

SAGAMORE HOTEL



HISTORIC RESOURCES REPORT

FOR

THE SAGAMORE HOTEL

1671 COLLINS AVENUE

MIAMI BEACH, FLORIDA 33139

BY

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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



June 20, 1948 RENDERING COURTESY MIAMI HERALD

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## NEIGHBORHOOD CONTEXT



Lincoln Road was the first major east-west thoroughfare to cut through the mangrove forest from ocean to bay as originally planned by Carl Fisher - who dredged and literally re-formed the islands of Miami Beach from wild undeveloped and overgrown yet prime beachfront property into the cultivated plat that is now all of Miami Beach. (6)

In 1914 this eastern end of Lincoln Road also gained notoriety when Carl and Jane Fisher decided to build one of the earliest homes right on the beach there named 'The Shadows.' Fisher was the consummate real estate professional and was setting the example with his wealthy friends in cultivating this prime property directly on the beach at the beginning of Lincoln Road.



By 1915 a residence was constructed on the sites of the present day Ritz Carlton DiLido and Sagamore Hotels across Lincoln Road from the Fishers. It was originally built by and for John H. Hanan of New York. However by 1921 it had become the residence of Frank A. Seiberling, who 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. This was a distinguished Beaux-Arts mansion with two-story Corinthian columns flanking the porch and facing the ocean with quoins at the corners and a stone balustrade around the roofline" (7)

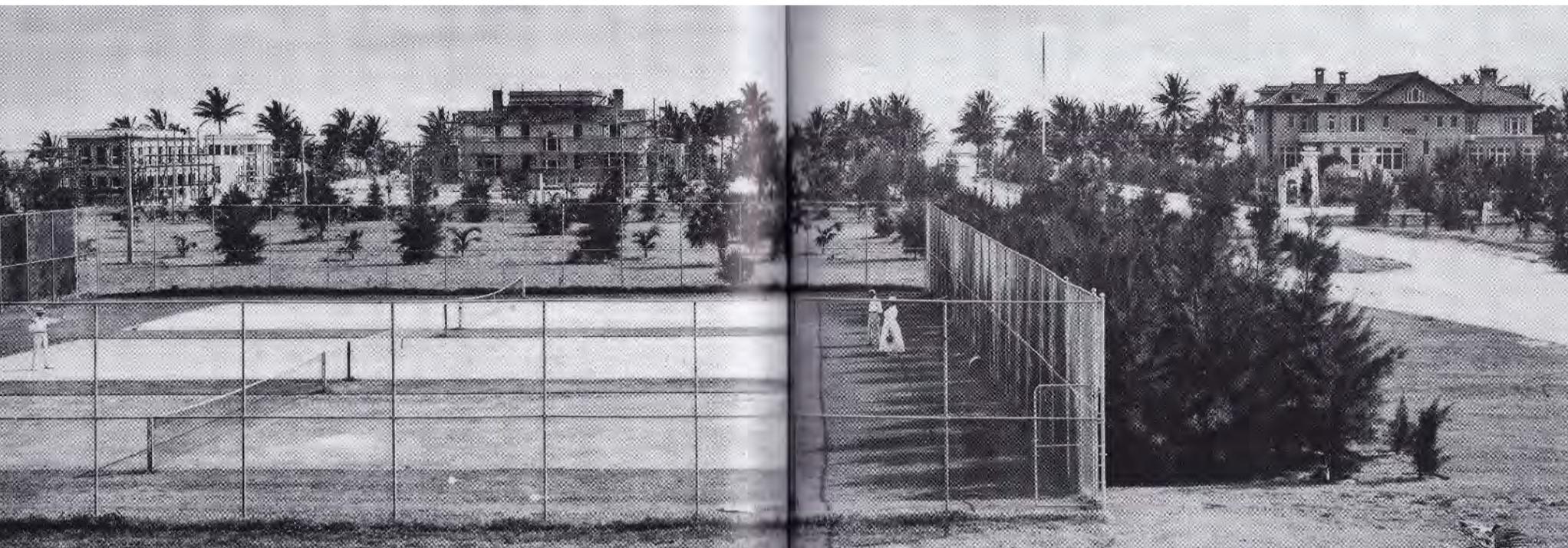
TOP PHOTO: THE CREATION OF LINCOLN ROAD IN 1905 BEING HACKED OUT OF THE MANGROVE FOREST. (16)

MIDDLE PHOTO: THE EASTERN END OF LINCOLN ROAD IN 1921. THE FISHER RESIDENCE IS AT LEFT AND AT RIGHT BENEATH THE TREE CANOPY IS THE SEIBERLING RESIDENCE ON THE SITE OF THE FUTURE RITZ CARLTON DiLIDO AND SAGAMORE HOTELS. THE INDOOR TENNIS COURTS CAN BE SEEN AT THE MIDDLE RIGHT EDGE OF THE PHOTO. (16)

LOWER PHOTO: 1921 VIEW OF THE PIER INTO THE OCEAN THAT ONCE STOOD AT THE EASTERN END OF LINCOLN ROAD. (CLAUDE MATLACK PHOTOGRAPHER) (16)



155-23. 1921 - A pier in the ocean at the foot of Lincoln Road.



The 1915 view above shows the eastern end of Lincoln Road in 1915. At right is the Fisher Residence completed in 1914. At center beyond the outdoor Tennis Courts is the Hanan/Seibering estate in construction on the site of the present day Ritz Carlton DiLido and Sagamore Hotels. (3)

Fisher built the indoor and outdoor tennis courts on both sides of James Avenue just north of Lincoln Road. The enclosed courts originally stood on the site of the present day Crest Hotel. The tennis courts and the golf course were a part of Fisher's vision to attract a younger and more active visitor clientele to Miami Beach. The enclosed Tennis Courts in the middle photo (12) was designed in 1917 by the Architect August Geiger. Fisher also sponsored speedboat races in Biscayne Bay.

By 1918 the two story offices for Fisher's Alton Beach Realty Company was built on the northeast corner of Lincoln and Washington as seen in the photograph at left. (12) This was how Carl Fisher jump-started the neighborhood into one of the earliest nodes of settlement on the barrier island. He literally built an entirely new town from scratch.



ABOVE: LINCOLN HOTEL CIRCA 1916



LEFT: 1924 VIEW LOOKING TOWARDS HOMES ON THE SOUTH SIDE OF LINCOLN ROAD BETWEEN WASHINGTON AND COLLINS AVENUES.

Originally the Miami Beach Golf Course extended all the way to the northern side of Lincoln Road along its eastern end. The attraction was that guests at Fisher's Lincoln Hotel could just walk out the door and be at the first tee. (5)

Above is the Lincoln Hotel - Carl Fisher's first hotel in Miami Beach which opened in 1917. The western portion at right was originally constructed in 1916 as the Lincoln Apartments. The hotel formerly stood until 1940 on the south side of Lincoln Road between Washington and Drexel Avenues when it was demolished to make way for the construction of the Mercantile Bank Building at 420 Lincoln Road.

The grand residential estates originally constructed along the Atlantic coast were demolished due To litigation, 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. (3)

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. (13)

Note the golfers in the photo above since the Miami Beach Golf Course then extended all the way to Lincoln Road. In order to ensure that the patrons of his Lincoln Hotel could walk across the street to the first tee - Fisher had the zoning code prohibit development on the north side of Lincoln Road until 1935.

Within three blocks of the present day Ritz Carlton DiLido, Fisher built his home on the ocean, his business offices two blocks away, the indoor and outdoor Tennis Courts and the block long Lincoln Hotel. The beginnings of a neighborhood.

The photograph at center left was taken from the roof of the Alton Beach Realty Company building and shows the single family residential neighborhood on the south side of Lincoln Road between Washington and Collins Avenues. This photograph is representative of the single family residences then being built throughout Miami Beach,



Circa 1940 (12) - 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. Formerly the golf course had reached this north side of the road.

Originally the Miami Beach Golf Course extended all the way to the northern side of Lincoln Road along its eastern end. In 1935 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 also spurred the development of adjacent portions of Collins Avenue towards larger and larger hotels.



## LINCOLN ROAD IN LIFE MAGAZINE (12)

February 24, 1941

This aerial view of Lincoln Road clearly shows that the Seiberling Residence still standing with the estate including all of the property south of the National Hotel along the ocean-side to Lincoln Road and to Collins Avenue. .

Across Lincoln Road the former Fisher residence is also still standing as are several other original residences throughout the neighborhood.

The Albion Hotel is visible at Lincoln and James Avenue having been built in 1939 with an unobstructed view towards the ocean.

The National Hotel on the adjacent property on Collins was built in 1940 and is visible in the photo.



The aerial photo above circa 1950 looking east towards Collins Avenue both the Fisher Residence and the Seiberling Residence are still existing 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. (12)

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 on part of the former Seiberling estate on Collins Avenue. The Delano Hotel (1948) and the National Hotel (1940) have previously been constructed on the same city block. The former Fisher Residence (1914) is also still standing on the south side of Lincoln Road at the ocean..

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.

In order to find a legal justification for demolition, 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.



ART DECO DISTRICT SKYLINE VIEW AS SEEN FROM THE ROOFTOP OF THE NEW WORLD SYMPHONY (14)

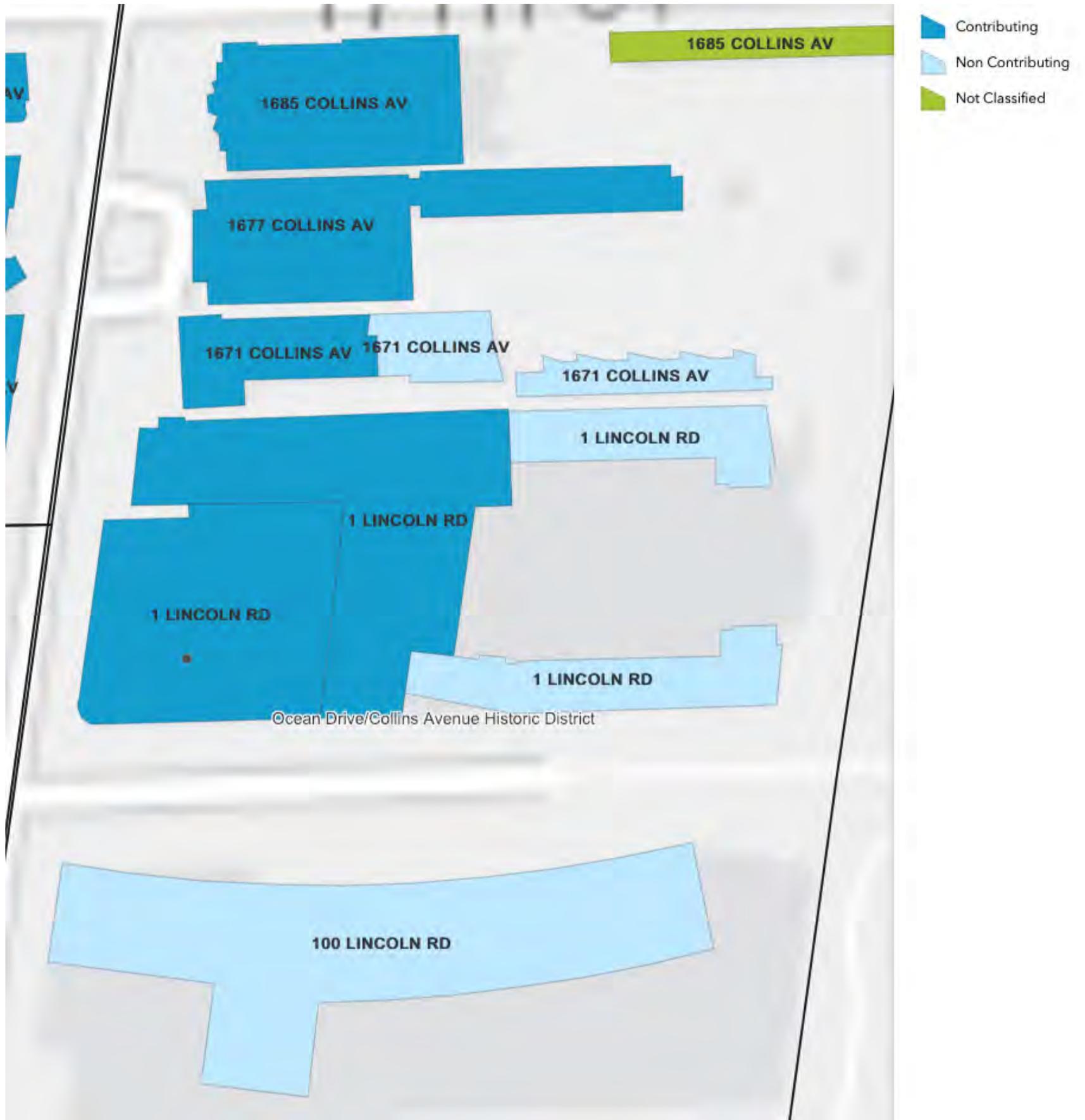
"This area is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture is reflective of its physical setting, prevalent architectural styles of the 1930's (and 1940's), the aspirations of its original developers, and the changing economic conditions 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." (1)

"Resort owners from (Jewish owned resorts in) the Catskills, whose early development pre-dated Miami Beach, expanded south in the 1930's (and 1940'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.(2)

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." (3)

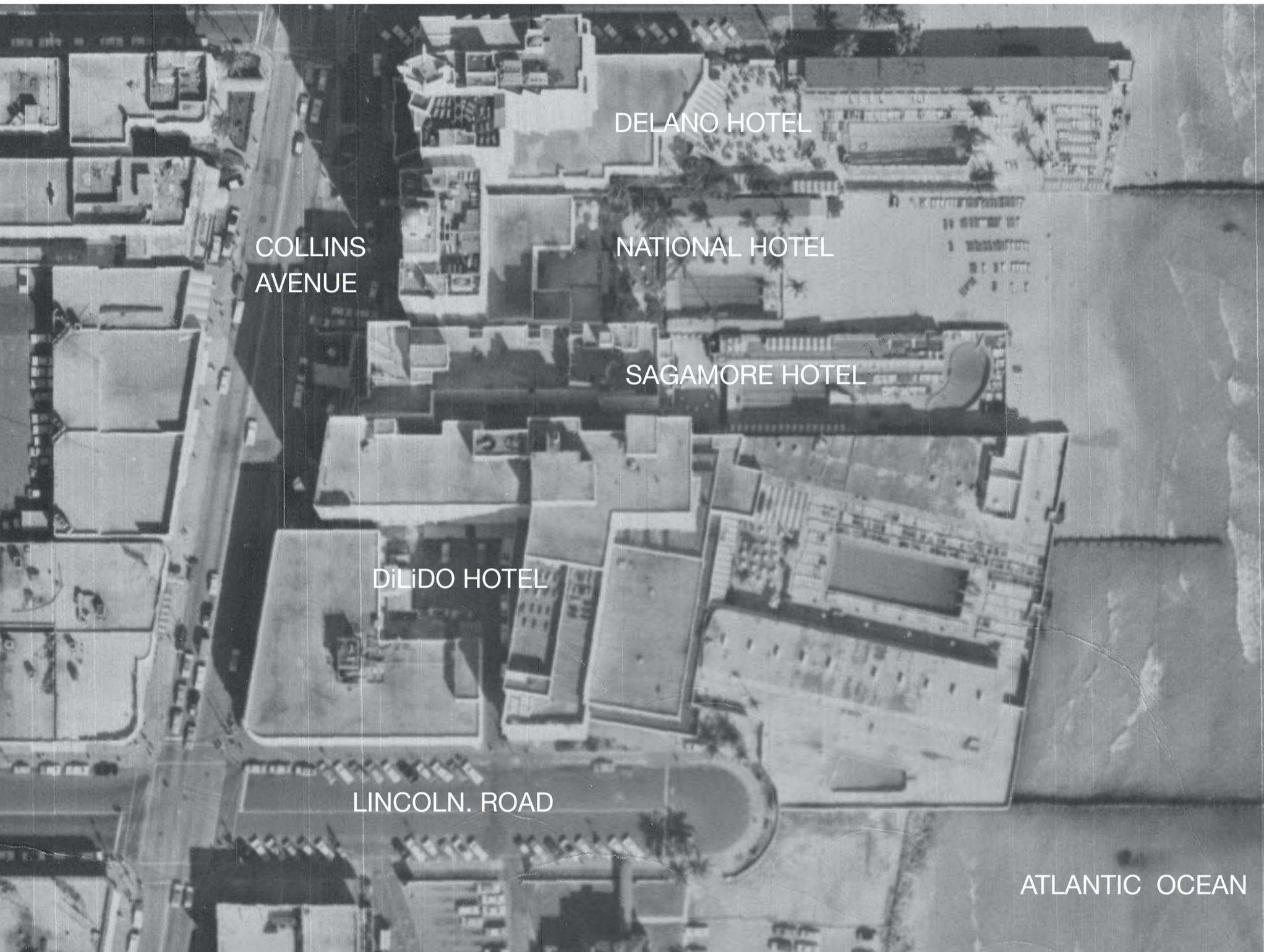
"The evolution of Miami Beach modern pivoted on an increasingly bold and plastic use of form as ornament after 1938, and a gradual abstraction of building components into volumes, surfaces, patterns and lines. Architects like Lawrence Murray Dixon, Henry Hohaus, Anton Skisiewicz, (Igor Plevitzsky and Albert Anis) became bolder in elaborating buildings as component masses, highlighting precise elemental volumes that appeared timeless, universal and pure. " (4)

The overall consistency of forms and details between all the architects of the era is remarkable. (4)



ABOVE IS A PORTION OF A MAP SHOWING THE HISTORIC STATUS OF BUILDINGS IN HISTORIC DISTRICTS.. THE REAR PORTION OF THE SAGAMORE IS CLASSIFIED AS NON-CONTRIBUTING SINCE THESE WERE CON-STRUCTED IN 1998

MAP COURTESY CITY OF MIAMI BEACH PLANNING & ZONING



ABOVE IS A PORTION OF AN AERIAL PHOTOGRAPH SHOWING THE DILIDO THE REAR PORTION OF THE SAGAMORE IS CLASSIFIED AS NON-CONTRIBUTING SINCE THESE WERE CONSTRUCTED IN 1998

AERIAL PHOTOGRAPH COURTESY CITY OF MIAMI BEACH PUBLIC WORKS

Herald 6/20/48

# 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 pent-houses on the roof. Of neo-classic design, the building will be completely air-conditioned with individual controls in all rooms.

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

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

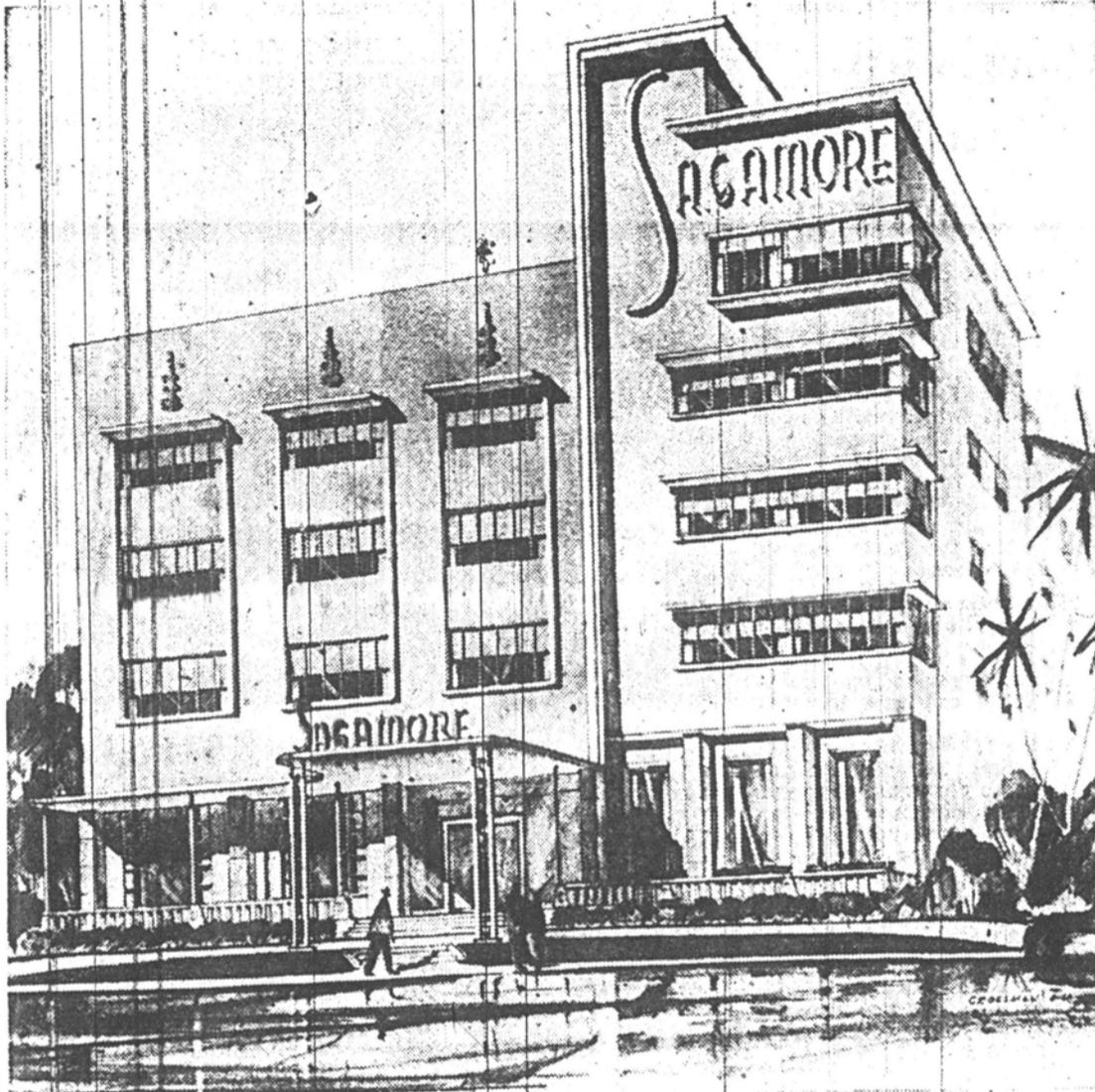
A snack bar is located at the lower level of the building opening off of the swimming pool deck. The swimming pool is to be 65 feet long and 27 feet wide, and is to be operated with the latest mechanical equipment insuring a supply of pure water.

A cabana colony of 20 cabanas located at the pool deck level will supplement the pool. Bathers' 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 now own the home in which they live. This compares to around 40 per cent before Pearl Harbor; 9.9 per cent of our homes are in need of repair, a third are without private baths, and about a half do not have central heat. Nine out of 10 have electric lights.—(Wood 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.

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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.)

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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

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**BELIEVE IN YOUR FUTURE**  
1671 Collins Ave

**TEKCRETE CO.**

for the first 11 months of 1948. The 1940 total at 1,445. Combining hotel and commercial building sales, which ordinarily are the highest value transactions, the peak in number of transactions in these properties together was 164 in 1944, 128 in 1945, 85 in 1946, 58 in 1947 and 34 during the first 11 months of 1948. The 1948 turnover compares with the pre-war figures of 37 in 1939 and 29 in 1940.

### Beach Hotels Told To Halt Loud Paging

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

Chief of Police P. R. Short said notices were sent out on the basis of "hundreds of complaints" that the noise was creating a Coney Island atmosphere in some sections.

Arrests will begin Saturday, he announced. The practice is a violation of the Beach anti-noise ordinance which will be enforced strictly, the Chief said.

The Miami Beach Hotel Owners association asked action after numerous complaints that loud paging of guests and broadcasting of music around pools and cabanas disturbed guests.

The directors at their last meeting, voted to take steps to correct the nuisance.

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

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*Collins 17th*

*"Ledge Books"  
Miami Library  
Florida Room*

*From:  
Daily News  
1-23-49*



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

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.

ANNOUNCEMENT OF THE OPENING OF THE SAGAMORE HOTEL IN THE MIAMI DAILY NEWS JANUARY 23, 1949. NOTE THE ORIGINAL MULTI-LEVEL ROOFTOP PARAPET WHICH HAS SINCE BEEN REMOVED. THIS IS IMPORTANT PHOTOGRAPHIC DOCUMENTATION TO SHOW THE ORIGINAL ROOFTOP PARAPET CONDITIONS.

# Sagamore Hotel

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

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.

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.

“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 to the Modern style(s) following the war (sometimes referred to collectively as the International style).” (10)

The Sagamore Hotel was built in 1948 on the northern portion of the former Seiberling estate property, as can be seen in photos in this report. The Sagamore was originally constructed with 113 hotel rooms and one apartment suite according to the City of Miami Beach Building Card.

The Sagamore is located in the ‘Fisher’s First Subdivision’ as platted by Miami Beach in 1915. This was the first platted subdivision of the lands owned by Carl Fisher.

TOP RENDERING: FROM THE MIAMI HERALD, 6.20.1948

MIDDLE PHOTO: 9.29.1985 CURTESY CITY OF MIAMI BEACH

LOWER PHOTO: 1949 VIEW LOOKING NORTH ON COLLINS AVENUE FROM  
A VANTAGE POINT JUST SOUTH OF LINCOLN ROAD. (12).

THE ORIGINAL MULTI-LEVEL ROOF PARAPET IS VISIBLE  
FACING COLLINS AVENUE.



## SAGAMORE HOTEL



### FRONT ELEVATION at COLLINS AVENUE

It is interesting to note that the original building as designed in 1948 by the Architect Albert Anis can be seen in the photos at top and middle left. This original building contained 3 floors at the north massing element and 4 floors at the southern massing element plus a very large signboard wall equal at least to one additional floor.

In 1953 the Building Card noted that Architect Melvin Grossman was likely designing the infill of the remainder of the fifth floor along the west (front) elevation. I must say 'likely' since through the years I have noticed that the Building Cards never just come right out and state that an additional floor is being added or that the historic facade style is being changed. Instead the Card usually states in a very ambiguous manner, as follows:

*ADDITION: 1 apt. unit & 1 hotel room on 5th floor; 8 hotel rooms & bath on 1st floor; remodeling for cocktail lounge.: M. Grossman, architect: \$25,000.00 Oct., 21, 1953*

It seems that Grossman became quite the specialist in adding onto these older and not so much older hotels along Collins Avenue, and transform them into the then new MiMo architecture while enlarging their properties. Grossman also transformed and added onto the Richmond and South Seas Hotels, in the next block north on Collins.

At the middle-left of this page is a photograph from the Miami Herald on 1.03.1949 which shows the facade as originally designed and built - with three guest-room floors at the front-north portion of the facade. The front-south portion of the facade was originally built with four guest-room floors. There was also originally designed a staggered parapet at the front-south massing which contains shortened window banding at the 5th floor..

The original design intention - as shown in the rendering appearing in the Miami Herald on 6.20.1948 on page 12 which - placed the hotel signage on this south massing element with a shortened upper window band to provide additional space for the 'S' of Sagamore. There was also hotel signage at both the North and South elevations plus signage on the front (West) elevation in two different locations.

The top left photograph dated 1949 shows these same original conditions with the staggered parapet walls at the front facade.

The City of Miami Beach Planning Department Staff report for the application of the Sagamore in 1998 states the following:

*"As the architectural movement changed gears during this period, asymmetry in the principle facades, as well as the introduction of major architectural corner bays, sometimes projecting, became common in the design vocabulary of this ...style." (15)*

TOP PHOTO: 1949 PHOTOGRAPH LOOKING NORTH ON COLLINS AVENUE FROM A VANTAGE POINT SOUTH OF LINCOLN ROAD. (12):

MIDDLE PHOTO: PHOTO COURTESY MIAMI HERALD JUNE 20, 1949

LOWER PHOTO: 2015 PHOTO of FRONT (WEST) ELEVATION



# Progressive Architecture

August 1980



AUGUST, 1980 COVER OF PROGRESSIVE ARCHITECTURE MAGAZINE (14) WITH ARTICLE ON THE REVITALIZATION OF SOUTH BEACH.  
PHOTOGRAPH BY TIM STREET-PORTER PHOTOGRAPHER.

## SAGAMORE HOTEL



"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)

PHOTO LEFT: 2015 PHOTOGRAPH OF MAIN ENTRANCE CANOPY AND COLLINS AVENUE (FRONT) FACADE (5)

PHOTO BELOW: 1980 VIEW OF COLLINS AVENUE HOTEL SKYLINE by TIM STREET-PORTER PHOTOGRAPHER FOR PROGRESSIVE ARCHITECTURE MAGAZINE, AUGUST 1980.





“Developer Martin Taplin bought the ..Sagamore in 1997... What Taplin (and his wife Crickett) did with the Sagamore was to make it a canvas upon which he not only created not only a 93-suite hotel that fit most definitions of ‘boutique’, but a contemporary art gallery to rival that of many museums.” (7)

As Ocean Drive Magazine writer Tom Austin wrote of the Sagamore: *“Contemporary art is the engine driving the property, and it’s everywhere at once, an engagement of the senses that’s endlessly diverting.”* (7)

“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.” (8)

“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.” (9)

*“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.”* (10)

*“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.”* (11)

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)

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



TOP LEFT PHOTO: FRONT PORCH 2015 (5)

LOWER LEFT PHOTO: FRONT PORCH 2003 (2)



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 PHOTO: POOL BAR 2003 (2)

LOWER PHOTO: POOL BAR 2016 (5)









VIEWS OF FRONT (WEST) FACADE (14)