HISTORIC RESOURCES REPORT

FOR THE

SEA GULL HOTEL a.k.a. DAY'S INN a.k.a. PROJECT PLUM

100 21st STREET

MIAMI BEACH, FLORIDA 33139

BY

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

FOR

BHI MIAMI LIMITED CORP

1521 ALTON RD. #403

MIAMI BEACH, FL 33139

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

August 19, 2020

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PERIOD MATCH-BOOK COVERS FOR
THE SEA GULL HOTEL CIRCA 1950's
and 1960's FROM eBAY. (192

114-34. July 19, 1926—The Fowler Apartments and Collins Park, the site of the present Miami Beach Library.

Hi - 140

117-34. 1926 Looking south from the roof of the Roney Plaza Hotel.

Hi - 136

HISTORIC NEIGHBORHOOD CONTEXT

100 21st Street is located amidst one of the most storied neighborhoods in Miami Beach, containing historic hotels, the site of the former Roney Plaza Hotel; the site of the former Roman Pools; Collins Park; the Bass Museum of Art, the Miami Beach Public Library plus an early nightlife district. This area was one of the first nodes of settlement in Miami Beach and one of its busiest. First came the bathing casinos and everything else followed.

"This area is…highly representative of a distinct period in the history of MIami Beach." (5)

"The oceanfront land from 14th Street north to Jupiter was originally developed for agricultural purposes by Esra Osborn and Elnathan Field around 1914. and was eventually bought out by John Collins and Carl Fisher. (5) The first road through the expanded district was Collins Avenue (originally known as Atlantic Boulevard, in 1913,." (7)

Originally, in both the Fisher and Collins developments north of 15th Street, Collins Avenue was predominantly single family. Photo aerials from 1921 and 1927 indicate the presence of large estate type residences north of 15th Street on both sides of Collins Avenue and to the west. (7)

"The layout of blocks and streets remaining in the expanded district is consistent with the original developments, although some street names have changed (ie. Cardinal Avenue became Park Avenue, Sheridan became Liberty Avenue, Miami Avenue became Washington Avenue, etc) . Land use surrounding and within the district evolved as development pressures increased from the boom-time 1920's into the even more successful 1930's and 1940's." (8)

"Development within the (Collins Park) district was sparse at the end of the 1920's. The 1927 and 1929 photo aerials indicate the concentration of Roney developments at 23rd Street, development of the Miami Beach Bath and Beach Club (later named the Riviera Bath Club.) , the houses on Collins Avenue, and the Palm Court, the Riviera Plaza, the Fairbanks Apartments and Garage (later named Fowler Apartments, now named the Santa Barbara Apartments) and the Ansonia Apartments. A number of small schools were located in the district." (8)

TOP PHOTO: 1935 AERIAL VIEW OF COLLINS PARK NEIGHBORHOOD WITH RONEY PLAZA HOTEL.(1926) CENTER PORTION OF MIAMI BEAACH LIBRARY IS ALSO VISIBLE IN PHOTOGRAPH. (20)

MIDDLE PHOTO: CIRCA 1926 VIEW LOOKING SW ACROSS FUTURE COLLINS PARK FROM THE RONEY PLAZA HOTEL. ACROSS THE PARK ARE THE ANSONIA APARTMENTS (1921) ON 21st STREET AND THE RIVIERA PLAZA APARTMENTS (1924) ON 20th STREET. (20)

LOWER PHOTO: CIRCA 1926 VIEW FROM RONEY PLAZA HOTEL LOOKING SOUTH TOWARDS FUTURE SEA GULL HOTEL SITE JUST BEYOND THE TREE LINE PN THE LEFT IN THE PHOTO. (20)
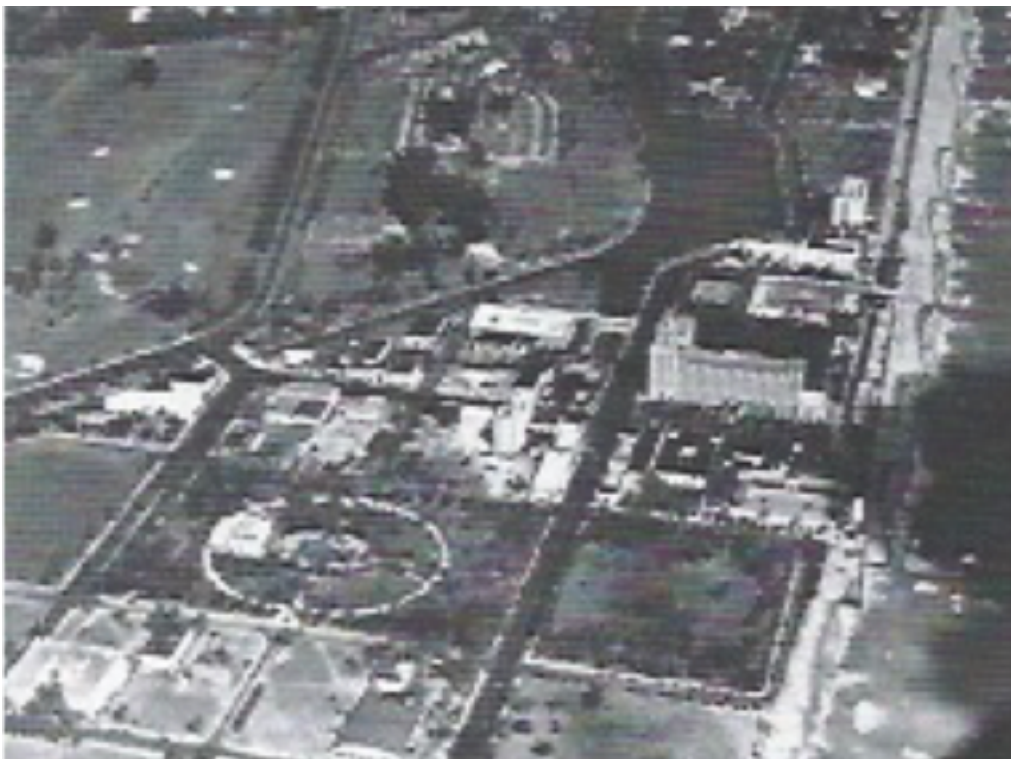
CIRCA 1930 AERIAL VIEW OF NEIGHBORHOOD WITH COLLINS PARK & BASS MUSEUM AT LOWER EDGE OF PHOTO. RONEY PLAZA HOTEL AND THE ROMAN POOLS ARE VISIBLE AT CENTER. THE FUTURE SITE OF SEA GULL HOTEL IS JUST BELOW THE LOWER RIGHT HAND CORNER OF THE PHOTOGRAPH.(20)

The visual centerpiece of the neighborhood remains the two city blocks of Collins Park.

The original design of Collins Park was a symmetrical arrangement of walks and hedges with specimen trees placed in informal groups. Early photo aerials indicate the west portion of the park was completed by 1927. The eastern portion was not completed until the 1930's. By 1941 the eastern portion had been converted from a park to a parking lot. The central walkway…remains. (9)

The photograph above looks to be taken circa 1940 - prior to the conversion of the eastern portion of Collins Park into a parking lot.

A major feature of the nominated district is Collins Park, containing the Bass Museum of Art, the Miami Beach Public Library, and a 247 space beachfront parking lot. John Collins and the Miami Beach Improvement Company deeded the land to the City of Miami for Park purposes in 1913 (the City of Miami Beach was not yet incorporated). During its ownership , the City of Miami made some $1500 in property improvements. In April of 1920, citing difficulties in maintaining a park outside its City limits, Miami sold the property back to the Miami Beach Improvement Company for $1, 000. Four months later, the property was sold to the. City of Miami Beach for $1. (12)

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ROMAN POOLS, MIAMI BEACH, FLORIDA.   104630

Miami Beach basically began as the proverbial day-at-the-beach. All-inclusive companies (Casinos) would coordinate the ferry transportation from Miami to Miami Beach and then the cross-island transportation to the Bathing Casino right at the sea shore.

"Bathing Casinos, such as Hardie's and Smith's at the southern end of the City and the Miami Beach Casino at 22nd Street (all constructed prior to 1915) were a major attraction for the residents of the Miami mainland. It was near these casinos that the first modest hotels, small apartments, lunch counters and small stores were developed." (9)

The Miami Beach Casino originally opened in 1914 at 23rd Street and the Ocean - two blocks from the future Sea Gull Hotel. *"However by 1916 the Casino was purchased by Carl Fisher who renovated and renamed it as the Roman Pools, to make it sound more exotic - while adding a second swimming pool parallel to the first. Fisher also constructed a 44 foot tall windmill at the beach side of the pools which served as a pump to fill the pools with seawater." (10)* The windmill also became an unofficial local landmark. The Roman Pools often had Entertainment & Exhibition Diving, and it was one of the town's most popular gathering places. (10). The complex included a three story high interior Reception Hall.

UPPER LEFT PHOTO: RONEY PLAZA FROM THE BEACH. (20)

MIDDLE LEFT POSTCARD: ROMAN POOLS POSTCARD. (20)

LOWER PHOTO: HOTO OF 1930 RONEY PLAZA + ROMAN POOLS PANORAMIC PHOTO.(20)

And then in 1926 the Roney Plaza Hotel opened and instantly became the architectural and social center of town - once all the debris left by the hurricane could be cleared away. Along with the Lincoln Road neighborhood this area has evolved into the downtown of Miami Beach.

By the 1930's the neighborhood had also evolved into a restaurant and nightclub destination. At least ten nightclubs and restaurants appear on maps and plats through the 1940's.

During the 1950's newer and larger hotels with all amenities were constructed to the north of the Collins Park neighborhood. These newer and larger hotels became all-in-one venues and began to attract tourists away form downtown. (11)

By the 1950's the neighborhood had started to decline. As these all-inclusive resort hotels opened to the north in Miami Beach, the Collins Park area tended to attract a lesser-economic clientele. At the same time the area became known for its nightclubs and bars.

The photograph at lower right shows the area in the 1960's with the rear of the Sea Gull Hotel visible on the south side of Collins Park. In this photo the Roman Pools have also been demolished with an empty lot showing between the north side of the Park and the Roney Plaza Hotel. And the western portion of Collins Park is visible as a Parking Lot.

Note also that the best views of the palatial building that was the Roney Plaza Hotel and the Roman Pools would have been from the Sea Gull Hotel.

TOP RIGHT PHOTO: LOOKING NORTH ON COLLINS AVENUE FROM19TH STREET.(20)
LOWER RIGHT PHOTO: AERIAL VIEW OF COLLINS PARK NEIGHBORHOOD (20)
LOWER LEFT PHOTO: THE FUNERAL OF JOHN COLLINS HELD AT COMPLETED CENTRAL SECTION OF THE MIAMI BEACH LIBRARY la.k.a. JOHN COLLINS MEMORIAL IN 1930. (20)

CIRCA 1964 AERIAL PHOTOGRAPH OF NEW MIAMI BRANCH PUBLIC LIBRARY IN FRONT OF THE FORMER LIBRARY BUILDING AND NOW BASS MUSEUM (7)

BASS MUSEUM of ART

In 1959, the electorate approved a $6 million Bond issue which specified $600,000 for· a new library. The old library building was to be used for a Municipal Art Center. The new library was opened (in front of the Museum) in 1962. (13)

In 1964, the Bass Museum of Art opened in the old library building. The City had spent $160,000 in improvements to house the collection of John and Johanna Bass. Mr. Bass was a 71 year old retired sugar magnet. When asked why he donated his collection to Miami Beach, he stated that "Miami Beach has everything but culture, it really needed it". (13)

"Two parking lots were carved out of the eastern end of the park but maintained the central axis. In 1962 the park was further diminished when A. Herbert Mathes's new library was built. The postwar building, sited between the Russell Pancoast building and Collins Avenue, turned its back on the old Collins Library, destroying the axial vista and unceremoniously isolating the older building behind the blank service wall of the new." (15)

2020 LOOKING NORTH THROUGH COLLINS PARK PARKING LOT TO THE W HOTEL ON THE NORTH SIDE FO THE APRK OPPOSITE FROM 120 21st STREET. (22)

VIEW OF BASS MUSEUM AND COLLINS PARK FROM COLLINS AVENUE. (22)

2020 VIEW OF RESTROOM AND CONCESSION PAVILION ALONG THE BEACH WALK IN COLLINS PARK ACROSS FROM THE FRONT ENTRANCE OF 100 21st STREET. (22)

NAME:	SEA GULL HOTEL a.k.a. DAY'S INN a.k.a. PROJECT PLUM
ADDRESS: `	100 21st Street
DATE OF CONSTRUCTION:	1950
ARCHITECT:	ALBERT ANIS
ARCHITECTURAL STYLE:	STREAMLINE MODERNE
HISTORIC STATUS:	CONTRIBUTING
LOCATED IN THE:	1992 Ocean Drive / Collins Avenue Historic District Expansion Designation

100 21st Street was designed in 1950 in the MiMo or Mid-20th-Century Modern Style of architecture, as it meets the International Style of architecture. The hotel arguably commands one of the best sites in Miami Beach - overlooking the ocean and beach and Collins Park.

According to the CMB Building Card the hotel has 145 rooms and stores and rises 7 levels with an overall height of 77'-0". It features a 186'-0" long elevation facing Collins Park.

Architect Albert Anis really brings the design to life with his incorporation of the unique exterior lighting shown above, which accented the architectural lines of the building and accentuated the streamlining of the hotel

design. Thankfully this electrical moment in time has been immortalized in this circa1950 so photograph.

The Sea Gull was advertised as: *"A new aspect on resort living…where every room was an ocean view…and also featured a fully equipped Turkish Bath and swimming pool and deck."* (8)

The Sea Gull featured a wonderful location not he ocean with view not only of the ocean yet most rooms had the very best view of the palatial Roney Plaza Hotel just across Collins Park fro the Sea Gull.

PHOTOGRAPH ABOVE; 1964 HISTORIC POSTCARD VIEW FROM eBAY

ARCHITECTURAL FORM

Various photographs over the years reveal a very stylishly avant-garde hotel design for 1950. The continuously irregular horizontal bands of windows and protruding balconies recall the sleek International Style along 21st Street, even while interrupted by the vertical mass of the six story signage tower. The design of the front facade contains an inherent energy and movement in the manner in which the balcony protrusions interact with the window bands.

The vertical signboard design element separates the continuous banded windows and balconies lining the 21st Street facade which brings them a jolt of energy and movement. On the other side of the vertical sign the punctuated windows represent individual guest rooms on the eastern facade.

The vertical mass of the signage tower is clad with what appears to be a non-historic renovation of dubious nature - with green-black terrazzo tiles adhered to the signboard tower while obscuring the Architect's original designs for the tower. Further investigations will hopefully be undertaken by the applicant with their General Contractor during construction to determine the original material and finish. The Architect had often utilized custom design cast concrete for facade patterns

A very prominent design feature of the north facade along 21st Street is the swooping canopy over the main entrance. The irregular curve of the canopy and the irregular pilotis supporting the canopy might almost be interpreted as a pre-cursor to the MiMo style popular after World War II.

The massing analysis of the north facade continues Anis' investigations into the animation of flat facades on many of his designs. He became quite the master of this architectural talent, as can also be seen in other examples of his work contained in the chapter within this report on Albert Anis Architect.

Also as can be seen in the middle photograph at left - there were two historic signs on the front facade; one on the vertical green signboard and the other above the roof parapet in line with the porte-cochere..

TOP PHOTO: September 1964 (1)

MIDDLE PHOTO: September 1964 (1)

LOWER PHOTO: January, 1990 (2)

BUILDING ILLUMINATION in MIAMI BEACH

With the illumination of the Sea Gull Hotel the owners gave the Architect a great amount of 'carte blanche' to design such a dramatic splash on the beach. These lighting strips greatly accentuate the lines of the Sea Gull while inherently instilling an air of entertainment and advertisement.   Hotels are certainly part entertainment,   and have become even more so year by year. Especially on Miami Beach.

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

In France, this style was first called the 'Style Paquebot', or "Ocean Liner Style", and was initially influenced by the design of the first-class dining room of the luxurious ocean liner SS Normandie, launched in 1932 and fitted out in 1933–35 (with) twelve tall pillars of Lalique glass, and 38 columns lit from within which illuminated the room. (See upper left photo)

The Streamline style was the first to incorporate electric light into the exteriors of architectural structure. In Miami Beach by 1939 the Art Deco style had already morphed into the Streamline Moderne style. In order to create 'uniqueness', of their brand - their building - Owners were more and more willing to pay for. Features like illumination which made their structures stand out. The Sterling Building facade renovation masterfully   integrated both lighting and landscaping into the facade restoration at left.

After World War II illuminated signage became a hallmark of the MiMo or Mid-20th-Century-Modern style. This can be seen by the example of the illuminated Publix signage (photo below right) as well as the restoration of the retail signage on Lincoln Road between Collins and Washington Avenues.

There were also numerous business relationships between hotel owners and managers in the Catskills in New York state and hotels in Miami Beach. The Seagull was noted to be linked in (NY) ownership with the local (Miami Beach) hotels: the Ritz Plaza, Lucerne and Avalon.
HK P. 70

TOP PHOTO: S. S. NORMANDIE FIRST CLASS DINING ROOM, 1935

MIDDLE TOP PHOTO: STERLING BUILDING, LINCOLN ROAD

MIDDLE LOWER PHOTO: PUBLIX MARKET, DADE BOULEVARD (22)

LOWER PHOTO: SANS SOUCI HOTEL (1949) COLLINS AVENUE

The postcard rendering above differs from the as-built condition at the first two floors of the main entrance facade design in showing the green tiles also running in a horizontal direction cladding the first two floors, when in fact the green tiles had been limited to the vertical sign-board.

Renderings are often issued prior to the final construction prior to final detail resolution.

The tiled effect was retained only on the vertical signage element. This makes for better contrast between the building masses.

UPPER PHOTO: POSTCARD- DATE UNKNOWN

LOWER PHOTO: 1955 from CITY OF MIAMI BEACH HISTORIC PRESERVATION BINDERS

CIRCA 1950'S HISTORIC POSTCARD

DAY'S INN

PHOTO ABOVE: DAY'S INN
HOTEL CIRCA 1980's (13)

PHOTO LEFT: DAY'S INN
HOTEL CIRCA 1980's

SETAI

DEMPSEY VANDERBILT HOTEL

COLLINS AVENUE

100 21st STREET

BEACH WALK

COLLINS PARK
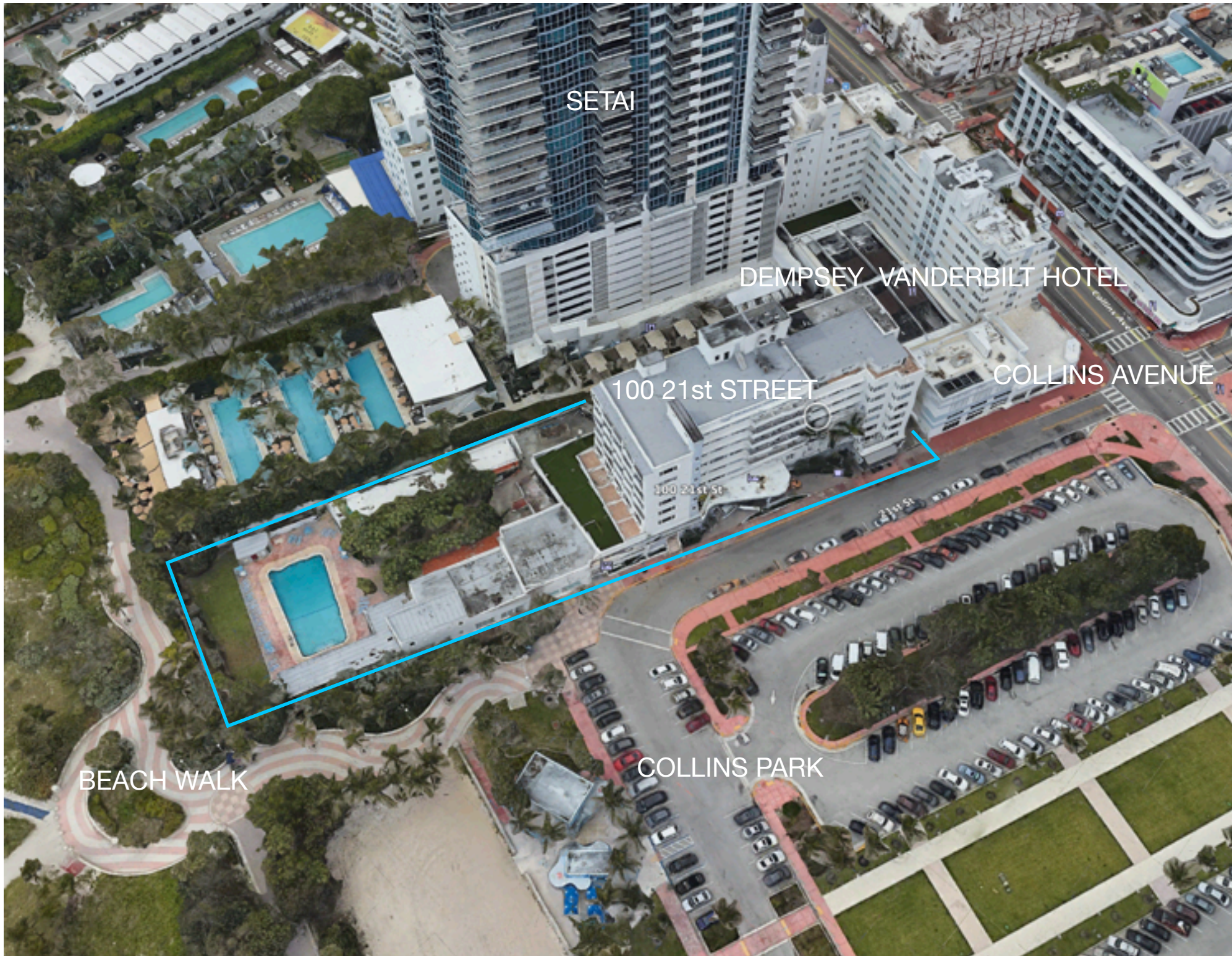
2019 GOOGLE EARTH VIEW OF SEA GULL HOTEL PROPERTY WITH APPROXIMATE PROPERTY LINES OVERLAID ON PHOTOGRAPH.

ALBERT ANIS ARCHITECT

Albert Anis (1889–1964) was one of the most famous architects practicing before and after World War II in Miami Beach. His architectural style successfully morphed from pre-war Art Deco through Streamline Moderne and then on to post-war MiMo or mid-20th Century Modernism.

He was born in Illinois and attended the Armour Institute of Technology (now the Illinois Institute of Technology) in Chicago, Illinois from 1908 - 1910. He became certified as an Architect in 1926 in Illinois and again in 1935 when he moved to Florida.

He was one of a group of architects working in Miami Beach before World War II who reinterpreted the architectural principles of the International Style while incorporating the tropical ornamentation themes of Miami Beach.

"Miami Beach hotels and apartment buildings of the 1930's…frequently aspired to monumental effects, appearing like miniaturized grand hotels. Sculpted with a precision as if by industrial designers, they evinced a maximum of thematic economy while eschewing "pretensions to infinity, sublimity and the artistic." (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 a new city. As in a theater, they exchanged roles and tirades, and they tried to outshine each other, but they shared and read the same text; the language and the 'architecture of the city." (17)

Albert Anis was a master in modeling the facades of buildings in order to introduce a sense of depth into the composition. Even a depth of several feet on the facade - or less - can make a great difference in massing appearance. This can especially be seen in the Shore Club (photo below) and Avalon Hotels and the Lord Charles Apartments (Photos are on second page following) . Sometimes it is an abrupt change in materials, as in the dramatic entrance facade of the Bancroft where guest room windows with eyebrows gives way to the three story high vertical glass block lantern leading vertically towards the entrance. And sometimes it may be dramatic scalloping as in the Shore Club Hotel below.

TOP PHOTO: AVALON HOTEL (22)
MIDDLE PHOTO: BANCROFT HOTEL (22)
LOWER RIGHT PHOTO: SHORE CLUB HOTEL (22)
LOWER LEFT PHOTO: SAGAMORE HOTEL (20)

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ALBERT ANIS ARCHITECT

REPRESENTATIVE PROJECTS:

Abbey Hotel 300 21st Street Miami Beach FL 1940)

American Savings 341 Lincoln Road Miami Beach (1945)

Avalon Hotel   700 Ocean Drive Miami Beach (1941)

Bancroft Hotel aka Ocean Steps Miami Beach, FL (1939)

Berkeley Shore Hotel 1610 Collins Avenue Miami Beach (1940)

Cadet Hotel   1701 James Avenue Miami Beach (1941)

Chesterfield Hotel, Miami Beach FL(formerly called Helmor Hotel)
        (1938) Miami Beach FL

Claremont Hotel   1700 Collins Avenue Miami Beach (1947)

Clevelander Hotel 1020 Ocean Drive Miami Beach (1938)

Colonnade Apartments (1946) 2365 Pinetree Drive, Miami Beach
        currently called Tradewinds Apartment Hotel

Dezerland Hotel Miami Beach, FL (1951)(demolished)

Don-Bar Apartments 1565 Pennsylvania Ave. Miami Beach (1939)

Flamingo Theater 318 Lincoln Road Mijami Beach (1945)

Gaylord Hotel 2700 Collins avenue MIami Beach (1939)

Gamshire Apts 2035 Washington Ave. Miami Beach, FL (1953)

Leslie Hotel (1937) 1244 Ocean Drive Miami Beach FL

Lord Charles Apartments Miami Beach, FL (1953)

Majestic Hotel   660 Ocean Drive   Miami Beach (1940)

Mantell Plaza   255 24th Street Miami Beach, FL (1942)

Mercantile National Bank Building, 420. Lincoln Road FL (1940)

Monte Carlo Hotel, Collins Avenue. 1951

Nassau Apartments 1414 Collins Ave. Miami Beach (1936)

Pineview Apartments (1947) 2351 Pinetree Drive, Miami Beach -
        (currently called Tradewinds Apartment Hotel)

Paramount Plaza 455 Ocean Drive Miami Beach (1941)

Poinciana Hotel 1555 Collins Avenue Miami Beach (1939)

Sagamore Hotel 1671 Collins Avenue Miami Beach 1948)

Shirley Apartments 1424 Collins Ave. Miami Beach (1935)

Shore Club Hotel 1901 Collins Avenue Miami Beach, FL (1949)

Tarleton Hotel   2469 Collins Avenue   Miami Beach (1948)

Tyler Hotel 430 21st Street Miami Beach, FL (1940)

Temple Emanu El, Miami Beach, FL (1947)

Viscay Hotel Miami Beach, FL (1941)

Whitelaw Hotel 808 Collins Avenue (1936) Miami Beach FL

Waldorf Towers Hotel (1937) 860 Ocean Drive Miami Beach

Winter Haven Hotel 1400 Ocean Drive (1939) Miami Beach

TOP LEFT PHOTO: WINTER HAVEN HOTEL (22)
MIDDLE LEFT PHOTO: LORD CHARLES HOTEL (22)
LOWER LEFT PHOTO: TEMPLE EMANU EL (22)
BELOW: MERCANTILE BANK BUILDING, 420 LINCOLN ROAD (20)

ALBERT ANIS ARCHITECT

TEXTURE

In addition to manipulating the depth and scale of elevations, Anis always incorporated a sense of Texture into his designs in various ways.

In the AVALON HOTEL (22) at upper left the building Texture is shown on the corner white element between different windows and which is composed with horizontal raised striped concrete panels. Even the pattern of square openings in the front porch railing could be considered as Texture.

In the BANCROFT HOTEL (22) at middle left the building Texture is provided by the vertical composition of the glass-block entrance tower.

In the BERKELEY SHORE HOTEL (22) at lower left below it is the building elements which lend Texture to the building. The rigid composition recalls Art Deco while the overlaid composition of curves evidences the Streamline Moderne years in which the hotel was designed. These architectural elements provide the needed texture to the facade.

And the Sea Gull Hotel with its ground floor with its corrugated concrete designs as well as the signage tower with its concrete tile designs.

Around 1938-1939 in Miami Beach there was an abrupt morphing of Art Deco architectural design into the sleeker look of the Streamline Moderne style which flourished between 1939 - 1942. Architecture after the War is labeled as MiMo or Miami Modern style.

PHOTO ABOVE: 2020 PANORAMIC PHOTO SHOWING SEA GULL HOTEL AT LEFT AND DEMPSY-VANDERBILT HOTEL AT RIGHT AND CENTER WITH SETAI TOWER IN REAR. PHOTOGRAPH IS TAKEN FROM COLLINS PARK
PHOTO BELOW: SEA GULL HOTEL LOOKING AT NORTH FACADE FROM THE NW

2020 PHOTOGRAPHS

DIFFERENT VIEWS OF THE NORTH ELEVATION AND HISTORIC PORTE-COCHERE AND FRONT ENTRANCE.

VIEW AT AUTOMOBILE ENTRANCE

TOP RIGHT PHOTO: ZIG-ZAG END TOWER DESIGN THIS IS VERY SIMILAR TO DETAIL AT THE AVALON HOTEL.

TOP LEFT: SIGNAGE TOWER AND CORRUGATED CONCRETE DESIGN AT FIRST FLOOR.

THE CONTINUOUS HORIZONTAL VOID IN THE MID-DLE OF THE VERTICAL EDGE OF THE PORTE-COCHERE FORMERLY HOUSED LIGHTING FIXTURES. THIS CAN BE CONFIRMED BY THE PHOTOGRAPH ON THE FRONT COVER.

BELOW: PORTE-COCHERE WITH TWO OUTSIDE CONCRETE COLUMNS AND TWO INNER COLUMNS WHICH ARE CLAD WITH FIELDSTONE.

TOP: EXTENDED NORTH ELEVATION LOOKING EAST BEYOND GUEST ROOM
TOWER FROM FRONT (NORTH) ELEVATION

BELOW: EAST ELEVATION FACING ATLANTIC OCEAN

PHOTO LEFT: WEST ELEVATION OF BUILDING AT ALLEY ENTRANCE FROM 21st STREET..

PHOTO BELOW: WEST ELEVATION AT LEFT AND SOUTH ELEVATION AT RIGHT.

PHOTO ABOVE. WALKWAY FROM HOTEL TO POOL AREA (22)

PHOTO BELOW: POOL AREA WITH PARTIALLY RE-CONSTRUCTED CABANAS AT REAR LEFT. (22)

INTERIOR RECEPTION LOBBY

The existing non-historic interior public lobby and adjacent support spaces have obviously been renovated - likely more than once.

The latest lobby incarnation feels as if one is entering a town square in South America as shown at left.

The middle photograph shows the existing Reception Desk location - which we can only surmise was the historic location without being able to verify without original drawings. And it is difficult to understand just what is supposed to be going on with the columns. The flooring materials also do not appear to be historic - as do the bridge and the concrete lagoon..

DRAWINGS

There were no original drawings available from the Records Desk of the City of Miami Beach Building Department.

However the following first floor plan and elevation drawings have been taken from recent small renovation work completed in 2018 and 2019.

SITE PLAN

Existing accessible route

nts

EXISTING FIRST FLOOR PLAN

North Elevation

(Full View)

scale 1/16" = 1'-0"

EXISTING NORTH (FRONT) ELEVATION

North Elevation

CMB BUILDING CARD

SEA GULL HOTEL

Owner ONE HUNDRED TWENTY-FIRST STREET CORP: Permit No. 32557   Cost $ 600 000:

Lot 1,3,5, Block A   Subdivision M.B.IMPR.CO.O.F. Address 100 Twenty-First Street

General Contractor Zaret Construction Company   Bond No. 4485

Architect Albert Anis   Engineer A. Oboler & John Sasnett

Zoning Regulations: Use BA   Lot Size 125 x 504   Area 19

17002

Building Size: Front 186'   Depth 81'   Height 77'   Stories 7,

Certificate of Occupancy No.   Use HOTEL - 145 Rooms and STORES

Type of Construction #1 CBS   Foundation Spread Footing   Roof Flat   Date May 15, 1950

PLUMBING Contractor #29888 Odom Plumbing & Heating   Sewer Connection 2, (6" & 8") Date June 2,1950

Water Closets	156	Swimming Pool Traps	Temporary Water Closet
Lavatories	162	Steam or Hot Water Boilers 1 (60 hp)	Roof Drains 44
Bath Tubs	145	ROUGH APPROVAL	Down Spouts
Showers	17	FINAL APPROVAL	Wells
Urinals	5		Sump Pump 1,
Sinks 1 and 14 (slop)			Roof Tank 1, 6,300 gals

Dish Washing Machine
Laundry Trays
Laundry Washing Machines
Drinking Fountains ------- 3
Floor Drains 19
Grease Traps
Safe Wastes
AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor --- 1
SPRINKLER Contractor

GAS Contractor			Date
Gas Ranges --see over	Gas Frylators		
Gas Water Heaters	Gas Pressing Machine		
Gas Space Heaters	Gas Vents for Stove		
Gas Refrigerators			
Gas Steam Tables			
Gas Broilers	GAS Rough APPROVAL		
	GAS FINAL APPROVAL		

ELECTRICAL Contractor (partial)#3155 B. Haskell Co: Date June 19, 1950

OUTLETS
Switches 270   Ranges   Temporary Service #32166   Haskell 9/14/1950
Lights 550   Irons   Neon Transformers
Receptacles 700   Refrigerators   Sign Outlets
Fans   Meter Change
Motors   Centers of Distributions 1

HEATERS
Water   Appliances   Service Equipment 1
Space   Violations

FINAL APPROVAL

#33444--FIXTURES 520 --------- Electrical Contractor B. Haskell -- ---- Date 2/14/1951   By   Date
40 Motors

Building Permits:

#0392? -Abbott Roofing-Re-roof 80 sqs-$6400-8-27-73 #88203-Owner-Enlarge kitchen -$1500-12-28-72

#06385-Owner-Premise Permit-10-25-74 $62.50 fee

#08139-Owner-Premise Permit-10-28-75

#3433-Tri Craft Inc.- 1 mechanical ventilation-12-11-75

#18151 - Crown Neon Signs - install new 4'xS DIF detached illuminated sign   300.   5/30/80

#23361 2/1/83 Gorden Roof - reroof 39 sqs $6,000.

#28810 7/8/86 Abracadabra Neon exterior sign facing 21 St. "Bette's" 22 s.f. as per plans $2,000.

Plumbing Permits: #9630-Peoples Gas System- 3/ 2 ovens and 1 candy cook-12-27-72

#5288-Morgen Plumbing- 1 sink/pot 3 cmp-12-31-75

Building Permits:

#32952 Two Elevators - 2000 lbs each - Westinghouse Elevator Co: $ 48,000: June 28, 1950

#33091 SWIMMING POOL 34'x65', 7 Cabanas & Restaurant: (no bulkhead out in front of pool) #1 CBS, Concrete Piling:

Bond #4485 (Pool & Cabanas -$30,000: Restaurant -$35,000) ------Total $ 65,000: July 17,1950
A. Anis, architect: A. **Oboler**, engr: Zaret Constr.Co:

Filed with-----#33241 Flat wall sign - Electro Neon Sign Co: $ 50: Aug. 1, 1950
32557 #33328 Air Conditioning: 154-tons: J.N. Owens, engr: Airtemp Construction Corp: $ 90,000: Aug. 15, 1950

#33758 14-new Cabanas: Harry Zaret, contractor $ 25,000: Oct. 11, 1950
#34585 Three signs: (2 Flat signs -270 sq-ft & 1 Cantilever-30-sq-ft) on & over private property, Claude Southern Corp: $ 2,500: Dec. 12, 1950

Kitty Davis #35346 Addition of toilet room: Zaret Construction Co: $ 950: Mar. 12, 1951
98 - 21st #35877 Neon sign 20-sq-ft Neon Sign & Service: $ 150: May 17,1951
100 - 21st #37372 Flat wall sign: Claude Southern Corp: (Beauty shop) $ 150: Nov. 7, 1951
106 - 21st #37371 Three flat wall signs: Claude Southern Corp: $ 600: Nov. 7, 1951
100 - 21st #37373 Flat sign - Claude Southern Corp: (Barber shop) $ 150: Nov. 7, 1951
106 - 21st #37384 Change reading on sign: 20-sq-ft Neon Sign & Service: $ 150: Nov. 7, 1951
100 - 21st #37645 New partition: Re-locate lavatories: A. Anis; architect: Zaret Construction Company, contractor $ 150: Nov. 8, 1951

100 - 21st #41796 Painting, outside: $ 750: Dec. 7, 1951
#46092 Raising floor in north half of dining room to level of south half of dining room.. approximately 28' x 30'. $ 1500: June 11, 1953
Also move west partitions.. approx. 12 feet.

See permit for plan Melvin Grossman, arch: Jefferson Construction Co: $ 2,500: Oct. 18, 1954
#46092, Passed by City Closing entrance to Cocktail lounge & making entrance to new
Council 1/5/55 dining room; also removing closed entrance to street,
#49011 north side of building: M. Grossman, arch: Jefferson Construction Company, contractor
Painting ceiling & side wall: Hyman Weiss, contractor $ 300: Jan. 7, 1955
$ 500: Oct. 27, 1955

#54783 Acme Air Cond: 1-10 ton pkg air conditioner with 10 ton cooling tower-$3000-10/24/57 OK 3/4/58 Plaag
#63000 Acme Air Conditioning Service: 1 - 15 ton air conditioner air cooled-$5600- Sept. 22, 1960 OK 10/27/60 Plaag
#241 Acme Air Conditioning: 1 condensor replacement 15 Ton $1145.00 - Feb. 28, 1961
#64318 Claude Southern Sign Co: Neon roof sign - 152 sq. ft. - SEA GULL - $1000 - Feb. 28, 1961
#76021 Elmer Raamat: exterior painting - $10,000 - 3/23/66
#78184 Claude Southern: One pole sign, one vertical wall sign "MOTOR INN FREE PARKING" - $1500 - 4/28/67 OK 9/18/68
#85812 - Owner - minor repairs $500.00 12/15/70
#1436 - Amber Fuel Oil - hot water boilers - 1-85 gal 12/29/70
#87101 - owner - minor alterations and repairs $2,000.00 7/7/71
#87474 - owner - install 22 1 fence between columns $1,500.00 9/1/71
#00122 - owner - sign as per plan $1,000.00 11/24/71
#01958-A.C. Gonzalez-Ext. painting & clean-$4200-10-20-72

Plumbing Permits:

#54846-Silver Plumbing- gas repair-5-11-77

#5123-Lone Star Plumbing- 2 new BTU hot water heater, gas line-8-10-77

#5138-Lonestar Plumbing-gas piping 40' 1 1/2 gas line-8-17-77

#5211-Peoples Gas System- 2 gas piping-9-6-77

#5610-S and R Plumbing- pool filter replace-11-1-78

#58307 Stolpman Plumbing 2 lav.;1 urinal, 2 water closet, 1 sewer conn. 3-31-80

#63006 12/9/86 Serota Plumb - 1 rgh, 1 set floor drain, 1 rgh, 1 set grease trap, 1 rgh, 1 set sink pot/3 comp water h & c water service,

Electrical Permits:

#76317 - Crown Neon Signs - 4 sign tubes - 1 sign transformers 5/29/80

#80384 7/23/85 Lapin Elect - 8 switch outlets, 12 light outlets, 112 recept, 100A service size in amps, instal wiring for disco lighting and band area

#30556 City Plumbing Co: Chilled water piping: October 6, 1950
#30950 Odom – 8 Water closets, 7 Lavatories, 13 Showers, 9 Sinks, 1 Slop sink, 3 Urinals, 1 Drinking fountain, (electric): 1 Grease trap, 20 Floor drains, 18 Safe waste drains, 1 Swim Pool, 1 3-hp Steam boiler, 21 Ranges, Dec.28,1950

#30964 Miami Beach Plumbing: 1 Gas Valet Press: Jan. 2, 1951 Gas OK Rothman 12/19/1950
#31331 Parker Plumbing Co: 1 Water Closet: 1 Lavatory, March 15, 1951
100 - 21st #32795 Service Plumbing Co: 1 Lavatory, 1 Safe waste drain, Dec. 18, 1951

100-21st-#589kk

Electrical Permits:

#32405 Haskell Compant: 27 Switch outlets, 40 Receptacles, 76 Light outlets, 8 Appliance outlets, 2 Centers, 1 Service, 10 Motors, Oct.19,'50

Kitty Davis Hotel #32902 Claude Southern Corp: 31 Neon transformers: Dec.12,1950
100 - 21st #34095 Neon Sign & Service: 1 Neon transformer: May 17, 1951 Meginniss 10/16/1951
100 - 21st #34920 B. Haskell Co: 4 Centers of distribution, 1 Service, Sept. 7, 1951
98 - 21st #35441 Neon Sign & Service: 1 Neon transformer: November 8, 1951
106 - 21st #35461 Claude Southern Corp: 4 Neon Transformers: Nov. 7, 1951 (Coffee shop)
#35463 Claude Southern Corp: 1 Neon Transformer: Nov. 7, 1951 (Beauty Shop)
#35462 Claude Southern Corp: 1 Neon Transformer: Nov. 7, 1951 (Barber Shop)
100-21st #50944 Miller Elec: 3 Motors(1HP), 1 Motor (2-5HP), 1 Motor(6-10HP) – 9/27/57 OK 10/10/57 Fidler
160-21st #55733 Miller Elec:2 switch outlets,1 service-equip.,2 motors 0-1 HP,1 motor 2-5 HP,1 motor 11-25HP
OK 11/10/60 Newbold 9/6/60

100-21st St. #56386 Claude Southern: 3 Neon Transformers – Feb. 28, 1961
100-21st St. #64631 Claude Southern: 4 neon transformers – 4/28/67 (Bldg.Permit #78184)

#71986-22 fire alarm station-23 ho23 horns; 1 control-Holbert Electric-3-17-75

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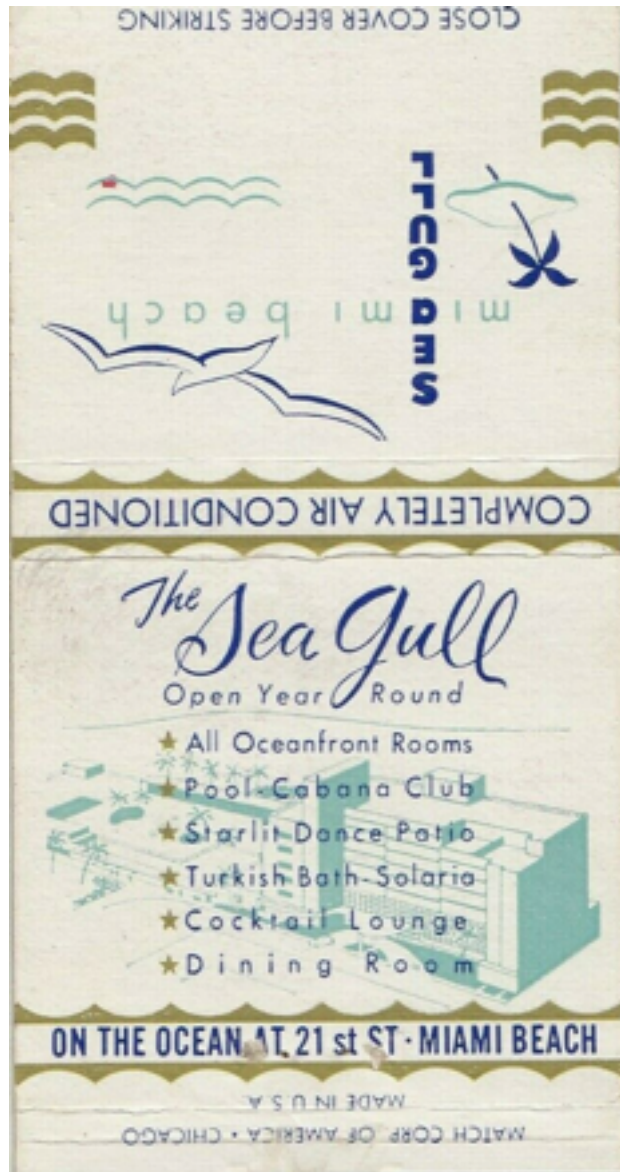
(1) Courtesy Miami Dade Property Appraiser Office

(2) City of Miami Beach Planning & Zoning / Historic Preservation Database Book

(3) "Museum Historic District Expanded District Designation Report": Prepared by the City of Miami Beach Department of Historic Preservation & Urban Design, May 1992 (p.5)

(4) Ibid, p.6

(5) City of Miami Beach Planning & Zoning Ocean Drive / Collins Avenue Historic District Expanded District Designation Report, p.4.

(6) Ibid.

(7) Ibid. P. 6

(8) "Museum Historic District Expanded District Designation Report": Prepared by the City of Miami Beach Department of Historic Preservation & Urban Design, May 1992 (p.5)

(9) City of Miami Beach Planning & Zoning Ocean Drive / Collins Avenue Historic District Expanded District Designation Report, p.7

(10) Lost Miami Beach by Carolyn Klepser, 2014, p.38

(11) City of Miami Beach Planning & Zoning Ocean Drive / Collins Avenue Historic District Expanded District Designation Report, p.8

(12) Ibid., P. 7

(13) "Museum Historic District Expanded District Designation Report": Prepared by the City of Miami Beach Department of Historic Preservation & Urban Design, May 1992 (p.)7

(14) "The Making of Miami Beach 1933 - 1942" by Jean Francois Lejeune and Allan T. Shulman, 2000, P.8.

(15) "Miami Architecture" by Allan T. Shulman, James F. Donnelly and Randall C. Robinson, 2010 p. 297

(16) Courtesy City of Miami Beach Photo Archives

(17) "The Making of Miami Beach 1933 - 1942" by Jean Francois Lejeune and Allan T. Shulman, 2000   p.198

(18) Courtesy City of Miami Beach Photo Archives

(19) Original Match Book covers from eBay

(20) Courtesy History Miami

(21) City of Miami Beach Building Department Records Desk

(22) Arthur Marcus Photography

(23) Woggles and Cheese Holes: The History of Miami Beach's Hotels by Howard Kleinberg 2005, p.10