

# Exhibit H



## HISTORIC RESOURCES REPORT

FOR

### THE RITZ CARLTON DiLiDO HOTEL

ONE LINCOLN ROAD aka 1669 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





CIRCA 1960's PHOTOGRAPH (15)

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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. (13)

In 1914 this eastern end of Lincoln Road also gained notoriety when Carl and Jane Fisher decided to build one of the earliest homes on the beach there - which they named 'The Shadows.' Fisher was the consummate real estate professional and was setting the example with his wealthy friends in developing 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" (2)

TOP PHOTO: THE CREATION OF LINCOLN ROAD IN 1905 BEING HACKED OUT OF THE MANGROVE FOREST.(15)

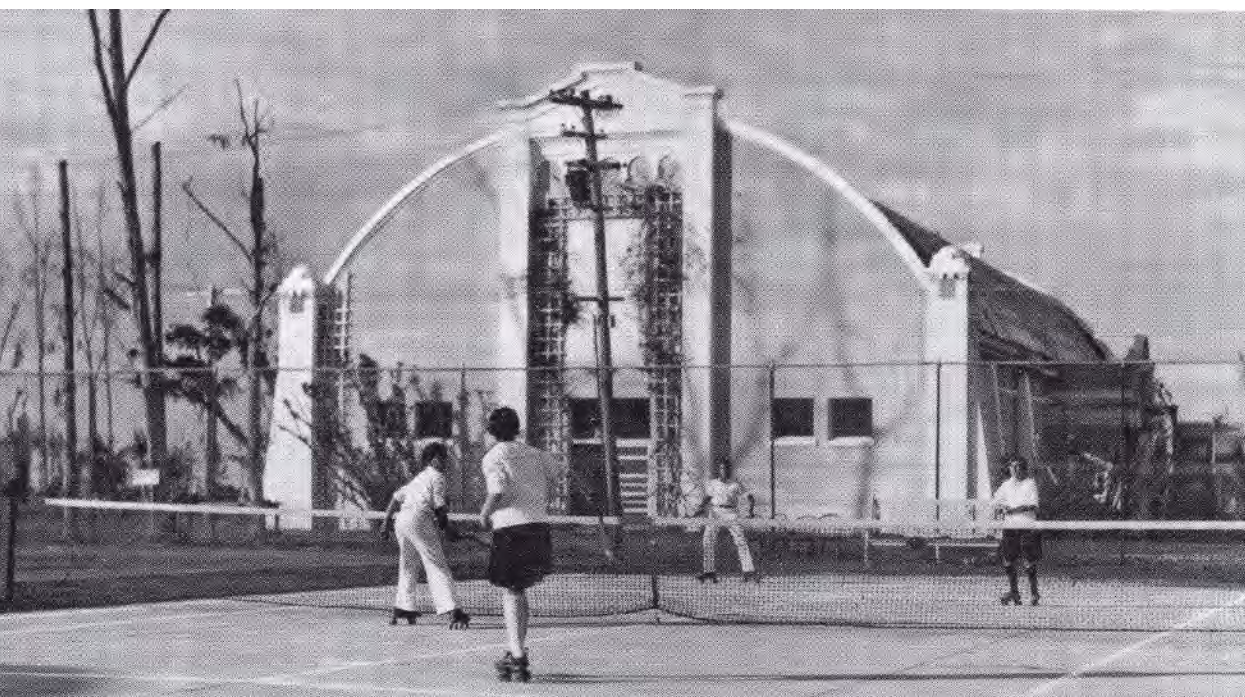
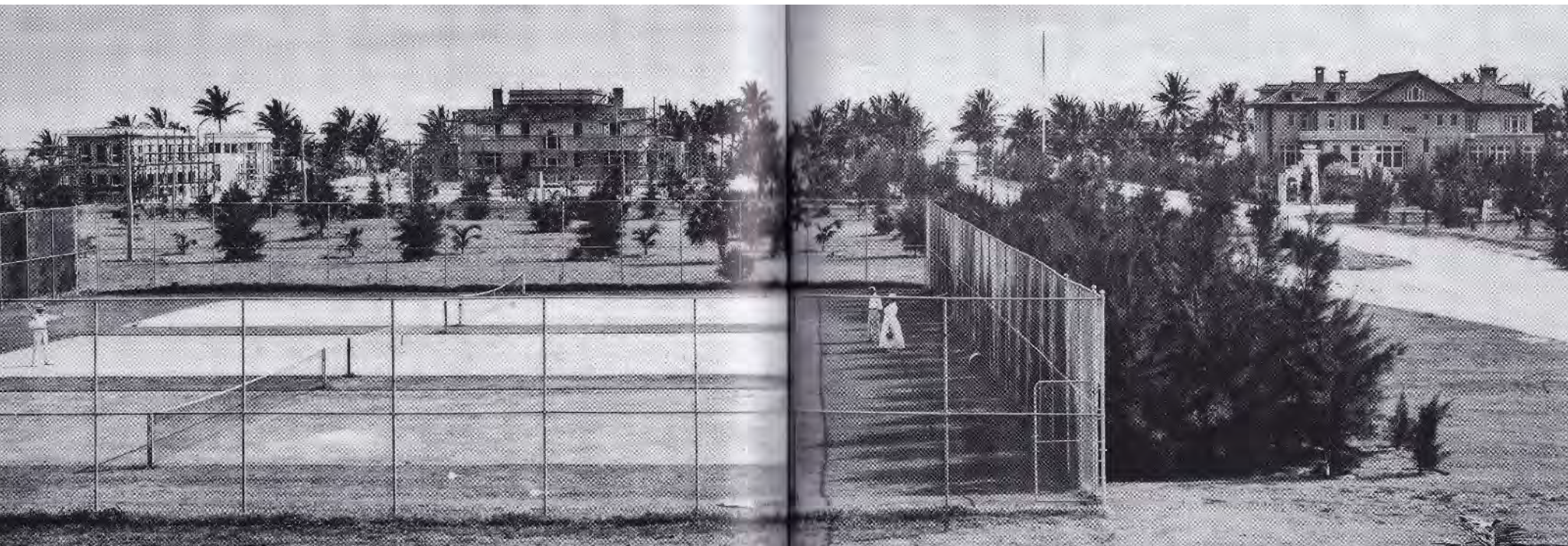
MIDDLE PHOTO: THE EASTERN END OF LINCOLN ROAD IN 1921. THE FISHER RESIDENCE IS AT LEFT AND AT RIGHT BENEATH THE TREE CANOPY IS THE SEIBERLING RESIDENCE ON THE SITE OF THE FUTURE RITZ CARLTON DILIDO AND SAGAMORE HOTELS. THE INDOOR TENNIS COURTS CAN BE SEEN AT THE MIDDLE RIGHT EDGE OF THE PHOTO. (15)

LOWER PHOTO: 1921 VIEW OF THE PIER INTO THE OCEAN THAT ONCE STOOD AT THE EASTERN END OF LINCOLN ROAD. (CLAUDE MATLACK PHOTOGRAPHER) (15)



55-23. 1921 — A pier in the ocean at the foot of Lincoln Road.





The 1915 view above (25) 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 as seen in photo at middle left. (25)

The enclosed courts originally stood on the site of the present day Crest Hotel. The tennis courts 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 lower photo were 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. (25) 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.





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.

In the photo above is the Lincoln Hotel - Carl Fisher's first hotel in Miami Beach which opened in 1917. (25) 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.

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.

The photograph at center left (25) 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,





The above view looking west down Lincoln Road is 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.

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 north-

ern 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.

The aerial photo above is circa 1940 looking west down Lincoln Road and shows both the Fisher Residence and the Seiberling Residence 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)





LINCOLN ROAD IN LIFE MAGAZINE  
(15)

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 oceanside 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 a then 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 Albion Hotel was built in 1939 and is also visible.

SEIBERLING  
RESIDENCE





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 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." (18)*





DOWNTOWN MIAMI BEACH OCEANFRONT SKYLINE FROM LEFT: RITZ PLAZA, DELANO, NATIONAL, SAGAMORE, RITZ CARLTON DI LIDO (24)

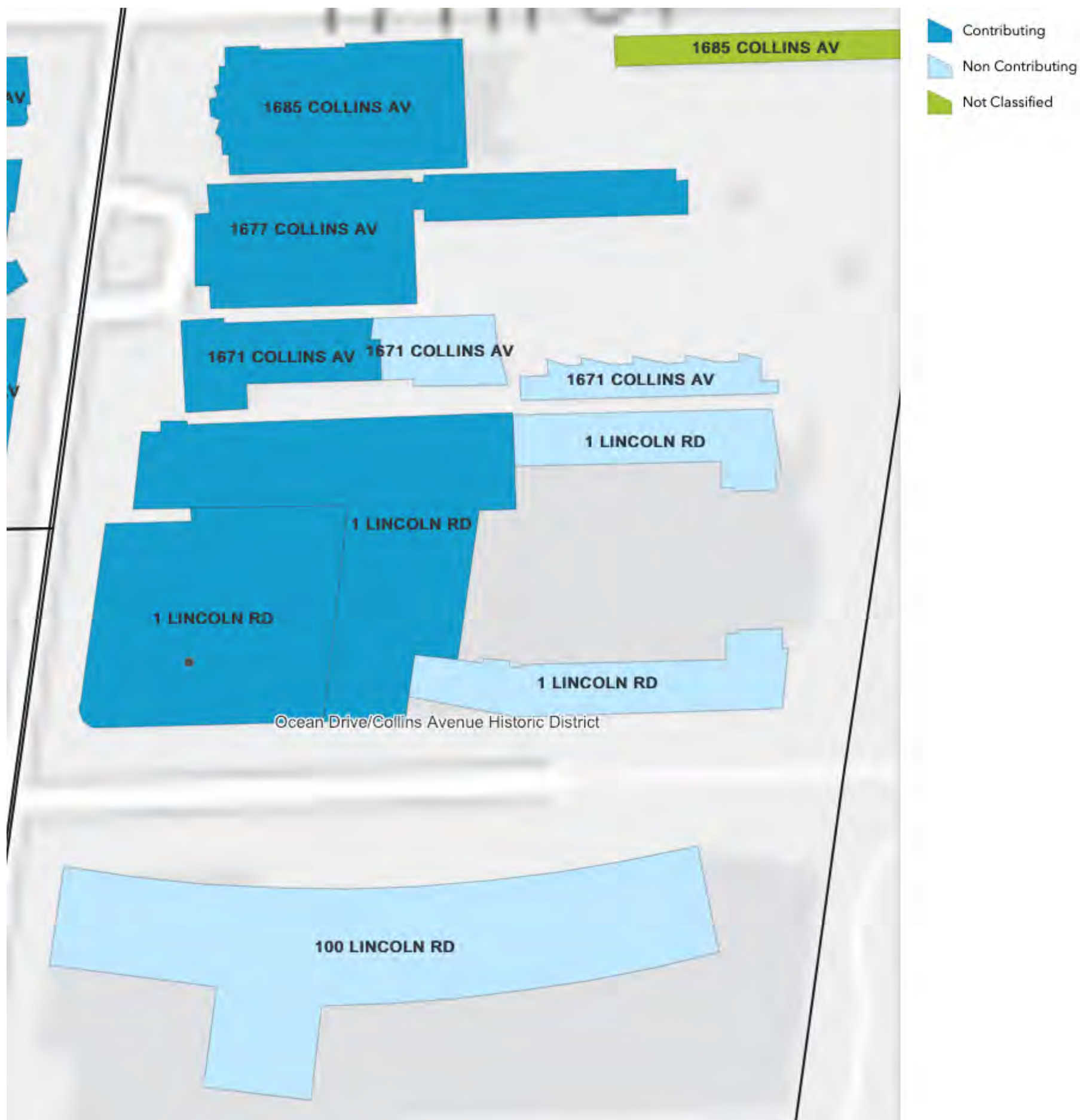
"This area is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture is reflective of its physical setting, prevalent architectural styles of the 1930's (and 1940's), the aspirations of its original developers, and the changing economic conditions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

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 (and 1940's). The hotels from this period were clearly designed to take advantage of their proximity to the beach." (1)

*"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 Skisiewicz, (Igor Plevitzsky and Albert Anis) became bolder in elaborating buildings as component masses, highlighting precise elemental volumes that appeared timeless, universal and pure. " (18)*

The overall consistency of forms and details between all the architects of the era is remarkable. (19)





ABOVE IS A PORTION OF A CITY OF MIAMI BEACH MAP SHOWING THE HISTORIC STATUS OF BUILDINGS IN HISTORIC DISTRICTS.. THE TOWN AND COUNTRY CABANA CLUB PORTION OF THE RITZ CARLTON DILIDO IS CLASSIFIED AS NON-CONTRIBUTING SINCE THESE ARE NEW CABANA BUILDINGS CONSTRUCTED UPON THE FOOTPRINTS OF THE OLDER BUILDINGS.





2021 PHOTOGRAPH LOOKING NORTH ON COLLINS AVENUE FROM LINCOLN ROAD (24). ALTHOUGH ONLY THREE STORIES TALL THE HORIZONTALLY STRETCHED DISTINCTIVE DESIGN STILL MAKES ITS PRESENCE IMPACT THE SKYLINE.



# The Ritz Carlton DiLido Hotel



The Ritz Carlton DiLido 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.

According to the Building Card the original Dilido Hotel building was 8 stories tall and contained 303 hotel rooms plus a Coffee Shop, Dining Room and Cocktail Lounge, one 1-bedroom apartment plus 15 efficiency apartments.

The DiLido is located in the ‘Fisher’s First Subdivision’ as platted in Miami Beach in 1915. This was the first platted subdivision of the lands owned by Carl Fisher. And across Lincoln Road on the site of the Decoplage, originally stood the home of Jane and Carl Fisher - ‘The Shadows’ at 1616 Ocean Drive which stood from 1914 to 1960.

|                                 |                                                            |
|---------------------------------|------------------------------------------------------------|
| HISTORIC STATUS:                | CONTRIBUTING                                               |
| ADDRESS:                        | 125 LINCOLN ROAD &<br>1669 COLLINS AVENUE                  |
| YEAR CONSTRUCTED :              | 1953                                                       |
| ARCHITECTS:                     | MORRIS LAPIDUS with<br>MELVIN GROSSMAN                     |
| RENOVATIONS &<br>ADAPTIVE REUSE | 2003<br>NICHOLS BROSCH SANDOVAL<br>& ASSOCIATES ARCHITECTS |

HISTORIC STATUS: CONTRIBUTING

THE HOTEL INCLUDES THE FORMERLY EXISTING TOWN AND COUNTRY CABANA CLUB LOCATED AT ONE LINCOLN ROAD AND DESIGNED BY THE ARCHITECT IGOR POLEVITZSKY IN 1948





Across Lincoln Road from the Fishers, the residence on the future DiLido / Sagamore properties was originally built for John H. Hanan of New York. In 1921 it became the residence of Frank A. Seiberling, who co-founded the Goodyear Tire and Rubber Company of Akron, Ohio in 1898. Seiberling had also been one of the investors in Fisher's Lincoln Highway project. (9)

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.

The neighboring Sagamore Hotel was built in 1948 on the northern portion of the former Seiberling estate property, as can be seen in the aerial photos elsewhere in this report. The photos at left are very interesting since they show the south side of the Sagamore which became hidden once the DiLido was built in 1953.

The photographs on this page show the corner just after the Sagamore was built and before the DiLido Hotel was constructed. The corner deli - Wolfies - was a very popular and famous gathering spot on Miami Beach. 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 the local Starbucks of its day.

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 were indeed rounded or chamfered. AD

PHOTOGRAPHS SHOW CIRCA 1950 VIEW LOOKING NORTH ON COLLINS AVENUE FROM LINCOLN ROAD (15)





CENTER HOTEL AND OFFICE BUILDING



In 1945 the Architect Igor Plevitzsky had originally completed a proposal for the DiLido site called the Center Building which proposed the type of mixed use resort which in future years would become the norm for hotel development. The Center buildings were situated on the future DiLido property, which was owned by Harry Sirkin who was a longtime client of Plevitzsky. The project was never built, but it represented the culmination of Plevitzsky's interventions on Lincoln Road and offered a fascinating glimpse of the world to come." (7)

"Incorporating a blend of commercial and residential uses around an open space, the design seemed to reiterate all of the earlier Lincoln Road themes....The Project was more akin to the pedestal-tower structure of contemporary buildings." (7)

"The ground floor retail grew to the proportions of a multilevel shopping center, the increase in its mass partially accounted for by requirements for parking. The hotel block was turned to better receive the southeast trade winds." (7)

"The (Center Building) hotel block was turned to better receive the southeast trade winds. The project was more akin to the pedestal-tower structure of contemporary buildings. The ground level retail component of the scheme grew to the proportions of a multi-level shopping center." (7)

ABOVE & LEFT: PHOTOGRAPHS OF ORIGINAL POLEVITZSKY DRAWINGS OF PROPOSED PROJECT (25)





1958 AERIAL VIEW OF OCEAN (EASTERN) SIDE OF.  
RITZ CARLTON DiLIDO & SAGAMORE HOTELS (4)

The Ritz Carlton DiLido is at lower center in the photograph above with the Sagamore just to its right side. The beach side hotels have all been constructed. The domed building is Temple Emanu El. The larger lower buildings beyond are the Jackie Gleason Theater and the Miami Beach Convention Center.

According to the Building Card the hotel originally contained 303 hotel rooms & baths, Coffee Shop, one 1-bedroom apartment, 15 efficiency pats., Banquet Room, Dining Room and Cocktail Lounge

"In designing his hotels, Lapidus looked not simply to the sleek, modern exterior form of ocean liners but also to their programming and ornamental interiors. The ships had highly conventional and sequenced interior spaces, including grand staircases, balconies with parapets, "crows-nests" towers and promenades. Such elements enabled passengers traveling in first or tourist class (but not those travelers on the lowest and least expensive decks, whose presence on these boats was conveniently omitted from representations of the dream-world of ocean travel) to mingle, exercise, see and be seen and show off their fashionable clothing and accessories. In the austerity of the post-war period, the cruise ships were truly inheritors of the grand hotel ideal." (5)





*"As he confronted the complex new program of the resort hotel, Lapidus cleverly seized on both the typology and the popular imagery of ocean liners. These great ships were familiar to consumers from travel posters, movies and a range of fashionable consumer products. Ocean crossings were covered by newspapers and magazines. The ocean liners represented not only freedom to travel and the promise of great discoveries in exotic, far-away places." (5)*

*"The ships also offered their guests access to amenities such as telephones, elevators, radios, efficient plumbing, chilled water and heating. The ships also offered an impressive array of interior furnishings and dramatic spaces, both public and private. Surprisingly flexible and multifaceted, the ocean liner simultaneously suggested urban sophistication and an escape from the familiar - precisely the themes Miami Beach post-war developers wanted to project." (5)*

*"It is significant that Lapidus had considerable experience with nautical architecture and that he had studied ship design for years before turning to hotel work.... It was in Lapidus' cruise ship designs (unfortunately unbuilt) that elements he later adapted for his hotels, such as open staircases, wide vistas and large expanses of glass, made their first appearance." (6)*

The owners of the DiLido have longtime association with Miami Beach. The DiLido Hotel was purchased in 1971 by the Lowenstein family, who remain owners. Originally from Germany the family emigrated to Argentina and as early as 1966 began investing in Miami Beach hotel properties as well as in the Caribbean. (10)

The Ben-Josef Group partnered with InSite Group to acquire the Sagamore in 2016 for \$63 million, and InSite Group later sold its position in the property, according to its website. In November (2020), Lionstone and two other families that own Ritz-Carlton hotels in South Beach and Bal Harbour, as well as the Sagamore Hotel in Miami Beach, merged ownership of their properties.

DiLIDO HOTEL , 2021 PHOTOGRAPHS (24)







#### WALL MURAL

In the 1955 photograph at top-left (20) is visible the original outdoor mural on the second level above an overhang. This exterior mural is no longer existing, however at the same mural location there is a newer mural that recreates the original in spirit. This new mural is now on the interior, since a new exterior building facade is set in front of the original mural wall in order to create an interior passageway - as seen in the lower photograph on this page.

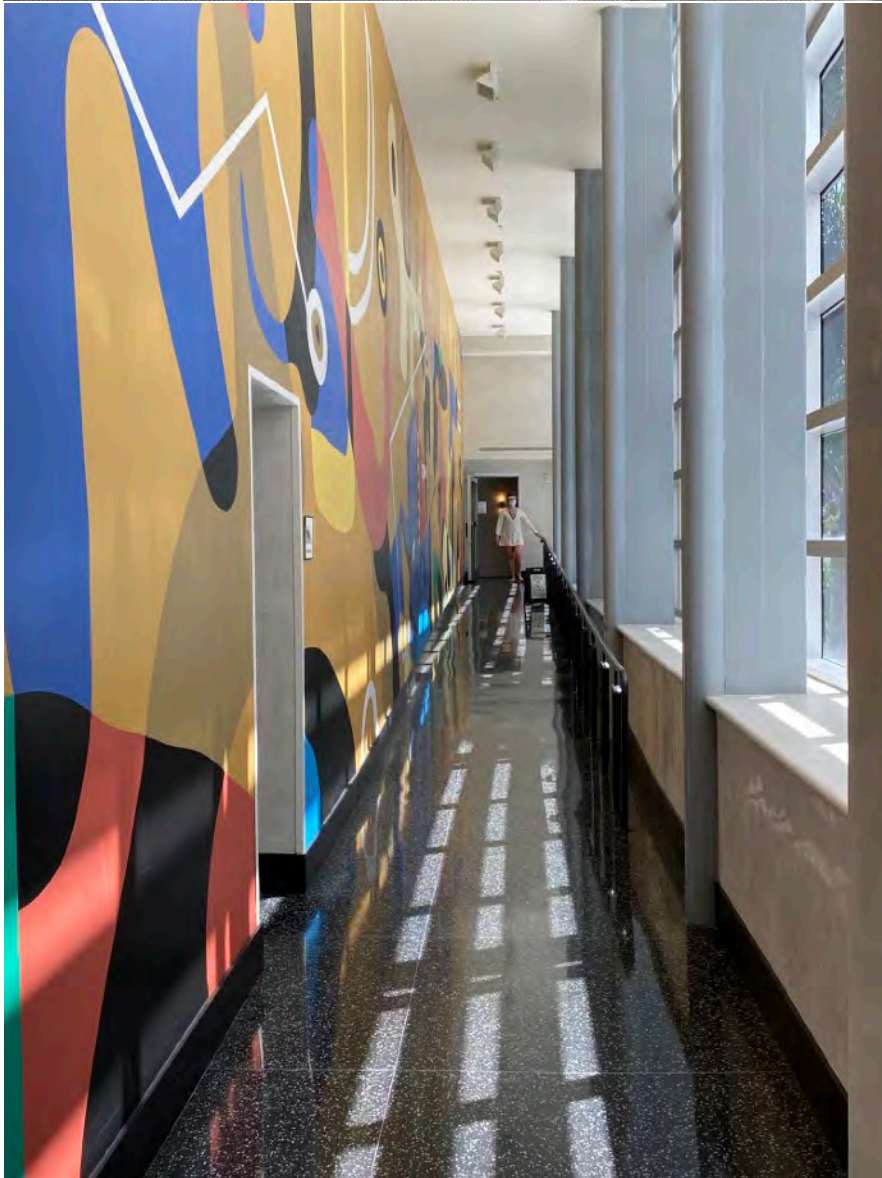
"The commission (to design the DiLido Hotel) went not to Polevitzsky, but to Melvin Grossman with associate architect Morris Lapidus, the latter a rising star in resort hotel design at the time. Lapidus used the hotel commission as a laboratory, testing themes he would later use in solo productions like the Fontainebleau and Eden Roc Hotels." (11)

"The lines of the DiLido respond to its unique setting, wrapping the One Lincoln Road building and offering a unique double lobby that bent from Collins Avenue to Lincoln Road. Eggcrate facades on the hotel's narrow end walls are set off by lyrical features from Lapidus's "bag of architectural tricks": a serpentine canopy, cylindrical lounge, and thematically stylized signage. Its 2-story lobby had hanging mezzanines, bridges, and an open stair that wrapped the cylindrical entrance to the nightclub. A bowed wall feature wall set off the main lounge, which fed patrons to convention facilities, a banquet room, a nightclub, and a restaurant. When completed the DiLido was briefly the largest and most complex hotel on Miami Beach." (11)

In 1998 it was determined that something "bigger and better" in the form of major additions and alterations was required to revitalize these aging properties. "The DiLido and the corner office and shops building designed by Igor Polevitzsky at One Lincoln Road were incorporated into the new combined plan which emerged, in 2004, as the Ritz Carlton South Beach. (10)

After more than \$200 million dollar renovations and additions the hotel and accessory structures were joined, reconfigured, and substantially expanded to create the Ritz Carlton DiLido Hotel. The main (historic) hotel structure was topped with a 3-story additions rendered in dark glass. An expansive new ballroom was carved out of the office space of the One Lincoln Road building, whose service yard was transformed into a function court." (10)

On the ocean side, the Town and Beach Club was the template for two new cabana wings. The cabanas frame a grand pool deck that sits atop the complex's 2-story parking garage and stretches to the beach. The L-shaped lobby has been restored and adaptively used, in part for a restaurant." (10)



TOP PHOTO: DiLIDO HOTEL VIEWED FROM LINCOLN ROAD, 1955 PHOTOGRAPH BY GOTTSCHO-SCHLEISNER, INC. (15) LOWER PHOTO: 2021 PHOTOGRAPH (24)





#### BUILDING ILLUMINATION

Lighting as part of architectural design was then relatively new, as was the medium. The effort began in earnest in the years before World War II as buildings became more and more streamlined in their designs, with sleeker lines and rounded forms and better forms of lighting suitable for outdoor use.

The Streamline style was the first to incorporate electric light into the exteriors of architectural structure. In Miami Beach by 1939 the Art Deco style had already morphed into the Streamline Moderne style. During and after World War II it was very - of the moment - to incorporate lighting into the architectural design. This can also be seen in the Sterling building on Lincoln Road and originally at the former Seagull Hotel at 21st and the Ocean - among many other in town. Whatever the style it was the lighting that lent the building a magical and ethereal quality in the evening time.

In order to create 'uniqueness', of their brand, building owners were more and more willing to pay for features like illumination which made their structures stand out. After World War II illuminated signage became a hallmark of the MiMo / Mid-20th-Century-Modern style in south Florida.

TOP RIGHT PHOTO: CIRCA 1960 DAYTIME VIEW OF SAGAMORE & DiLido HOTELS FROM COLLINS AVENUE. (22)

PHOTO: CIRCA 1960 NIGHTTIME #1 VIEW OF DiLido HOTEL FROM LINCOLN ROAD (22)

PHOTO: 1960 NIGHTTIME #2 VIEW OF DiLido HOTEL FROM LINCOLN ROAD. (22)

TOP LEFT

HO-

LOWER LEFT





THREE VIEWS OF THE MAIN HOTEL ENTRANCE ON LINCOLN ROAD. DUE TO THE ANGLED FRONT ROOM FACADES - VIEWS DURING DIFFERENT TIMES OF THE DAY REVEAL DIFFERENT LIGHTING PATTERNS WHICH ALTER THE APPEARANCE OF THE FACADE.

AT SOME POINT LIKELY IN THE 1960's THERE WAS ADDED A DROPPED SIGN BOARD AT THE FRONT ENTRANCE READING 'DI LIDO'. THIS HAS SINCE BEEN REMOVED.

THIS NEW SIGNBOARD REDUCED THE HEIGHT AND GRANDNESS OF THIS MAIN ENTRANCE. AT THE SAME TIME THE SECOND FLOOR EXTERIOR MURAL WAS REMOVED.

PHOTOGRAPHS CIRCA 1960's (22)







"...the DiLido features an L-shaped footprint that faces both Collins Avenue and Lincoln Road, and took its stylistic cues from the work of Le Corbusier and Niemeyer. The hotel room floors are supported on Corbusian pilotis above the set-back, double-height lobby. " (16)

"The allusions to Le Corbusier continue in the eggcrate design of the facades. Created by the exposed floor slabs and piers, the eggcrate expresses the structure while providing shade in the rooms... " (16)

"Along the wall behind the pilotis supporting the superstructure an abstract mural once camouflaged the volume of the meeting rooms and continued along the wall behind the pilotis supporting the superstructure. " (16)

"On Collins, a provocatively curving, tongue like porte cochere breaks out through the lobby's glass facade, and slides around the pilotis to shelter arriving automobiles. The entrances respond to the distinct character of each street: the Collins lobby contained the hotel lobby and elevators, while the Lincoln Lobby provided small stores, and a restaurant, as well as direct access to the meeting rooms. In between, changing levels, open mezzanines and disappearing sight lines to keep the patrons in constant motion." (16)

PHOTOGRAPH CIRCA 1960's (22)





FORMER TOWN AND COUNTRY CABANA CLUB  
NOW PART OF RITZ CARLTON DILIDO HOTEL

Miami Beach has a grand historic tradition of Bathing Clubs or Casinos where one might rent a locker for the day; go to the beach and then return and shower. Located just two blocks south of the DiLido was the Roman Pools, one of the very first Bathing Casinos on Miami Beach and one of the most popular with its scenic windmill that served as a pump to fill the pools with seawater. (21)



"Postwar cabana colonies were based on the model of earlier bathing casinos, which had never really gone out of style. Just after World War II, one of the last independent casinos was built at the very public Atlantic terminus of Lincoln Road."

"The Town and Country Cabana Club built in 1948, designed by Igor Plevitzsky, had seventy-eight cabanas in parallel two-story buildings that framed an ocean front pool and with a parabolic concrete diving board stand. The Town and Country Cabana Club was soon incorporated into the DiLido Hotel in 1953, at that time one of the larger new resort hotels to appear in Miami Beach."



LEFT: THREE POSTCARD VIEWS OF THE TOWN AND COUNTRY CABANA CLUB AFTER INCORPORATION INTO THE DILIDO HOTEL. (15)





DAYTIME AND NIGHTTIME VIEWS OF  
THE DILIDO HOTEL POOL, UNDATED (22)  
WITH HOTEL LOGO IMPRINTED AT BOT-  
TOM OF SWIMMING POOL. (22)





COLLECTIBLES  
including matchbook covers,  
silverware and hotel brochures.







RITZ CARLTON DiLiDO HOTEL VIEWED FROM THE ROOF OF THE NEW WORLD SYMPHONY BUILDING. (24)





LOOKING NORTH ON COLLINS AVENUE FROM LINCOLN ROAD (24)









2021 PHOTOGRAPHS (24)







2021 PHOTOGRAPHS OF POOL DECK; TOP LOOKING WEST AND HOTEL AND LOWER PHOTOGRAPH LOOKING EAST (24)





Originally called the Town and Country Cabana Club, this beach club opened in 1948, five years before the DiLido Hotel was built.

Over the years the Beach Club was re-modeled and eventually demolished as part of the 2002 renovations. In its place the new cabanas constructed as part of the 2002 renovations were built on the footprint of the original Town and CountryCabana Club.



PHOTOS ON THIS PAGE COURTESY: RITZ CARLTON DILIDO HOTEL WEBSITE (22)





THIS IS THE NEW FUNCTION COURT WHICH SITS AT THE BASE OF THE "L" OF THE DILIDO HOTEL ON THE ROOFTOP ABOVE THE COMBINED ONE LINCOLN ROAD AND DILIDO HOTEL BUILDINGS ON THE LOWER FLOORS. AS CAN BE SEEN IN THE AERIAL PHOTOGRAPHS IN THE PREVIOUS CHAPTER, THIS IS THE APPROXIMATE LOCATION FOR THE FORMERLY EXISTING SERVICE AND DELIVERY VEHICLE AREA AT GROUND LEVEL. (24)





The approximately 10'-0" wide service alley between the Sagamore Hotel at left and the Ritz Carlton DiLido Hotel at right. (24)



## INTERIOR PHOTOGRAPHS



2021 PHOTOGRAPH OF LOBBY (24)





CIRCA 1950's PHOTOGRAPH OF LOBBY (22)





CIRCA 1950's PHOTOGRAPH'S OF HOTEL LOBBY (20)







The Lincoln Road lobby now ends at the angle of the "L" shaped DiLido building. The original concept of a double height continuous lobby running from Lincoln Road to Collins Avenue has been altered. The Collins Avenue former portion of the lobby has been turned into a nightclub.

The building now provides this continuity through a separate egress and access through a series of exterior indoor and outdoor promenade spaces as seen on the following page. The entrance to this series of outdoor spaces is through the door with bluish light at left center





The new passageway from the Lincoln Road Lobby to Collins Avenue is pictured on this page. Above are two views looking towards the east (left photo) and west (right photo). The lower left photo shows the view when standing on Collins Avenue looking east.





COLLINS AVENUE LOBBY:

LEFT: CIRCA 1950's VIEW (20)

RIGHT: 2021 VIEW (24)





# ARCHITECTS

## MELVIN GROSSMAN ARCHITECT

Melvin Grossman (1914–2003) worked with architect Albert Anis in 1950 and was also a protégé of the architect Morris Lapidus, prior to forming his own architecture firm. All three collaborated on the Nautilus Hotel (now the Riande, 1825 Collins Ave.) in 1950 and a year later on the Biltmore Terrace hotel, prior to collaborating on the DiLido Hotel.

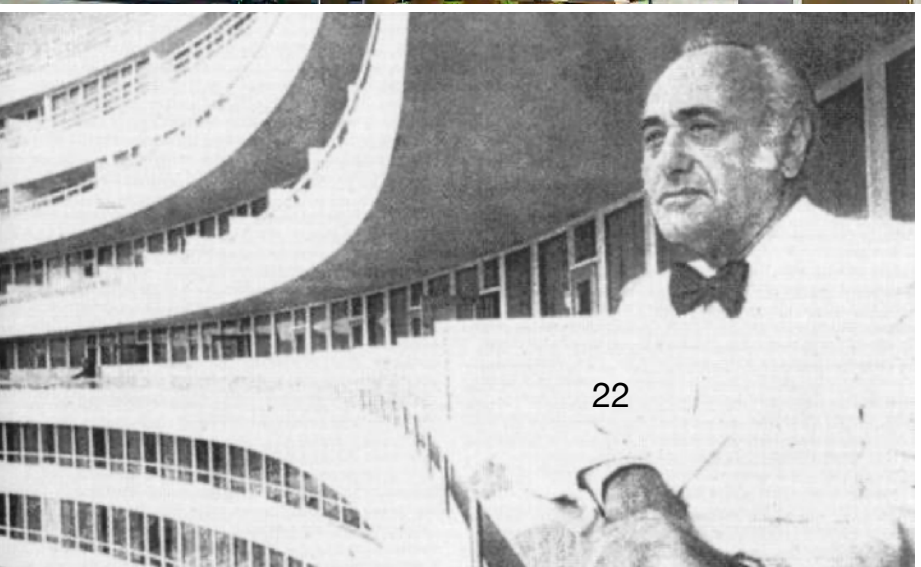
Grossman and Lapidus partnered in designing the DiLido Hotel in 1953. Influenced by both Anis and Lapidus, Grossman would go on to design the Seville hotel in 1955, the 593-room Deauville in 1957, and the Doral Beach hotel. He also exported the MiMo style in designing the original Caesar’s Palace in Las Vegas and the Acapulco Princess Hotel in Mexico.

### REPRESENTATIVE PROJECTS

- Acapulco Princess Hotel
- Algiers Hotel w/ Henry Hohausen & Morris Lapidus
- Americana Hotel, Bal Harbour (Demolished)
- Biltmore Terrace Hotel  
w/Albert Anis & Morris Lapidus (Demolished)
- Caesar’s Palace Hotel, Las Vegas
- Deauville Hotel, Miami Beach 1957
- DiLido Hotel with Morris Lapidus, Miami Beach
- Doral Beach Hotel
- Doral Country Club
- Imperial House - 5255 Collins Avenue 1963
- International Inn, Miami Beach 1956
- King Cole Condominium, Miami Beach1961
- Nautilus Hotel, Miami Beach 1950
- Seville Hotel, Miami Beach 1955
- 5600 Collins Avenue, Miami Beach

PHOTOGRAPHS COURTESY OF INTERNET SEARCH FOR MELVIN GROSSMAN ARCHITECT





## MORRIS LAPIDUS ARCHITECT (1902-2001)

was born in Russia and emigrated to New York as a child. He graduated from Columbia University and began working in New York City as a retail designer. His storefronts were noted for their innovative shapes, curving forms and receding show windows to draw in shoppers.

He first visited Miami Beach in 1929 on his honeymoon and then returned after World War II to design hotels. His first major project was the interior of the Sans Souci Hotel, with additional interior work on the Algiers, Nautilus, DiLido and Biltmore Terrace Hotels.

In 1954 Lapidus was retained to design an entirely new hotel on the site of the former Firestone estate on the ocean. The Fontainebleau Hotel was destined to become one of Miami Beach's most famous hotels. His designs were initially panned by the architecture critics as being overly decorative, yet the public loved the fantasy environments Lapidus created.

In 1955 Lapidus designed the Eden Roc Hotel next door to the Fontainebleau. This began a famous battle between the owners of both properties. In 1958 the Fontainebleau constructed a new high-rise North Tower designed by A. Herbert Mathes with a blank wall facing the Eden Roc property, blocking the sun from the Eden Roc pool. This new North Tower became nicknamed as the 'Spite Wall.'

Lapidus became one of Miami Beach's most well known and respected architects. The titles of two of his books summarize his approach to design; "The Architecture of Joy" and "Too Much is Never Enough."

### REPRESENTATIVE PROJECTS

Algiers Hotel, Miami Beach

Americana Hotel, Bal Harbour (demolished)

Aruba Caribbean Hotel, Aruba

Biltmore Terrace aka Dezerland Hotel, Miami Beach

Crystal House, Miami Beach

Daniel Tower Hotel, Israel

Eden Roc Hotel, Miami Beach

Fontainebleau Hotel, Miami BEach

International Inn, Washington D.C.

Lincoln Road Pedestrian Mall, Miami Beach (upper middle photo) (24)

Sans Souci Hotel, Miami Beach with Roy France Architect

Saxony Hotel, Miami Beach

Seacoast Towers, Miami Beach

Shelborne Hotel - West Tower (top photo) (24)

Summit Hotel, New York, New York. 1962

Temple Menorah, Miami Beach (lower middle photo) (24)

Trelawny Hotel, Jamaica

PHOTO LEFT: MORRIS LAPIDUS AT THE FONTAINEBLEAU HOTEL



## 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





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## ALTERATIONS &amp; ADDITIONS

Building Permits: # 42645 Install 4, Passenger-Elevators 2500 lbs 16 people -and- 1, Freight-Elevator 2000-lbs (with permit #41630): Otis Elev Co: \$107,000: Sept 10, 1953

#42916 SWIMMING POOL 22' x 50' Riley & Ross, engineers: \$ 14,000: Oct. 14, 1953  
Bunel Pools

Note: Pumping equipment to be installed in old Cabana

#43267 Fourteen (14) Refrigerating Units: Beach York Corp: Plaag, 1/18/53 \$ 15,000: Nov 12, 1953

#43470 Two Flat Wall Signs, 40 sq ft & 10 sq ft: Tropicalites: \$ 5,000: Dec 1, 1953

48231 ADDITION OF GROIN, 125 feet: Zurwelle and Whittaker, engineers: \$ 10,000 August 3, 1955  
George E. Bunnell, cont

55681 Bond Construction: Alterations & remodeling - \$500 - March 11, 1958

50420 Gordon Roofing & Sheet Metal Co: Repair to roof, \$350, 10/28/59

Plumbing Permits: #35382 Futch Plumbing: 9 Safe Waste Drains (for air cond): Oct 5, 1953

#35610 Acme Septic Tank: 2 Grease Traps, 500 gal, each: Dec 2, 1953 Cox, 12-21-53

#35579 Hurst Well Drilling: one 2 1/2" Well: Nov 23, 1953

#35673 A. Gans Pressing Machine Co: 1 Pressing Machine: Dec 23, 1953 E. Cox, 12-29-53

## Electrical Permits:

#40909 Tropicalites - 12 Neon transformers, Dec. 1, 1953 OK, Meginniss, 2/18/54  
#40998 Emanuel Elec: 2 Switch Outlets, 1 Receptacle, 1 Light Outlet, 1 Fixture,  
Meginniss, 1/27/54  
#41268 American Antenna: 1 Television Antenna: Jan 20, 1954 Meginniss, 1/20/54  
#44099 Astor Electric: 1 receptacle, 5 fixtures March 9, 1955 OK, Rosser 3/9/1955  
#44390 Ben Shepard: temporary lighting May 3, 1955

46060 Lysinger & Wirick: 3 receptacles, 6 light outlets, 60 fixtures Nov. 3, 1955  
OK, Fidler 2/3/1956-- 46558 Astor Electric: one motor, 2-5hp January 16, 1956  
47375 Electro Neon: twelve neon transformers May 4, 1956

OK Rosser 12/17/56--  
OK Rosser 12/6/56

47517 B. & W. Electric: two sign outlets  
48797 Astor Electric: one feeder  
49037 Astor Electric Service, Inc.: 10 Receptacles: October 24, 1956  
49053 Astor Electric Service, Inc.: 2 Range Outlets, 4 Motors, 0-1 H.P.: December 5, 1956

OK 12/5/56 Fidler  
9523 Astor Elec: 4 Appliance Outlets - March 4, 1957 OK 3/18/57 Fidler  
1114 Astor Elec: 1 Temporary Christmas Lights: December 6, 1956  
1114 Astor Elec: 1 Temporary Christmas Lights: December 13, 1956



Lot                      Block                      Subdivision

ALTERATIONS & ADDITIONS

Building Permits: #1070 Bolster Refrigeration - type 5051 refrigeration - 1 - 1 HP 4/23/70  
#87509 - Kammer Signs - replace sign (1) 9/7/71

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Plumbing Permits:

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Electrical Permits: #69082 - Arrow Sign Service - 2 ballast - 4 lamps 9/7/71

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Lot 1-2-3 Block 29 Subdivision Fishers First 1665 Collins Ave.

### ALTERATIONS & ADDITIONS

#### Building Permits:

#62422 Appliance Consumer Service: 2 - 1 HP window air conditioners - \$400 - July 15, 1960  
 #70749 Albert Harris: Exterior painting - \$2,000. - 12/9/63  
 #74693 Lee Turzillo Construction Co.: Repair sea wall - \$20,000 - 8/31/65

#### Plumbing Permits:

#45541 Tremont Plumbing: 2 lavatories - 10/10/66

#### Electrical Permits:

#52592 Lyon Elec: 2 Motors (1HP), 1 Motor (6-10HP) - Aug. 29, 1958 OK 9/11/58 Newbold  
 #53856 Kammer & Wood, Inc.: 1 service-equipment, 6/24/59  
 (#1 Linc.) #54014 Kammer & Wood: 1 center of distrib, 1 meter change - July 27, 1959 OK Fidler 8/13/59  
 1657 Collins #57487 Burns & Jaeger, Inc.: 2 switch outlets; 1 receptacle; 20 refig. outlets - 10/18/61



1,2,3,4,17  
Lot & Sub of 5 Block 29  
& 16

Subdivision Fisher's First (125 Lincoln Road and 1669 Collins Ave.)

### ALTERATIONS & ADDITIONS

#### Building Permits:

#63099 Gordon Roofing & Sheet Metal Co.: Repairs to roof, \$800, 10/3/60

#66120 Claude Southern Corp.: 3' x 15' marquis sign on marquis at Lincoln Road side. Changeable letters on slimline tubes - \$200. - 10/13/61

#68889 Gordon Roofing Co.: Reroof - \$900. - 2/22/63

ON JUNE 5, 1964, ZONING BOARD OF ADJUSTMENT granted VARIANCE TO PERMIT CONSTRUCTION OF PARKING STRUCTURE IN TWO-STORY CABANA DISTRICT. SEE FILE #283 FOR DETAILS. ON JUNE 19, 1964, CITY COUNCIL APPROVED VARIANCE

#75840 Gordon Roofing Co.: Repair roof - \$350 - 2/18/66

#76699 Owner, Dilido Hotel: 50 lin ft 8' high privacy wall - \$500 - 7/22/66

#76769 Thermo Air Service, Inc.: 1 - one hundred h.p. condensing units (A.C.) replacements - \$21,000 - 8/2/66 OK FLAG 12/5/66

#77167 Ed Green, Inc.: 10 x 10 12" deep kiddie pool, Fla. Bd. Health SP 91 A 10/10/66 - \$1150 - 10/13/66

#77510 Gordon Roofing Co.: Repair roof - \$300 - 12/7/66

#78207 Thermo Air Service Inc.: Replace 1 - 200 hp chilled water condensing unit - \$21,000 - 5/4/67

#78718 C. A. Davis, Inc.: 99' x 71' roof over service area - \$29,000 - 8/8/67 - Bond No. 7448

**PLUMBING PERMITS:** #43996 Edwin M. Green, Inc.: 1 swimming pool repair - 11/1/63

#45066 Kuznik Well Drilling: 1 - 8" supply well - 12/7/65

#45509 Ed Green: Repair pool piping - 9/26/66

#45546 Ed M. Green, Inc.: Kiddie pool piping - 10/13/66

#46286 Atlas Plbg., Co.: 2 down spouts-roof drains - 12/1/67

#54476 Kammer & Wood: 3 receptacles, 20 light outlets, 20 fixtures - 11/17/59 - OK Newbold

Electrical Permits: #54687 Lyon Elec: 1 appliance outlet, 1/15/60 OK 2/2/60 Newbold

#57469 Claude Southern Corp.: 8 fixtures - 10/13/61

125 Linc. Rd. #57932 Jones Elec. Serv: Install telephone booth - 2/22/62

1 Linc. Rd. #58140 Kammer & Wood, Inc.: 7 space heaters (other); 1 cent. of dist.; 1 serv. equip.; 4 motors, 0-1 hp; 2 motors, 2-5 hp - 4/27/62

#58218 Kammer & Wood, Inc.: 1 cent. of dist. - 5/18/62 (1 Linc. Rd. Bldg.)

#59043 Astor Electric Service, Inc.: 1 switch outlet; 1 receptacle; 2 fixtures. 11/16/62

#59057 Jones Elec: 155 Lincoln Rd. install telephone 11/20/62

#59169 C. J. Kay Elec. Co.: Temp. lighting - 12/20/62

#62405 Eastern Elevator Co.: 1 elevator control - 6/17/65

#63831 Jones Elec. Emerg. Serv: Raceway for TV cable - 8/16/66

#63919 Kammer & Wood, Inc.: 1 motor, 2-5 hp; 4 motors, 11-25 hp; 5 motor, over 25 hp; 1 meter change; 1 serv. equip. 9/13/66

#64375 M. B. Electrical Exhibition Service: 1 violation - 1/25/67



Lot 1-4, 17,  
S $\frac{1}{2}$  of 5, 16

Block 29

Subdivision Fishers First

125 Lincoln & 1669 Collins Ave.

### ALTERATIONS & ADDITIONS

#### Building Permits:

#79180 C. A. Davis, Inc.: 11' x 76' reflected marquee, conc. const. sprd. ftg. - \$10,000.00 - 10/24/67 OK DELANEY 1/26/68

#80016 Claude Southern Corp.: Sign DILIDO 5' X 36' Council Approved 4/3/68 - \$2000 - 4/4/68  
OK 202 8/13/68

ON APRIL 3, 1968 CITY COUNCIL APPROVED CONSTRUCTION OF IDENTIFICATION FLAT WALL SIGN READING DILIDO

#194 Thermo Air Contractors 1-15 Ton Central Air Conditioning, 2- 1.5 Ton 8/7/68 OK 1/31/69

#81290 Gordon Roofing Re-pair roof 2½ squares \$150.00 11/4/68

#424 Thermo Air Service: Cooling towers 1/30/69

#82121 Little River Marine Construction: Repair & replace 67' x or - of existing groin \$15,000 3/27/69

#82942 Altman Myers Const. Co. Interior alterations to cabana sec. sty only \$50,000

#83497 Acollite Sign Co. Flat wall sign as per plan 24 Sq. Ft. VIASA Council Approval  
9/8/69 12/15/69 \$360.00 12/18/69

#### Plumbing Permits:

#### Electrical Permits:

#65256 Industrial Elec.: 12 light outlets, 12 fixtures - 11/17/67

#65631 Claude Southern Corp.: 3 neon transformers - 4/4/68

#67380 - Anchor Elect. Inc. - 81 switch outlets, 80 light outlets, 145 Receptacles  
120 fixtures, 20 refrigerator outlets, 20 fan outlets, 3 motors 2-5 H.p.  
9/24/69



| Lot | Block | Subdivision | ALTERATIONS & ADDITIONS |
|-----|-------|-------------|-------------------------|
|-----|-------|-------------|-------------------------|

**Building Permits:**

#83129 - Gordon Roofing Co. re-roof 4 squares \$250.00 10/14/69

#00842-E.G. Signs-Sign as per plan-\$155-4-7-72

#02055-Gunn and Thompson-Repair due to fire damage to room 664-\$10000-11-13-72

#06094-King Fence- 20' of 7' high chain link fence-\$350-8-21-74

#06962-Owner-Hanging ceiling-\$200-3-7-75

**Plumbing Permits:**

#47499 - Byron Shirley Plumbers, Inc. - 20 water lavatories, 20 water closets, 20 bath tubs, 20 sinks, 20 Air cond. drains- 11/5/69

**Electrical Permits:**

#72455-Kammer and Wood, Inc.- 2 receptacles-7-29-75

BOARD OF ADJUSTMENT - FILE NO: 1385 - DI LIDO HOTEL - 133 Lincoln Road & 1669 Collins Avenue - December 5, 1980: Applicant requests the installation of a heated, fiberglass spa pool, ovalshaped, of approximately 13 ft. long by 7 ft. wide, to be located within the required 50 ft. rear yard setback (25 ft. from existing bulkhead). APPROVED WITH THE FOLLOWING CONDITIONS: (1) Applicant agrees to landscape his easterly property line in conjunction with the City's Beachfront Promenade Plan; (2) Applicant shall deed a 10 to 15 foot strip of land at the end of Lincoln Road adjacent to the southerly property line to the City. (such action would enable the City to improve this strip of property and create a pedestrian linkage between the City's beachfront promenade and the Lincoln Road shopping area).



| Lot                     | Block | Subdivision |
|-------------------------|-------|-------------|
| ALTERATIONS & ADDITIONS |       |             |

**Building Permits:**

Wolfies Rest-#13726-Owner-Repair front of store-#1700-8-21-78  
 M 04244-244 DeMotts Boiler- 1 steam boiler-#3000-9-15-78

M04274-Superior Elevator- 1 elevator-10-26-78

#15260-Eddys Painting-Painting exterior-\$4000-6-29-79  
 #15912-Gordon Roofing and Sheet Metal- Re-roof 80 sqs-\$2500-11-1-79

#18071 Owner pave 240 sq. ft. \$500. 5-15-80

#M04877 Thermo Air Service/replace 4 chilled water air handling units/10-24-80

**Plumbing Permits:**

56694-Peoples Gas- 1 meter set(gas)-11-28-78

#57036-DeMott Boiler- 200 ft. meter to boiler-3-2-79

#57174-S and R Plumbing- pool filter-4-10-79

#57205-Peoples Gas System- meter set gas 4-24-79

# 58310 1 discharge well 3-28-80

**Electrical Permits:**

#74725-Jerguson Electric, Inc.-7 lightoutlet , 10 receptacles, 2 motors, 0-1HP,  
 1 motors, over 1-3HP-5-11-78



Lot 5<sup>1-4, 17</sup>, Block 29      Di Lido Hotel      Subdivision Fishers First      125 Lincoln & 1669 Collins  
 S<sub>2</sub> of 5, 16

### ALTERATIONS & ADDITIONS

Building Permits: #83784 -x2 Gordon Roofing Co. - Repair roof job - 3 squares \$150.00 2/20/70  
 #83833 - Gordon Roofing - Roof Repairs - \$2,000.00 3/4/70  
 #87842 - De Lido Hotel - owner - remodeling coffee shop \$5,000.00 10/28/71  
 #08251-Campbell & Gunite-Gunite under canopies close to pool-Di Lido Hotel-\$1200-11-21-75  
 #09093-Eddys Painting-Exterior painting-\$900-5-14-76  
 #3633-Boiler inspection-5-21-76  
 #10411-Eddys Painting-Exterior painting and pressure cleaning-\$14,000-12-13-76

### Plumbing Permits:

#54397-Hernandez Plumbing- 1 sink, residence-12-14-76  
 #54419-Hernandez Plumbing- 2 cap lavatory; 2 to cap water closet-12-16-76  
 #55363-Peoples Gas- meter set(gas)10-18-77

### Electrical Permits:

#73348-Dan Inc.- repair. replace starter motor 3-8-10-76  
 #73636-Dan Inc.- 10 fixtures-11-12-76(20 tubes)  
 #73737-Dan Inc.- repairs-12-20-76  
 #74374-Dan Inc.- 10 lights-10-10-77



## BUILDING PERMITS:

- 12-15-80/#90286/install pre-fab whirlpool spa on pool deck(variance file 1385)/McGill & Associates/\$7,000
- #21298 12/4/81 Dan Inc. - replace existing guards columns in parking areas and rehaors \$1,000.
- #21307 12/7/81 Quirino Const - demolition east portion of canopy on north side 1000 sq \$6,000.
- #22968 10/26/82 Quiaino Const - remove slab entrance and side for landscaping approx 1000 sqft. \$2,500.
- #23147 12/7/82 Bavarian Painting - exterior paint 17a-b \$\$8,500 (dou-ble fee)
- #23216 12/22/82 Pioneer Roofing - reroof 950 sq.ft. \$1,250.
- #24944 1/17/84 Dan Inc - remove concrete overhang south cabana 2nd fl east end. \$300.
- #MO7134 1/18/85 Thermo Air Service - 1 cooling towers, exact replacement of 150 tons cooling tower located on roof of exist office bldg value \$16,500.
- #MO7287 4/30/85 Thermo Air Serv - install of flue exhaust system for 2 new gas powered hot water heaters located in exist machine room 2-1,300,000 each btu
- #27724 12/5/85 Henry DeLuca base for TV satellite disc on roof as per plans \$500.
- #62614 5/12/86 Dennis Plumb - rain water line repair

## PLUMBING PERMITS:

- 12-15-80/#59080/spa piping/McGill & Associates/\$10
- 1-2-81/#59124/1 water supply(swimming pool, drain for spa/All Temp Plumbing/\$10
- #61991 3/1/85 Lone Star Plumb - 2 heater replace
- #62044 4/17/85 Dennis Plumb - 2 heater, replace
- #62387 12/20/85 Dennis Plumbing - 1 pool heater, 1 gas piping pool heater
- #62100 - Silver Plumbing - Gas Repair - 8-24-87

## ELECTRICAL PERMITS:

- 12-24-80/#76828/2 light outlets, 1 water heater, (3) 1-3hp motors, 1 time clock/Campbell Electric/\$28
- #78352 12/27/82 Dan Inc. - 10 receptacles
- #78443 2/22/83 County Wide Elect - 1 telephone booths
- #81111 6/6/86 Dan Inc - 36 fire alarm pull stations, 36 fire alarm horns central



Building Permits - #m9711 - Biscayne Fire Equip. - Dry Chemical Fire System - 1-15-88 Cg.  
 #m9733 - Ringemann Plumbing Served - 1 Installation of Anso Valve -  
 1-22-88 Cg.  
 #m8801090 - Acme Choke Co. - Replacement of 1/2 doors - 6-24-88 Cg.  
 #m8801412 - Thermo Air - 180 ton A/C central, replace chiller - 9-13-88 Cg.

Electrical Permits - #E8801406 - Orme Electric - 180 ton A/C - 9-15-88 Cg.  
 #E8900713 - Precision Eng. Inc. - New smoke installation - 3-13-89 Cg.



## TOWN &amp; COUNTRY CABANA CLUB - BUILDING CARD

Owner Harry Sirkin - TOWN AND BEACH CLUB Permit No. 28152 (all plans Cost \$ 200,000 see over)  
 Lot 1,2,3,18, Block 29 Subdivision FISHER'S FIRST Address 1 Lincoln Road  
 General Contractor Arkin Construction Company Bond No. 3957 3234-19-057  
 Architect Igor Polevitsky Engineer Zurwelle & Whitaker, Inc.

Zoning Regulations: Use BAA & RE Area 19 & 7 Lot Size  
 Building Size: Front Depth Height Stories  
 Certificate of Occupancy No. Use DINING ROOM & CABANAS & see over  
 Type of Construction #1 C B S Foundation Concrete Piling Roof Date Sept. 1, 1948

PLUMBING Contractor #27445 Harry Markowitz, Inc. Sewer Connection 1, Date Nov. 5, 1948  
 #27450 Harry Markowitz, Inc. Temporary Water Closet 2, Nov. 8, 1948  
 #27668 Harry Markowitz, Inc. (addition to Permit #27445) Dec. 22, 1948  
 Water Closets 24 - 2\* Swimming Pool Traps  
 Lavatories 24 - 2\* Steam or Hot Water Boilers  
 Bath Tubs 140  
 Showers 7  
 Urinals 4 - 1\*  
 Sinks 4 - 1\*  
 Dish Washing Machine  
 Laundry Trays  
 Laundry Washing Machines 1  
 Drinking Fountains  
 Floor Drains 11, Sand Tap 1\*  
 Grease Traps 6,  
 Safe Wastes ----- 1 Sand interceptors (showers) 2, GAS Rough APPROVAL T. A. O'Neill March 3, 1949  
 AIR CONDITIONING Contractor - see over - GAS FINAL APPROVAL  
 SEPTIC TANK Contractor  
 OIL BURNER Contractor #27806 Florida Fuel Oil Co: 1 (550 gals) Jan. 20, 1949  
 SPRINKLER Contractor

ELECTRICAL Contractor #27424 B. Haskell Co Date Oct. 18, 1948  
 \*67 Switches 123 Ranges  
 \*82 Lights 278 Irons  
 \*52 Receptacles 118 Refrigerators  
 \*#28341-B. Haskell Co: 3/1/49\* Fans  
 Motors 19\*  
 Appliances 7\*  
 HEATERS Water  
 Space  
 FIXTURES 384\* Electrical Contractor Date

on LOTS 4 & 17 & S 25\* of 5 & 16, BLK 29, DINING ROOM & 20 one-story CABANAS  
 COST INCLUDED IN ABOVE see over for 25 additional cabanas  
 Alterations or Repairs—Over



LOTS 1,2,3,4, & S 25' of 5: BLOCK 29: Permit 22655 STEEL BULKHEAD & GROYNES \$ 30,000 June 21, 1948  
 Zurwelle & Whitaker, engineers: Ebsary Foundation Co:  
 ALTERATIONS & ADDITIONS  
 #27989 STEEL SEAWALL: M.F. Comber Bridge & Foundation Co: \$ 22,000 Aug. 9, 1948

Building Permits: #28563 ADDITION of 25 Cabanas in the second story:

Arkin Construction Co:

#29249 Flat wall sign: 30-sq-ft Tropicalites, contractor \$ 40,000 Oct. 25, 1948  
 #29481 Awning: 25' x 43' (aluminum) Kool Vent Products Co. \$ 700 Jan. 10, 1949  
 #38685 Repair old groin & extend the existing groin 75' seaward: \$ 2,500 Feb. 24, 1949  
 Approved by City Council 6/11/1952

Zurwelle-Whitaker, Inc. engineers: Reed Construction Co. contr \$ 15,500 June 12, 1952  
 Small Fry #43273 Install one 2-ton Air Cond. Unit: Beach York Corp: \$ 400: Nov 12, 1953  
 #48080 Repairs to existing groyne with is now 200 feet. Approved by City Council -6/11/1952  
 Center line of Lincoln Road "Groyne" Zurwelle-Whitaker, Inc., engineers: George E.  
 Bunnell, contractor \$ 8 000 July 19, 1955

#54633 Arkin Bldg. Corp: Remodel interior of Wolfies Rest- \$1800- Oct 8, 1957  
 #57036 Miami Air Cond: 1-15 ton pkg air conditioner - \$5000.00 - 8/13/58 Plaag May 6, 1949

Plumbing Permits:

#28170 McGuire Plumbing Co: 2 Lavatories, 4 Showers, 2 Floor drains, 1 Sewer ejector pump:  
 #28851 Hurst Drilling & Equipment Co: Discharge well (3") for air conditioning: Oct.13,1949  
 #34226 Service Plumbing Co: 3 Lavatories, 1 Sink, Nov. 17, 1952  
 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

#70134-Kling Electric- Fire Repairs-11-16-72

Electrical Permits:

#27168 Haskell: 1 Motor, Sept. 10, 1948 Woodmansell/18/48  
 #28063 Tropicalites: 5 Neon transformers: Jan. 10, 1949  
 #28251 Haskell: 1 Temporary service: Feb. 14, 1949  
 #30311 (Midway Travel Agency) Kenny Electric: 1 Motor, Dec. 5, 1949 OK 12/5/48 Woodmansee  
 #39887 Kammer & Wood: 40 Switch outlets, 48 Receptacles, 38 Light outlets, ok 2-5-54 HOR  
 #46217 Lysinger & Wirick: 38 fixtures: Nov. 23, 1955 OK, Fidler 11/25/1955

#74704-Dan, Inc.-Repairs-5-4-78

#74704-Dan, Inc.-Repairs-5-4-78

NOTE: See Lots 6,7,8,9, Blk 55 Fisher's First: For other half of this job: Approximately 532 Lineal feet in all-----



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LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_ ADDRESS: Lincoln Rd.

## ALTERATIONS & ADDITIONS

#28607 6/3/86 Quirino Const Co - water tank fiberglass \$2,000.

**BUILDING PERMITS**

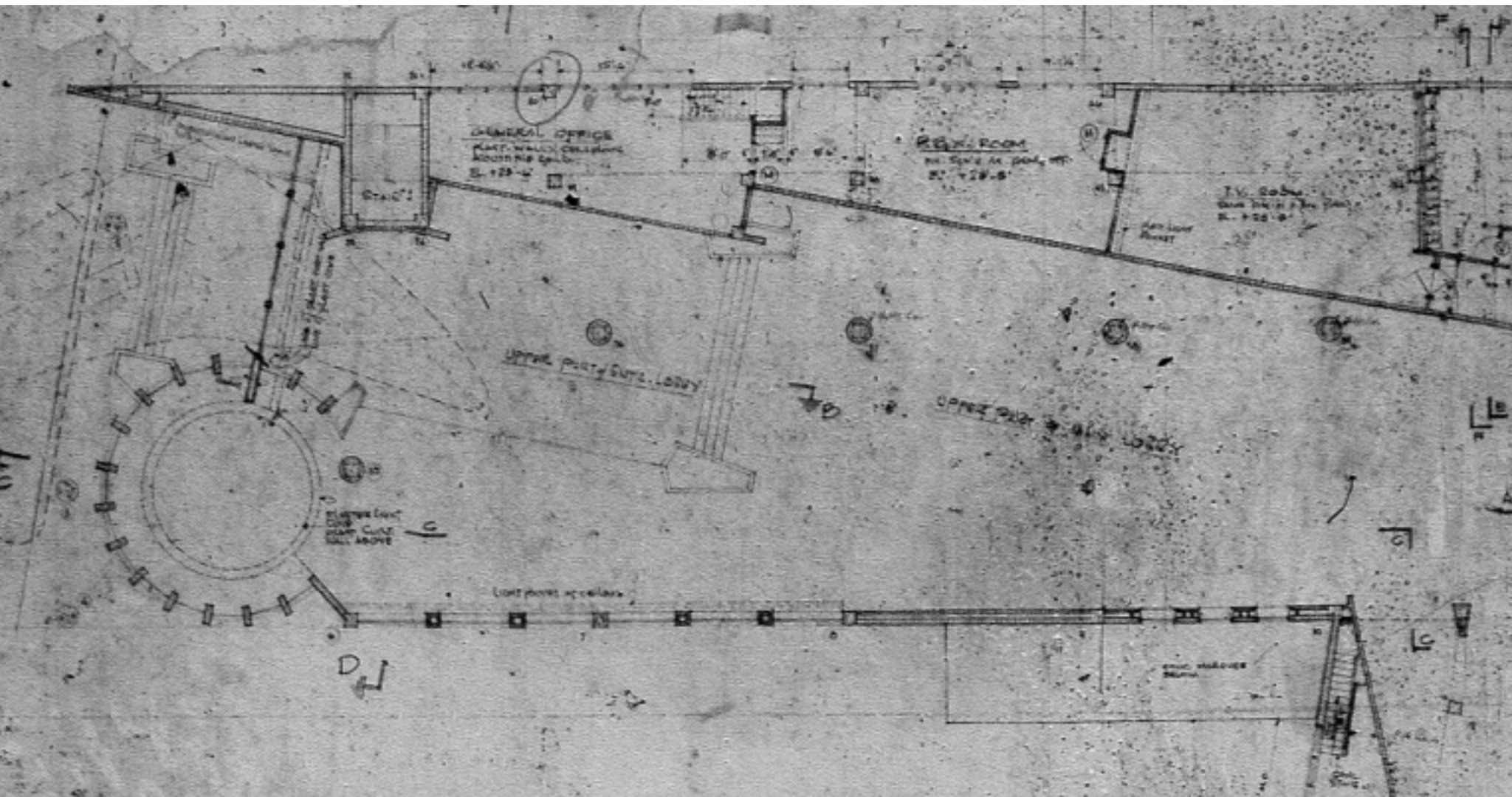
**PLUMBING PERMITS**

**ELECTRICAL PERMITS**



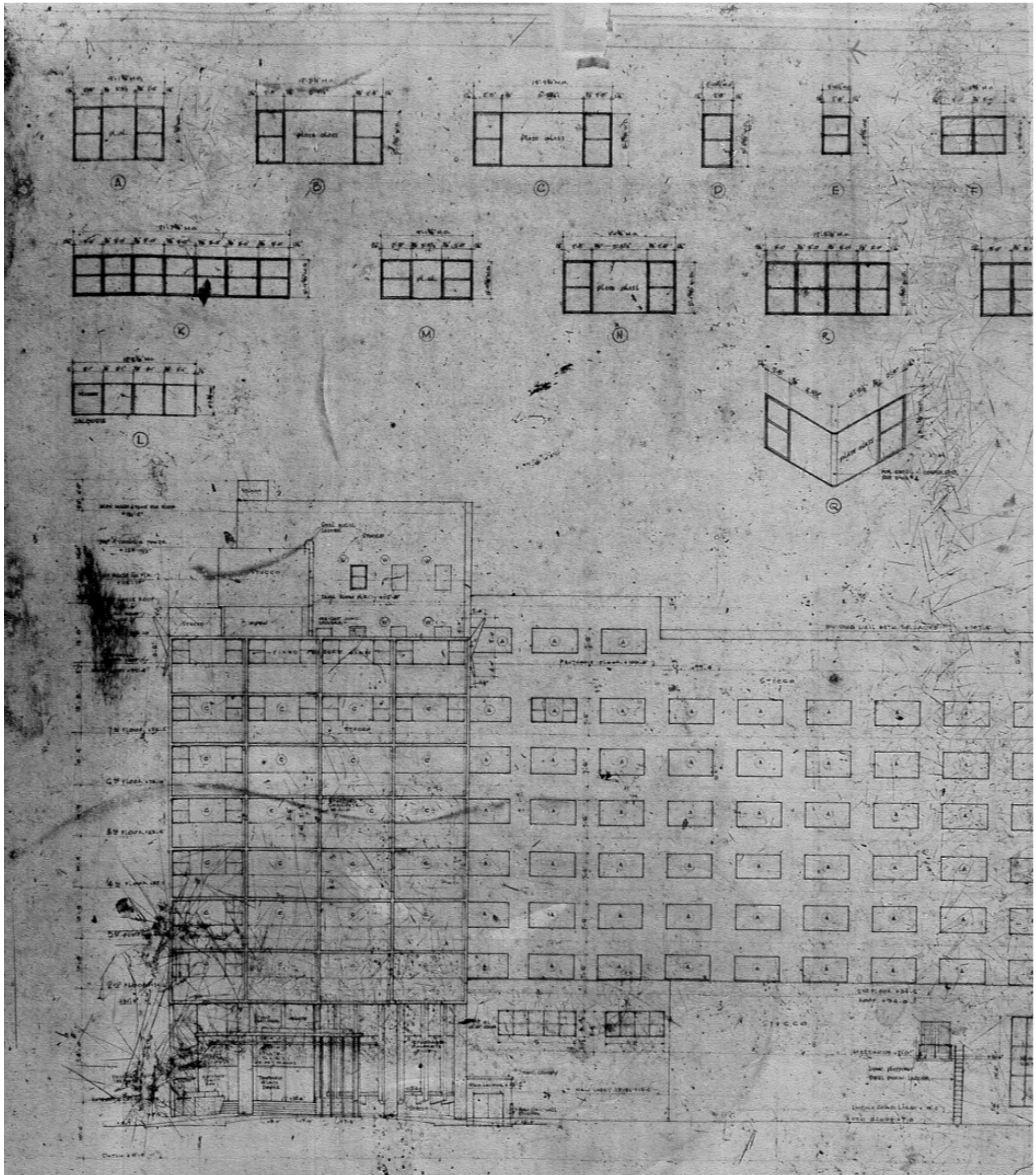






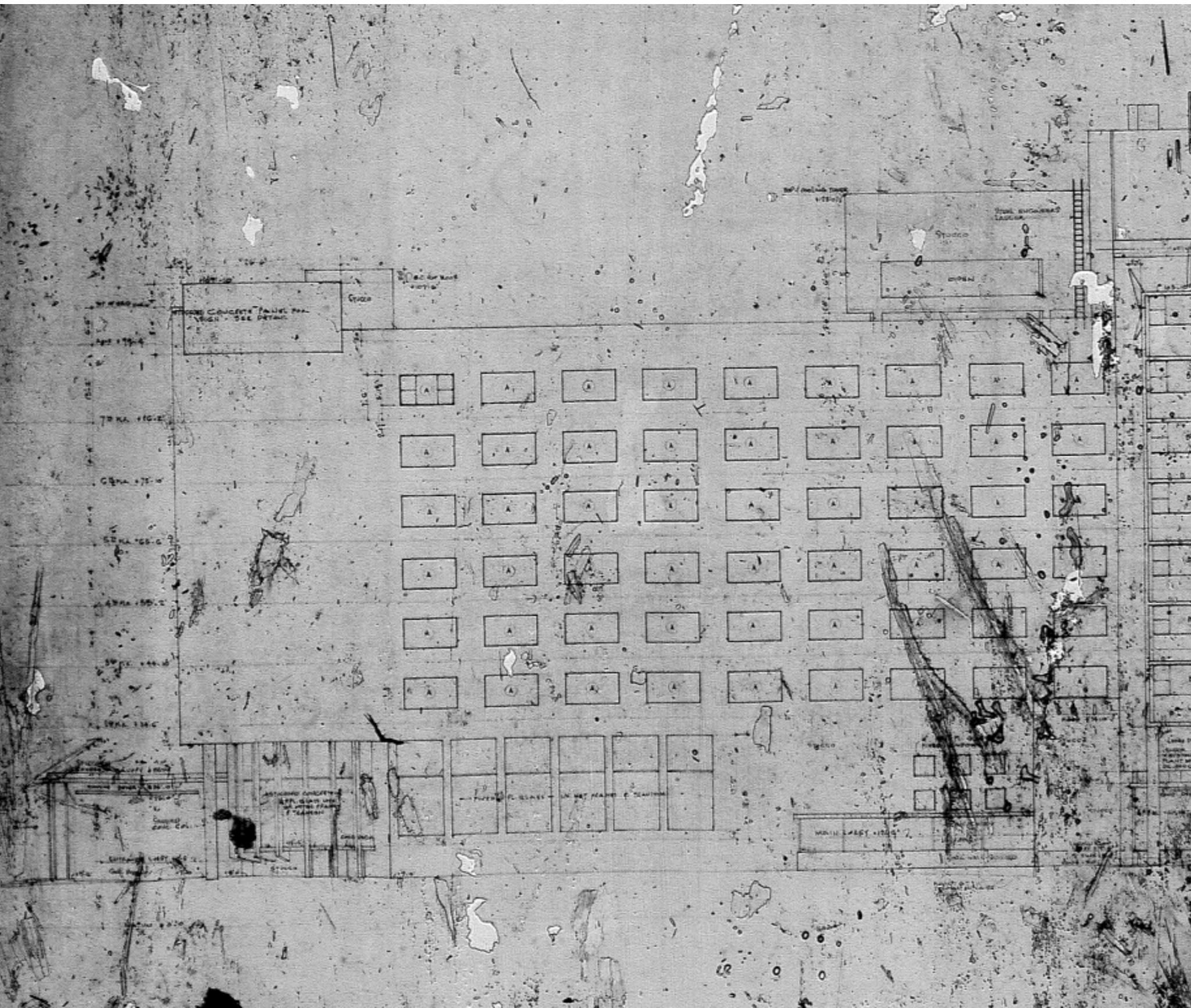
PARTIAL FIRST FLOOR PLAN SHOWING THE ORIGINAL COLLINS AVENUE LOBBY.





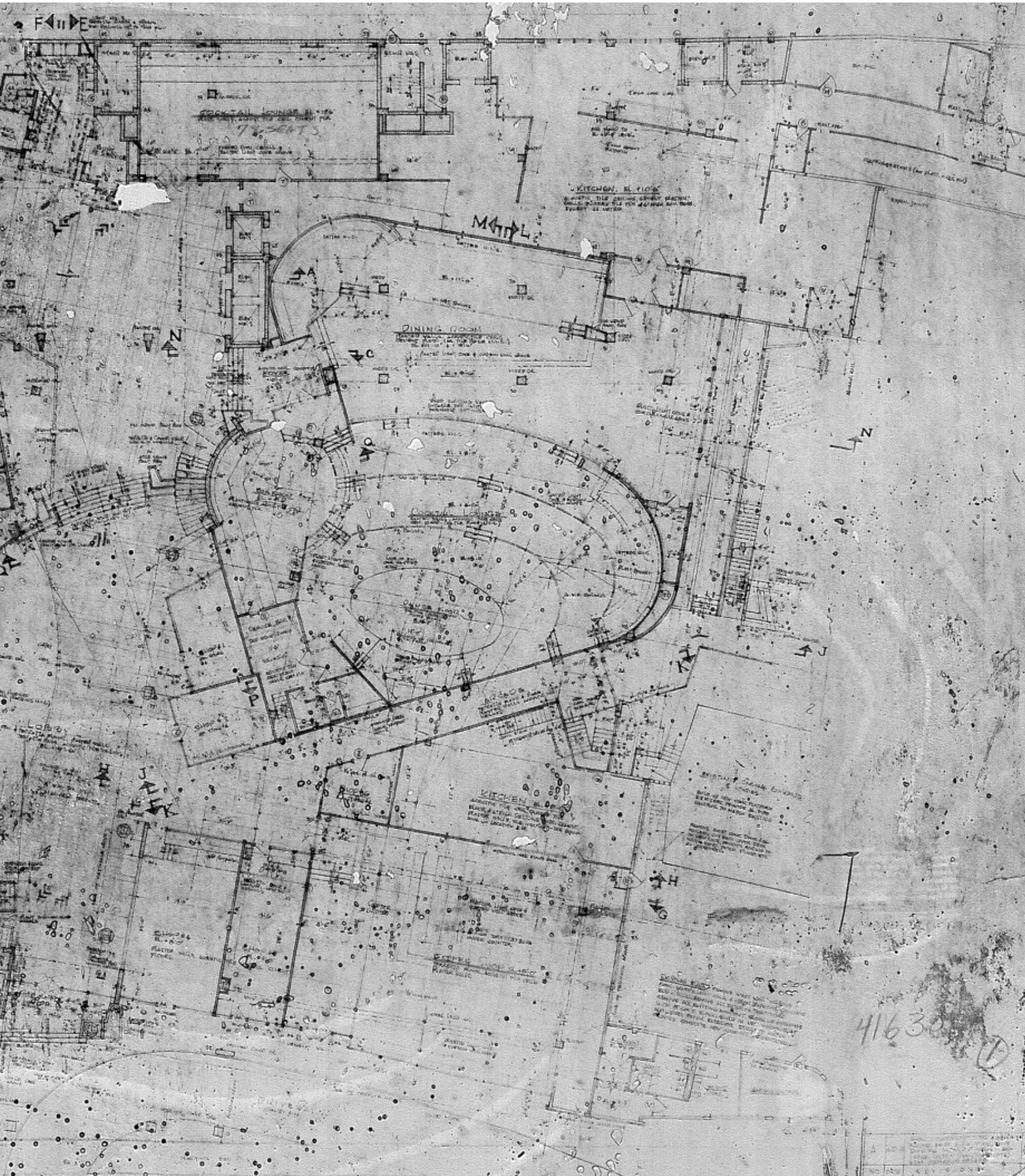
PARTIAL WEST ELEVATION FACING COLLINS AVENUE





PARTIAL SOUTH ELEVATION





PARTIAL FIRST FLOOR PLAN SHOWING THE NIGHTCLUB WITH DANCE FLOOR



# 2002 ARCHITECTURAL DRAWINGS

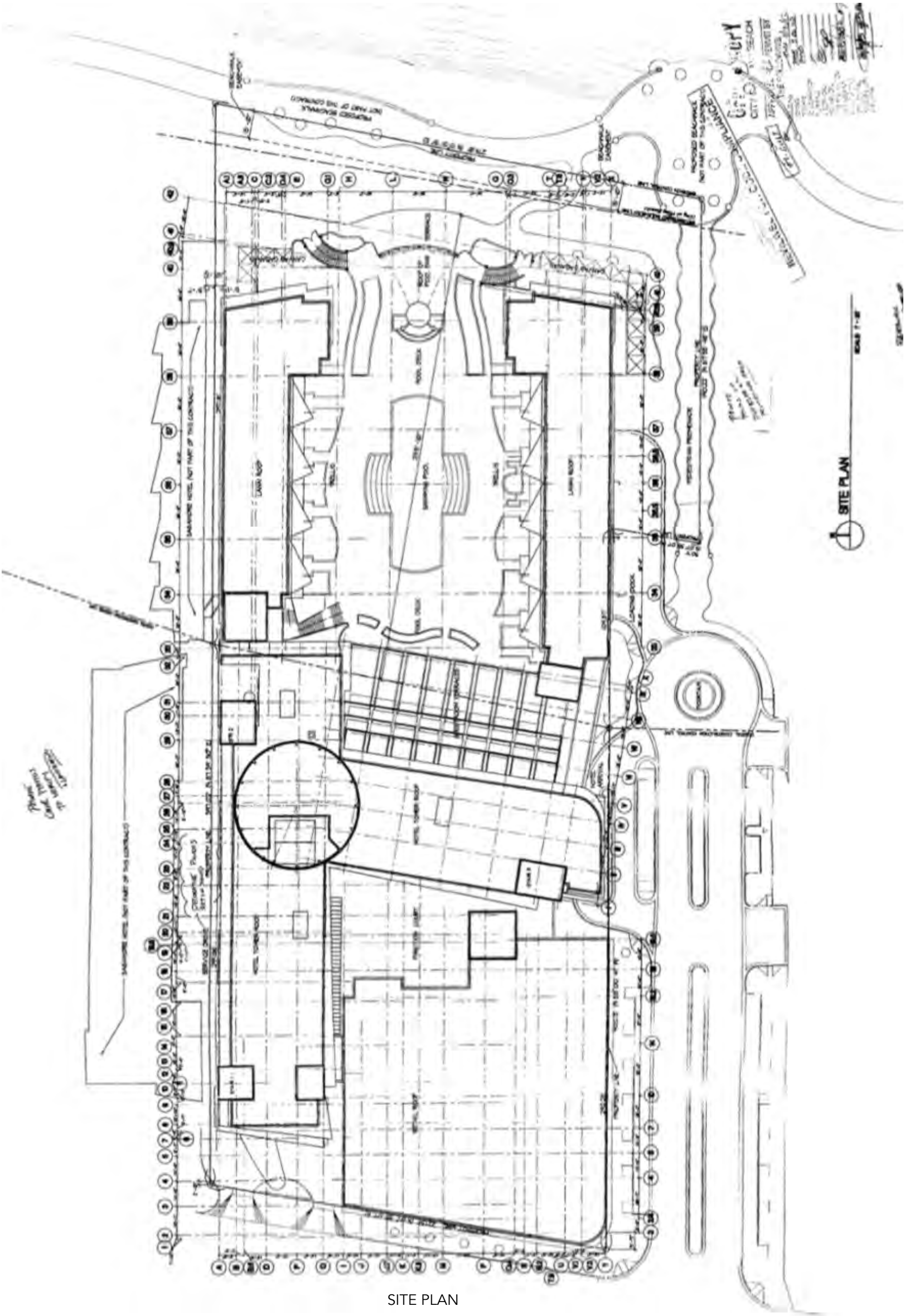
# THE RITZ-CARLTON DILIDO (RETAIL) MIAMI BEACH, FLORIDA

## INDEX OF DRAWINGS

NICHOLS  
BROSCH  
SANDOVAL & ASSOCIATES, INC.  
ARCHITECTS  
1000 BAYVIEW BLVD., SUITE 100  
MIAMI BEACH, FLORIDA 33139  
TELEPHONE 361-1111

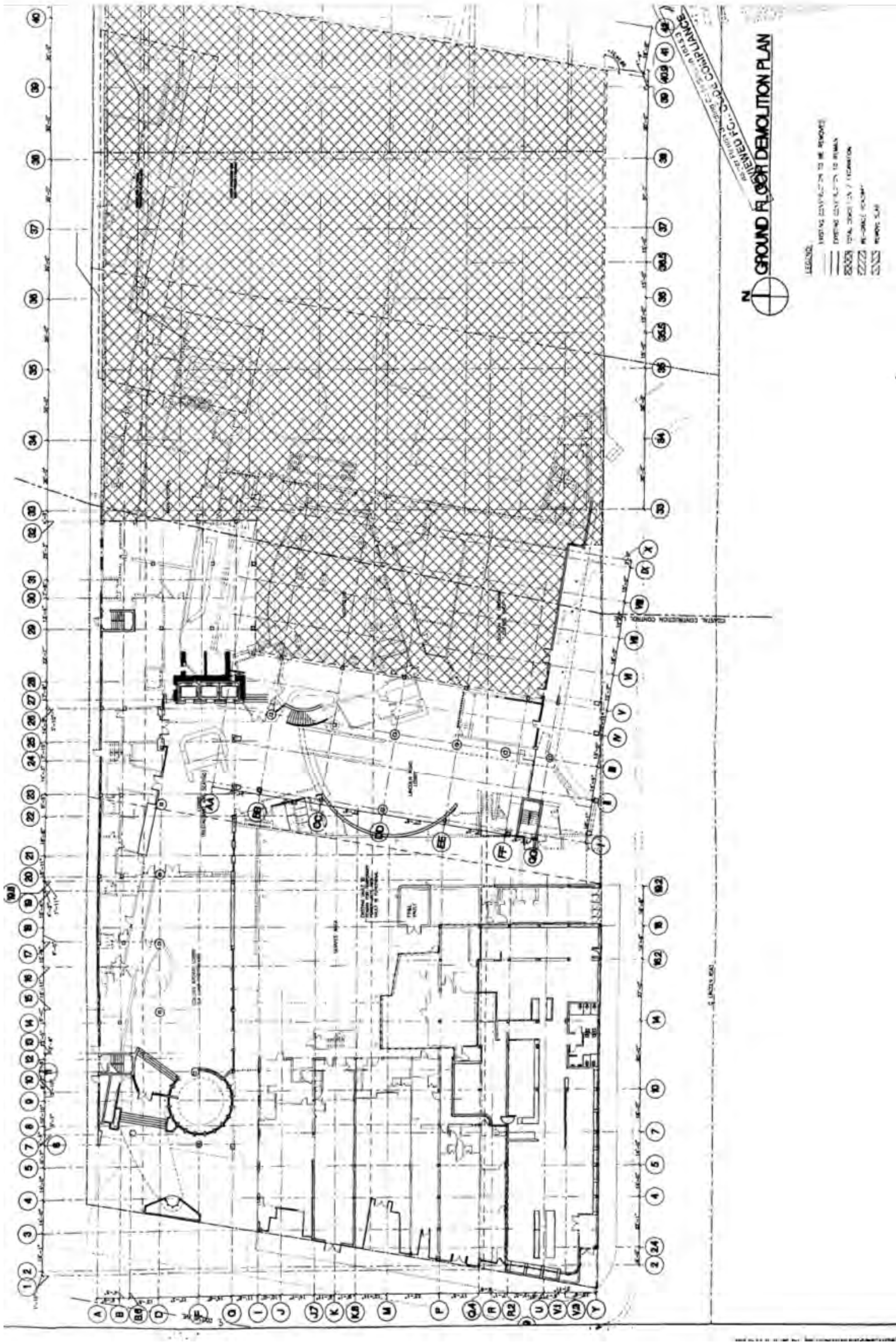
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| 1003 | SECTION 1002 - GENERAL NOTES | 10/1/77 |
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| 1088 | SECTION 1087 - GENERAL NOTES | 10/     |





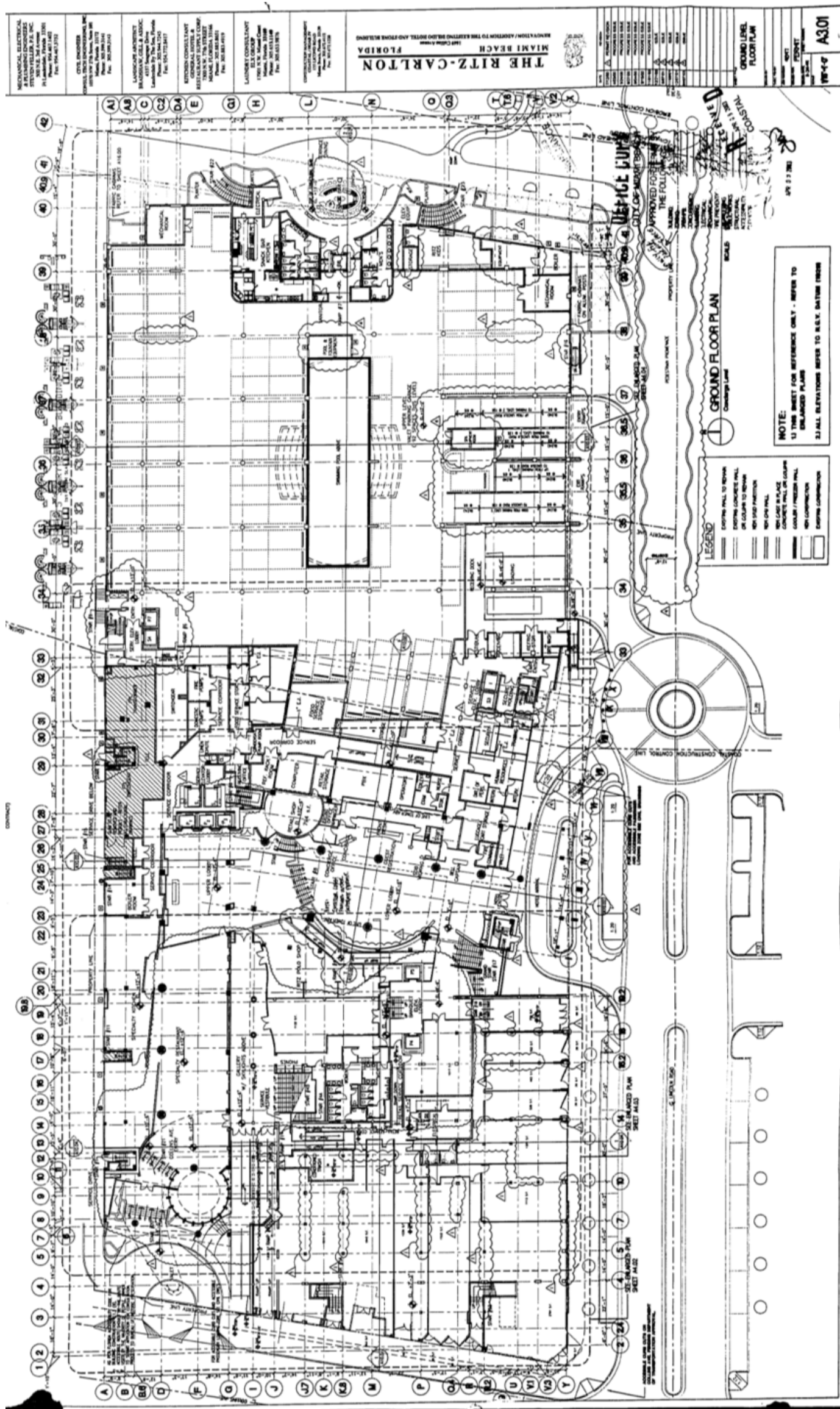
SITE PLAN





DEMOLITION PLAN (HATCHED AREA WAS DEMOLISHED)





GROUND FLOOR PLAN







[illegible]

NOT ALL MEDICAL PRACTITIONERS ARE  
AND CERTAINLY SOME OFFERS NO ASSISTANCE AND  
SOMETIMES REQUESTS FOR THE REVISED CLINICAL  
PAPER WILL BE LOST AS A PAPER IS  
LOST TO THE MEDICAL PRACTITIONER. THE MEDICAL  
PRACTITIONER IS RESPONSIBLE FOR COMPLETING  
THE CLINICAL PAPER AND FOR SUBMITTING IT TO  
THE MEDICAL PRACTITIONER. THE MEDICAL  
PRACTITIONER IS RESPONSIBLE FOR SUBMITTING  
THE CLINICAL PAPER TO THE MEDICAL PRACTITIONER.

PARTIAL MEZZANINE REF. CEILING PLAN  
Scale: 1/4" = 1'-0"  
Bedroom Level

STYLING: JACOB REID / JACOB

**NO PUBLIC MEETINGS**

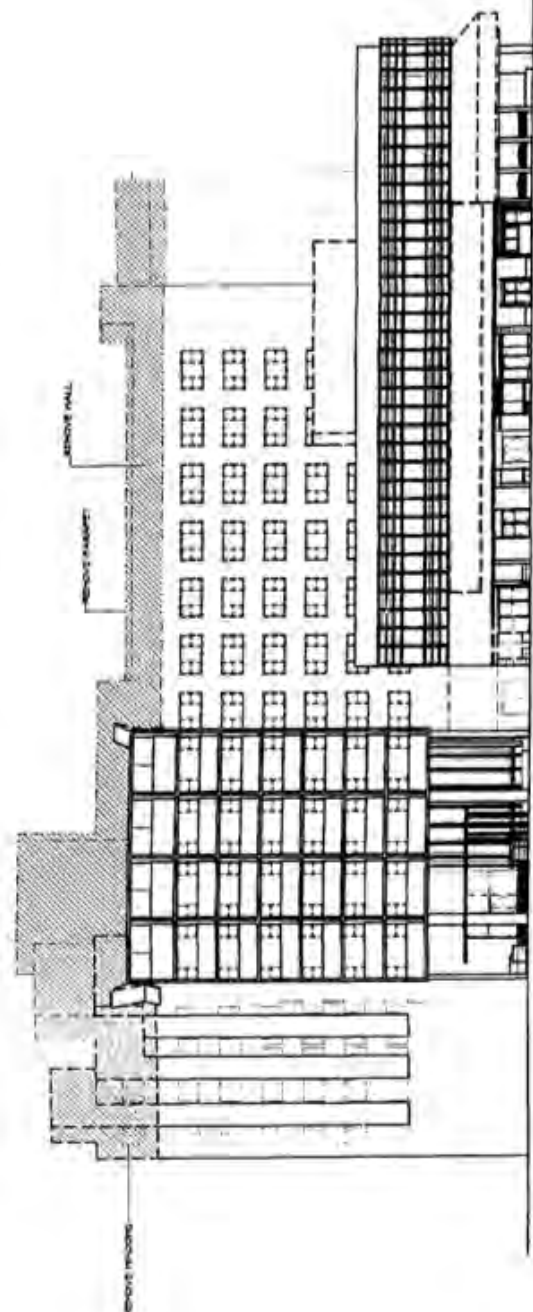
PARTIAL MEZZANINE REF. CEILING PLAN

REFLECTED CEILING PLAN AT BALLROOM



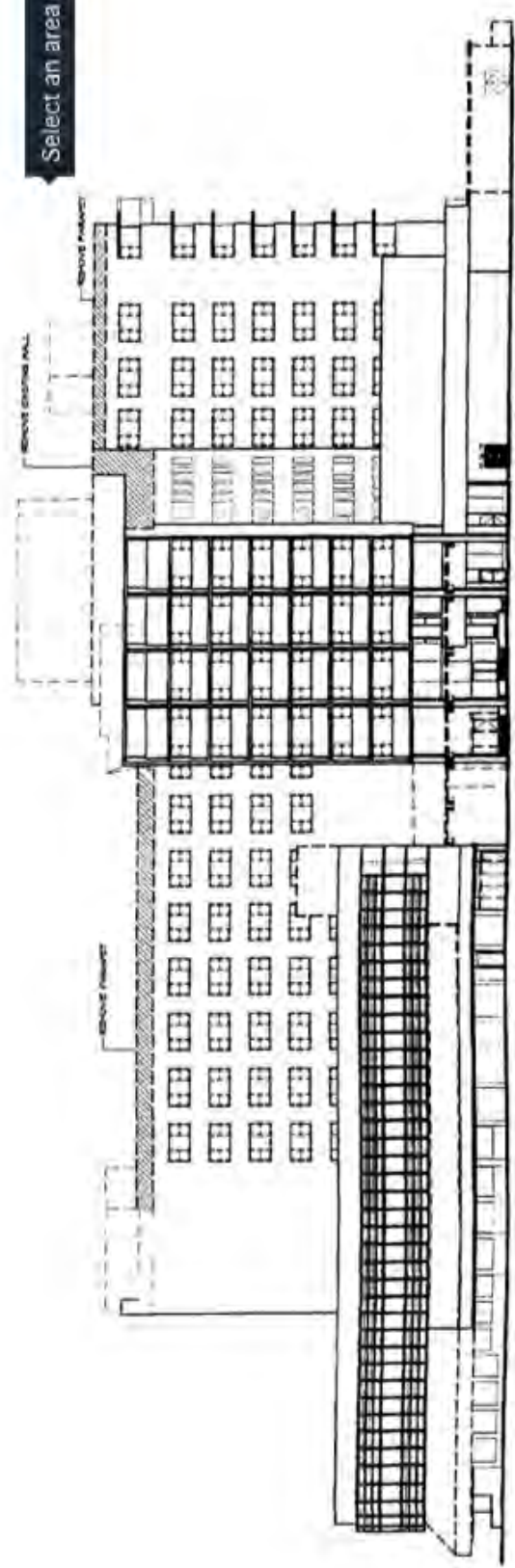






WEST ELEVATION (DEMOLITION)

SCALE 1/8"=1'-0"



SOUTH ELEVATION (DEMOLITION)

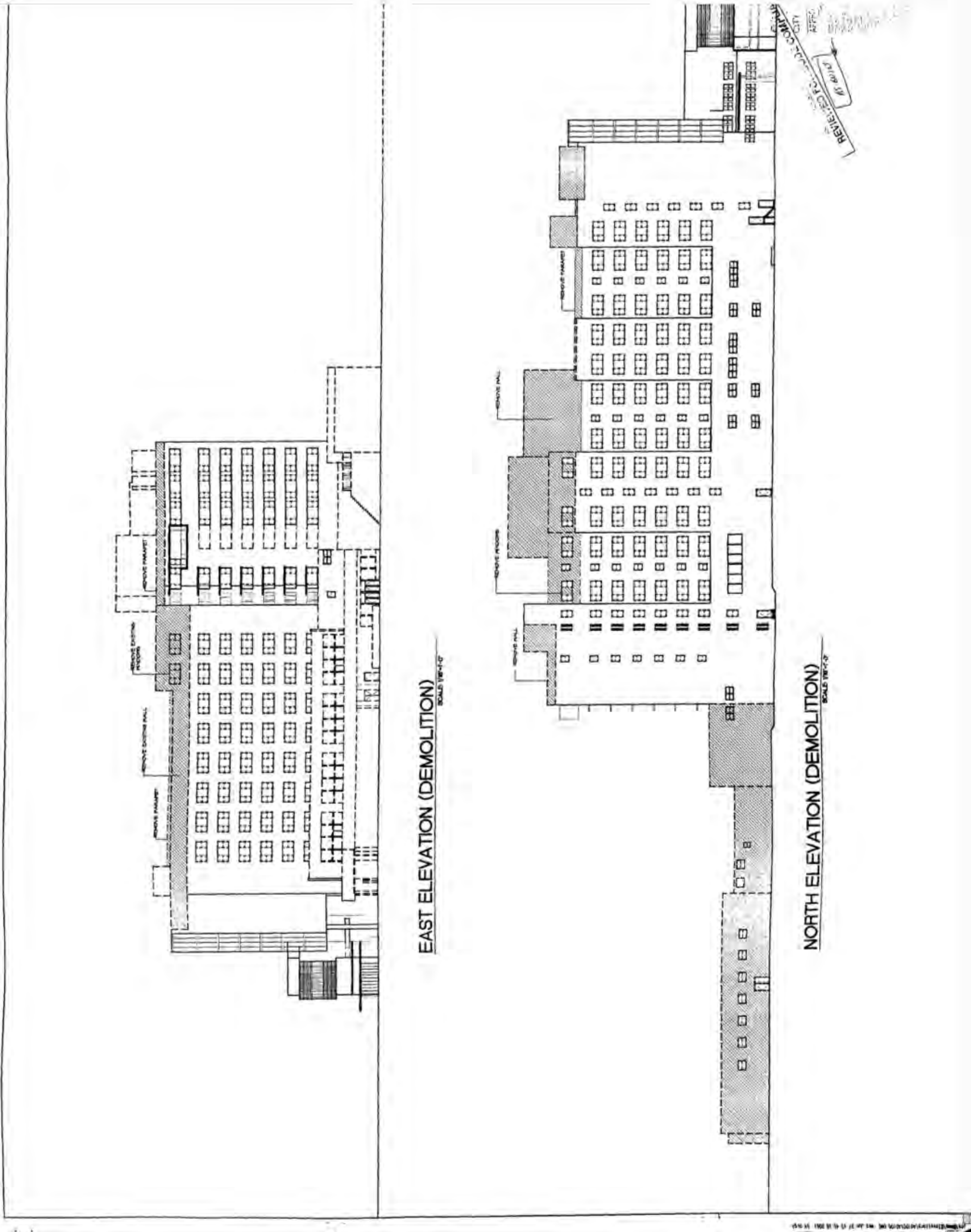
SCALE 1/8"=1'-0"

Select an area to comment on

11-11-14

23-11-14 Florida Building Code Compliance  
REVIEWED FOR: CODE COMPLIANCE





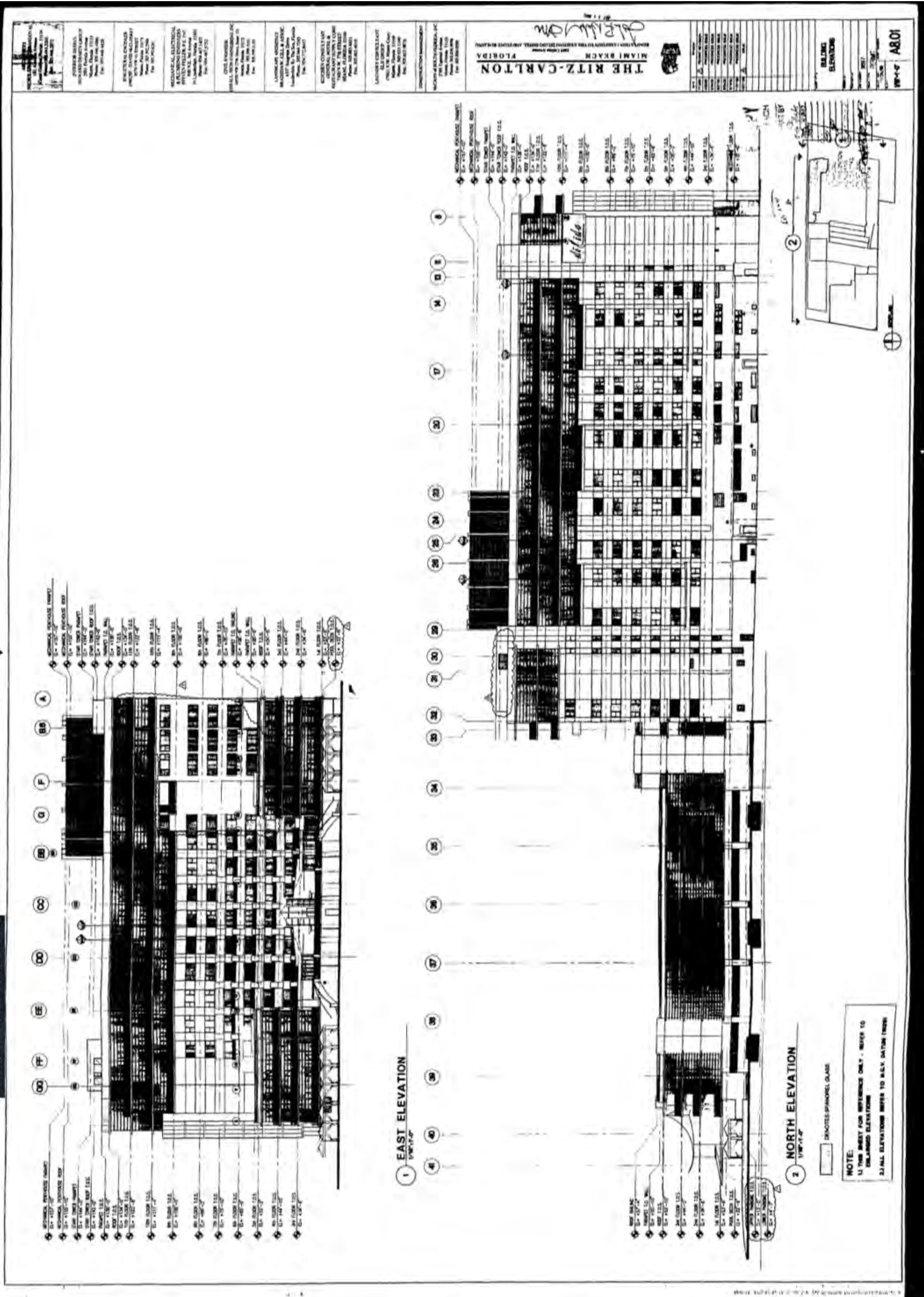
EXISTING EAST AND NORTH ELEVATIONS





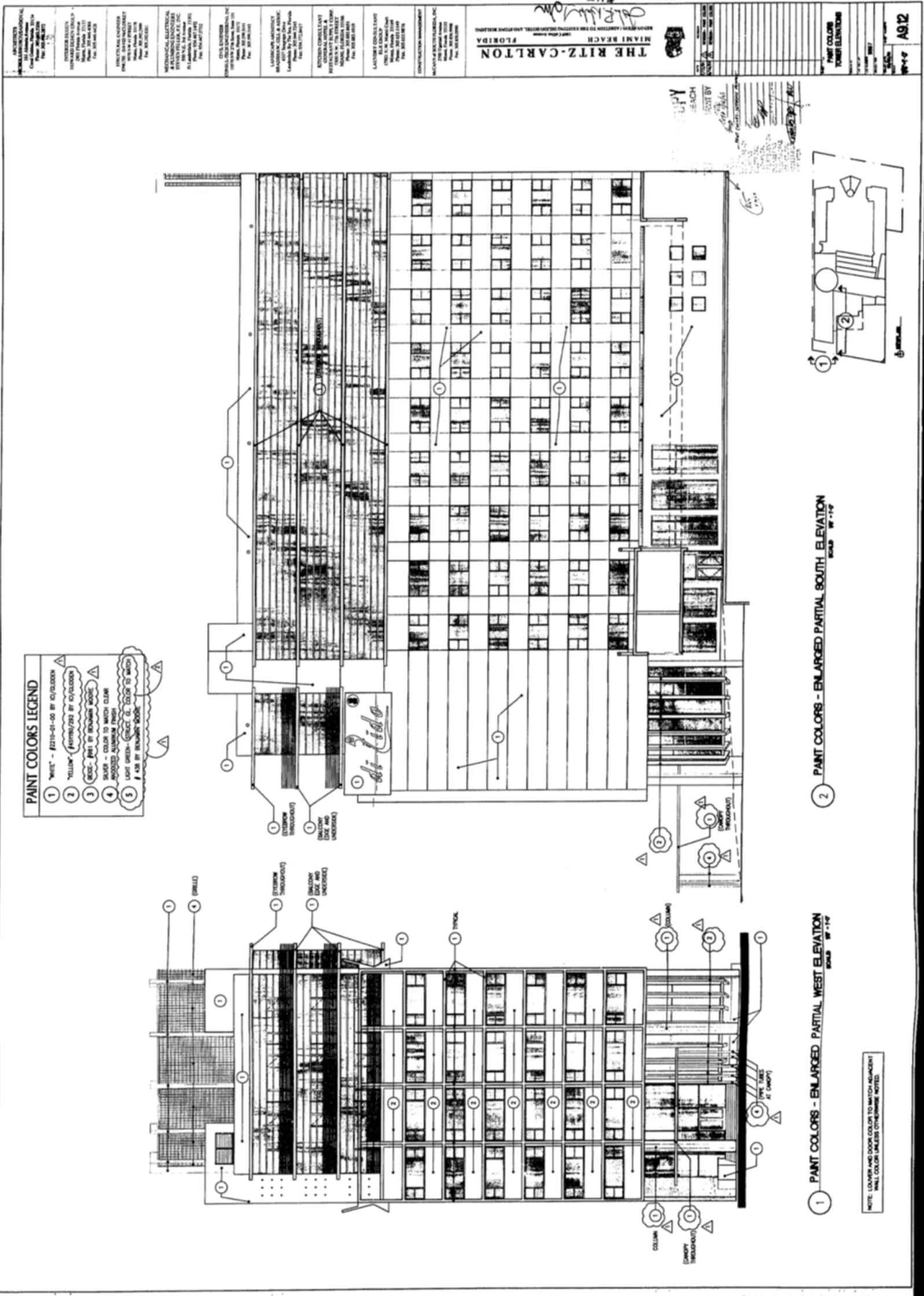


Select an area to comment on



PROPOSED AND CONSTRUCTED ESST AND NORTH ELEVATIONS





DETAILED ELEVATIONS



## BIBLIOGRAPHY

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- (2) Ibid.,
- (3) Courtesy City of Miami Beach Historical Archives
- (4) Courtesy Florida Memory Collection
- (5) Miami Modern Metropolis, Allan T. Shulman Editor; Sail Away: Ocean Liners, Luxury and Morris Lapidus' Early Post-War Resorts, p. 309.
- (6) Ibid., p. 310.
- (7) Miami Modern Metropolis, Allan T. Shulman Editor; Igor Plevitzsky's Architectural Vision for a Modern Miami, pp. 349-350
- (8) Courtesy of City of Miami Beach Public Works
- (9) Lost Miami Beach by Carolyn Klepser, 2014 p.95
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- (11) Miami Architecture: An AIA Guide Featuring Downtown, the Beaches and Coconut Grove by Allan T. Shulman, Randall C. Robinson Jr., James F. Donnelly. p 274
- (12) Photograph courtesy Images of America: Miami Beach by Seth Bramson, p.103
- (13) Ibid., p.48.
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- (22) Courtesy Ritz Carlton DiLido Hotel
- (23) Architect Magazine
- (24) Photograph by Arthur Marcus
- (25) Courtesy Miami Beach Historical Archives
- (26) Igor Plevitzsky's Architectural Vision for a Modern Miami by Allan T. Shulman, as part of Florida 23: The Florida Issue of the Journal of Decorative and Propaganda Arts

