



December 8, 2017

Historical Resource Report
337 Lincoln Road
Miami Beach, FL 33139

Year Built: 1929

Architect: Lee L. Wade & C.H. Oemler

Contractor: C.R. Clark

Original Owner: Dr. Arthur Walters

Historic Name: Everwear Arcade

Description: 2-story commercial building constructed of concrete block stucco over reinforced concrete foundation and a flat roof. Storefront windows with aluminum framing are on each side of the existing ground floor entrance. The front facade features a continuous band of fixed horizontal windows above the entrance and tile wall surface.

The property is listed as “contributing” within the local Flamingo Park Historic District and the National Miami Beach Architectural District.

Wade & Oemler were the architects for several Mediterranean Revival style properties throughout Miami Beach, Morningside and Coral Gables that are now considered historic.

Mr. Wade is shown to have practiced architecture in Coral Gables from 1925-1938, and that he became a member of the American Institute of Architects in 1926. Very little information is available for Mr. Oemler.

Among their notable structures are the London Arms at 727 Collins Avenue, constructed in 1930; and the Welland Clinic (now Books & Books) at 265 Aragon Avenue in Coral Gables, constructed in 1926.

Contents:

- Copy of Building Card from the Miami Beach Building Department

3502 ADDITION of apartments on 2nd floor: \$ 16,000....Nov.22,1929
C. R. Clarke, contractor: Wade & Oemler, architect:

339 Lincoln Rd #16304 Partition to ceiling: Day labor \$ 200....Oct. 17, 1941
#16921 Front counter to be set atleast 18 inches from south line: 100....July 11, 1942
#17239 Roof Repairs Owner - day labor - \$ 500....April 16, 1943
#20168 Repairing front & resetting counter :Berry & Son, contr: 200....May 29, 1945
#20688 Shelves & Partition: Baer Construction Company \$ 700....Sept. 7, 1945
#22244 Painting: Rose Painting Company \$ 500....April 1, 1946
339 Lincoln Rd #25309 SIGN (channel letters) Tropicalites \$ 400....Sept. 8, 1947
335 Lincoln Rd #30985 Cover existing front with metal Owner (Cohen) \$ 200....Oct. 10, 1949
335 Lincoln Rd #31013 Flat wall sign: 48-sq-ft Tropicalites \$ 400....Oct. 11, 1949
335 Lincoln Rd *#44058 Flat wall sign: Ace Neon Sign Company \$ 400....March 4, 1954 *
#32825 AIR CONDITIONING: Stuart Cooling Corp of Fla. \$ 2,250....June 13, 1950
#32887 Painting & waterproofing: The Bonded Waterproofing Co: 900....June 20, 1950
#33806 Flat wall sign - 42-sq-ft Claude Southern Corp: 150....Oct. 16, 1950
#35715 Re-roofing: Giffen Industries, Inc. \$ 383....May 1, 1951
#32671 Re-roofing: Giffen Industries, Inc. \$ 338....July 5, 1951
337 Lincoln Rd #41784 ADDITION & Remodeling:(Adn 23' x 50' x 29' on rear of lot:
Remodeling for store rooms on 1st floor & office space
on 2nd floor: New elevator: Russell T. Pancoast, arch:
Oboler & Clarke, engineers: Feldman Building Corp, contr:\$ 125,000....June 9, 1953
Painted wall sign: M. F. Jencks, sign writer: \$ 50....June 15, 1953
EVERWEAR ARCADE #42213 AIR CONDITIONING: 20-tons: Stuart Cooling Corp: ok-Plaag \$ 6,000....July 22, 1953
1/6/'54
337 Lincoln Rd #42476 Install one Elevator (8passengers) Otis Elevator Co: \$ 12,000....Aug. 20, 1953
337 Lincoln Rd #42593 New Roof: R & S Engineering: \$ 2,500....Sept. 2, 1953
337 Lincoln Rd #43714 AIR CONDITIONING: 1 Used 5-ton unit: Airko Air Conditioning
Co.----- \$ 1,500.. Jan. 7, 1954
Ok Al Plaag 1/7/1954

Plumbing Permits: ----- Continued on other side-----

339 Lincoln Rd #11449 Leo Hohausen: 3 Lavatories (Beauty Shop) October 31, 1938
#16729 Alexander Orr, Inc. 1 Sink, July 25, 1942

NOTE:----- (Mrs. Walters asked permission to cut girder beams for plumbing:
Permission refused by J.J. Farrey: March 2, 1943 -----

NICK'S #16959 Markowitz & Resnick : 1 Water closet: 1 Shower ; 1 Sink, March 2, 1943
FRUIT #18291 Alexander Orr, Inc. Re-set 2 sinks, 4 safe waste drains, June 6, 1945
#18319 Alexander Orr, Inc. 1 Safe waste drain, 1 gas Silex, June 19, 1945
Dr. Coleman #18484 Markowitz Bros: 2 Lavatories, 1 Sink, 2 Dental chairs, 6 Gas: Sept. 5, 1945
FEUER #24544 Alexander Orr, Inc: Replace 1 Gas water heater: December 10, 1946
337 Lincoln Rd #25609 Pitsch & Morgan: 3 Sinks, September 18, 1947
337 Lincoln Rd #35036 Parker Plumbing Company: 8 Water closets, 5 Lavatories, 1 Slop sink, 2 Urinals
Permit transferred to 1 Floor drain, 1 Safe waste drain, 10 Down spouts, June 22, 1953
Markowitz Bros: --August 4, 1953

337 Lincoln Rd #35185 Leverett Pump Sales: 1 Drain Well (2") (Draining surplus cooling tower water)
August 4, 1953

Continued on other side-----

Building Permits:

- FRUIT FAIR # 43763 AIR CONDITIONING: 8-tons: Stuart Cooling Corp: \$
 Al's # 43764 AIR CONDITIONING: 2-tons: Stuart Cooling Corp: \$
 337 Lincoln # 46144 AIR CONDITIONING: 2- 1 tons Eveready Sales \$
- 337 Lincoln Rd #46908 V. Baliany Painting interior - halls \$
 337 Lincoln Rd 51494 Tropicair Eng. Co. of Fla: Install one - lhp unit OK, \$
- 337 Lincoln #52931 Tropicair: 1 - 1 HP Air Conditioner window unit-\$200-4/3/57 OK 8-27-57 Plaag
 335 Linc. #54597 Claude Southern: Flat wall neon sign - 3½ x 6½ - 52' Raceway for lights - 48 Sq. Ft. - \$400.00 - October 2, 1957
 337 Linc. #56348 T. Cohen, Owner: Remove existing wall & sill, proposed 8" concrete block storefront bulk-head - \$150.00 - June 5, 1958
- 335 Linc. #58282 Electro Neon Sign Co: Painted flat wall sign on panel 16'x6' total 96 sq.ft.- \$350 - Jan. 14, 1959
 337 Linc. #64547 C. E. Morgan: 1 - 1½ h.p. Window Unit Air Conditioner - \$300. - 4/6/61 OK Plaag 4/18/61
 337 Linc. #65757 Herman A. Thomas: Rework front entrance and remodel interior; sliding doors to remain open during business hours - \$4,000. - 8/30/61 (Don Reiff, Assoc., architect) Compl. Saperstein 4/2/62
 337 Linc. #65807 Airko Air Conditioning Co.: Install 1 - 7½ ton air cond. pkg. unit with duct work - \$2250. - 9/7/61
 335 Linc. #65907 ABC Neon: Flat wall sign above display window - \$1000. - 9/18/61
 337 Linc. #65757 Herman A. Thomas
- 335 Linc. #67168 Electro Neon Sign Co.Inc.: Flat wall sign with slim line, 1' x 16', 16 sq.ft.-\$400. - 4/30/62
 355 Linc. #75579 Duall Co.: Flat wall sign (COBB'S CUPBOARD) - \$525.25 - 12/30/65
 335 Lincoln Rd. #79068 Cont. owner Bransdorf: Interior non-bearing partition \$250. 10/5/67 OK DELANEY 1/30/68
- ON MAY 1, 1968 CITY COUNCIL APPROVED REQUEST (REVISED) FOR ERECTION OF SIGN AT 337 LINCOLN RD. WITH DELETION OF WORK "WHOLESALE" AND SUBJECT TO BUILDING OWNER'S APPROVAL AND PER SKETCH SUBMITTED
 337 Lincoln Rd. #80243 A. B. C. Neon: Sign "MFRS KNITWEAR, SECOND OULET, FLOOR DRESSES & SUITS COUNCIL approved 5/1/68 - \$80 - 5/10/68 OK 76 5/31/68
- #81420 Richard Waterproofing Serv. Inc. Waterproofing and minor repairs \$400.00 11/21/68
- #02643-Pan American Roof-Exterior painting-\$150-3-5-73
 #05229-Owner-Partitions-\$1000-3-20-74
 #09859-Owner-Painting, repair walls wallpaper-\$900-9-27-76
 #14908-Durable Industries-New awning -\$1500-4-19-79
- #90495 11/6/81 Nestor A. Martinez interior remodeling and stone grout (existing store \$15,000.
 #MO5504 11/17/81 Marno Air Cond - duct work only valuation 2,000.
 #30327 - 5-15-87 - Twin City Glass Co. - Replace existing store front - \$1,680.00
 #MO9032 6/18/87 Climate Suc - central heat, 2-5 ton air cond central, duct work only, mech vent

Plumbing Permits:

- 337 Lincoln Road # 35371 Markowitz Bros: 4 Floor drains: 4 Safe waste drains: Sept 29, 1959

Electrical Permits:

#15534 Lyon Electric: 1 Motor, 1 Center of distribution, September 3, 1940
 #17785 Lyon Electric: 1 Switch, 2 Light outlets, 1 Receptacle, October 20, 1941
 #18148 Griffin & Bauer: 1 Motor, 2 Centers of distribution: Dec.18,1941 OK Linc.Brown
 #18710 Fred Ast: Alterations: July 14, 1942: : 12/18/41
 #19670 Ace Electric: Repairing circuit: September 25, 1943
 337 Lincoln Rd #20553 LaVigne Electric: 3 Centers of distribution, 1 X-Ray, October 13, 1944
 339 Lincoln Rd #21088 Neonite Sign Co: 2 Neon transformers: June 20, 1945
 Dr. Coleman #21307 Southeastern Electric Co: 3 Switch outlets, 3 light outlets, 2 receptacles,
 3 fixtures, 1 appliance, 1 motor, 1 center, Sept. 11, 1945
 Helen Allen #21556 Lowry Electric: 3 Switch outlets, 12 Light outlets, 2 Receptacles,
 12 Fixtures, 2 Centers of distribution, November 2, 1945
 337 Lincoln Rd #23451 Astor Electric: 1 Meter change: November 29, 1946
 337 Lincoln Rd #25789 Ace Electrical Service: 1 Fixture, 1 violation, February 3, 1948
 337 Lincoln Rd #26741 Lyon Electric: 1 Service equipment, 1 Switch outlet, 2 Light outlets, 2 Fixtures,
 (violations) July 13, 1948
 337 Lincoln Rd #26776 Astor Electric: 1 Appliance outlet: July 15, 1948
 335 Lincoln Rd #29768 Tropicalites: 2 Neon Transformers - JEAN'S CANDY SHOP October 11, 1949
 335 Lincoln Rd #29787 Gray Electric: 3 Switch outlets, 3 Light outlets, 17 Fixtures, 1 Refrigerator,
 1 Fan, 1 Center of distribution, 2 Sign outlets: Oct.13, 1949
 OK- Meginniss-- 10/19/1949
 335 Lincoln Rd #31493 Astor Electric: 2 Centers of distribution, 1 Meter change, 2 Motors, June 12, 1950
 Final--Ok -- Meginniss-- 6/16/1950
 339 Lincoln Rd #32389 Claude Southern Corp: 2 Neon trabsformers: October 16, 1950
 335 Lincoln Rd #35525 Tropicalites: 1 Neon transformer: N v. 15, 1951
 337 Lincoln Rd #39716 Goddard: 1 Temporary Service: June 18, 1953 OK Rosser 6/22/53
 337 Lincoln Rd #40189 Otis Elevator Co: 1 Motor (1-hp), 1 Motor (2-5 hp), Aug. 20, 1953
 337 Lincoln Rd #40369 (partial) L. R. Goddard: 28 Switch outlets, 68 Receptacles, 69 Light outlets,
 1 Center of distribution, Sept. 9, 1953
 ok--Rosser-- 1/8/1954 -
 337 Lincoln Rd #40582 L. R. Goddard: 11 Switch outlets, 52 Receptacles, 100 L.ght outlets,
 100 Fixtures, 1 Water heater, 14 Centers of distribution,
 1 Service equipment, 3 Sign outlets, October 7, 1953
 OK-- Rosser 1/8/1954 --
 337 FRUIT BAR #40803 Acolite Neon: 6 Neon transformers: Nov. 13, 1953
 337 #41093 Astor Electric Service: 8 Fixtures: December 22, 1953 OK Rosser -- 12/23/53
 337 Fruit Bar #41096 L. R. Goddard: 2 Switch outlets, 2 Receptacles, 10 Light outlets, 10 Fixtures
 1 Motor (1-hp), 3 Motors (2-5 hp), Dec. 23, 1953 ok-Rosser 1/8/54
 337 HOR-1/20/54- #41097 L.R. Goddard: 4 Motors (1-hp), 3 Motors (2-5 hp), 2 Motors (6-1- hp), 12/23/1953
 335 #41517 Ace Neon: 3 Neon transformers: March 3, 1954
 337 #41529 Mutual Neon: 1 Neon transformer: March 8, 1954

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on

other side -----

Electrical Permits:

- # 18018 Ingalls Electric: Change electric service: Nov. 19, 1941 Final ok Linc Brown 11-20-41
- # 20547 Biscayne Electric: 1 Receptacle: October 2, 1944
- # 26271 Astor Electric: 14 Light outlets, 1 Receptacle, 14 Fixtures, May 12, 1948
- # 26903 E.C. "Red" Cornelius: 1 Temporary service: August 4, 1948
- # 27109 Flamingo Electric: 50 Switch outlets, 50 Motors, 3 Centers of distribution: Sept. 1, 1948
- # 27335 Hill York Corp: 2 Motors, 2 Centers of distribution: October 5, 1948
- # 36725 Best Electric: 3 Switches, 2 Receptacles, 5 Light outlets, 5 Fixtures, 1 center of distribution, 1 Service equipment, 1 Motor, June 2, 1952 ok Meginniss 10/6/1952
- # 37633--Bon Electric: 1 Switch outlet, 2 Receptacles, 6 Light outlets, 6 Fixtures, Sept. 24, 1952 ok Meginniss 11/2/52
- # 43219 Foster Electric... 4 receptacles, 10 light outlets, 10 fixtures, 1 fan outlet, 1 center of distribution, 5 sign outlets... October 20, 1954 OK, Rosser 1/12/55
- # 43271 Electro Neon Sign Co... 10 neon transformers, 5 sign outlets: October 27, 1954
- 45861 Foster Electric: one meter change October 10, 1955 OK, Rosser 10/31/1955
- 46434 Foster Electric: 3 switch outlets, 2 receptacles, 3 light outlets, 3 fixtures, 1 refrigerator outlet, 1 iron outlet, 1 center of distribution 12/21/55
- 46465 Jones Electric Service: one fixture September 11, 1956 ok Meginniss 10-8-56

BUILDING PERMITS:

#23943 5/21/81

#27985 2/10/ 86 owner minor repairs, plaster interior only paint, pretend sea, all interior complying with case 22731 PM \$500.

ELECTRICAL PERMITS:

#79934 12/19/84 Holbert elect - repairs, replace fixtures

CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
11-3-87		Touchup + Paint (interior only)	\$150.00					31251

BUILDING PERMITS: #31511 - 12-21-87 - K8lly Roofing Inc. - Built up tar and fiberglass 30 sq. -
\$3,000.00 ✓

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

5065

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
12-21-87		REPAIR ROOF 3059.	\$ 3,000.00					31511

BUILDING PERMITS: #MS881101 - Joint special fee inspection - 6-20-88 - \$120.00 *OK*

#M8801365 - Pitsch Plumbing - 2 Hot water boilers 210,000, violation, double fine,
mandatory 303.3 - 8-26-88 *OK*

ELECTRICAL PERMITS: #E8801173 - Holbert Electric - 23 120V Smoke detectors - 7-5-88 *OK*

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

[illegible]