jolly Roger, Fort Lauderdale
- One Lincoln Road Office Building, Miami Beach
- Plaza Building, Miami
- Saks Fifth Avenue, Miami Beach
- Sans Souci Estates, Miami
- Sea Tower, Fort Lauderdale (right middle photo)
- Seaview Realty Building, Miami
- Sheborne Hotel/East Tower, Miami Beach (middle left photo)(15)
- 1069-1085 Kane Concourse, Bay Harbor Islands
- 1491 Lincoln Terrace, Miami Beach



TOP PHOTO: ALBION HOTEL (20)  
 MIDDLE LEFT PHOTO: SHELBORNE HOTEL (15)  
 MIDDLE RIGHT: SEA TOWER (24)  
 LOWER MIDDLE PHOTO: BIRDCAGE HOUSE (Demolished) (24)  
 IGOR POLEVITZSKY ARCHITECT (photo at left) (15)

## NICHOLS BROSCH WURST WOLFE & ASSOCIATES ARCHITECTS

*“Founded in 1967, NBWW has been involved in the design and planning of more than five billion dollars in new construction and renovations encompassing more than 40,000 hotel rooms. The firm is internationally recognized for its architectural design and planning of luxury hotels and resorts, luxury spas, multi-family residential, mixed-use centers, and high-end office building and retail projects throughout the United States, Mexico, South and Central America, the Caribbean, and the Bahamas.” (23)*

*“The firm is most known for its restoration and redesign of many of Miami’s most legendary historic properties. Over the decades, the NBWW has been tasked with polishing some of the finest and most iconic buildings in Miami Beach into marvelous gems, including the restoration of the Morris Lapidus-designed Fontainebleau, Eden Roc, Loews, and the Ritz-Carlton DiLido South Beach.” (23)*

*“Most recently, NBWW served as the architect for the restoration and design of the newly-opened Ian Schrager hotel – The EDITION Miami Beach, formerly the 1950’s Seville Hotel, in addition to the Opal Sands Resort on Clearwater Beach, FL” (23)*

### REPRESENTATIVE PROJECTS

Angler’s Hotel, Miami Beach

Auberge Beach Residences on the site of the former Ireland’s Inn, Fort Lauderdale (top photo)

Diplomat Resort and Convention Center, Hollywood

Edition aka Seville Hotel, Miami Beach

J W Marriott Tampa

JW Marriott Miami Turnberry Resort & Spa, Aventura

Loews Miami Beach Hotel, Miami Beach (middle photo)

Metropolitan Miami 2 mixed use project consisting of offices, retail / restaurant plus two luxury hotels, Downtown Miami

Miami Worldcenter block E, Downtown Miami

Miami Riverside Center, Downtown Miami

Ritz Carlton DiLido Hotel, Miami Beach

W South Beach Hotel, Miami Beach (lower photo)

Weston Rhode Island, Providence, RO 1450 Brickell, Miami

PHOTOGRAPHS COURTESY OF NBWW WEBSITE



ONE LINCOLN ROAD BUILDING - BUILDING CARD

Approved by zoning board July 14, 1949  
 Approved as per Ord. #817 by City Attorney & City Council 7/21/1949  
 Canopy - see Clerk's file No. Y-63358 - County Court House  
 10 ft strip - see Clerk's file - County Court House - Y-63674

Owner THOMAS CORPORATION  
 Lot 19, 19, 20 Block 29 Subdivision FISHER'S FIRST  
 General Contractor Arkin Construction Company 5056  
 Architect Igor Polevitsky  
 Zoning Regulations: Use BAA Area 19  
 Building Size: Front 150' Depth 150'  
 Certificate of Occupancy No.  
 Type of Construction #1 C B S Foundation Spread footing

Permit No. 163  
 134312 (preliminary plans) \$ 200,000...  
 130444 \$ 122,000  
 Address 165-169 W. 175th St. Lincoln Rd. 181-185  
 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200 Collins Ave  
 Bond No. 4187  
 Engineer R.A. Belsham  
 Lot Size 150 x 175  
 Height 21'  
 Use STORES (11) (SEE OVER) Nov. 28, 1950  
 Flat Date Aug. 1, 1949  
 Stories / - & 2-total 3

PLUMBING Contractor # 28422 McGuire Plumbing Co: Sewer Connection 1, 1, Date July 7, 1949  
 #28684 Markowitz Bros: --Sept. 6, 1949 Temporary Water Closet 2, 2, 28685 Markowitz Bros, Down Spouts  
 Swimming Pool Traps  
 Steam or Hot Water Boilers  
 ROUGH APPROVAL  
 FINAL APPROVAL  
 Wells

Water Closets 17  
 Lavatories 38  
 Bath Tubs  
 Showers 2  
 Urinals  
 Sinks  
 Dish Washing Machine  
 Laundry Trays  
 Laundry Washing Machines  
 Drinking Fountains  
 Floor Drains 9,  
 Grease Traps  
 Safe Wastes

AIR CONDITIONING Contractor  
 SEPTIC TANK Contractor  
 OIL BURNER Contractor  
 SPRINKLER Contractor

ELECTRICAL Contractor #29657 B Haskell (partial) Date Sept. 27, 1949  
 #30623\* 37 Switches 50 Ranges 2\*  
 OUTLETS 13 Lights 200 Irons 2\*  
 \* 157 Receptacles 200 Refrigerators  
 Fans 3\*  
 Motors 14\* & 14\*  
 Appliances 10\*  
 HEATERS Water 2\*  
 Space  
 FIXTURES 616\* Electrical Contractor

Gas Frylators  
 Gas Pressing Machine  
 Gas Vents for Stove  
 GAS Rough APPROVAL  
 GAS FINAL APPROVAL T.A.O'Neill 11/25/49(173 & 17)

Neon Transformers  
 Sign Outlets  
 Meter Change  
 Centers of Distributions 14\*  
 Service 1\*  
 Violations  
 Date July 6, 1949  
 By Woodmansee  
 FINAL APPROVAL  
 Date 1-16-1950

Alterations or Repairs—Over

2M 11/48 M. B. T.

ALTERATIONS & ADDITIONS

1641 Midway Building Permits: # 30878 Flat wall sign - 60 sq. ft. - Claude Southern Corp. \$ 500...Sept. 27, 1949  
 # 31012 Flat wall sign - 90 sq. ft. - Tropicalites \$ 1,200...Oct. 11, 1949  
 Wolfie's # 31234 Remodeling interior - Igor B. Polevitzky, arch: Arkin Construction Co., contr. \$20,000...Oct. 27, 1949  
 Monogram Center # 31597 Flat wall sign - 30 sq ft - Claude Southern Corp: \$ 175...Dec. 1, 1949  
 1651 Cye Clyde # 31581 Store Fixtures, Amertec Associates - - - - \$ 250... Dec. 1, 1949  
 175 "FORECAST" # 31616 Store Fixtures, Morrison Co. \$ 2,000... Dec, 2, 1949  
 1655 "WENDKOS & SERGE" # 31629 Flat wall sign - 30 sq ft - Tropicalites - \$ 250: Dec. 5, 1949  
 661 Collins Cl Clyde # 31668 Flat wall sign, Claude Southern Corp. \$ 400.. Dec. 8, 1949  
 661 Collins Ave. # 31743 Flat wall sign - 42 sq. ft. - Claude Southern Corp. \$ 250...Dec. 20, 1949  
 1657 Winston.Ltd: # 31691 Flat wall sign -- Claude Southern Corp. \$ 350...Dec. 13, 1949 -----  
 Plumbing Permits:

Electrical Permits:  
 641 Midway Tours: # 29663 Claude Southern Corp: 3 Neon Transformers, Swpt. 27, 1949  
 665 Lee's Health Bar: # 29769 Tropicalites: 7 Neon transformers: Oct. 11, 1949  
 # 30091 B. Haskell: 1 temporary service - Nov. 10, 1949  
 1 Lin. (Wolfie's) # 30293 Claude Southern Corp: 31 neon transformers - Dec. 1, 1949  
 655 Collins # 30294 Claude Southern Corp: 1 neon transformer - Dec. 1, 1949  
 655 Collins # 30317 Tropicalites: 1 neon transformer - Dec. 5, 1949  
 661 Collins # 30321 Hill York Corp: 1 center of distribution, 3 motors - Dec. 5, 1949 RBW--2/3/50  
 661 Collins # 30365 Claude Southern Neon: 3 neon transformers - Dec. 8, 1949  
 657 Collins # 30394 Claude Neon: 2 neon transformers - Dec. 13, 1949-- Meginniss--1/9/1950  
 661 Collins # 30454 Claude Southern Corp: 2 neon transformers - Dec. 20, 1949  
 659 Collins # 30510 Colorescent Neon: 1 neon transformer - Dec. 29, 1949

171,173,175,181,195 Lincoln Rd.  
1651,1653,1655,1657,1659,1661,1663  
Collins Ave.

Subdivision FISHER'S FIRST  
ALTERATIONS & ADDITIONS

175 Lin. Building Permits: # 31826 Flat wall sign - 12 sq. ft.- Claude Southern Corp. \$ 100... Jan. 10, 1950  
171 Lincoln Building Permits: # 31868 Flat wall sign - 20 sq. ft.- Claude Southern Corp. \$ 150... Jan. 16, 1950  
Wolfies - # 32271 Addition of garbage room: #2 CBS 23' x 12' x 10' \$2,000...April 7,1950  
Arkin Construction Co:  
1665 Collins Ave# 33060 Addition of 2nd hand 15 ton air conditioning unit-Hill York Corp.\$3,200..7/14/50  
1657 Collins Ave# 33429 New store front - north side only-Leonard Glasser, arch: Allied Constr. Co.: contr: \$ 1,000...August 28, 1950  
1657 Collins Ave# 33455 Flat wall sign - Claude Southern Corp., contr. \$ 300....August 30, 1950  
175 Lincoln Rd.# 33707 Removing door & replace with aluminum ventilator, new door new partitions- I. B. Polevitzky, arch: Joe Arkin Constr. Co.,contr. \$ 1,250...Oct. 5,1950

Wolfies Plumbing Permits: # 29664 Markowitz Bros.: 1 sink, 1 grease trap, 5 floor drains, 1 safe waste drain April 25, 1950

Lee's # 30139 Reliable Plumbing Co: Connecting air conditioning, July 20, 1950  
# 30609 Service Plumbing Co: 1 ice machine- Oct. 12, 1950

175 Lin. Electrical Permits: # 30584 Claude Southern Corp: 1 neon transformer - Jan. 10, 1950 Meginniss 2-24-50  
171 Lincoln Road # 30632 Tropicalites: 1 neon transformer - Jan. 17, 1950 Meginniss 2-1-50  
1663 Collins Ave. # 31088 Gulf Electric: 2 motors - April 10, 1950  
175 Lincoln Rd. # 31089 Gulf Electric: 2 motors - April 10, 1950 --Woodmansee 4-10-50  
1659 Collins Ave. # 31090 Gulf Electric: 2 motors - April 10, 1950  
1661 Collins Ave. # 31383 Astor Electric violations - May 26, 1950  
Lee's Health Bar # 31701 Hill York Corp: 5 Switch outlets, 4 Centers of distribution, 1 meter change, 3 motors, July 11, 1950  
Lee's Health Bar # 31710 Hill York Corp: 1 Temporary service, July 12, 1950  
171 Lincoln (Worth)# 31863 Astor Electric: 1 Center, 1 Motor, August 1, 1950 Meginniss 8/30/50  
1657 Collins -- # 32080 Claude Southern Corp: 2 Neon transformers, Aug.30,1950  
1657 Collins -- # 32164 - Haskell Electric: 50 Light outlets, Sept.14,1950

Subdivision

Block

Lot

ALTERATIONS & ADDITIONS

Building Permits: # 34342 ADDITION of 2 stories on existing 1 story building- consisting of 2 new elevators, new stairs, offices & elevator room: Office space on 2nd & 3rd floors and demolition of existing wood building.

NOTE: This permit is issued subject to agreement between City of Miami Beach & Mr Harry Sirkin as follows: "That there shall be employed by Mr. Sirkin a licensed general contractor, licensed in the City of Miami Beach, to construct said building on said lot". - Richard A. Belsham, engr. I.G. Polevitsky, arch: #1 Fireproof-Belmont Smith, contractor: \$ 200,000... Nov. 28, 1950 # 35679 Air conditioning (additional) - 120 tons- Conditioned Air Corp. \$ 50,000... April 26, 1951 # 36551 Two passenger elevators-12 passengers ea. or 2,000 lbs. ea-Otis Elevator Co., contr. \$ 36,800... Aug. 10, 1951 # 36759 Storm blinds - Double ProtectionAwning Co., contr. \$ 800... Sept. 7, 1951

Plumbing Permits:

171 Lincoln Rd: #31656 Alex. Orr & Assoc: 1 SEWER (4"), 15 Water closets, 9 Lavatories, 1 Shower, 2 Slop sinks, 2 Urinals, 8 Floor drains, 3 Down spouts, 2 Temporary toilets, 2 Stand pipes, 4 Gas water heaters, 2 Gas space heaters, May 14, 1951 partial rough & top-out 9/17/51 LR -- rough Gas - 108/51 LR Final Plumbing & Gas L. Rothman 8-5-52

Electrical Permits:

#1 Lincoln Road B. Haskell: 13 switch outlets, 14 receptacles, 97 light outlets, 14 centers of distribution, 1 service-equipment, 2 sign outlets, 7 motors #1 Lincoln Rd; # 34688 Otis Elevator Co: 4 Motors, Aug. 10, 1951

Lot 18,19,20 Block 29 Subdivision FISHER'S FIRST

ALTERATIONS & ADDITIONS

1653 Building Permits:# 36827 Store front- alterations, shelving & decorative ceiling treatment- Morrison Fixture Co., contr. \$ 3,200..... Sept. 14, 1951

#195 Lincoln Road # 37160 Flat wall sign-18 sq.ft.-Claude Southern Corp.\$200..... Oct. 15, 1951

#1665 Collins Ave. # 37323 New office partition -6 x 12- Yale C onstr.Co.\$400.....Nov. 1, 1951

Wolfie's Restaurant # 40523 Flat Wall Sign: Claude Neon: \$700.....Jan 5, 1953

" # 42933 REMODELING EXISTING RESTAURANT - ADDING 86 NEW SEATS - ADDING NEW KITCHEN & TOILET ROOM: Melvin Grossman, arch: Arkin Construction Co, contr: \$22,000: Oct 15, 1953

OK, Plaag, 1-18-54  
Wolfie's Restaurant # 43293 Install 15-ton Air Conditioning: Stuart Cooling Corp: \$5,000: Nov 13, 1953

Small Fry(1653 Collins) # Install 2-ton A.C. Unit: Beach York: OK, Al Plaag, 12/15/53..... \$400: Nov 12, 1953

Plumbing Permits:

Physician's & Surgeon's Laboratory

#169 Lincoln Rd # 34951 Stolpman Plumbing Co: 2 Lavatories, 2 Sinks, 1 Elec. water heater, 2 Bunson burners, June 6/ 1953 ok COX 6/6

Wolfie's # 35444 Markowitz Bros: 2 (4" ) Sewer connections: 6 Water closets, 5 Lavatories, 7 Sinks, 2 Urinals, 1 Dish washing machine, 1 G ease trap, 12 Floor drains, 8 Safe waste drains, 2 Gas ranges, 2 Steam tables, 1 Broiler, 1 gas frylator, Oct. 16, 1953 OK - Final & Gas 2/4/54 COX

Wolfie's - # 35624 Amber Fuel Oil Co: 1 Oil Burner - 550 gal tank - Dec.7, 1953.

Electrical Permits:#35242 Claude Southern Corp: 3 Neon transformers, Oct.15,1951

1657 Washington # 38105 B. Haskell: 8 Light outlets, 8 Fixtures, 13 Appliances, 1 Service, 1 Meter change, 12 motors, Nov.18,1952

Wolfie's # 38464 Claude Neon: 6 Neon Transformers: Jan 5, 1953

#1 Linc. Rd. # 38876 B. Haskell Co: 16 Switch Outlets, 34 Receptacles, 12 Light Outlets: OK, Rosser 7/24/1956

#1665 Collins # 40015 Jennings Elec: 56 Fixtures: July 28, 1953 - OK, H. Rosser, 8-14-53

#1663 Collins # 40772 Kammer & Wood: 12 Light Outlets, 15 Fixtures: Nov 2, 1953 ok Rosser 2/5/54

#173 Linc(Wolfie's)#41033 B. Haskell Co: 15 Switch Outlets, 10 Receptacles, 30 Light Outlets, 2 Range Outlets, 10 Appliance Outlets, 3 Centers of Distribution, 10 Motors(1 HP), 5 Motors (2-5 HP), 1 Motor (6-10 HP): Nov 3, 1953

OK, Rosser 7/24/1956  
171 Lincoln #42998 B. Haskell: 15 receptacles, 29 fixtures, 1 center of distribution, 2 motors: OK, Rosser 7/24/1956

# 42695 Tropicalites: 1 neon transformer: 8/11/54

June 1, 1954

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Wolfie's Building Permits: #43703 Install 3 coolers, 2 refrigerators & 2 vent fans: Consolidated Refr: OK, Pleag, 1/18/54.....\$2,000: Jan 5, 1954  
 \$500: May 21, 1954  
 #44667 Partitions and Painting: August 11, 1954  
 #45472 Tropicalites: Flat wall sign..42 square feet: \$300: May 31, 1955  
 #47648 Jermome Construction Co: nremodeling store front \$ 600  
 #48167 Giffen Industries, Inc: Storm blinds \$ 100.00 July 28, 1955  
 #48473 Mutual Neon Sign Co: neon sign \$ 150.00 Aug. 30, 1955  
 #49328 Albert J. Harris: Painting of #1 Lincoln Rd Bldg \$ 2 000 12/1/1955  
 #57690 Advanced Store Front: Replace 30" bulkhead & glass - \$600 - Oct. 24, 1958  
 #195 Linc. Rd. #59222 Telerema Signs: Traveling Signs with 150 light transformers and 1750 lights, approval of

#60376 Advanced Store Fronts, Inc.: Rework store front only, \$2300, 10/23/59  
 Plumbing Permits: #35975 Miami Air Cond: 1-5 ton pkg air cond. & ducts-\$1500-11/5/59  
 #42083 Futch & Assoc: 100# Steam H. W. Radiator - Jan. 13, 1960  
 Rothman 11-5-54

BUILDING PERMITS - continued #66509 Acolite Neon Sign Co.: 6' x 20' Flat sign illuminated, 120 sq. ft. - LEES FAMOUS HEALTH BAR - COCA COLA sign of good taste - BONDED FRUIT SHIPPERS - \$750. - 12/8/61  
 #67139 Electro Neon Sign Co.: Roof sign 26'x8'x6'x2' - 220 sq. ft. - V shaped sign, 2 faces - GET SEA & SKI - You sure will T Sure won't BURN - \$2800. - 4/23/62  
 #68174 Paul Rosen: Repair concrete floor - \$100. - 10/5/62

Electrical Permits:

1653 Collins - SMALL FRY # 44827 5 Fixtures - Kammer & Wood - June 17, 1955 OK Rosser 6/20/55  
 173 Collins Avenue # 45517 Mutual Neon Sign Co: one neon transformer August 30, 1955  
 #1 Lincoln Road 46354 Lowry Electric: 4 switch outlets, 8 receptacles, 10 light outlets, 10 fixtures, 2 centers of distribution December 12, 1955 OK, Fidler 12/12/1955  
 1653 Collins Avenue 46654 Astor Electric: three fixtures January 26, 1956 OK, Fidler 1/26/1956  
 Cy Clyde - 1 Linc. Rd. #49693 Electro Neon Sign: repaint and reconnect, April 12, 1957  
 1661 Collins #51449 Lyon Elec: 3 Fixtures - Jan. 6, 1958 OK 1-8-58 Fidler  
 #195 Linc. Rd. #53796 Electro Neon: 2 neon transformers, 1750 sign outlets - 6/10/59  
 #1 Lincoln Rd #53968 Kammer & Wood: 21 Fixtures - July 16, 1959 OK 8/7/59 Fidler  
 #57305 Kammer & Wood: 7 switch outlets, 26 receptacles, 16 light outlets, 16 fixtures, 1 cent. dist., 1 motor, 0-1 HP - 9/11/61  
 #57713 Acolite Neon Sign Co.: 4 neon transformers - 12/8/61  
 169 Linc., Rm. 210 #57972 Kammer & Wood, Inc.: 11 switch outlets; 31 receptacles; 15 light outlets; 15 fixtures -3/7/62  
 1651 Collins #58131 Electro Necon Sign, Inc.: 14 neon transformers - 4/22/62 (Bldg. Permit #67139)

Lot 18, 19, 20 Block 29 Subdivision Fisher's First  
171, 173, 175, 181, 195 Lincoln Road,  
1651, 1653, 1655, 1657, 1659, 1661,  
1663, Collins Ave.

ALTERATIONS & ADDITIONS

Building Permits: 1655 Collins #68440 Cole & Schmidt: Rework entry \$970.00 11/15/62

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Plumbing Permits:

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Electrical Permits: #64186 Miami Beach Elec. Exhib. Serv: 6 fixtures - 11/28/66  
#64959 Eugene Kling Electric (Wolfie's): 2 switch outlets; 1 refrigerator outlet; 4 appliance outlets - 8/15/67  
OK Murray 8/21/67

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

- #930 Airko AirConditioning: central air conditioning 1 -7½ ton (replacement) 11/24/69
- #83704 - Altman & Myers Const. Co. - Repair to fire damage. Subject to inspections. \$5,000.00  
2/5/70 OK *W/3-26-70*
- #1569 - All Make Fan - mechanical ventilation 5/11/71
- #01074-Plastic Arts-Sign as per plan-\$200-5-17-72
- #02985-Samuel S. Roden-Remove interior partions walls and erect new partitions-\$3900-4-26-73
- #03858-Pope Construction-Paneling of store-\$1500-8-17-73
- #04911-Owner-Sign-\$25-1-17-74
- 1655 Collins Ave-#07907-Rudys Glass-The Youth Center-Store front alterations-\$4000-9-5-75
- Plumbing Permits:1655 Collins-Owner-Interior and minor repairs, paneling and painting-\$1000-9-29-75
- #66010 Holbert Elect. 1 Service Equipment 200 A Partial Permit \$3.00 7/24/68

BUILDING PERMIT:

- 1655 Collins Ave-Velmor Engraving-Plastic letters-Youth Center-\$330-12-24-75
  - 1655 Collins Ave-Atco-Youth Center-1 7½ ton central a/c - 8-5-76
- Electrical Permits: #67811 - Ponderosa Elect. - 5 switch outlets - 23 light outlets - 24 receptacles -  
 35 fixtures - 3 motors 0-1 HP - 1 motor 11-25 HP - 6 appliance outlets  
 1 service equip 200A 4/3/70  
 #68256 - Ocean Elect. Co. - 21 fixtures 9/14/70
- #70527-Handy Electric- 5 switch outlets; 15 light outlets-5-8-73
  - #72629-DAC Electric- 5 switch outlets; 14 fixtures-9-30-75
  - #72662-Ocean Electric- 4 receptacles; 1 sign time clock; 8 fixtures-10-10-75

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_ ADDRESS \_\_\_\_\_

**ALTERATIONS & ADDITIONS**

**Building Permits:**

1663 Collins-#10169-Owner-Alteration and remodeling-\$4800-11-5-76  
#19118 E&L Construction/pegboard wall & drop ceiling/\$2,200/10-20-80  
#19122 E&L Construction/replace & install glass door & show window/\$1,650/10-22-80

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**Plumbing Permits:**  
#55286-Fitsch Plumbing- 2 heater-replace-9-28-77

7/7/80 #58226 S. & R. Plumbing 1 sprinkler system lawn

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**Electrical Permits:**

#73621-Sunrise Electric-1663 Collins- 4 switch outlets; 12 light outlets; 10 receptacles-11-8-76  
#76707 Abad Electric Inc/20 fixtures/10-29-80