



ARCHITECTURAL RESOURCES REPORT

FOR

401 - 407 LINCOLN ROAD

aka MIAMI BEACH FEDERAL SAVINGS AND LOAN BUILDING

MIAMI BEACH, FLORIDA 33139

BY

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FOR

SHVO

745 FIFTH AVENUE

NEW YORK, NEW YORK 10151

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PLEASE NOTE THAT ONLY THE BUILDING CARD WAS AVAILABLE FROM THE CITY OF MIAMI BEACH. THERE WERE NO ORIGINAL DRAWINGS AVAILABLE.



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 for his wealthy friends in developing this prime property directly on the beach at the beginning of Lincoln Road.

Shortly afterwards Fisher built the offices of his Alton Beach Real Estate Company at Lincoln and Collins - only one block from home. And two blocks from his home Fisher built illuminated indoor and outdoor Tennis Courts on James Avenue.

The photographs on this page show the ever evolving City that is Miami Beach. The span of dates in these photos is less than 100 years - however the inference of growth and change is readily apparent.

At top in 1905 is the slice of the future Lincoln Road through the mangrove forest. Second from top is a view in the early 1920's with Lincoln Road fully developed and Carl and Jane Fisher's home 'The Shadows' at left foreground on the beach.

By the 1930's the site of 401-407 Lincoln Road was stylishly defined by the sadly demolished Miami Beach Federal Savings Building - a small bank building that gave both charm and gravitas to the corner of Washington and Lincoln - as seen in the photo second from bottom.

By the 1960's Lincoln Road had become a cacophony of its former selves, as perfectly defined by the new 407 Lincoln Road building. While Miami Beach has always accommodated buildings from all different periods and styles, this building has never failed to feel as if it were plopped down from a foreign planet. This was a building thirty years ahead of its time in terms of materiality and building form and style.

TOP PHOTO - LINCOLN ROAD IN 1905

TOP MIDDLE PHOTO: LOOKING WEST UP LINCOLN ROAD FROM THE OCEAN 1921

LOWER MIDDLE PHOTO: NEW MIAMI BEACH FEDERAL BANK 1955

LOWER PHOTO: EDWIN REEDER





Lincoln Road was the crowning jewel of Fisher's properties, and he was quite cognizant of the effects that good publicity might generate.

Fisher's first hotel - the Lincoln -originally stood on the south side of Lincoln between Washington and Euclid and was built in 1917-1919. The attraction at the Lincoln was being able to walk out of the hotel, cross Lincoln Road and be on the first tee. Originally buildings were prohibited on the north side of the Road until 1935. when the covenant was lifted per Fisher's original stipulations.

By 1917 there were outdoor tennis courts located at the future location of the Albion Hotel, as seen in the photo at left. And in 1917 Carl Fisher retained Architect August Geiger to design a new indoor tennis court with iron trusses supporting a glass roof. This glass roof can be seen in the 1928 aerial photograph at left on this page.

Carl Fisher literally created Miami Beach in the early 20th century as much as a marketing concept and brand as a physical entity. And Fisher believed in being an integral part of this development by building his own home, called 'The Shadows' - located at Lincoln Road at the Atlantic Ocean. Within two blocks of Fisher's home was his real estate office at Collins & Washington and his tennis courts at Lincoln Road and James Avenue. And this entire little 'townlet' was also located directly along the Atlantic Ocean.

TOP PHOTO: LINCOLN HOTEL. 1917-1919

TOP MIDDLE PHOTO: ALTON BEACH REALTY COMPANY, 1917

LOWER MIDDLE PHOTO: MIAMI BEACH COMMUNITY CHURCH 1921

LOWER PHOTO: INDOOR AND OUTDOOR TENNIS COURTS AT JAMES & LINCOLN, 1917



ORIGINAL BUILDING ON SITE

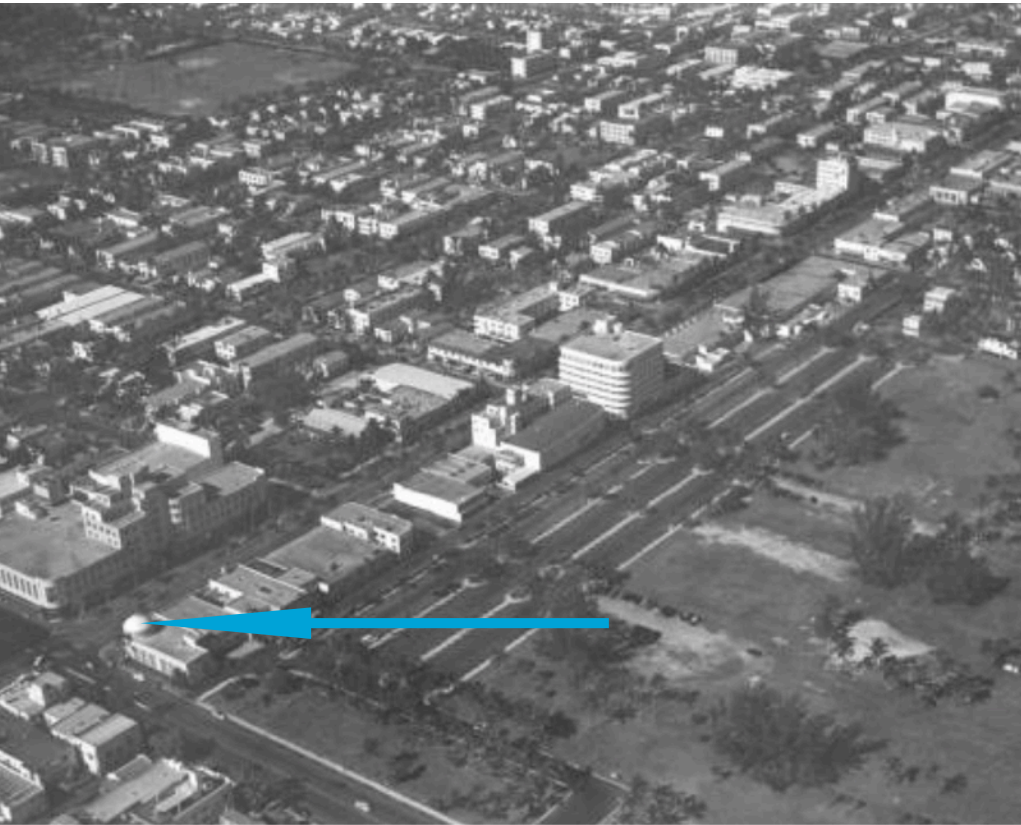
Once the north side of Lincoln Road was opened for development after 1935, the Miami Beach Federal Savings and Loan association constructed a small domed corner bank structure at the corner of Lincoln and Washington, designed by the noted Architect Roy France in January 1940; just as the Art Deco style was morphing into the Art Moderne architectural style.

Although it stood only one story tall on the northwest corner of Lincoln Road and Washington Avenue, the building commanded a full 23'-0" in total height, and presented an elegant and stately corner entrance to the Bank, worthy to most as also appropriate as a marker for Lincoln Road.

With its domed corner, this building became an instant local landmark and magically provided a welcoming entrance to Lincoln Road - prior to its demolition in 1955. This elegant building stood at the corner of Lincoln Road for less than 20 years.

TOP PHOTO: LOOKING WEST ON LINCOLN ROAD FROM EAST OF WASHINGTON AVENUE, CIRCA 1950
 MIDDLE PHOTO: LOOKING WEST ON LINCOLN ROAD FROM EAST OF WASHINGTON AVE, CIRCA 1960
 LOWER PHOTO: POSTCARD VIEW OF MIAMI BEACH FEDERAL SAVINGS AND LOAN ASSOCIATION.





TOP LEFT AERIAL PHOTO SHOWING LINCOLN ROAD IN THE LATE 1930'S. ARROW INDICATES LOCATION OF BANK. (9)

TOP RIGHT PHOTO: UNDATED VIEW OF LINCOLN ROAD / LOWER PHOTO: AERIAL PHOTO

LOWER PHOTO: 1985 AERIAL PHOTO WITH NEW 407 LINCOLN ROAD BANK BUILDING WITH SHADOW OF TOWER NOTED BY ARROW. (9)





BUILDING NAME:	401-07 LINCOLN ROAD OFFICE BUILDING
ADDRESS:	401-407 Lincoln Road
ORIGINAL ARCHITECT:	Edwin T. Reeder
YEAR of CONSTRUCTION:	1955
ARCHITECTURAL STYLE:	MiMo-MIAMI MODERN aka Mid Century Modern
LOCATED IN THE:	1979 Miami Beach Architectural District 1992 Flamingo Park Historic District
FLOOR LEVELS:	12
RENTABLE BLDG AREA:	125,000 SF
HISTORIC STATUS:	Non-Contributing

The introduction of the 407 Lincoln Road tower immediately changed Lincoln Road into a recognizable downtown area. The sheer mass and scale and new materials of this new office tower also overwhelmed the more genteel streetscape formerly existing.

As seen in the photographs on these pages, the new 401-407 office building did prove to be a radical change for this corner of Miami Beach.

The ultra modern design of the tallest building on Lincoln Road immediately set it apart from others in the neighborhood, with its major exterior materials of stamped patterned aluminum panels, turquoise glass panels and black granite. - in addition to its size.

According to the CMB Building Card the original turquoise colored exterior glass panels installed on the building were changed by an order of the DRB in 1987 to dark blue reflective glass panels on the north, south and east elevations. The DRB order also stated that "glass panels shall not be installed on the west wall of the structure now or at any future time. (See Building Card on page 31.)

TOP PHOTO: LOOKING SOUTH ON WASHINGTON AVENUE TOWARDS 407 LINCOLN ROAD.

LOWER PHOTO: CIRCA 1960'S PHOTO OF 407 BUILDING WITH ITS ORIGINAL TURQUOISE COLORED GLAZING.

"It demonstrated functionality and progressive imagery, but also luxurious materiality, with its sheer walls, mixed black granite pilasters, and a graphically expressive curtain wall of alternating tones blue and gray glass set between stepped aluminum mullions. Glazed brick comprises the building's west facade, and a digital clock and thermometer that faces the four cardinal directions tops the building." (3)

"The ground floor public areas are marked by a recessed pedestal with broad glass walls offset with a front tower mass. Following urban tradition in this area, the lobby forms an arcade connecting Lincoln Road with the lane behind. Here dark tones of black granite and marble are mixed with variegated blue and green mosaic tiles, wood panels and mosaic tile artwork by Kay Pancoast, which adorns the building lobby and the adjacent Bank lobby." (3)

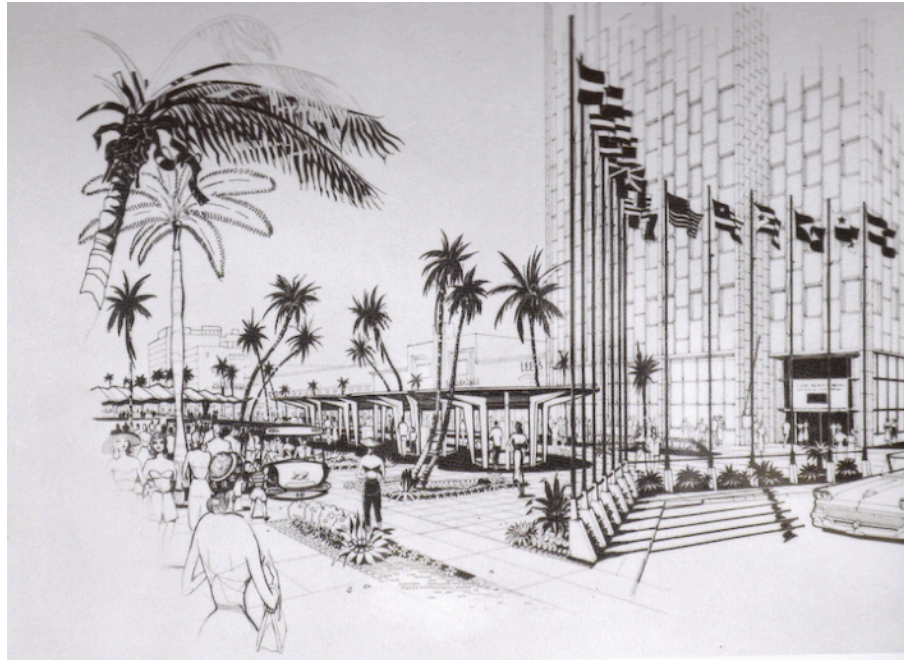
EASTERN TERMINUS

The eastern terminus of the Lincoln Road Pedestrian Mall at Washington Avenue has long been a place to celebrate special architectural transformations and there have been several architectural designs to mark this area..

UPPER RIGHT PHOTO: 2019 DESIGN PROPOSED BY JAMES CORNER OPERATIONS, LANDSCAPE ARCHITECTS

MIDDLE RIGHT & LOWER RIGHT PHOTOS: DESIGNS BY LAPIDUS KORNBLATH HARLE & LIEBMAN, LANDSCAPE ARCHITECTS, WHO DESIGNED THE PEDESTRIAN MALL IN 1960.

LOWER LEFT PHOTO: CURRENTLY EXISTING EASTERN TERMINUS AS MARKED BY THIS SCULPTURAL CANOPY BY CARLOS ZAPATA.





Lincoln Road Mall, Miami Beach, Florida

DIGITAL CLOCK & TEMPERATURE

One of the most recognizable design details of 407 Lincoln Road is the super-sized digital clock at the top of the building, which provides a conspicuous timepiece for locals and tourists alike - day-time and night-time - throughout the South Beach neighborhood of the City of Miami Beach.. The time and the temperature would alternate throughout the day and evening thus providing a modernistic digital look to the skyline - in very non-digital times. Another digital clock is also located at street level.

This also helped in making South Beach feel like a neighborhood, since everyone was able to see the time from the same local source emanating from Lincoln Road. Lincoln Road actually functioned as our very own Town Square. Long before my first iPhone I stopped wearing watches since I was almost always able to tell time from any location in Miami Beach by looking at the 407 clock. .

An amusing story making the local rounds back since the 1990's has it that the temperature on the digital sign could never go above 92 degrees, since the local Chamber of Commerce did not want summer to appear too warm for the tourists. After living in South Beach for over 22 years this author can attest to never seeing this digital temperature sign higher than 92 degrees.

ABOVE: POSTCARD VIEW OF LINCOLN ROAD MALL, UNDATED



BLACK as a DESIGN ELEMENT

This portion of Lincoln Road has long utilized the incorporation of black color in architecture. The first use of black detailing was noted in the three storefronts designed by the Architect Lester Pancoast in an Art Moderne manner in 1937 at 818 Lincoln Road - with the entire facade clad in black Marlite panels. This storefront building was totally reconstructed in 2018 with the original design and is currently occupied by Sephora cosmetics.



Black granite stone accents were also utilized as decorative trim on the lower floors of the block long 420 Lincoln Road in 1940. This block-long building set the precedent for the surrounding neighborhood was already set when the 407 building was constructed.

Black again became the color of choice when the Ritz Carlton DiLido Hotel was renovated and added onto in the early 2000's, with its new three story black glass addition perched atop the historic DiLido hotel building.



TOP PHOTO: RITZ CARLTON DiLIDO HOTEL
MIDDLE PHOTO: 818 LINCOLN ROAD
LOWER PHOTO: 420 LINCOLN ROAD

MIAMI BEACH FEDERAL SAVINGS & LOAN ASSOCIATION



WESTERN ELEVATION

It has always been unfortunate that the western building elevation facing towards Lincoln Road remains a blank wall. However this was also approved by the DRB in their meetings in 1987 according to the Building Card.

Whether it was originally designed in this manner in order to accommodate a future high-rise building addition, or for whatever reason, it remains puzzling why such a prominent building elevation was designed as a blank wall?

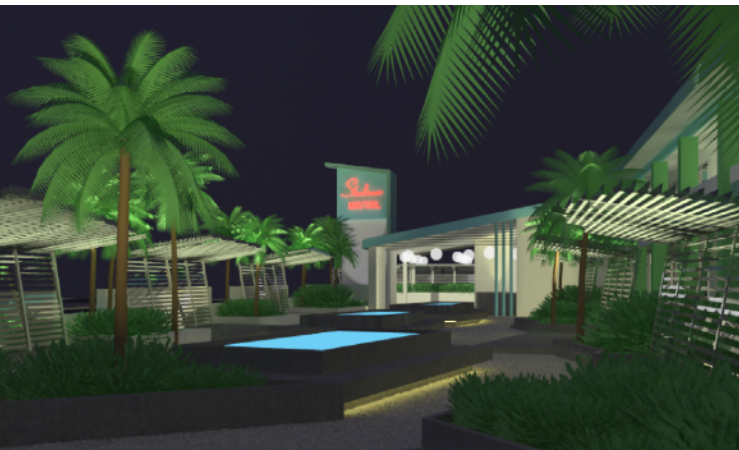
One explanation may be that the architects and engineers were so very far ahead of their time that they purposely designed the west facing elevation in this manner in order to lessen the heat gain and visual glare emanating from the intense western sun and sunset. This would especially affect the floors in a taller building.

The post-War years were also the time when Air Conditioning for buildings became affordable and practical for everyone. "The increased demand for cooling systems led architect to reassess window location and sizes, building elevations and floor plans." (2)

One last very plausible explanation for this blank wall might also be that during the 1950's MiMo period, a very common design element would typically be the building signage and sign board. So in a way this entire elevation could be construed as the Sign Board and Signage - something likely extremely important to the Officers of the Bank to have this day-time and night-time sky high advertising.



AERIAL VIEW LOOKING SOUTHWEST TOWARDS 407 BUILDING FROM WASHINGTON AVENUE (4)



TOP PHOTO: ORIGINALLY THE MIAMI BEACH FEDERAL SAVING & LOAN, SOUTH SHORE BRANCH, BUILT IN 1956.

MIDDLE PHOTO: A SIMILAR TOWER STRUCTURE WAS ALSO DESIGNED ALSO DESIGNED BY REEDER FOR THE BANK BRANCH ON 71st STREET IN MIAMI BEACH, BUILT IN 1952. THE SIGNAGE TOWERS WERE DESIGNED BY THE ARCHITECT HERBERT MATHES AND HAVE BECOME CHARACTER DEFINING ELEMENTS OF THEIR RESPECTIVE NEIGHBORHOODS.

LOWER LEFT PHOTO: SHALIMAR MOTEL - MIAMI - UNREALIZED RENOVATION FROM 2005 BY ARTHUR MARCUS ARCHITECT

LOWER RIGHT PHOTO: EDWIN REEDER

EDWIN T. REEDER ARCHITECT (1908 - 1963)

Reeder was born in Laurium, Michigan and graduated with a Bachelor of Science in Architecture degree from the University of Illinois in 1931. After school he worked his way from draughtsman to partner in the architectural firm which became 'Weed and Reeder' with noted Architect Robert Law Weed. During WW II he worked with the Civil Engineering Corps of the U.S. Navy and later commanded the U.S. Naval Reserve Construction Company 6-12 at Miami. (1)

From 1946 to his death he guided his firm of Edwin T. Reeder Associates Architects and Engineers in the completion of many projects including civic buildings, financial institutions, U. S. Armed Forces facilities, hospitals, commercial buildings and residences. Reeder was active throughout his career with numerous civic and business organizations and was the recipient of many awards recognizing architectural expertise. (1)

However it is especially in his surviving Bank Buildings for the Miami Beach Federal Savings and Loan Association that his design talents shone forth - through his unique architectural vision which was far ahead of its time in design, materiality, form and color. There may perhaps have been a unique Architect/Client relationship, with perhaps the client helping to push the architectural norms of the times - while looking towards the future.

REPRESENTATIVE PROJECTS:

Industrial National Bank of Miami - 1957

International Bank of Miami, 1957

69th Street Fire Station, Miami Beach Historic Site by Robert Law Weed & Edwin Reeder, 1937

Greater Miami Federal

Shalimar Motel, Biscayne Boulevard, Miami 1950

Boulevard Theater. 7778 Biscayne Boulevard, Miami with Robert Law Weed

Paramount Theater, Flagler Street, Miami

Beach Theater, Lincoln Road, Miami Beach

Chase Bank (Dade Federal Savings & Loan Assn)

City National Bank / Coral Gables 1959

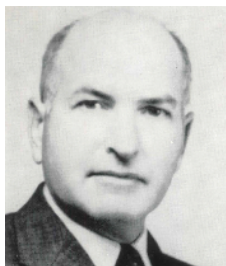
5800 NW 7th Avenue, Miami, 1957

Miami Beach Federal Savings and Loan Assn.

* South Shore Branch, 743 Washington Ave. 1957

* 401-407 Lincoln Road. 1955

* 420 Lincoln Road - Drexel Avenue Annex, 1956





The Miami Beach Federal Savings and Loan Association is the second oldest Federal savings and loan association in the United States. It was founded by prominent many prominent Miami Beach citizens including Baron de Hirsch Meyer who was quite active in civic affairs including service on the city council from 1930 until World War II; and the noted banker and philanthropist Leonard Abess.

The Savings and Loan's building at 407 Lincoln Rd., built in 1955, was the tallest on Lincoln Road; however it is most noticeable because of the large digital clock sitting atop the office building.



Herald writer Gary Turner wrote of it: "So conspicuous is the clock that beachgoers who may have left their watches at home can quickly look up and glance at the time of day or the temperature if they can't believe how hot it is."

SHOWN ARE BANK MEMORABILIA INCLUDING MATCHBOOKS AND SAVINGS BANK.

2022 PHOTOGRAPHS





2022 PHOTOGRAPHS

NORTH ELEVATION overlooking SoundScape Park 2022. An interesting architectural detail on this north elevation is the vertical band of whitish panels rising next to the corner black granite tower.

To my architectural eye I might think that this traces some vertical equipment locations - especially noting the three horizontal fin lines to let air into the adjacent spaces.

In many of his other buildings of that time, Reeder was a master in the utilization of brise-soleil or sunshades and integrating them into the architectural envelope. His elevations sometimes even entirely covered the entire elevation.





2022 EAST ELEVATION FACING RIGHT from corner of WASHINGTON AVENUE & LINCOLN ROAD 2022



2022 SOUTH ELEVATION from LINCOLN ROAD 2022
Also showing the first floor time / temperature sign
surrounded by the Bank of America sign.



2022 WEST ELEVATION from Lincoln Road 2022



Partial interior photographs of former open banking hall at 407 Lincoln Road with ceramic artwork by the noted Artist Kay Pancoast - for purposes of this report only..



KAY PANCOAST CERAMIC MURALS

Katherine 'Kay' Pancoast was born in North Tonawanda, New York. In 1922 Kay graduated from the Cornell University School of Architecture, and then in 1924 she relocated to Miami Beach, Florida with her

husband, the future noted Miami Beach Architect Russell Pancoast. After expressing her art in several different mediums, it was not until 1950 that Kay discovered that her type of artistic expression came forth best in ceramic art.

Some of her major ceramic mural works are located in Massachusetts, Connecticut, and Florida (Orlando, Boca Raton, and Miami). They are hung in banks, hotels, a hospital, a prison, and since 1970 in the Coral Gables Branch Library.



KAY PANCOAST CERAMIC ART MURAL IN 407 LINCOLN ROAD LOBBY

CITY of MIAMI BEACH BUILDING CARD

This permit does not include excavations, air conditioning or the construction of walls on street, south of north side.

Owner MIAMI BEACH FEDERAL BUILDING
Lot 6 & 7 **Block** 3 **Subdivision** Lincoln Road Sub
General Contractor Arkin Construction Company
Architect Edwin T. Reeder
Zoning Regulations: Use BA & BAA **Area** 19
Building Size: **Front** 100' **Depth** 105'
Certificate of Occupancy No. #3634 March 13, 1959

Permit No. 48368 **Cost** \$ 1,500 000.00
Bond No. 6035 **Address** 401 and 405 LINCOLN ROAD
Engineer H. J. Ross **permit does include:**
 concrete frame, all elec.
 and plbr. work
Lot Size 100' x 105' **323405-013**
Height 160' **Stories** 14 - Ord. #1161

Use BANK AND OFFICE BUILDING
Type of Construction #1 CBS **Foundation** concrete piling **Roof** flat **Date** Aug. 19, 1955

PLUMBING Contractor #37858 Marr Plumbing Company **Sewer Connection** 1 - 6" **Date** Feb. 27, 1956

Water Closets 80 **Swimming Pool Traps**
Lavatories 55 **Steam or Hot Water Boilers** 1 **Wells**
Bath Tubs **ROUGH APPROVAL** 2 sill cocks - standpipe
Showers 17 canopy drains
Urinals 24 **FINAL APPROVAL**
Sinks 3, 14 slop sinks
Dish Washing Machine 1
Laundry Trays
Laundry Washing Machines
Drinking Fountains 28
Floor Drains 6
Grease Traps
Safe Wastes 18

GAS Contractor **Date**
Gas Ranges **Gas Frylators**
Gas Water Heaters 1 electric **Gas Pressing Machine**
Gas Space Heaters **Gas Vents for Stove**
Gas Refrigerators
Gas Steam Tables
Gas Boilers

AIR CONDITIONING Contractor #49631 **GAS Rough APPROVAL**
SEPTIC TANK Contractor **GAS FINAL APPROVAL**
OIL BURNER Contractor **AIR CONDITIONING SYSTEM AS PER PLANS -** G. E. Keape, engineer:
SPRINKLER Contractor **Carrier Corporation, contractor** \$ 120 000 Jan. 18, 1956
 OK Plaag 2/19/57

Building Permits:

#84004 - Carruth Roofing Co. Inc. - Reroof job - 43 squares - \$2,445.00 4/14/70

#88454

407 Lincoln Rd. - Lester Blevins-Partitions walls non structural . interior remodeling-\$18320.-1-10-74

#05234-Arkin Constr- Interior partitions-\$1100-3-21-74

#3024 - Charles Bros. Air Cond, Inc. - 1-Tower replacement of existing tower, 26 tons, Air Cond. Central - 7/5/74

#06782-Arkin Constr. Co.-Move interior partitions-\$4500-1-27-75

#3412-Charles Bros A/C- 2 ton central a/c-11-5-75

#89005-Arkin Constr-Provide vestibule and walk up teller window-\$1500-2-19-76 *Ors. R. Spang 4-7-76*

401 Lincoln Rd-#08967-Bengis Associates-Sign-\$200-4-23-76Financial Federal

401 Lincoln Rd-#11495-Burt Constr-Interior ground floor non bearing partition, interior remodeling;
\$4000-6-9-77

#09476-Burt Construction-Interior work only 9th floor-\$3500-12-6-77(Final. Federal)

#13661-Giffen Roofing-Financial Federal-New roof 110 sqs-\$25,000-8-8-78

#17121-Burt Constructin- Add pair of door with exit lights-\$750-11-26-79

#90033-S. I. Nicholas, Inc.-Alterations, 2nd floor-Herzfeld and Stern - \$100,000-1-17-80

#04527-Southeast Meach Contractors-7500 duct work only-2-13-80

7/11/80 #18442 - Robinson Shutter Co. - hurricane shutters for plate glass window not to be on city property - 17,000.

#18892 Partition alteration/Patchard & Co, Inc/\$4,000/9-16-80

12-11-80/#19415/interior partitions removed/Padula Construction Co/\$8,000

1-13-81/#90307/complete interior alteration/Padula Construction Co Inc/\$65,000

1-14-81/#05011/duct work only/Biscayne Air Conditioning Inc/200

FILE NO: 1474 BRD. OF ADJ. MEETING APRIL 2, 1982 - APPLICANT WISHES THE FOLLOWING VARIANCES IN ORDER TO ADD AN ADDITIONAL 3824 SQ. FT. OF OFFICE FLOOR AREA TO AN EXISTING OFFICE BUILDING CONTAINING 141,890 SQ. FT. SAID OFFICE BUILDING PRESENTLY EXCEEDS THE MAXIMUM PERMITTED FLOOR AREA BY 36,890 SQ. FT. (LEGAL NON-CONFORMING). 1. Applicant wishes to exceed the existing (legal non-conforming) Floor Area Ratio of 14.19 by .38 for a total Floor Area Ratio of 14.57. 2. Applicant wishes to waive 10 of the required parking spaces.

#44618 American Sprinkler Co. 1 Sprinkler \$5.00, 6/17/68 Parking Lot 1
 #46621 American Sprinkler Co. 1 Sprinkler \$5.00 6/20/68 Parking Lot 11

#46668 401 Lincoln Road, Marr Plumbing Co: 1 sink, 1 safe waste drain 7/19/68

#46839 401 Lincoln Road, Marr Plumbing Co: 1 Lavatory, 1 sink 10/28/68

#49270-Marr Plumbing- 2 Lavatory; 1 Dental Chair-7-14-72

#55471-Service Plumbing- 1 lavatory, 1 wrinal-11-11-77

#56113-Service Plumbing-piping repair-5-24-78

#57475-Service Plumbing- reiser-copper-7-20-79

#58140-All Temp Plumbing-1 drinking fountain, 1 sink, residence-2-4-80

2-10-81/#59232/repairs to water supply/Marvin Markowitz Inc/\$85

2-12-81/#59231/1 lavatories, 1 shower, 1 residence sink, 2 urinals, 5 water closets/Miami Industrial Plumbing/\$48

Electrical Permits:

#60763 Claude Southern Corp.: 20 sign lamps - 3/19/64 (Bldg. Permit #71251)

#63237 Astor Elec. Serv. Inc.: 1 motor, 11-25 hp; 1 cent. of dist. - 2/15/66

#68745 - Pan Am Electric - 2 motors 5 HP - 2 motors - 7.5 HP - 2 motors 15 HP - 1 motor 90 HP
 1 center of distribution - 1 service equip 4/27/71

#68763 - Kammer & Wood - 4 switch outlets - 10 receptacles 5/3/71

#69127 - State Wide Elect. - 5 switch outlets - 3 light outlets - 34 receptacles - 1 space heaters
 other 3 KW 9/23/71

Building Permits:

- #50107 - ADDITION of Six (6) Elevators: Otis Elevator Co: \$ 350 000: April 9, 1956
(2 cars to 6th floor: 3 Cars to 13th Floor: & 1 Car to 14th Floor)
- #50774 ADDITION of Curtain Walls on three sides F. H. Sparks & Truscon Steel Corp,
contractor \$ 336 000: June 15, 1956
- 407 Lincoln Road #52055 FLATWALL (4) Clock - 4 Clock Signs - 2660 Square Feet
(1) Flat wall Neon Sign on West Wall - 404 Square Feet
Claude Southern Corp: \$68,000.00 November 9, 1956
- 401 Linc. Rd. #58603 Claude Southern Corp. Flat wall neon sign "Miami Beach Fed. Savings"- 45 sq.ft.- \$1200 - March 12, 1959
- 401 Linc. Rd. #41819 Marr Plumbing Co.: 2 lavatories, 1 developing tank, 9/11/59
- 401 Linc. Rd. #70335 McDonald Air Cond. Inc.: Replace 20 ton cooling tower and pump - \$2,000. - 10/9/63 OK Plaag 11/5/63
- 407 Linc. Rd. #70627 Arkin Const. Co.: General repairs - \$999. - 11/20/63
- 407 Linc. Rd. #70886 Arkin Construction Co. Inc.: Rearrange partitions and minor alterations on 2nd floor - \$2,500, 1/9/64
- 401 Linc. Rd. #71068 Arkin Construction Co., Inc.: Remodel 2nd floor - \$9,000. - 2/11/64 OK Brown 2/4/65
- 401 Linc. Rd. #71251 Claude Southern: 2 Flat wall signs "MERRILL LYNCH PIERCE FENNER & SMITH" - \$300. - 3/19/64
- 401 Linc. Rd. #71476 Maintenance, Inc.: Caulking - \$1676. - 4/28/64
- 401 Linc. Rd. #72245 Arkin Const. Co.: Remodel 12th floor - \$1200. - 8/17/64 OK Brown 3/15/65
- 401 Linc. Rd. #78750 Arkin Const. Co.: Remodel men's room. \$1500. 8/14/67.
- 401 Linc. Rd. #80514 Duffy Const. Co. Temporary prefab Microwave Station to be anchored to roof. To be removed as soon as convention is over. \$2,000.00 6/21/68 OK 8/1/68
- #1523 - The Poole and Kent Co. - air cond. central 1-160 tons 3/30/71
- #86477 - Arkin Const. - interior alterations \$1,500.00 4/14/71
- #1595 - Fire Sprinklers Inc. - 13 fire sprinklers 5/26/71
- #87565 - James I. Sinks - remove existing interior (non bearing) partitions and construct new partitions \$22,000.00 9/15/71
- #1767 - Airtech Air Cond. - duct work only 9/28/71
- #87666 - Claude Maint - change of copy from M.B. to financial onf 3 signs \$3,000 10/5/71
- #3624-Boiler inspection-5-14-76
- #3632-Charles Bros.-5HP refrigeration-5-21-76

#74248-Pan Am Electric- 20 receptacles, 10 lt's, 10 single 3' strips-8-3-77
 #74431-Pan American Electric-10 switch outlets, 5 light outlets, 15 receptacles-11-10-77
 #76017-Ron Bar Electric, Inc.-8 switch outlets, 110 light outlets, 64 receptacles, 408 fixtures-1-29-80
 7/1/80 #76407 Wells Fargo Alarm burglar alarm system
 #76634 Edd Helms Inc/receptacles/9-30-80
 1-22-81/#76884/50 switch outlets, 194 light outlets, 128 receptacles, 200a amp, 189 fixtures/Stefanelli Electric/\$241
 5/7/81 - #77164 - Diebold, Inc. - 1 master cabinet, 12 stations - \$16
 #78404 1/28/83 Astor White elect - 1 special purpose
 #78720 7/12/83 Carmen Elect - 2 switch outlets, 1-2-5 tons air cond, 11 computer outlets
 #81190 - 7/7/86 - 11 switch outlets, 18 light outlets, 14 receptacles - C & A ELECTRIC
 #82463 - Anchor Electric Inc. - 14 Switch outlets, 30 light outlets, 11 receptacles,
 2 strip heater, 138 fixtures lamps, 31 Tel. outlets, 16 security outlets - 10-8-87
 #82515 - Gemini Electric - 23 Light Outlets - 10-26-87 C.V.

#38824 - One 3" Drainage Well for Air Conditioning: Marr Plumbing Co.:
 (Kaplan - 405 Linc.) #38935 - Marr Plumbing Co. 1 water closet, 2 lavatories, 1 lab sink, December 13, 1956
 1 burnson burner, January 18, 1957
 (Merton - 401 Linc.) #38936 - Marr Plumbing Co., 3 lavatories, 1 lab sink, 1 sep. tank, Jan. 18, 1957
 (Gogan - 405 Linc.) #38978 - L. H. Marr: 3 lavatories, 1 lab sink, Jan. 28, 1957
 401 Linc. 7KL #39517 Marr Plbg: 1 Water Closet, 1 Lavatory - May 27, 1957
 401 Linc. 7ODEFGH #39518 Marr Plbg: 1 Sink - May 27, 1957
 401 Linc. #39930 Marr Plbg: 1 lavatory, 1 sink Lab, 1 dental chair - Oct. 8, 1957 OK 5/20/58 Rothman
 401 Linc. #40248 Kiser Drilling: 3" Drain Well - Jan. 23, 1958
 407 Linc. #41596 Marr Plbg: 1 sink - June 2, 1959
 401 Linc. #41663 Marr Plumbing: 1 water closet, 1 lavatory, 1 shower, 6/30/59
 401 Linc. #41699 Marr Plbg: 4 lavatories, 1 developing sink, 2 dental chairs - 7/20/59
 401 Linc. #41808 Marr Plbg: 1 water closet, 1 lavatory, 1 sink, 1 bar sink - Oct. 12, 1959
 401 Linc. #43983 Marr Plbg: 2 safe waste drains - 10/21/63
 401 Linc. #44600 Marr Plbg: 1 water closet; 1 lavatory; 1 shower - 12/23/64
 407 Linc. #46113 Marr Plbg: 2 lavatories, 1 bath tub. 9/21/67
 401 Lincoln Rd. Marr Plbg: 2 water closets, 3 lavatories, 3 urinals - 10/27/67
~~401 Lincoln Rd. Marr Plbg. Co. 1 Sink, 1 Safe Waste Drain 7/20/66~~

Electrical Permits: #45780 Kammer & Wood: 6 switch outlets, 12 receptacles, 50 light outlets, 50 fixtur
 OK, Rosser 1/31/1956 partial 1 service, temporary, 1 service, 4 motors Sept. 30, 1955
 #47177 Otis Elevator Co: 6 motors ($\frac{1}{2}$ hp), 2 motors (23-hp), 4 motors (35-hp) 4/9/56
 #48883 Ferguson & Roberts, Inc: 1 Temporary service: 11/8/56 ok Rosser 11/9/56
 #48889 Claude Southern Corp.: 10 Neon Transformers, 1200 Lamps, 1 Flasher: November 9, 1956
 (#46172 Ferguson & Roberts: 811 Switch Outlets, 704 Receptacles, 1864 Light Outlets, 3253 Fixtures, 2 Range
 Outlets, 92 Centers of Distrib, 1 Service Equip, 34 Motors (1HP), 20 Motors (1-5HP), 5 Motors (5-10
 HP), 5 Motors (10-25HP), 4 Motors (over 25HP) - Nov. 17, 1955 OK 4/30/57 Rosser

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
3-7-89		REPLACE 7 DOORS + CEILING REPLACE PARTITION	\$3,500.00				60890805
3-10-89		NEW PARTITION REPAIR ACOUSTIC CEILING 11K	\$2,700.00				60890826
8-31-89		NEW PARTITION REPLACE ACOUSTIC CEILING SUITE 6K	\$1,700.00				60891991

BUILDING PERMITS:

#SB890805 - 3-7-89 - Merce Land Co. - Replace 7 doors, and ceiling replace partition - \$3,500.00 ✓
 #SB890826 - 3-10-89 - Merce Land Co., Inc. - New partition and repair acoustic ceiling 11k - \$2,400.00 ✓
 #BS891991 - 8-31-89 - Merce Land Co. Inc. - New partition, repair acst. ceiling-Suite 6-K - \$1,700.00 ✓

ELECTRICAL PERMITS:

#E8900766 - Gemini Electric - Outlets and fixtures - 3-22-89 ✓
 #E8900795 - Gemini Electric - Fixtures and receptacles - 3-27-89 ✓
 #BE891640 - Gemini Electric - New electrical installation (Suite 6-K) - 9-8-89 ✓

BUILDING PERMITS:

#M8800141 - Solo Air Conditioning - Duct work - 11-9-88 ✓
 #SB880228 - 11-17-88 - Merce Land Co. - New partition and acutic ceiling -
 Suite 9-D - \$3,600.00 ✓
 #88014 - Certificate of Completion - #B8801220 - 12-13-88 - 407 Lincoln Road ✓
 #SB880401 - 12-22-88 - Merce Land Co. Inc. - New partition and repair ceiling-
 Suite 9G - \$2,000.00 ✓
 #M8900293 - AAA-RS - 11/2ton FHP package unit, comp. Rm - 1-9-89 ✓
 #B8900143 - 1-25-89 - Merce Land Co. Inc. - New partition, repair acc. ceiling, unit-9F-
 \$900.00 ✓

PLUMBING PERMITS:

#P8800141 - Jose Armenteros - New dental office - 11-16-88-11-G ✓
 #P8800135 - Sanoli Plumbing - New kitchen sink - 11-16-88 (north) ✓
 #P8900335 - Cordes Plumbing - New sink and water heater (suite #9-D)-1-27-89 ✓

ELECTRICAL PERMITS: #E8800212 - Gemini Electric - New electrical repairs (north penthouse) - ✓

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
9-25-87	639	Interior Remodeling + Restoration	\$50,000.00				92269
10-15-87		Interior only NEW 2'-0" x 3'-0" Lay-in tile ceiling	\$4,000.00				31154
12-16-87		Install fire glass panel	\$16,300.00				92367
9-13-88		Remodeling	\$13,300.00				188801220
10-12-88		Repair Acoustic ceiling + partition	\$5,000.00				188801241
10-18-88		New partition + Repair acoustic ceiling	\$2,000.00				68880077
11-17-88		New partition + Acoustic ceiling 501 + 59-D	\$3,600.00				68880228
12-22-88		New partition + Repair ceiling	\$2,000.00				68880401

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: _____

ALTERATIONS & ADDITIONS

BUILDING PERMITS

87 DEC 21 PM 11:00
CITY OF MIAMI BEACH

SUBJECT: DESIGN REVIEW FILE NO. 1169
FINANCIAL FEDERAL BUILDING
407 LINCOLN ROAD MALL

At its December 8, 1987 meeting, the Design Review Board granted final approval for the exterior renovation of the Financial Federal Office Building (407 Lincoln Road Mall). This approval is contingent upon the following conditions:

1. Plans to install dark blue reflective glass panels on the north, south, and east sides of the building were approved as submitted with the stipulation that glass panels shall not be installed on the west wall of the structure now or at any future time;

2. The applicant shall bring back the treatment of the west wall for study with Planning and Zoning Department staff and selection of a finish will be made in conjunction with staff; and,
3. Final treatment of the west wall will be brought to the Design Review Board for their approval prior to issuance of a permit for this phase of the project.

In order to ensure that the appropriate staff is aware of these requirements, please record this action on the building card for the subject property. If the building permit is not issued within one (1) year of the meeting date (December 8, 1987), the Design Review Board approval will become void.

Thank you for your assistance in this matter.

PLUMBING PERMITS

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: _____

ALTERATIONS & ADDITIONS

BUILDING PERMITS

#M9812 - Brophy Assocs Inc. - Process and press piping - 2-25-88
 #B8801220 - 9-13-88 - Alligator Construction - Interior work, remove partition, install new one - \$13,300.00 ✓
 #B8801241 - 10-12-88 - Merce Land Co., Inc. - Repair accoustic ceiling and partition-drywall - \$5,000.00 ✓
 #SB880077 - 10-28-88 - Merce Land Co. - New partition and repair accoustic ceiling-\$2,000 ✓

PLUMBING PERMITS

#P8800039 - Sanoli Plumbing - 5 Sink, residence - 10-17-88 ✓
 #P8800054 - Sanoli Plumbing - 1 Sink, residence - 10-20-88 (Penthouse) ✓

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: _____

ALTERATIONS & ADDITIONS

BUILDING PERMITS

#M9603 - Solo Air Cond. - Duct work only - 12-10-87 *OK*
#92367 - 12-16-87 - Therm Alum. Inc. - Install fix glass panels - \$163,000.00 *OK*
#M9663 - H&B Mechanical Contractors - Duct work, violation, mandatory 303.3 - 12-29-87 *OK*

PLUMBING PERMITS

LOT: 647BLOCK: 3SUBDIVISION: 5138ADDRESS: 401 + 405 J Green Rd**ALTERATIONS & ADDITIONS****BUILDING PERMITS**

- #25903 9/13/84 Ernest B. Hunt - install 2-2 1/2' x 12' Elect illum signs (30 sq.ft. ea.) \$1,000.
 #27437 9/19/85 Clark Richards wall construction, door install (3) to increase fire rating 8 th fl \$8,000.
- #91741 3/21/86 Bill Gibson remodel suite 12A & portions of other parts of bldg for utility services \$70,000.
 #MO7982 3/29/86 All county Air Cond - 2-6 ton air cond central, 6 drops duct work, 2 fans mech vent
 #MO7995 3/28/86 Magnum S/M 1 duct work no charge feed on MO7982 all county a/c sub contract duct work only E.S. 3/28/86
 #MO8005 4/4/86 Solo Air Cond - duct work only add one supply
- #MO8071 4/28/86 Sola Air Cond - duct work
 #MO8078 4/29/86 Sola Air Cond - duct work
 #28407 5/1/86 A.C. Gonzalez pressure clean, primer and coat, paint 24a \$9,000.
 #MO8160 6/11/86 Thermo Air Cont - 1 generator, 1 w/engine
- #30248 - 4-30-87 - Mecca Construction, Inc. - Remove slab area, reinstall new stamped concrete - 200 Sq. Ft. - \$2,500.00
 #92269 - 9-25-87 - Bob Poppino Inc. - Interior Remodeling and restoration - \$250,000.00
 #31154 - 10-16-87 - Owner - Interior only new 2'-0" x 2'-0" lay-In tile ceiling & drop ceiling w/1' 0" wide drywall soffit - \$4,000.00

PLUMBING PERMITS

- #62792 8/20/86 Pipe Con Inc - 2 gas range, 50 gas piping

B I B L I O G R A P H Y

- 1) Florida Architect, March, 1963 -
obituary for Edwin Reeder
- 2) Designing the Good Life; Norman
M. Giller & the Development of Miami
Modernism by Norman Giller and Sarah
Giller Nelson, p.12
- 3) Allan T Shulman, Randall C.
Robinson & James F. Donnelly, Miami
Architecture; AIA Guide, p. 279
- 4) Photograph courtesy of
EuroAmerican Group, Inc. website
- 5) Lost Miami Beach by
Carolyn Klepser
- 6) Miami Modern Metropolis, Allan T.
Shulman, Editor, p. 175
- 7) All historic photographs courtesy of
History Fort Lauderdale
- 8) All 2022 photography by
Arthur Marcus
- 9) Aerial photographs courtesy
History/Miami.

