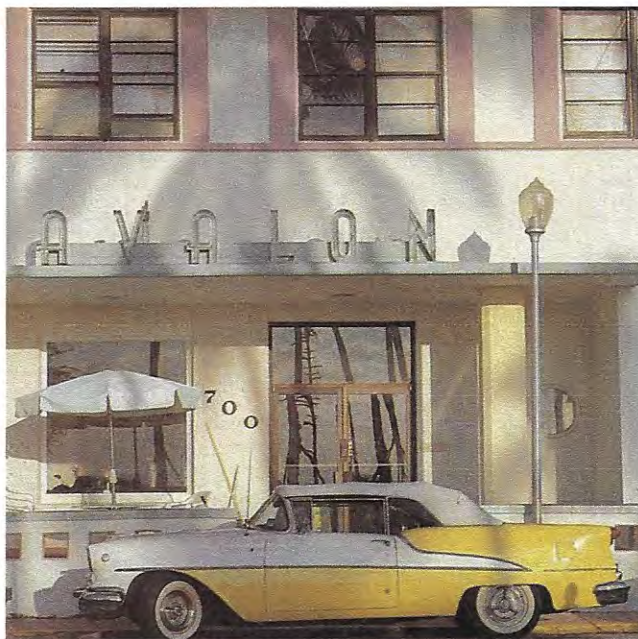




HISTORIC RESOURCES REPORT

FOR

700 OCEAN DRIVE

AVALON HOTEL aka ST. CHARLES HOTEL

MIAMI BEACH, FLORIDA 33139

BY

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

FOR THE

YANKEE DEVELOPMENT CORPORATION

700 OCEAN DRIVE

MIAMI BEACH, FLORIDA 33139

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

October 3, 2018

Table of Contents



TABLE of CONTENTS:

HISTORICAL CONTEXT	2
700 OCEAN DRIVE	8
INTERIOR LOBBY	16
ORIGINAL ARCHITECTURAL DRAWINGS	19
BUILDING CARD	26
ALBERT ANIS ARCHITECT	35
BIBLIOGRAPHY	37

NOTE: ALL 2017 PHOTOGRAPHS TAKEN BY ARTHUR MARCUS

COVER PHOTOGRAPH: ABITARE MAGAZINE, August, 1989: TROPICAL
DECO / MIAMI

PHOTOGRAPH ABOVE: 1970 PARTIAL VIEW OF 7TH STREET FACADE,
COURTESY MIAMI DADE PROPERTY APPRAISER

Historical Context

In 1881 Henry B. Lum purchased all of the land in a future Miami Beach south of 14th Street. In 1912 John and James Lummus purchased all of Henry Lum's property south of Lincoln Road and formed the Ocean Development Co. and sold individual home site lots in Miami Beach. The property at the northwest corner of 7th and Ocean Drive - or 700 Ocean Drive - is yet to be developed in the aerial photos below.

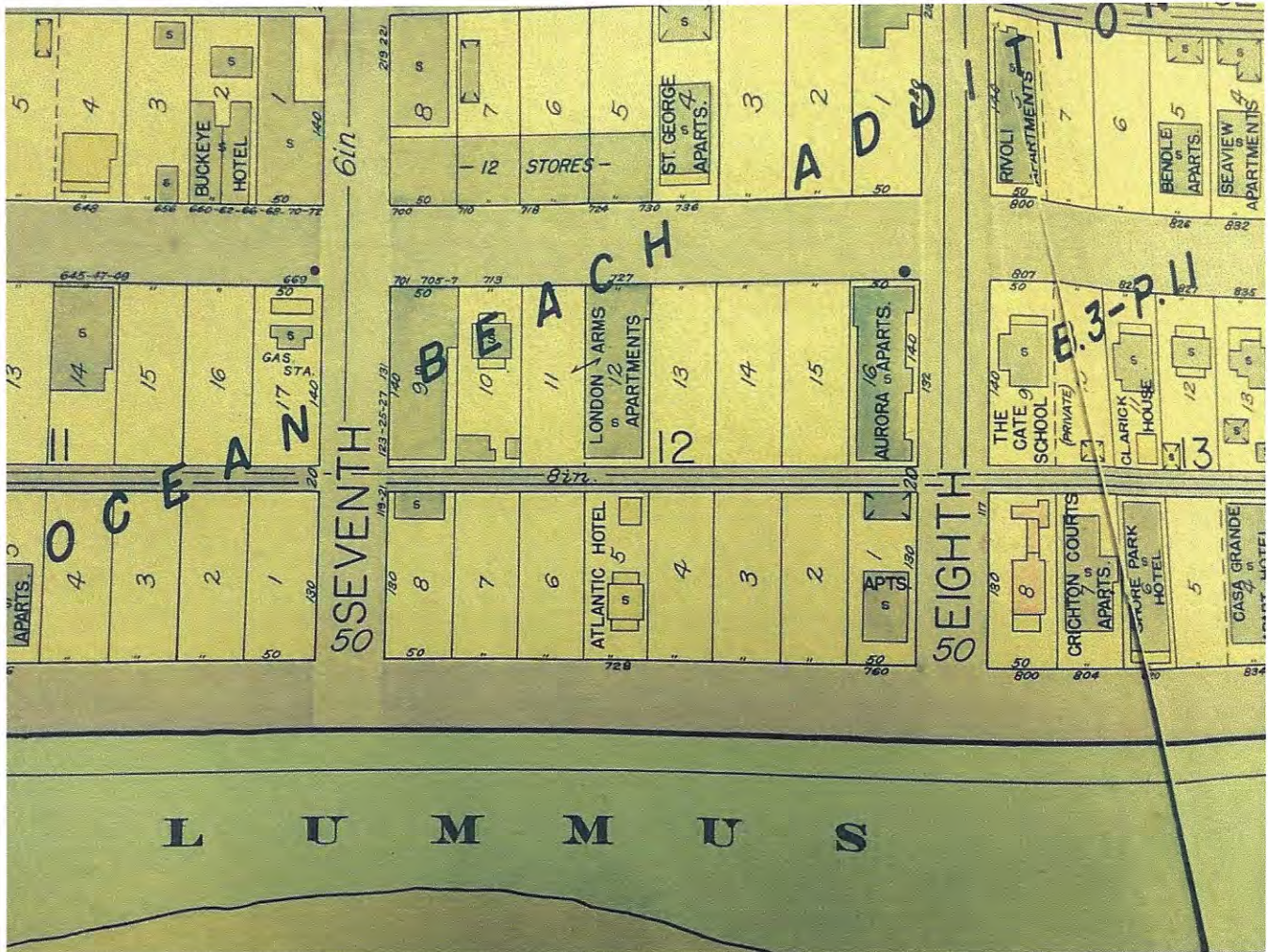
Clearly seen in the 1927 aerial photograph at middle right, is the local landmark two blocks west is the pie-shaped William Penn Hotel at 7th & Washington Avenue shown in photo at middle right. The much taller Blackstone Hotel can also be seen to the right of the William Penn Hotel in the aerial. 8th street runs between the Blackstone and the William Penn Hotels.

UPPER: POSTCARD VIEW OF LUMMUS PARK, CIRCA 1930

MIDDLE: 1930 AERIAL PHOTOGRAPH 1924 (8)

LOWER: 1927 AERIAL PHOTOGRAPH (8)





PHOTOGRAPH: OCEAN DRIVE, 1980 courtesy HISTORY MIAMI

Until the great building boom of the 1930's, Miami Beach was sparsely populated with buildings. This began to change in the 1930's with the construction of many new Art Deco style buildings which now predominate on Ocean Drive.

700 Ocean Drive is still shown above as empty property in the Sanborn Map of 1921. However in the amended version of 1941 on the following page, the St. Charles aka Avalon Hotel is shown on the property.

With the completion of the Avalon just before World War II most of these empty lots were now few and far between the gleaming new deco hotels built during the 1930's.





THE SAME VIEW LOOKING SOUTH ON OCEAN DRIVE IN THE 700 BLOCK.
 PHOTO ABOVE: 1980 (5) PHOTO BELOW: 2013 (11)



TOP LEFT: LOOKING NORTH ON OCEAN DRIVE 1989 WITH AVALON AT RIGHT CENTER(6)

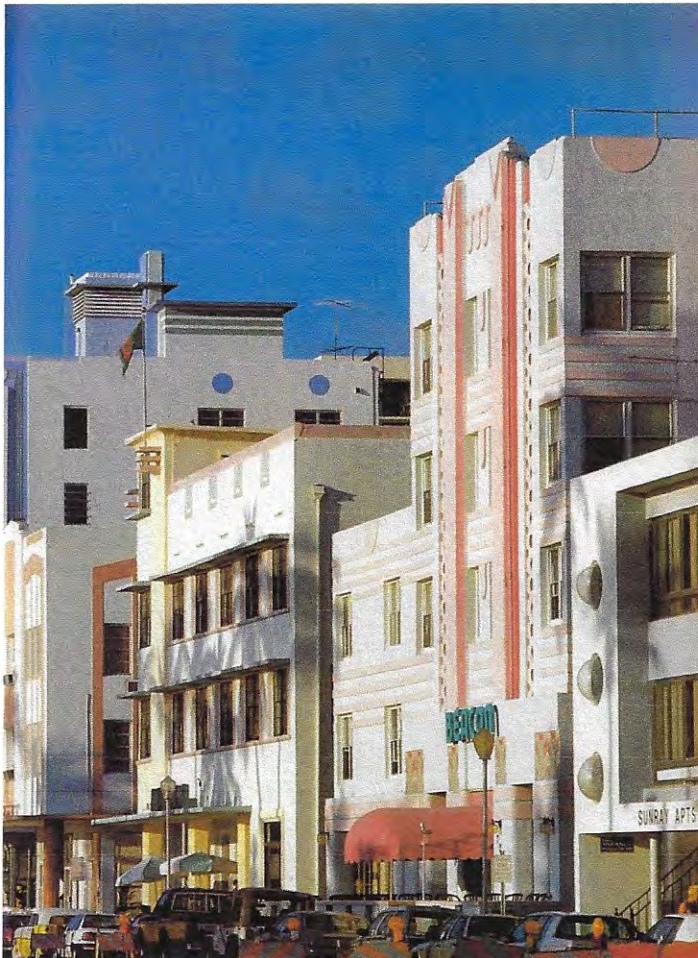
TOP RIGHT: PARK CENTRAL HOTEL (11)

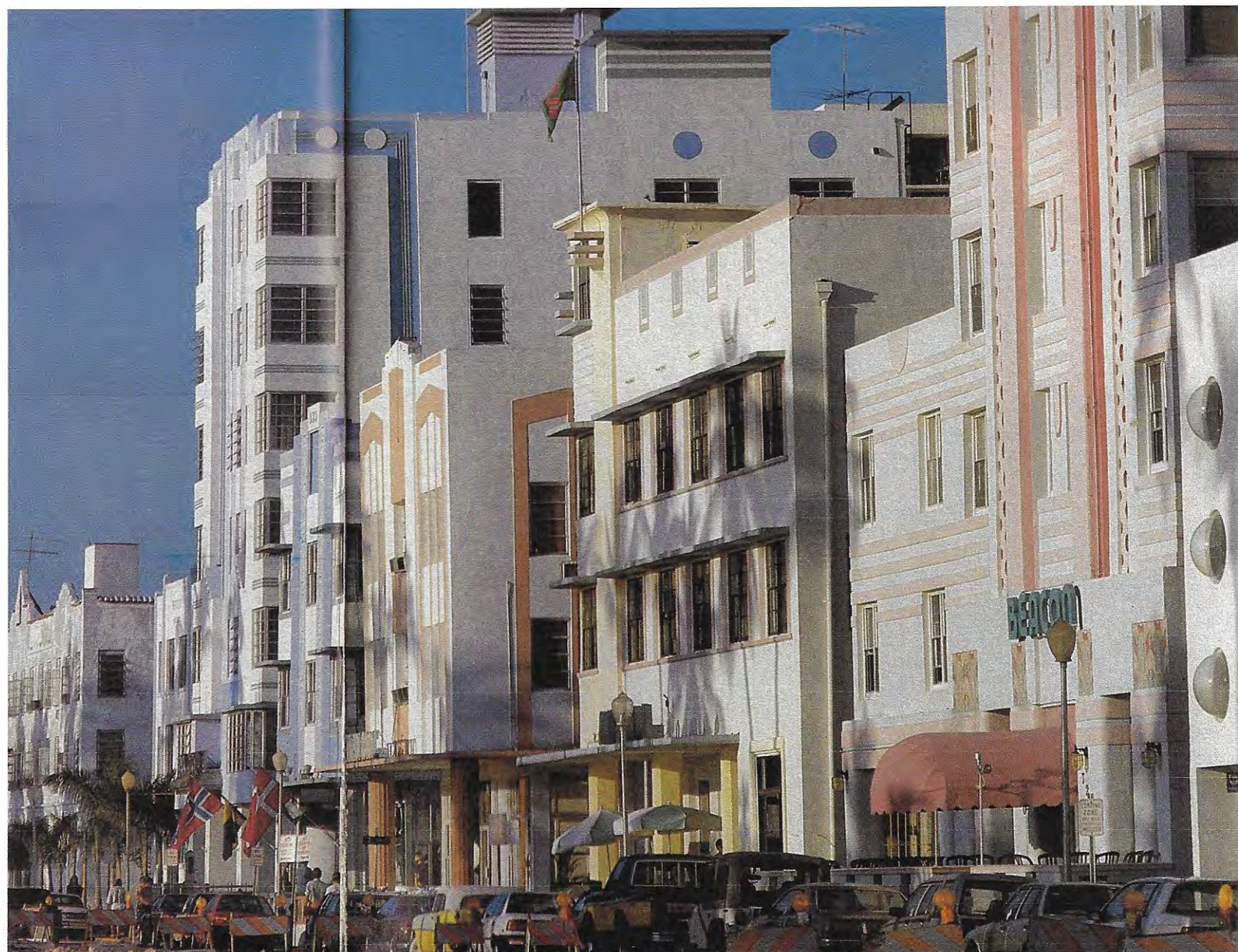
LOWER PHOTO: 2013 VIEW SOUTH ON OCEAN DRIVE WITH AVALON HOTEL AT FAR LEFT. THIS IS THE SAME VIEW AS THE BLACK & WHITE PHOTO ON THE PREVIOUS PAGE AND 27 YEARS LATER...(11)

PHOTO RIGHT: 1989 ABITARE MAGAZINE ARTICLE ON MIAMI. THIS VIEW IS LOOKING SOUTH ON OCEAN DRIVE WITH THE AVALON HIGHLIGHTED IN THE CENTER OF THE PHOTOGRAPH. (5)



Ocean Drive: Trendoids started it, fashion photographers took it from there.





1989 VIEW LOOKING SOUTH ON OCEAN DRIVE WITH AVALON HIGHLIGHTED AT CENTER OF PHOTOGRAPH,; ABITARE MAGAZINE .

700 Ocean Drive

700 Ocean Drive is an understated building on the overstated road known as Ocean Drive. Designed by the master Architect Albert Anis in 1941 - this building is a design bridge between his Art Deco architecture of the later 1930's to 1941 AND his MiMo / Mid Century Modern work after the War.

It is interesting to note that the Building Card at the City of Miami Beach Records notes this as the Avalon Hotel for St. Charles Hotel, Inc. Constructed in 1941 on the eve of World War II, the St. Charles originally featured 64 guest rooms plus a coffee shop. It is also noted as the St. Charles Hotel on the Sanborn Map updated to 1941.

By 1941 Art Deco had morphed into Art Moderne - its sleeker cousin. Even with its geometrical character, the Avalon has a sleekness of form in its facade. The Architect also seamlessly weaves into the composition things like the semi-recessed covered front porch and the rooftop clubhouse.

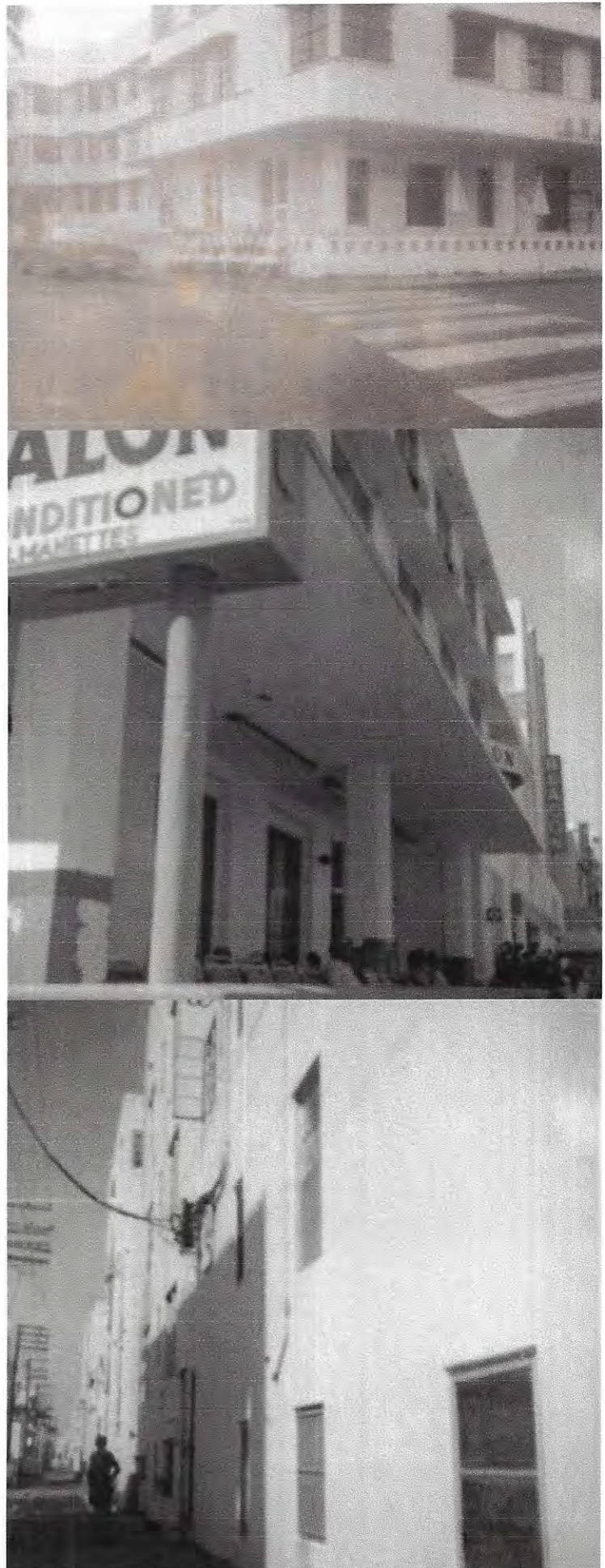
The Architect worked his magic on this site by creating mass and depth - where there was no mass nor depth. The elevation along 7th Street is especially notable for the scale and massing the Architect brings to what is ordinarily a sideline wall with few windows and no design. And the asymmetrical composition assists in breaking down the overall mass and treats the 7th Street elevation as the major elevation that it is.

There is a well considered composition evident especially when viewing the building from the corner where both major facades become evident. The corner tower brilliantly gives the building gravitas and brings together the entire composition while grounding it to its corner.

TOP PHOTO: 1979 (7)

MIDDLE PHOTO: 1970 (7)

LOWER PHOTO: 1970 (7)





The building is constructed of concrete and CMU atop concrete spread footings with concrete eyebrows, a flat roof and concrete roof parapets.

There are wonderfully quirky details visible on the photograph of the corner on the following page - including the flag pole holder near the roof ; the corner moldings at the 3rd floor corner and the corrugated patterned stucco.

The sawtooth window bays along the 7th Street elevation are notable for the manner in which they are not matched. They speak the same language - yet speak it differently. . The design of the upper corner tower foreshadows the MiMo design movement after the War.

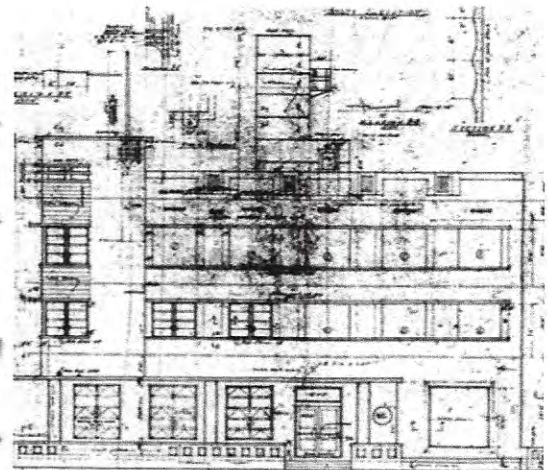
The building has remarkably remained relatively unchanged through its history since constructed in 1941. An interesting note is the comparison of contemporary photographs of the original front tower elevation with the original architectural drawings as seen below. It appears that the windows at this 4th floor clubroom were much smaller that what has been subsequently built.

TOP LEFT PHOTO: 1970 PARTIAL VIEW OF 7TH STREET FACADE COURTESY MIAMI DADE PROPERTY APPRAISER (7)

MIDDLE LEFT PHOTO: CITY OF MIAMI BEACH PLANNING & ZONING HISTORIC DATA BASE FILE, (6)

LOWER LEFT PHOTO: CITY OF MIAMI BEACH PLANNING & ZONING HISTORIC DATA BASE FILE, 1985 (6)

LOWER RIGHT: ORIGINAL ARCHITECTURAL ELEVATION





AVALON HOTEL 2013 (11)



AVALON HOTEL SEPTEMBER, 2018 (scaffolding for 40 year recertification) (11)



AVALON HOTEL, 2013 (11)



AVALON HOTEL, 2018 (11)





PARTIAL ELEVATION ALONG 7TH STREET (11)

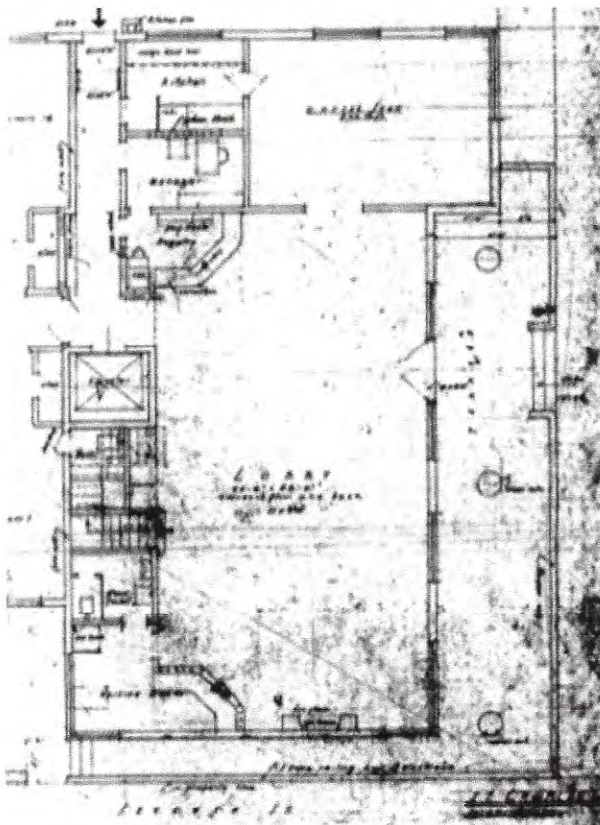


TOP PHOTO: NORTH ELEVATION (11)



LOWER PHOTO: WEST (ALLEY) ELEVATION (11)

Interior Lobby



The original architectural floor plan shows a column free open space although it appears that some of these existing columns may be structural columns. This original plan also shows a mirror image of the Reception desk with a second copy in the far SW corner of the lobby.

The former location of this second desk can be seen in the top photo on this page and on the original architectural plan at left.. At the extreme right side of the photo is where this second desk formerly existed. That is - if it was ever really built?

In the intervening years this second desk and attendant offices were demolished in order to enlarge the Lobby and provide additional daylight.



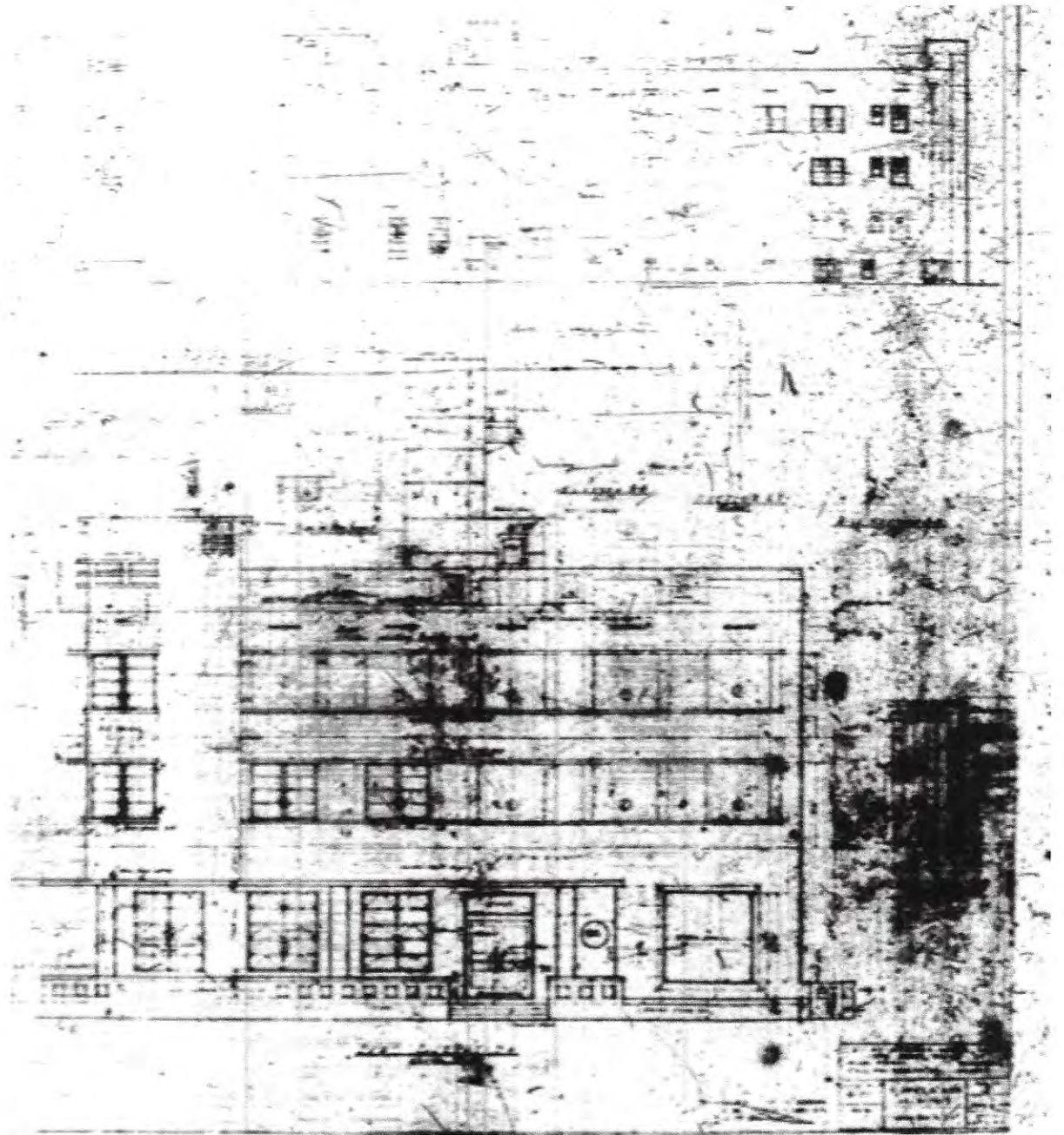
ARCHITECTURAL FINISHES; ABOVE - INCISED BANDING AT WALLS AND CEILINGS (11) AND BELOW - TERRAZZO FLOORING (11)



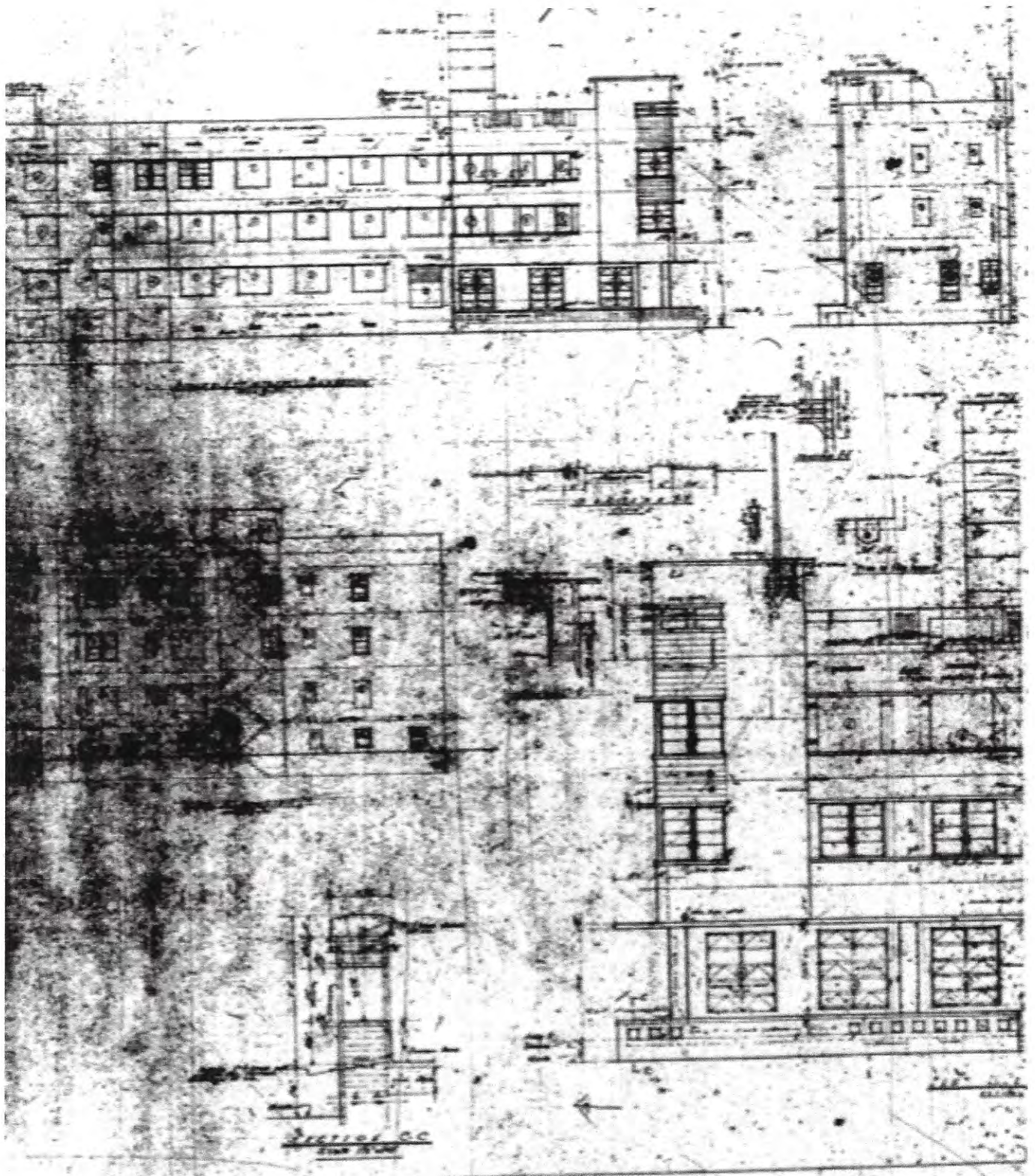


OPEN STAIR TO SECOND FLOOR FROM LOBBY (11)

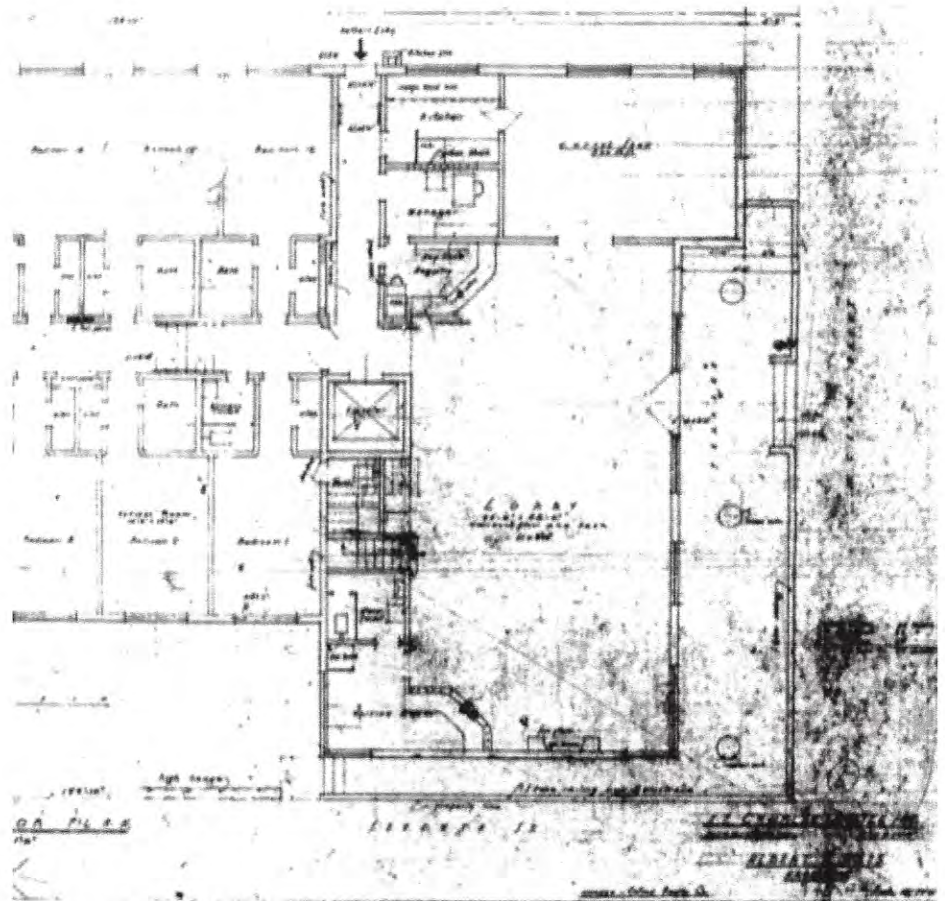
Original Drawings



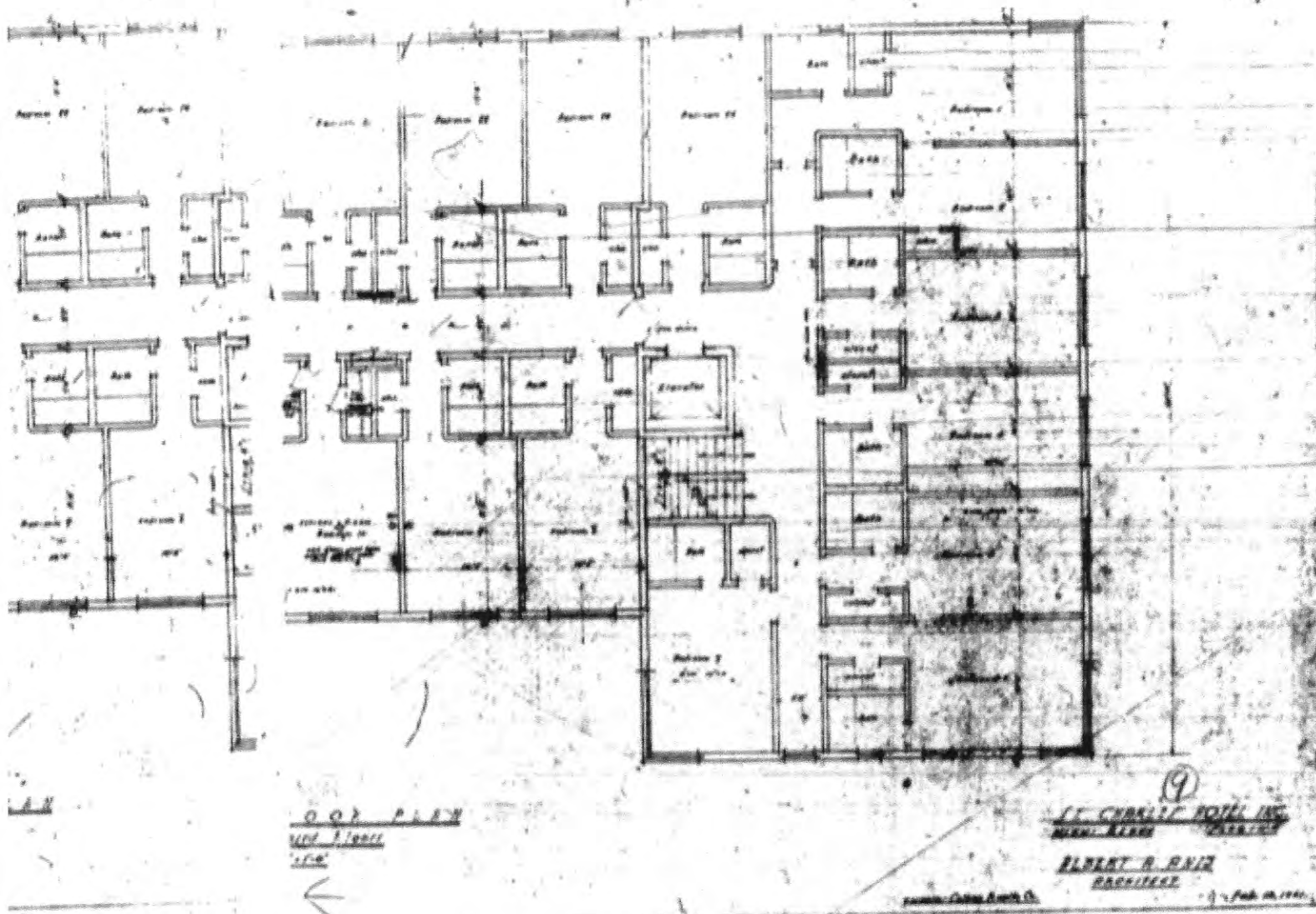
FRONT ELEVATION



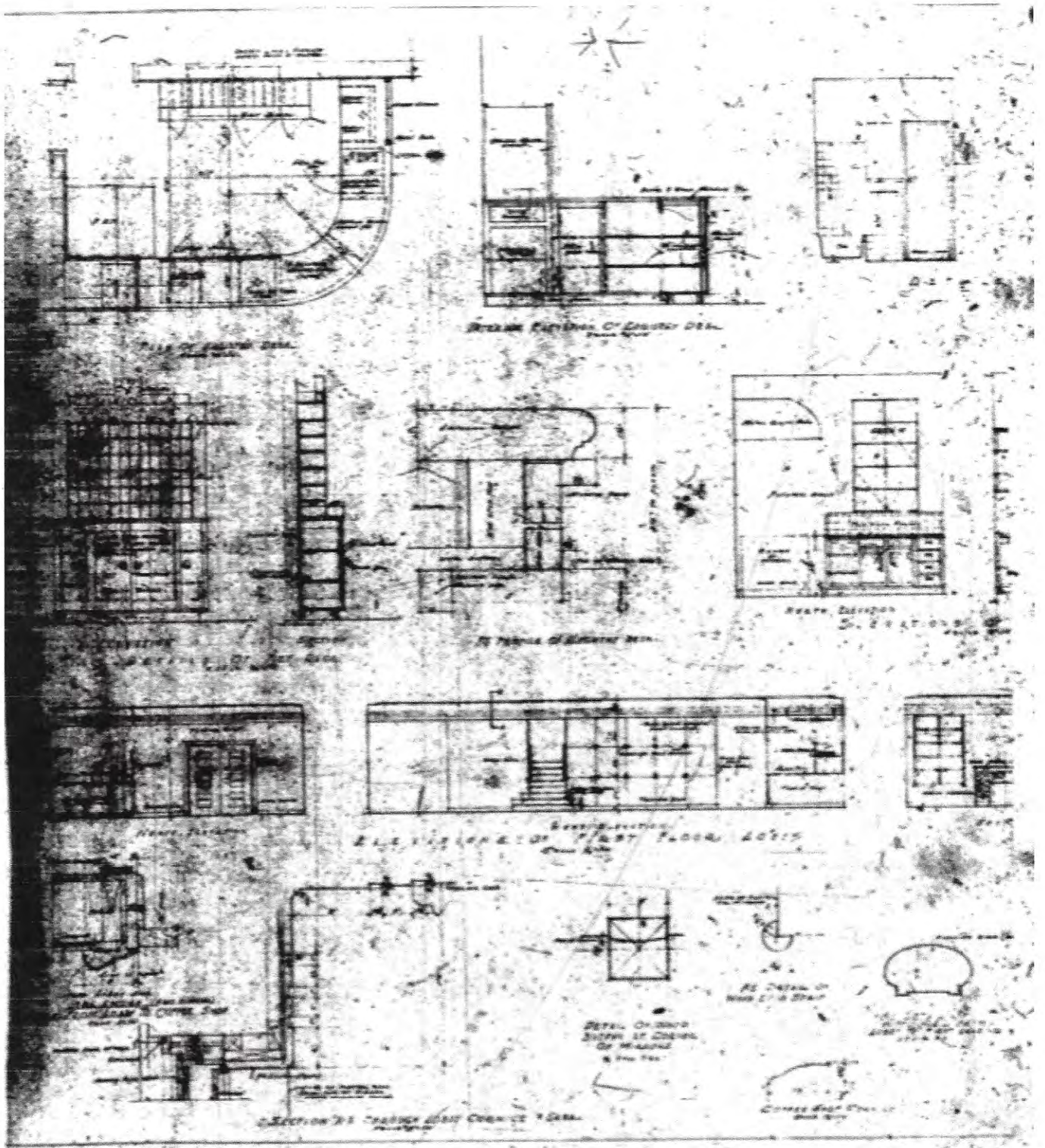
ELEVATIONS



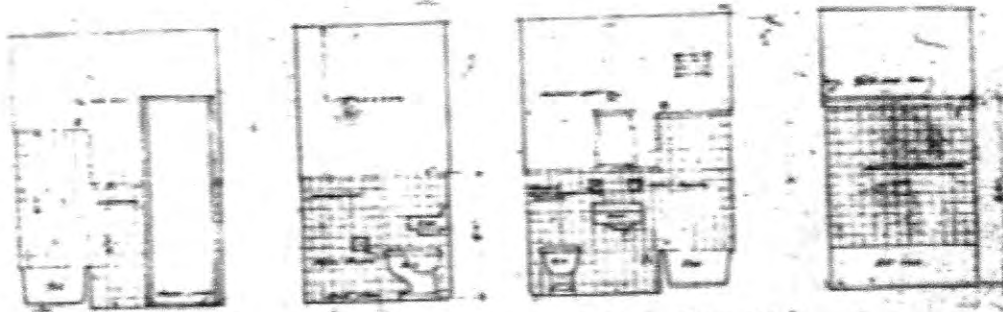
FIRST FLOOR REAR



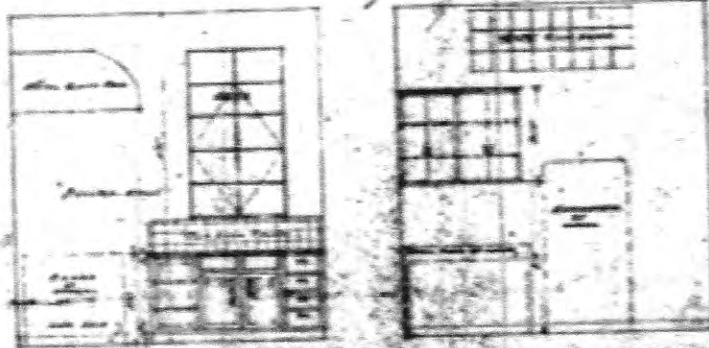
TYPICAL FLOOR FRONT



DETAILS



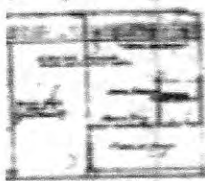
DETAILS OF TYPICAL BATH ROOMS



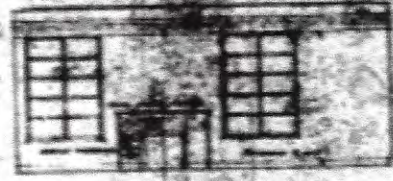
DETAILS OF TYPICAL ELEVATIONS

NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	CEILING	100	0.10	10.00
2	FLOOR	100	0.10	10.00
3	WALLS	100	0.10	10.00
4	DOORS	10	1.00	10.00
5	WINDOWS	10	1.00	10.00
6	STAIRS	10	1.00	10.00
7	ROOF	100	0.10	10.00
8	FOUNDATION	100	0.10	10.00
9	PAINT	100	0.10	10.00
10	PLUMBING	100	0.10	10.00
11	ELECTRICAL	100	0.10	10.00
12	MECHANICAL	100	0.10	10.00
13	LANDSCAPE	100	0.10	10.00
14	INTERIOR	100	0.10	10.00
15	EXTERIOR	100	0.10	10.00
16	FINISHES	100	0.10	10.00
17	FIXTURES	100	0.10	10.00
18	EQUIPMENT	100	0.10	10.00
19	UTILITIES	100	0.10	10.00
20	SAFETY	100	0.10	10.00
21	SECURITY	100	0.10	10.00
22	ENVIRONMENTAL	100	0.10	10.00
23	ACoustics	100	0.10	10.00
24	Lighting	100	0.10	10.00
25	HEATING	100	0.10	10.00
26	Cooling	100	0.10	10.00
27	Humidity	100	0.10	10.00
28	Wind	100	0.10	10.00
29	Seismic	100	0.10	10.00
30	Other	100	0.10	10.00

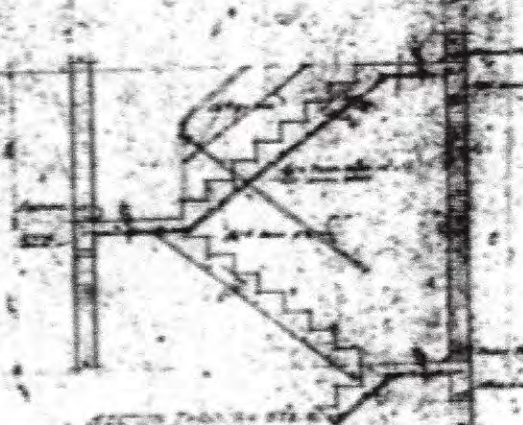
SEE NOTES FOR DETAILS OF FINISHES AND EQUIPMENT



DETAIL OF WALL SECTION



DETAIL OF WALL SECTION



DETAIL OF STAIRCASE



DETAIL OF WALL SECTION



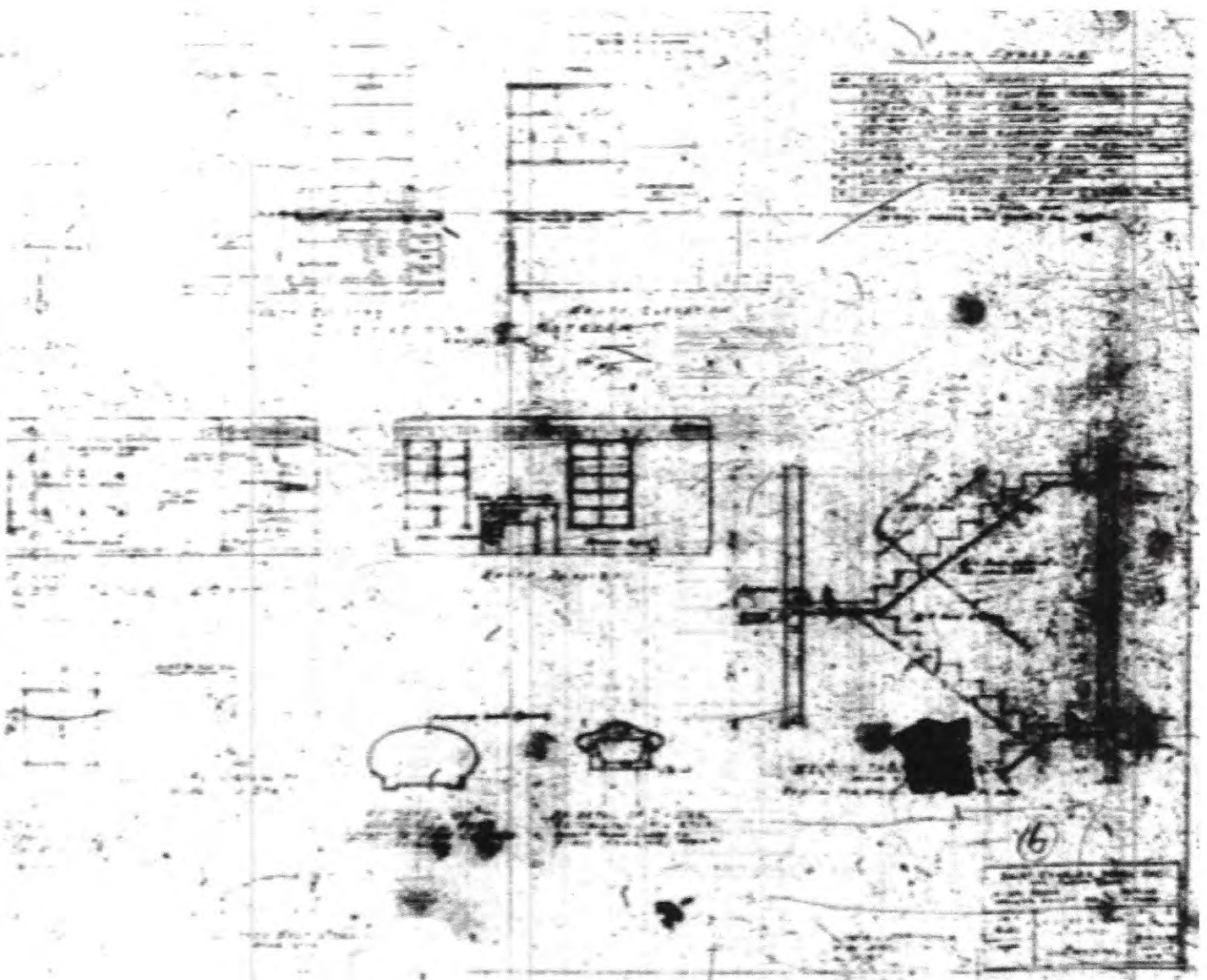
DETAIL OF WALL SECTION



DETAIL OF WALL SECTION

NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	CEILING	100	0.10	10.00
2	FLOOR	100	0.10	10.00
3	WALLS	100	0.10	10.00
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10	PLUMBING	100	0.10	10.00
11	ELECTRICAL	100	0.10	10.00
12	MECHANICAL	100	0.10	10.00
13	LANDSCAPE	100	0.10	10.00
14	INTERIOR	100	0.10	10.00
15	EXTERIOR	100	0.10	10.00
16	FINISHES	100	0.10	10.00
17	FIXTURES	100	0.10	10.00
18	EQUIPMENT	100	0.10	10.00
19	UTILITIES	100	0.10	10.00
20	SAFETY	100	0.10	10.00
21	SECURITY	100	0.10	10.00
22	ENVIRONMENTAL	100	0.10	10.00
23	ACoustics	100	0.10	10.00
24	Lighting	100	0.10	10.00
25	HEATING	100	0.10	10.00
26	Cooling	100	0.10	10.00
27	Humidity	100	0.10	10.00
28	Wind	100	0.10	10.00
29	Seismic	100	0.10	10.00
30	Other	100	0.10	10.00

DETAILS



DETAILS

Building Card

Owner ST. CHARLES HOTEL, INC. **Mailing Address** 1131 Collins - Kent Hotel)
Lot 8 & S 1/2 7 Block 12 **Subdivision** OCEAN BEACH **Permit No** 15513 **Cost** \$ 87,000.....
General Contractor Prufert Construction Co. **ADDN no. 1** **Address** 700 Ocean Drive **see below**
Architect Albert Anis **Bond No.** 2773 **Engineer** Elevator-below
Zoning Regulations: Use RE **Area** 28 **Lot Size** 75 x 130 **Height** 46' **Stories** 3
Building Size: Front 70' Depth 125' **Use** HOTEL - 64 Rooms & Coffee Shop
Certificate of Occupancy No. 448 **Foundation Spread Footing** Roof Flat **Date** April 9, 1941

Type of Construction	CBS	Plumbing Contractor	Plumbing Contractor #	Joe Leinecker	Sewer Connection	Date
Water Closets	70	Plumbing Contractor #15586	Joe Leinecker	Sewer Connection 1	Date July 8, 1941	
Shower	70	Bath Tubs	65	Temporary Closet 1	Date July 11, 1941	
Urinals	1	Shower	2	Floor Drains	3	
Gas Stoves		Slop--Sinks	3,	Grease Traps	Laundry tray 1,	
Gas Radiators		Gas Heater	10,	Drinking Fountains	1,	
Septic Tank Contractor		Gas Turn On Approved		Rough Approved	Date	
Oil Burner Contractor #15920 Alex. Orr, Inc.				Tank Size	Date	
Sprinkler System				Tank Size 275 Gallons	Date Sept. 29, 1941	

Electrical Contractor	Address	Date
Electrical Contractor #17904 B. Haskell	Fans	Date Nov. 3, 1941
Switch 157	Range	Temporary Service Apr. 22, 1941
100--OUTLETS Light 157	HEATERS Water	#17056 B. Haskell
Receptacles	Space	Centers of Distribution 13,
	Refrigerators	#17647 B. Haskell, 1 Temporary: Sept. 22, 1941
	Irons	Sign Outlets 4,
	Electrical Contractor	Date

No. FIXTURES 287
FINAL APPROVED BY H.C. Inman **Date of Service** November 21, 1941

ALTERATIONS OR REPAIRS
 ELEVATOR Building Permits: #15901 Elevator - 1,800 lbs capacity: Eastern Elevator Co: \$ 3,900... July 15, 1941

USAAFTTC returned to owner 5/22/1944

Building Permits:

#84940 - Snapp Inc. - Cantilivier restoration \$700.00 8/31/70
 #1400 - Hill York Corp. - air cond central 1-8 1/2 ton 11/5/70
 #85667 - Owner - stairway enclosure \$250.00 11/24/70
 #87564 - Dennis Behlin - paint exterior \$1,500.00 9/15/71
 #12135-Eddys Painting-Painting-\$4000-10-3-77

#90820 2/28/83 owner replacing kitchen cabinets only in 50 units no elect involved \$2,000.
 #24374 8/17/83 Adolfo Zunino reroof 74 sqs \$9,000.
 #24376 8/18/83 owner paint 23B \$2,500.
 #24492 9/20/83 owner minor repair (Benate Ralagna) engineer supervision per engns letter (double fee) \$200. (note: owner to provide special inspector who will write a letter certifying work as structurally sound prior to final inspec 9/20/83 (N.W.) Value \$200.

ZBA MEETING OF SEPT. 4, 1986, FILE #1771: APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO OPERATE A RESTAURANT (ACCESSORY USE) IN A BUILDING THAT CONTAINS LESS THAN THE MINIMUM REQUIRED 100 UNITS:

1. Applicant wishes to waive Sections 6-7B.7. and 7-3B.5. that require a building to contain at least 100 units to qualify for the operation of a restaurant, and instead, be permitted to operate a restaurant with 72 seats in this building that contains 62 units (60 hotel rooms and 2 apts.).
2. Applicant requests the waiving of Section 7-2B. that requires an accessory commercial use to be accessible only through the main lobby of a building, and instead, be permitted to provide entrance/exit from the front terrace of said building.
3. Applicant wishes to waive all of the required 18 off-street parking spaces, for the operation of the restaurant with 72 chairs.

DEFERRED BY THE BOARD. APPLICANT TO MEET WITH THE DEVELOPMENT SERVICES DIVISION TO DETERMINE IF A VARIANCE IS NECESSARY.

File #1073J - Action was taken by the Design Review Board on 4-7-87 with conditions. See D.R.B. File.

#31225 - 10-29-87 - Bernhardt, Gary - Patch and plaster damaged walls (interior only) - \$800.00 ☒
 #31316 - 11-13-87 - Yankee Development Co. - Prepare building to be painted, clean, patch and seal w/proof - \$2,000.00 ☒
 #M9542 - Spring A/C - 8ton Central Heating, 8ton A/C central, mechanical ventilation 11-17-87 ☒
 #31411 - 12-3-87 - Yankee Development Co. - Exterior Painting - \$4,000.00 ☒

Plumbing Permits: #48464 - Pitsch Plumb. - 17 sink rgh 17 set sink residence - 17 gas range ☒ 6/4

#16126 Two Cabinet Signs Neon Sign & Service
 #18395 Reconditioning after Army occupation: Roy F. France, arch: \$ 500...Sept. 12, 1941
 #23621 Painting: Glick & Sperling, painters \$ 4,000... May 25, 1944
 #25791 Roofing: Robbins & Son Roofing Co: \$ 425...Nov. 19, 1946
 #25997 Painting: Thomas Goddard, painter: \$ 1,092...Oct. 25, 1947
 #37651 Painting: A. Miller, contractor \$ 1,000...Nov. 10, 1947
 #41970 Concrete Slab 50'x12' with hog wire: Sid Weinstein \$ 800...Dec. 10, 1951
 #42228 Remodeling Hotel Rooms #125 & #123 into One Apartment Unit: owner: \$100: July 23, 1951
 #52245 Painting: D. Joss: \$1200.00: December 10, 1956

#54753 Owner: Change hotel rooms A & B into community kitchen- \$100 - 10/21/57 NOT TO BE BUILT *Cancelled*

#55006 Owner: Convert Rooms 221 & 223 into efficiency apartment - \$100- Nov. 19, 1957

#60052 L.L. Gray Painting \$ 700.00 9/16/59

#63452 Claude Southern Corp: Replace pole sign - 6'x3' - total 18 sq. ft. - "AVALON Air Conditioned" \$375. - 11/2/60

#65172 Claude Southern Corp: Projecting wall sign neon, 18' x 18" - 27 sq. ft. AVALON 700 AVALON - \$400., 6/21/61

#68284 W.E. Owen: Exterior Painting \$1000.00 10/22/62

#71710 Giffen Industries: Reroof - \$275. - 5/8/64

#83190 - Owner - Paneling of lobby \$500.00 10/23/69

Plumbing Permits:

#31521 J & W Plumbing Co: 4 Sinks, 4 Gas ranges: April 23, 1951

#35146 Dulbs - (remove 1 bath room) - 1 sink, 1 Gas range, July 27, 1953

#40062 Service Plbg: 1 Sink, 1 Gas Range - Nov. 19, 1957 OK 12-3-57 Rothman

#47441 - G.J. Pitsch - 25 lavatories, 25 Gas Ranges 8/25/69

#53393-Peoples Gas - meter set(gas)2-4-76

#53504-Stanley Bottacovalala- 2 heater-new installation-3-2-76

Electrical Permits:

#71346-Kling Electric- fire repair-5-30-74
#72266-Electrotech Contractors- local manual fire alarm, 10 bells 7 pull stations 1 control panel low

voltage 6 volts-5-19-75

#82592 - Sotomayor Electric - 40 Receptacles, 40 smoke detectors - 11-18-87

5

Electrical Permits:

#17598 Neon Sign & Service: 6 Neon transformers: Sept. 21, 1941
 #18014 Neon Sign & Service: 1 Neon transformer: Nov. 19, 1941
 #18719 Biscayne Electric: 1 Light outlet: July 20, 1942
 #20384 Biscayne Electric: 2 Receptacles: July 31, 1944
 #23272 Dade Electric: 1 Meter change: Nov. 4, 1946
 #23520 Dade Electric: 2 Switch outlets, 4 Light outlets, 1 Bell transformer: Dec. 11, 1946
 #31121 Randy Roberts Radio: 1 Television antenna: April 14, 1950
 #50230 Kenny Elec: 200 receptacles, 6 centers of distrib, 1 meter change-6/26/57 OK 10-24-57 Rosser
 #51248 Lyon Elec: 1 refrigerator outlet, 1 iron outlet- Nov. 18, 1957 O.K. Fidler Nov. 19, 1957
 #55991 Claude Southern Corp.: 4 fixtures - Nov. 2, 1960.
 #56890 Claude Southern Corp: 5 fixtures, slim line - June 21, 1961
 #67971 - 64 appliance outlets - 1 service equip 800A 5/26/70
 #68434 - Ocean Elect. - 1 motor 7 1/2 AC 11/24/70

1148
LOT: 5 1/2 & 7 & 8 BLOCK: 12 SUBDIVISION: Ocean Beach Add. # ADDRESS: 700 Ocean Drive

ALTERATIONS & ADDITIONS

BUILDING PERMITS April 7, 1987

TO: PAUL GIOIA
CONSTRUCTION SERVICES DIRECTOR
FROM: JUD KURLANCHEEK
PLANNING DIRECTOR

APRIL 21, 1987

SUBJECT: DESIGN REVIEW BOARD FILE #10733
AVALON HOTEL, 700 OCEAN DRIVE

On April 7, 1987, the Miami Beach Design Review Board granted final approval of the application for the rehabilitation of a historically contributing building subject to the following:

1. Signage which occurs on the south facade will be in accordance with maximum allowable footage pursuant to Section 11 of the City of Miami Beach Zoning Ordinance;
2. Of the two alternative exterior color schemes presented to the Board, both were considered appropriate. The applicant will present the two schemes to the owner for his preference and submit the final color samples to the Planning Department;

9. Ocean Drive planter shall be excavated and planted with a more suitable species and,

10. Applicant shall modify plans to incorporate wheelchair ramp in accordance with Dade County requirements. Staff shall approve revised plans.

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 (April 7, 1987), the Design Review Board approval will become void.

Thank you for your assistance regarding this matter.

JK:RSR:CB:hm
DR 3

PLUMBING PERMITS

3. Window bars existing on the north elevation shall be removed or refinished and painted to match the building. This shall be noted on a north elevation sheet, not yet provided;
4. The new wall surrounding the tower, which appears taller than tower, shall be eliminated;
5. The applicant shall install a central air conditioning system;
6. Roof top deck material of either tile or wood will be noted and subject to Staff approval;
7. Applicant shall provide Staff with a sample of the awning;
8. Applicant agrees to substitute Ptychosperma elegans. Staff shall approve new material;

ELECTRICAL PERMITS

BUILDING PERMITS: #M9608 - Spring Air Cond. - 2ton Central heating, 2ton A/C central - 12-11-87

#M9607 - Spring Air Cond. - 3 A/C wind - 12-11-87

#B8801226 - 9-19-88 - Gary Bernhardt - A/C garbage area, remodel 2 rooms to manager suite - \$18,000.

#E8801545 - Tursot Electrical - 4 Light outlets - 9-29-88

#B8800014 - 10-13-88 - Gary Bernhardt - Alteration restaurant kitchen and bar - \$8,000.00

#M8800076 - Demoss Air Conditioning - 18ton Central heating, 18ton A/C central, duct work only, mechanical ventilation, 18 cond. drains - 10-18-88

#M8800108 - Demoss A/C Inc. - Install 4ton A/C central and duct work - 10-28-88

#M8800152 - De Moss A/C - 1-10kw Central heating, 1-4ton A/C central, duct work, 1 condensate drain, 11-15-88

#M880153 - De Moss A/C - 27 1ton A/C wind - 11-15-88

#M8800194 - Demoss A/C - 11/2ton A/C central - duct work - 11-29-88

#M8800240 - Atlantic Fire Equip. - 1 Fire sprinkler system - 12-9-88

#M8900329 - Action Sheet Metal - 1 Mechanical ventilation and install hood - 1-16-89

ELECTRICAL PERMITS:

#E8800075 - Tursot Electrical - 18 1ton A/C, 18 3kw strip heater - 10-17-88

#E8800159 - Tursot Electrical - 4 Switch outlets, 10 light outlets, 6 receptacles, 1 water heater, special purpose 8, new electrical repairs (kitchen) - 11-2-88

#E8800187 - Tursot Electrical - 1-2ton A/C - 11-8-88

#E8800215 - Tursot Electrical - New central A/C installation - 11-17-88

#E8900484 - Tursot Electrical - Emergency light - 1-26-89

#E8900620 - Felio Electric - New fire alarm installation - 2-23-89

PLUMBING PERMITS:

#P8800221 - Fredlys Plumbing - New fixtures - 12-15-88

#P8900339 - Gulfstream Fire Protection - New sprinkler system (basement & crawl spaces) - 1-27-89

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.
9-9-88		A/C GARAGE AREA, REMODEL 2 ROOMS TO MANAGER SUITE.	\$18,000.00				08801026
10-13-88		ALTERATION RESTAURANT KITCHEN + BAR	\$8,000.00				08800014
5-11-89		STRUCTURAL REPAIR SPECIAL INSPECTORS	\$1,100.00				50891232

3. FILE NO. 1870

1148

YANKEE DEVELOPMENT CORP. (AVALON HOTEL)
700 OCEAN DRIVE
LOT 8 & So. 1/2 LOT 7; BLOCK 12
OCEAN BEACH ADDITION No. 1
PB 3/11

Feb. 1988

"THE PLACING OF THESE REQUESTS ON THE AGENDA IS CONTINGENT UPON THE APPLICANT OBTAINING FINAL APPROVAL FROM THE DESIGN REVIEW BOARD FOR THIS PROJECT".

APPLICANT REQUESTS THE FOLLOWING VARIANCE IN ORDER TO OPERATE A RESTAURANT/CAFE AND A RETAIL STORE AT THE SUBJECT PROPERTY:

CONTINUED ON NEXT PAGE ...

BOARD OF ADJUSTMENT SUMMARY

FEBRUARY 5, 1988

FILE NO. 1870 (continued)

YANKEE DEVELOPMENT CORP. (AVALON HOTEL)
700 OCEAN DRIVE

1. Applicant wishes to waive Section 6-22C. that requires a building to be substantially renovated to qualify for the operation of certain accessory uses, and instead, be permitted to operate a restaurant/cafe and a retail store in the existing conditions of this building which contains 60 hotel rooms and 2 apartments.

APPROVED with the following conditions:

1. The applicant shall obtain a building permit with work indicating that the structure will have new windows consistent with the U.S. Secretary of Interior Standards for Rehabilitation of Historic Buildings. The building permit for this work shall be issued within 2 1/2 years, with the work completed within three years of today's date.
2. Central air conditioning equipment shall be located in those units fronting along Ocean Drive as part of the work associated with a building permit for the restaurant and cafe. Central air conditioning equipment shall be located in those units along 7th Street within one year from today's date. Air conditioning equipment along the interior lot line shall be installed within one year from today's date and be flush mounted with grills painted to match the exterior wall.
3. The owner shall provide a proper grease interceptor and proper garbage facilities.
4. The owner is to remove and replace necessary sections of sidewalk and curb and gutter.
5. The owner shall provide an air-conditioned garbage room to be approved by the Building Department.

The Board shall maintain jurisdiction as to the renovation and the operation of this project.

Albert Anis Architect

Albert Anis (April 8, 1889 - April 8, 1964) was a very well respected architect in Miami Beach, Florida known for his Art Deco and Miami Modern (MiMo) architecture. Anis attended the Armour Institute of Technology in Chicago from 1908 - 1910. He was certified as an Architect in 1926 (Illinois) and in 1935 (Florida).

"He was one of a group of American-born architects working in Miami Beach who synthesized the austere architectural principles of the International Style architecture with their own brand of modernism which embraced the ornamentation and exotic lure of the tropical." (2)

"Dixon, Hohauser, Anis, France, Skislewicz, Kiehnel & Elliott, Polevitzsky & Russell and so many others, formed an ensemble cast of actors, at work designing and building the new city." (3)

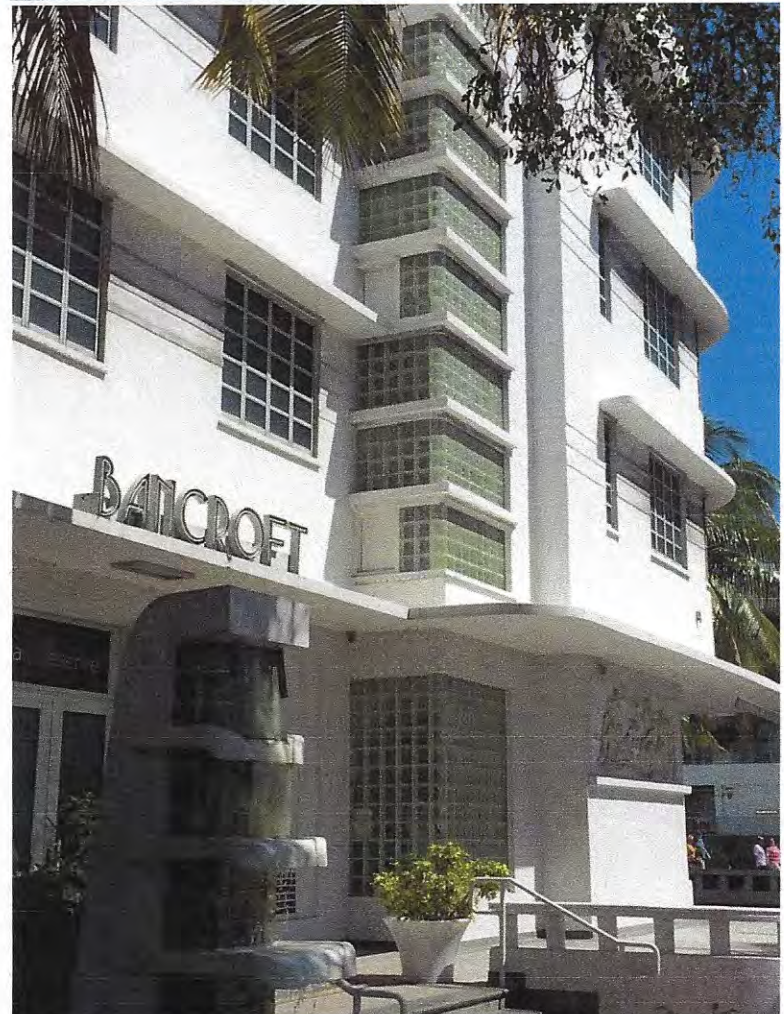
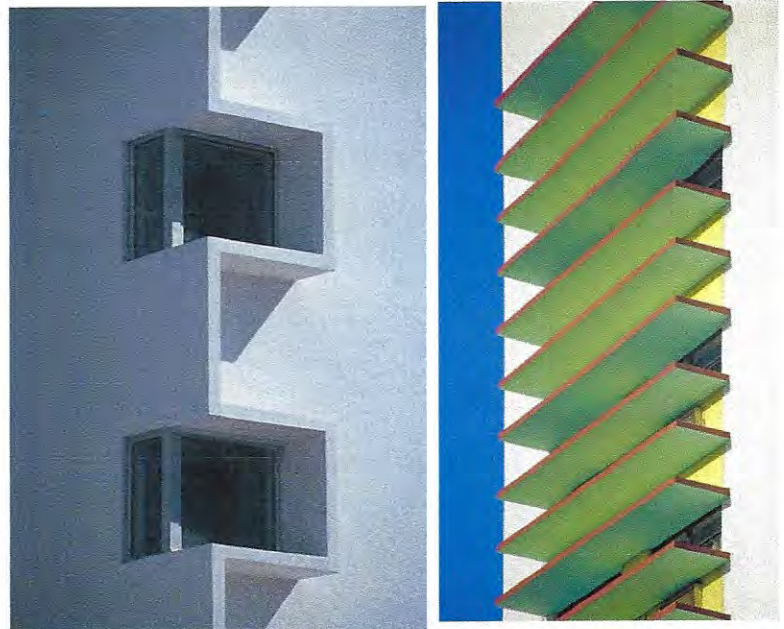
"In the early 1940's the future architect Norman Giller apprenticed for the Architect Albert Anis. Giller recall(ed) working in Anis's penthouse office at 420 Lincoln Road. "He lived in part of the facility and the other part was his office and the drafting room. I would sit there and the ocean was in the background. There were no buildings between Washington Avenue and the ocean, so it was a clear view and I would sit there half the time watching the ocean." (4)

"Perhaps no other architect defined the transition from Deco to MiMo as thoroughly as Albert Anis. Although not as prolific as Dixon or Hohauser in the 1930's,, Anis helped define Miami Beach with influential works... In 1949 Anis gave up on the finely sculpted and streamlined massing of Deco for ensembles of more abstract volumes. At the Shore Club, Anis took the eyebrow motif of the 1930's and began playing with it for purely decorative effect. In his hands the simple eyebrow became a three-dimensional, sculptural focal point as it snaked around a stairwell." (5)

TOP RIGHT: DEZERLAND HOTEL (11)

TOP LEFT; SHORE CLUB HOTEL (11)

LOWER PHOTO: BANCROFT HOTEL (11)





ALBERT ANIS ARCHITECT / REPRESENTATIVE PROJECTS INCLUDE:

All buildings below are located in Miami Beach, Florida;

Abbey Hotel (1940)

Avalon Hotel (1941), 700 Ocean Drive

Berkeley Shore Hotel, 1610 Collins Avenue

Bancroft Hotel,

Clevelander Hotel 1938, 1020 Ocean Drive,

Dezerland Hotel aka Biltmore Terrace, 1951
8700 Collins Avenue with Morris Lapidus (demolished)

Leslie Hotel (1937), 1244 Ocean Drive,

Majestic Hotel (1940), Ocean Drive

Mantell Plaza (1942)

Mercantile National Bank (1940) Domed roof building at
center right in middle photograph and now demolished,
formerly on NW corner of Washington Avenue & Lincoln.
(demolished)

Senator Hotel, (demolished)

Shore Club Hotel (1949) 1901 Collins Avenue

Temple Emanu El, 17th & Washington Avenue (1947)

Traymore Hotel (1939) 2445 Collins Avenue

Troy Hotel, 960 Collins Avenue 1941

Tyler Hotel, 1939, 21st Street

Viscay Hotel (1941) 960 Collins Avenue

Whitelaw Hotel (1936) 808 Collins Avenue,

Waldorf Towers Hotel (1937), 860 Ocean Drive,

Winterhaven Hotel, 1400 Ocean Drive (1939)

Colonade Apartments (1946) 2365 Pinetree Drive,

Pineview Apartments (1947) 2351 Pinetree Drive,
aka Tradewinds Apt Hotel

TOP PHOTO: TEMPLE EMANU EL (11)

MIDDLE PHOTO: MERCANTILE NATIONAL BANK WITH DOMED ROOF

LOWER PHOTO: SHORE CLUB HOTEL

Bibliography



1. Cover Photograph from Abitare Magazine, August, 1989.
2. Wikipedia
3. The Making of Miami Beach 1933-1942; The Architecture of Lawrence Murray Dixon, p.198.
4. MiMo - Miami Modern Revealed by Randall Robinson Jr & Eric P. Nash, 2004,, p.58.
5. Ibid.
6. City of Miami Beach Historic Data Base File, 1985
7. Courtesy Miami Dade Property Appraiser Office
8. Courtesy City of Miami Beach Public Works Department
9. Abitare Magazine, August 1989
10. City of Miami Beach Historic Photographs
11. Arthur Marcus Photography