



HISTORIC RESOURCES REPORT

FOR THE

ONE LINCOLN ROAD BUILDING

PART OF THE RITZ CARLTON DiLiDO HOTEL

ONE LINCOLN ROAD

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

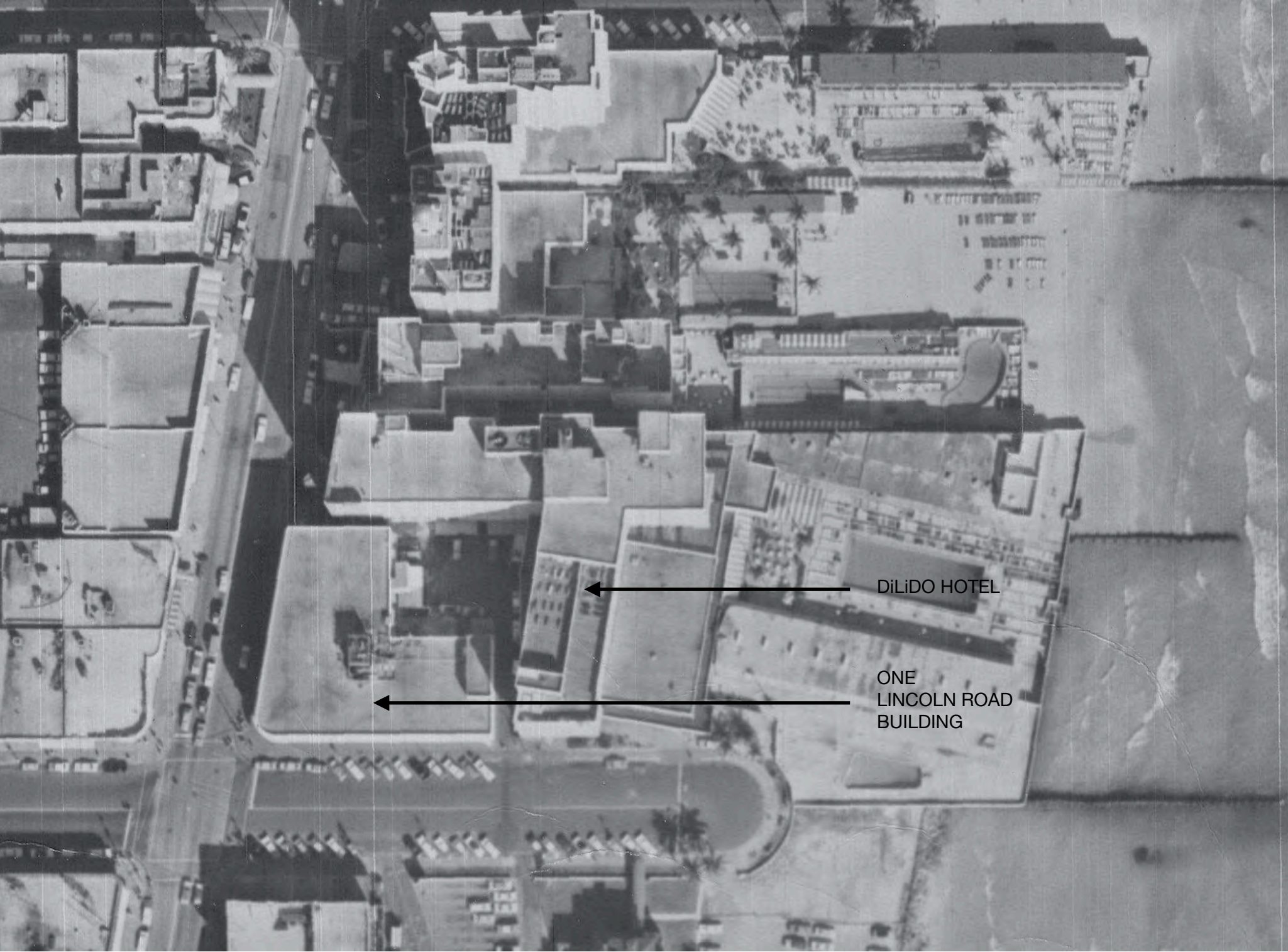


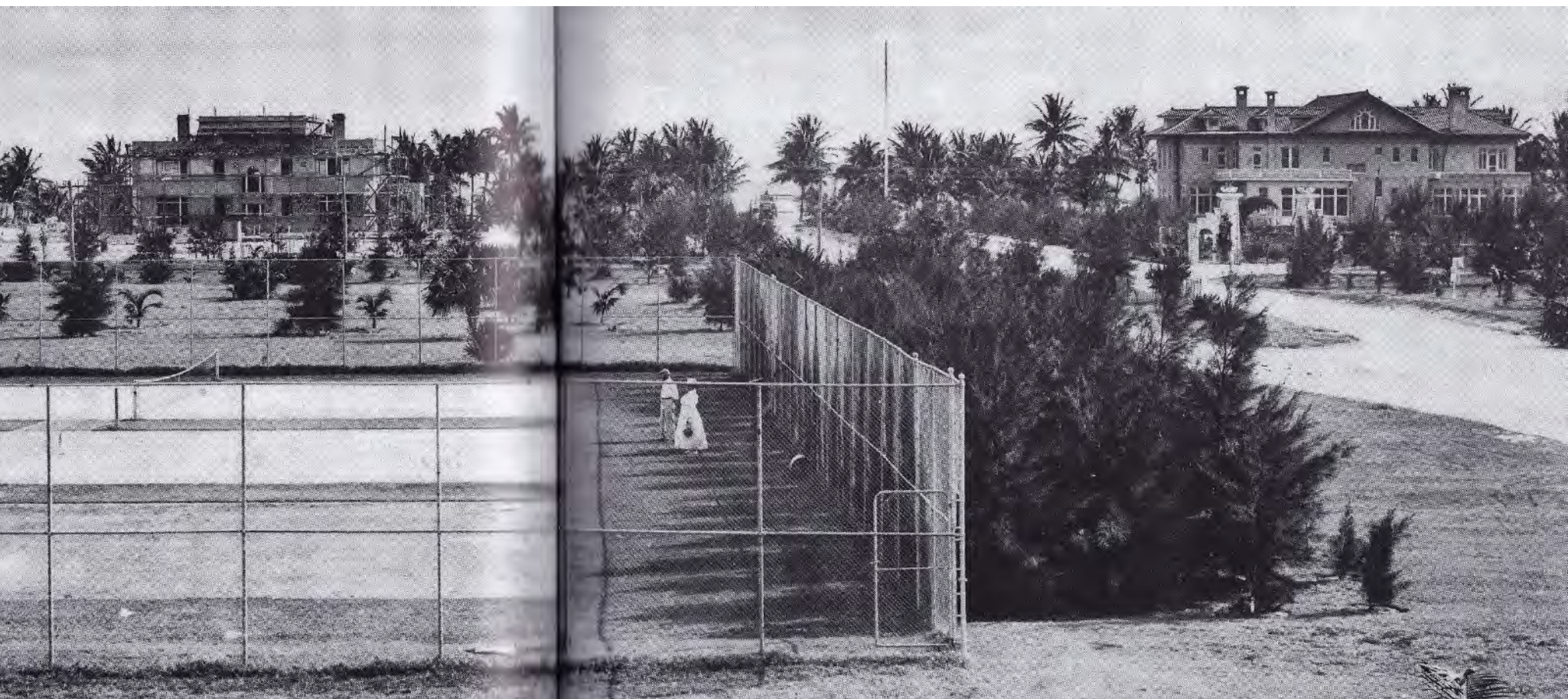
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PHOTOGRAPH ABOVE: 1921 VIEW LOOKING WEST ON LINCOLN ROAD FROM ABOVE THE ATLANTIC OCEAN. THE 1914 FISHER RESIDENCE IS VISIBLE AT FRONT LEFT WITH THE SEIBERLING RESIDENCE OUT OF VIEW AT RIGHT. (15)

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)



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..



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. Polevitzsky 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 Decoplage Condominiums.



Polevitzsky 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, Polevitzsky added the upper floors as a continuous rhythm of sunshades running the entire length of the Collins and Lincoln Road building facades. Polevitzsky 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.

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 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.



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)





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.



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.



ONE LINCOLN ROAD BUILDING



ABOVE: CLOSER VIEW OF BRISE SOLEIL OPENINGS.

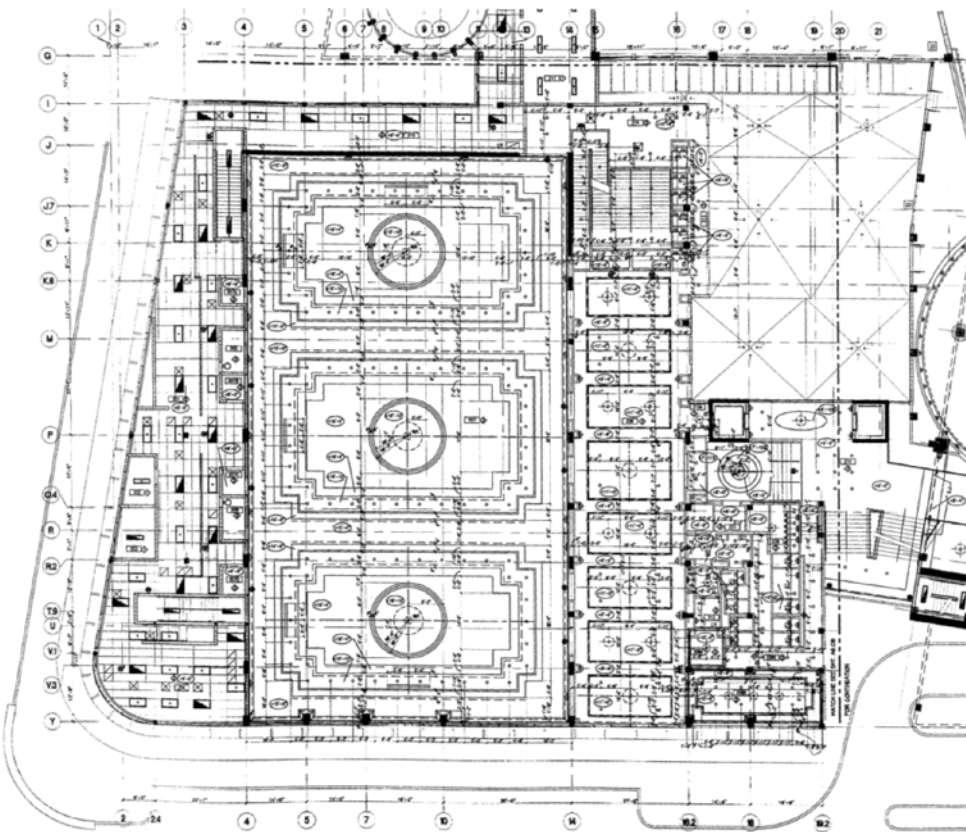
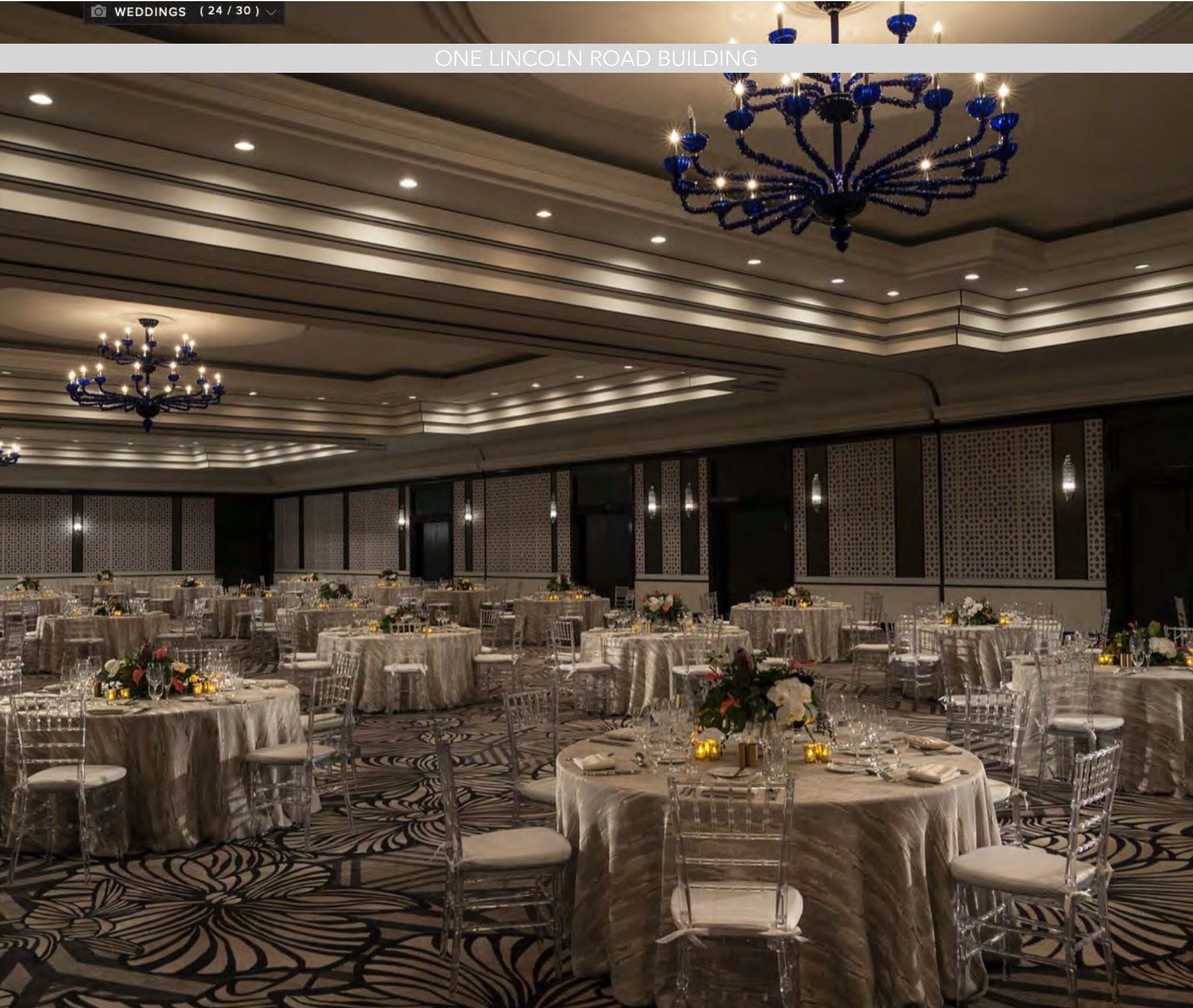
BELOW: RECEPTION AREA OUTSIDE BALLROOM



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 BROSCH ET
AL



ONE LINCOLN ROAD BUILDING IS PART OF THE DILIDO HOTEL 2021

ONE LINCOLN ROAD BUILDING



WOOFIE'S MEMORBILIA



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 Planning 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** Wolfies
Lot ~~18~~ 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
PLUMBING Contractor **#28422 McGuire Plumbing Co:**
#28684 Markowitz Bros: --Sept. 6, 1949
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
OUTLETS 13 Lights 200
* 157 Receptacles 200
Ranges 2*
Irons 2*
Refrigerators
Fans 3*
Motors 14* & 14*
Appliances 10*
HEATERS Water 2*
Space
FIXTURES 616*
Electrical Contractor
#29098 Temporary Service Haskell --- July 6, 1949
Neon Transformers
Sign Outlets
Meter Change
Centers of Distributions 14*
Service 1*
Violations
GAS Rough APPROVAL T.A.O'Neill 11/25/49 (173 & 17)
GAS FINAL APPROVAL
GAS Frylators
Gas Pressing Machine
Gas Vents for Stove
GAS Contractor
Gas Ranges
Gas Water Heaters 2
Gas Space Heaters 11
Gas Refrigerators
Gas Steam Tables
Gas Broilers
GAS Rough APPROVAL
GAS FINAL APPROVAL T.A.O'Neill 11/25/49 (173 & 17)
Sewer Connection 1, 1, Date July 7, 1949
Temporary Water Closet 2, 2, ---Sept. 6, 1949
#28685 Markowitz Bros,
Down Spouts
Wells
Swimming Pool Traps
Steam or Hot Water Boilers
ROUGH APPROVAL
FINAL APPROVAL
Use STORES (11) (SEE OVER) Nov. 28, 1950
Roof Flat Date Aug. 1, 1949
Stories / - & 2-total 3
Height 21'
Lot Size 150 x 175
Engineer **R.A. Belsham**
Bond No. 4187
Permit No. 130444
Address 163-169 17th St. 175-181-183-185-187-189-191-193-195-197-199-201-203-205-207-209-211-213-215-217-219-221-223-225-227-229-231-233-235-237-239-241-243-245-247-249-251-253-255-257-259-261-263-265-267-269-271-273-275-277-279-281-283-285-287-289-291-293-295-297-299-301-303-305-307-309-311-313-315-317-319-321-323-325-327-329-331-333-335-337-339-341-343-345-347-349-351-353-355-357-359-361-363-365-367-369-371-373-375-377-379-381-383-385-387-389-391-393-395-397-399-401-403-405-407-409-411-413-415-417-419-421-423-425-427-429-431-433-435-437-439-441-443-445-447-449-451-453-455-457-459-461-463-465-467-469-471-473-475-477-479-481-483-485-487-489-491-493-495-497-499-501-503-505-507-509-511-513-515-517-519-521-523-525-527-529-531-533-535-537-539-541-543-545-547-549-551-553-555-557-559-561-563-565-567-569-571-573-575-577-579-581-583-585-587-589-591-593-595-597-599-601-603-605-607-609-611-613-615-617-619-621-623-625-627-629-631-633-635-637-639-641-643-645-647-649-651-653-655-657-659-661-663-665-667-669-671-673-675-677-679-681-683-685-687-689-691-693-695-697-699-701-703-705-707-709-711-713-715-717-719-721-723-725-727-729-731-733-735-737-739-741-743-745-747-749-751-753-755-757-759-761-763-765-767-769-771-773-775-777-779-781-783-785-787-789-791-793-795-797-799-801-803-805-807-809-811-813-815-817-819-821-823-825-827-829-831-833-835-837-839-841-843-845-847-849-851-853-855-857-859-861-863-865-867-869-871-873-875-877-879-881-883-885-887-889-891-893-895-897-899-901-903-905-907-909-911-913-915-917-919-921-923-925-927-929-931-933-935-937-939-941-943-945-947-949-951-953-955-957-959-961-963-965-967-969-971-973-975-977-979-981-983-985-987-989-991-993-995-997-999-1001-1003-1005-1007-1009-1011-1013-1015-1017-1019-1021-1023-1025-1027-1029-1031-1033-1035-1037-1039-1041-1043-1045-1047-1049-1051-1053-1055-1057-1059-1061-1063-1065-1067-1069-1071-1073-1075-1077-1079-1081-1083-1085-1087-1089-1091-1093-1095-1097-1099-1101-1103-1105-1107-1109-1111-1113-1115-1117-1119-1121-1123-1125-1127-1129-1131-1133-1135-1137-1139-1141-1143-1145-1147-1149-1151-1153-1155-1157-1159-1161-1163-1165-1167-1169-1171-1173-1175-1177-1179-1181-1183-1185-1187-1189-1191-1193-1195-1197-1199-1201-1203-1205-1207-1209-1211-1213-1215-1217-1219-1221-1223-1225-1227-1229-1231-1233-1235-1237-1239-1241-1243-1245-1247-1249-1251-1253-1255-1257-1259-1261-1263-1265-1267-1269-1271-1273-1275-1277-1279-1281-1283-1285-1287-1289-1291-1293-1295-1297-1299-1301-1303-1305-1307-1309-1311-1313-1315-1317-1319-1321-1323-1325-1327-1329-1331-1333-1335-1337-1339-1341-1343-1345-1347-1349-1351-1353-1355-1357-1359-1361-1363-1365-1367-1369-1371-1373-1375-1377-1379-1381-1383-1385-1387-1389-1391-1393-1395-1397-1399-1401-1403-1405-1407-1409-1411-1413-1415-1417-1419-1421-1423-1425-1427-1429-1431-1433-1435-1437-1439-1441-1443-1445-1447-1449-1451-1453-1455-1457-1459-1461-1463-1465-1467-1469-1471-1473-1475-1477-1479-1481-1483-1485-1487-1489-1491-1493-1495-1497-1499-1501-1503-1505-1507-1509-1511-1513-1515-1517-1519-1521-1523-1525-1527-1529-1531-1533-1535-1537-1539-1541-1543-1545-1547-1549-1551-1553-1555-1557-1559-1561-1563-1565-1567-1569-1571-1573-1575-1577-1579-1581-1583-1585-1587-1589-1591-1593-1595-1597-1599-1601-1603-1605-1607-1609-1611-1613-1615-1617-1619-1621-1623-1625-1627-1629-1631-1633-1635-1637-1639-1641-1643-1645-1647-1649-1651-1653-1655-1657-1659-1661-1663-1665-1667-1669-1671-1673-1675-1677-1679-1681-1683-1685-1687-1689-1691-1693-1695-1697-1699-1701-1703-1705-1707-1709-1711-1713-1715-1717-1719-1721-1723-1725-1727-1729-1731-1733-1735-1737-1739-1741-1743-1745-1747-1749-1751-1753-1755-1757-1759-1761-1763-1765-1767-1769-1771-1773-1775-1777-1779-1781-1783-1785-1787-1789-1791-1793-1795-1797-1799-1801-1803-1805-1807-1809-1811-1813-1815-1817-1819-1821-1823-1825-1827-1829-1831-1833-1835-1837-1839-1841-1843-1845-1847-1849-1851-1853-1855-1857-1859-1861-1863-1865-1867-1869-1871-1873-1875-1877-1879-1881-1883-1885-1887-1889-1891-1893-1895-1897-1899-1901-1903-1905-1907-1909-1911-1913-1915-1917-1919-1921-1923-1925-1927-1929-1931-1933-1935-1937-1939-1941-1943-1945-1947-1949-1951-1953-1955-1957-1959-1961-1963-1965-1967-1969-1971-1973-1975-1977-1979-1981-1983-1985-1987-1989-1991-1993-1995-1997-1999-2001-2003-2005-2007-2009-2011-2013-2015-2017-2019-2021-2023-2025-2027-2029-2031-2033-2035-2037-2039-2041-2043-2045-2047-2049-2051-2053-2055-2057-2059-2061-2063-2065-2067-2069-2071-2073-2075-2077-2079-2081-2083-2085-2087-2089-2091-2093-2095-2097-2099-2101-2103-2105-2107-2109-2111-2113-2115-2117-2119-2121-2123-2125-2127-2129-2131-2133-2135-2137-2139-2141-2143-2145-2147-2149-2151-2153-2155-2157-2159-2161-2163-2165-2167-2169-2171-2173-2175-2177-2179-2181-2183-2185-2187-2189-2191-2193-2195-2197-2199-2201-2203-2205-2207-2209-2211-2213-2215-2217-2219-2221-2223-2225-2227-2229-2231-2233-2235-2237-2239-2241-2243-2245-2247-2249-2251-2253-2255-2257-2259-2261-2263-2265-2267-2269-2271-2273-2275-2277-2279-2281-2283-2285-2287-2289-2291-2293-2295-2297-2299-2301-2303-2305-2307-2309-2311-2313-2315-2317-2319-2321-2323-2325-2327-2329-2331-2333-2335-2337-2339-2341-2343-2345-2347-2349-2351-2353-2355-2357-2359-2361-2363-2365-2367-2369-2371-2373-2375-2377-2379-2381-2383-2385-2387-2389-2391-2393-2395-2397-2399-2401-2403-2405-2407-2409-2411-2413-2415-2417-2419-2421-2423-2425-2427-2429-2431-2433-2435-2437-2439-2441-2443-2445-2447-2449-2451-2453-2455-2457-2459-2461-2463-2465-2467-2469-2471-2473-2475-2477-2479-2481-2483-2485-2487-2489-2491-2493-2495-2497-2499-2501-2503-2505-2507-2509-2511-2513-2515-2517-2519-2521-2523-2525-2527-2529-2531-2533-2535-2537-2539-2541-2543-2545-2547-2549-2551-2553-2555-2557-2559-2561-2563-2565-2567-2569-2571-2573-2575-2577-2579-2581-2583-2585-2587-2589-2591-2593-2595-2597-2599-2601-2603-2605-2607-2609-2611-2613-2615-2617-2619-2621-2623-2625-2627-2629-2631-2633-2635-2637-2639-2641-2643-2645-2647-2649-2651-2653-2655-2657-2659-2661-2663-2665-2667-2669-2671-2673-2675-2677-2679-2681-2683-2685-2687-2689-2691-2693-2695-2697-2699-2701-2703-2705-2707-2709-2711-2713-2715-2717-2719-2721-2723-2725-2727-2729-2731-2733-2735-2737-2739-2741-2743-2745-2747-2749-2751-2753-2755-2757-2759-2761-2763-2765-2767-2769-2771-2773-2775-2777-2779-2781-2783-2785-2787-2789-2791-2793-2795-2797-2799-2801-2803-2805-2807-2809-2811-2813-2815-2817-2819-2821-2823-2825-2827-2829-2831-2833-2835-2837-2839-2841-2843-2845-2847-2849-2851-2853-2855-2857-2859-2861-2863-2865-2867-2869-2871-2873-2875-2877-2879-2881-2883-2885-2887-2889-2891-2893-2895-2897-2899-2901-2903-2905-2907-2909-2911-2913-2915-2917-2919-2921-2923-2925-2927-2929-2931-2933-2935-2937-2939-2941-2943-2945-2947-2949-2951-2953-2955-2957-2959-2961-2963-2965-2967-2969-2971-2973-2975-2977-2979-2981-2983-2985-2987-2989-2991-2993-2995-2997-2999-3001-3003-3005-3007-3009-3011-3013-3015-3017-3019-3021-3023-3025-3027-3029-3031-3033-3035-3037-3039-3041-3043-3045-3047-3049-3051-3053-3055-3057-3059-3061-3063-3065-3067-3069-3071-3073-3075-3077-3079-3081-3083-3085-3087-3089-3091-3093-3095-3097-3099-3101-3103-3105-3107-3109-3111-3113-3115-3117-3119-3121-3123-3125-3127-3129-3131-3133-3135-3137-3139-3141-3143-3145-3147-3149-3151-3153-3155-3157-3159-3161-3163-3165-3167-3169-3171-3173-3175-3177-3179-3181-3183-3185-3187-3189-3191-3193-3195-3197-3199-3201-3203-3205-3207-3209-3211-3213-3215-3217-3219-3221-3223-3225-3227-3229-3231-3233-3235-3237-3239-3241-3243-3245-3247-3249-3251-3253-3255-3257-3259-3261-3263-3265-3267-3269-3271-3273-3275-3277-3279-3281-3283-3285-3287-3289-3291-3293-3295-3297-3299-3301-3303-3305-3307-3309-3311-3313-3315-3317-3319-3321-3323-3325-3327-3329-3331-3333-3335-3337-3339-3341-3343-3345-3347-3349-3351-3353-3355-3357-3359-3361-3363-3365-3367-3369-3371-3373-3375-3377-3379-3381-3383-3385-3387-3389-3391-3393-3395-3397-3399-3401-3403-3405-3407-3409-3411-3413-3415-3417-3419-3421-3423-3425-3427-3429-3431-3433-3435-3437-3439-3441-3443-3445-3447-3449-3451-3453-3455-3457-3459-3461-3463-3465-3467-3469-3471-3473-3475-3477-3479-3481-3483-3485-3487-3489-3491-3493-3495-3497-3499-3501-3503-3505-3507-3509-3511-3513-3515-3517-3519-3521-3523-3525-3527-3529-3531-3533-3535-3537-3539-3541-3543-3545-3547-3549-3551-3553-3555-3557-3559-3561-3563-3565-3567-3569-3571-3573-3575-3577-3579-3581-3583-3585-3587-3589-3591-3593-3595-3597-3599-3601-3603-3605-3607-3609-3611-3613-3615-3617-3619-3621-3623-3625-3627-3629-3631-3633-3635-3637-3639-3641-3643-3645-3647-3649-3651-3653-3655-3657-3659-3661-3663-3665-3667-3669-3671-3673-3675-3677-3679-3681-3683-3685-3687-3689-3691-3693-3695-3697-3699-3701-3703-3705-3707-3709-3711-3713-3715-3717-3719-3721-3723-3725-3727-3729-3731-3733-3735-3737-3739-3741-3743-3745-3747-3749-3751-3753-3755-3757-3759-3761-3763-3765-3767-3769-3771-3773-3775-3777-3779-3781-3783-3785-3787-3789-3791-3793-3795-3797-3799-3801-3803-3805-3807-3809-3811-3813-3815-3817-3819-3821-3823-3825-3827-3829-3831-3833-3835-3837-3839-3841-3843-3845-3847-3849-3851-3853-3855-3857-3859-3861-3863-3865-3867-3869-3871-3873-3875-3877-3879-3881-3883-3885-3887-3889-3891-3893-3895-3897-3899-3901-3903-3905-3907-3909-3911-3913-3915-3917-3919-3921-3923-3925-3927-3929-3931-3933-3935-3937-3939-3941-3943-3945-3947-3949-3951-3953-3955-3957-3959-3961-3963-3965-3967-3969-3971-3973-3975-3977-3979-3981-3983-3985-3987-3989-3991-3993-3995-3997-3999-4001-4003-4005-4007-4009-4011-4013-4015-4017-4019-4021-4023-4025-4027-4029-4031-4033-4035-4037-4039-4041-4043-4045-4047-4049-4051-4053-4055-4057-4059-4061-4063-4065-4067-4069-4071-4073-4075-4077-4079-4081-4083-4085-4087-4089-4091-4093-4095-4097-4099-4101-4103-4105-4107-4109-4111-4113-4115-4117-4119-4121-4123-4125-4127-4129-4131-4133-4135-4137-4139-4141-4143-4145-4147-4149-4151-4153-4155-4157-4159-4161-4163-4165-4167-4169-4171-4173-4175-4177-4179-4181-4183-4185-4187-4189-4191-4193-4195-4197-4199-4201-4203-4205-4207-4209-4211-4213-4215-4217-4219-4221-4223-4225-4227-4229-4231-4233-4235-4237-4239-4241-4243-4245-4247-4249-4251-4253-4255-4257-4259-4261-4263-4265-4267-4269-4271-4273-4275-4277-4279-4281-4283-4285-4287-4289-4291-4293-4295-4297-4299-4301-4303-4305-4307-4309-4311-4313-4315-4317-4319-4321-4323-4325-4327-4329-4331-4333-4335-4337-4339-4341-4343-4345-4347-4349-4351-4353-4355-4357-4359-4361-4363-4365-4367-4369-4371-4373-4375-4377-4379-4381-4383-4385-4387-4389-4391-4393-4395-4397-4399-4401-4403-4405-4407-4409-4411-4413-4415-4417-4419-4421-4423-4425-4427-4429-4431-4433-4435-4437-4439-4441-4443-4445-4447-4449-4451-4453-4455-4457-4459-4461-4463-4465-4467-4469-4471-4473-4475-4477-4479-4481-4483-4485-4487-4489-4491-4493-4495-4497-4499-4501-4503-4505-4507-4509-4511-4513-4515-4517-4519-4521-4523-4525-4527-4529-4531-4533-4535-4537-4539-4541-4543-4545-4547-4549-4551-4553-4555-4557-4559-4561-4563-4565-4567-4569-4571-4573-4575-4577-4579-4581-4583-4585-4587-4589-4591-4593-4595-4597-4599-4601-4603-4605-4607-4609-4611-4613-4615-4617-4619-4621-4623-4625-4627-4629-4631-4633-4635-4637-4639-4641-4643-4645-4647-4649-4651-4653-4655-4657-4659-4661-4663-4665-4667-4669-4671-4673-4675-4677-4679-4681-4683-4685-4687-4689-4691-4693-4695-4697-4699-4701-4703-4705-4707-4709-4711-4713-4715-4717-4719-4721-4723-4725-4727-4729-4731-4733-4735-4737-4739-4741-4743-4745-4747-4749-4751-4753-4755-4757-4759-4761-4763-4765-4767-4769-4771-4773-4775-4777-4779-4781-4783-4785-4787-4789-4791-4793-4795-4797-4799-4801-4803-4805-4807-4809-4811-4813-4815-4817-4819-4821-4823-4825-4827-4829-4831-4833-4835-4837-4839-4841-4843-4845-4847-4849-4851-4853-4855-4857-4859-4861-4863-

ALTERATIONS & ADDITIONS

1641 Midway Tours: # 30878 Flat wall sign - 60 sq. ft. - Claude Southern Corp. \$ 500...Sept. 27, 1949
 665 Wolfie's # 31012 Flat wall sign - 90 sq. ft. - Tropicalites \$ 1,200...Oct. 11, 1949
 # 31234 Remodeling interior - Igor B. Polevitzky, arch: Arkin Construction Co., contr. \$20,000...Oct. 27, 1949
 onogram 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

Lot 18, 19, 20 Block 29 Subdivision FISHER'S FIRST
 171, 173, 175, 181, 195 Lincoln Rd.
 1651, 1653, 1655, 1657, 1659, 1661, 1663
 COLLINS AVE.

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
 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

1665

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

Lot	Block	Subdivision
ALTERATIONS & ADDITIONS		
<p>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.</p> <p>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</p> <p># 35679 Air conditioning (additional)- 120 tons- Conditioned Air Corp. \$ 50,000... April 26, 1951</p> <p># 36551 Two passenger elevators-12 passengers ea. or 2,000 lbs. ea-Otis Elevator Co., contr. \$ 36,800... Aug. 10, 1951</p> <p># 36759 Storm blinds - Double ProtectionAwning Co., contr. \$ 800... Sept. 7, 1951</p>		
<p>Plumbing Permits:</p> <p>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</p> <p>partial rough & top-out 9/17/51 LR -- rough Gas - 108/51 LR</p>		
<p>Final Plumbing & Gas L. Rothman 8-5-52</p>		
<p>171 Lincoln Road</p> <p>Electrical Permits:</p> <p># 34322 B. Haskell: 13 switch outlets, 14 receptacles, 97 light outlets, 14 centers of distribution, 1 service-equipment, 2 sign outlets, 7 motors</p>		
<p># 1 Lincoln Rd; # 34688 Otis Elevator Co: 4 Motors, Aug. 10, 1951</p>		

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-tons 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

June 1, 1954

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

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Wolfie's Building Permits: #43703 Install 3 coolers, 2 refrigerators & 2 vent fans: Consolidated Refr: OK, Plaag, 1/18/54.....\$2,000: Jan 5, 1954 \$500: May 21, 1954

135 Lincoln Road #44667 Partitions and Painting: August 11, 1954
Wolfie's #45472 Tropicalites: Flat wall sign..42 square feet: \$300: May 31, 1955

1653 Collins Ave #47648 Jermome Construction Co: remodeling store front \$ 600 May 31, 1955
173 Collins Avenue #48167 Giffen Industries, Inc: Storm blinds \$ 100.00 July 28, 1955
173 Collins Avenue #48473 Mutual Neon Sign Co: neon sign \$ 150.00 Aug. 30, 1955

#1 Lincoln Rd Bldg # 49328 Albert J. Harris: Painting of #1 Lincoln Rd Bldg \$ 2 000 12/1/1955
1657 Col. #57690 Advanced Store Front: Replace 30" bulkhead & glass with 6" bulkhead & glass - \$600 - Oct. 24, 1958
#195 Linc. Rd. #59222 Telerema Signs: Traveling Neon Sign - \$1150 23; \$1950 with 30,000 transformers and 1750 lights, approval of Council on March 23, 1959

1655 Col. #60376 Advanced Store Fronts, Inc.: Rework store front only, \$2300, 10/23/59
Plumbing Permits: #35975 OK 12/15/59 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
Barber shop (Harry Crazman) 4-16-54 OK, 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 Neon 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 Line. 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

Plumbing Permits:

Electrical Permits: #64186 Miami Beach Elec. Exh. 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 2/13-26-70
- #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-\$4000-9-3-75
- 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 letteres-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

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

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

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

LOT 3 BLOCK 1 SUBDIVISION 1 ADDRESS Lincoln Rd

ALTERATIONS & ADDITIONS

Building Permits:

M04157-Ward Son, Inc.- 1 \$16,000 mechanical ventilation-5-9-78
 Wolfies-#89598-Owner-Fire damage-\$20,000-5-12-78
 #17947 Ackerly Sign Repaint existing sign 300 sq. ft. \$128. 4-28-80
 #90624 4/7/82 P.N. Fowler - remodel existing Wolfies, into Dennys family Restaurant, as per plans \$350,000.
 #90624 6/22/82 transfer to C.B.R. Development (same work as above, same value) C.O. #4979 3/17.83
 #22410 6/23/82 C.B.R Development - interior demolition as per attached plan only \$44,000.

Plumbing Permits:

#56076-Pitsch Plumbing- general repairs, 1 gas piping-5-15-78
 #56091-Pitsch Plumbing- 11 seyt gas ranges-5-18-78
 #56131-Pitsch Plumbing-steam boiler-5-31-78
 #56584-Silver Plumbing- gas repair-10-24-78
 #56788-Silver Plumbing= gas repair-12-28-78
 #60427 9/7/82 Bob-Lin Inc. - 1 dishwasher, 9 floor drain, 1 grease trap, 4 lavatory, 4 sink pot/3 comp, 1 temp water closet, 2 urinal, 6 water closet, 19 floor sink, 1 heater, new installation, 1 gas range, 3 fixtures, 1 disposal

Electrical Permits:

#74790-Jerguson Electric- ; *KW outlet 1 violation repair=6-8-78
 #78033 6/22/82 Dan Inc. - temporary service
 #78171 9/8/82 All County Elect - 1 service temp

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits:

#MO5922 9/28/82 Tropic Kool air - 568,000 btu central heating, 48 tons air cond central, 400. mech ventilation (install complete hvac system per plans submitted and approved by Miami Beach Mech Dept. duct work 14,788.)

#MO5952 10/27/82 Climate Engineering 19 refrigeration restaurant

#MO6118 3/14/83 Gold Coast Fire Equip - 2 other dry chemical fire system \$2,000 valuation

#90847 3/24/83 McNeil Signs - install non ill flat cut out alumn letter sign as dwg 82-749 McNeil & son 3'x6'6" -19.5 \$500.

#90904 4/21/83 McNeill Signs - install 2-3'x19'8" illum signs as heath DWC design 9629 dated 5/26/82 and hookup to elect supplied & other S signs in B & C 59sqgs each \$4,000.

MARCH 2, 1983 - CITY COMMISSION APPROVAL #132-83 FOR THREE (3) SIGNS WITH A TOTAL OF 130 SQ. FT. OF AGGREGATE SIGN AREA (INCLUDING 2 ON FACADE OF LAMANG) RE: DENNY'S RESTAURANT

Plumbing Permits: #60666 9/28/82 Sun Gold Ind - 1000 gal interceptor

Electrical Permits:

#78192 9/23/82 All County Elect - 1-10 switch outlets, 227 light outlets, 30 receptacles 1-800A service size in amps - 7 motors 0-1 hp, 1 motors 1-3 hp, 68 special purpose 1 sign time clock, refirg-1-34 hp ac, 1-21 hp ac, 4-24 hp ac

#78502 3/24/83 McNeil Signs - 6 sign transformer 6, 2 identical signs so & west elevators, 3 transformers each sign sing "B" & "C"

#78503 3/24/83 McNeil Signs - 9 sign tubes, 3 sign ballasts, 2'4"x186'6" S/F sign in lobby of DiLido hotel entrance collins ave hook up to elect by tohers see heath & co swg 2/17/83

BLOCK: 29 5056

SUBDIVISION: Fisher 17857

ADDRESS: 165-4497417
495355575**ALTERATIONS & ADDITIONS****BUILDING PERMITS**#27916 1/22/86 Bengis Assoc - add 3 s.f. non illum copy on exist wall sing "Mother Butler"
#92113 - 6-3-87 - Block Construction Inc. - Interior work, Remodeling
\$25,000.00

#M09063 - Imperial Air Conditioning - 4 ton A/C (Central), Mechanica Ventilation-26-87

#5237 - Certificate of Occupancy - 8-27-87 - Alpen Glace Inc.
#5248 - Certificate of Occupancy - Alpen Glace Inc. - 10-1-87**PLUMBING PERMITS**

#63356 6/11/87 Luis Rayon Plumb 2 rgh, 2 set floor drain, 1 rgh, 1 set lavatory, 1 rgh, 1 set sink slop, 1 set water closet, 6 indirect wastes, 1 heater, new install

ELECTRICAL PERMITS

#82063 - Art Electric - 6 Switch outlets, 19 Light outlets, 10 Receptacles, 1 Water heater, 6-4-87 3 ton A/C, 4 Special purpose, 1 Sign time clock, 16 Fixtures

LOT: 19 20 BLOCK: 29 SUBDIVISION: Fishers 1st ADDRESS: 1657, 53, 55, 57, 59, 61, 63 Collins Ave

ALTERATIONS & ADDITIONS

BUILDING PERMITS

#27916 1/22/86 Bengis Assoc - add 3 s.f. non illum copy on exist wall sing "Mother Butler" \$600.
#92113 - 6-3-87 - Block Construction Inc. - Interior work, Remodeling
\$25,000.00

#M09063 - Imperial Air Conditioning - 4 ton A/C (Central), Mechanical Ventilation 5-26-87

#5237 - Certificate of Occupancy - 3-27-87 - Alpen Glace Inc.

#5248 - Certificate of Occupancy - Alpen Glace Inc. - 10-1-87

PLUMBING PERMITS

#63356 6/11/87 Luis Rayon Plumb 2 rgh, 2 set floor drain, 1 set lavatory, 1 rgh, 1 set sink slop, 1 set water closet, 6 indirect wastes, 1 heater, new install

ELECTRICAL PERMITS

#82063 - Art Electric - 6 Switch outlets, 19 Light outlets, 10 Receptacles, 1 Water heater, 6-4-87 3 ton A/C, 4 Special purpose, 1 Sign time clock, 16 Fixtures

Building Permits - #32119-A-7-88 - Eddy's Painting - PArch + top-chop paint.
 #3,000.00 C.Y.
 #32324-5-9-88 - Owner - Interior neon sign 2x3 #300.00 C.Y.
 #32323-5-9-88 - Owner - Exterior sign 18x5 #150.00 C.Y.
 #58890883 - Owner - Install counter for jewelry store - 3-15-89 - \$5,000.00 C.Y.
 #58890879 - Quirino Construction - Replace 331 doors as per fire-3-15-89 - \$2,000.00 C.Y.

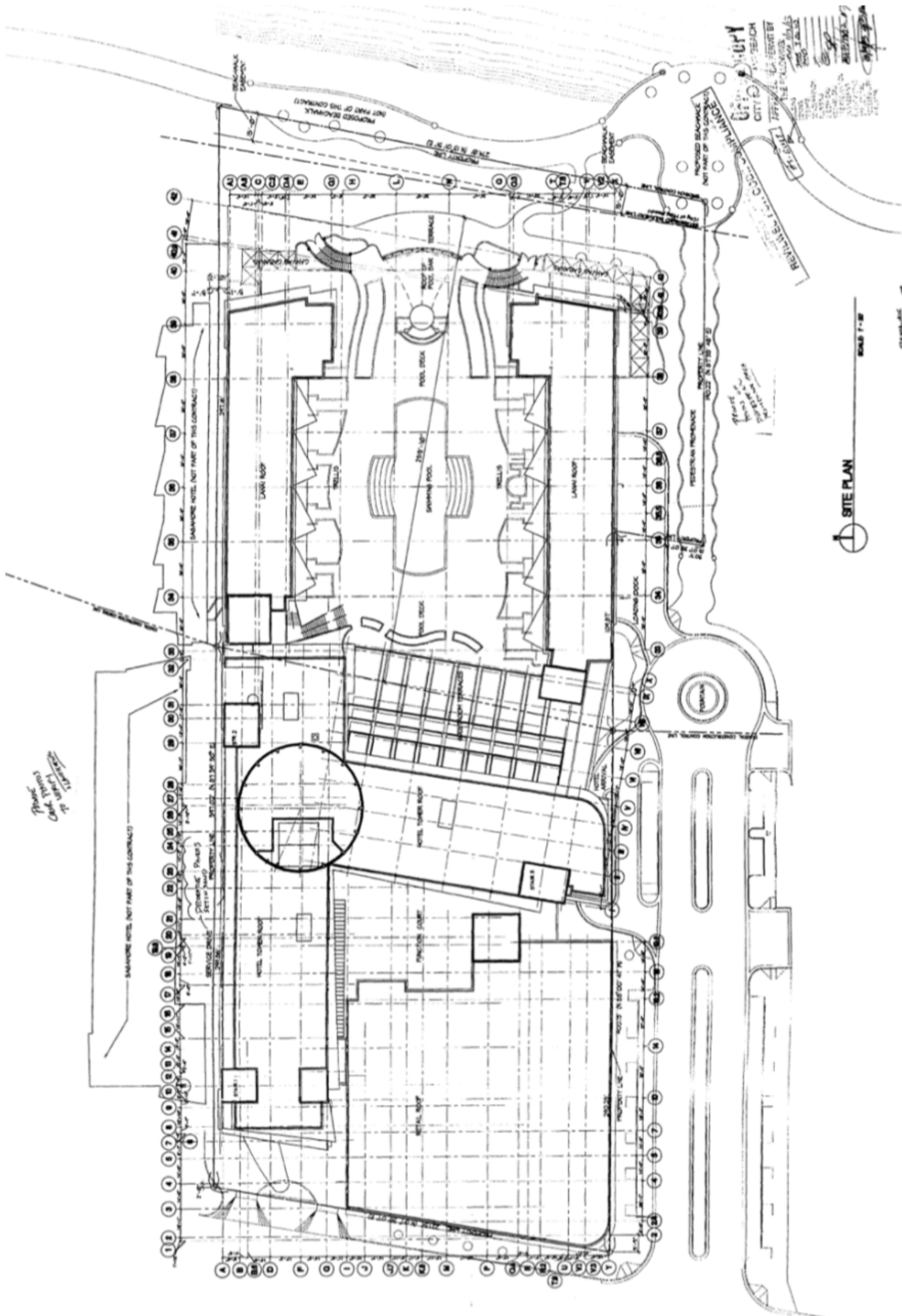
Electrical Permits - #E8900723 - Ponte Electric - New emergency lights installation -
 3-15-89 C.Y.

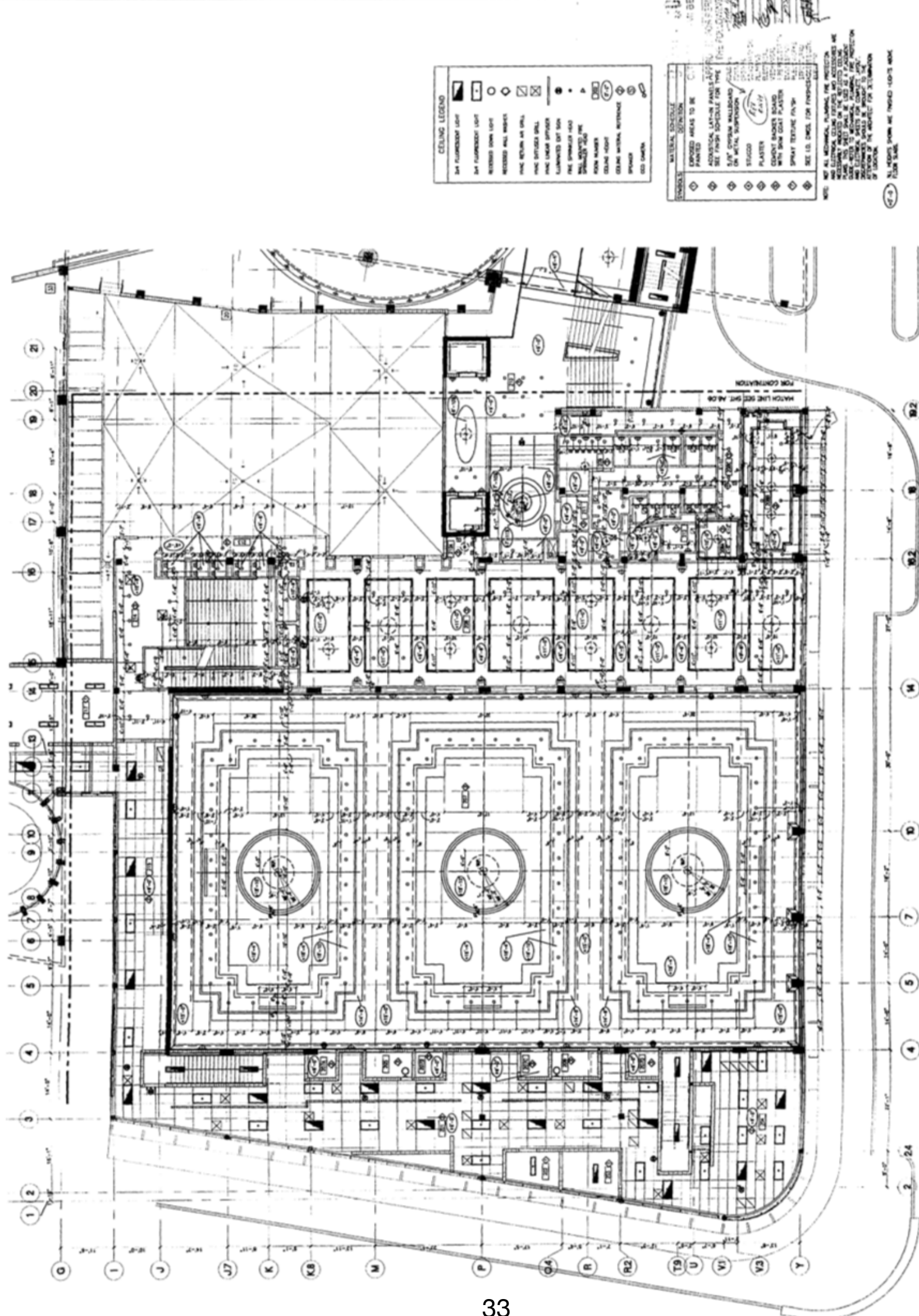
COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS ISSUED NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
4-7-88		PAINT + TOP-CHOP PAINT	\$3,000.00				32119
5-9-88		INTERIOR NEON SIGN	\$200.00				32324
5-9-88		EXTERIOR SIGN 18sq.	\$150.00				32323
3-15-89		INSTALL COUNTER FOR JEWELRY STORE.	\$5,000.00				6890883
3-15-89		REPLACE 381 DOORS AS PER FIRE	\$2,000.00				6890879



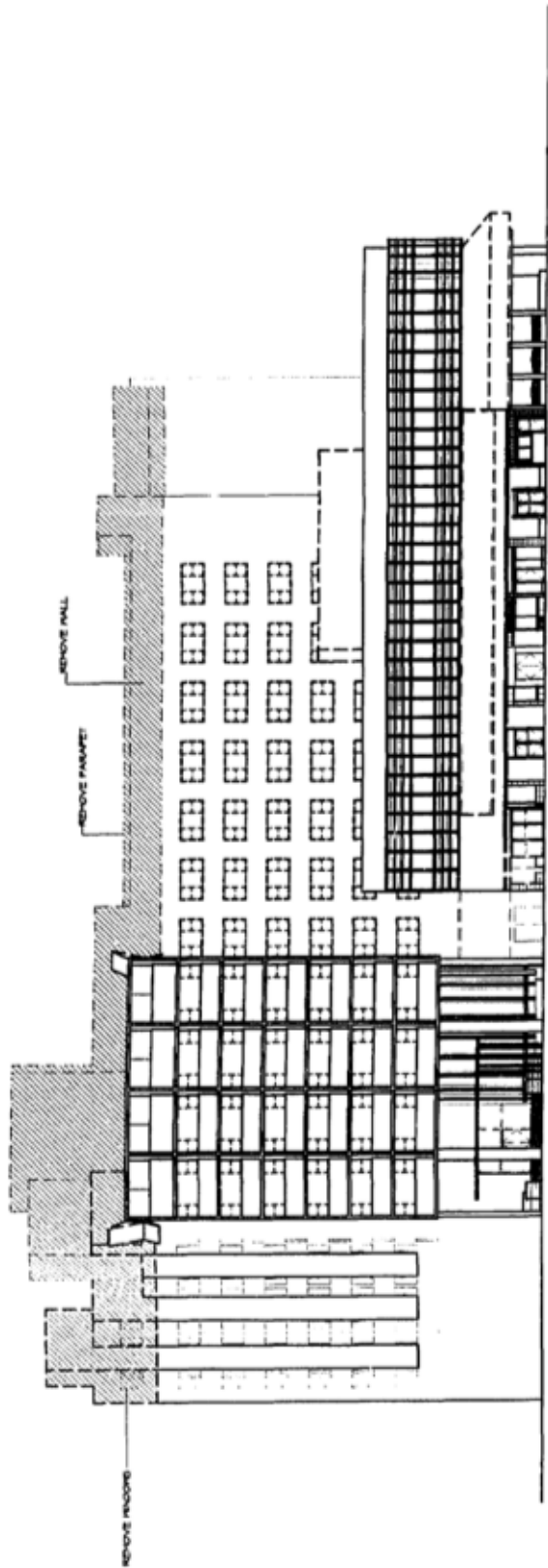


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NOTE: FOR COM. DETAILS
SEE ATTACHED
DESIGN DRAWINGS

PARTIAL MEZZANINE REF. CEILING PLAN
SCALE: 1/8" = 1'-0"

PARTIAL MEZZANINE
REF. CEILING PLAN



WEST ELEVATION (DEMOLITION)
SCALE 1/8"=1'-0"



SOUTH ELEVATION (DEMOLITION)
SCALE 1/8"=1'-0"

Select an area to comment on

12/15/18
A.S.P.

2.3.1.1 Florida Building Code Section 101.1.3
REVIEWED FOR: CODE COMPLIANCE



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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 Polevitzsky's Architectural Vision for a Modern Miami, pp. 349-350
- (8) Courtesy of City of Miami Beach Public Works**
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- (12) Photograph courtesy Images of America: Miami Beach by Seth Bramson, p.103**
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- (19) Ibid., p.57.
- (20) Photograph by Gottscho-Schleisner Inc. Photographers**
- (21) Lost Miami Beach by Carolyn Klepser, 2014 p.38
- (22) Courtesy Ritz Carlton DiLido Hotel**
- (23) Architect Magazine**
- (24) Photograph by Arthur Marcus**
- (25) Courtesy Miami Beach Historical Archives
- (26) Igor Polevitzsky'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

