



HISTORIC RESOURCES REPORT

FOR

THE RITZ CARLTON DiLiDO HOTEL

ONE LINCOLN ROAD aka 1669 COLLINS AVENUE

MIAMI BEACH, FLORIDA 33139

BY

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FOR

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NEW YORK, NY 10022

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

September 7, 2021



CIRCA 1960's PHOTOGRAPH (15)

TABLE of CONTENTS

NEIGHBORHOOD CONTEXT	2
RITZ CARLTON DILIDO HOTEL	12
TOWN & COUNTRY CABANA CLUB	22
COLLECTIBLES	23
EXTERIOR PHOTOGRAPHY	24
INTERIOR PHOTOGRAPHY	32
ARCHITECTS	38
DILIDO HOTEL - BUILDING CARD	41
TOWN & COUNTRY CABANA CLUB - BUILDING CARD	52
1953 SELECTED ARCHITECTURAL DRAWINGS	55
2002 SELECTED ARCHITECTURAL DRAWINGS	60
BIBLIOGRAPHY	72

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

By 1915 a residence was constructed on the sites of the present day Ritz Carlton DiLido and Sagamore Hotels across Lincoln Road from the Fishers. It was originally built by and for John H. Hanan of New York.

However by 1921 it had become the residence of Frank A. Seiberling, who co-founded the Goodyear Tire and Rubber Company of Akron, Ohio in 1898 and had been one of the investors in Fisher's Lincoln Highway project.

This was a distinguished Beaux-Arts mansion with two-story Corinthian columns flanking the porch and facing the ocean with quoins at the corners and a stone balustrade around the roofline" (2)

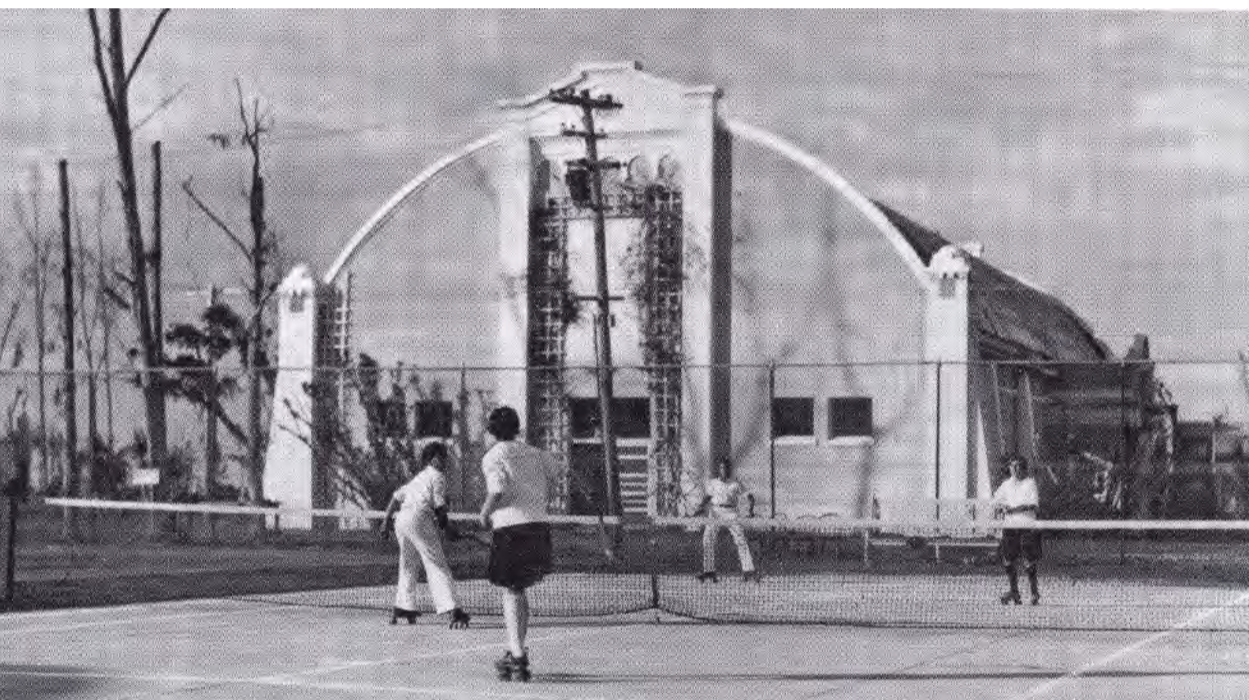
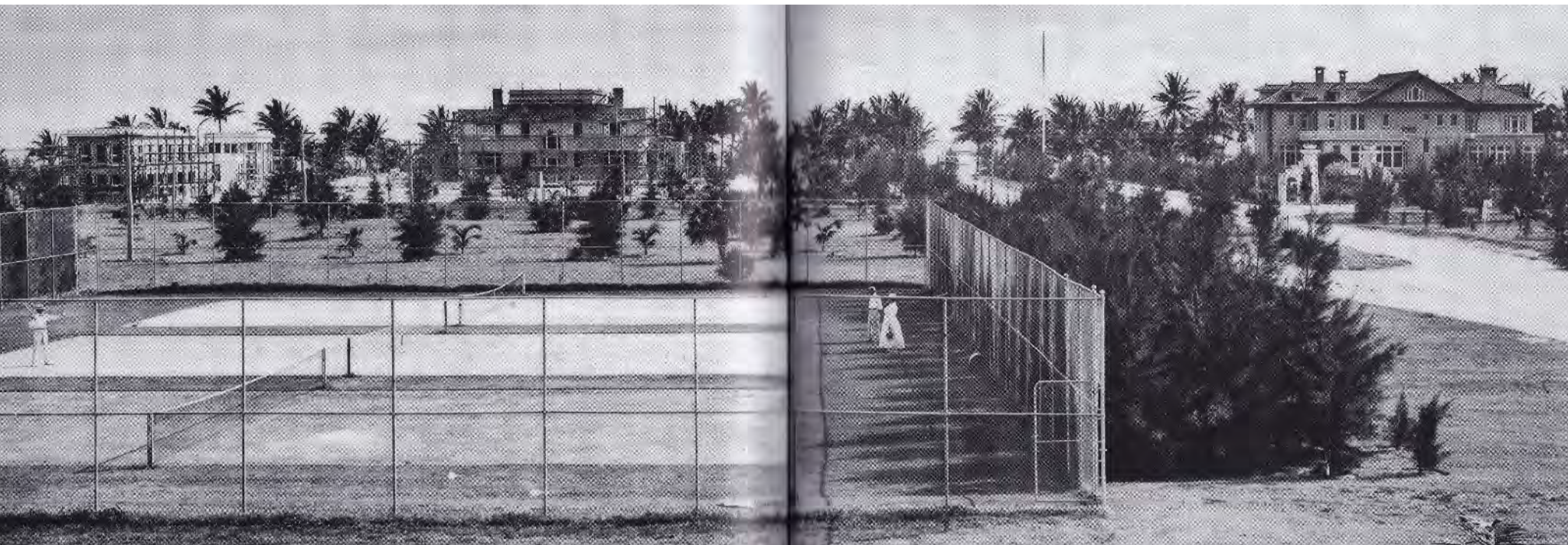
TOP PHOTO: THE CREATION OF LINCOLN ROAD IN 1905 BEING HACKED OUT OF THE MANGROVE FOREST.(15)

MIDDLE PHOTO: THE EASTERN END OF LINCOLN ROAD IN 1921. THE FISHER RESIDENCE IS AT LEFT AND AT RIGHT BENEATH THE TREE CANOPY IS THE SEIBERLING RESIDENCE ON THE SITE OF THE FUTURE RITZ CARLTON DILIDO AND SAGAMORE HOTELS. THE INDOOR TENNIS COURTS CAN BE SEEN AT THE MIDDLE RIGHT EDGE OF THE PHOTO. (15)

LOWER PHOTO: 1921 VIEW OF THE PIER INTO THE OCEAN THAT ONCE STOOD AT THE EASTERN END OF LINCOLN ROAD. (CLAUDE MATLACK PHOTOGRAPHER) (15)



55-23. 1921 - A pier in the ocean at the foot of Lincoln Road.



The 1915 view above (25) shows the eastern end of Lincoln Road in 1915. At right is the Fisher Residence completed in 1914. At center beyond the outdoor Tennis Courts is the Hanan/Seiberling estate in construction on the site of the present day Ritz Carlton DiLido and Sagamore Hotels. (3)

Fisher built the indoor and outdoor tennis courts on both sides of James Avenue just north of Lincoln Road as seen in photo at middle left. (25)

The enclosed courts originally stood on the site of the present day Crest Hotel. The tennis courts were a part of Fisher's vision to attract a younger and more active visitor clientele to Miami Beach. The enclosed Tennis Courts in the lower photo were designed in 1917 by the Architect August Geiger. Fisher also sponsored speedboat races in Biscayne Bay.

By 1918 the two story offices for Fisher's Alton Beach Realty Company was built on the northeast corner of Lincoln and Washington as seen in the photograph at left. (25) This was how Carl Fisher jump-started the neighborhood into one of the earliest nodes of settlement on the barrier island. He literally built an entirely new town from scratch.



Within three blocks of the present day Ritz Carlton DiLido, Fisher built his home on the ocean, his business offices two blocks away, the indoor and outdoor Tennis Courts and the block long Lincoln Hotel. The beginnings of a neighborhood.

In the photo above is the Lincoln Hotel - Carl Fisher's first hotel in Miami Beach which opened in 1917. (25) The western portion at right was originally constructed in 1916 as the Lincoln Apartments. The hotel formerly stood until 1940 on the south side of Lincoln Road between Washington and Drexel Avenues when it was demolished to make way for the construction of the Mercantile Bank Building at 420 Lincoln Road.

Note the golfers in the photo above since the Miami Beach Golf Course then extended all the way to Lincoln Road. In order to ensure that the patrons of his Lincoln Hotel could walk across the street to the first tee - Fisher had the zoning code prohibit development on the north side of Lincoln Road until 1935.

The photograph at center left (25) was taken from the roof of the Alton Beach Realty Company building and shows the single family residential neighborhood on the south side of Lincoln Road between Washington and Collins Avenues. This photograph is representative of the single family residences then being built throughout Miami Beach,



The above view looking west down Lincoln Road is circa 1940. (15) It was not until after the end of World War II that the eastern end of Lincoln Road became more fully developed as the neighborhood became increasingly commercial. This also coincided with the opening of the north side of Lincoln Road to commercial development after 1935.

Originally the Miami Beach Golf Course extended all the way to the northern side of Lincoln Road along its eastern end. In 1935 the zoning prohibition against development of this north-

ern side of Lincoln Road was lifted, and this eastern end of the Road became transformed with new development. This also spurred the development of adjacent portions of Collins Avenue towards larger and larger hotels.

The aerial photo above is circa 1940 looking west down Lincoln Road and shows both the Fisher Residence and the Seiberling Residence at the foot of Lincoln Road along the ocean. An additional building looks to have been built on the southern portion of the Seiberling property directly on Lincoln Road. (14)



LINCOLN ROAD IN LIFE MAGAZINE (15)

February 24, 1941

This aerial view of Lincoln Road clearly shows that the Seiberling Residence still standing with the estate including all of the property south of the National Hotel along the oceanside to Lincoln Road and to Collins Avenue. .

Across Lincoln Road the former Fisher residence is also still standing as are several other original residences throughout the neighborhood.

The Albion Hotel is visible at Lincoln and James Avenue having been built in 1939 with a then unobstructed view towards the ocean.

The National Hotel on the adjacent property on Collins was built in 1940 and is visible in the photo. The Albion Hotel was built in 1939 and is also visible.

SEIBERLING RESIDENCE



The circa 1950 aerial photograph above (8) shows the Hanan / Seiberling Residence still standing, with the Town and Beach Club Cabana Colony constructed in 1948 behind the residence and directly on the ocean.

The Sagamore (1948) has been constructed next door on Collins Avenue, as have the Delano (1948) and National (1940) on the same city block. The former Fisher Residence is also still standing on the south side of Lincoln Road at the ocean..

"Resort owners from the Catskills, whose early development pre-dated Miami Beach, expanded south in the 1930's.Unfolding in Miami Beach was a cultural phenomenon of urban life in a twentieth century American city. For Jews, the resort of Miami Beach became a cultural Eden whose expression was paradoxically one of assimilation and integration into American life.

"It was significant that Jews played all the roles in development of the city, as owners, developers, architect and patrons. In that sense Miami Beach was itself an expression of that assimilation, and its architecture and architects were the tools of its realization." (18)



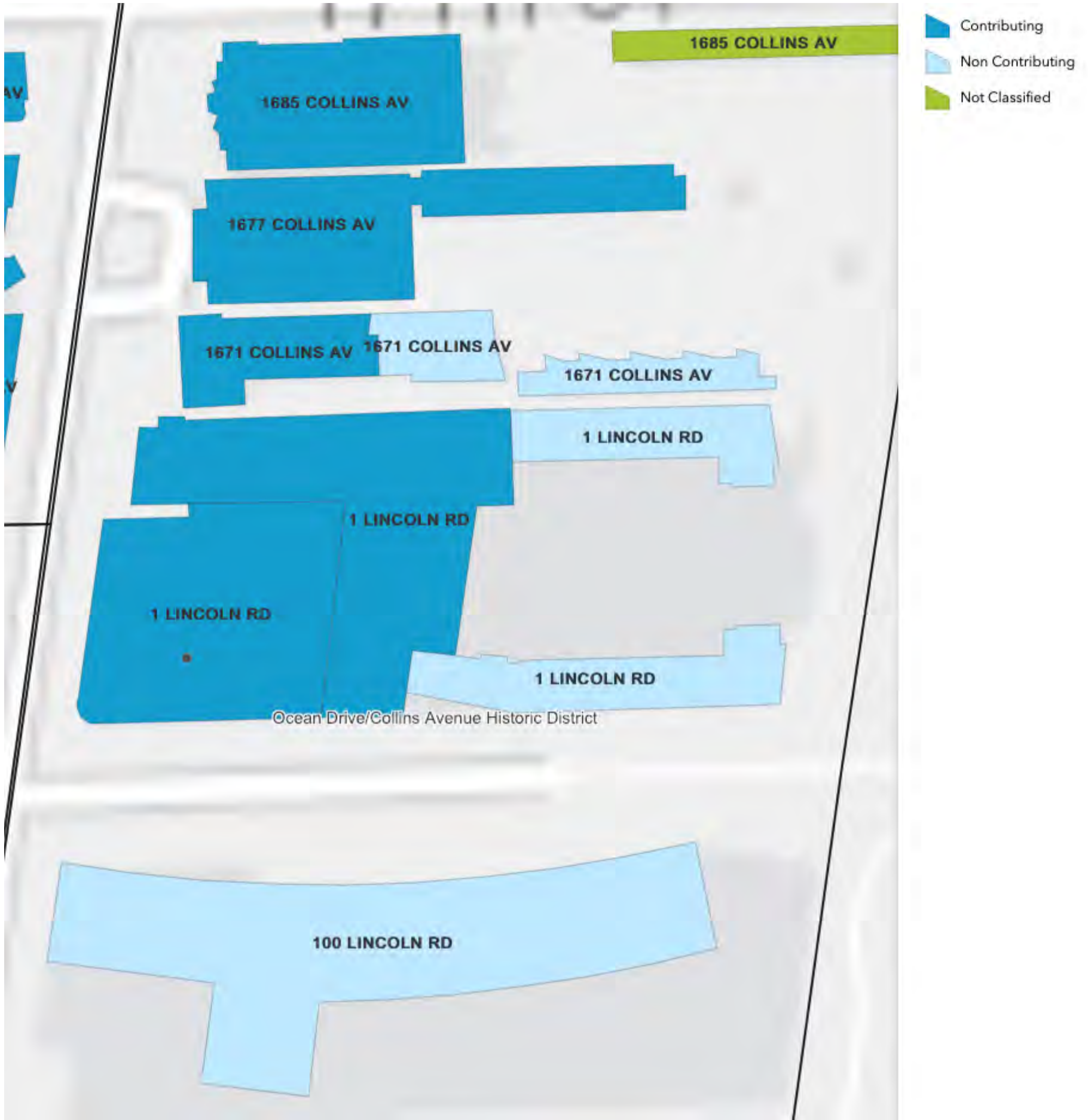
DOWNTOWN MIAMI BEACH OCEANFRONT SKYLINE FROM LEFT: RITZ PLAZA, DELANO, NATIONAL, SAGAMORE, RITZ CARLTON DiLIDO (24)

“This area is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture is reflective of its physical setting, prevalent architectural styles of the 1930's (and 1940's), the aspirations of its original developers, and the changing economic conditions of the nation and the local community. (1)

The area was planned and developed as a resort destination and was constructed within a short amount of time. As a result there is a high concentration of distinct resort architecture typical of the 1930s (and 1940's). The hotels from this period were clearly designed to take advantage of their proximity to the beach.” (1)

“The evolution of Miami Beach modern pivoted on an increasingly bold and plastic use of form as ornament after 1938, and a gradual abstraction of building components into volumes, surfaces, patterns and lines. Architects like Lawrence Murray Dixon, Henry Hohaus, Anton Skislewicz, (Igor Polevitzsky and Albert Anis) became bolder in elaborating buildings as component masses, highlighting precise elemental volumes that appeared timeless, universal and pure. ” (18)

The overall consistency of forms and details between all the architects of the era is remarkable. (19)



ABOVE IS A PORTION OF A CITY OF MIAMI BEACH MAP SHOWING THE HISTORIC STATUS OF BUILDINGS IN HISTORIC DISTRICTS.. THE TOWN AND COUNTRY CABANA CLUB PORTION OF THE RITZ CARLTON DILIDO IS CLASSIFIED AS NON-CONTRIBUTING SINCE THESE ARE NEW CABANA BUILDINGS CONSTRUCTED UPON THE FOOTPRINTS OF THE OLDER BUILDINGS.



2021 PHOTOGRAPH LOOKING NORTH ON COLLINS AVENUE FROM LINCOLN ROAD (24). ALTHOUGH ONLY THREE STORIES TALL THE HORIZONTALLY STRETCHED DISTINCTIVE DESIGN STILL MAKES ITS PRESENCE IMPACT THE SKYLINE.

The Ritz Carlton DiLido Hotel



The Ritz Carlton DiLido Hotel is located in the Collins Avenue / Ocean Drive Local Historic District and the National Register Historic District in the City of Miami Beach. This structure is designated as "Historic" on the Miami Beach Historic Properties Database File AND "Contributing" on the on-line Miami Beach Historic Property Viewer.

The Miami Beach Architectural District, a National Register District, was established in 1979 through the efforts of the Miami Design Preservation League. The district is commonly referred to as the Art Deco Historic District. Four of the local Miami Beach Historic Districts (Espanola Way, Ocean Drive / Collins Avenue, Museum, and Flamingo Park) together comprise the National Register District.

According to the Building Card the original Dilido Hotel building was 8 stories tall and contained 303 hotel rooms plus a Coffee Shop, Dining Room and Cocktail Lounge, one 1-bedroom apartment plus 15 efficiency apartments.

The DiLido is located in the 'Fisher's First Subdivision' as platted in Miami Beach in 1915. This was the first platted subdivision of the lands owned by Carl Fisher. And across Lincoln Road on the site of the Decoplage, originally stood the home of Jane and Carl Fisher - 'The Shadows' at 1616 Ocean Drive which stood from 1914 to 1960.

HISTORIC STATUS:	CONTRIBUTING
ADDRESS:	125 LINCOLN ROAD & 1669 COLLINS AVENUE
YEAR CONSTRUCTED :	1953
ARCHITECTS:	MORRIS LAPIDUS with MELVIN GROSSMAN
RENOVATIONS & ADAPTIVE REUSE	2003 NICHOLS BROSCH SANDOVAL & ASSOCIATES ARCHITECTS
HISTORIC STATUS:	CONTRIBUTING

THE HOTEL INCLUDES THE FORMERLY EXISTING TOWN AND COUNTRY CABANA CLUB LOCATED AT ONE LINCOLN ROAD AND DESIGNED BY THE ARCHITECT IGOR POLEVITZSKY IN 1948



Across Lincoln Road from the Fishers, the residence on the future DiLido / Sagamore properties was originally built for John H. Hanan of New York. In 1921 it became the residence of Frank A. Seiberling, who co-founded the Goodyear Tire and Rubber Company of Akron, Ohio in 1898. Seiberling had also been one of the investors in Fisher's Lincoln Highway project. (9)

The grand residential estates originally constructed along the Atlantic coast were demolished due to litigation and rezoning and greed. In 1949 the First Trust Company for the Firestone heirs who owned the mansion where the Fontainebleau would be built, sued the City Council in order to change the zoning from the estate category to permission for hotel use.

It was argued that new neighboring hotels infringed on the estate's privacy and lowered its value; also its property value as a hotel site would be quadruple that of a private home. The lawsuit; *City of Miami Beach vs First Trust Company*, went to the Florida Supreme Court which ruled on March 10, 1950 that the estate zoning was unfair. With this legal precedent in place, there was a rush to construction as thousands of new hotel rooms were constructed in Miami Beach in the following years.

The neighboring Sagamore Hotel was built in 1948 on the northern portion of the former Seiberling estate property, as can be seen in the aerial photos elsewhere in this report. The photos at left are very interesting since they show the south side of the Sagamore which became hidden once the DiLido was built in 1953.

The photographs on this page show the corner just after the Sagamore was built and before the DiLido Hotel was constructed.. The corner deli - Wolfies - was a very popular and famous gathering spot on Miami Beach. This Wolfies location as well as Wolfie Cohen's Rascal House located four blocks north at 19th and Collins and the original Wolfie's at 178th & Collins Avenue in Sunny Isles. All of the entertainers from the many nightclubs and bars in the neighborhood would eventually all end up at one of Wolfie's places. It was the local Starbucks of its day.

This corner retail/restaurant building was typical of the day in Miami Beach. The rounded corner continues the unofficial tradition to keep all of the Lincoln Road corners as rounded. This author has previously completed a walking-tour survey of Lincoln Road from Alton to Collins and determined that approximately 85% of the corners were indeed rounded or chamfered.AD

PHOTOGRAPHS SHOW CIRCA 1950 VIEW LOOKING NORTH ON COLLINS AVENUE FROM LINCOLN ROAD (15)



CENTER HOTEL AND OFFICE BUILDING

In 1945 the Architect Igor Plevitzsky had originally completed a proposal for the DiLido site called the Center Building which proposed the type of mixed use resort which in future years would become the norm for hotel development. The Center buildings were situated on the future DiLido property, which was owned by Harry Sirkin who was a longtime client of Plevitzsky. The project was never built, but it represented the culmination of Plevitzsky's interventions on Lincoln Road and offered a fascinating glimpse of the world to come." (7)

"Incorporating a blend of commercial and residential uses around an open space, the design seemed to reiterate all of the earlier Lincoln Road themes....The Project was more akin to the pedestal-tower structure of contemporary buildings."(7)

"The ground floor retail grew to the proportions of a multilevel shopping center, the increase in its mass partially accounted for by requirements for parking.The hotel block was turned to better receive the southeast trade winds." (7)

"The (Center Building) hotel block was turned to better receive the southeast trade winds. The project was more akin to the pedestal-tower structure of contemporary buildings. The ground level retail component of the scheme grew to the proportions of a multi-level shopping center." (7)

ABOVE & LEFT: PHOTOGRAPHS OF ORIGINAL POLEVITZSKY DRAWINGS OF PROPOSED PROJECT (25)



1958 AERIAL VIEW OF OCEAN (EASTERN) SIDE OF.
RITZ CARLTON DILIDO & SAGAMORE HOTELS (4)

The Ritz Carlton DiLido is at lower center in the photograph above with the Sagamore just to its right side. The beach side hotels have all been constructed. The domed building is Temple Emanu El. The larger lower buildings beyond are the Jackie Gleason Theater and the Miami Beach Convention Center.

According to the Building Card the hotel originally contained 303 hotel rooms & baths, Coffee Shop, one 1-bedroom apartment, 15 efficiency pats., Banquet Room, Dining Room and Cocktail Lounge

“In designing his hotels, Lapidus looked not simply to the sleek, modern exterior form of ocean liners but also to their programming and ornamental interiors. The ships had highly conventional and sequenced interior spaces, including grand staircases, balconies with parapets, “crows-nests” towers and promenades. Such elements enabled passengers traveling in first or tourist class (but not those travelers on the lowest and least expensive decks, whose presence on these boats was conveniently omitted from representations of the dream-world of ocean travel) to mingle, exercise, see and be seen and show off their fashionable clothing and accessories. In the austerity of the post-war period, the cruise ships were truly inheritors of the grand hotel ideal.” (5)



“As he confronted the complex new program of the resort hotel, Lapidus cleverly seized on both the typology and the popular imagery of ocean liners. These great ships were familiar to consumers from travel posters, movies and a range of fashionable consumer products. Ocean crossings were covered by newspapers and magazines. The ocean liners represented not only freedom to travel and the promise of great discoveries in exotic, far-away places.” (5)

“The ships also offered their guests access to amenities such as telephones, elevators, radios, efficient plumbing, chilled water and heating. The ships also offered an impressive array of interior furnishings and dramatic spaces, both public and private. Surprisingly flexible and multifaceted, the ocean liner simultaneously suggested urban sophistication and an escape from the familiar - precisely the themes Miami Beach post-war developers wanted to project.” (5)

“It is significant that Lapidus had considerable experience with nautical architecture and that he had studied ship design for years before turning to hotel work.... It was in Lapidus’ cruise ship designs (unfortunately unbuilt) that elements he later adapted for his hotels, such as open staircases, wide vistas and large expanses of glass, made their first appearance.” (6)

The owners of the DiLido have longtime association with Miami Beach. The DiLido Hotel was purchased in 1971 by the Lowenstein family, who remain owners. Originally from Germany the family emigrated to Argentina and as early as 1966 began investing in Miami Beach hotel properties as well as in the Caribbean. (10)

The Ben-Josef Group partnered with InSite Group to acquire the Sagamore in 2016 for \$63 million, and InSite Group later sold its position in the property, according to its website. In November (2020), Lionstone and two other families that own Ritz-Carlton hotels in South Beach and Bal Harbour, as well as the Sagamore Hotel in Miami Beach, merged ownership of their properties.

DiLIDO HOTEL , 2021 PHOTOGRAPHS (24)





WALL MURAL

In the 1955 photograph at top-left (20) is visible the original outdoor mural on the second level above an overhang. This exterior mural is no longer existing, however at the same mural location there is a newer mural that recreates the original in spirit. This new mural is now on the interior, since a new exterior building facade is set in front of the original mural wall in order to create an interior passageway - as seen in the lower photograph on this page.

“The commission (to design the DiLido Hotel) went not to Polevitzsky, but to Melvin Grossman with associate architect Morris Lapidus, the latter a rising star in resort hotel design at the time. Lapidus used the hotel commission as a laboratory, testing themes he would later use in solo productions like the Fontainebleau and Eden Roc Hotels.” (11)

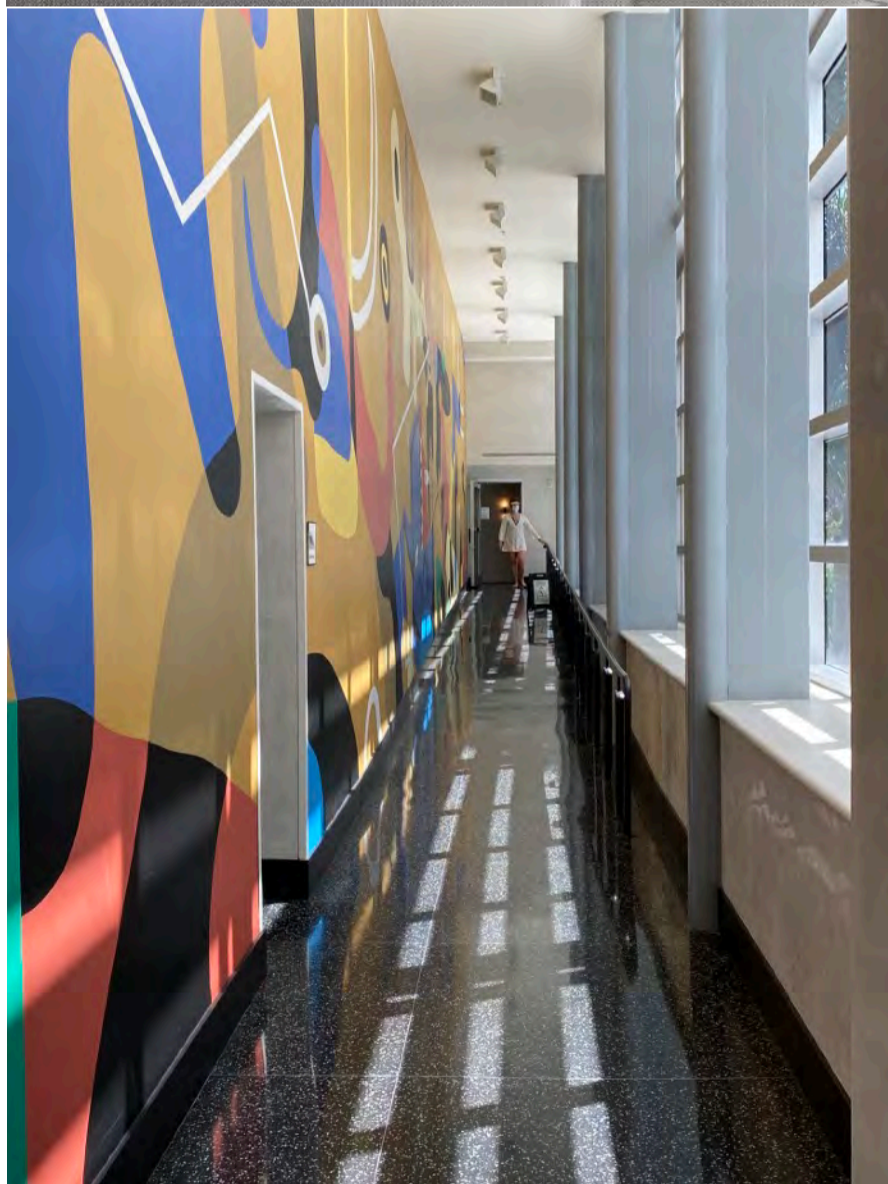
“The lines of the DiLido respond to its unique setting, wrapping the One Lincoln Road building and offering a unique double lobby that bent from Collins Avenue to Lincoln Road. Eggcrate facades on the hotel’s narrow end walls are set off by lyrical features from Lapidus’s “bag of architectural tricks”: a serpentine canopy, cylindrical lounge, and thematically stylized signage. Its 2-story lobby had hanging mezzanines, bridges, and an open stair that wrapped the cylindrical entrance to the nightclub. A bowed wall feature wall set off the main lounge, which fed patrons to convention facilities, a banquet room, a nightclub, and a restaurant. When completed the DiLido was briefly the largest and most complex hotel on Miami Beach.” (11)

In 1998 it was determined that something “bigger and better” in the form of major additions and alterations was required to revitalize these aging properties. “The DiLido and the corner office and shops building designed by Igor Polevitzsky at One Lincoln Road were incorporated into the new combined plan which emerged, in 2004, as the Ritz Carlton South Beach. (10)

After more than \$200 million dollar renovations and additions the hotel and accessory structures were joined, reconfigured, and substantially expanded to create the Ritz Carlton DiLido Hotel. The main (historic) hotel structure was topped with a 3-story additions rendered in dark glass. An expansive new ballroom was carved out of the office space of the One Lincoln Road building, whose service yard was transformed into a function court.” (10)

On the ocean side, the Town and Beach Club was the template for two new cabana wings. The cabanas frame a grand pool deck that sits atop the complex’s 2-story parking garage and stretches to the beach. The L-shaped lobby has been restored and adaptively used, in part for a restaurant.” (10)

TOP PHOTO: DiLIDO HOTEL VIEWED FROM LINCOLN ROAD, 1955 PHOTOGRAPH BY GOTTSCHO-SCHLEISNER, INC. (15) LOWER PHOTO: 2021 PHOTOGRAPH (24)





BUILDING ILLUMINATION

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.

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. During and after World War II it was very - of the moment - to incorporate lighting into the architectural design. This can also be seen in the Sterling building on Lincoln Road and originally at the former Seagull Hotel at 21st and the Ocean - among many other in town. Whatever the style it was the lighting that lent the building a magical and ethereal quality in the evening time.

In order to create 'uniqueness', of their brand, building owners were more and more willing to pay for features like illumination which made their structures stand out. After World War II illuminated signage became a hallmark of the MiMo / Mid-20th-Century-Modern style in south Florida.

TOP RIGHT PHOTO: CIRCA 1960 DAYTIME VIEW OF SAGAMORE & DiLiDO HOTELS FROM COLLINS AVENUE. (22)

TOP LEFT PHOTO: CIRCA 1960 NIGHTTIME #1 VIEW OF DiLiDO HOTEL FROM LINCOLN ROAD (22)
 LOWER LEFT PHOTO: 1960 NIGHTTIME #2 VIEW OF DiLiDO HOTEL FROM LINCOLN ROAD. (22)



THREE VIEWS OF THE MAIN HOTEL ENTRANCE ON LINCOLN ROAD. DUE TO THE ANGLED FRONT ROOM FACADES - VIEWS DURING DIFFERENT TIMES OF THE DAY REVEAL DIFFERENT LIGHTING PATTERNS WHICH ALTER THE APPEARANCE OF THE FACADE.

AT SOME POINT LIKELY IN THE 1960's THERE WAS ADDED A DROPPED SIGN BOARD AT THE FRONT ENTRANCE READING 'DI LIDO'. THIS HAS SINCE BEEN REMOVED.

THIS NEW SIGNBOARD REDUCED THE HEIGHT AND GRANDNESS OF THIS MAIN ENTRANCE. AT THE SAME TIME THE SECOND FLOOR EXTERIOR MURAL WAS REMOVED.

PHOTOGRAPHS CIRCA 1960's (22)





"...the DiLido features an L-shaped footprint that faces both Collins Avenue and Lincoln Road, and took its stylistic cues from the work of Le Corbusier and Niemeyer. The hotel room floors are supported on Corbusian pilotis above the set-back, double-height lobby. " (16)

"The allusions to Le Corbusier continue in the eggcrate design of the facades. Created by the exposed floor slabs and piers, the eggcrate expresses the structure while providing shade in the rooms... " (16)

"Along the wall behind the pilotis supporting the superstructure an abstract mural once camouflaged the volume of the meeting rooms and continued along the wall behind the pilotis supporting the superstructure. " (16)

"On Collins, a provocatively curving, tongue like porte cochere breaks out through the lobby's glass facade, and slides around the pilotis to shelter arriving automobiles. The entrances respond to the distinct character of each street: the Collins lobby contained the hotel lobby and elevators, while the Lincoln Lobby provided small stores, and a restaurant, as well as direct access to the meeting rooms. In between, changing levels, open mezzanines and disappearing sight lines to keep the patrons in constant motion." (16)

PHOTOGRAPH CIRCA 1960's (22)



FORMER TOWN AND COUNTRY CABANA CLUB
NOW PART OF RITZ CARLTON DILIDO HOTEL

Miami Beach has a grand historic tradition of Bathing Clubs or Casinos where one might rent a locker for the day; go to the beach and then return and shower. Located just two blocks south of the DiLido was the Roman Pools, one of the very first Bathing Casinos on Miami Beach and one of the most popular with its scenic windmill that served as a pump to fill the pools with seawater. (21)



"Postwar cabana colonies were based on the model of earlier bathing casinos, which had never really gone out of style. Just after World War II, one of the last independent casinos was built at the very public Atlantic terminus of Lincoln Road."

"The Town and Country Cabana Club built in 1948, designed by Igor Polevitzsky, had seventy-eight cabanas in parallel two-story buildings that framed an ocean front pool and with a parabolic concrete diving board stand. The Town and Country Cabana Club was soon incorporated into the DiLido Hotel in 1953, at that time one of the larger new resort hotels to appear in Miami Beach."



LEFT: THREE POSTCARD VIEWS OF THE TOWN AND COUNTRY CABANA CLUB AFTER INCORPORATION INTO THE DILIDO HOTEL. (15)



DAYTIME AND NIGHTTIME VIEWS OF THE DILIDO HOTEL POOL, UNDATED (22) WITH HOTEL LOGO IMPRINTED AT BOTTOM OF SWIMMING POOL. (22)



COLLECTIBLES
including matchbook covers,
silverware and hotel brochures.





RITZ CARLTON DiLiDO HOTEL VIEWED FROM THE ROOF OF THE NEW WORLD SYMPHONY BUILDING. (24)



LOOKING NORTH ON COLLINS AVENUE FROM LINCOLN ROAD (24)





2021 PHOTOGRAPHS (24)





2021 PHOTOGRAPHS OF POOL DECK; TOP LOOKING WEST AND HOTEL AND LOWER PHOTOGRAPH LOOKING EAST (24)



Originally called the Town and Country Cabana Club, this beach club opened in 1948, five years before the DiLido Hotel was built.

Over the years the Beach Club was remodeled and eventually demolished as part of the 2002 renovations. In its place the new cabanas constructed as part of the 2002 renovations were built on the footprint of the original Town and Country Cabana Club.



PHOTOS ON THIS PAGE COURTESY: RITZ CARLTON DILIDO HOTEL WEBSITE (22)



THIS IS THE NEW FUNCTION COURT WHICH SITS AT THE BASE OF THE "L" OF THE DILIDO HOTEL ON THE ROOFTOP ABOVE THE COMBINED ONE LINCOLN ROAD AND DILIDO HOTEL BUILDINGS ON THE LOWER FLOORS. AS CAN BE SEEN IN THE AERIAL PHOTOGRAPHS IN THE PREVIOUS CHAPTER, THIS IS THE APPROXIMATE LOCATION FOR THE FORMERLY EXISTING SERVICE AND DELIVERY VEHICLE AREA AT GROUND LEVEL. (24)



The approximately 10'-0" wide service alley between the Sagamore Hotel at left and the Ritz Carlton DiLido Hotel at right. (24)

INTERIOR PHOTOGRAPHS



2021 PHOTOGRAPH OF LOBBY (24)



CIRCA 1950's PHOTOGRAPH OF LOBBY (22)



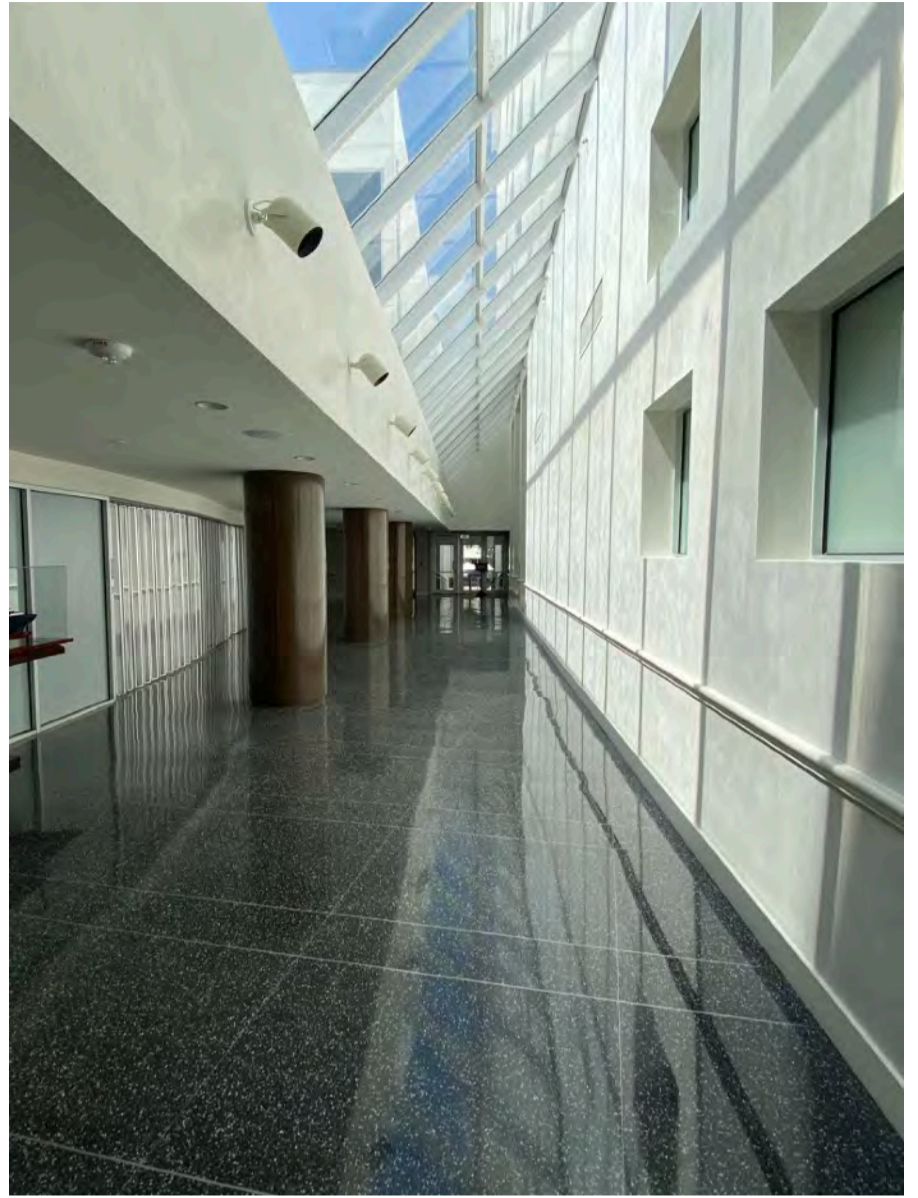
CIRCA 1950's PHOTOGRAPH'S OF HOTEL LOBBY (20)





The Lincoln Road lobby now ends at the angle of the "L" shaped DiLido building. The original concept of a double height continuous lobby running from Lincoln Road to Collins Avenue has been altered. The Collins Avenue former portion of the lobby has been turned into a nightclub.

The building now provides this continuity through a separate egress and access through a series of exterior indoor and outdoor promenade spaces as seen on the following page. The entrance to this series of outdoor spaces is through the door with bluish light at left center



The new passageway from the Lincoln Road Lobby to Collins Avenue is pictured on this page. Above are two views looking towards the east (left photo) and west (right photo). The lower left photo shows the view when standing on Collins Avenue looking east.