



HISTORIC RESOURCES REPORT

FOR THE

PARIS aka VARIETY aka NEW PARIS THEATER

550 WASHINGTON AVENUE

MIAMI BEACH, FLORIDA 33139

BY

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

FOR

MATHIEU MASSA

MASSA INVESTMENT GROUP

999 BRICKELL AVENUE #600

MIAMI, FLORIDA 33131

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

March 9, 2020



TABLE of CONTENTS

NEIGHBORHOOD CONTEXT	2
550 WASHINGTON AVENUE	7
HENRY HOHAUSER ARCHITECT	18
2020 PHOTOGRAPHS	19
MIAMI BEACH CINEMA THEATERS	29
CMB BUILDING CARD - STORES	32
CMB BUILDING CARD - THEATER	49
BIBLIOGRAPHY	52

NEIGHBORHOOD CONTEXT



HISTORY

The first platting of the land in Miami Beach was completed by the Ocean Beach Realty Company owned by the Lummus brothers, who had purchased 605 acres of as swamp land south of present day Lincoln Road from the Lum Plantation for a cost ranging from \$150.00 to \$12,500.00 per acre. The platting of this land was included in the third addition of the plat in 1914 for the area between 5th and 14th Streets. (17)



'Between 1912 and 1918 the land form and infrastructure of Miami Beach was created. The first roads were installed in 1913, the first land fill completed in 1914...Lots were given away as a promotion..prospective buyers were brought to the island on boats departing from the Miami mainland every 30 minutes.' (17)

'The basic form and layout of the nominated district was established during the early platting of property between 1912 and 1916. (3) 'By 1935 Miami Beach was ranked by Dun and Bradstreet ninth in the nation for new construction.' (2)

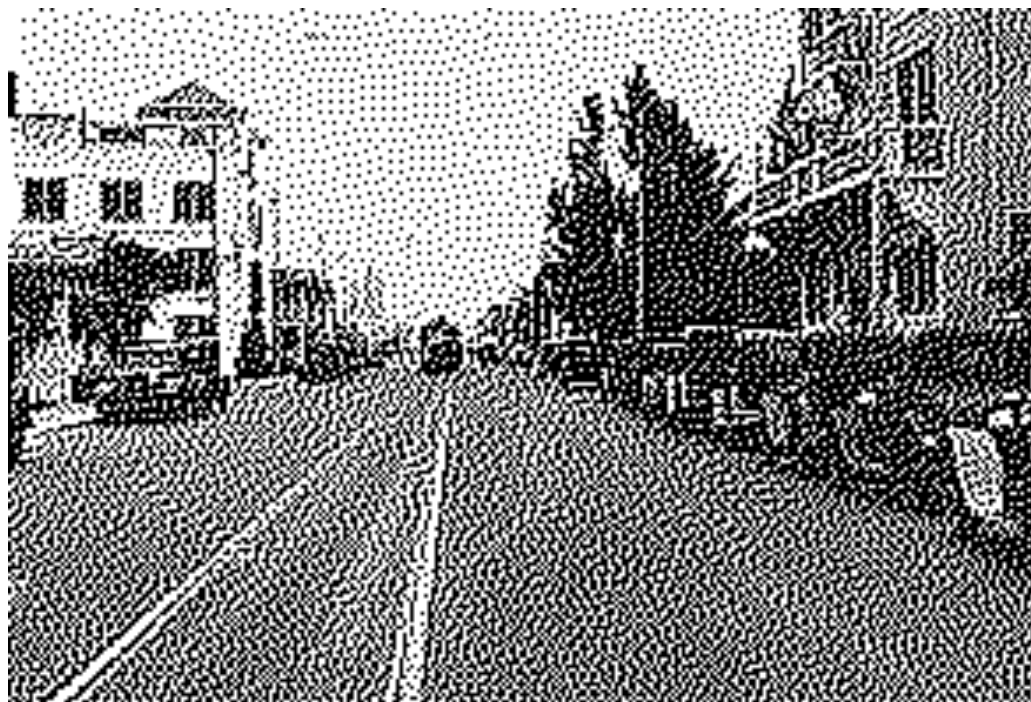


TOP: RESIDENCES ON WASHINGTON AVENUE circa 1920 (22)

MIDDLE: WASHINGTON AVENUE LOOKING NORTH circa 1928 FROM 11 STREET WITH FRENCH CASINO AT RIGHT (22)

LOWER: AERIAL VIEW OF SOUTH BEACH CIRCA 1941

ABOVE: LOOKING NORTH ON WASHINGTON AVENUE circa 1920'S (22)



MIDDLE: INTERIOR OF SAMETS KOSHER DELICATESSEN AT 737 WASHINGTON AVENUE (15)



BELOW: COOKS BATHING CASINO, 1926 LOCATED AT FIFTH STREET AND OCEAN DRIVE. (22)



As Ocean Drive and Collins Avenue more and more became identified almost exclusively with the tourism industry - it was Washington Avenue that developed into the street serving as a bridge between the Ocean Drive / Collins tourist corridor and the local Flamingo Park neighborhood.

Washington Avenue was the street that increasingly served the local residents with grocery stores and banks and theaters and delicatessens and all types of retail establishments. These local residents were also increasingly Jewish and the neighborhood retail establishments reflected this ethnic majority.

Eventually a strong Jewish retail, institutional and residential presence manifested itself in Ocean Beach, especially along Washington and Collins Avenues and Ocean Drive. In the middle decades of the twentieth century, these streets were dotted with small Jewish businesses and apartments filled with Jewish tenants.

"Washington Avenue..is lined with one-story stucco shop buildings on the east side, and taller hotel and bank structures on the west. The merchants of this varied and colorful neighborhood have long catered to an elderly Jewish population that is rapidly giving way to increasing numbers of Haitian and second-wave Cuban refugees." (16)

The neighborhood was also located near to the ocean-front just two blocks away, where there were several very large Bathing Casinos serving day-tourists arriving on the island.



1927: AERIAL PHOTOGRAPH COURTESY CITY OF MIAMI BEACH PUBLIC WORKS -CIRCLE REPRESENTS FUTURE LOCATION OF PARIS THEATER



1935 FRANKLIN SURVEY ATLAS - CIRCLE INDICATES FUTURE LOCATION FO PARIS THEATER

PARIS THEATER



GOOGLE MAPS 2019

550 WASHINGTON AVENUE



June 16th, 1946

ADDRESSES: 550 WASHINGTON AVENUE
539 EUCLID AVENUE

NAME: VARIETY aka PARIS
aka NEW PARIS THEATER

DATE OF CONSTRUCTION: THEATER in 1945
ADJOINING STORES in 1937

ARCHITECT: HENTY HOHAUSER

ARCHITECTURAL STYLE: MiMo / MIAMI MODERN

HISTORIC STATUS: CONTRIBUTING

LOCATED IN THE:
* 1979 National Register Miami Beach Architectural District
* 1989 Miami Beach Flamingo Park Local Historic District

There were no drawings available at the City of Miami Beach Building Department / Records Desk

550 Washington Avenue was designed by the noted Miami Beach Architect Henry Hohauser and opened originally as the Variety Theater on June 20, 1946 - as a classic movie revival theater.

The opening double-featured movies were "Suspicion" starring Cary Grant and "Bedtime Story" with Joan Fontaine, Loretta Young & Fredric March as is seen at left in the photograph and the placard advertising. (1)

With a minimal length of street footage along Washington Avenue the plan of the Variety aka Paris provides a long skinny entrance space very appropriate as a smaller pre-space to the grandness of the main space.

As can be seen in the photograph above, Hohauser originally designed wide vertical stucco stripes with softened edges at both sides of the marquee sign covering the entrance facade of the theater on Washington Avenue. These vertical stripes still remain and are representative of the sensitive detailing as designed by Hohauser.

The Building Card for the stores also contains pertinent pages relating to the theater. Thus both Building Cards are included. On the 11th page of the Building Card for the stores (not the page number) in 1988 it talks about a "ticket booth which represents a unique architectural feature." Unfortunately there are no surviving drawings or photographs to show what this ticket booth looked like.

At this same April 5, 1988 meeting it was discussed to provide "three trees in grates and a facade plan to provide visual interest to the blank wall" along Euclid Avenue. It was also discussed to restore the then existing ceiling panels beneath the entry marquee

TOP PHOTO: THE VARIETY THEATER ON OPENING NIGHT

BELOW: ADVERTISING PLACARD FOR OPENING NIGHT AT THE VARIETY THEATER



HISTORIC POSTCARD ABOVE LOOKING NORTH ON WASHINGTON AVENUE FROM 5th STREET PRIOR TO THE CONSTRUCTION OF THE VARIETY THEATER.

HISTORIC POSTCARD BELOW LOOKING NORTH ON WASHINGTON AVENUE FROM 5th STREET AFTER 1946 WITH THE THE VARIETY THEATER VISIBLE AT LEFT.



PARIS THEATER

The photograph below shows the theater when it was still named the Variety Theater. And judging from the automobiles this photos is likely from the early 1960's. The movie "Hideout in the Sun" was distributed in 1960.

The Variety Theater was run by the small Florida movie house chain of Cloughton Theaters, who ran a half dozen theaters in the Miami area. (15)

According to the CMB Building Cards, the Cloughtons were the Developers and Owners of the theater building with Henry Hohausner as the Architect, while Henry Hohausner is listed as the Owner and Architect of the stores flanking the theater.

The CMB Historic Database File card states that these buildings also housed the Architectural Studio of Henry Hohausner and that the *"marquee massing is a clean geometric compilation emphasizing verticality with flutes"* - referring to the original facade design at either side of the marquee which remains.

The verticality of the fluted columns at either side of the marquee sign - are the direct opposite of the horizontality of the adjoining two story retail / office block to the south of the theater. Hohausner integrates the designs of both buildings into a single unified building composition.

The Cloughton chain was cut off from running first-run movies, since these were essentially controlled by the larger Wometco and Paramount movie theater chains. However the Cloughton chain was able to run mostly RKO and Republic films. (2)



Sorry, Bob - - -
that you can't be here
for the opening of our
new

VARIETY THEATRE

530 WASHINGTON AVE., MIAMI BEACH

Ed and Lil Claughton

The Miami Herald



On With The

SHOW

By BOB FREDERICKS

Good Pictures Never Grow Old

COMES now a fellow, who doesn't know anything about this motion picture business, to prove a thing or two that should be obvious, yet amounts to something of a discovery. The fellow is Ed Claughton of the Royal theater. And the thing that he has discovered, without knowing anything about the motion picture business, is that the paying public wants what it likes, and will pay to get it. That hardly sounds like a discovery, since the public has been that way ever since it was a public, or even before that, perhaps. Still it isn't always known, or too often forgotten in amount, the basic principle of the business. CUT OFF from first-run films, which are pretty well sewed up by the Warners and Paramount chains, Claughton found himself all dressed up and no place to go when he opened his beautiful and rather extravagant Royal theater last December. Claughton had been in the business of building theaters, and then leasing them to others to operate. But this time there were no takers. First he tried to turn his worries over to a hired manager, but the end of spring found him once more walking the floor and wondering how he might feed his hungry patrons chins from the leavings of two powerful theater chains here. Not only had these contracts for just about everything Hollywood produced, but these contracts included second run rights for 125 days subsequent to each opening.



On With The

SHOW

By BOB FREDERICKS

Good Pictures Never Grow Old

COMES now a fellow, who doesn't know anything about this motion picture business, to prove a thing or two that should be obvious, yet amounts to something of a discovery.

The fellow is Ed Claughton of the Royal theater. And the thing that he has discovered, without knowing anything about the motion picture business, is that the paying public wants what it likes, and will pay to get it.

That hardly sounds like a discovery, since the public has been that way ever since it was a public, or even before that, perhaps. Still it isn't always known, or too often forgotten in amount, the basic principle of the business.

at large until after they have gone. Other thousands miss them for various other seasons. Which leaves the slag piles and dross heaps of Hollywood glittering with more real gems than may be found on the current schedule of new pictures.

So, at least figured Mr. Claughton, the fellow who knew nothing about the picture business. And, since the picture business is a voice pretty much up to the patrons, his conclusion was more than sus-

View the Full Page

CUT OFF from first-run films, which are pretty well sewed up by the Warners and Paramount chains, Claughton found himself all dressed up and no place to go when he opened his beautiful and rather extravagant Royal theater last December. Claughton had been in the business of building theaters, and then leasing them to others to operate. But this time there were no takers.

First he tried to turn his worries over to a hired manager, but the end of spring found him once more walking the floor and wondering how he might feed his hungry patrons chins from the leavings of two powerful theater chains here. Not only had these contracts for just about everything Hollywood produced, but these contracts included second run rights for 125 days subsequent to each opening.

BY BRINGING back such pictures as "Of Human Bondage," "Wuthering Heights," "Count of Monte Cristo," "Bitter Sweet," "Lost Horizon," "Prisoner of Zenda," and other real hits of yesteryear, his downtown Royal theater has attracted more patrons in the past three summer months than it aggregated in five months during the more lush fall, winter and spring seasons.

For the past 17 weekends he has had the standing-room-only signs up. And all with pictures that have been shown here before. I think he has had two or three first-run films, but his biggest crowds have been attracted by hits of the past, pictures which never grow old and remain good entertainment until you have seen them.

WILL satisfy for a bit of figure-thing on the part of Claughton, who is now talking about the picture business except that, in all things, the paying public wants what it likes, and will pay to get it. That hardly sounds like a discovery, since the public has been that way ever since it was a public, or even before that, perhaps. Still it isn't always known, or too often forgotten in amount, the basic principle of the business.

CLAUGHTON also is convinced that the art-maligned double-feature is another to be desired from the point of view of the paying public and some exhibitors. By carefully selected comedies and dramas, and youthful and mature films, the double feature can be made to underwrite a good show for all to enjoy. And on that score it is pretty hard to disagree with him, though I've always regarded it as a waste of real-estate to build a good picture with a Grade B trailer or garden to produce a double feature, which is a thing that happens all too often, particularly in other cities, where 70 to 80 per cent of theaters offer twin-bill entertainment.

June 20th, 1946 Clipping to zoom in:

LEFT: Miami Herald column: On With the Show by Bob Fredericks, September 8, 1942. This article pre-dates the Variety Theater. Rather it describes the foresight and luck of Ed Claughton in opening their Royal Theater in downtown Miami which began the double-bill movie attractions - which soon became very popular.

PARIS THEATER



ABOVE: Variety Theater at opening in 1946 with original seating configuration..

BELOW is the renamed Paris Theater circa later 1990's with an event set-up inside the space. The balcony remains - with the seating removed. (Courtesy Bill Hansen Event Productions). This visual juxtaposition is instructive as to the true volume of this enormous space.





The Claughtons had initially discovered with their recently opened and very successful Royal Theater in downtown Miami, that audiences enjoyed viewing previously released classic movies and also liked double features. (3)

The 1,200-seat entertainment hall, at 550 Washington Ave., has been adaptively re-used for most of its history. Beginning with the Variety Theatre showing movies in the 1940s through the 1960s and then later re-purposed by various owners into an adult movie house, a nightclub, and a photography and film studio. (7)

LEFT PHOTO: State-of-the-Art projection booth at 1946 Variety Theater opening.

Projection booth at the 1946 opening of the theater and is said to be Century Projection's first domestic installation of this particular Model CC double-shutter Westerees Western Electric-designed pair of units. Alec Lansing Voice of the Theaters speakers provided the sound.

THE NEW Paris
 THE MESSIAH BVL 4725
 BULK BULK 6.44

GALA OPENING!

THREE SHOCKERS!

FIRST SHOWING IN GREATER MIAMI

You'll NEVER See This on TV!
 AN INTIMATELY SHOCKING FUN FEST
 BY THE PRODUCERS OF 'THE IMMORAL MR. TEAS'

EVE AND THE HANDYMAN



STARRING
GORGEOUS EVE MEYER
 AND
ANTHONY JAMES RYAN

FOR THE BROADMINDED **ADULTS ONLY**

SHOCKER No. 21

NAKED IN COLOR

SHOCKER No. 21
"WHY MUST I DIE"

NO ONE UNDER 18 ADMITTED

By the 1960's things were changing. The Variety aka Paris Theater was again re-purposed into the New Paris Theater as an adult movie house. It later became a nightclub, and later morphed into a photography and film studio as well as part-time disco..

On October 13, 1961 the theater was renamed the New Paris Theater, re-opening with a triple-bill Adult program.

This later became the Paris Theater. After sitting vacant for nearly a decade it became a video / film production studio for Big Time Productions. (4)

The exterior sign was noted as being changed on the Building Card in 1961 to read : "Remodel existing sign by replacing two letters..to read 'New Paris.'

"Owner Eugene Rodriguez bought the 25,589-square-foot structure in 1992 for less than \$1 million and transformed it into a studio for the film and photo industry (5).

The historic Paris Theater in Miami Beach was recently on the market in 2015 for \$23 million." (6)

"When Rodriguez took over the building, it had been empty for several years. Before that, it was used as a nightclub called the Paris Moderne and as a blue movie house. A photo from 1981 shows the Paris' marquee offering two films, one with a female cast and another all male." (14)



PARIS THEATER

PHOTO BELOW: Aerial view of building with marquee on Washington Avenue at lower right hand corner.

TOP LEFT: Marquee close-up (9)

TOP RIGHT: STREET SCENE (10)

In the early 2000's the theater became a high-end nightclub called Bamboo. The space holds 350 persons at a seated dining event and 1,200 persons legally.

The venue still features rooftop studios for photoshoots and production. Brands such as Polo Ralph Lauren, Vogue, Armani and Abercrombie and Fitch shoot here regularly





THE THEATER ROOFTOP CONTAINS MANY STRUCTURES AND STAIRS ESPECIALLY SUITABLE FOR PHOTOSHOOTS.. (23)



When the theater opened in 1946 the name 'Variety' was highlighted on the marquee.

As the name was changed from the original 'Variety' Theater to the 'Paris' Theater, some of the existing letters were re-used in the new sign. And a symbolic Eiffel Tower was later added below the theater name.

"In the '90s, when Miami's fashion and film industries were riding high, artists such as Madonna, U2, J. Lo, Christina Aguilera and Ricky Martin shot album covers and music videos there. Major photographers such as Helmut Newton, Herb Ritz, Patrick Demarchelier, and Bruce Weber shot campaigns for major fashion magazines and world renowned fashion designers using supermodels of the era to create their content." (8)

"The Paris was a hot location in the '90s when Miami's fashion and film industries were riding high. Madonna, U2 and the Red Hot Chili Peppers shot album covers and music videos there. As those businesses died down, Rodriguez rented out the space for events and parties. On the weekends, it became a go-to night-spot called Club Bamboo." (13)

The Paris Theater marquee sign is typical of many Miami Beach theaters, as can be seen through photographs of other theaters elsewhere in this report. Having been designed in 1946 it is much more streamlined in style than previous marquee signs on other theaters.

On the CMB Historic Database File card it states that these buildings also housed the Architectural Studio of Henry Hohausser and that the *"marquee massing is a clean geometric compilation emphasizing verticality with flutes"* - referring to the original facade design at either side of the marquee.

The file also states that the original Eiffel Tower signage is missing from the Paris marquee and also that *"the horizontal bands evoke tropical motif of water with geometric zig-zags."* (20). These bands can be seen in the photograph from 1996 at left at the very top of the retail building. The wavy bands below are the awnings.

There is a long history in Miami Beach featuring these types of decorative bands on buildings. Beginning as stone bands like 601 Washington - these designs evolved during the 1930's into raised wavy patterns such as these designed by Hohausser.

The file also states that the original Eiffel Tower signage is missing from the Paris marquee and that *"the horizontal bands evoke tropical motif of water with geometric zig-zags."* (20). This can be seen in the photograph at left from 1996. And it is not definite whether the Eiffel Tower was original to the Paris sign or was added at a later date.





PARIS THEATER (UNDATED)

HENRY HOHAUSER ARCHITECT



Henry Hohauser was born on May 27, 1895 in New York, New York and died on March 31, 1963 in Lawrence, New York. Hohauser was one of the three major Architects in Miami Beach during the 1930's - 1940's who gave form and spirit to Art Deco architecture along with the Architects L. Murray Dixon and Albert Anis.

Hohauser studied at the Pratt Institute in Brooklyn, New York before coming to Florida in 1932. Features of his work include symmetry on the front elevation, Art Deco stylings such as a zig-zag or stepped roofline, glass bricks, curved edges, and neon lighting.[19] plus a great sense of architectural style.

He designed more than 300 homes, apartment buildings, hotels, stores, restaurants and theaters.[5] Many are now protected by the Miami Art Deco Preservation Society's efforts, particularly the late Barbara Baer Capitman.

REPRESENTATIVE PROJECTS IN MIAMI BEACH:

- Cardozo Hotel (1939), 1300 Ocean Drive
- Colony Hotel (1935) 736 Ocean Drive.
- Century Hotel (1939) 140 Ocean Drive
- Collins Plaza (1936) 318 20th Street, Miami Beach FL
- Collins Park Hotel (1939), 2000 Park Ave
- Crescent Apartments (1941) 1420 Ocean Drive
- Davis Hotel (1941)
- Edison Hotel (1935) 960 Ocean Dr
- Essex House Hotel (1938) 1001 Collins Avenue
- Governor Hotel (1939) 435 21st Street
- Neron Hotel, (1940) 1110 Drexel Ave.
- Novick (1937), 610 Jefferson Avenue
- Parc Vendome Apartments (1936) 736 13th Street
- Park Central Hotel (1937) 640 Ocean Drive,
- Park Washington Resort
- 1020 6th Street Apartments
- 5363 LaGorce Drive in Miami Beach
- 1610-1612 Pennsylvania Avenue, Miami Beach
- Beth Jacob Social Hall and Congregation w/H. Fraser Rose at 301 + 311 Washington Avenue; Jewish Museum of FL/ FIU

TOP LEFT:
COLLINS PARK HOTEL

MIDDLE LEFT:
CENTURY HOTEL

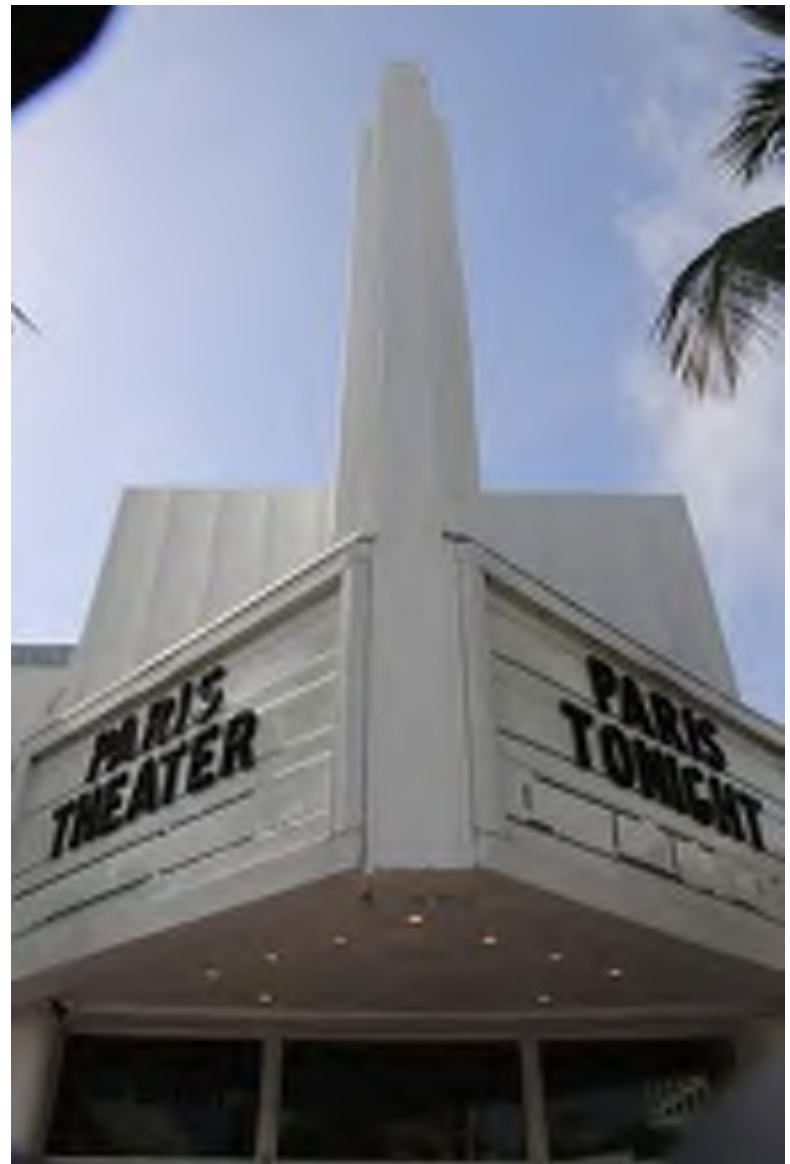
LOWER LEFT:
PARC VENDOME (23)

LOWER RIGHT:
GRACE & HENRY
HOHAUSER



2020 PHOTOGRAPHS

FRONT FACADE AND MARQUEE TOWER
ALONG WASHINGTON AVENUE (23)





ABOVE: LOBBY ENTRANCE CORRIDOR (23)

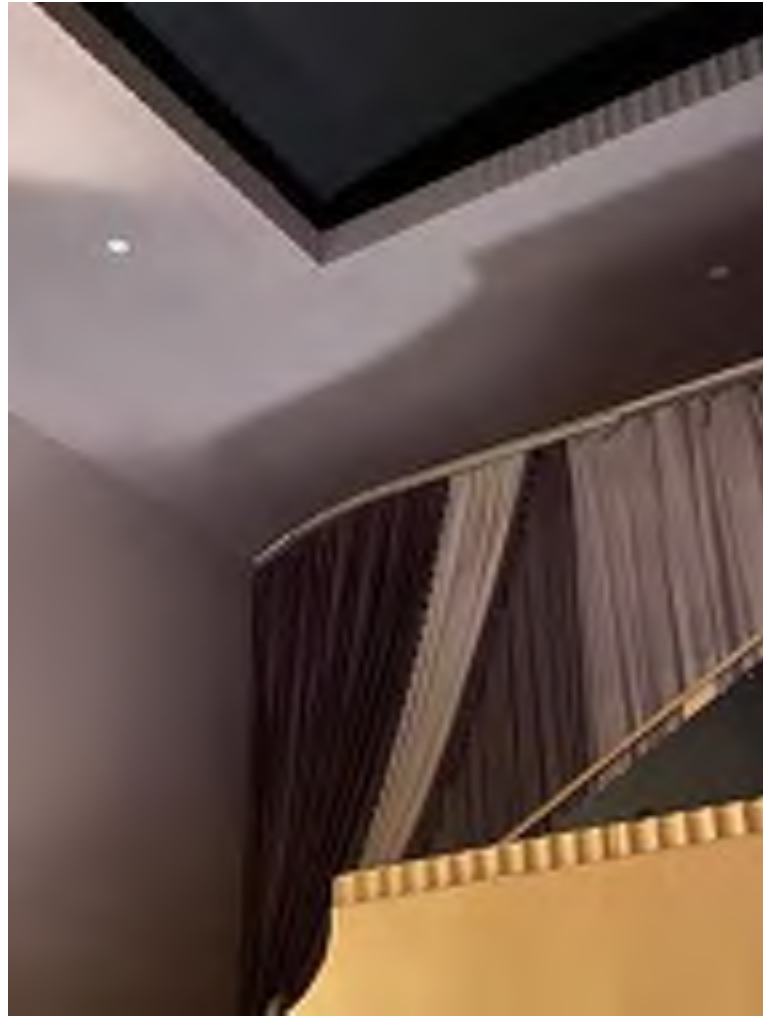
RIGHT: HOLDING BACK THE DRAPERIES TO VIEW ONE OF THE EIGHT HISTORIC MOVIE POSTER FRAMES SPACED ALONG THE SOUTH ELEVATION WALL OF THE ENTRANCE CORRIDOR (23)





LOBBY LOUNGE PRE-SPACE WITH ORIGINAL DETAILING
AT HANDRAILS AND FLUTED COLUMNS. (23)





HISTORIC INTERIOR DETAILING AT THE LOBBY LOUNGE PRE-SPACE ALSO LIKELY INCLUDES:

TOP LEFT: WALL COLUMN FLUTING AND HANDRAIL DETAILING (23)

TOP RIGHT: CEILING SOFFIT FLUTING WHICH MATCHES THE FLUTING AT HANDRAILS.(23)

LOWER RIGHT: LIKELY NON-ORIGINAL HANDRAILS ABOVE LOBBY LOUNGE PRE SPACE BAR. (23)

LOWER LEFT: CARVED GEOMETRIC DOORWAY ARCH. (23)



ENTERING THE FORMER THEATER SPACE WITH CURVED FRONT BALCONY AT RIGHT (23)



ABOVE: STANDING AT THE CENTER OF THE FORMER STAGE AREA LOOKING BACK TOWARDS THE BALCONY WHICH IS STILL EXISTING AND NOW CLAD WITH MIRRORS AND MOLDINGS. (23)



LEFT: LOOKING TOWARDS THE SOUTH WALL OF THE FORMER THEATER. THIS IS THE ELEVATION PROPOSED FOR NEW OPENINGS INTO THE KITCHEN AREAS.(23)



THE FORMER SECOND LEVEL MEZZANINE SPACE NOW LEVELED (23)



ONE OF THE ROOFTOP STRUCTURES FOR PHOTOSHOOTS. (23)



ABOVE: VIEW LOOKING WEST AT SECOND LEVEL PORTICO SPACE. (23)



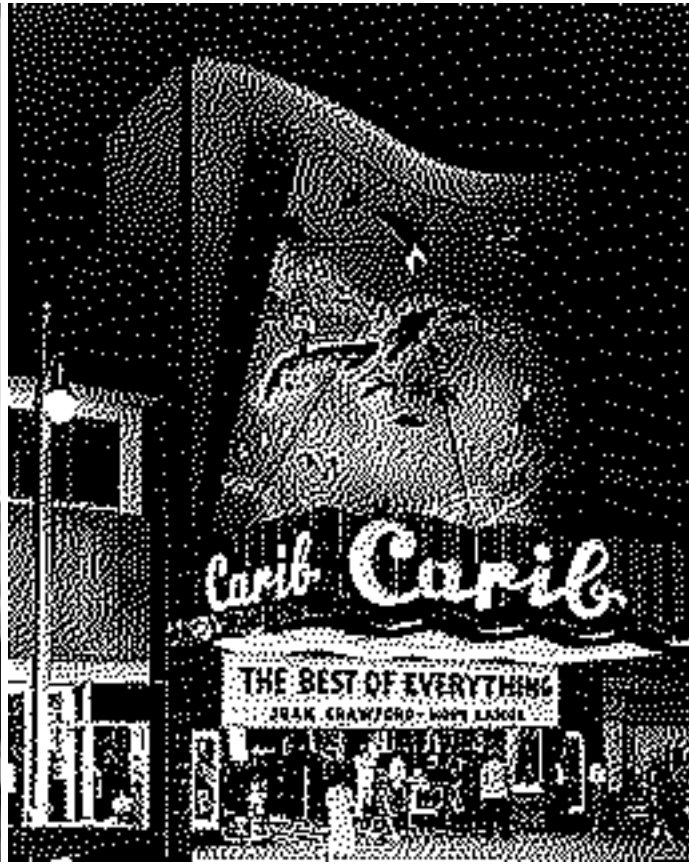
BELOW: ACCESSIBLE AUTOMOBILE DRIVEWAY FROM EUCLID AVENUE LOOKING EAST. (23)



ABOVE: LOOKING NW FROM EUCLID AVENUE WITH SOUTH ELEVATION AT RIGHT AND WEST ELEVATION AT LEFT. (23)

BELOW: LOOKING SW FROM EUCLID AVENUE WITH NORTH ELEVATION AT LEFT AND WEST ELEVATION AT RIGHT. (23)

MIAMI BEACH CINEMA THEATERS



TOP LEFT: CAMEO THEATER, (1938). NE corner Espanola Way & Collins Avenue, (Adaptively re-used as nightclub)

TOP MIDDLE: CARIBE THEATER (1950) South side of Lincoln Road between Collins & Washington Avenues. (Demolished)

TOP RIGHT: REGAL CINEMA at LINCOLN CENTER THEATERS - 18 screen Multiplex built in 1998. Lincoln Road at Alton Rd

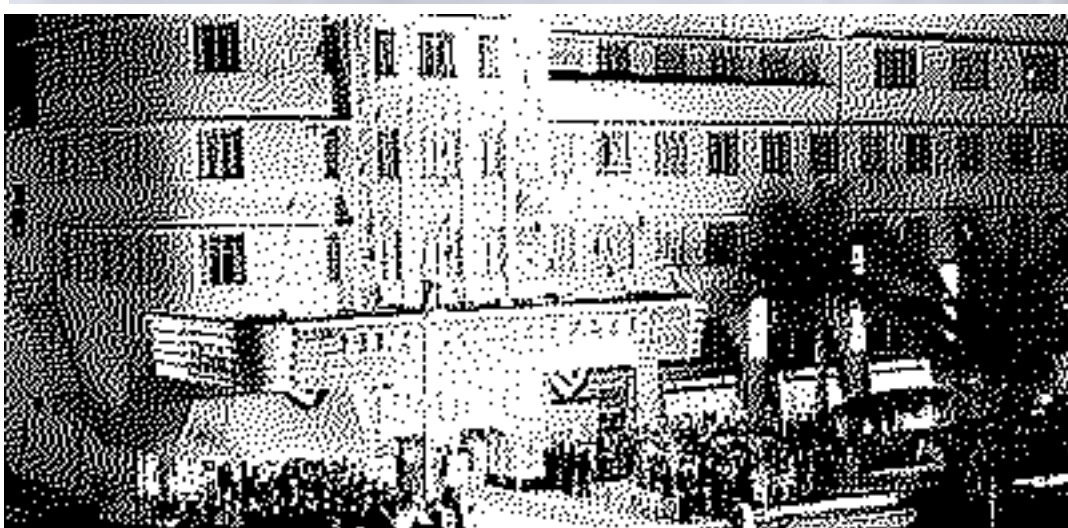
MIDDLE LEFT: FRENCH CASINO SUPPER CLUB: (1935) (Originally the Cinema Theater and adaptively re-used as nightclub) East side Washington Avenue between 12th & 13th Streets. The landmark marquee sign tower was never replaced after it toppled over in 1984.

MIDDLE RIGHT: COLONY THEATER (1935) Lincoln Road at Lenox Avenue (Historic photo during World War II.)

NEAR LEFT: PARIS THEATER (1946)

FAR LEFT: FLAMINGO THEATER (1946) 320 Lincoln Road (demolished)

MIAMI BEACH CINEMA THEATERS



TOP LEFT PHOTO: COMMUNITY THEATER (1924) formerly located at NW corner Lincoln Road & Michigan Avenue (Demolished) This was the first movie cinema in Miami Beach. The awnings are located at the retail stores with the entrance to the theater at center.

MIDDLE LEFT PHOTO: BISCAYNE PLAZA THEATER (1926) formerly located at SW corner of Collins Ave & Biscayne Street. (Demolished) The second movie theater in Miami Beach. Formerly located on SW corner of Collins Avenue & Biscayne Street. (Demolished) seated 1,500 people

LOWER LEFT PHOTO: LINCOLN THEATER (1936) at Lincoln Road & Pennsylvania Avenue, Grand opening featuring the movie 'Backstreet'. The theater has been renovated into retail stores. However the sloped seating remains intact beneath the new flat floors installed.

UPPER RIGHT PHOTO: ROXY THEATER (1967). (now an adult movie theater)

LOWER RIGHT PHOTO: BEACH THEATER (1941) Formerly located at 420 Lincoln Road. (Demolished for retail stores)

MIAMI BEACH CINEMA THEATERS



CINEMA THEATER aka FRENCH CASINO SUPPER CLUB

1988 interior photographs by Steven Brooke from 'Deco Delights' showing the re-constructed details from the original Casino Theater. When the nightclub 'Club 1235' was installed within the former French Casino theater in the 1980's - they 'sought to bring back some of the craftsmanship and glamour of the original French Casino of 1936.' The chandelier is noted as being original as is the staircase and railings. (21)



CMB BUILDING CARD / STORES

Owner HENRY HOHAUSER **Mailing Address** **Permit No.** 10999 **Cost** \$ 6,000.
Lot 2 **Block** 48 **Subdivision** OCEAN BEACH #3 A-1100 550 - 552 - 554 Washington Avenue

General Contractor Henry Hohauser **Bond No.** 4203-09-191
Architect Henry Hohauser **Engineer**

Zoning Regulations: Use BE **Area** 19 **Lot Size**
Building Size: Front 50' Depth 75' **Height** **Stories**
Certificate of Occupancy No. **Use** STORES (3)

Type of Construction C B B **Foundation** Spread Footing **Roof** Flat **Date** Oct. 9, 1937

Plumbing Contractor **Sewer Connection** **Date**
 Temporary Closet Temporary Closet Date

Plumbing Contractor ? **Date**

Water Closets **Bath Tubs**
Lavatories Showers
Urinals Sinks
Gas Stoves Gas Heater **Rough Approved** J. J. Ferrey Date Oct. 26, 1937
Gas Radiators Gas Turn On Approved

Septic Tank Contractor **Tank Size** **Date**
Oil Burner Contractor **Tank Size** **Date**

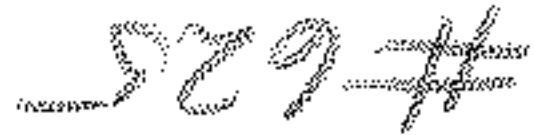
Sprinkler System

Electrical Contractor #9857 Greater Miami Electric Co: **Address** **Date** Nov. 10, 1937
 Switch 12, Range Motors Fans Temporary Service
OUTLETS Light 23, HEATERS Water Centers of Distribution 3,
 Receptacles 4, Space
 Refrigerators 2,
 Irons Sign Outlets

No. FIXTURES 24, **Electrical Contractor** #10104 Greater Miami Electric Co **Date** Dec. 6, 1937

FINAL APPROVED BY H. C. Inman **Date of Service** December 6, 1937

ALTERATIONS OR REPAIRS \$ 110... November 24, 1937



Building Permits:

087172 - Folders - \$432.00 7/15/72

10/27/82 omex painting and repairing walls interior and exterior painting and patching cracks
white paint only \$450.

5/24/82 Levy Gray Ross - reroof 42 sq ft \$6,000.

Plumbing Permits:

Electrical Permits:

12163 Greater Miami Electric Co: 17 Fixtures, 1 motor, December 9, 1937
 MARY & MACK # 10195 Ace Electric: 3 Neon transformers December 17, 1937
 # 10261 1 Switch outlet, 5 Light outlets, 2 Receptacles, December 22, 1937
 Grocery Store # 10481 Hodges: 1 Burglar alarm, January 21, 1938
 Letterway Cleaners--10525-- Neon transformer, January 31, 1938
 # 10884 L. S. Martin: - Claude Neon - 1 neon transformer: May 20, 1938
 # 15423 G & H Electric: 1 Switch outlet, 5 light outlets, 6 fixtures, 1 center, Aug. 12, 1941
 # 17820 Lyon Electric: 3 Light outlets, 2 motors, 1 service, October 24, 1941
 # 19046 E & W Electric: 1 Receptacle (coin machine) December 29, 1942
 # 19558 Lyon Electric: 1 Fixture, July 22, 1943
 # 19604 Lyon Electric: 1 Iron outlet, August 26, 1943
 # 20182 Lyon Electric: 1 Motor, April 4, 1944
 # 21584 Lowry Electric: 2 Switch outlets, 2 light outlets, 1 receptacle, Nov. 8, 1945
 # 21585 Lowry Electric: 4 Centers of distribution, 1 Service, November 8, 1945
 # 27326 Toby Electric: 16 switch outlets, 20 light outlets, 5 receptacles, 34 fixtures
 3 fan outlets, 12 motors, 3 centers of distribution, 1 service-equipment -10/4/46
 Astor Electric: 1 receptacle - Dec. 14, 1948
 Fish Market # 27594 Astor Elec Serv: 8 Light Outlets, 20 Fixtures: Nov 4, 1953 OK Hesser 1-7-54
 #552 (Olin's) # 41048 Ace Electric Co.: 3 receptacles, 2 refrigerator outlets, 1 space heater, 3/30/54
 544 Wash. # 41622 A & C Neon Sign Company: one neon transformer February 24, 1955
 544 Wash. #57258 Lyon Elec: 3 Fan Outlets - Sub. 8, 1955 OK 8/15/57 returned
 554 Wash #61234 Omer: 2 Wood Partitions 8' high, 3/4 partitions - \$300 - Feb. 15, 1960
 554 Wash #54807 L. H. Geddes: Elect 1 switch outlet, 1 receptacle, 2 fixtures, 1 center of distrib, 4 meters (HP) - 2/18/60 OK 2/25/60
 554 Washington Ave. #59227 C. J. Key Elec. Co.: 2 receptacles, 2/14/62 - OK NUMBER 8/14/63
 554 Wash #60852 C. J. Key Elec Co.: 32 fixtures, lamps - 4/22/64
 554 Wash. Ave. C.J.Key Elec. Co. #61118: 2 motors, 2-5 hp; 1 cent. of dist.; 1 serv. equip. - 7/6/64

MARY & MACK # 10775 2--Signs Neon Sign & Display Mfgs: \$ 250... December 16, 1936
 # 10903 SIGN -- Neon Sign & Display Company \$ 75... January 30, 1938

TABLE SUPPLY # 14371 Addition on rear of store: 39'6 x 25' x one story: 1,000... July 29, 1940
 # 15190 Henry Mohauer, arch: Masterbilt Corp. contractor \$ 150... December 9, 1940
 # 16047 Sign: Claude Neon Southern Corp: 4 ft high: W.J. Carlson, contractor-- 100... August 20, 1941
 # 17095 Remodeling office space for apartment use: Owner \$ 50... December 17, 1942
 # 17502 Garbage Room: Day labor \$ 150... August 23, 1943
 # 17947 Interior alterations for restaurant: Gerard Pitt, Architect: \$ 200... 1/1/1944-----
 # 28324 Fixing shelves & counters - Owner by day labor \$ 200... Sept. 28, 1948

Table Supply Co: # 13210 Painted sign only (no neon): Van Dyke Signs: \$ 50: Nov 5, 1953
 # 49638 A. B. C. Neon Sign Co: Flat wall neon signs \$ 100.00 Feb. 28, 1954
 # 51928 A.B.C. Neon: Flat wall signs + \$250.00 - Nov. 8, 1957

542 Washington Ave. #56825: Fixing exterior of building
 #56826: Fixing exterior of building
 #56827: Fixing exterior of building
 #56828: Fixing exterior of building
 #56829: Fixing exterior of building
 #56830: Fixing exterior of building
 #56831: Fixing exterior of building
 #56832: Fixing exterior of building
 #56833: Fixing exterior of building
 #56834: Fixing exterior of building
 #56835: Fixing exterior of building
 #56836: Fixing exterior of building
 #56837: Fixing exterior of building
 #56838: Fixing exterior of building
 #56839: Fixing exterior of building
 #56840: Fixing exterior of building

544 Wash. #71428 Miami Beach Avenging Co.: 29 x 5 roller awning - \$231.00 - 4/21/64
 544 Wash. #71431 Owner, Sullivan: 26 ft wood partition, 2/3 to ceiling, replace front doors, paint - \$200. - 4/21/64
 544 Wash. #76208 Owner, Sullivan: Ext. and int. painting: ext structural general repairs - \$500 - 4/29/66
 544 Wash. #76209 Owner, Sullivan: Ext. and int. painting: ext structural general repairs - \$500 - 4/29/66

544 Wash. #71428 Miami Beach Avenging Co.: 29 x 5 roller awning - \$231.00 - 4/21/64
 544 Wash. #71431 Owner, Sullivan: 26 ft wood partition, 2/3 to ceiling, replace front doors, paint - \$200. - 4/21/64
 544 Wash. #76208 Owner, Sullivan: Ext. and int. painting: ext structural general repairs - \$500 - 4/29/66
 544 Wash. #76209 Owner, Sullivan: Ext. and int. painting: ext structural general repairs - \$500 - 4/29/66

Plumbing Permits:

Table Supply Co: # 17898 Fixalt System: 1 water closet, 1 lavatory, August 17, 1940
 Mary & Mack # 18801 Economy Plumbing Co: 1 Sink, December 21, 1942
 # 18895 Economy Plumbing Co: 1 Gas range, January 4, 1943
 # 17227 Leo Mohauer: 1 Gas range: November 18, 1943
 # 17345 Leo Mohauer: 1 Sink, 1 Glass sink, 1 floor drain, 1 gas water heater, 1-1-44
 # 18133 C. Ray Martin: Relocate 1 water closet, 1 lavatory; 1 new sand trap, 3-15-45
 # 27175 Pitech & Morgan: 1 sink, 2 floor drains, 1 safe waste drain, Sept. 3, 1948

544 Wash. #56825: Fixing exterior of building - 100.00, 1957
 #56826: Fixing exterior of building - 100.00, 1957
 #56827: Fixing exterior of building - 100.00, 1957
 #56828: Fixing exterior of building - 100.00, 1957
 #56829: Fixing exterior of building - 100.00, 1957
 #56830: Fixing exterior of building - 100.00, 1957
 #56831: Fixing exterior of building - 100.00, 1957
 #56832: Fixing exterior of building - 100.00, 1957
 #56833: Fixing exterior of building - 100.00, 1957
 #56834: Fixing exterior of building - 100.00, 1957
 #56835: Fixing exterior of building - 100.00, 1957
 #56836: Fixing exterior of building - 100.00, 1957
 #56837: Fixing exterior of building - 100.00, 1957
 #56838: Fixing exterior of building - 100.00, 1957
 #56839: Fixing exterior of building - 100.00, 1957
 #56840: Fixing exterior of building - 100.00, 1957

Electrical Permits: #67863 - C.P. Kay Elect. - Motors 0-1 HP 4/20/70

#73932-Mesa Brothers- 1 compressor(Ston)-3-23-77

#74115-Ocean Electric- service repair-6-3-77

COASTAL CONTROL ZONE
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED NO.	PROCESS DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE RENOVEL	COMMENTS	BUILDING PERMIT NO.

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 REMOVAL \$	COMMENTS	BUILDING PERMIT NO.
1-26-87		SECURE AND ELONGATE STRUCTURE.	\$1000	\$1000			29726

DEFERRED BY THE APPLICANT TO THE MEETING OF FEBRUARY 13, 1989.

1523
16. FILE NO. 1822 VARIETY ENTERTAINMENT, INC
PARIS THEATER
550 WASHINGTON AVENUE
PORTION OF LOT 2A AND THE WEST 135 FT. OF LOT
3, BLOCK 487 OCEAN BEACH FL ADDITION NO. 3
PB 2/81

"THIS CASE WAS DEFERRED BY THE BOARD AT ITS MEETING OF DECEMBER 2, 1988."

APPLICANT HAS BEEN REQUESTED TO APPEAR BEFORE THE BOARD TO SHOW CAUSE WHY VARIANCES GRANTED ON APRIL 7, 1988 SHALL NOT BE REVOKED FOR FAILURE TO MEET CONDITIONS (PAYMENT OF PARKING IMPACT FEE).

DEFERRED BY THE BOARD TO THE MEETING OF FEBRUARY 13, 1989

COASTAL CONTROL ZONE
 CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPEALED BLDG. VALUE BEFORE REMOVAL	COMMENTS	BUILDING PERMIT NO.
6-6-88	171	INSTALLATION OF EXTERIOR ROOFING	\$55,000				168801013
7-25-88		ROOF RAFTERS	\$900.00				168801013

BUILDING PERMITS: #8802018 - 6-6-88 - Raftery Construction - Removal of interior and exterior restorations - \$250,000.00 ✓
 #8801025 - Kelco Air Conditioning - A/C wind 7 units, 35ton A/C central, duct work, mechanical ventilation - 6-7-88 ✓
 #880292 - 7-25-88 - Viam Roofing and Insulation - Roof repairs 3 1/2 sqs. - \$900.00 ✓
 #8801297 - River Oval Air Conditioning - 2-ton Refrigeration - 7-27-88 ✓
 #5377 - Certificates of Occupancy - Variety Entertainment, Inc. - 8-11-88 ✓

WARNING PERMITS: #69365 - Fire Sprinklers Inc. - 1 Water, 7) Fire sprinkler, inspector test - 5-13-88 ✓

ELECTRICAL PERMITS: #8803064 - Astrot Electric - 5 Switch outlets, 55 light outlets, 40 receptacles, 1200 service wire in app's, 2 water heater, 2-ton A/C, boiler fee + \$100.00 - 6-16-88 ✓
 #8801107 - Holmes Protection - 1 burglar alarm control, 15 devices - 6-24-88 ✓
 #88900952 - Victory Electric Inc. - Service temporary - 4-26-88 ✓

LOT: ADDRESS: BLOCK: SUBDIVISION:

ALTERATIONS & ADDITIONS

TO: DAVID GREEN
BUILDING PERMITS DIRECTOR

FROM: JUD KURLANICKER
PLANNING & ZONING DIRECTOR

OK

SUBJECT: DESIGN REVIEW FILE NO. 1226
PARIS THEATER
533 WASHINGTON AVENUE

1523

BUILDING PERMITS

At its April 3, 1988 meeting, the Design Review Board granted final approval for the above noted project subject to the following conditions:

1. The applicant shall restore the ticket booth either in its present location or elsewhere within the structure. The Board suggests that the ticket booth represent a unique architectural feature and should be incorporated within the project. If the existing booth is not restorable, the applicant shall construct a replica.
2. The applicant shall submit a landscape plan to the Department which indicates landscaping on the applicant's property and on the facing Avenue right-of-way. These improvements shall include three trees in plant and a landscape site to provide visual interest to the block wall. The plan shall be approved by the Planning and Zoning Department prior to the issuance of a building permit and the applicant shall refer to the library of an Encumbrance (Verbal).

PLUMBING PERMITS

3. Plans shall specify the re-orientation of ceiling panels beneath the entry marquee and.
4. Plans shall include construction materials which mitigate the impact of noise on surrounding properties and an engineer's report indicating that sound levels outside of the building will be within the standards listed in the City's regulations. The engineer's report shall be approved by the City prior to the issuance of a building permit.

In order to ensure that the responsible staff is aware of these requirements, please record these actions on the building card for the subject property. If the building permit is not issued within one (1) year of the meeting date (April 3, 1988), the Design Review Board approval will become void.

Thank you for your assistance in this matter.

1988 APR 11 11:21 AM
629 15
BUILDING PERMITS

ELECTRICAL PERMITS

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

ALTERATIONS & ADDITIONS

BUILDING PERMITS

FILE NO. 1592
1523
VARIETY ENTERTAINMENT INC.
390 WASHINGTON AVENUE
Oct 7, 1988

Board scheduled this case for a progress report at the November 4, 1988 meeting.

PC/sh
2 XX

PLUMBING P

PAGE EIGHT OF EIGHT

ELECTRICAL

CITY OF MIAMI BEACH
CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



51344-1025

88 JUL 5 AM 8:52

CITY OF MIAMI BEACH

BOARD OF ADJUSTMENT

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE 872-7460

ZONING BOARD OF ADJUSTMENT — AMENDED SUMMARY
REFLECTING CHANGES FOR FILE NO. 1192
HEARD AT THE MEETING OF JUNE 3, 1988

1523

FILE NO. 1192 VARIETY ENTERTAINMENT, INC.
550 WASHINGTON AVENUE

Applicant requests that the Impact fee be due prior to the issuance of a Certificate of Occupancy instead of prior to the issuance of a building permit.

APPROVED with the following conditions as previously agreed by the applicant and that no request for a temporary C.O. be issued, and that the second payment shall be due 12 months after the first payment, and then annually (These changes represent an amendment to conditions #3 and #10 below, as imposed by the Board on April 7, 1988).

1. The applicant shall restore the ticket booth either in its present location or incorporate it within the structure. The Department suggests that the ticket booth represents a unique architectural feature and should be incorporated within the project.
2. The applicant shall submit a landscape plan to the Department which indicates landscaping on the applicant's property and on the Euclid Avenue right-of-way. These improvements shall include three trees in grates and a facade plan to provide visual interest to the blank wall. The plan shall be approved by the Planning & Zoning Department prior to the issuance of a building permit and the installed material prior to the issuance of an Occupational License.
3. The applicant and his successors shall contribute an amount of money equivalent to the purchase of seventy-eight parking decals (each in lieu of parking decal program) on an annual basis. The first payment shall be received by the City prior to the issuance of a building permit and subsequent payments shall be received annually on the anniversary date that the Certificate of Occupancy for the nightclub was issued. Funds generated through the receipt of the cash in lieu of parking decal program shall be placed in a City account entitled, "South Public Improvement Fund", which is dedicated towards the construction of improvements in the vicinity of the site and which are consistent with the Department's neighborhood plan for this area. The amount of funds may be reduced in the event that the applicant leases parking facilities within the neighborhood. However, the return of funds will occur at the end of each year. In this manner, the Department is assured that properties have been leased for the previous year. Should the lease be terminated and no other facilities provided, then the Impact fee program shall be automatically reinstated.
4. The project shall include construction materials which mitigate the impact of noise on surrounding properties and an engineer's report indicating that sound levels outside of the building will be within the standards listed in the City's regulations. The engineer's report shall be approved by the City prior to the issuance of a building permit; and,
5. The entire building shall be restored as part of this building permit.
6. Owner to provide proper garbage facilities approved by the Building Department, and grate interceptor, if food is prepared on site.
7. Owner to also remove and replace all necessary sections of sidewalk and curb and gutters.
8. All City liens shall be satisfied by April 11, 1988.
9. The ramp on south side shall be a minimum 8 ft. wide.
10. The first payment of the impact fee shall be received at issuance of building permit and the following payment will be due year from the date of the Certificate of Occupancy.

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 REMOVAL	COMMENTS	BUILDING PERMIT NO.
		<p>17. FILE NO. 1892 1523</p> <p>VARIETY ENTERTAINMENT, INC. (PARIS THEATRE) 550 WASHINGTON AVENUE PORTION OF LOT 2, AND THE WEST 135 FT. OF LOTS BLOCK 481 OCEAN BEACH FL ADDITION NO. 2 PB 2/81</p> <p>APPLICANT HAS BEEN REQUESTED TO APPEAR BEFORE THE BOARD TO SHOW CAUSE WHY VARIANCES GRANTED ON APRIL 7, 1988 SHALL NOT BE REVOKED FOR FAILURE TO MEET CONDITIONS (PAYMENT OF PARKING IMPACT FEE).</p> <p>CONTINUED by the Board to the meeting of January 13, 1989</p>					

CITY OF MIAMI BEACH



CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139

DEPARTMENT OF PLANNING

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 533-7550

523

TO: CHAIRMAN & MEMBERS
ZONING BOARD OF ADJUSTMENT

FROM: JUD KURLANCHEER
PLANNING & ZONING DIRECTOR

JANUARY 6, 1989

SUBJECT: PLANNING & ZONING DEPARTMENT RECOMMENDATION;
JANUARY 13, 1989 MEETING

FILE NO. 1892 VARIETY ENTERTAINMENT, INC.
(PARIS THEATER)
550 WASHINGTON AVENUE

On November 4, 1988 the Board requested the applicant to appear at todays hearing to justify his failure to pay a \$19,500 impact fee. In order to accomodate the applicant's financial problems, the City entered into an agreement whereby the fee would be amortized over 12 months; however, the applicant failed to meet this schedule.

It is recommended that the applicant either pay the impact fee in its entirety within 5 days or make arrangements to provide the necessary parking within 30 days of todays meeting. Failure to comply with either of these alternatives, will result in the City continuing its prosecution of the violation before the Code Enforcement Board.

JK:jm

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.

10. FILE NO. 1892 VARIETY ENTERTAINMENT, INC.
 (PARIS THEATER)
1523
 550 WASHINGTON AVENUE

THE BOARD IS REQUESTED TO SET A PUBLIC HEARING DATE FOR PURPOSES OF CONSIDERING THE REVOCATION OF VARIANCES GRANTED ON APRIL 7, 1988 FOR NON-COMPLIANCE OF CONDITIONS (PAYMENT OF A PARKING IMPACT FEE).

The Board set a Public Hearing for the December meeting for consideration of revocation of variances granted on April 7, 1988.

ZONING BOARD OF ADJUSTMENT
FILE #1997
APRIL 7, 1982

TO: CHAIRMAN & BOARD MEMBERS
ZONING BOARD OF ADJUSTMENT
FROM: JED KURLANOWSKI
PLANNING & ZONING DIVISION

MARCH 22, 1982

1982 B

SUBJECT: PLANNING & ZONING DEPARTMENT RECOMMENDATION
APRIL 7, 1982 MEETING

FILE NO. 1982

VARIETY ENTERTAINMENT, INC.
250 WASHINGTON AVENUE

It is recommended that the request be approved subject upon the following:

1. The applicant shall restore the lobby front entry in its present location or immediately adjacent thereto. The Department suggests that the lobby be restored to its original architectural feature and shall be interpreted within the project.
2. The applicant shall submit a landscape plan to the Department which complies with the requirements of the applicable zoning code and the City's landscape plan. The applicant shall include three trees in the plan and a landscape plan to be installed in the lobby walls. The plan shall be approved by the Planning & Zoning Department prior to the issuance of a building permit and the related material prior to the issuance of an Occupancy License.
3. The applicant shall guarantee that conditions are met in order to comply with the requirements of the applicable zoning code and the City's landscape plan. The applicant shall include three trees in the plan and a landscape plan to be installed in the lobby walls. The plan shall be approved by the Planning & Zoning Department prior to the issuance of a building permit and the related material prior to the issuance of an Occupancy License.

1. The project shall include construction materials which indicate the impact of costs on surrounding properties and an engineer's report indicating that there is no adverse impact on the building. The engineer's report shall be approved by the City's Planning & Zoning Department.
2. The entire building shall be restored as part of the building permit. The Department's requirements regarding the substantial restoration of this building will have a positive impact on the neighborhood. Additionally, the regular return of this building will be a positive impact on the neighborhood.

The project will be reviewed under the City's Design Review process on 3/26/82. April 5. The results of that meeting will be made available to the Board.

Signed
VAB

CMB BUILDING CARD / THEATER

VARIETY THEATRE

Owner: L. G. & E. A. CLARKE Mailing Address: Permit No. 21007 Cost \$200,000

Lot 2 & 3 Block 48 Subdivision: CECIL BEACH Address: 550 Washington Ave.

General Contractor: CARON ERADORE-HEADFORD BUILDERS Bond No. 3066

Architect: HENRY HOBBERER *See Also Permit # 21007* Engineer: ALEX KONONOFF

Zoning Regulations: Use *C-3* Area 19 Lot Size 300 x 258 4203-09-190 Stories 2

Building Size: Front 58'6" Depth 125' Height 46' THEATRE --- 1,200 seats (\$175,000.)

Certificate of Occupancy No. 4295-dated 4/17/45 (Paris File No. Use APTS. --- 5 units (\$25,000.)

Type of Construction #2 Fireproof Foundation Concrete Slab Roof *Asph/Flt* Date Oct. 18, 1945

Plumbing Contractor # 18868 - Orr, Inc. # 20180 Alex. Orr, Inc. 6 Downspouts Date 12-5-45

Plumbing Contractor # 18868 - Orr, Inc. Temporary Closets 2 Date 12-5-45

Water Closets 16 Bath Tubs 16 Floor Drains 6

Lavatories 17 Showers 4 Grease Traps 1

Urinals 4 Sinks 8, 1 (service) Drinking Fountains 1

Gas Stoves 1 Gas Heaters 16 (water) Rough Approved Date

Gas Radiators Gas Turn On Approved Tank Size Date

Septic Tank Contractor Tank Size Date

Oil Burner Contractor

Sprinkler System

Electrical Contractor # 25097 Lowry Electric # 22654 - Dixie Neon Sign. Address Fans Fans Temporary Service # 21558-11-1-45 Date 5-17-45

Switch 52 Range HEATERS Water (20 Centers of Distribution # 29565 Lowry Elec. --- 2/18/45

OUTLETS Light 100 * 65 HEATERS Water Space Neon Transformers 22

Receptacles 76 Refrigerators 6 Sign Outlets

#21723 - Lowry Electric * Refrigerators 6

11-28-1945 * Irons 8

No. FIXTURES 165 Electrical Contractor

FINAL APPROVED BY: HOOVER/MESE Date of Service February 18, 1945

Alterations or Repairs - Over # 21522 - Lowry Electric - Temporary Service --- 11-10-45

ORD. # 75-34
 PERMITS SECTION
 COMMUNICATION DATE: 7/10/45

#1035

To be court on the north side of the building and the need for service to be court on the south side of the building.

OVER

ALTERATIONS & ADDITIONS

Building Permits: # 22467 Vertical sign -- approx 72 sq ft - (Approved by City Council 5/15/46)
 Dixie Neon Sign Co. \$1,000. May 17, 1946

Variety Theatre: # 35690 Re-locate sign encase: Erectors Builders, contractor: \$ 700 May 18, 1951

Variety Theatre: #65269 Brothers, Inc.: exterior painting - \$1200. - 7/17/61

#5132 Electro Neon Sign Co.: Remodeling existing sign by replacing two letters, to read New Paris, and new electrical work - \$700. - 10/16/61

#66477 All Weather Maintenance, Inc.: Replace cooling towers (80 tons) Variety Theatre - \$2,000, 11/21/62

#79687 All American Home Improvement Co.: Plaster exterior - \$550 - 2/12/65

#80823 Valco-Devan Install 8 window markers \$800 \$375.00 8/25/69 OK 9/17/68

539 Euclid Mallion Owner Panel existing walls paint ceiling \$300.00 10/21/60

#63525 Public Aquilure Painting & Pressure Wash \$2,530-4-5-76

#90886 Roofing-Ker Roof 28 sqs-\$2,530-4-5-76

#12866 Plumbing Permits: #3734-Hill York Sales- 1 10ton central a/c-\$3800-9-2-76

#6903-C & C Undergroud-Install booths, interior remodeling-\$8000-2-24-75 (CLE & MARKET)

Electrical Permits: # 22561 - Dixie Neon - 32 neon transformers - 5/8/46- CK Woodmansee

26668 - Lowry Elect. - 1 service temporary - 5-12-46

24225, Franklin Power & Light Co: 1 Transformer vault, May 15, 1947

26911 Henry Electric: 2 motors - August 2, 1948

27171 Lowry Electric: 1 appliance outlet, 2 motor, 1 meter - - Sept. 10, 1948

30568 Astor Electric: 1 service-temporary -(temporary storage lighting)- Jan. 9, 1950

36677 Gates Elec Co: 12 Light Outlets, 12 Fixtures, 1 Temp Serv: 2/2/50K, Rosser, Feb 10, 1953

40784 Elder Electric: 3 Fixtures: Nov 9, 1953 - ER. H. Rosser, 11-12-53

#56982 Astor Electric Service, Inc.: 2 violations 11/2/62

#9385 Phillips-Brock: 5 switch outlets, 5 light outlets 2/20/63

#11488-Ocean Electric: 55 light outlets; 50 receptacles; 55 fixtures-3-6-75

#1321 3/27/67 Daniel G. Bellwode 6 SONS 1 service temp

Lot 2-3 48 SUBDIVISION Ocean Beach ADDRESS 550 Washington Avenue

ALTERATIONS & ADDITIONS

Building Permits:

#09711-Paris Follies, Inc.-Owner-Interior remodeling-\$4900-9-8-76

#3901-Victor Abiszlaiman - 1 SHP refrigeration-\$4000-3-23-77

#28986 5/29/86 owner pressure clean & paint exterior \$4,000.

#29728 1/26/87 owner/plumber secure and cleanout exist structure interior demo \$1,000.

Plumbing Permits:

Electrical Permits:

#73500-Ramsay Electric- sub feed 70 amps; 2 5ton a/c-9-27-76

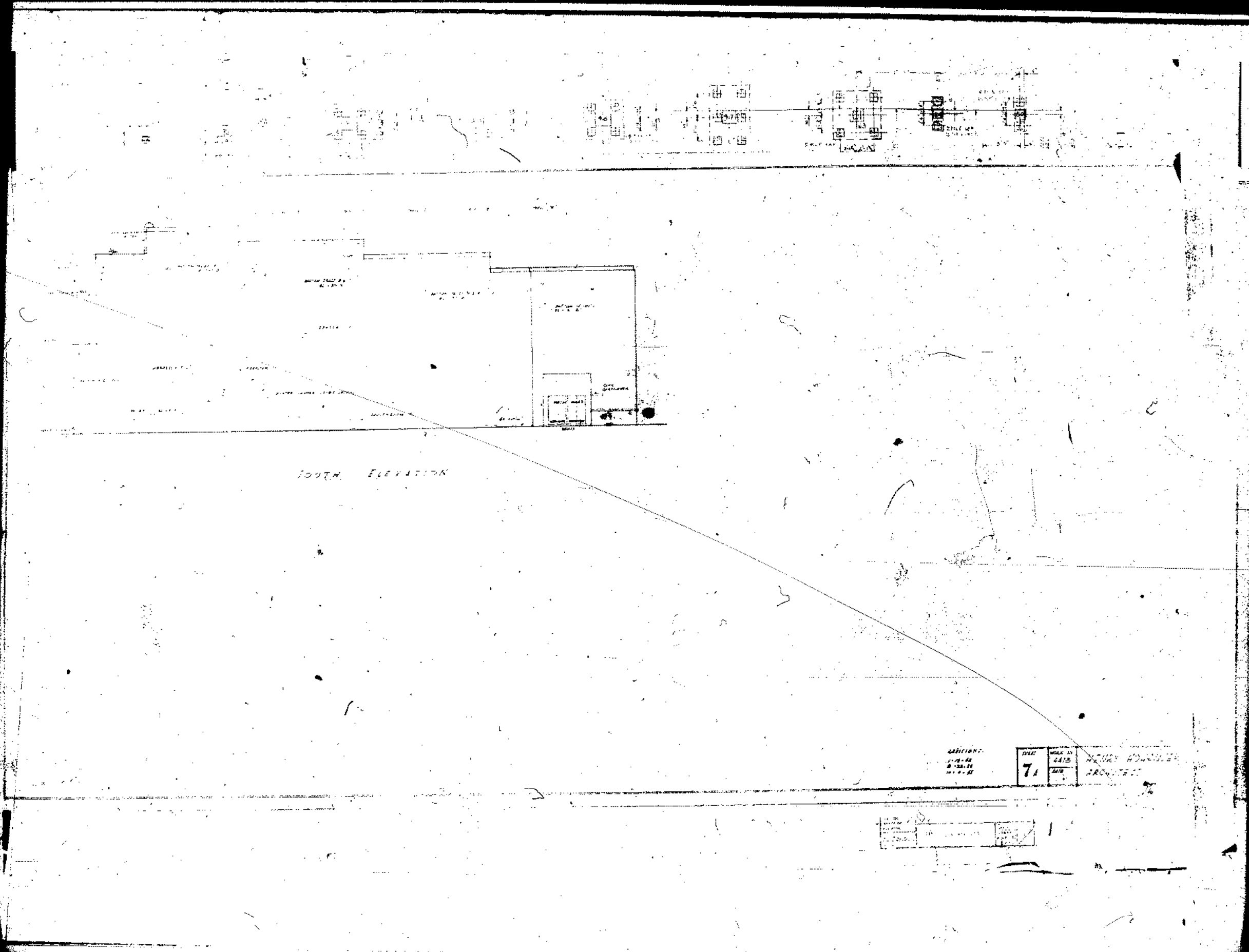
#79509 6/27/84 Coral Gables No All Elec - repair

BIBLIOGRAPHY



June 20th, 1946

- 1) Historic photograph at top left is from the www.cinematrasures.com website. S
- 2) Ibid.
- 3) September 8, 1942 Miami Herald, On with the Show by Bob Fredericks: "Good Pictures Never Grow Old"
- 4) www.cinematrasures.com
- 5) Ibid.
- 6) September 3, 2015 Miami Herald: "Paris Theater in South Beach hits market for \$23 million."
- 7) Ibid.
- 8) Courtesy <http://paristheatersobe.com> website.
- 9) www.cinematrasures.com
- 10) IBID.
- 11) <http://paristheatersobe.com>
- 12) Ibid.
- 13) September 3, 2015 Miami Herald: "Paris Theater in South Beach hits market for \$23 million."
- 14) Ibid.
- 15) www.cinematrasures.com
- 16) "Deco Rating" in Progressive Architecture, November 1982, p. 92
- 17) Flamingo Historic Preservation District Designation report, April 1990 by the City of Miami Beach Planning and Zoning Department, page 4.
- 18) MiMo: Miami Modern Revealed by Eric P. Nash & Randall C. Robinson Jr., 2004, p.58
- 19) Wikipedia for Henry Hohaus
- 20) CMB Historic Database File card for 550 Washington Avenue.
- 21) Deco Delights by Barber Capitman, Miami Design Preservation League, 1988
- 22) Courtesy History Miami
- 23) Photograph by Arthur Marcus. www.arthurmarcus.com

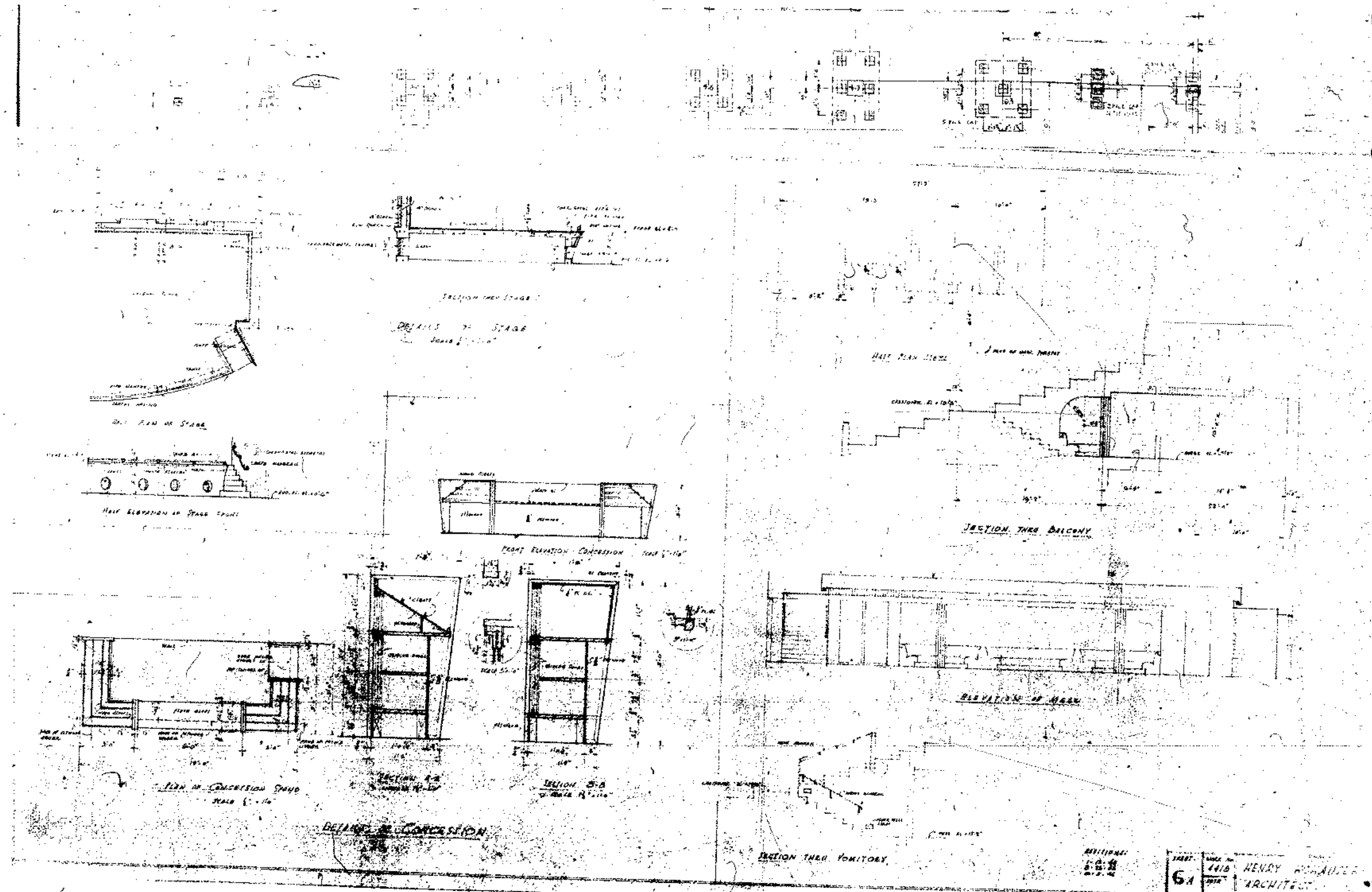


SOUTH ELEVATION

DATE: 1-28-46
BY: H. H. H.
CHECKED: H. H. H.

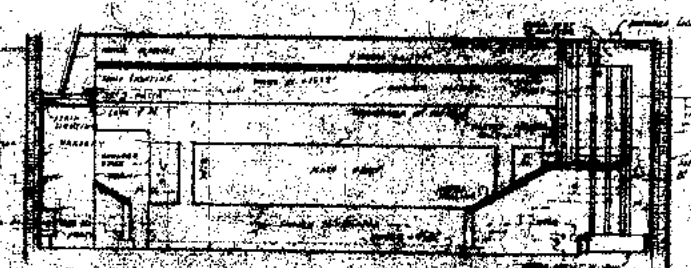
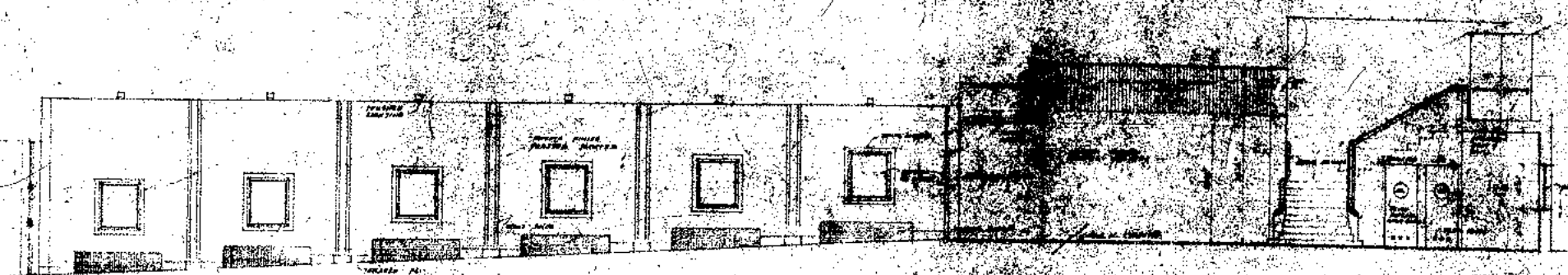
SCALE: 1/4" = 1'-0"
71
ARCHITECT

NO.	DESCRIPTION	DATE
1	PLAN	1-28-46
2	ELEVATION	1-28-46

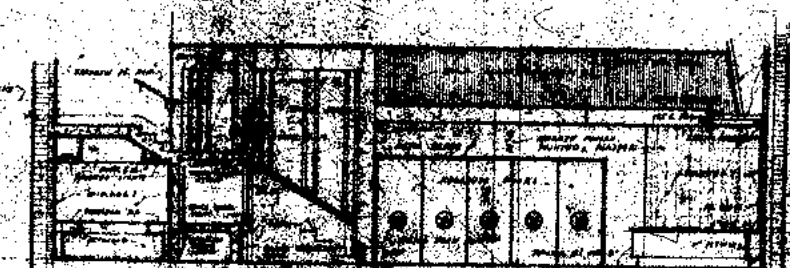


SECTION 6A

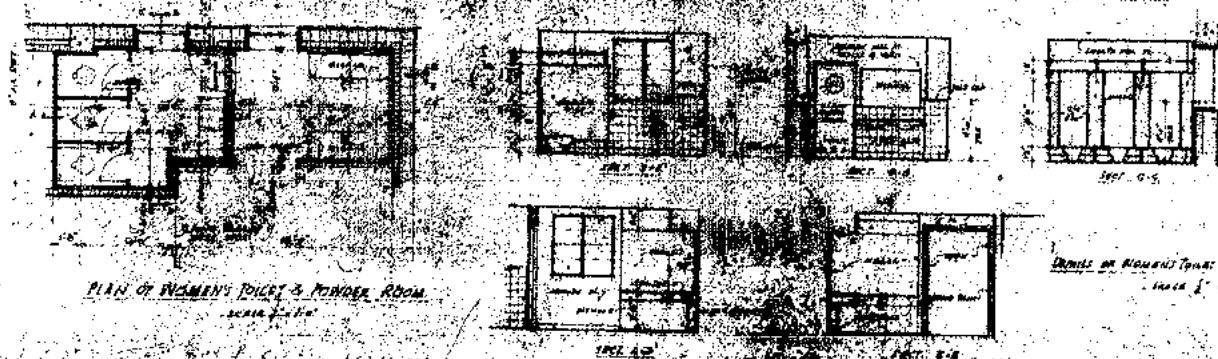
1418 HENRY SCHAEFER ARCHITECT



SECTION THROUGH FOYER LOOKING TOWARD SUBSTATION



SECTION THROUGH FOYER TOWARD MAIN ENTRANCE

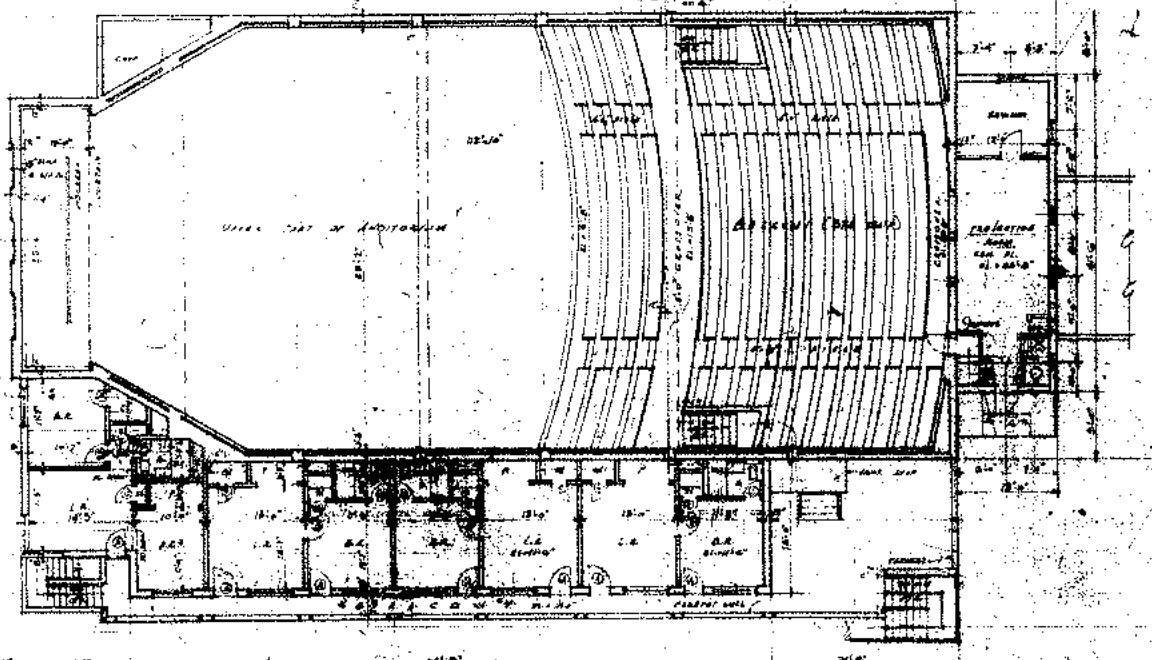


PLAN OF WOMEN'S TOILET & POWDER ROOM

DETAIL OF ROUGH-TURNED & POWDER LINE

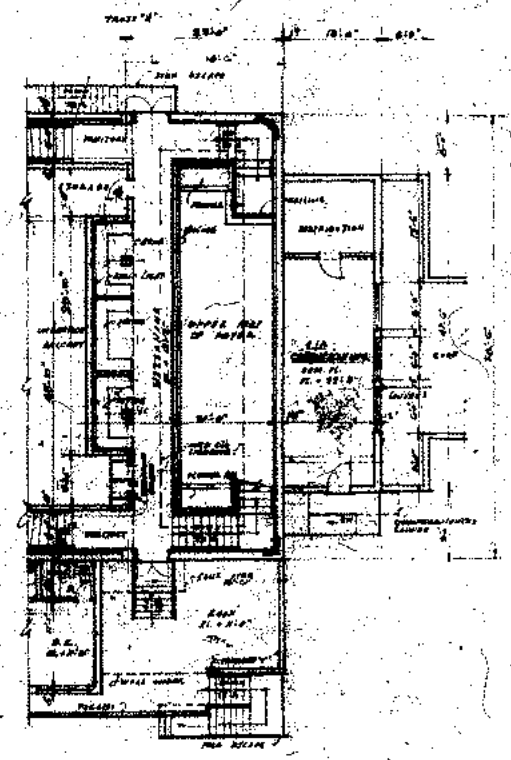
NOT TO SCALE
 1/4" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"

NO.	DESCRIPTION
1	...
2	...
3	...



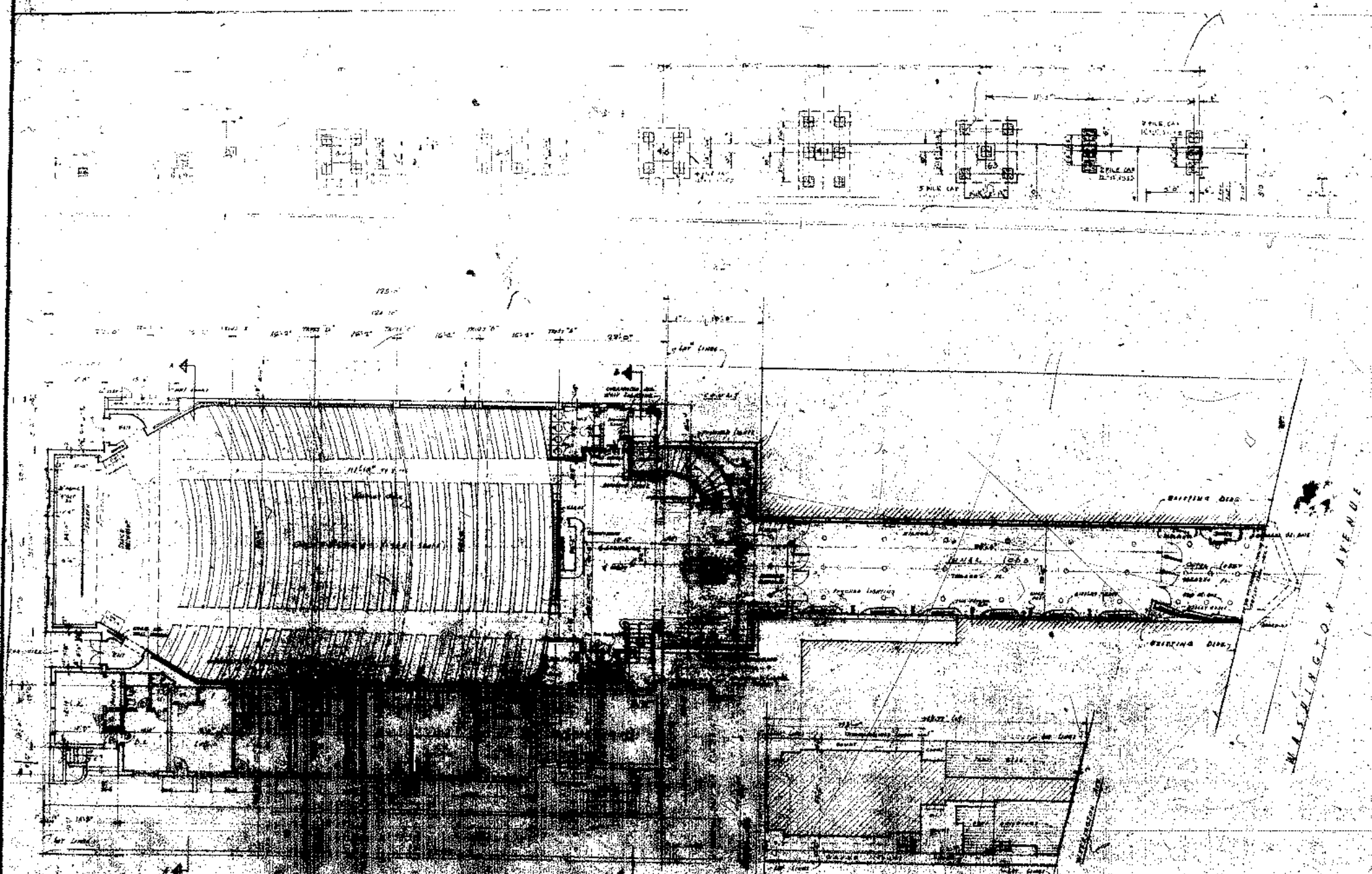
PLAN - AT - DALCONY
scale 1/8" = 1'-0"

NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...



PLAN OF MEZZANINE
scale 1/8" = 1'-0"

4
HENRY HONAUER
ARCHITECT



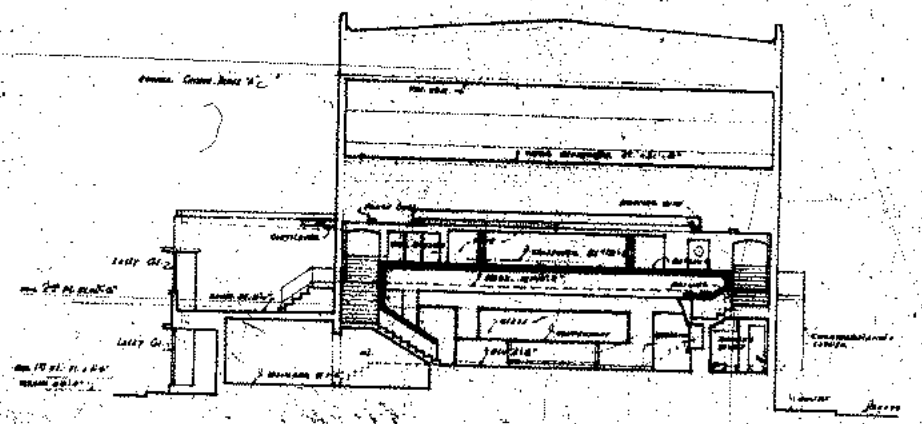
GROUND FLOOR PLAN
 Scale 1/8" = 1'-0"

PLOT PLAN

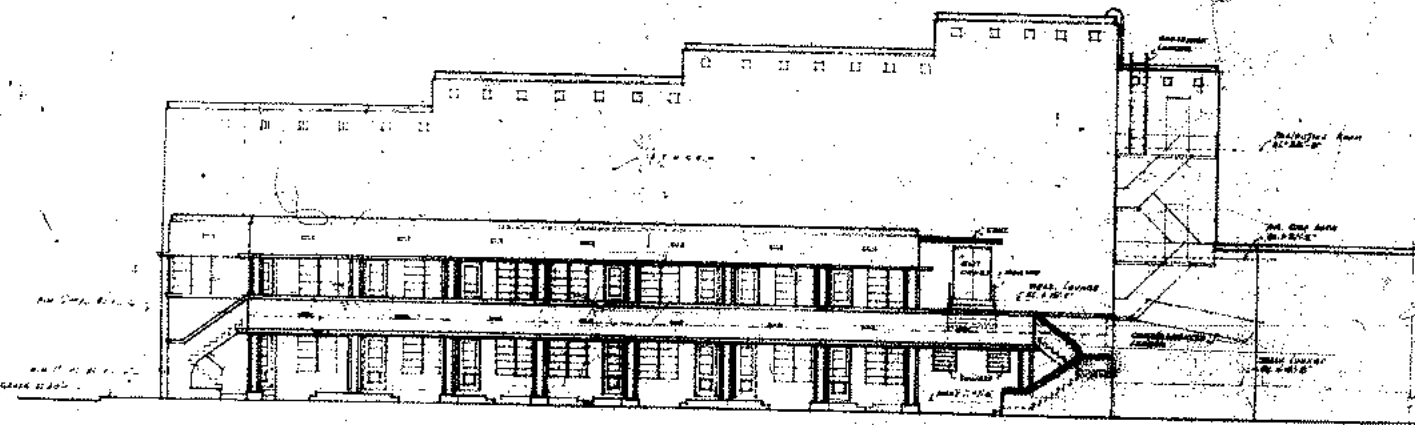
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20

APPROVED
 10-10-18
 HENRY HORAUER
 ARCHITECT

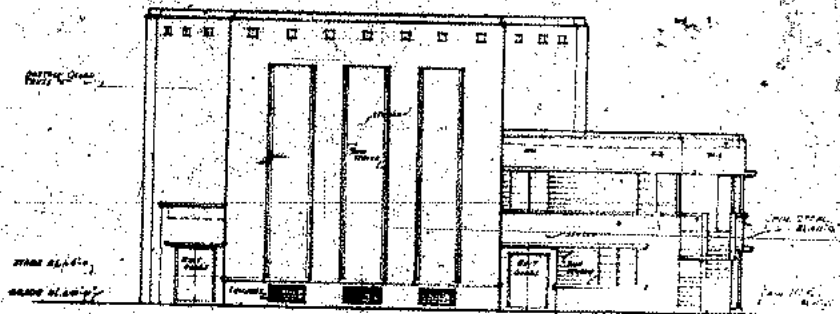
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20



CROSS SECTION # 2-B
Scale 1/4" = 1'-0"



SOUTH ELEVATION (GRACE COURT)
Scale 1/4" = 1'-0"



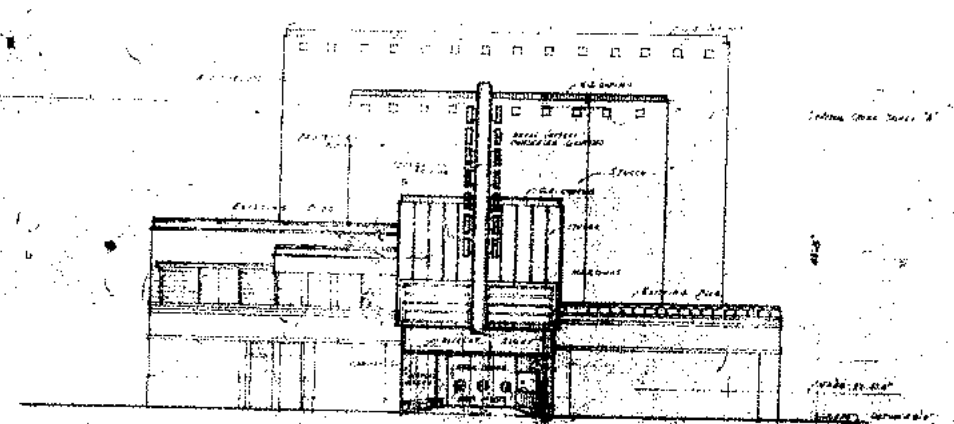
WEST ELEVATION (EUCLID AVE)
Scale 1/4" = 1'-0"

REVISIONS
1. 11.22.22
2. 11.22.22
3. 11.22.22

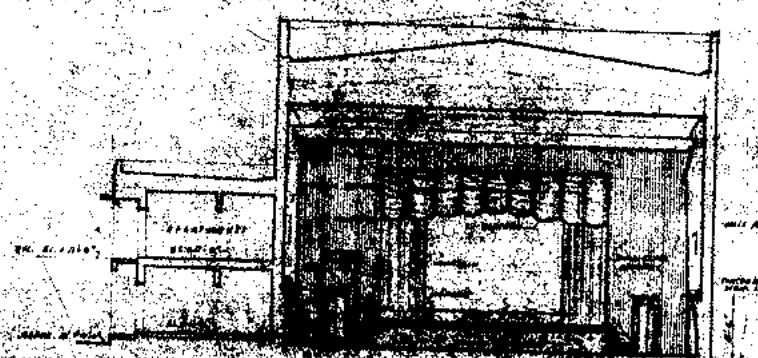
2

HENRY HONAUER
ARCHITECT

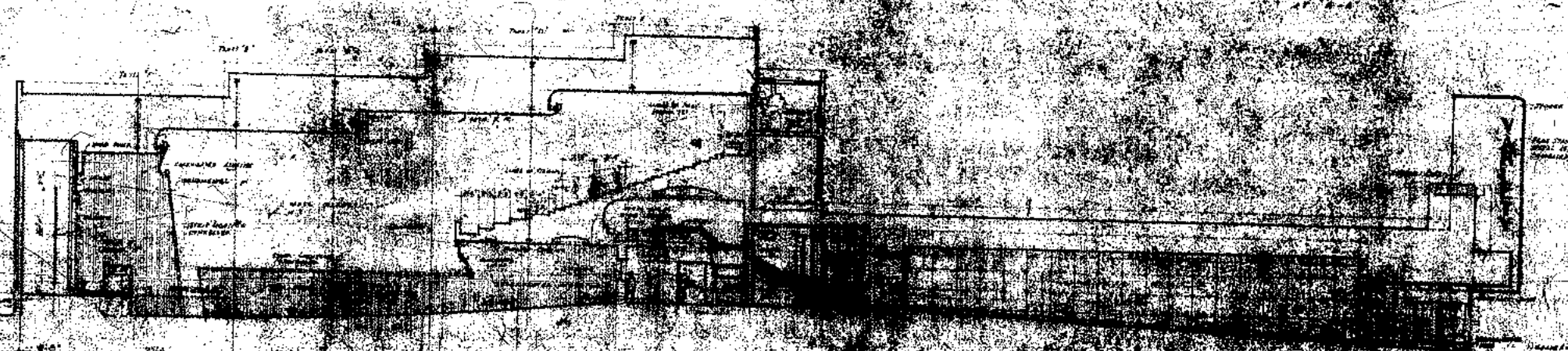
DATE	11.22.22
BY	H.H.
CHECKED	H.H.
SCALE	1/4" = 1'-0"



WASHINGTON AVE. ELEVATION

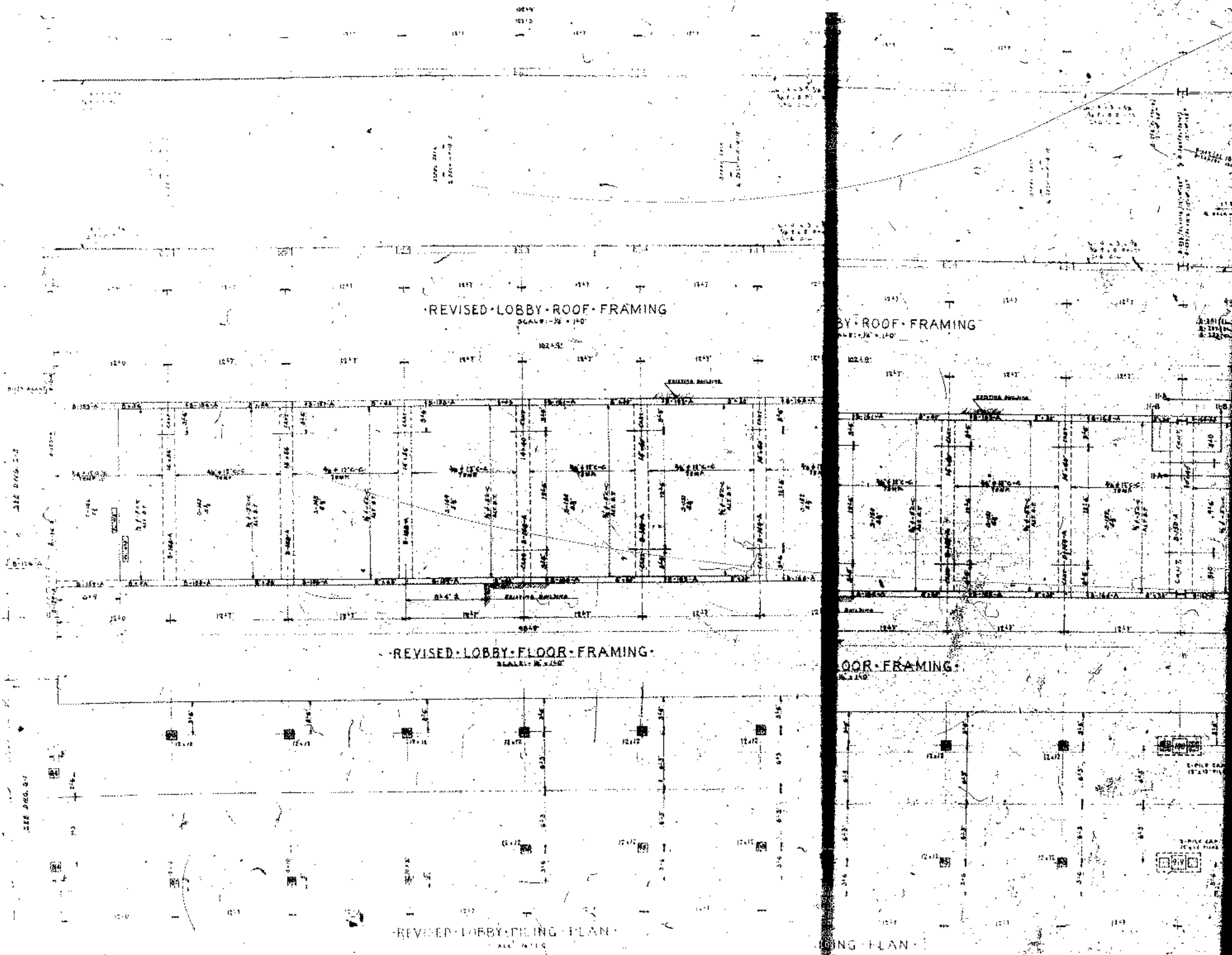


CROSS SECTION



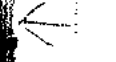
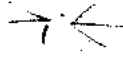
LONGITUDINAL SECTION

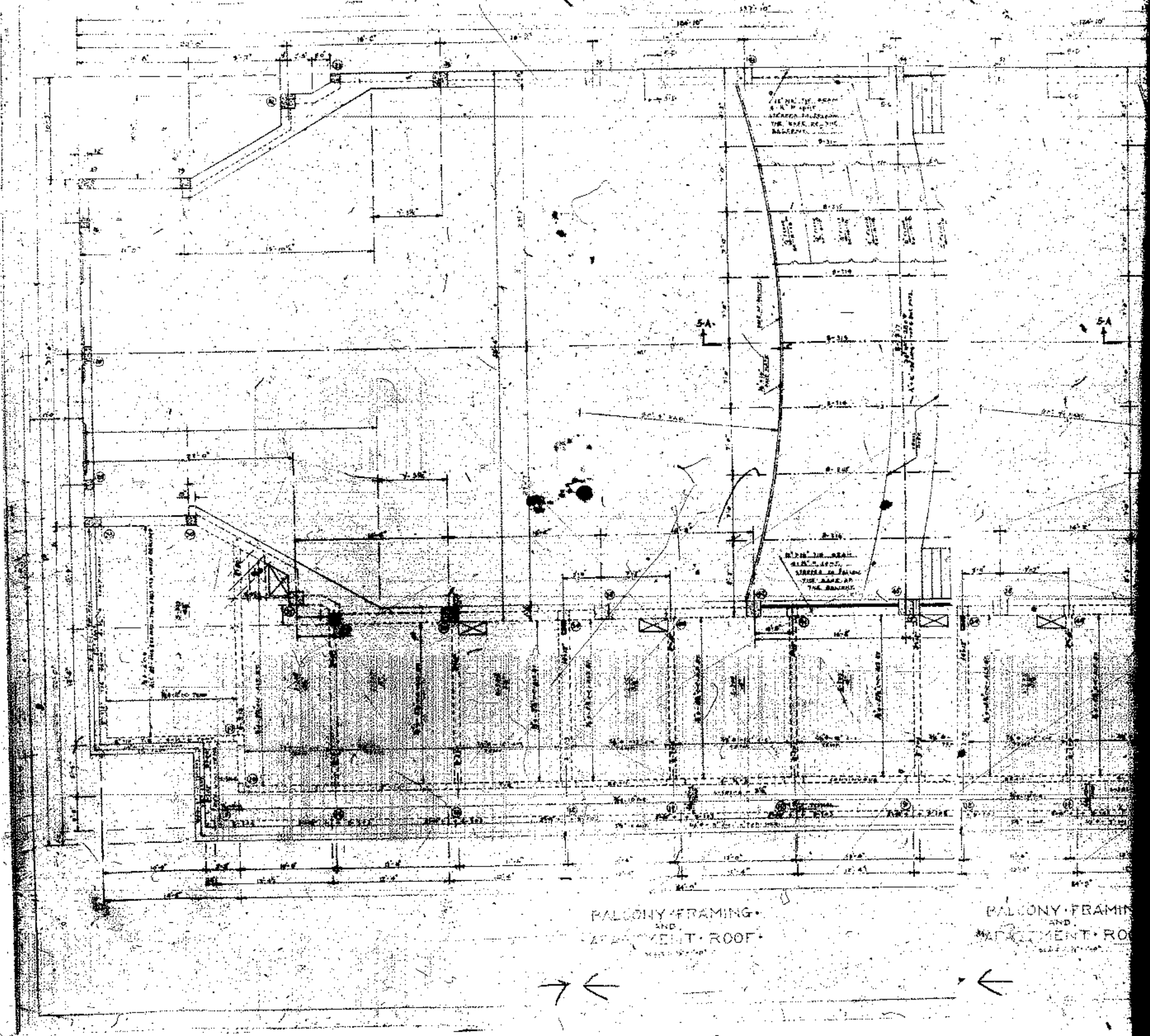
HENRY HONAN
 ARCHITECT
 1111 1/2 N. 10TH ST.
 PHOENIX, ARIZONA



SEE DRAW 1-2

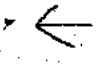
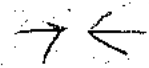
SEE DRAW 1-7

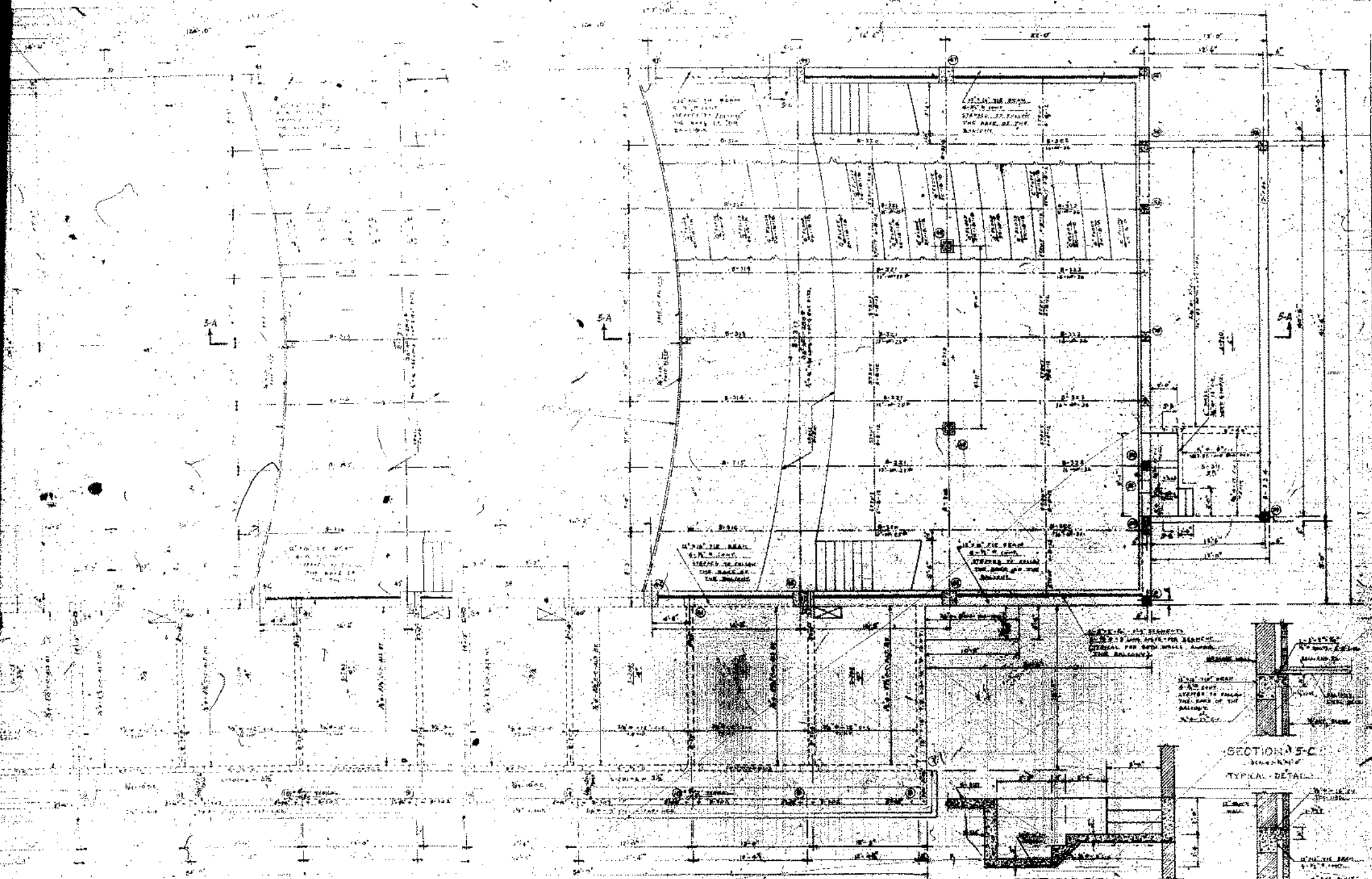




FALCONY FRAMING
AND
APARTMENT ROOF

FALCONY FRAMING
AND
APARTMENT ROOF

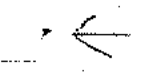
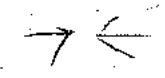


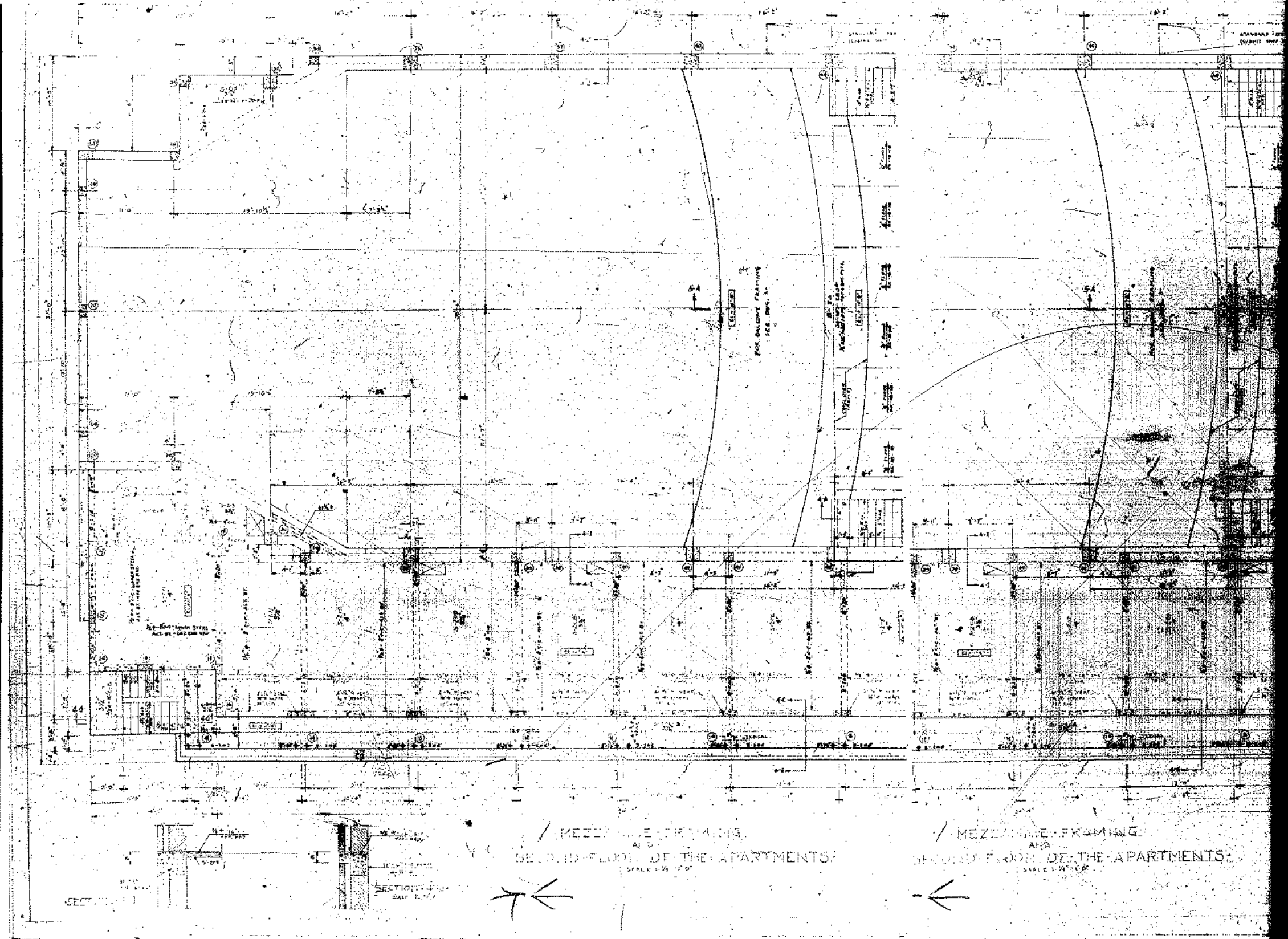


BALCONY FRAMING
AND
APARTMENT ROOF

ALBIS S. KONOWSKI ARCHITECT	
PROJECT: VARIETY THEATRE	
DATE: 10/10/45	SCALE: 1/4" = 1'-0"
NO. 5	SECTION: BALCONY FRAMING AND APARTMENT ROOF

HENRY ROUSSEAU ARCHITECT	
PROJECT: VARIETY THEATRE	
DATE: 10/10/45	SCALE: 1/4" = 1'-0"
NO. 5	SECTION: BALCONY FRAMING AND APARTMENT ROOF



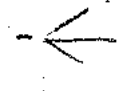


MEZANINE TRIMMING
 SECTION 1 OF THE APARTMENTS
 SCALE 1/8" = 1'-0"

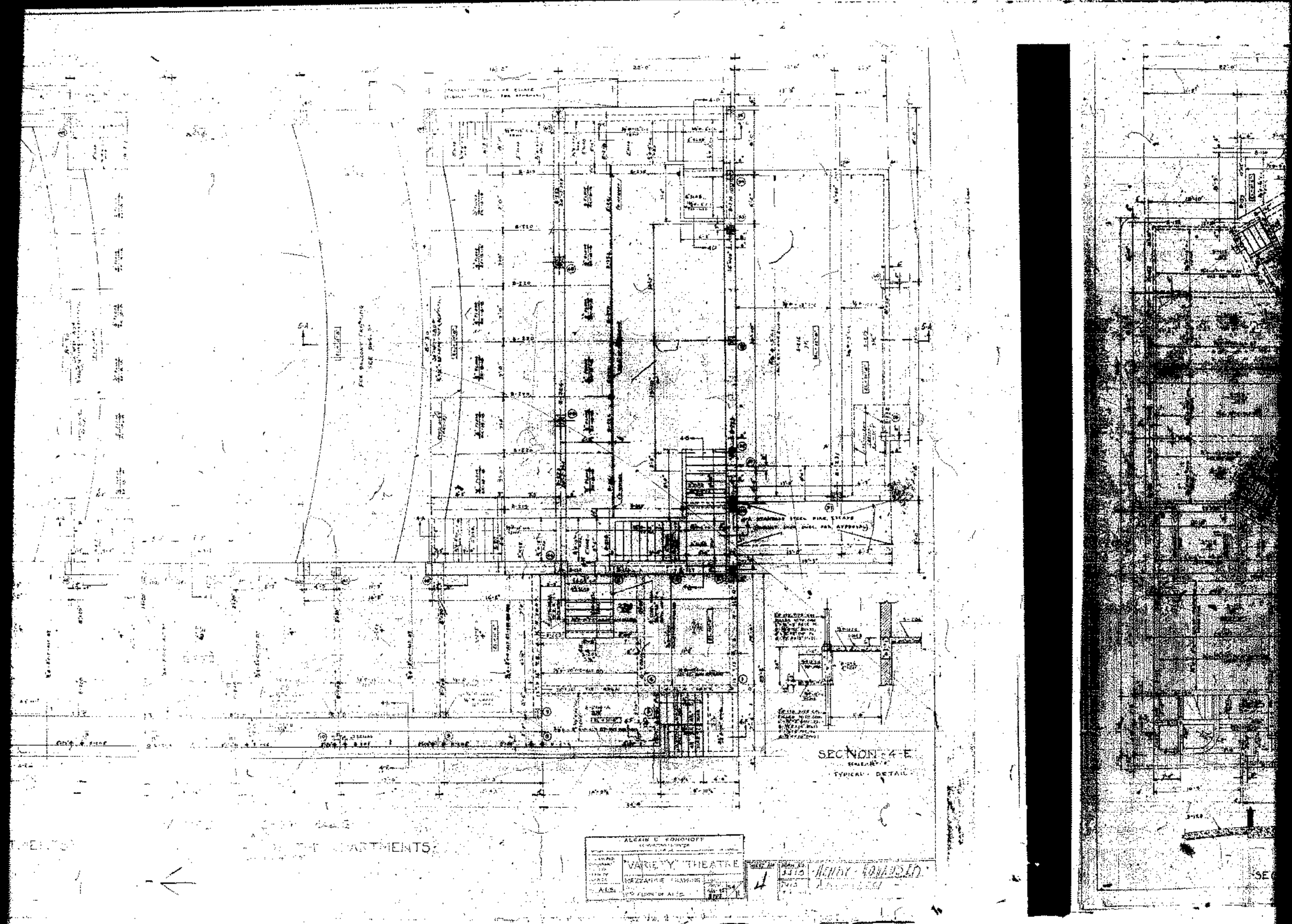
MEZANINE FRAMING
 SECTION 2 OF THE APARTMENTS
 SCALE 1/8" = 1'-0"

SECTION 1

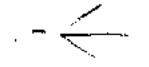
SECTION 2



1000



THE THEATRE DEPARTMENTS:

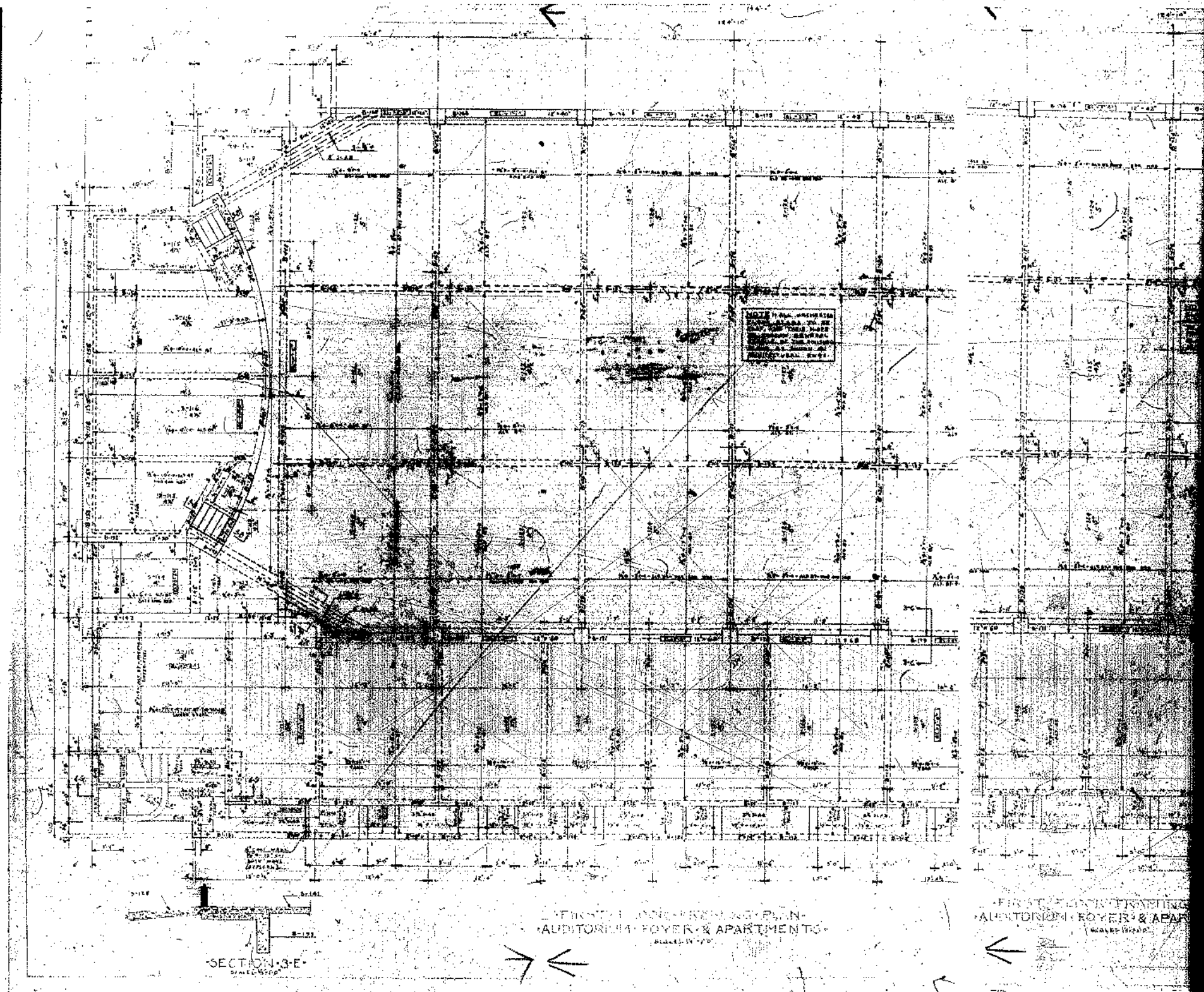


ALCANTARA & EDWARDS
 ARCHITECTS
 1000 MARKET STREET
 SAN FRANCISCO, CALIF.

THE VARIETY THEATRE
 1000 MARKET STREET
 SAN FRANCISCO, CALIF.

SECTION 4-E
 TYPICAL DETAIL

PROBABLE SAFETY



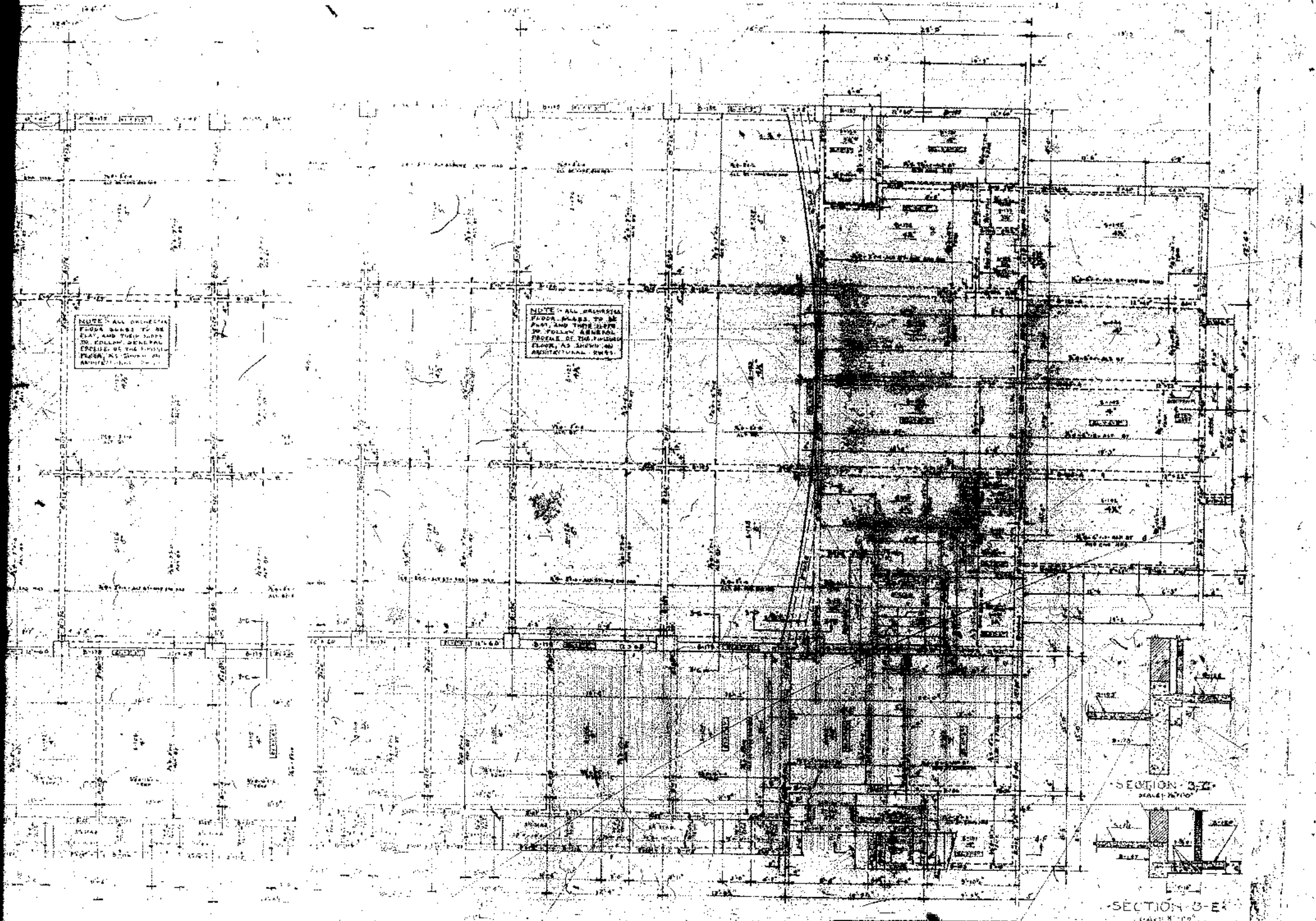
NOT TO SCALE
SEE PLAN FOR
DIMENSIONS
AND
DETAILS

SECTION 3-E
SCALE 1/4" = 1'-0"

SECTION 3-E
SCALE 1/4" = 1'-0"

FIRST FLOOR FINISHING PLAN
AUDITORIUM, FOYER & APARTMENTS

FIRST FLOOR FINISHING
AUDITORIUM, FOYER & APARTMENTS



NOTE: ALL DIMENSIONS
 GIVEN HERE TO BE
 EXACT AND TO BE
 FOLLOWED GENERAL
 PRINCIPLE OF THE
 PLAN AS SHOWN ON
 ARCHITECTURAL PARTS.

NOTE: ALL DIMENSIONS
 GIVEN HERE TO BE
 EXACT AND TO BE
 FOLLOWED GENERAL
 PRINCIPLE OF THE
 PLAN AS SHOWN ON
 ARCHITECTURAL PARTS.

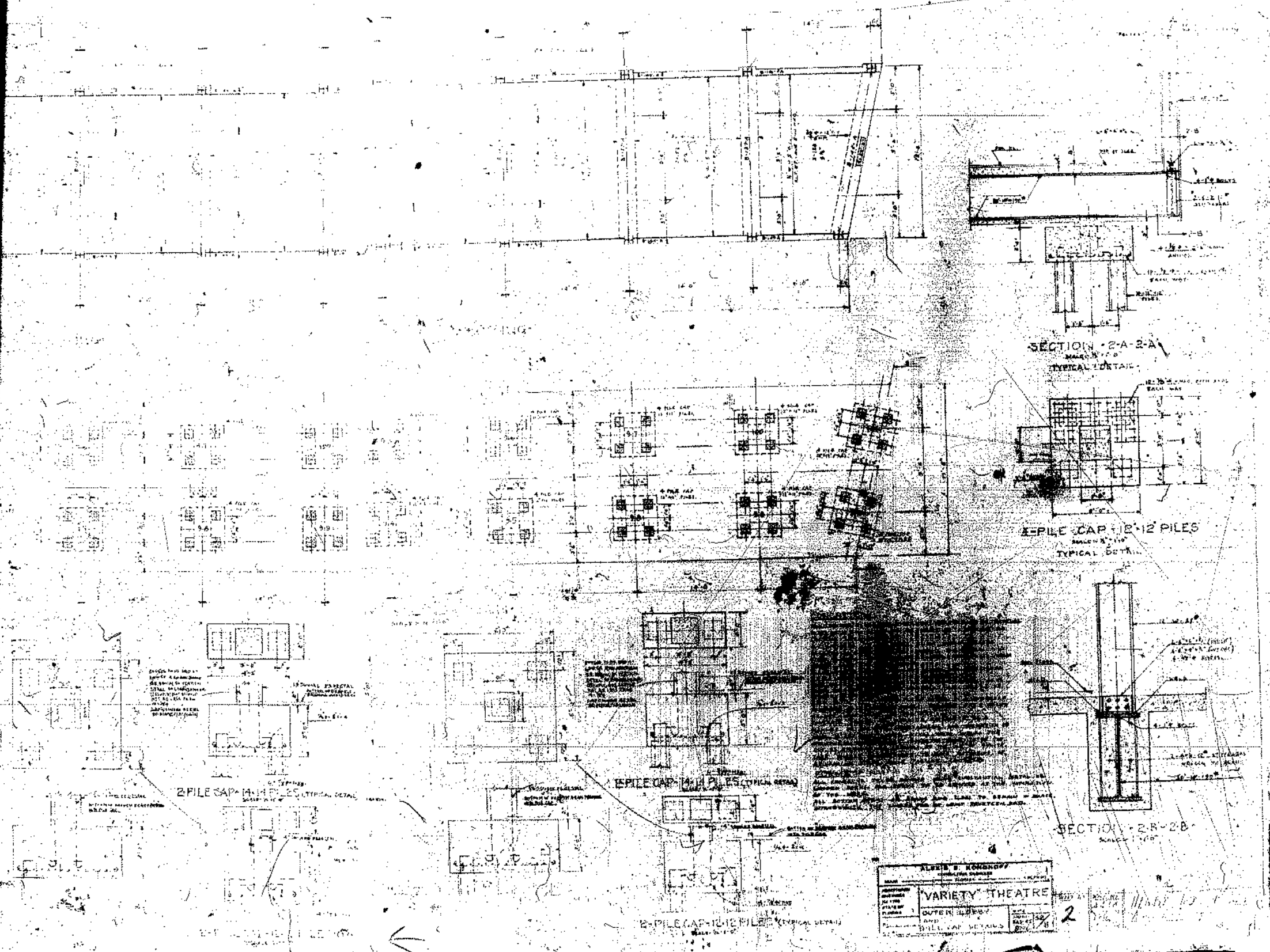
SECTION 3-3
 SCALE: 1/4" = 1'-0"

SECTION 3-4
 SCALE: 1/4" = 1'-0"

THEATRE PLAN
 AND APARTMENTS

ALBERT H. ROSENTHAL
 ARCHITECT
 VARIETY THEATRE
 FIFTH FLOOR
 227 W. 4th St.
 NEW YORK, N.Y.

NO. 3
 11/3
 1914
 HENRY HOWARD
 ARCHITECT



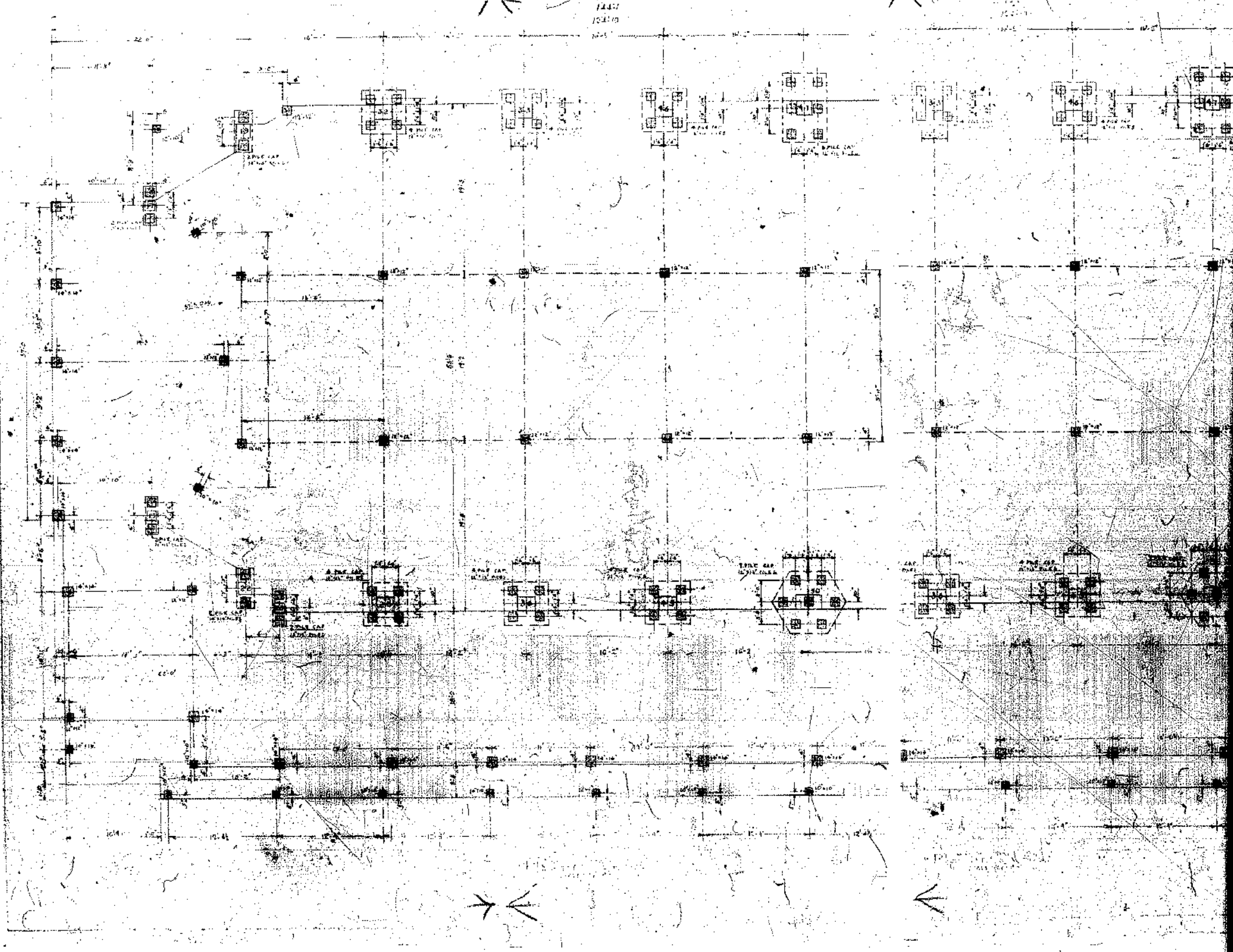
SECTION 2-A-2-A
TYPICAL DETAIL

2-PILE CAP-12-12 PILES
TYPICAL DETAIL

SECTION 2-R-2-B
TYPICAL DETAIL

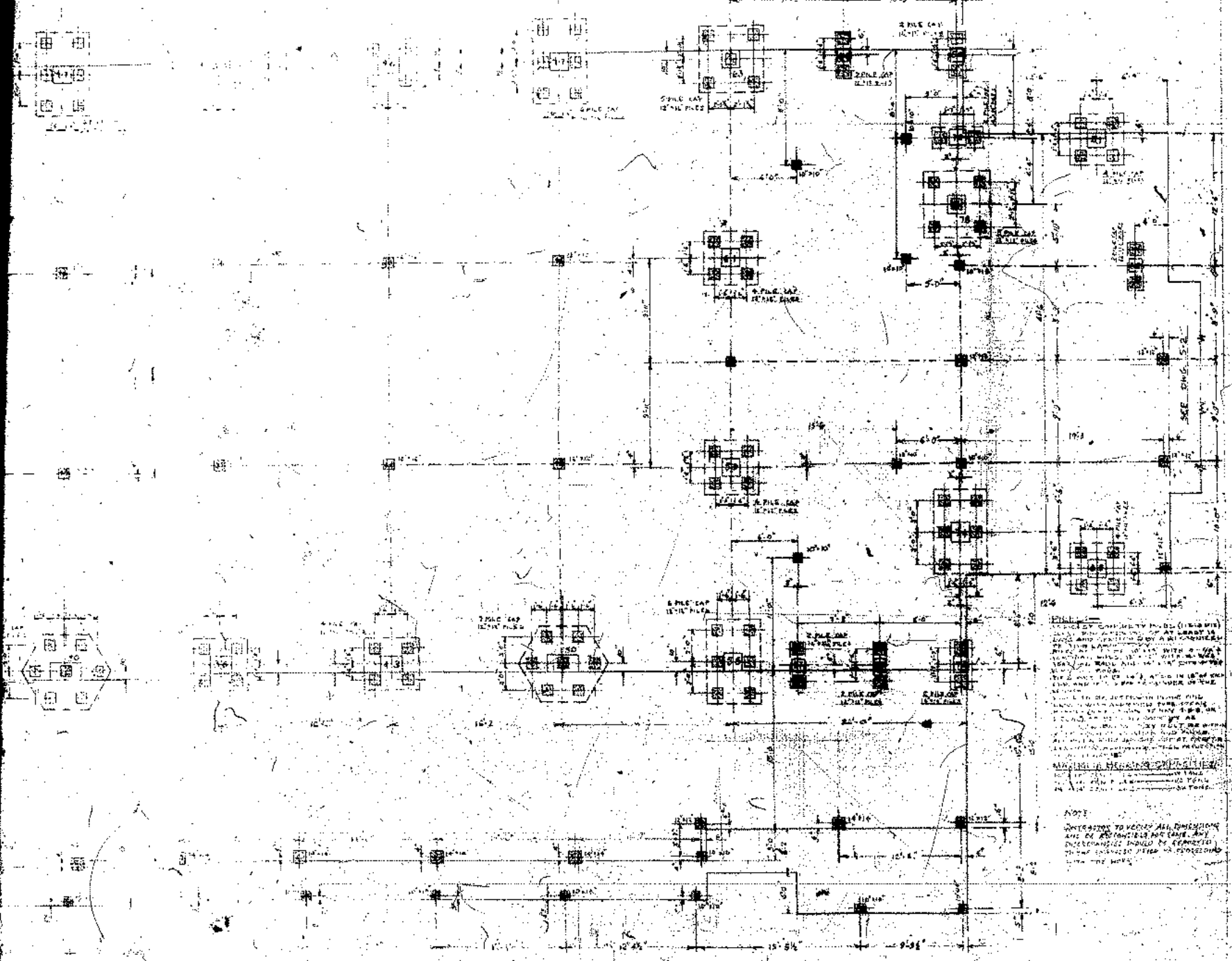
ALBERT S. HORNBOFF	
ARCHITECT	
VARIETY THEATRE	
OUTER WALLS	
AND	
PILE CAP DETAILS	
DATE	1922
SCALE	1/4" = 1'-0"

2



K O D A K S A F E T Y F I L M +

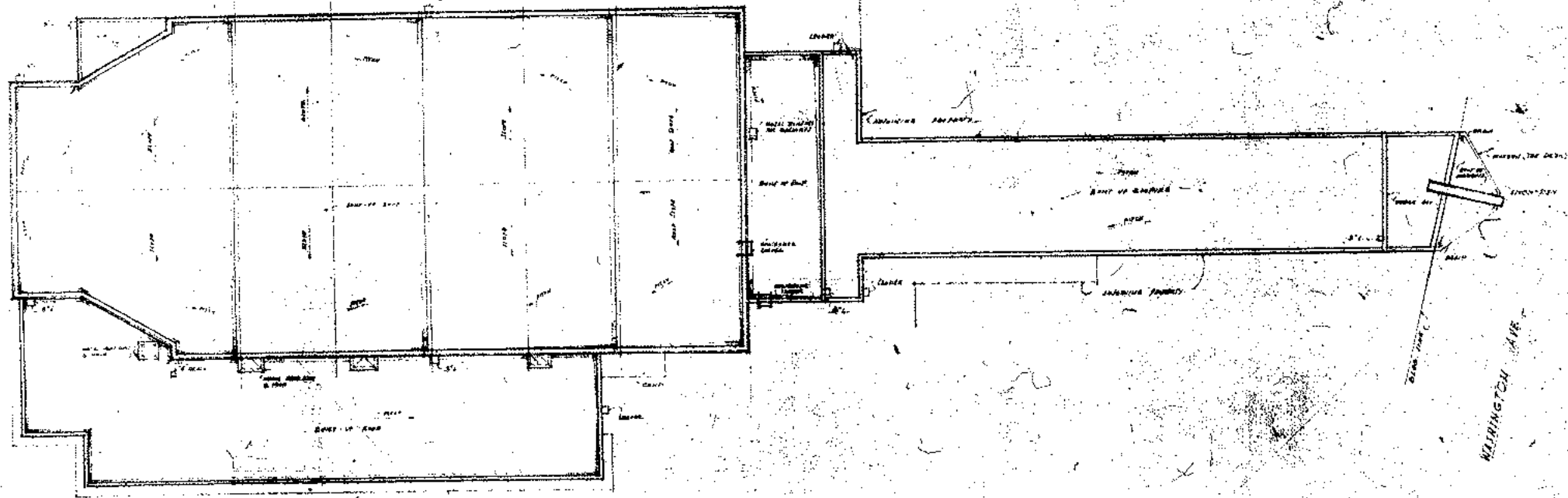
7



ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
 ALL WALLS TO BE CONCRETE UNLESS OTHERWISE NOTED
 ALL FLOORS TO BE CONCRETE UNLESS OTHERWISE NOTED
 ALL CEILING TO BE CONCRETE UNLESS OTHERWISE NOTED
 ALL ROOF TO BE CONCRETE UNLESS OTHERWISE NOTED
 ALL DOORS TO BE 1'6" MIN. CLEARANCE UNLESS OTHERWISE NOTED
 ALL WINDOWS TO BE 1'6" MIN. CLEARANCE UNLESS OTHERWISE NOTED
 ALL STAIRS TO BE 1'6" MIN. CLEARANCE UNLESS OTHERWISE NOTED
 ALL ELEVATORS TO BE 1'6" MIN. CLEARANCE UNLESS OTHERWISE NOTED
 ALL CORRIDORS TO BE 1'6" MIN. CLEARANCE UNLESS OTHERWISE NOTED
 ALL ROOMS TO BE 1'6" MIN. CLEARANCE UNLESS OTHERWISE NOTED
 ALL PLUMBING TO BE AS SHOWN UNLESS OTHERWISE NOTED
 ALL ELECTRICAL TO BE AS SHOWN UNLESS OTHERWISE NOTED
 ALL MECHANICAL TO BE AS SHOWN UNLESS OTHERWISE NOTED
 ALL STRUCTURAL TO BE AS SHOWN UNLESS OTHERWISE NOTED
 ALL FINISHES TO BE AS SHOWN UNLESS OTHERWISE NOTED
 ALL MATERIALS TO BE AS SHOWN UNLESS OTHERWISE NOTED
 ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS
 ALL WORK TO BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL BUILDING DEPARTMENT
 ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE ARCHITECT'S INTENT
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS
 ALL WORK TO BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL BUILDING DEPARTMENT
 ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE ARCHITECT'S INTENT

NOTE:
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR ANY DISCREPANCIES SHOULD BE CORRECTED BEFORE COMMENCEMENT OF CONSTRUCTION WORK AND NOTED.

ALEXIS S. KORONOFF	
Architect	
ADDRESS	
CITY	
STATE	
ZIP	
PROJECT	
DATE	
SCALE	
SHEET NO.	
TOTAL SHEETS	

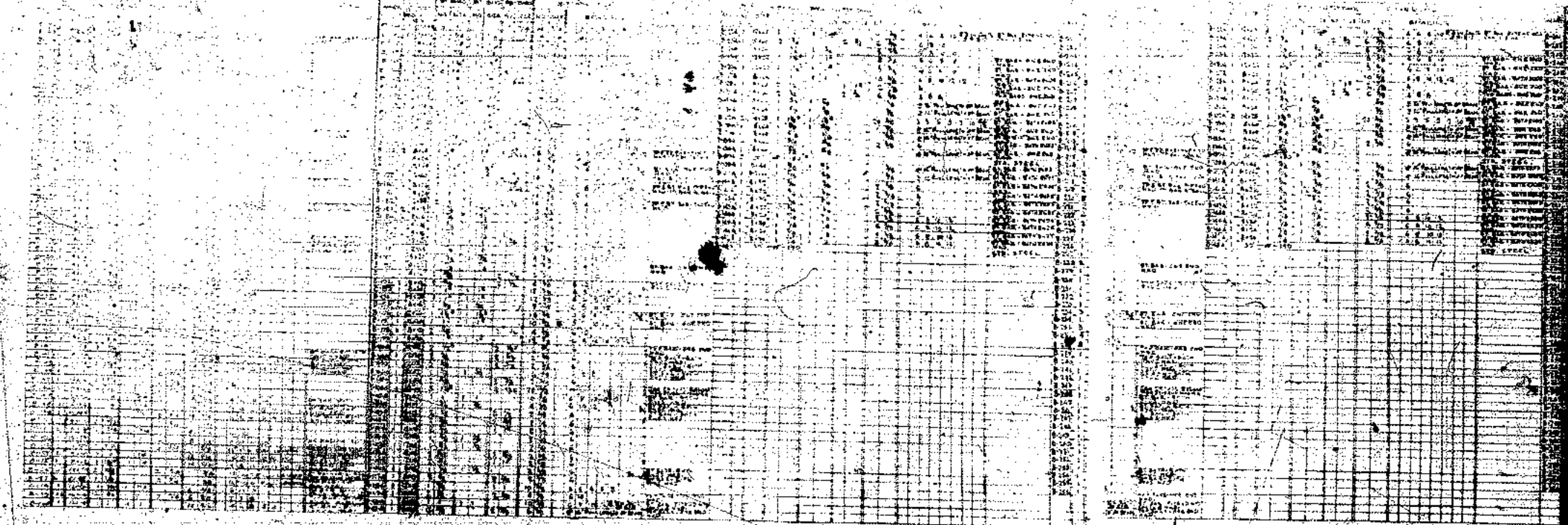


PLAN OF ROOMS
WARRINGTON ST

DATE	1-10-22	SCALE	1/4" = 1'-0"
DRAWN BY	J.J.D.	CHECKED BY	HENRY WALKER
PROJECT	WARRINGTON ST	NO.	100
DESCRIPTION	FLOOR PLAN	DATE	1-10-22

BEAM CONTINUE

COLUMN DOLL

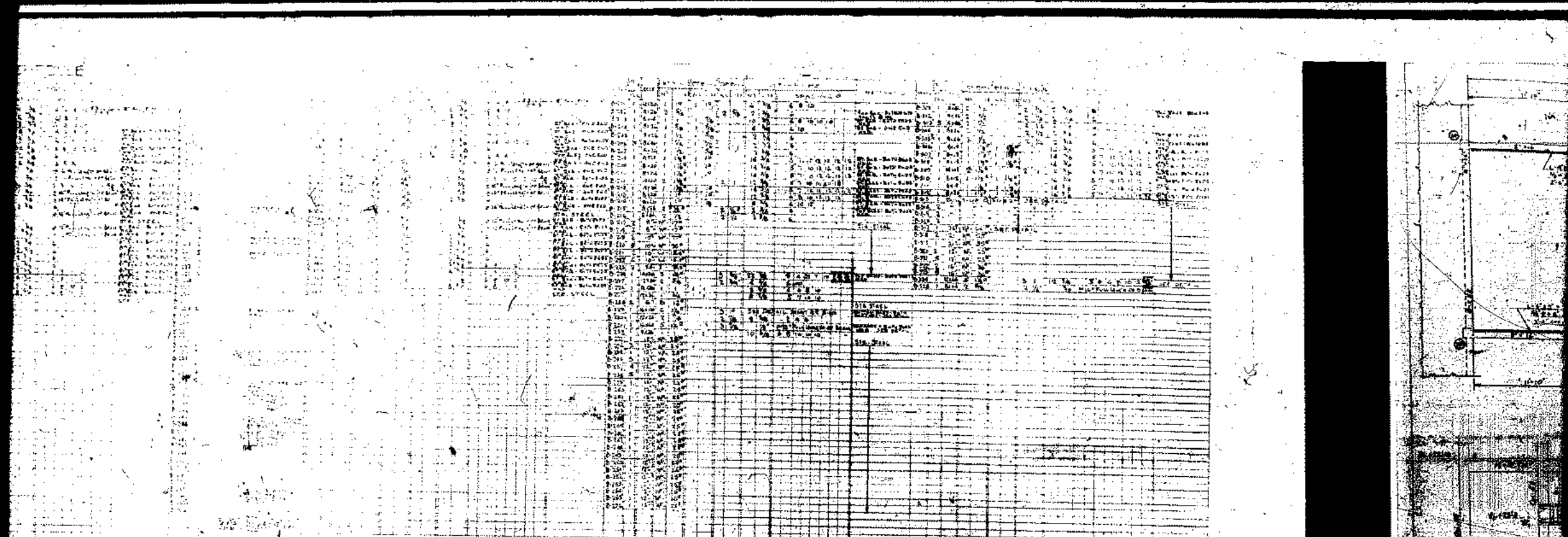


COLUMN SCHEDULE

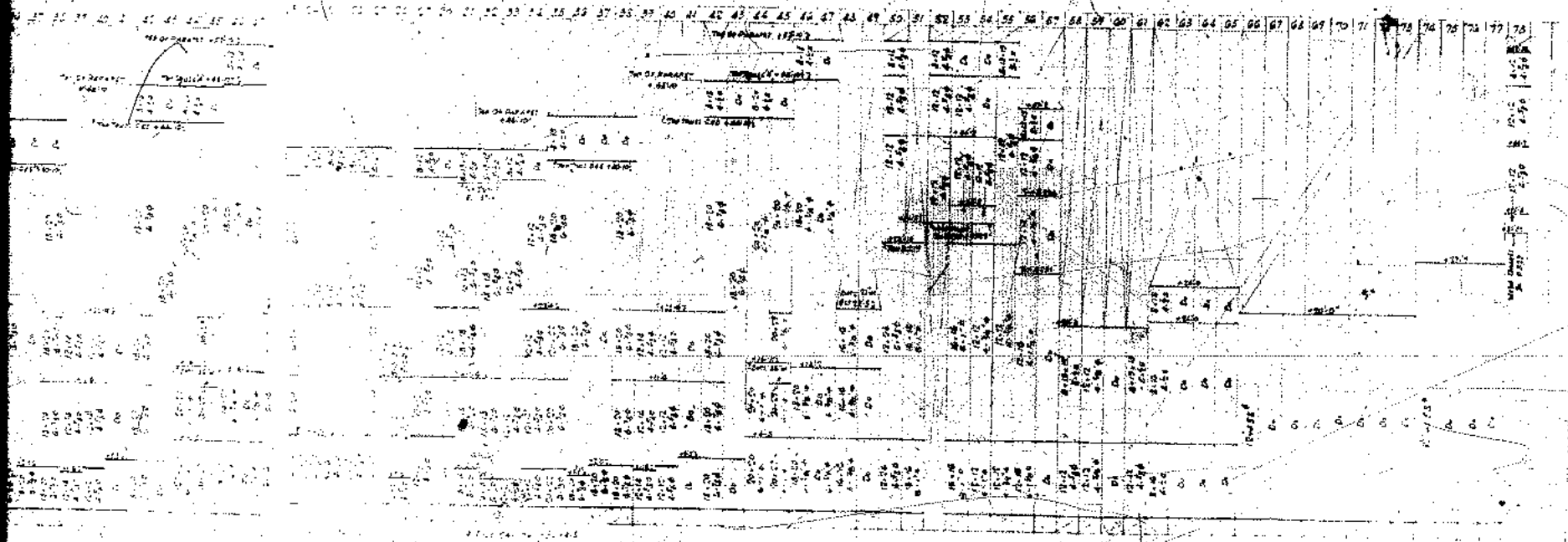
COLUMN SCHEDULE

Two tables titled 'COLUMN SCHEDULE' are positioned below the structural drawings. Each table has a header row with column numbers from 1 to 48. The tables contain data for reinforcement bars, including bar sizes (e.g., #4, #5, #6, #8, #10, #12), spacing, and other specifications. The data is organized in a grid format, with some cells containing specific bar counts or sizes.

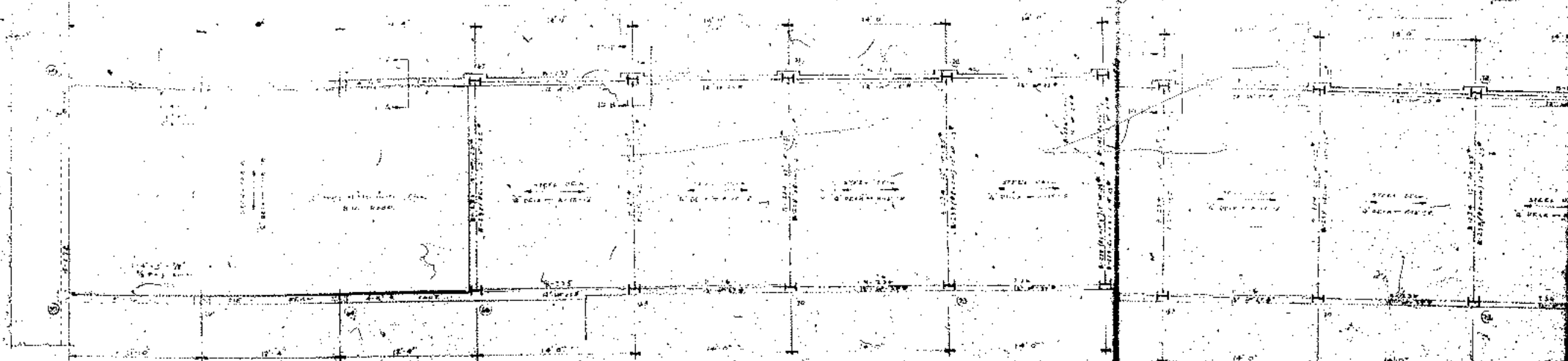
REINFORCING SCHEDULE
ALL REINFORCING STEEL TO BE
BILLY, FREQUENTLY CHECKED AS
APPROVED WITH THE ENGINEER.
ALL STEEL TO BE SPOT CHECKED
FOR ANY DEFECTS. THE
ENGINEER WILL BE
NOTIFIED IMMEDIATELY.



COLUMN SCHEDULE

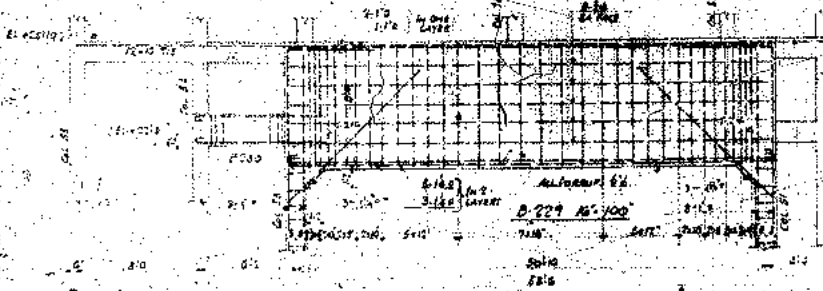


ALBERT B. KUNZOFF
 ARCHITECT
 1100 N. 10TH ST.
 SEATTLE, WASH. 6
 VARIETY
 SCHEDULES

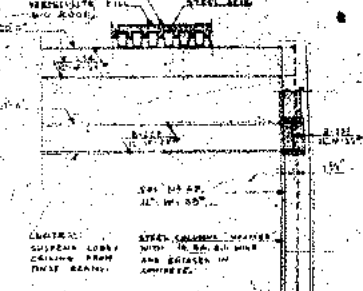


LOBBY ROOF FRAMING

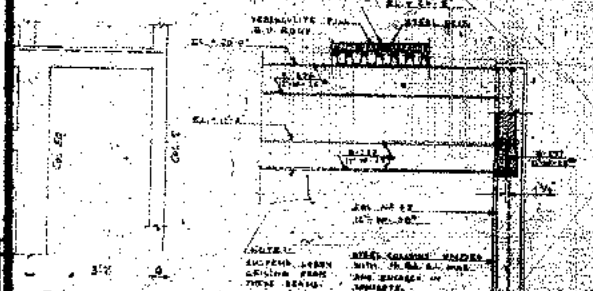
LOBBY ROOF FRAMING



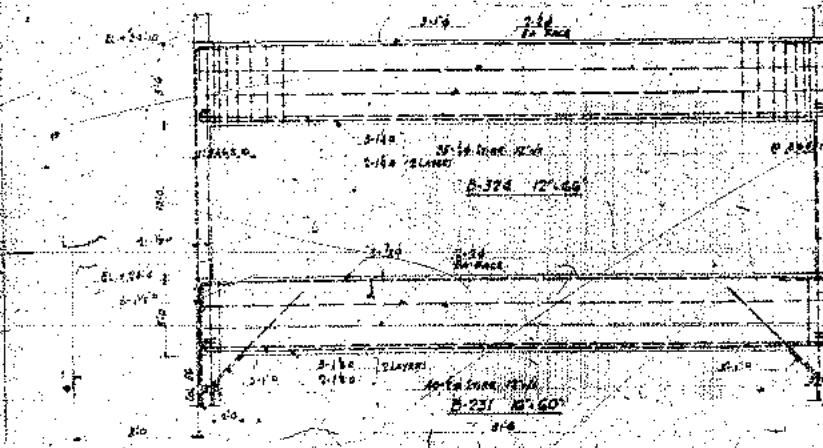
ELEVATION BEAM 229 SHOWING BEAM ARRANGEMENT



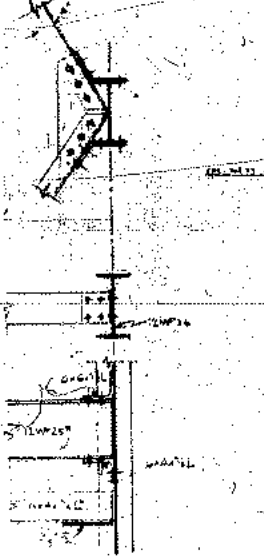
SECTION ID-B
(TYPICAL DETAIL)



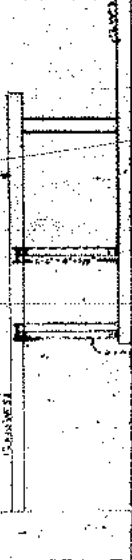
SECTION ID-B
(TYPICAL DETAIL)



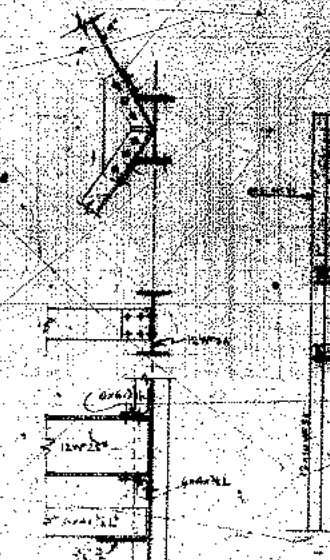
ELEVATION BEAMS 221 & 226 SHOWING BEAM ARRANGEMENT



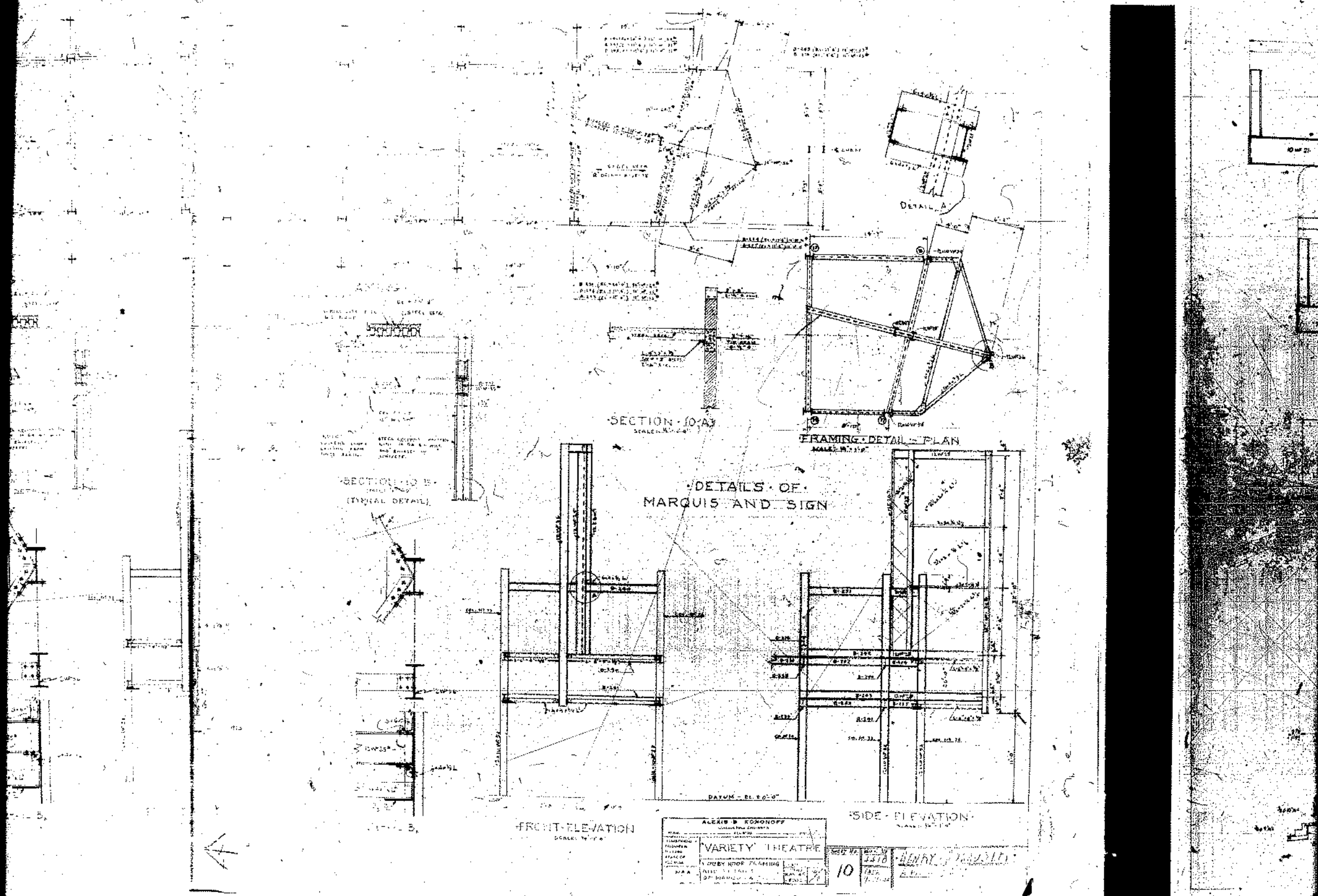
DETAIL B



FRONT



DETAIL B

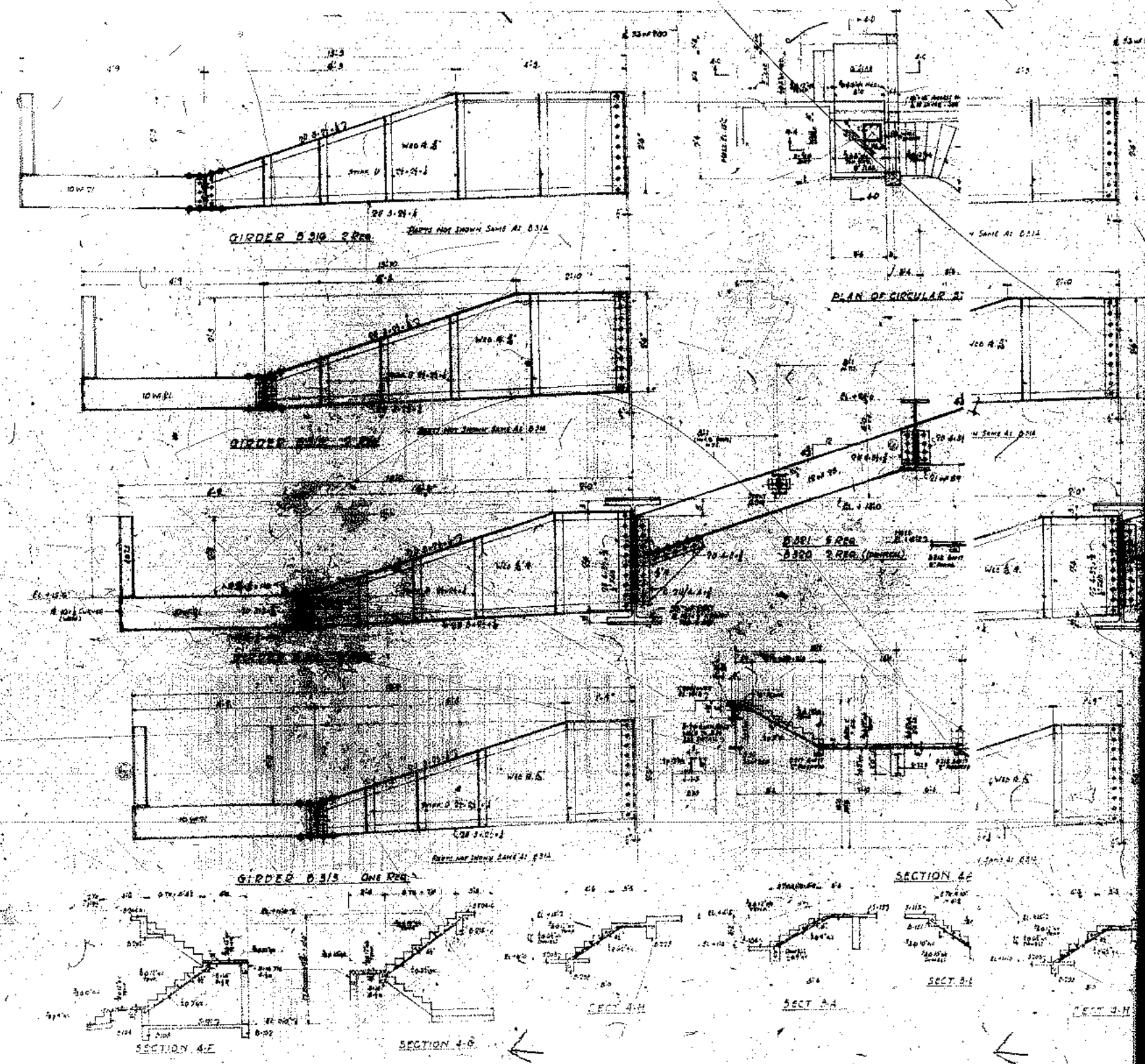
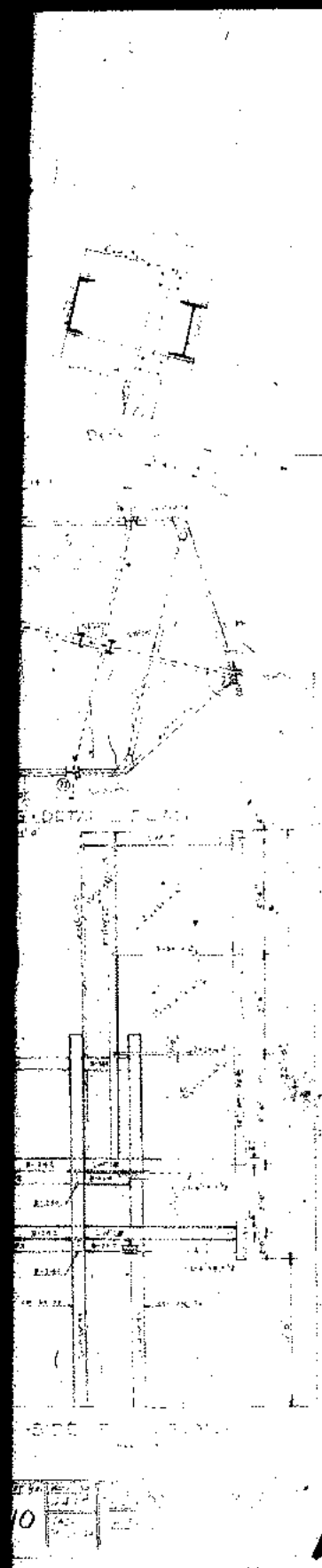


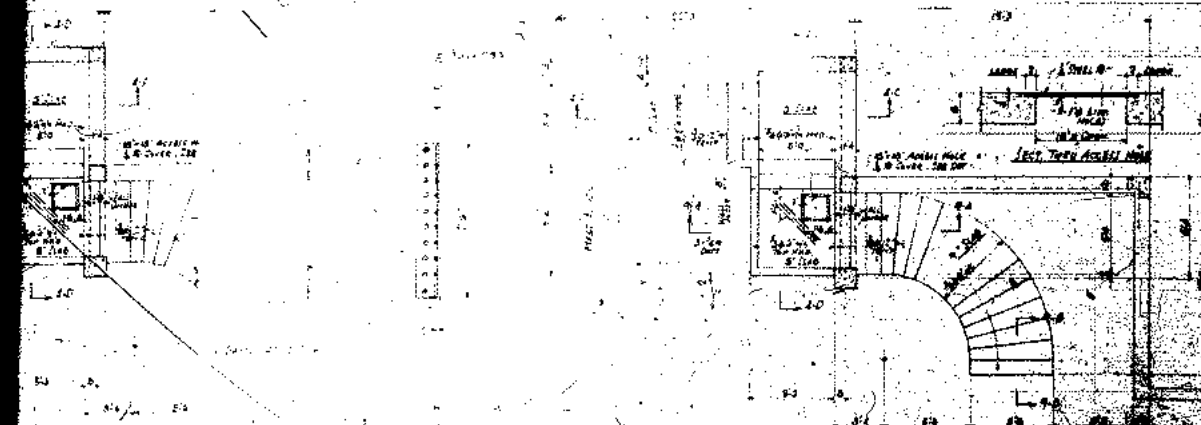
DETAILS OF MARQUIS AND SIGN

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SIDE ELEVATION
SCALE: 1/4" = 1'-0"

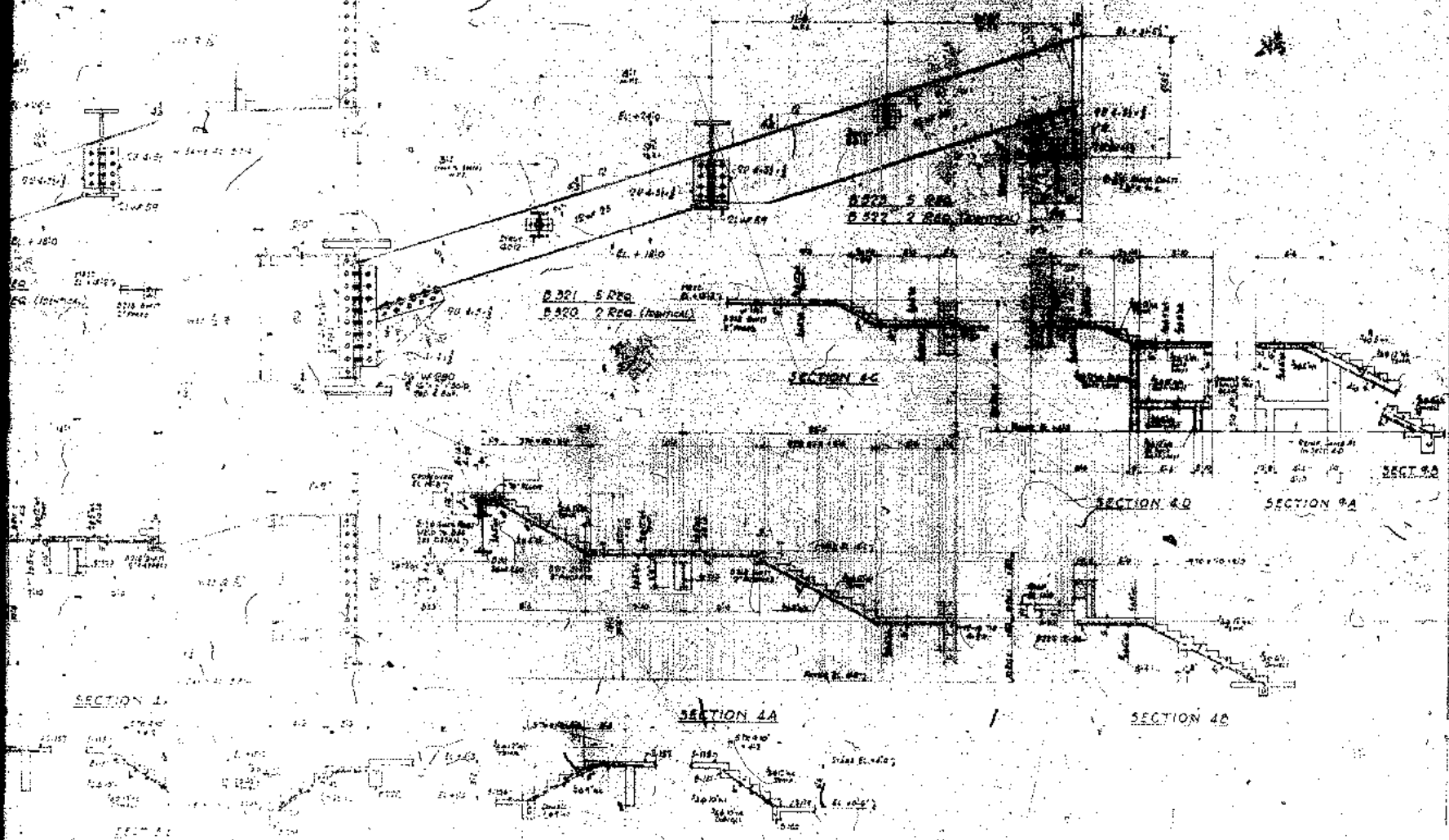
ALEXIS B. KONONOFF ARCHITECT		NO. 10	DATE: 1/15/38
VARIETY THEATRE		10	DATE: 1/15/38
1000 BROADWAY			
NEW YORK, N.Y.			
BY: HENRY J. HANSEN			
CHECKED BY: A. B. KONONOFF			





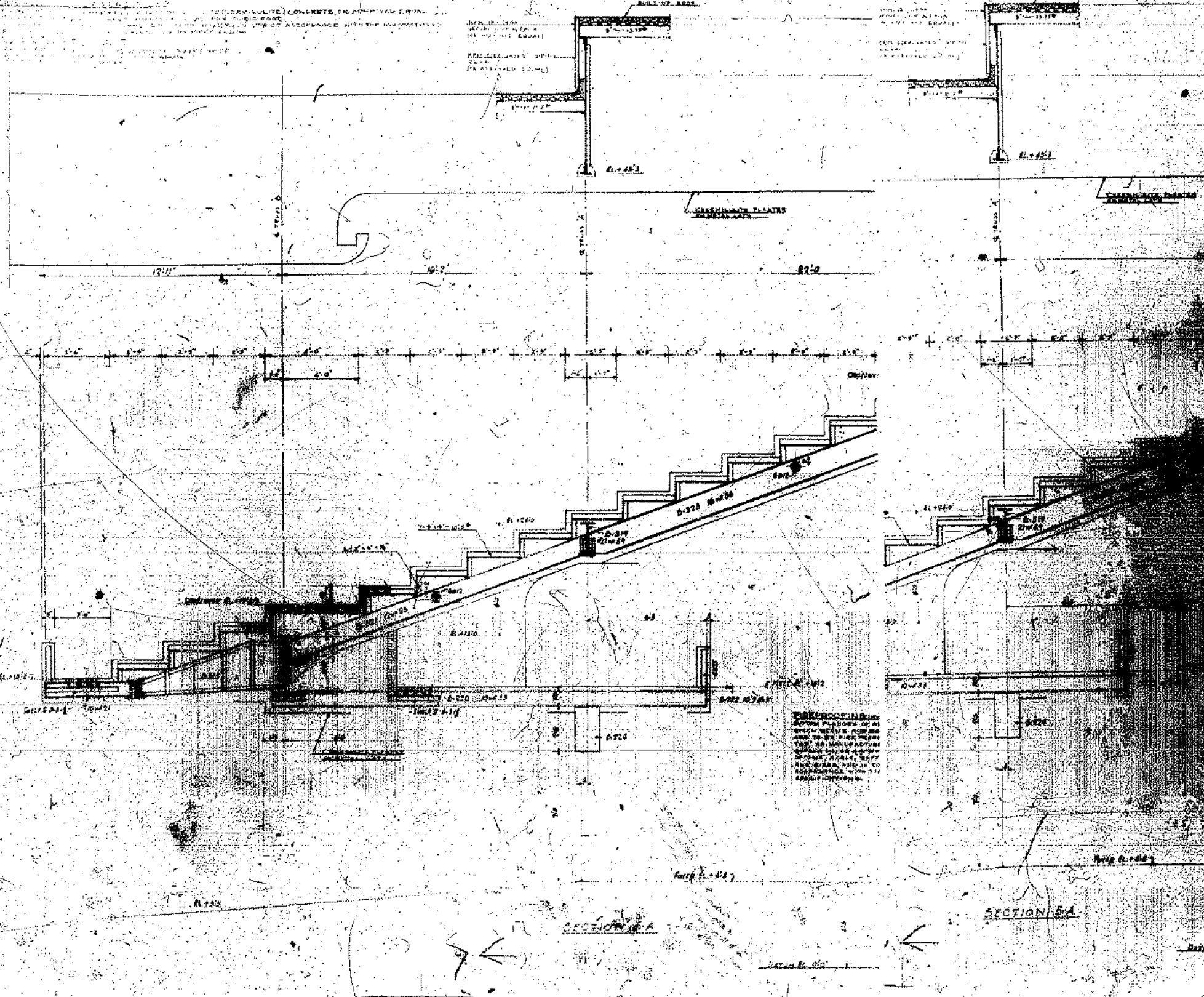
STRAIGHTENING
 ALIGNMENT OF WALLS
 THE WALLS OF THE BUILDING SHALL BE STRAIGHTENED AND THE CORNERS SHALL BE ROUNDED OFF TO A RADIUS OF 10 FEET. THE WALLS SHALL BE BUILT TO A MINIMUM THICKNESS OF 12 INCHES AND SHALL BE CONCRETE OR MASONRY. THE WALLS SHALL BE FINISHED WITH A 2 INCH THICK PLASTER OR STUCCO. THE WALLS SHALL BE PAINTED WITH A WATER-PROOFING MATERIAL. THE WALLS SHALL BE PROTECTED FROM COLLAPSE BY BRACING OR SHORING. THE WALLS SHALL BE PROTECTED FROM COLLAPSE BY BRACING OR SHORING. THE WALLS SHALL BE PROTECTED FROM COLLAPSE BY BRACING OR SHORING.

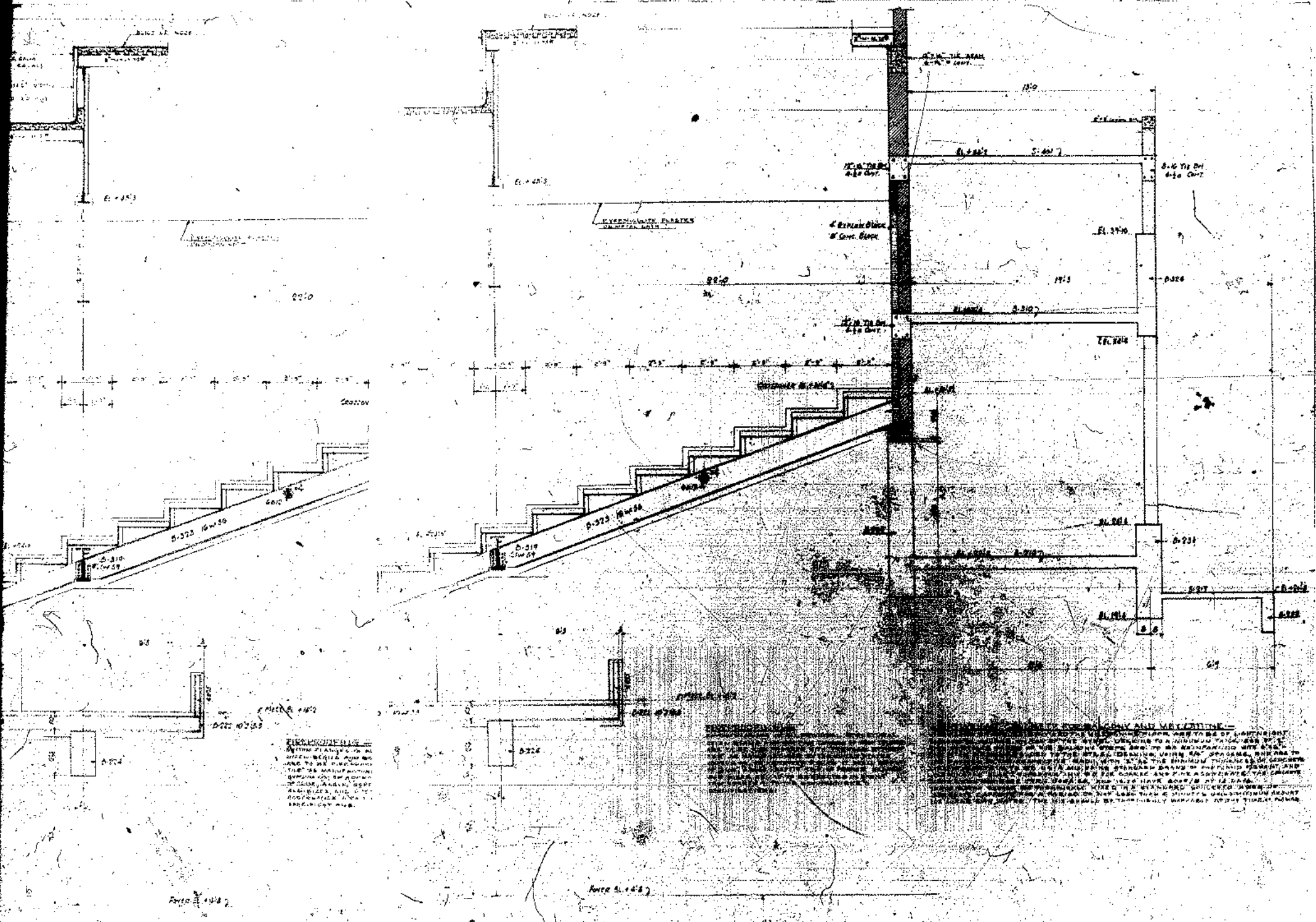
PLAN OF CIRCULAR STAIR



ALEXIS H. KONONOFF
 CONSULTING ENGINEER
 VARIETY THEATRE
 PALLADIUM THEATRE
 W.A.A.

CONCRETE OR APPROVED EQUIVALENT SHALL BE USED FOR ALL CONCRETE PARTS. ALL CONCRETE SHALL BE PLACED IN ONE LIFT OR WITH THE MINIMUM OF JOINTS. ALL CONCRETE SHALL BE CURED PROPERLY. ALL REINFORCING BARS SHALL BE PLACED AS SHOWN AND SHALL BE LAPSPICED AS INDICATED. ALL JOINTS SHALL BE REINFORCED AS SHOWN. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.



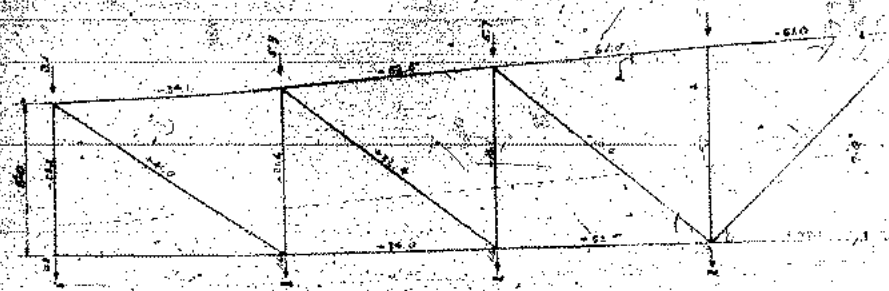


SECTION A-A
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. FINISH FLOOR IS INDICATED BY A DOTTED LINE.
 3. FINISH GRADE IS INDICATED BY A DASHED LINE.
 4. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
 5. ALL FLOORS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
 6. ALL ROOFS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
 7. ALL CEILING ARE 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
 8. ALL DOORS ARE 36" HIGH BY 80" WIDE UNLESS OTHERWISE NOTED.
 9. ALL WINDOWS ARE 48" HIGH BY 36" WIDE UNLESS OTHERWISE NOTED.
 10. ALL STAIRS ARE 8" HIGH BY 12" WIDE UNLESS OTHERWISE NOTED.

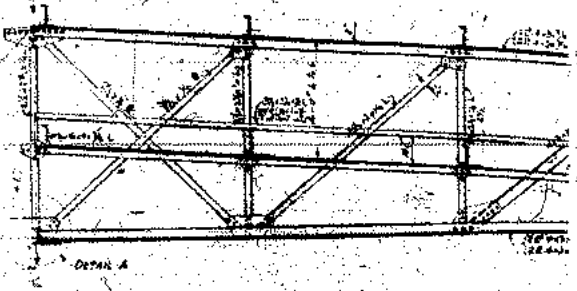
SECTION A-A
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. FINISH FLOOR IS INDICATED BY A DOTTED LINE.
 3. FINISH GRADE IS INDICATED BY A DASHED LINE.
 4. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
 5. ALL FLOORS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
 6. ALL ROOFS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
 7. ALL CEILING ARE 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
 8. ALL DOORS ARE 36" HIGH BY 80" WIDE UNLESS OTHERWISE NOTED.
 9. ALL WINDOWS ARE 48" HIGH BY 36" WIDE UNLESS OTHERWISE NOTED.
 10. ALL STAIRS ARE 8" HIGH BY 12" WIDE UNLESS OTHERWISE NOTED.

SECTION A-A

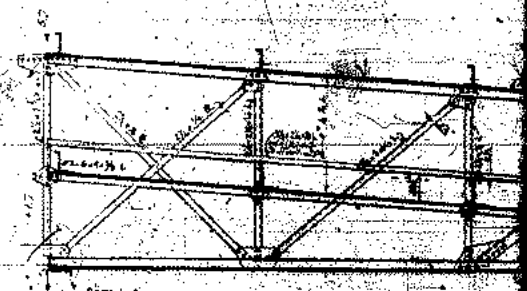
ALPHRIS & ROSENLOFF		ARCHITECTS	
DATE	NOV 10 1943	PROJECT	VARIETY THEATRE
NO.	8	SECTION	LONGITUDINAL SECTION
DRAWN BY		CHECKED BY	
SCALE		DATE	



LOADING & STRESSES IN TRUSS A



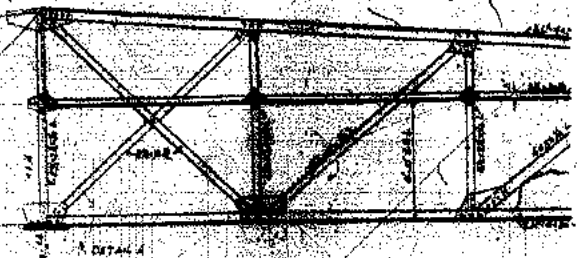
TRUSS A C.C.E.



TRUSS A C.C.E.



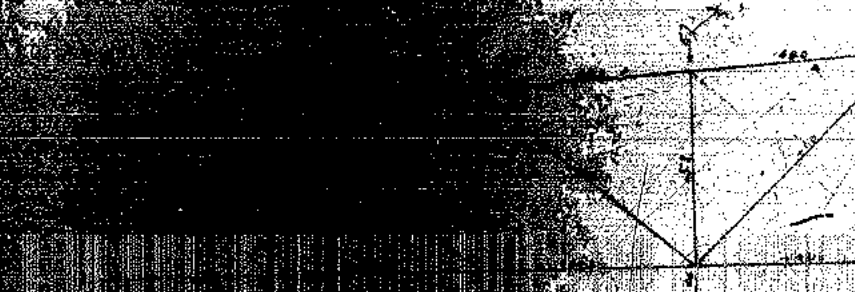
TRUSS B C.C.E.



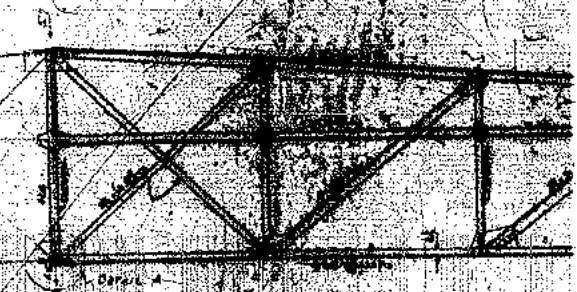
TRUSS B C.C.E.



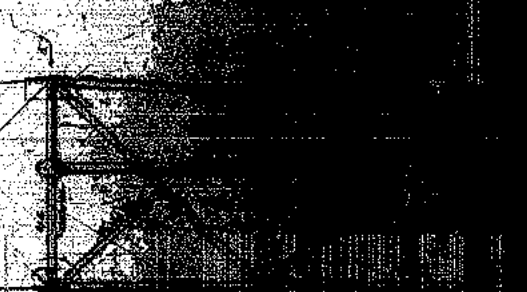
TRUSS B C.C.E.



TRUSS C C.C.E.



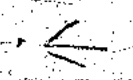
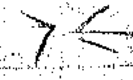
TRUSS C C.C.E.

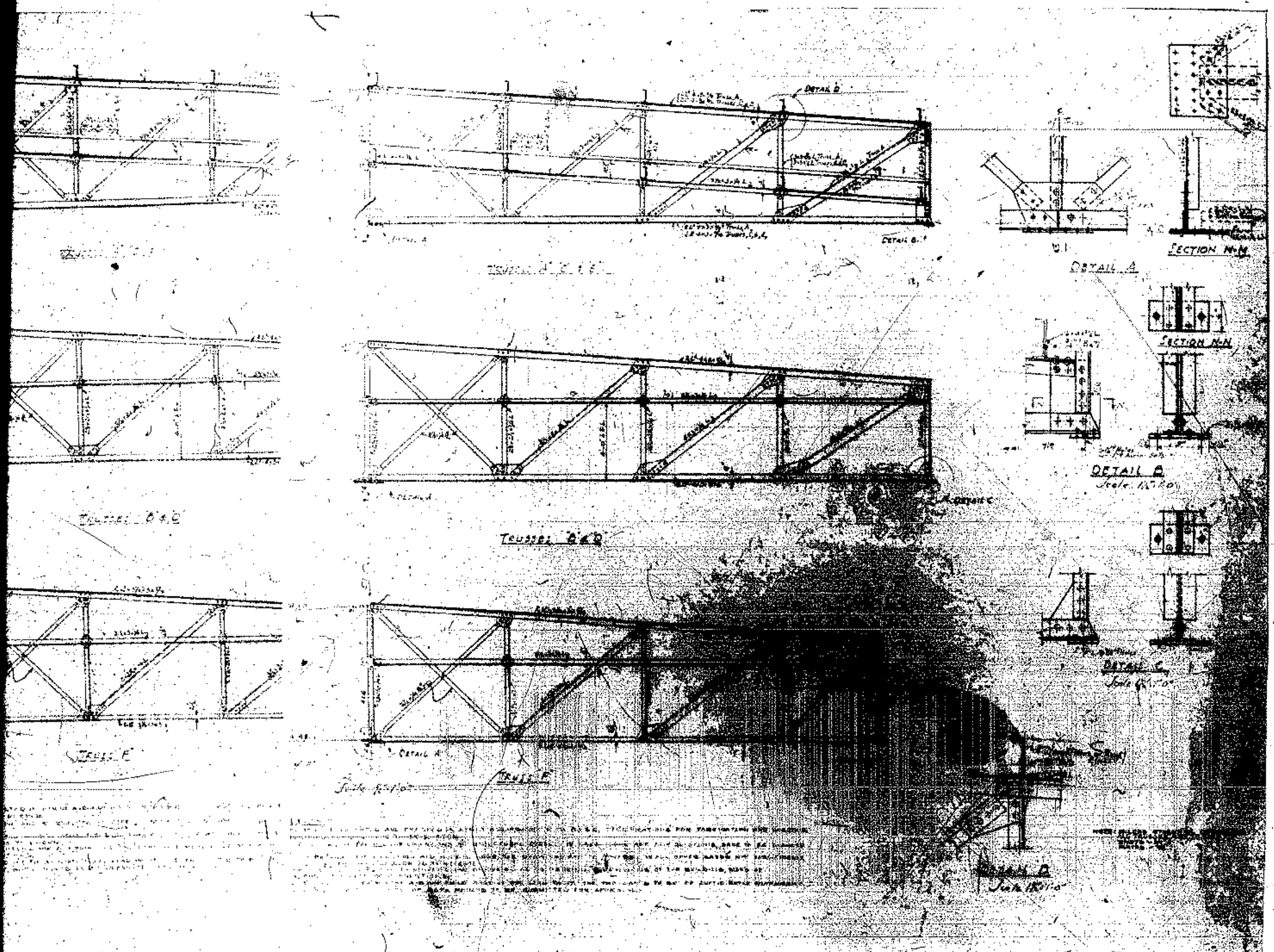


TRUSS C C.C.E.

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL MATERIALS ARE TO BE OF THE BEST QUALITY.
 3. ALL CONNECTIONS ARE TO BE MADE IN ACCORDANCE WITH THE AISC SPECIFICATIONS FOR STEEL CONNECTIONS.
 4. ALL BOLTS ARE TO BE OF THE HEAVY HEXAGONAL TYPE.
 5. ALL WELDS ARE TO BE MADE IN ACCORDANCE WITH THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL CONNECTIONS.
 6. ALL DIMENSIONS ARE TO BE TAKEN TO THE CENTER OF GRAVITY OF THE MEMBERS UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS ARE TO BE TAKEN TO THE CENTER OF GRAVITY OF THE MEMBERS UNLESS OTHERWISE SPECIFIED.

TYPICAL ROOF SECTION
 Scale 1/4" = 1'-0"

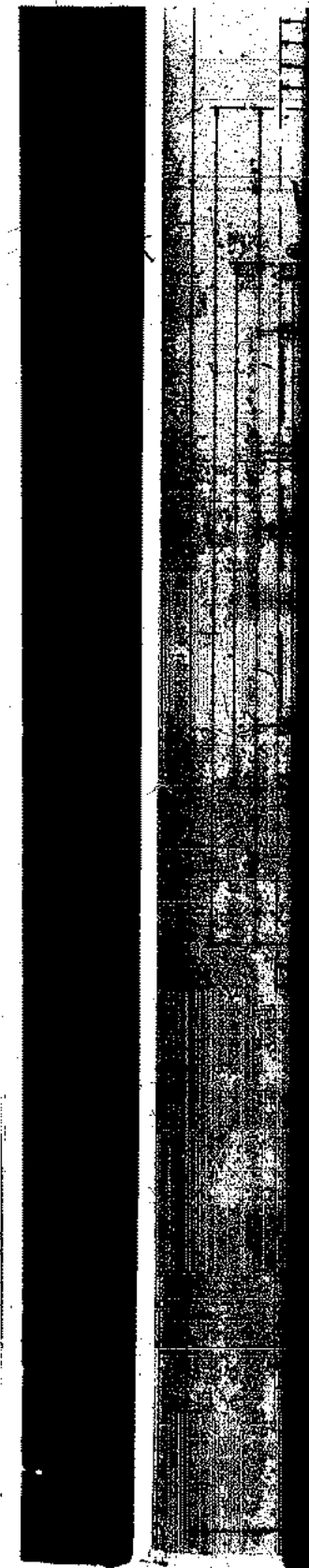




ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL CONNECTIONS ARE TO BE MADE IN ACCORDANCE WITH THE
 SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC.
 THE ROOF TRUSS SHALL BE SUPPORTED BY THE WALLS AND SHALL BE
 BRACED AGAINST SWAYING.
 THE ROOF TRUSS SHALL BE SUPPORTED BY THE WALLS AND SHALL BE
 BRACED AGAINST SWAYING.
 THE ROOF TRUSS SHALL BE SUPPORTED BY THE WALLS AND SHALL BE
 BRACED AGAINST SWAYING.

ALBERT W. ROBINSON		ARCHITECT	
VARIETY THEATRE			
ROOF TRUSS		7	1/2" = 1'-0"
MAY 1910		HENRY HOWARD	

SECTION 0 ARCHITECT

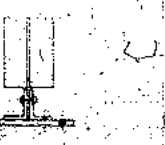




SECTION M-M



SECTION O-O



SECTION Q-Q



SECTION R-R

SECTION S-S

SECTION T-T

SECTION U-U

SECTION V-V

SECTION W-W

SECTION X-X

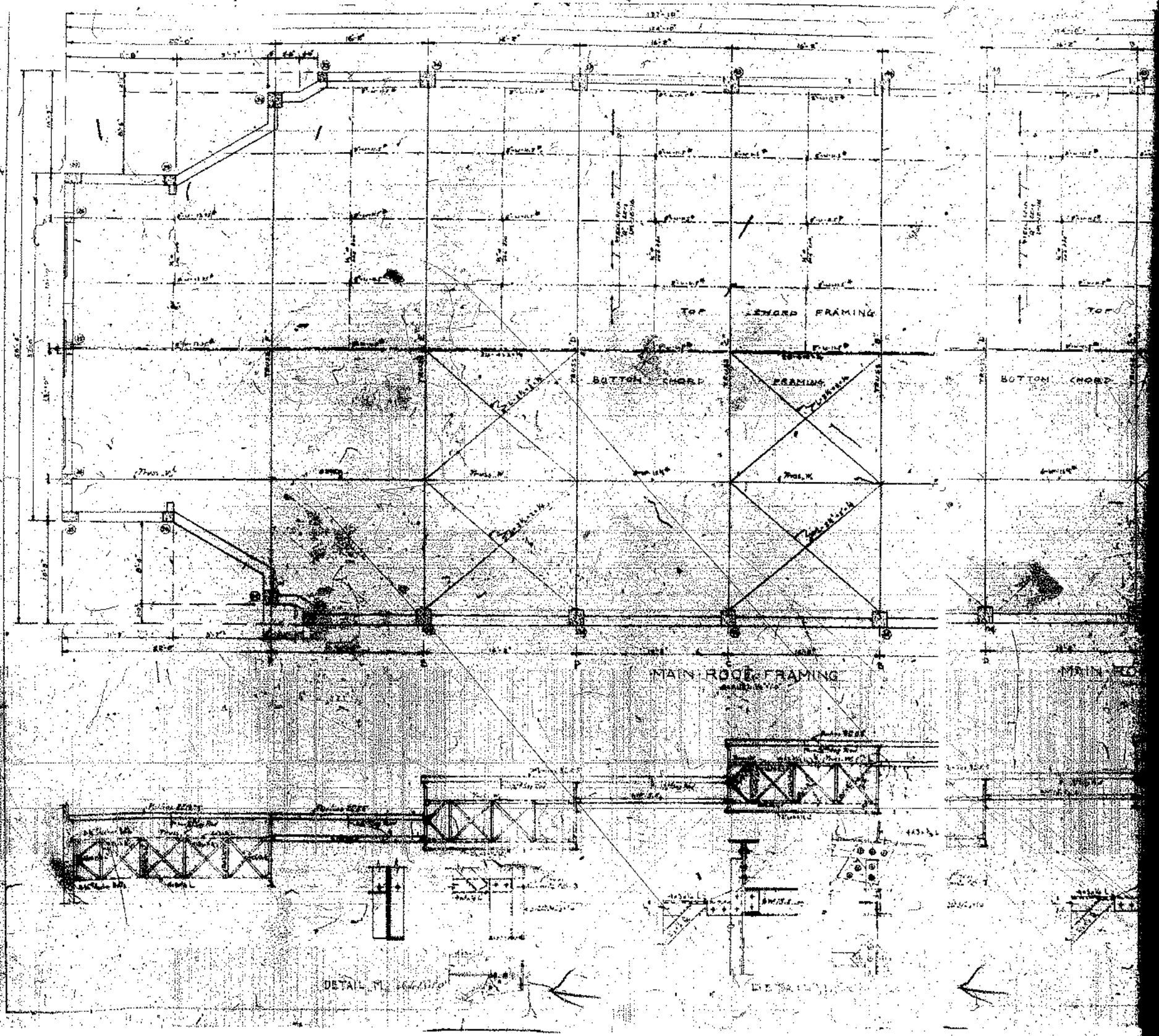
SECTION Y-Y

SECTION Z-Z

SECTION AA

SECTION BB

SECTION CC



GENERAL NOTES

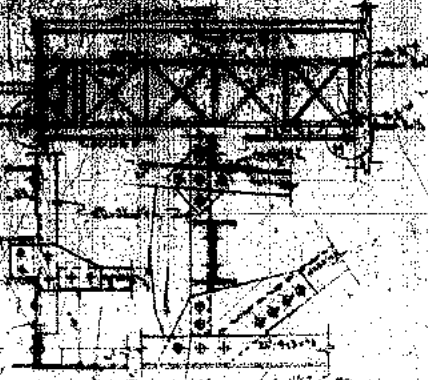
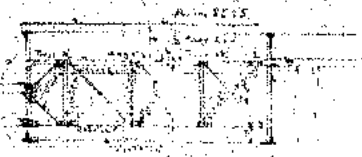
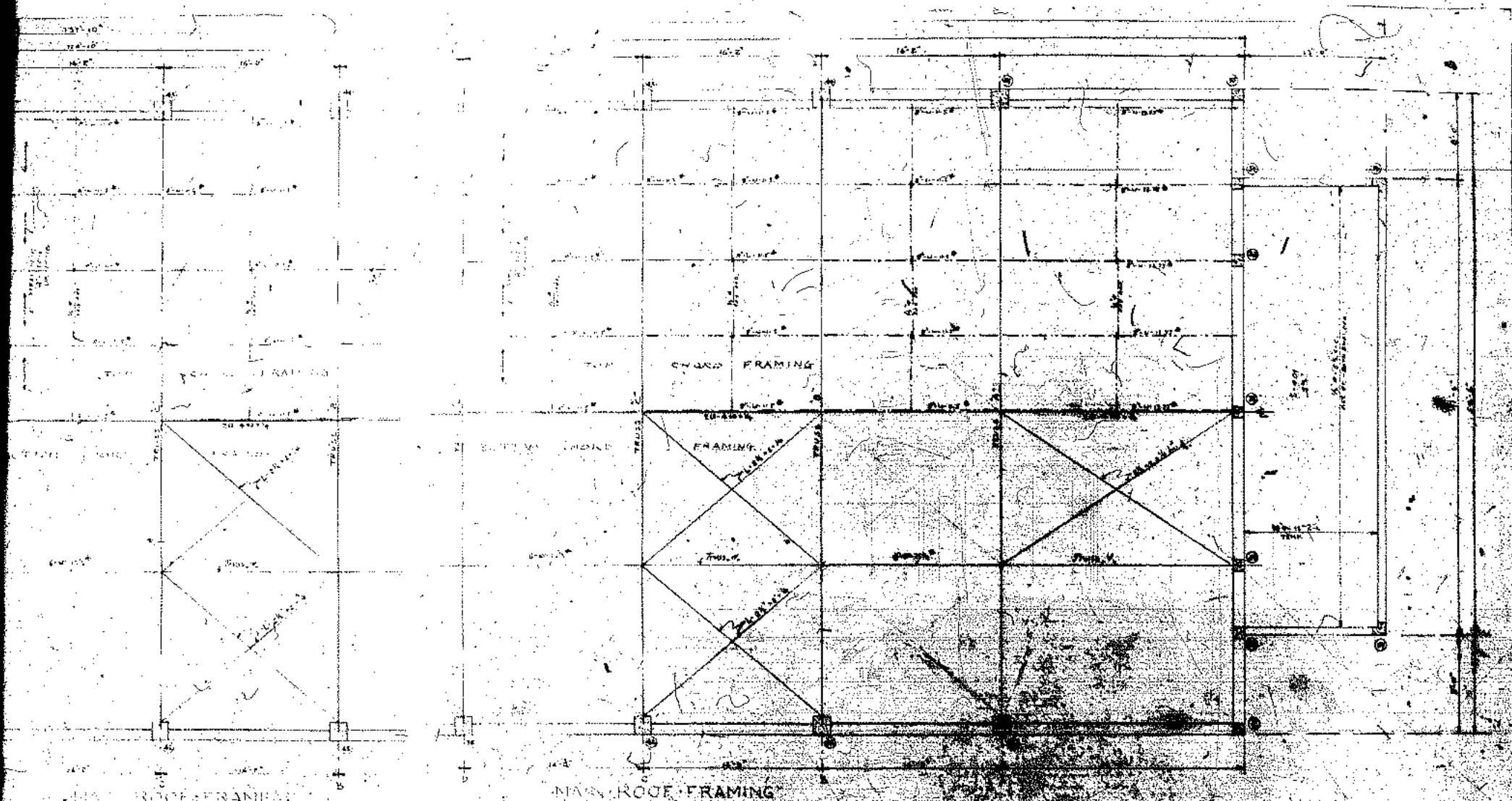
SCALE

DATE

DRAWN BY

CHECKED BY

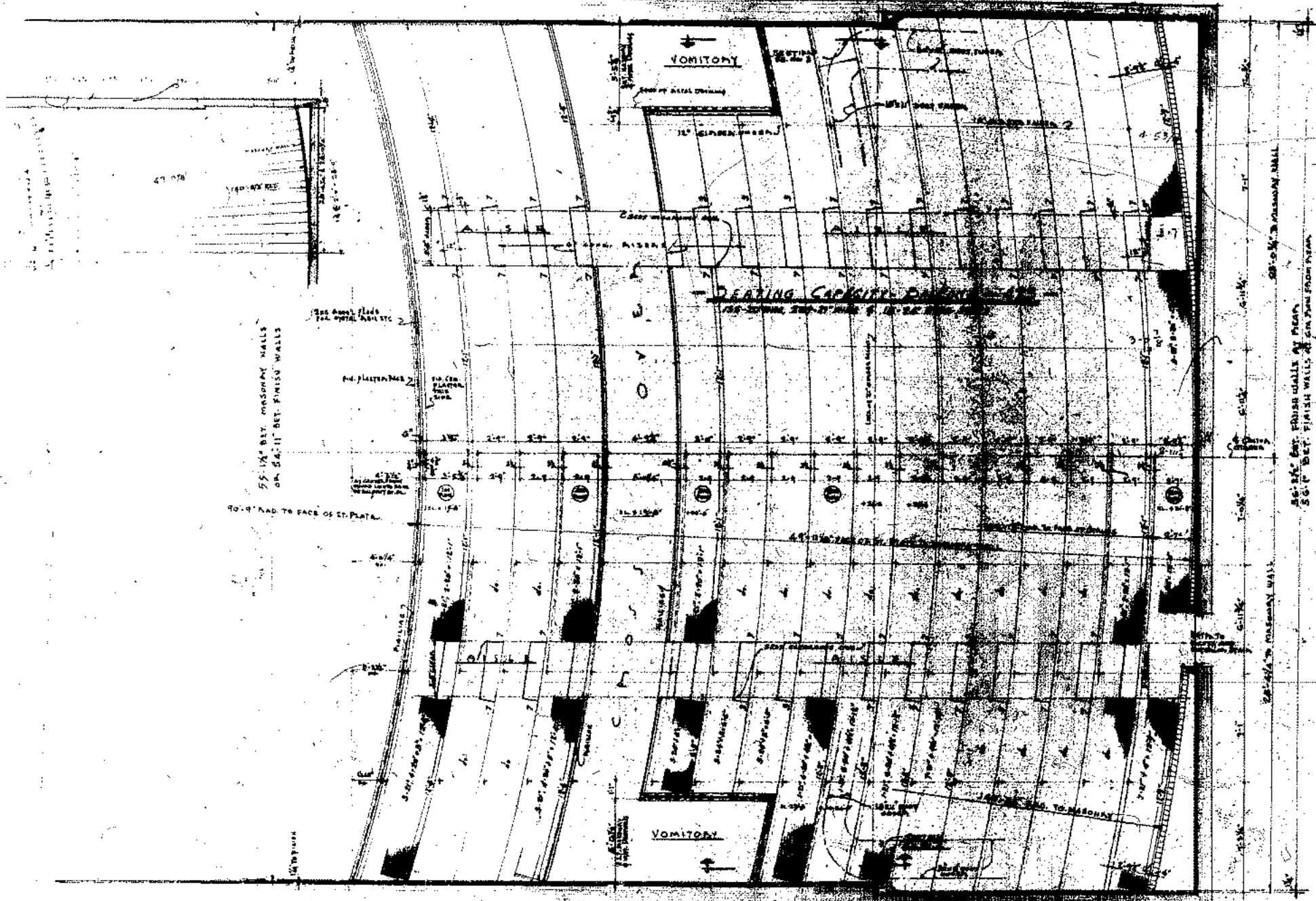
APPROVED BY



STEEL DECK:
 ALL STEEL DECKING FOR THIS
 PROJECT IS TO BE MANUFACTURED BY
 DESIGNATED SECTION AND SHALL BE
 MANUFACTURED BY THE COMPANY
 OR APPROVED EQUAL.
 CONNECTION TO EXISTING ALL SHIP
 DECKING, FOR APPROVAL, INCLUDES THE
 DESIGN OF APPROVED CONNECTIONS AND
 ALL OTHER NECESSARY DETAILS.

DETAIL K, 1/4" = 1'-0"
 ALAN'S ENGINEERING
 1111 1/2 ST. N. S.W.
 SEASIDE, CALIF.
 VARIETY THEATRE
 No. 1 of 10
 6

6
 11/13
 1957
 11/13

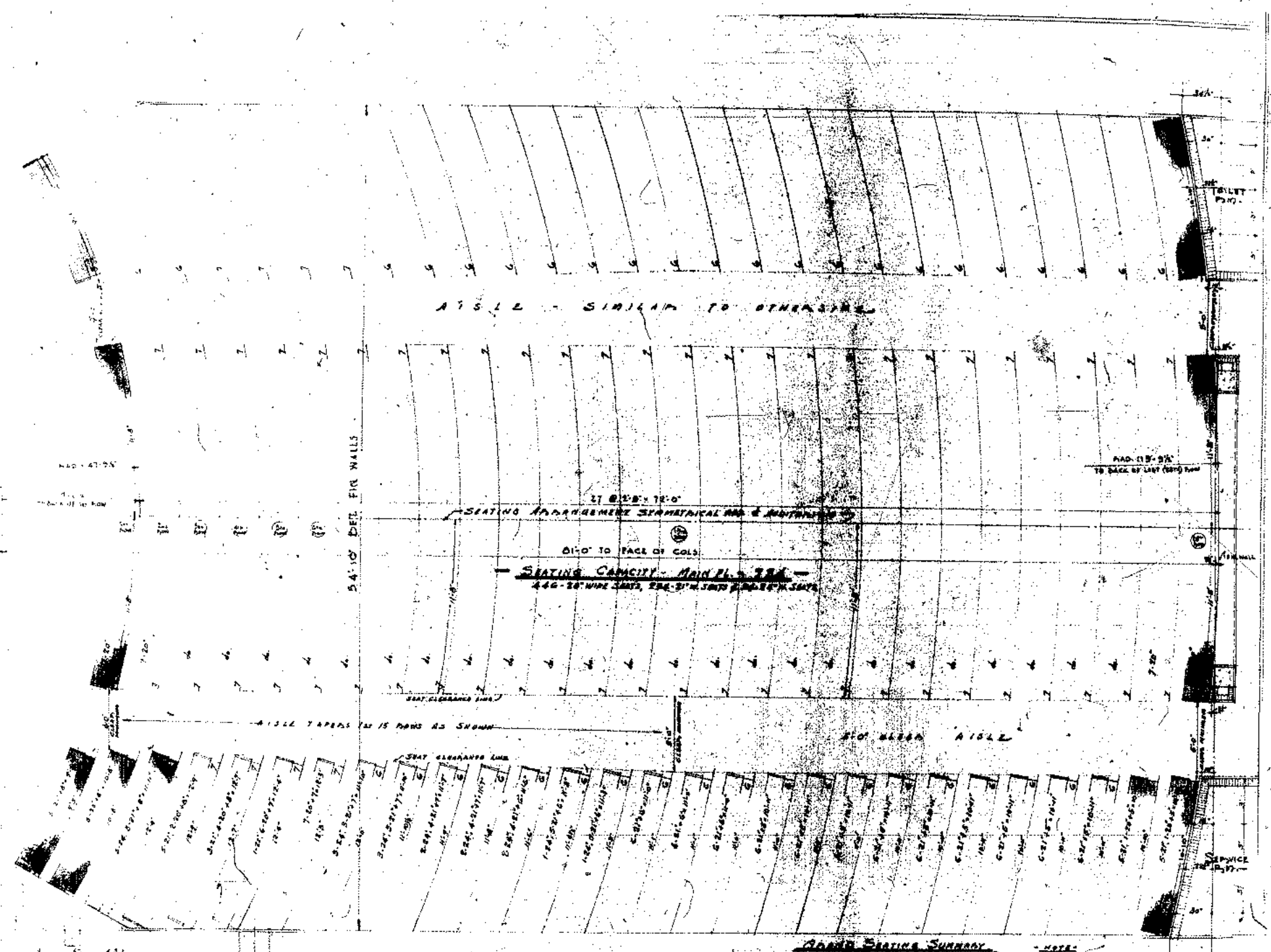


MAJESTY THEATRE
MIAMI BEACH, FLA.

BALCONY PLAN
- SEATING & AISLES ARRANGEMENT -
Scale 3/8" = 1'-0"

HENRY MOHAUSEN
ARCHITECT
4011 CHASE AVENUE
MIAMI BEACH, 40, FLA.

SH. No. 2
JOB No. 4416 P.
DATE: 5-1-46



- ORCHESTRA FLOOR PLAN

- SEATING & AISLES ARRANGEMENT -
SCALE 3/8" = 1'-0"

GRAND SEATING SUMMARY

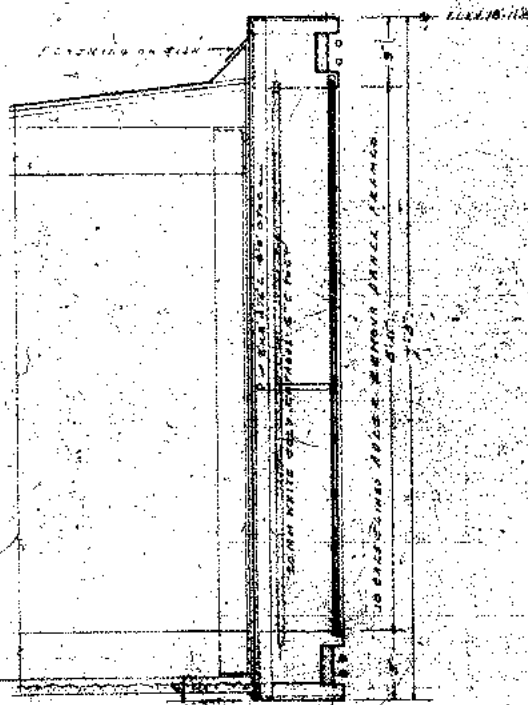
SEAT	STAND	TOTAL
420	334	754
754	229	983
TOTAL	583	1157

NOTE: SEATING ARRANGEMENT DRAWN TO COMPARE WITH OTHER SEATING ARRANGEMENTS. MINIMUM SEAT WIDTH PERMITTED - 20"

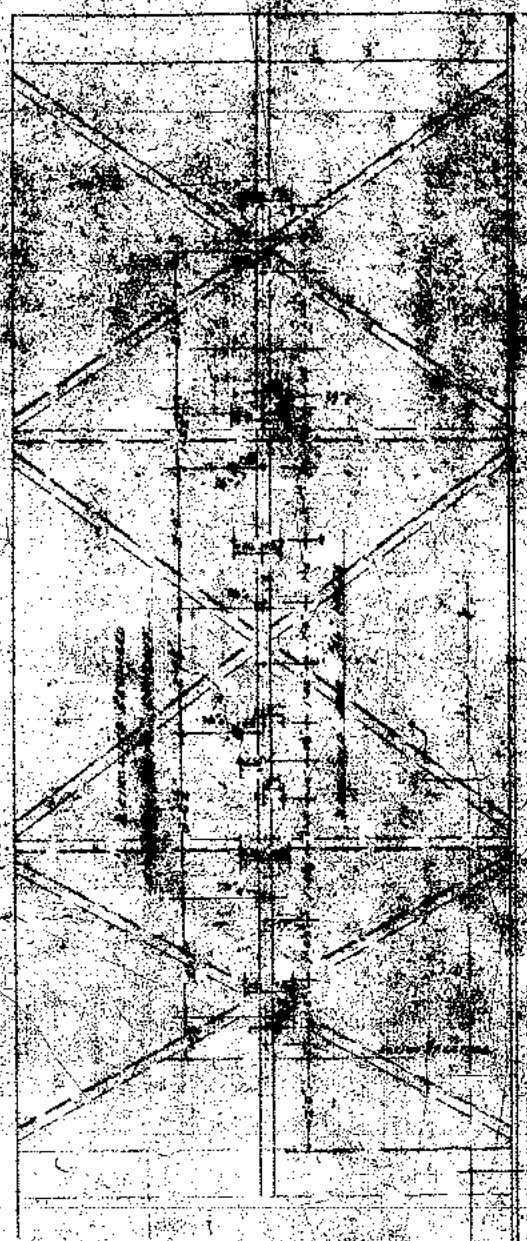
THEATRE
BEACH - FLA.

HENRY ROYHAUSEN
ARCHITECT
2011 CHASE AVENUE
MIAMI BEACH, FLA.

SH. N° 11
JOB NO. 4418
DATE: 5-1-46



SECTION THRU MARKULL
SCALE

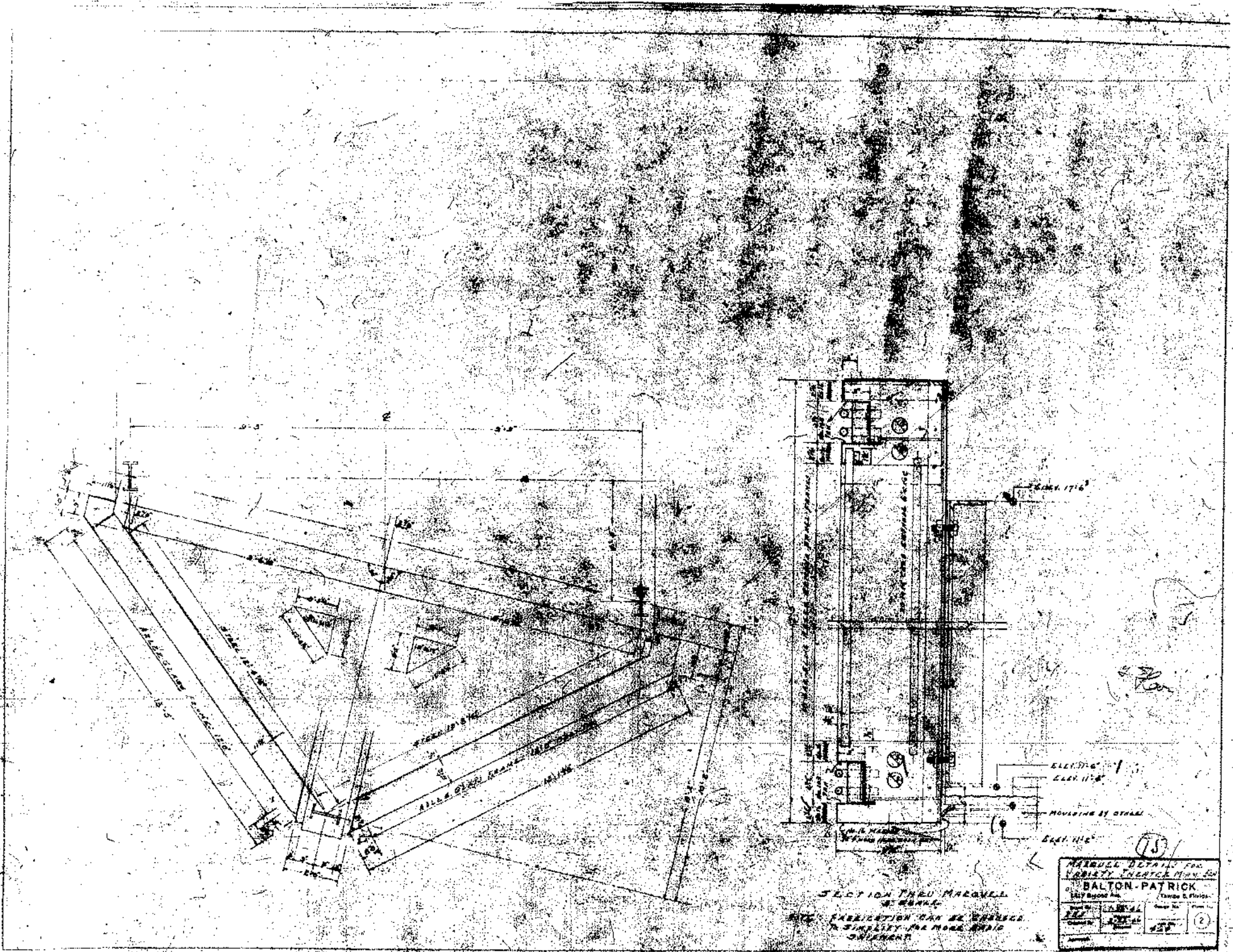


MARK 18 - 11/2" TOP AND BOTTOM
6 - 2" BEAMS 22.5" HIGH

REVISED BY DATA & CONSTRUCTION
DINER SIDE OF STEEL

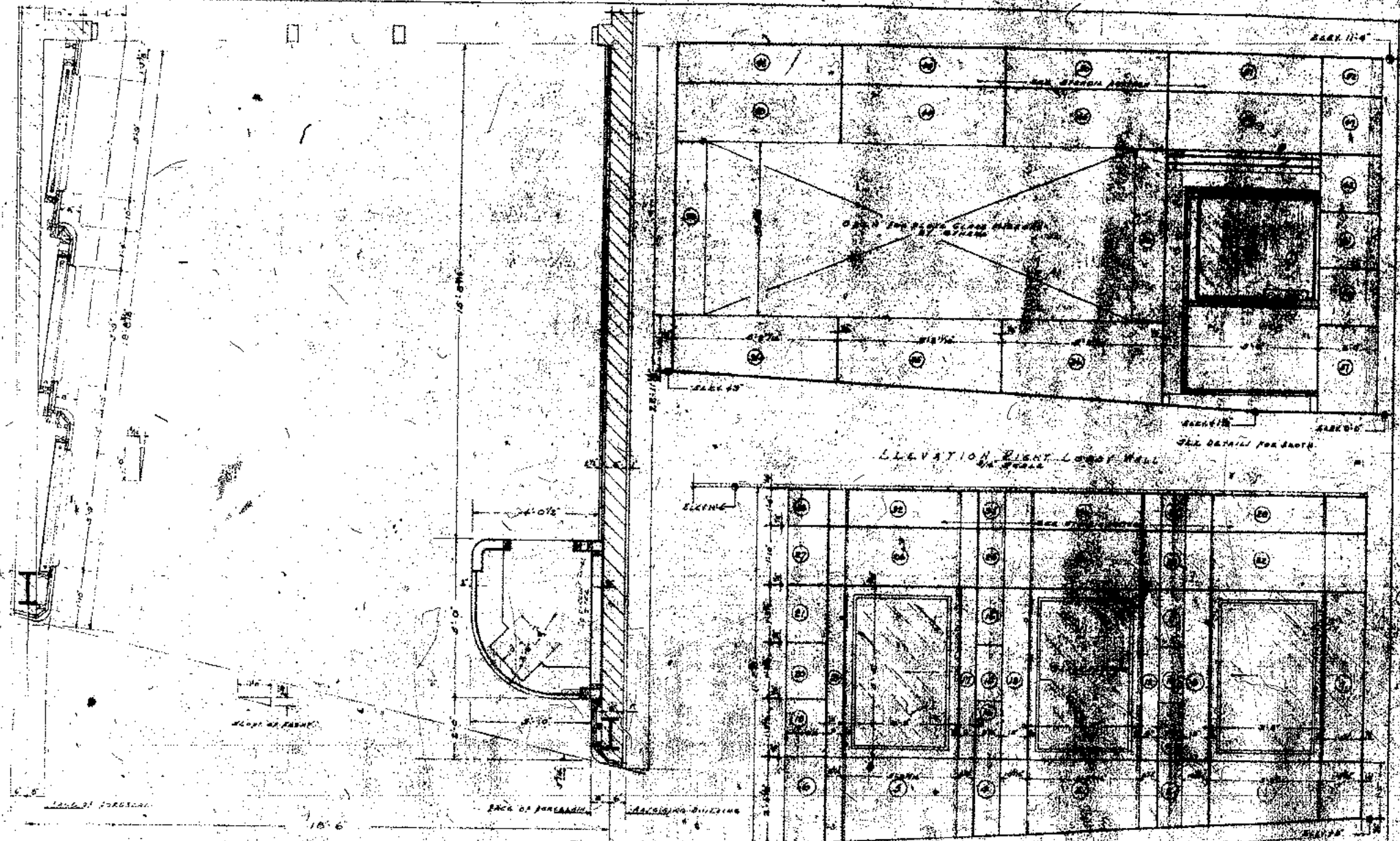
16

VARIETY THEATRE		MIAMI BEACH, FLA.	
BALTON-PATRICK			
1457 Grand Ave.	Tempo 2 Florida		
Drawn by	Checked	Design No.	Sheet No.
			127
			3



SECTION THRU MARQUEL
 & MARQUEL
 THIS FABRICATION CAN BE ORDERED
 IN SIMILARITY FOR MORE BRIDGE
 OR OTHER

MARQUEL DETAILS FOR
 VARIOUS TYPES OF MARQUEL
BALTON-PATRICK
 1117 Bay St. (Cape S. Florida)
 BALTON PATRICK
 1117 Bay St. (Cape S. Florida)



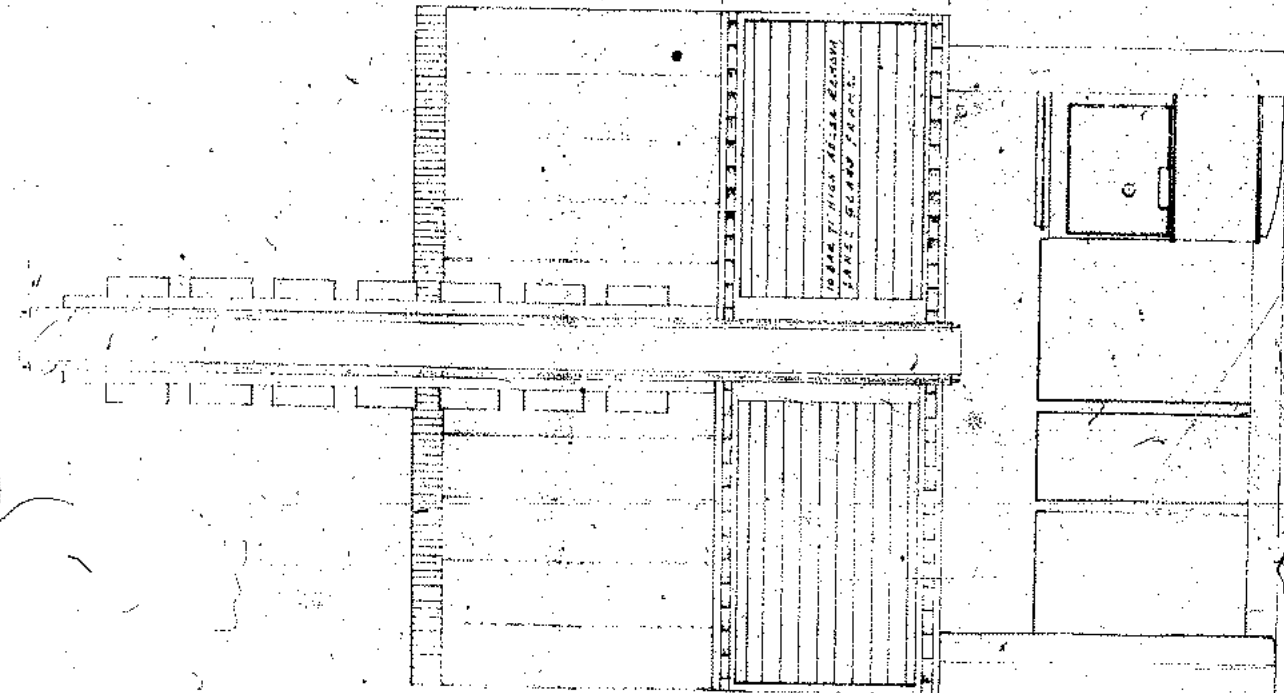
PLAN OF LOBBY WALL
1/8" SCALE

ELEVATION RIGHT LOBBY WALL
1/8" SCALE

ELEVATION LEFT LOBBY WALL
1/8" SCALE

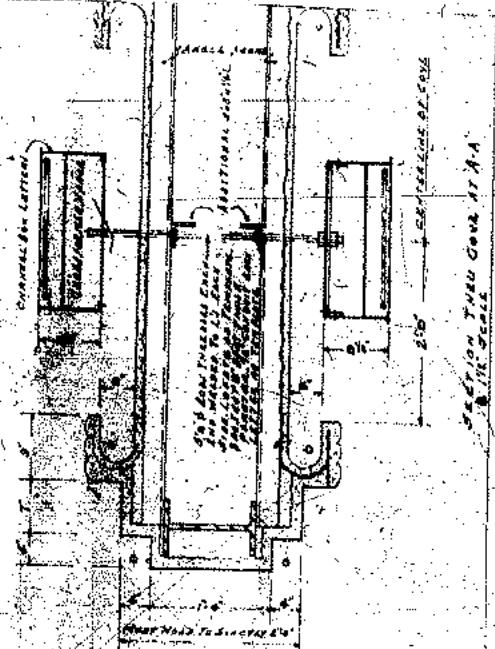
L. PATRICK ARCHITECTS	
BALTIMORE, MARYLAND	
BALTIMORE, PATRICK	
DATE	NO. 1
BY	1

VARIETY



FRONT ELEVATION

FRONT ELEVATION



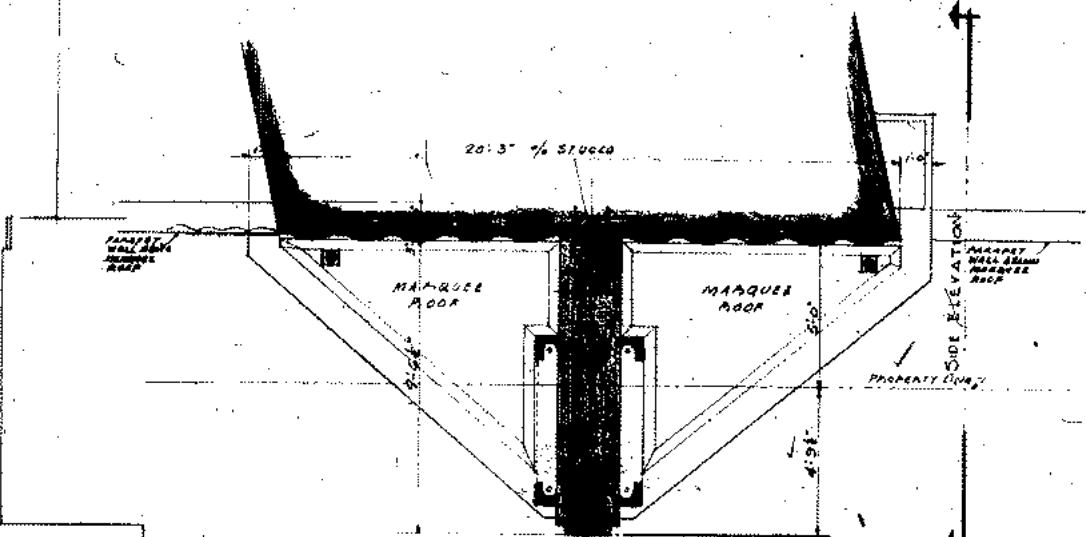
SECTION THROUGH CURVE AT 'A'

13

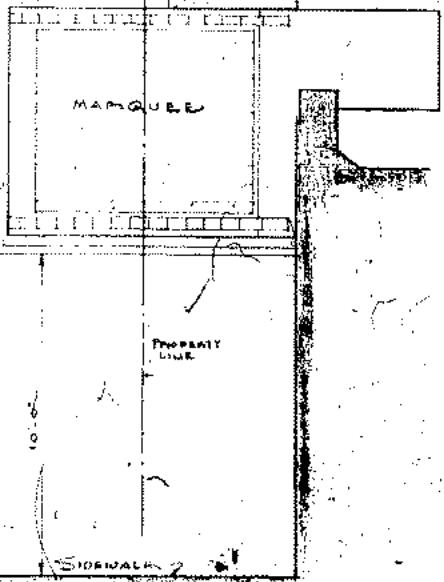
VARIETY THEATRE, DENVER
BALTON-PATRICK
1417 1/2 14th Ave
DENVER, COLO.
ARCHITECTS

K O D A K

VARIETY



PLAN



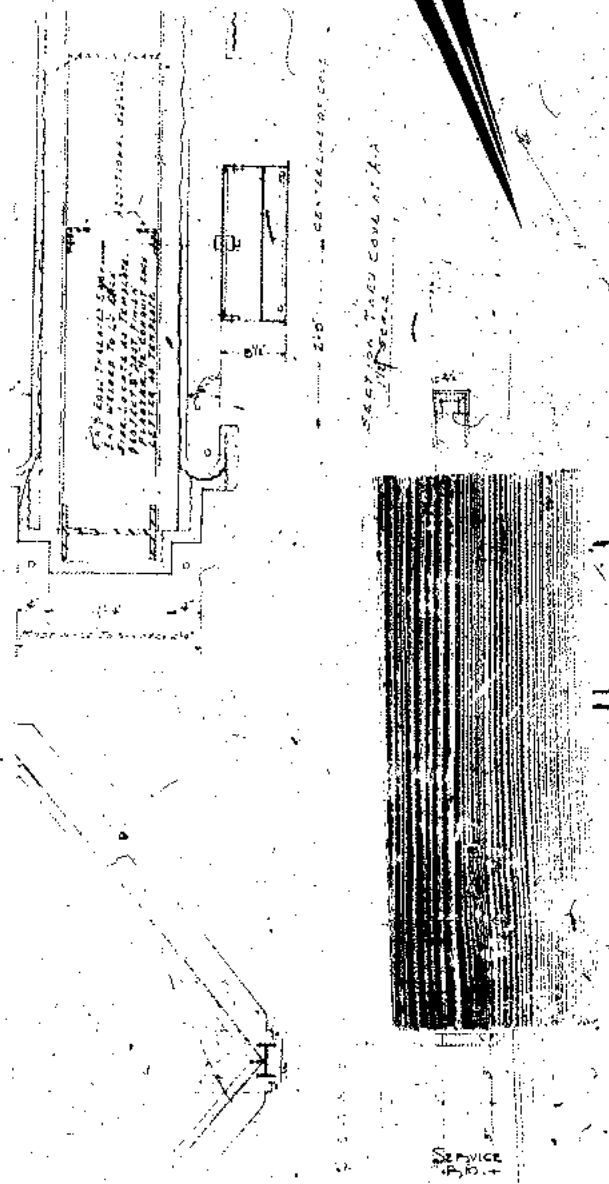
SIDE ELEVATION

VARIETY THEATRE
MARQUEE & SIGN
SCALE 1/2" = 1'-0"

HENRY HOHAUSER
ARCHITECT
MIAMI BEACH, FLA.

.. SH. No. 4 ..
JOB No. 4418
DATE MAY 1st 1946

12



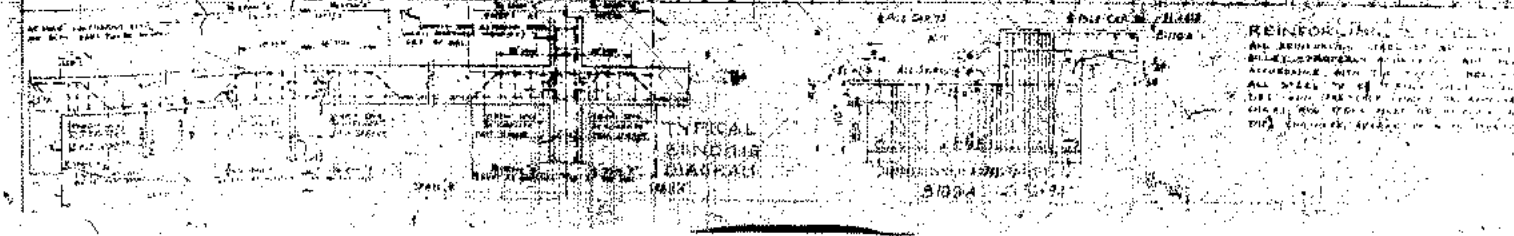
BALTON-PATRICK
1947 BOSTON

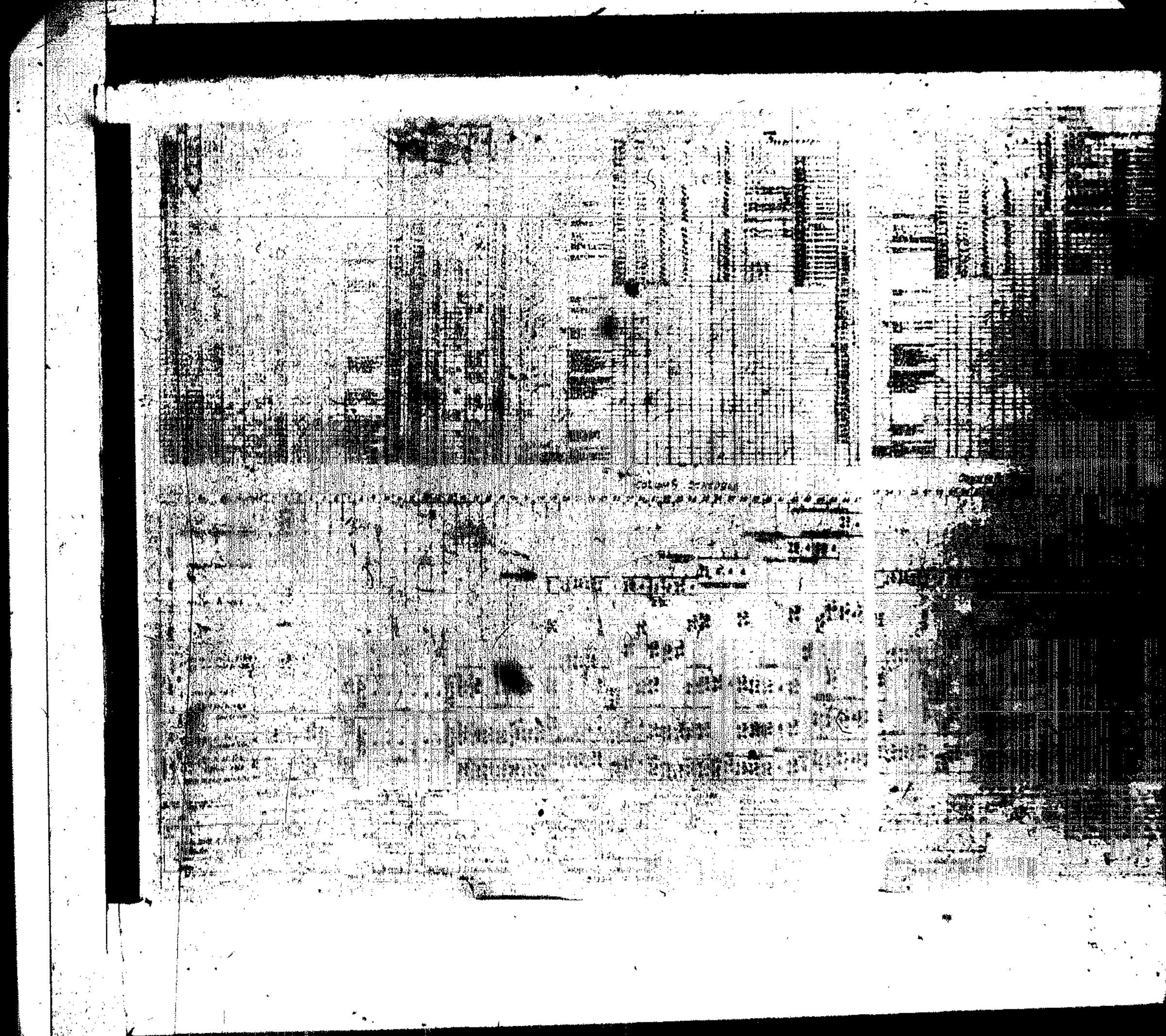
BEAMS SCHEDULE

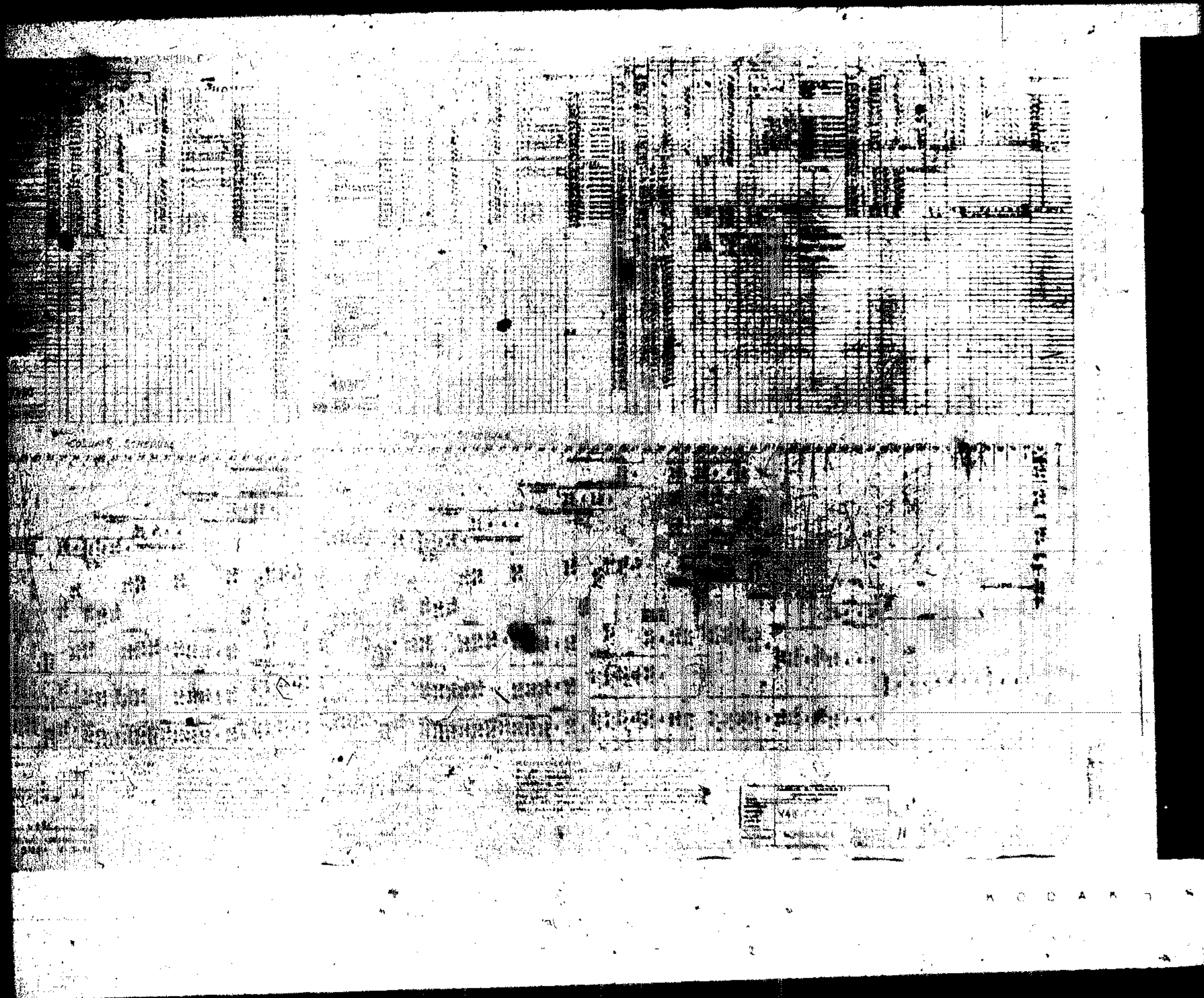
Beam No.	Span	Support	Section	Notes
1	10'-0"	1	12" x 18"	
2	10'-0"	1	12" x 18"	
3	10'-0"	1	12" x 18"	
4	10'-0"	1	12" x 18"	
5	10'-0"	1	12" x 18"	
6	10'-0"	1	12" x 18"	
7	10'-0"	1	12" x 18"	
8	10'-0"	1	12" x 18"	
9	10'-0"	1	12" x 18"	
10	10'-0"	1	12" x 18"	
11	10'-0"	1	12" x 18"	
12	10'-0"	1	12" x 18"	
13	10'-0"	1	12" x 18"	
14	10'-0"	1	12" x 18"	
15	10'-0"	1	12" x 18"	
16	10'-0"	1	12" x 18"	
17	10'-0"	1	12" x 18"	
18	10'-0"	1	12" x 18"	
19	10'-0"	1	12" x 18"	
20	10'-0"	1	12" x 18"	
21	10'-0"	1	12" x 18"	
22	10'-0"	1	12" x 18"	
23	10'-0"	1	12" x 18"	
24	10'-0"	1	12" x 18"	
25	10'-0"	1	12" x 18"	
26	10'-0"	1	12" x 18"	
27	10'-0"	1	12" x 18"	
28	10'-0"	1	12" x 18"	
29	10'-0"	1	12" x 18"	
30	10'-0"	1	12" x 18"	
31	10'-0"	1	12" x 18"	
32	10'-0"	1	12" x 18"	
33	10'-0"	1	12" x 18"	
34	10'-0"	1	12" x 18"	
35	10'-0"	1	12" x 18"	
36	10'-0"	1	12" x 18"	
37	10'-0"	1	12" x 18"	
38	10'-0"	1	12" x 18"	
39	10'-0"	1	12" x 18"	
40	10'-0"	1	12" x 18"	
41	10'-0"	1	12" x 18"	
42	10'-0"	1	12" x 18"	
43	10'-0"	1	12" x 18"	
44	10'-0"	1	12" x 18"	
45	10'-0"	1	12" x 18"	
46	10'-0"	1	12" x 18"	
47	10'-0"	1	12" x 18"	
48	10'-0"	1	12" x 18"	
49	10'-0"	1	12" x 18"	
50	10'-0"	1	12" x 18"	

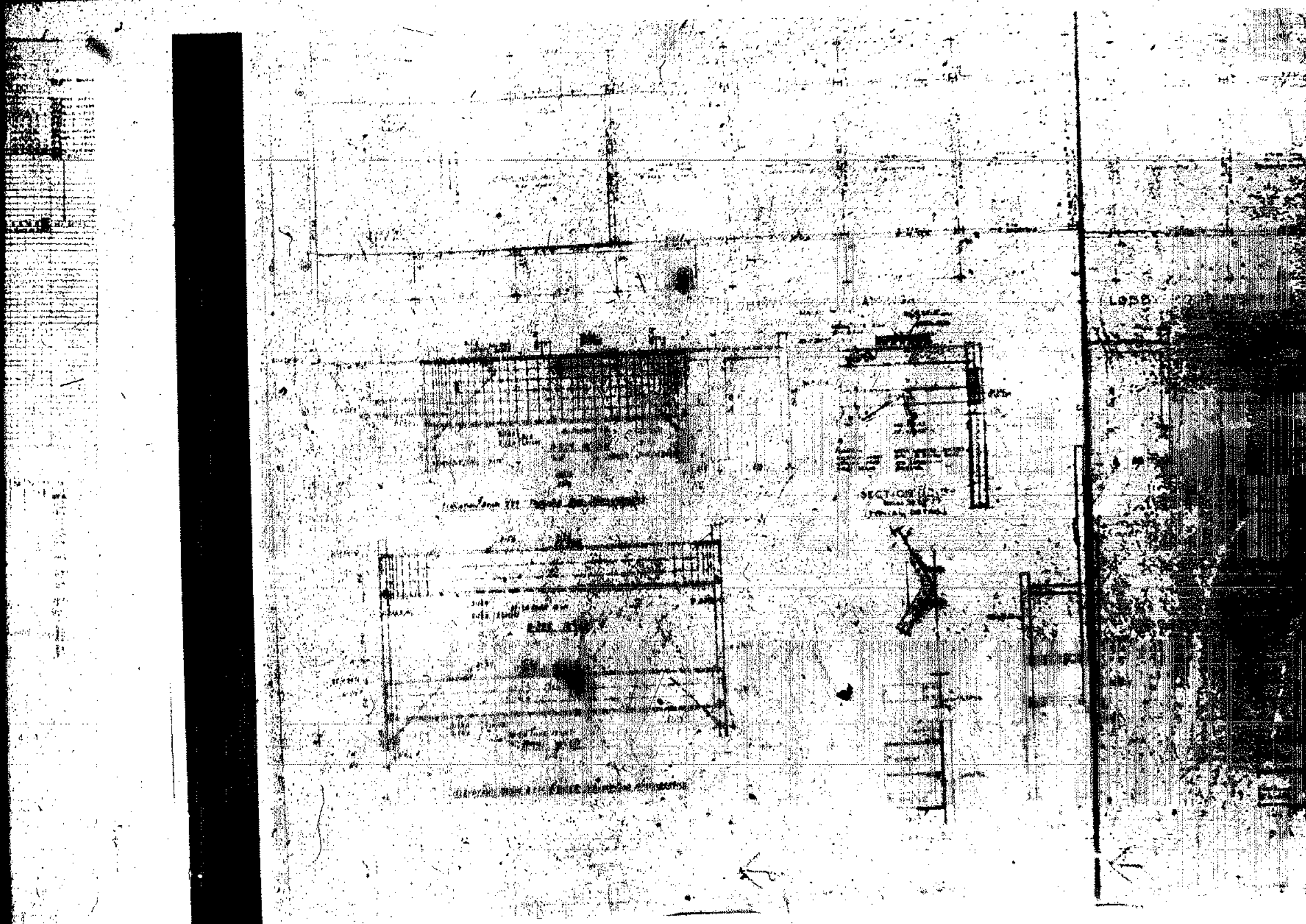
COLUMNS SCHEDULE

Column No.	Section	Notes
1	12" x 18"	
2	12" x 18"	
3	12" x 18"	
4	12" x 18"	
5	12" x 18"	
6	12" x 18"	
7	12" x 18"	
8	12" x 18"	
9	12" x 18"	
10	12" x 18"	
11	12" x 18"	
12	12" x 18"	
13	12" x 18"	
14	12" x 18"	
15	12" x 18"	
16	12" x 18"	
17	12" x 18"	
18	12" x 18"	
19	12" x 18"	
20	12" x 18"	
21	12" x 18"	
22	12" x 18"	
23	12" x 18"	
24	12" x 18"	
25	12" x 18"	
26	12" x 18"	
27	12" x 18"	
28	12" x 18"	
29	12" x 18"	
30	12" x 18"	
31	12" x 18"	
32	12" x 18"	
33	12" x 18"	
34	12" x 18"	
35	12" x 18"	
36	12" x 18"	
37	12" x 18"	
38	12" x 18"	
39	12" x 18"	
40	12" x 18"	
41	12" x 18"	
42	12" x 18"	
43	12" x 18"	
44	12" x 18"	
45	12" x 18"	
46	12" x 18"	
47	12" x 18"	
48	12" x 18"	
49	12" x 18"	
50	12" x 18"	

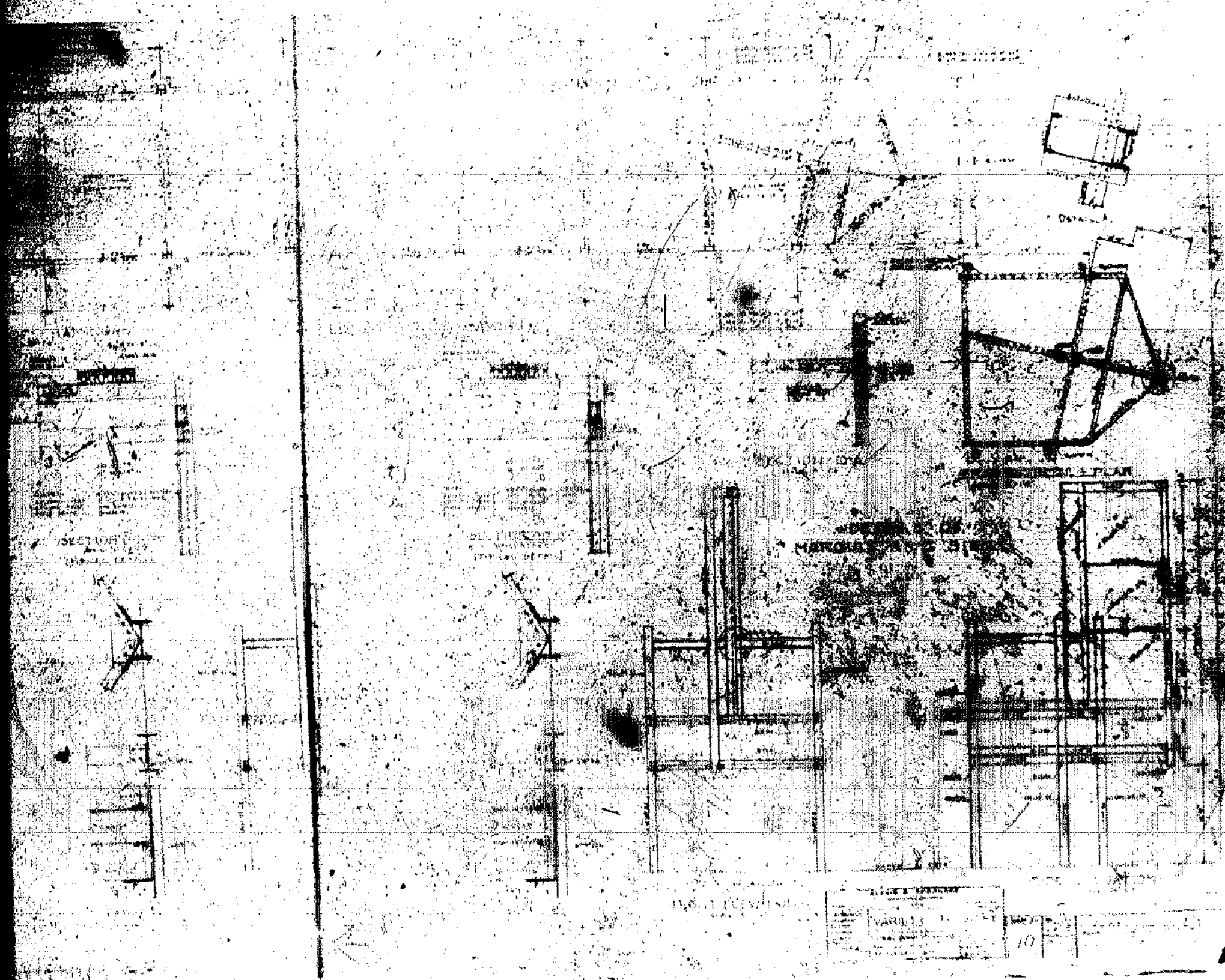




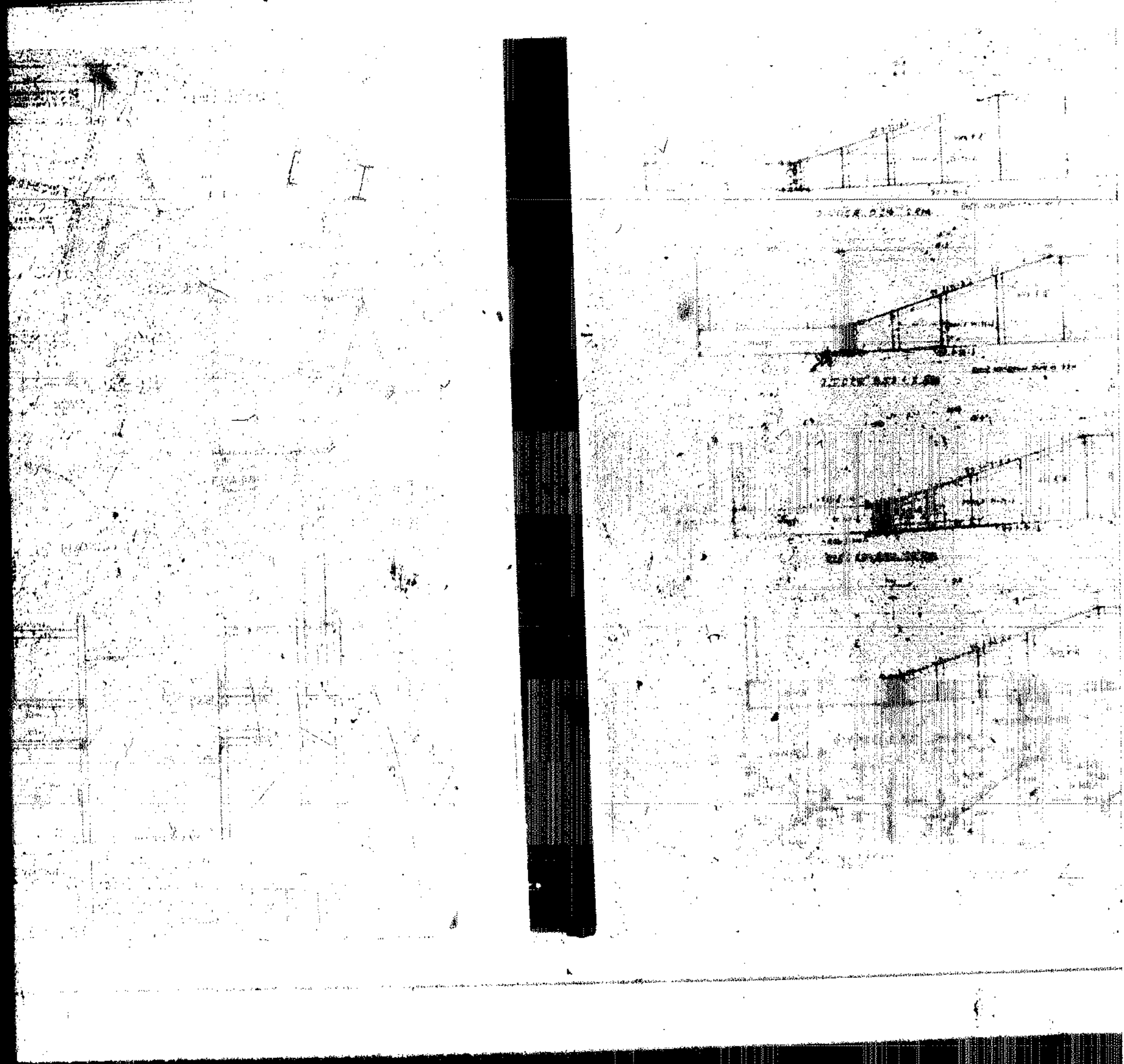


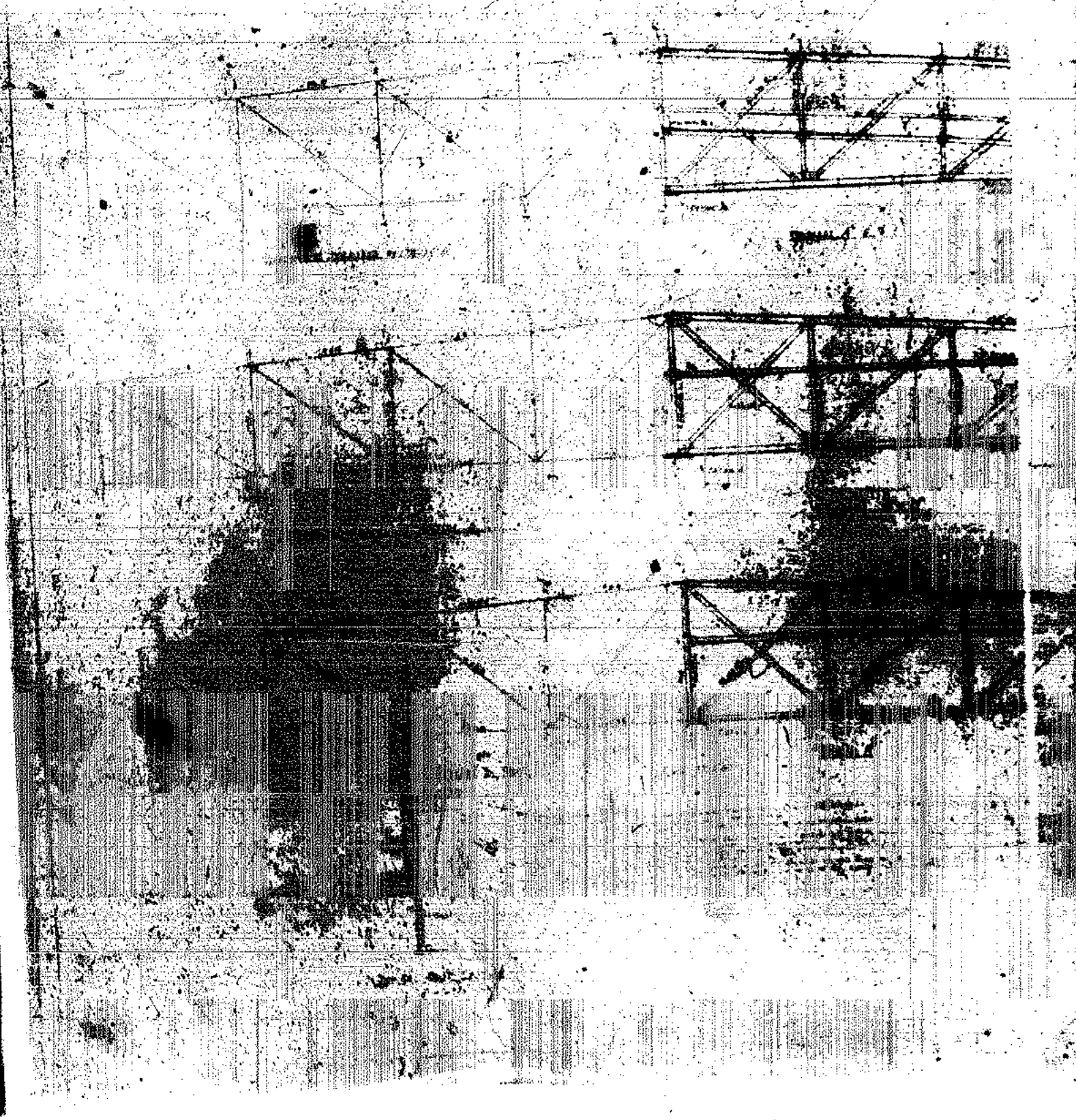
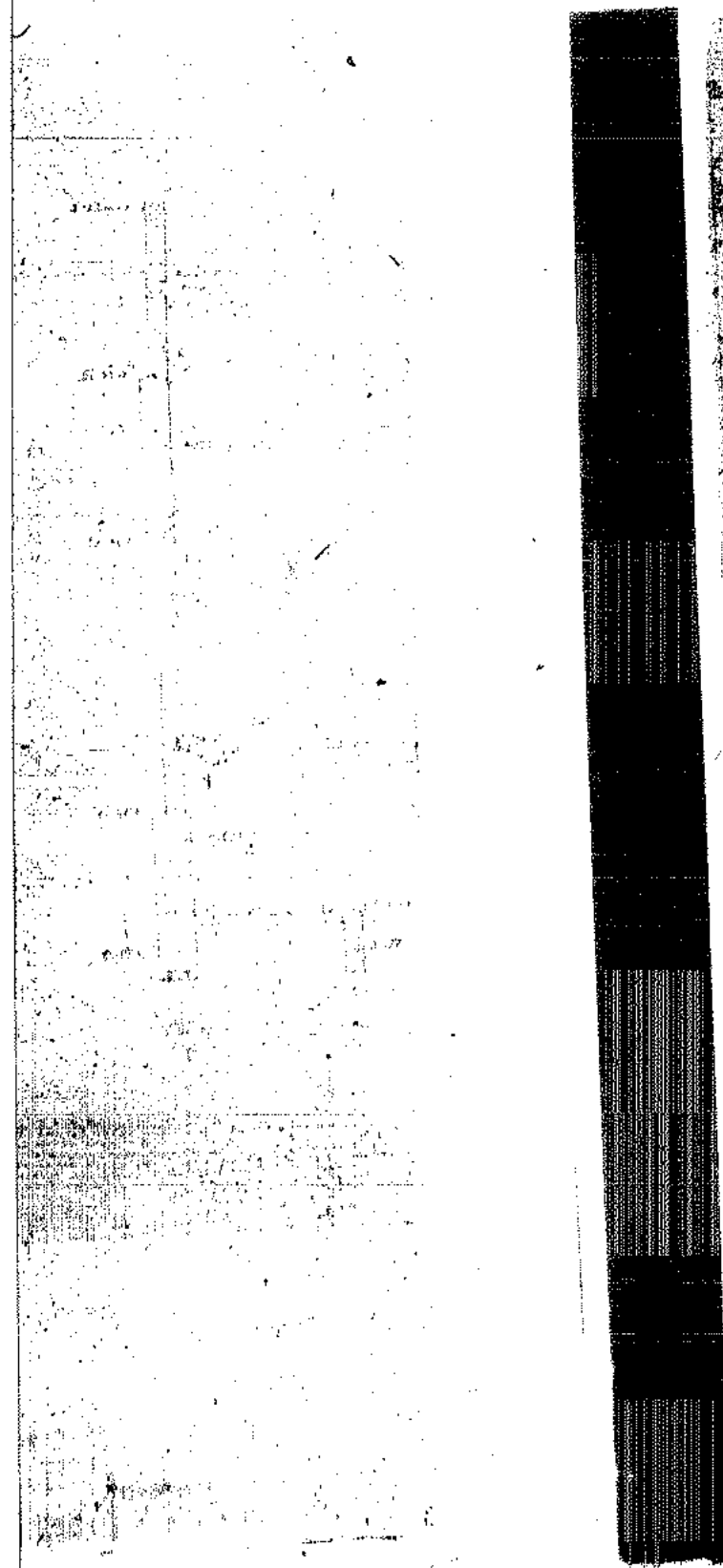


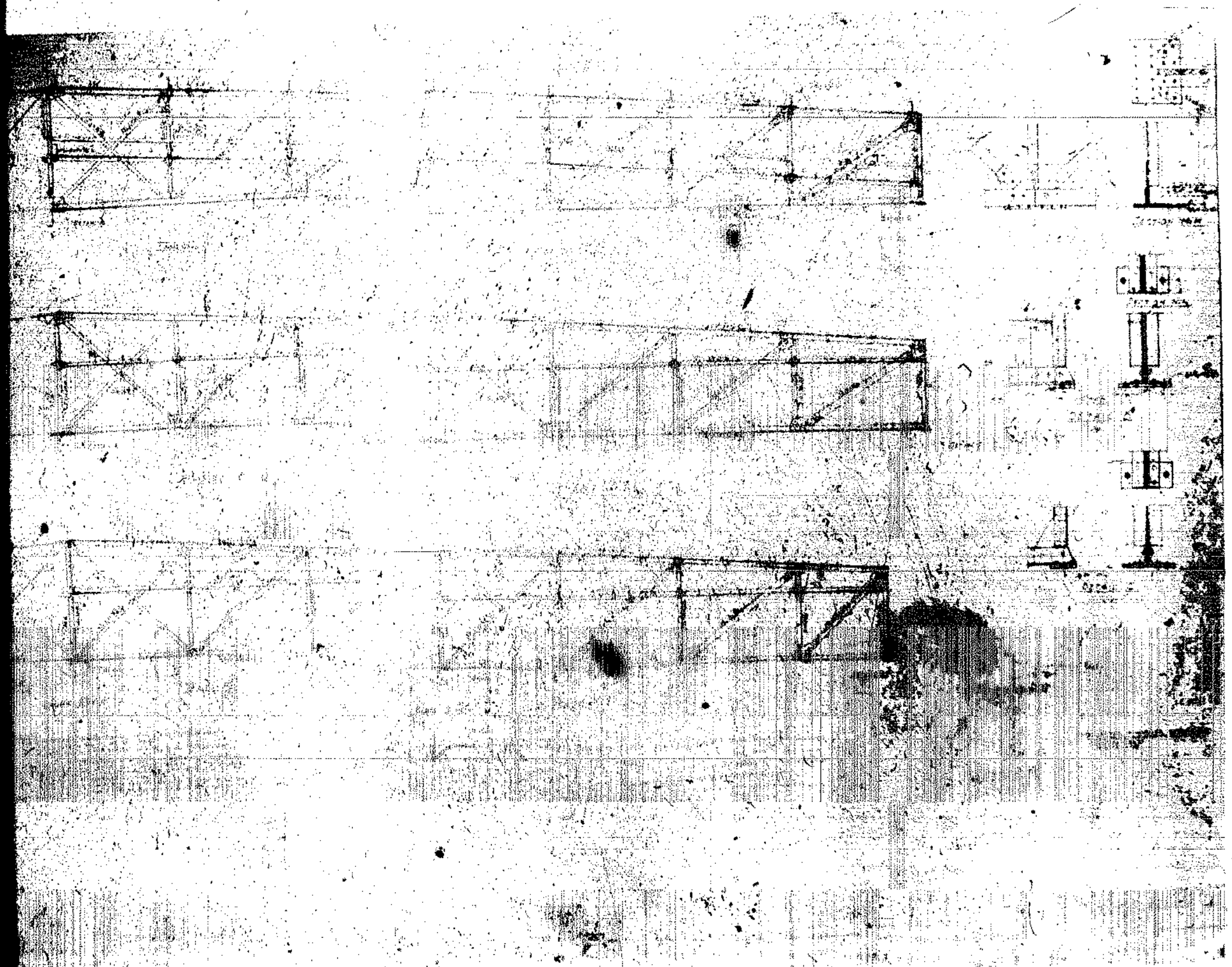
O R A K J N A I I A I I M

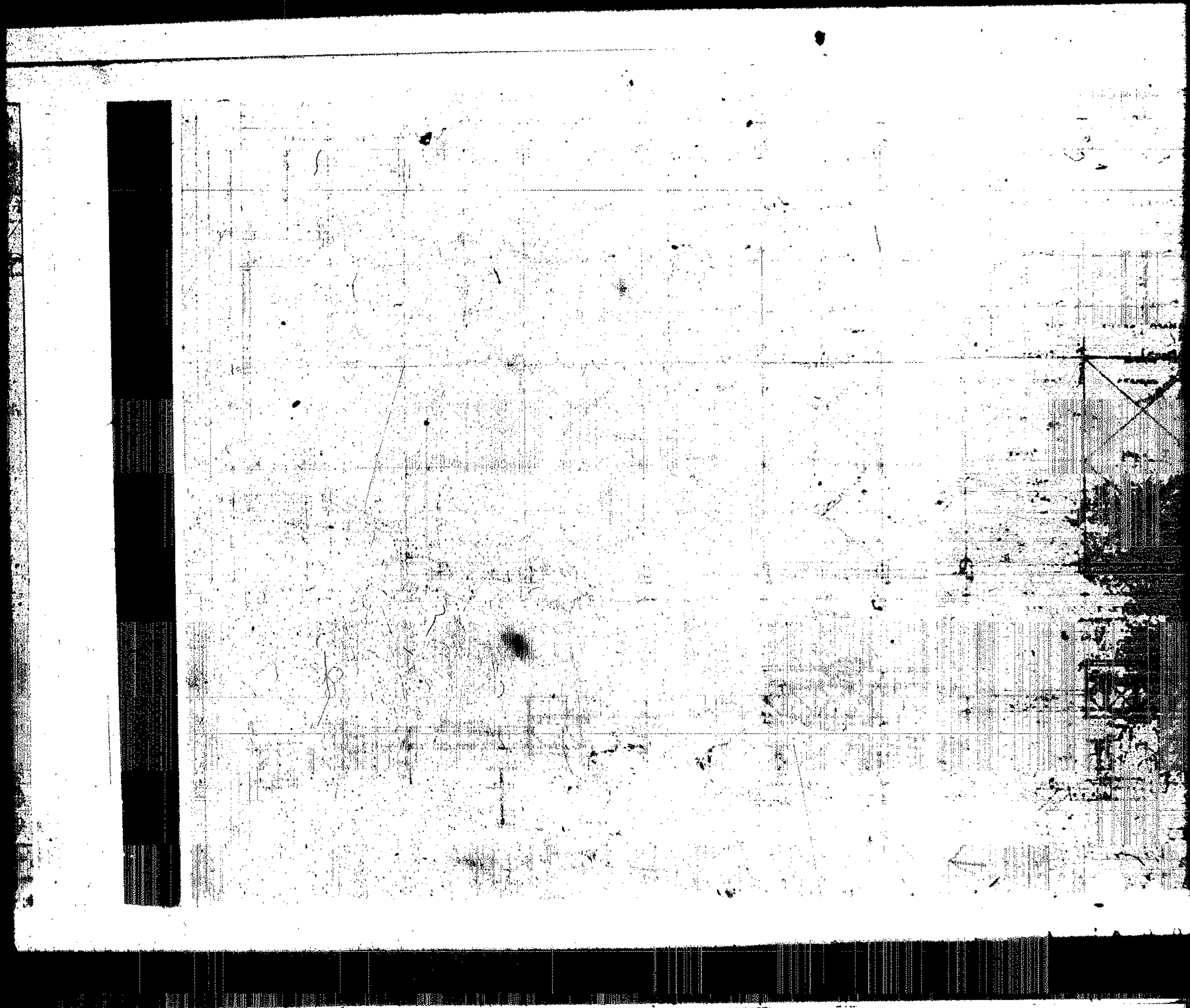


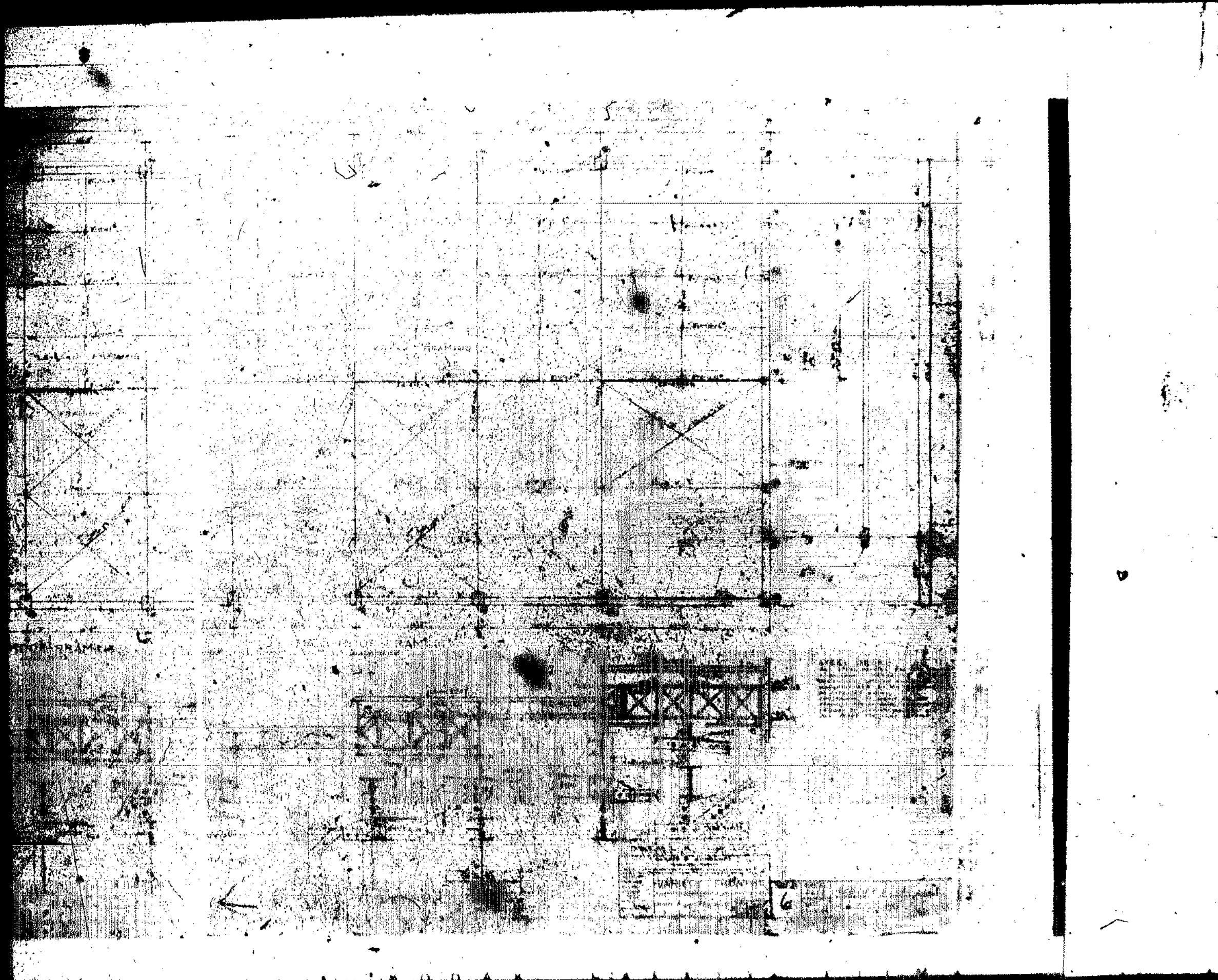
ALICE'S LIBRARY
10

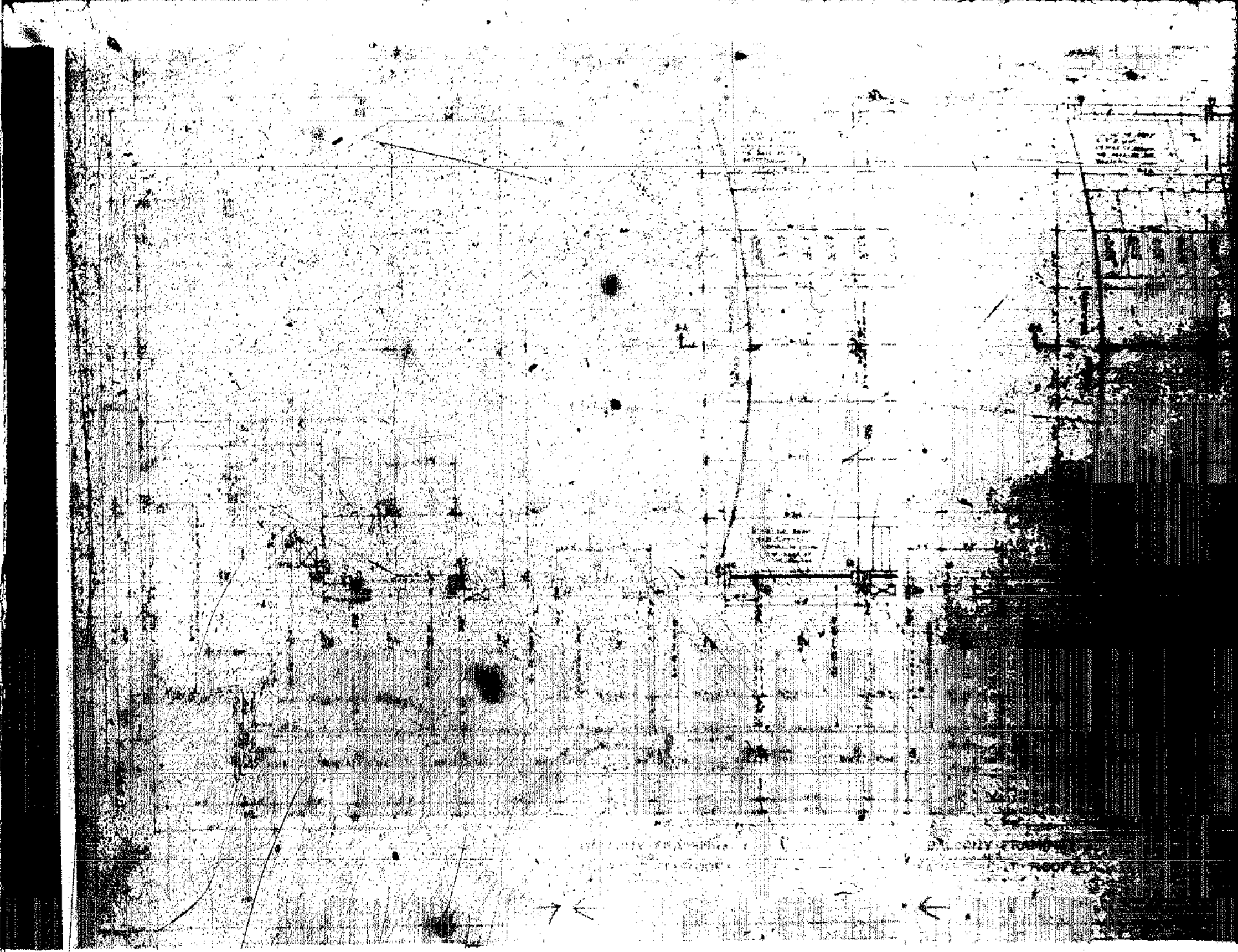




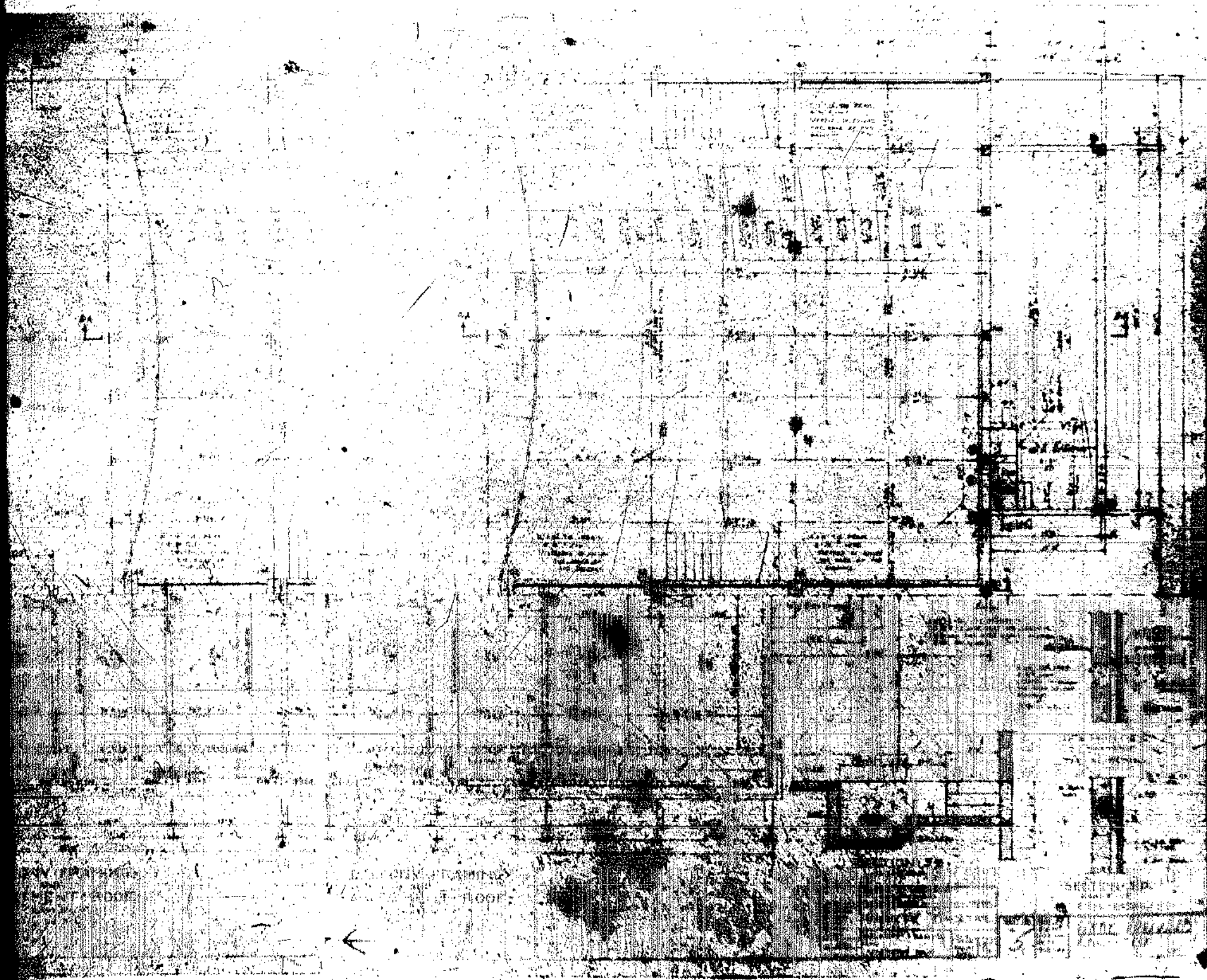








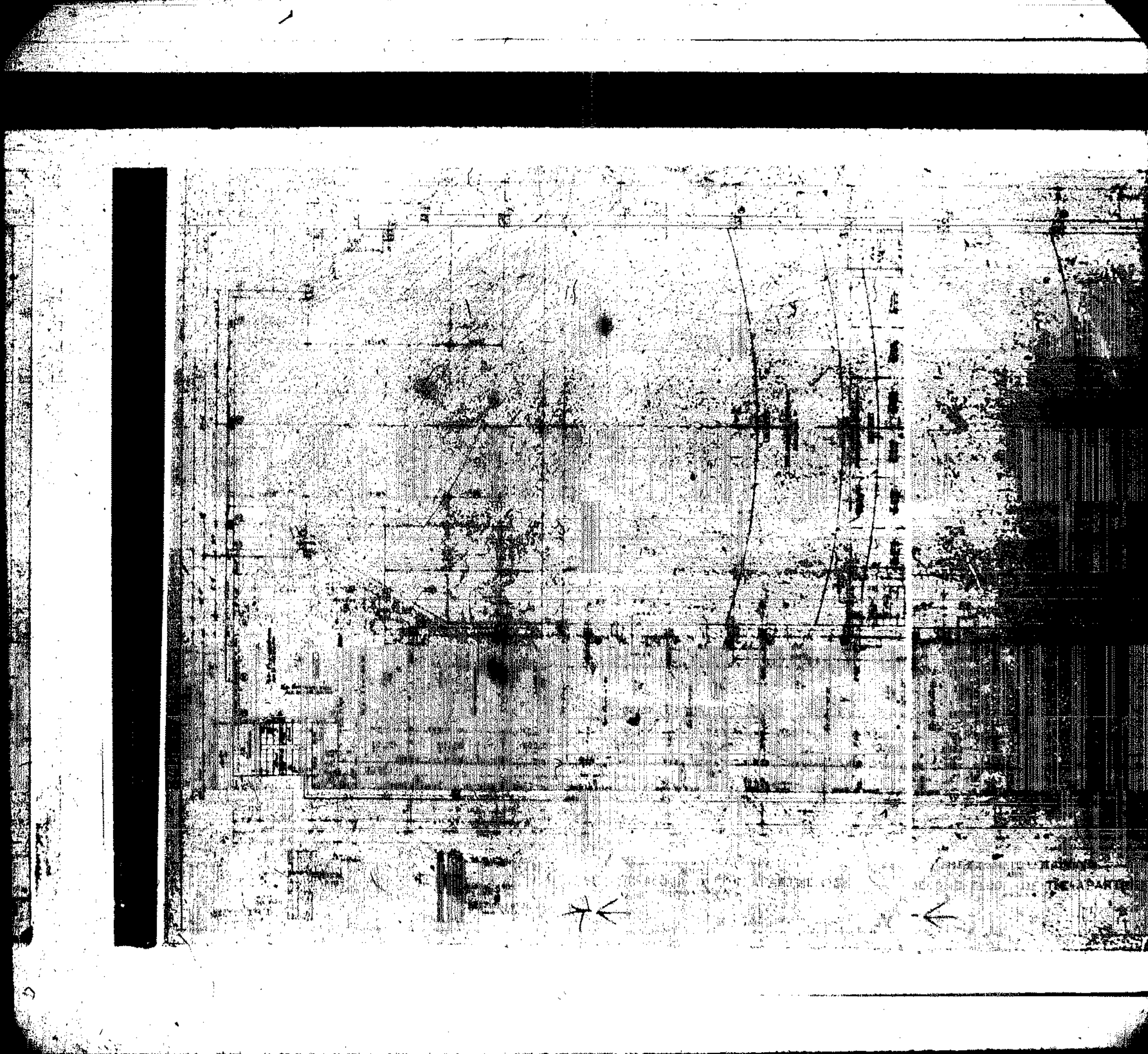
PROPERTY OF
REPRODUCED

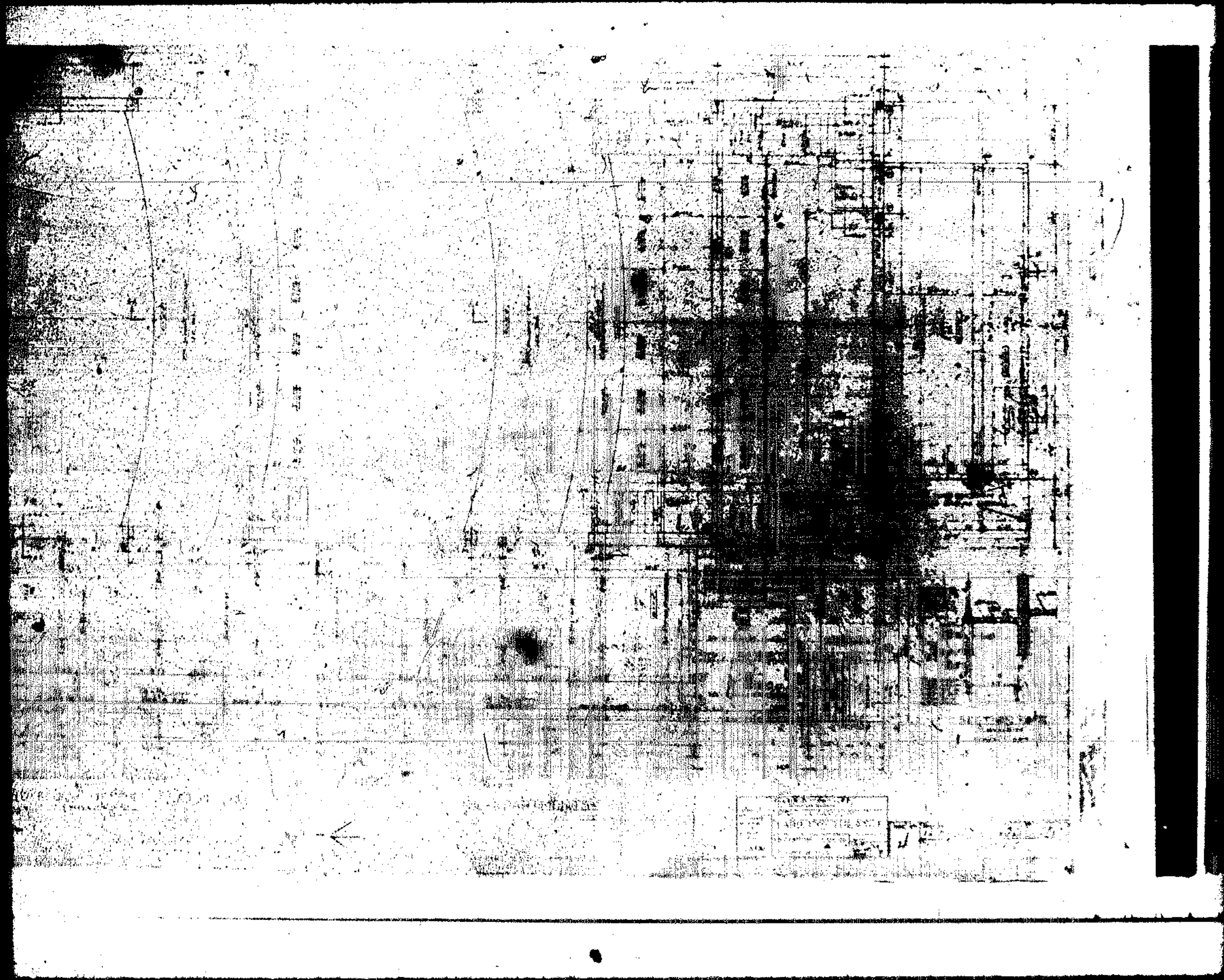


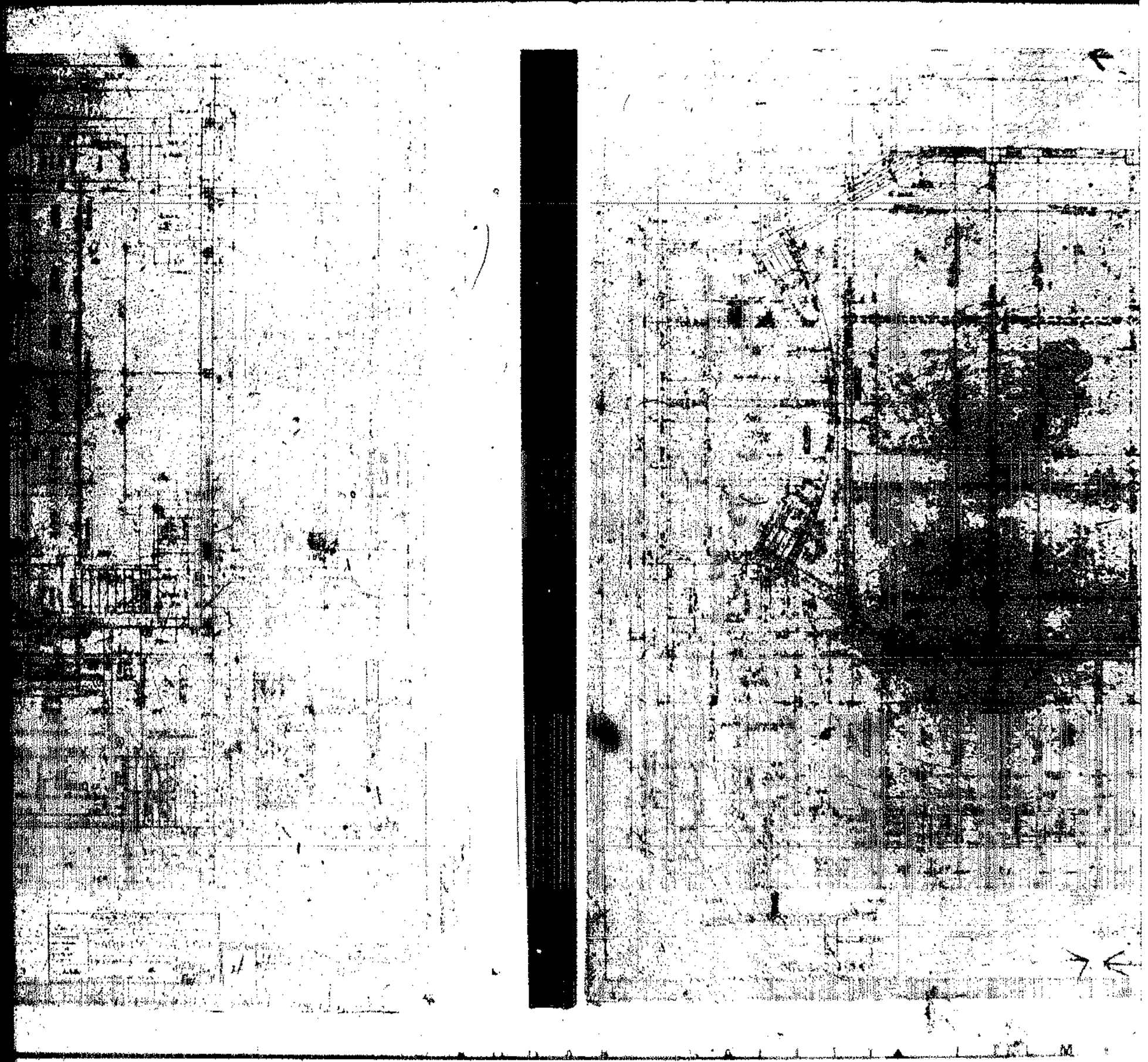
NEW DRAWING
BY T. ADAMS

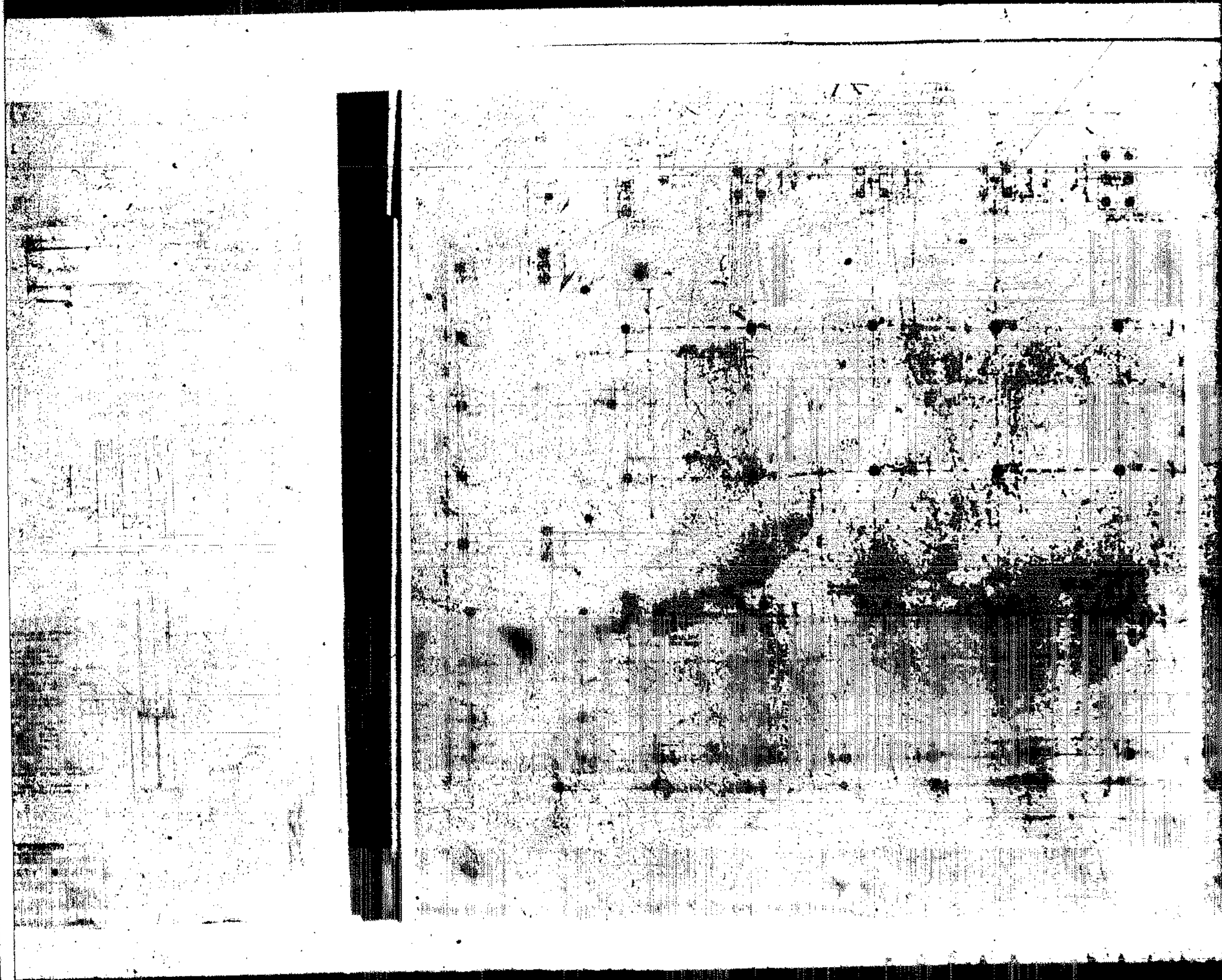
GENERAL PLAN
1ST FLOOR

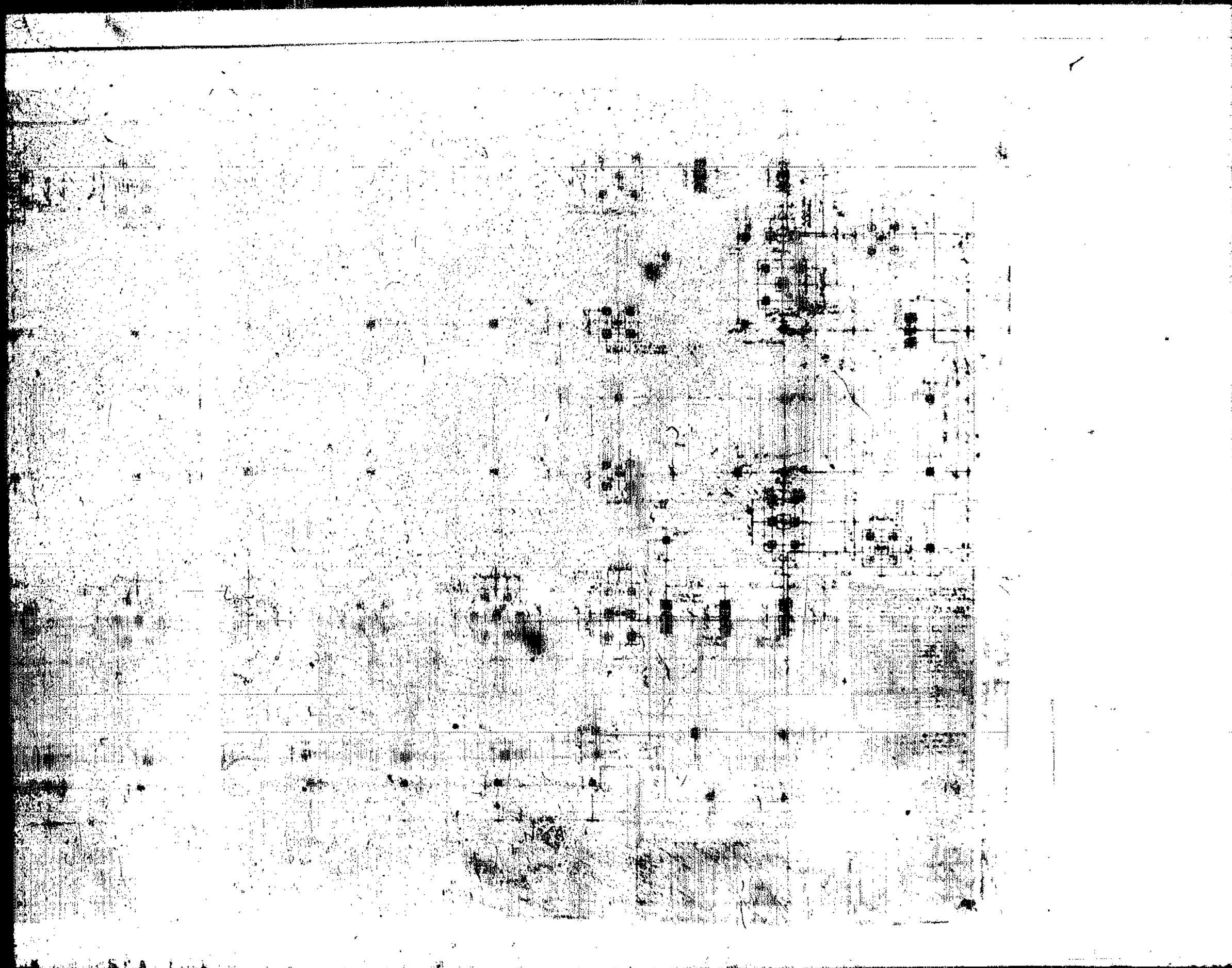
STAIRS
ELEVATION

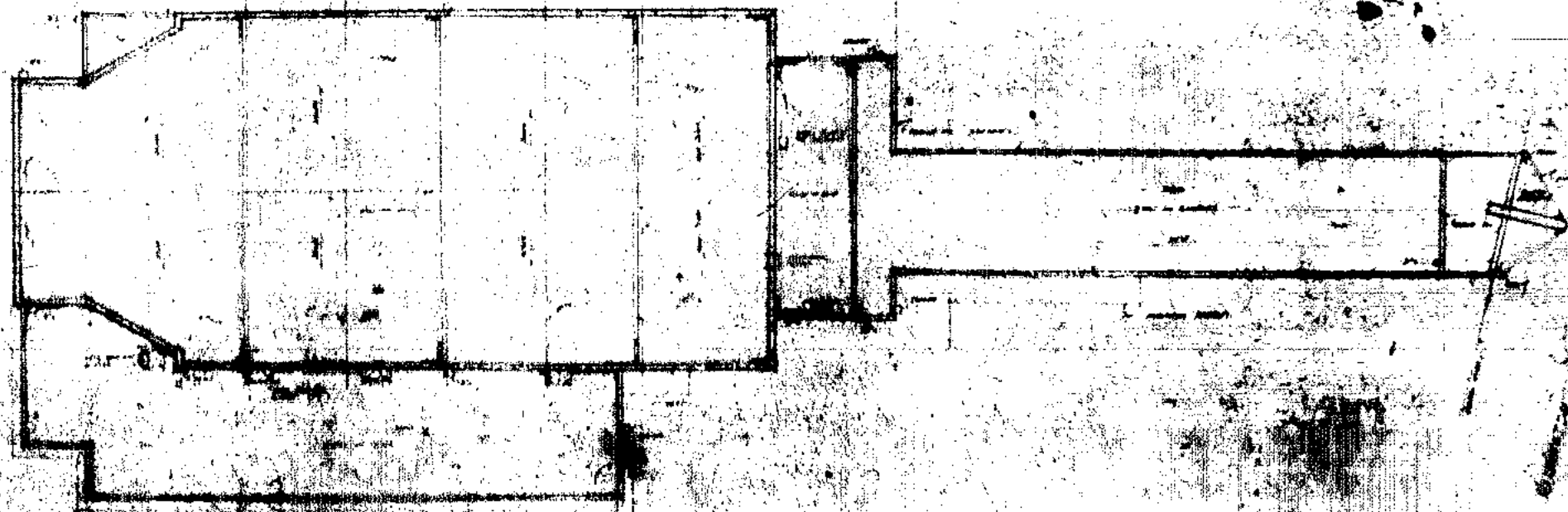




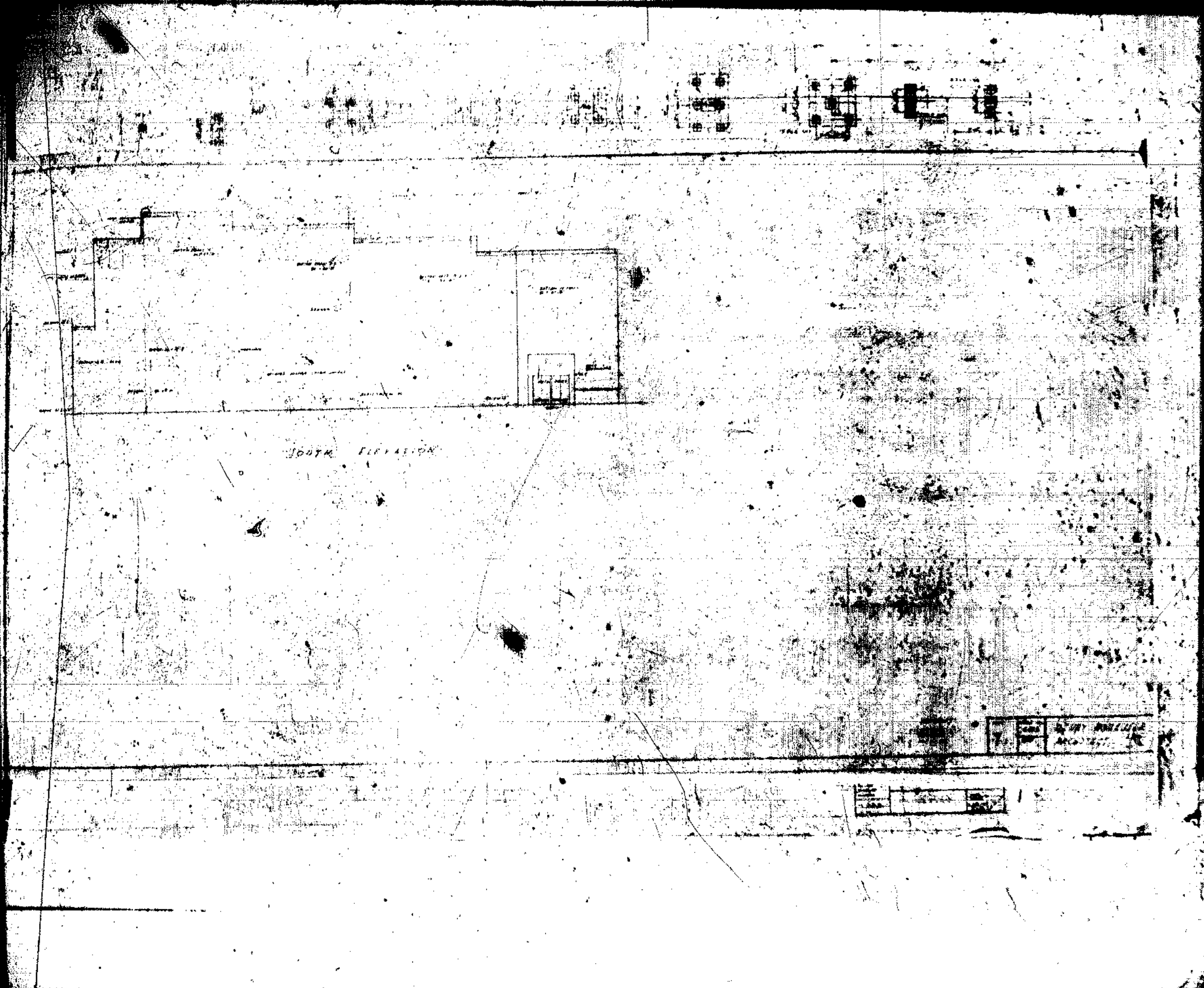






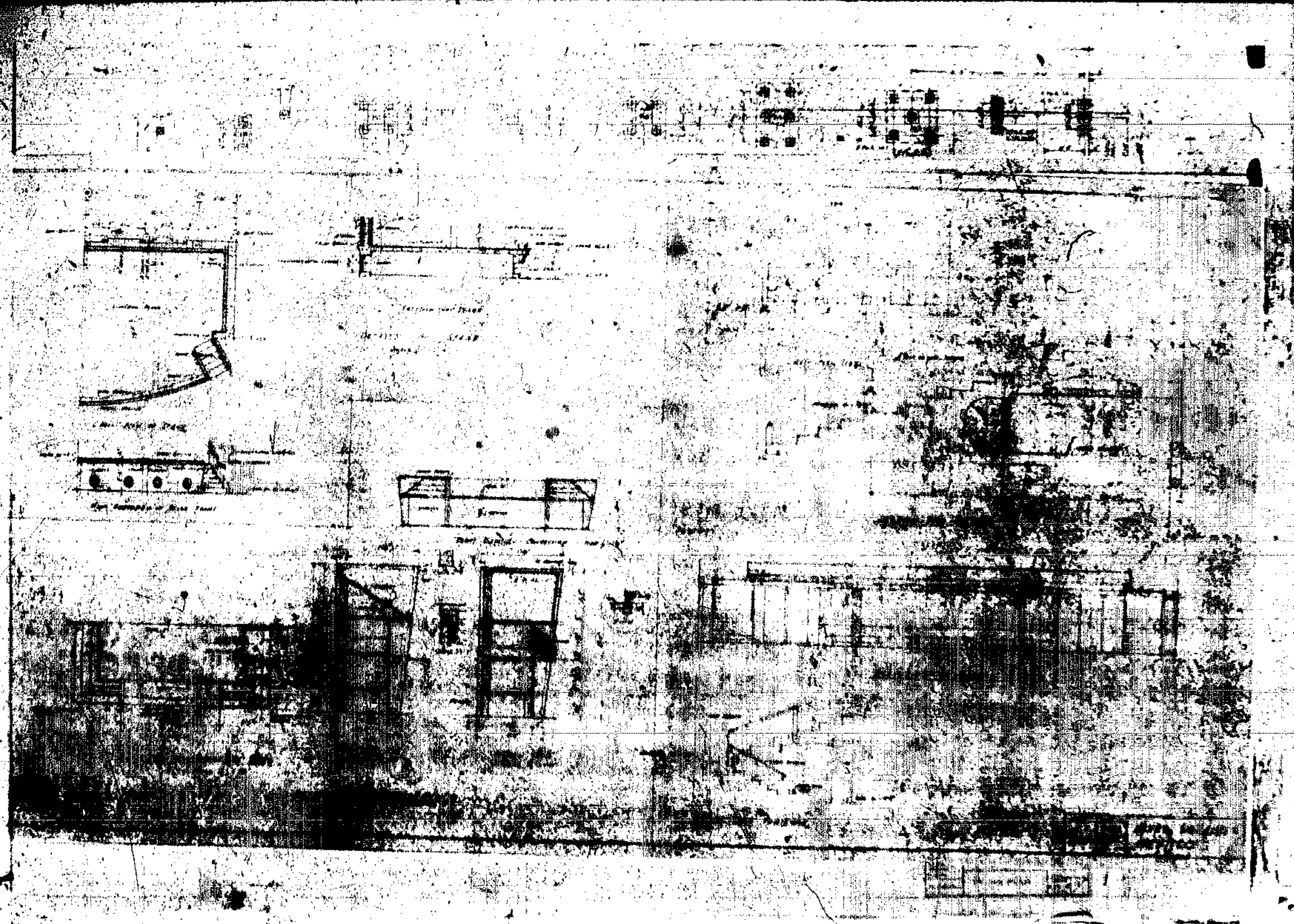


8

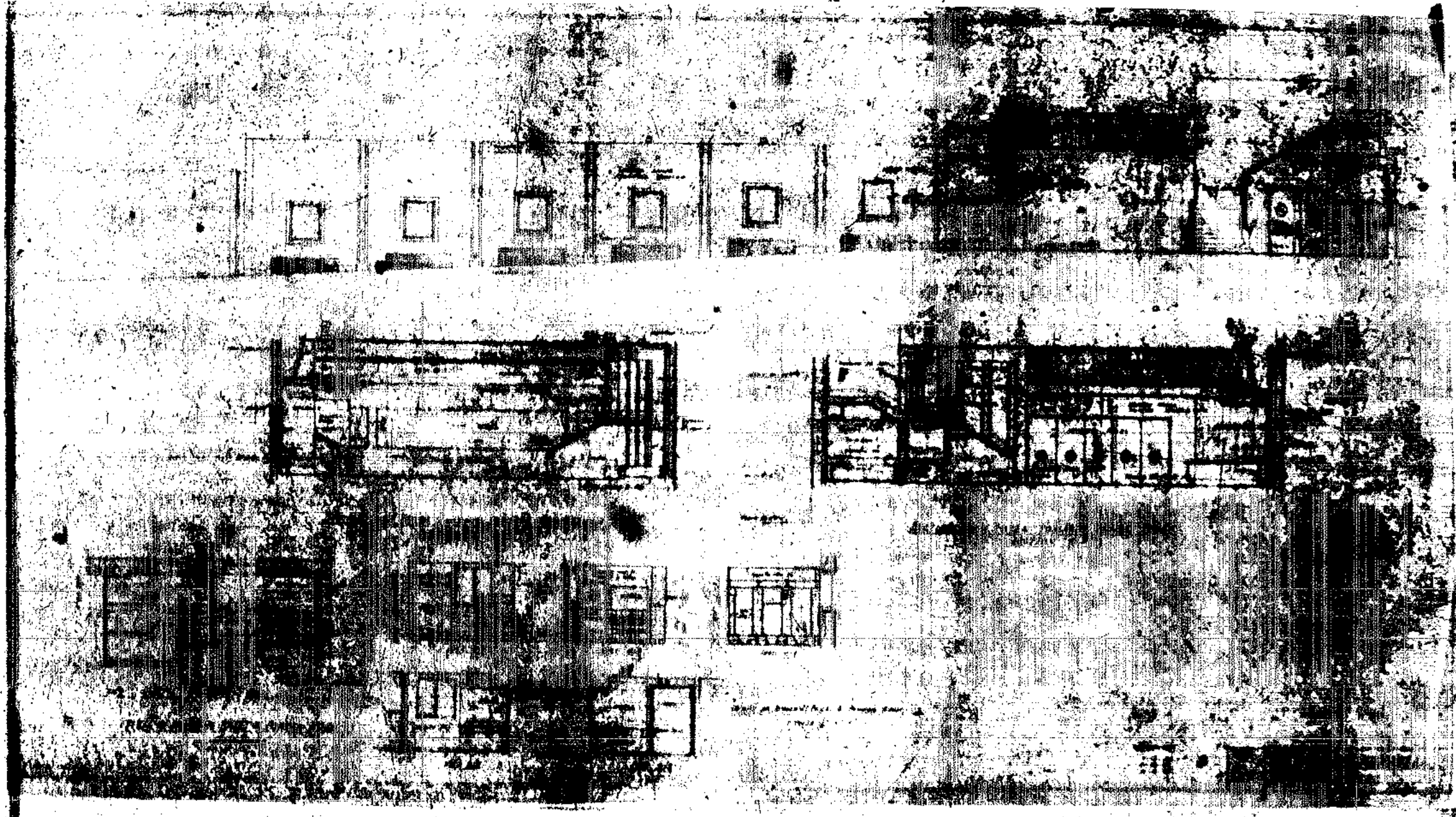


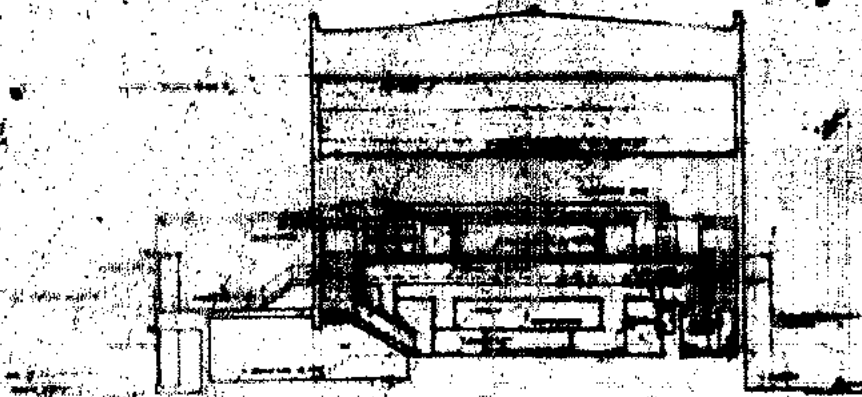
SOUTH ELEVATION

NO.	DATE	BY	CHKD.	APP.

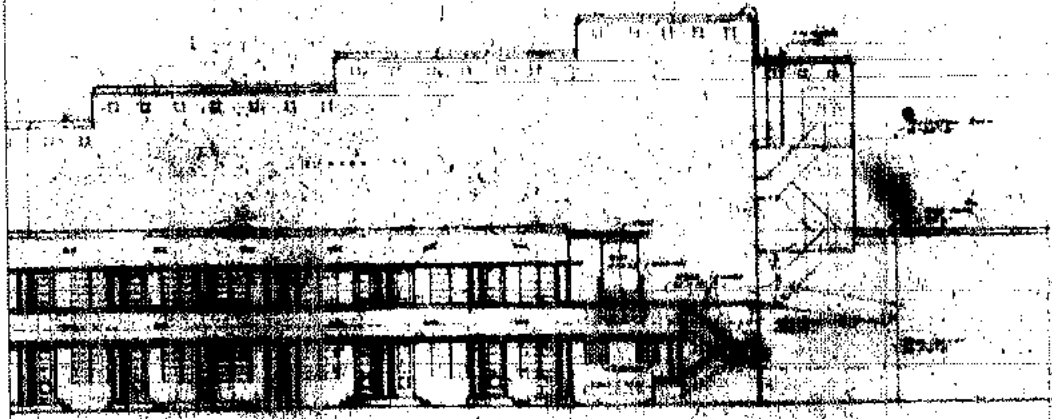


K O D A K S A F E T Y F I L M

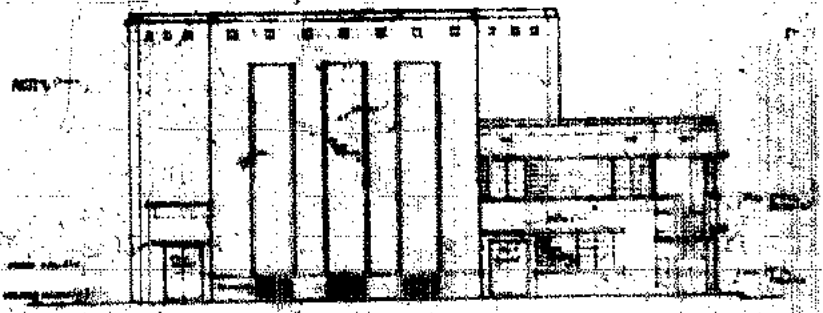




CROSS SECTION 2-2
Scale 1/4" = 1'-0"

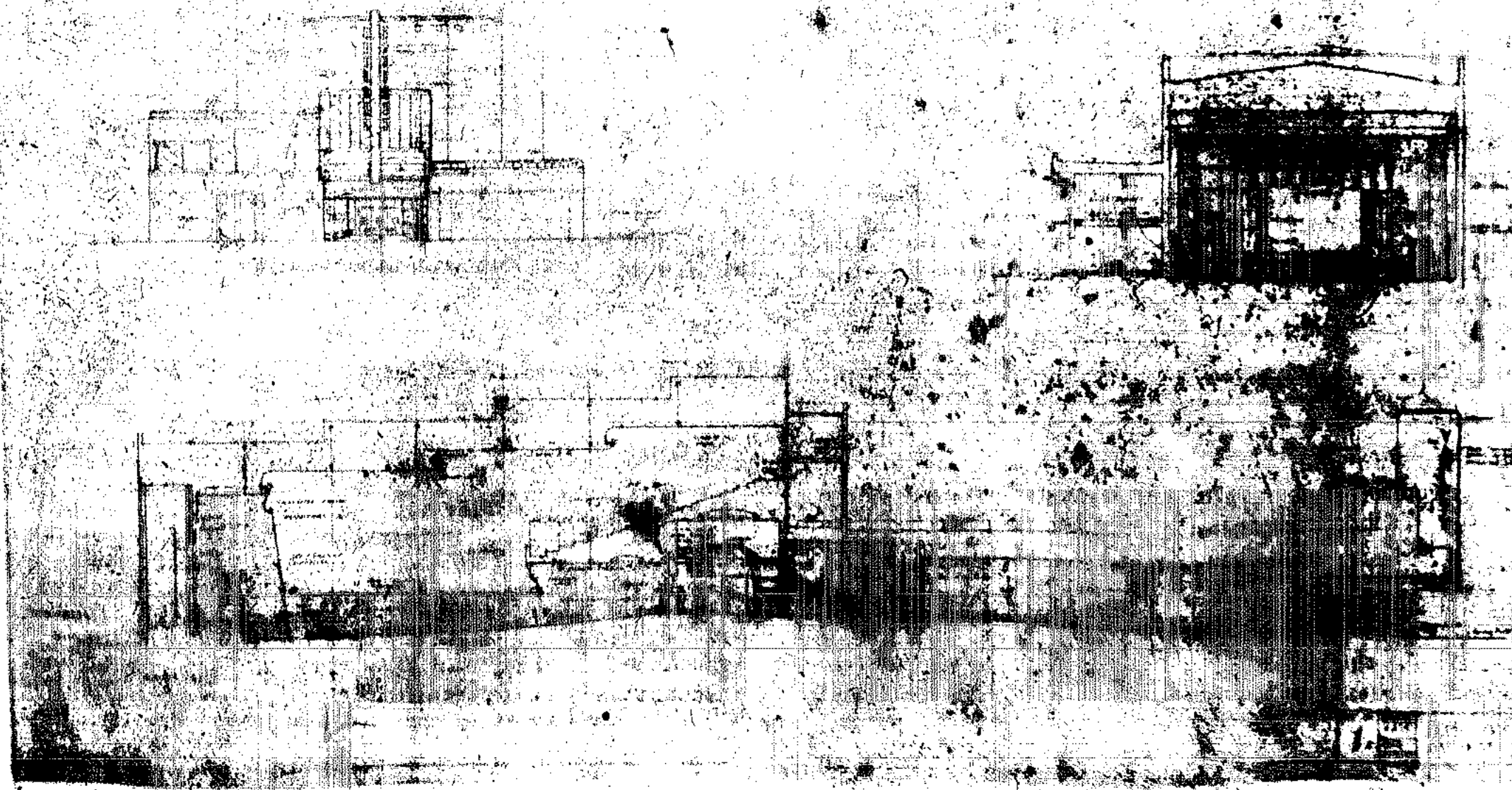


ELEVATION (WEST SIDE) 1-1



WEST ELEVATION (CIRCULAR) 3-3
Scale 1/4" = 1'-0"

REVISIONS
1. 11/15/50
2. 11/15/50
3. 11/15/50
4. 11/15/50
5. 11/15/50
6. 11/15/50
7. 11/15/50
8. 11/15/50
9. 11/15/50
10. 11/15/50



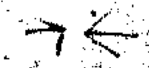
REVISED LOBBY ROOF FRAMING

LOBBY ROOF FRAMING

REVISED LOBBY ROOF FRAMING

REVISED LOBBY FRAMING PLAN

FRAMING PLAN



REVISED LOBBY ROOF FRAMING

LOBBY ROOF FRAMING

LOBBY ROOF FRAMING



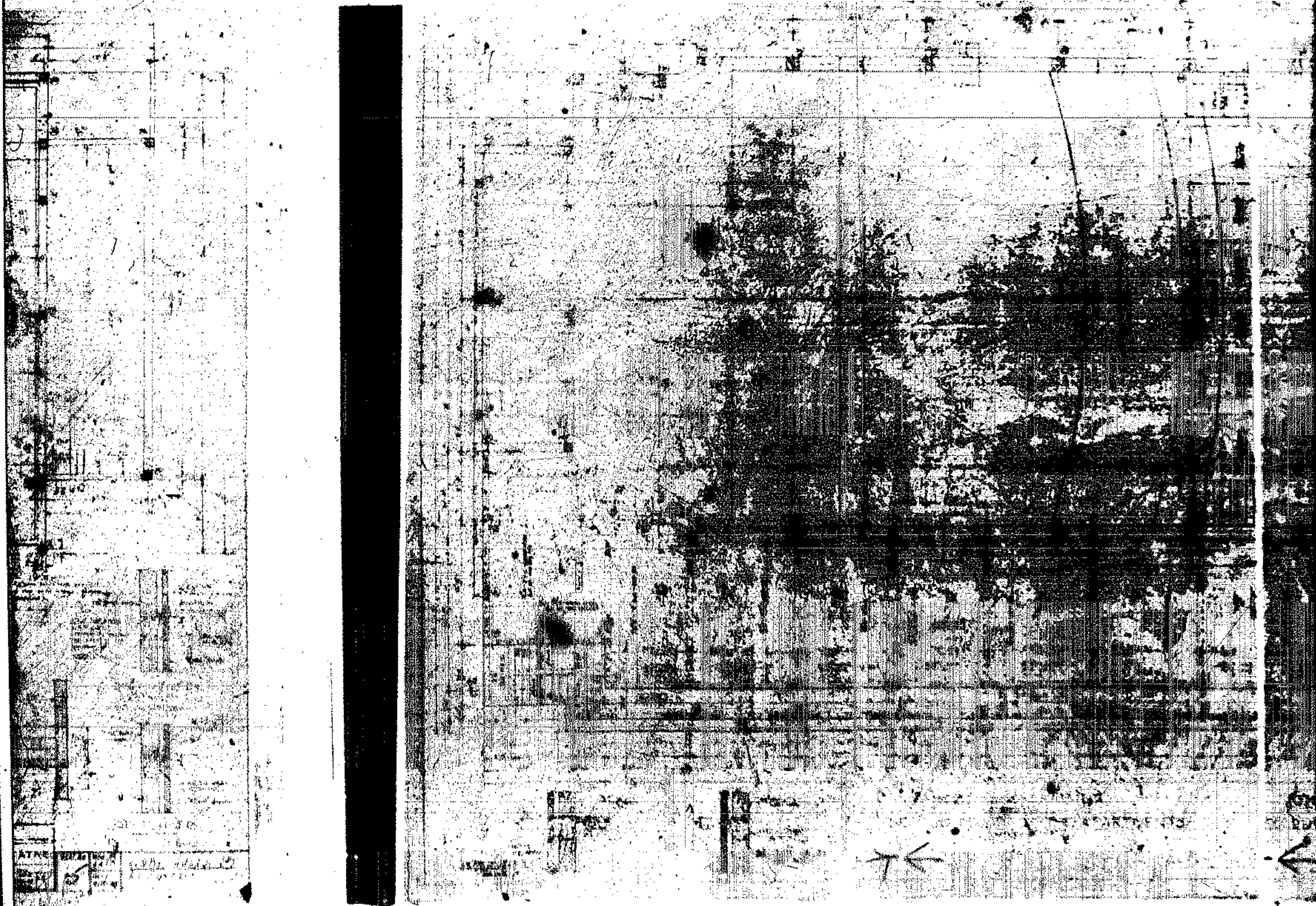
LOBBY FLOOR FRAMING

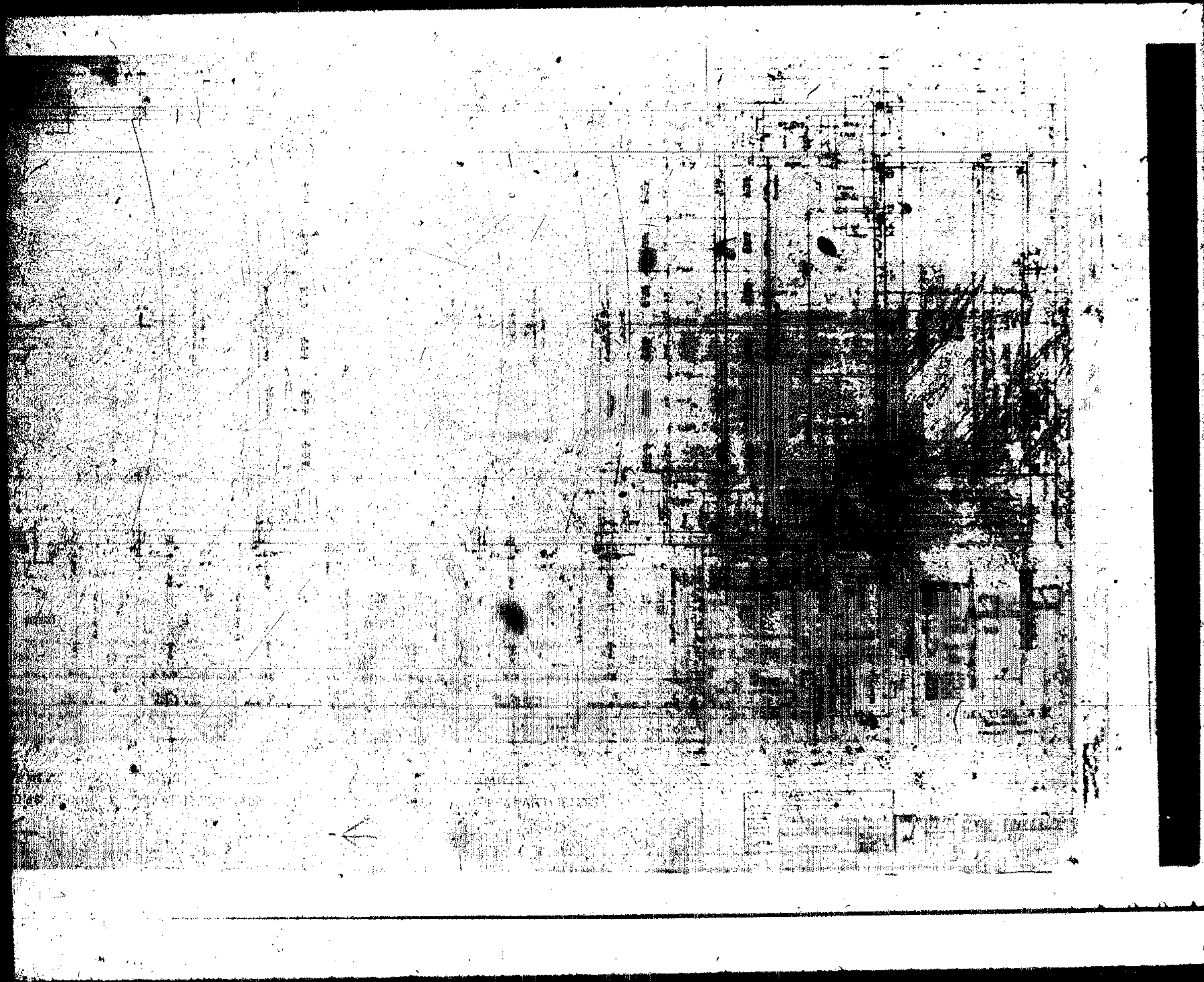
FLOOR FRAMING

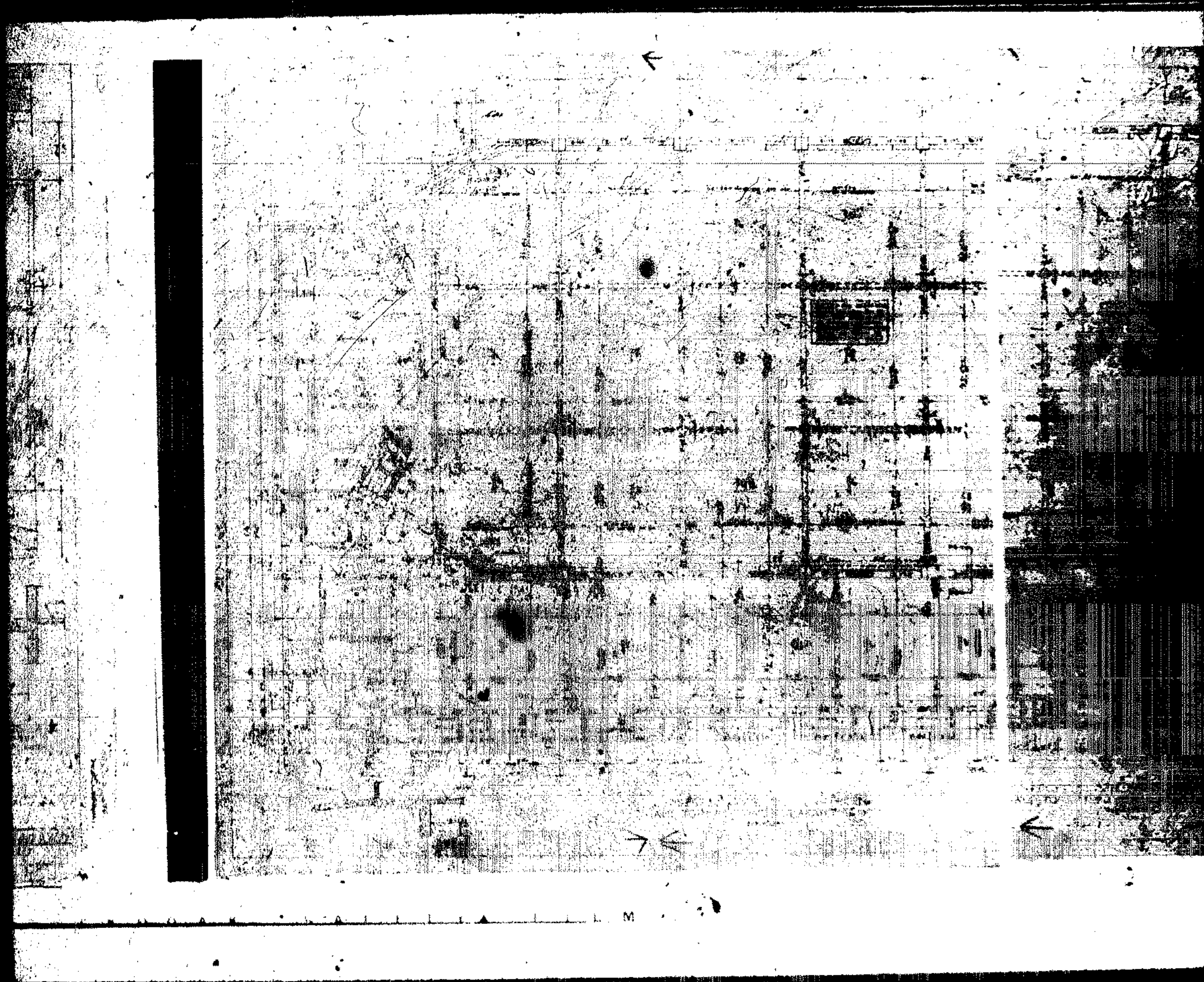
REVISED LOBBY FLOOR FRAMING

21003

THE UNIVERSITY OF CHICAGO
DIVISION OF PHYSICS
530 SOUTH EAST ASIAN BLDG.
CHICAGO, ILL. 60607
HENRY W. HENRY
0







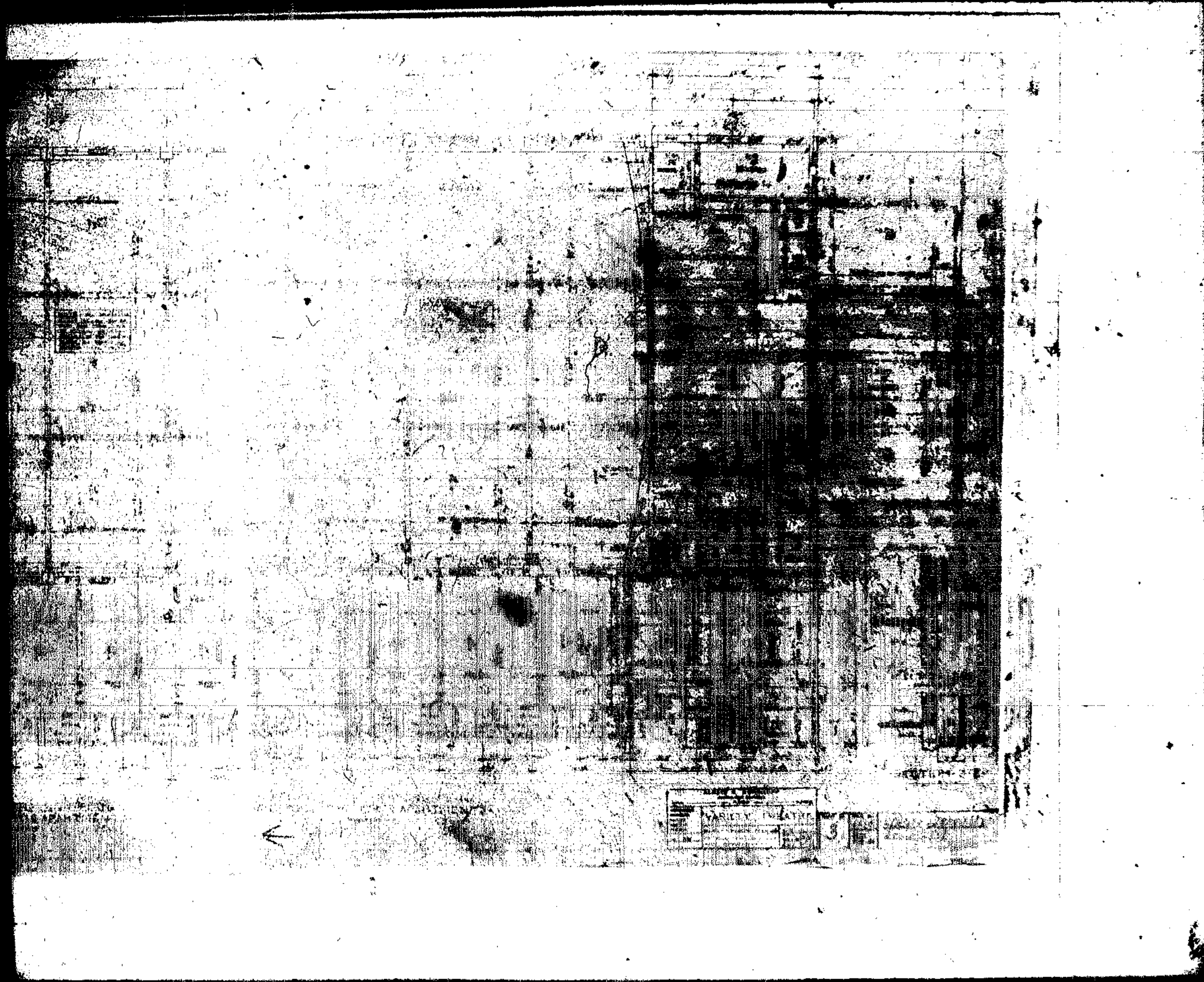
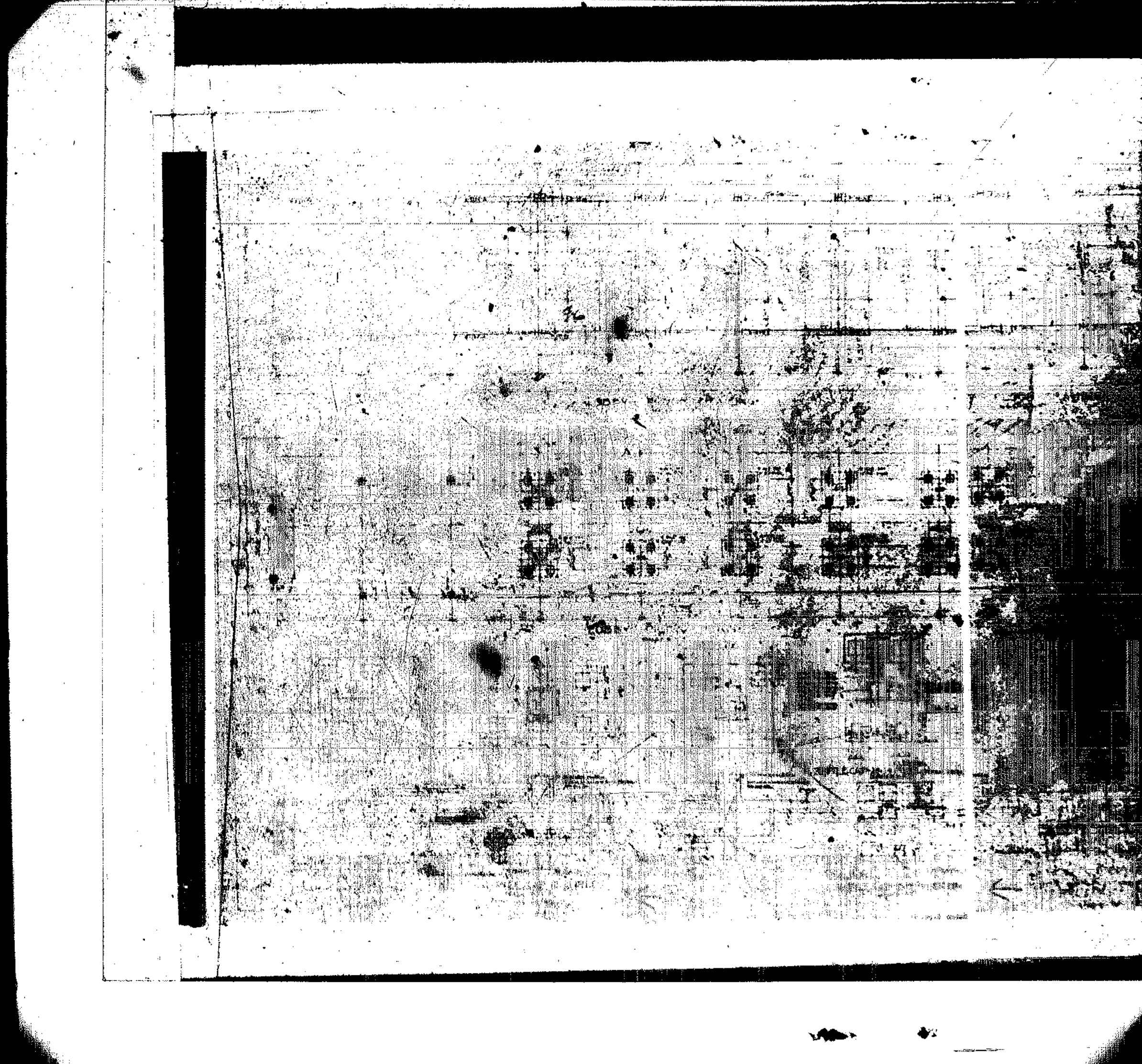


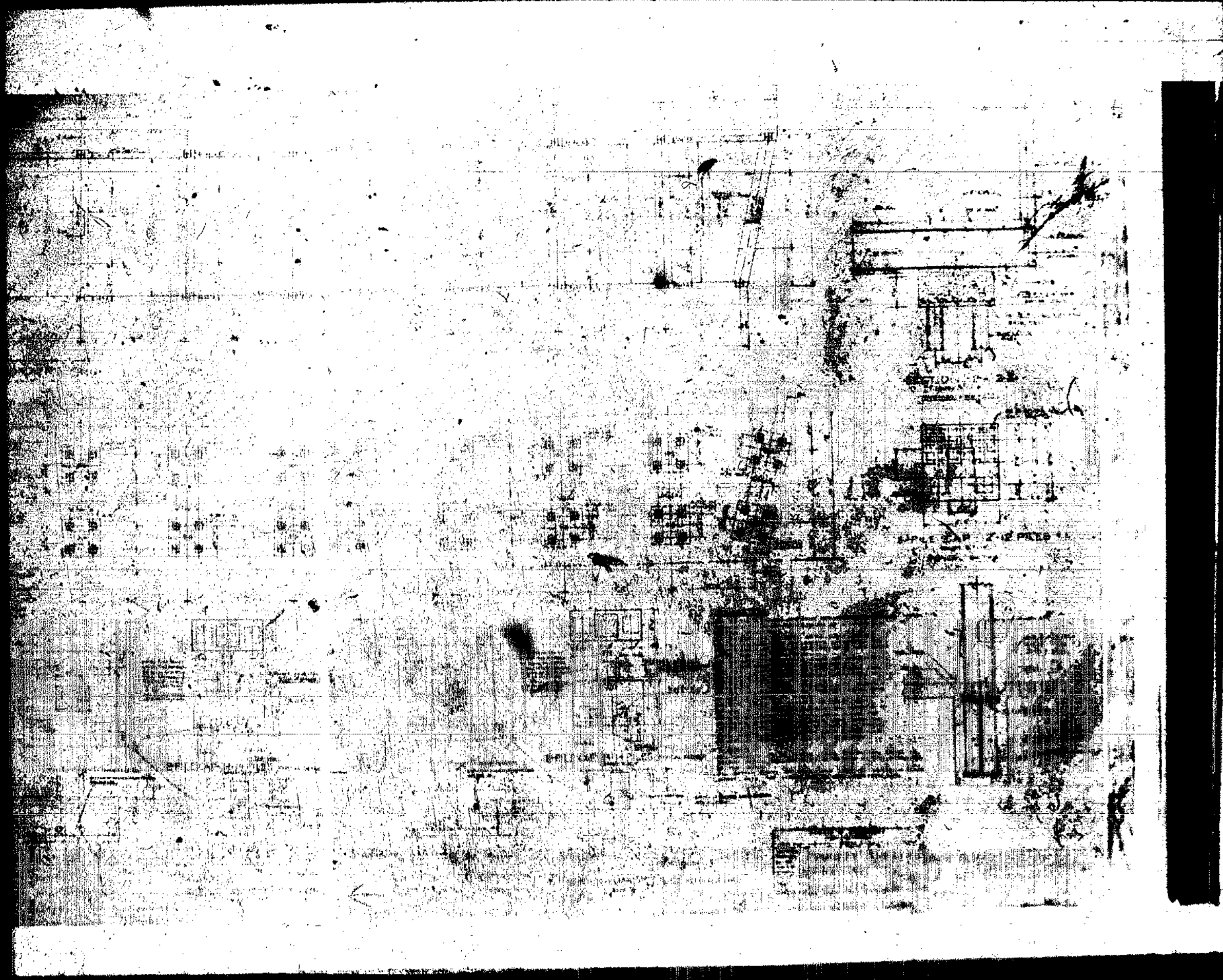
TABLE 1
VARIABLES IN LAYERS

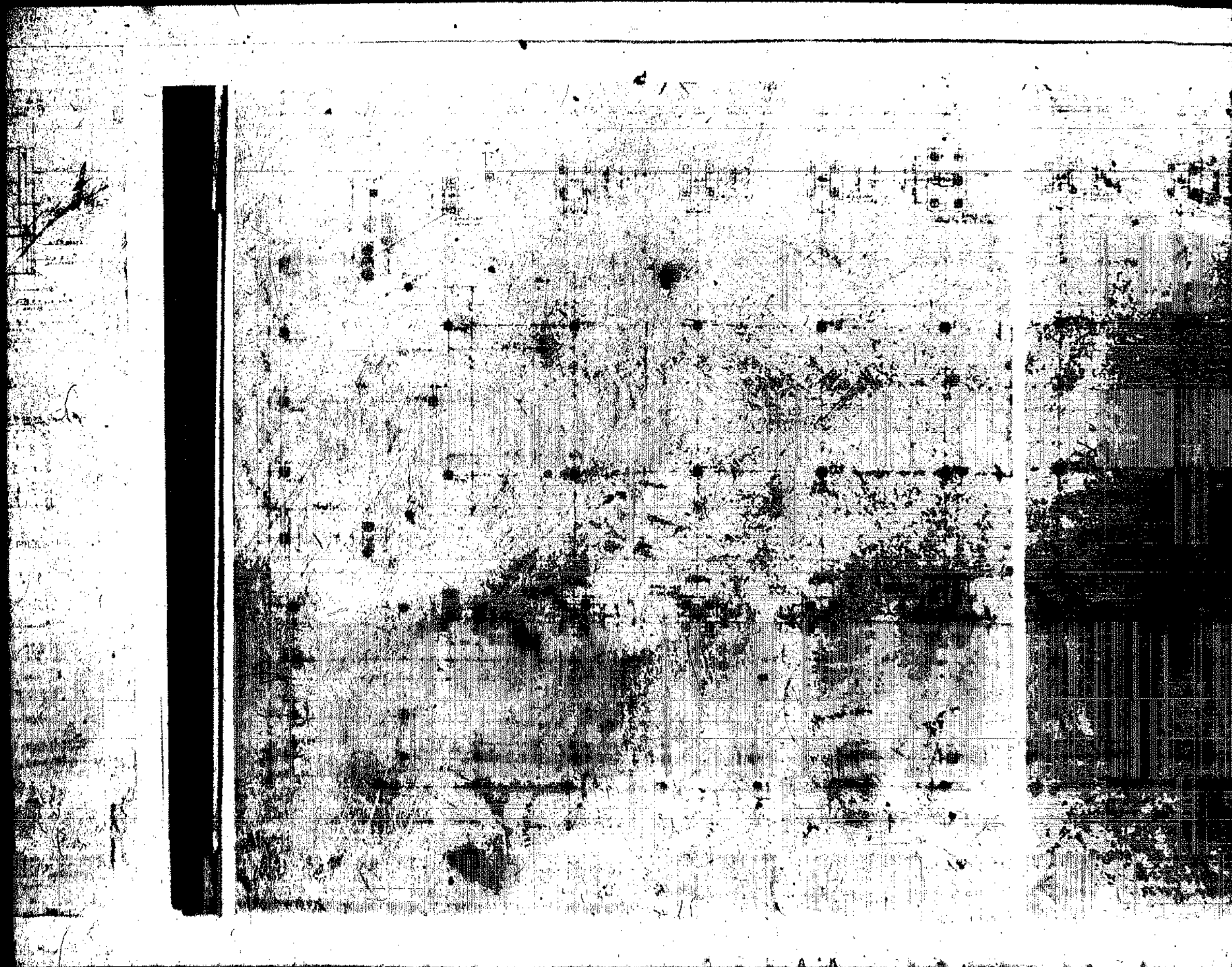
3

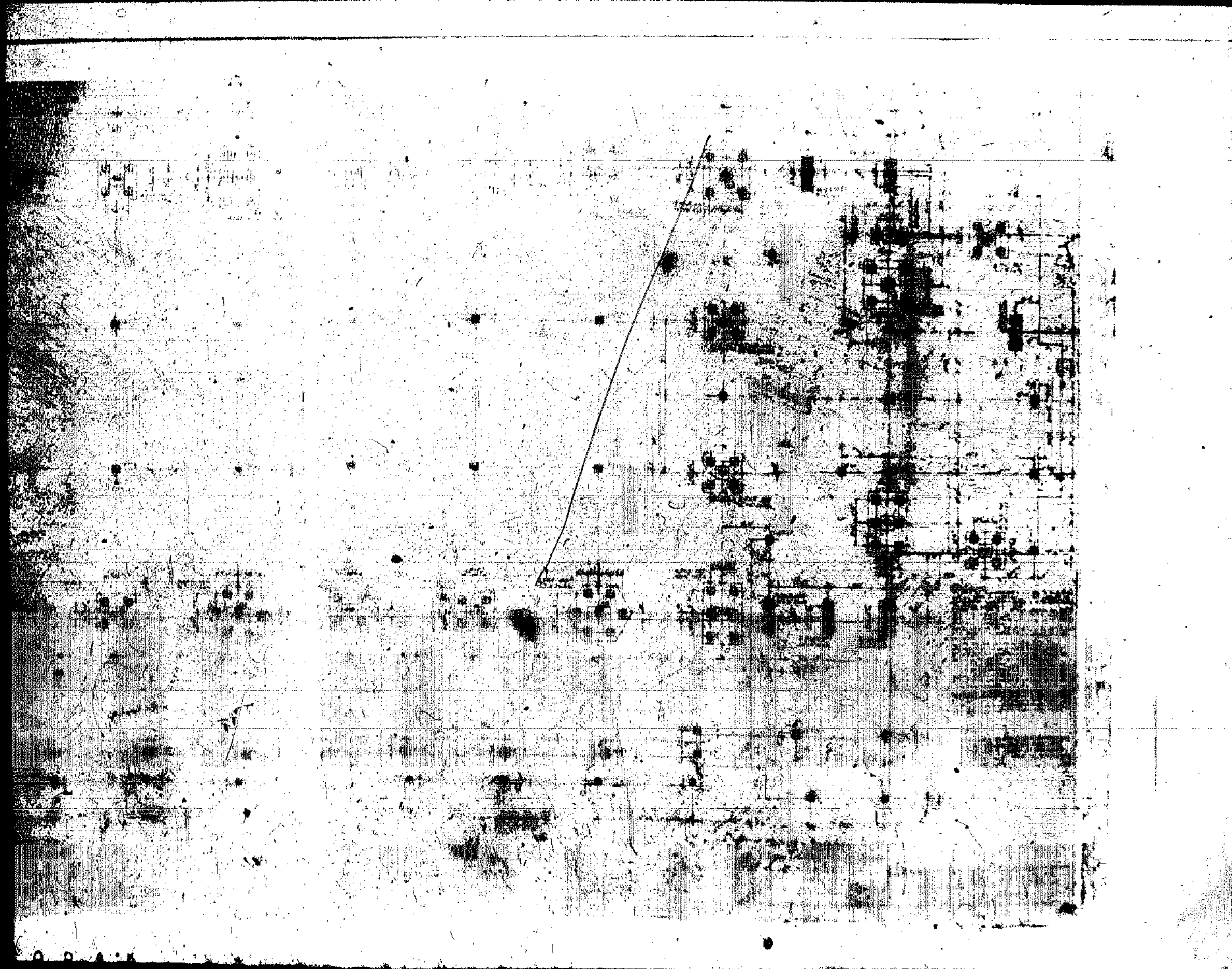
TABLE 2

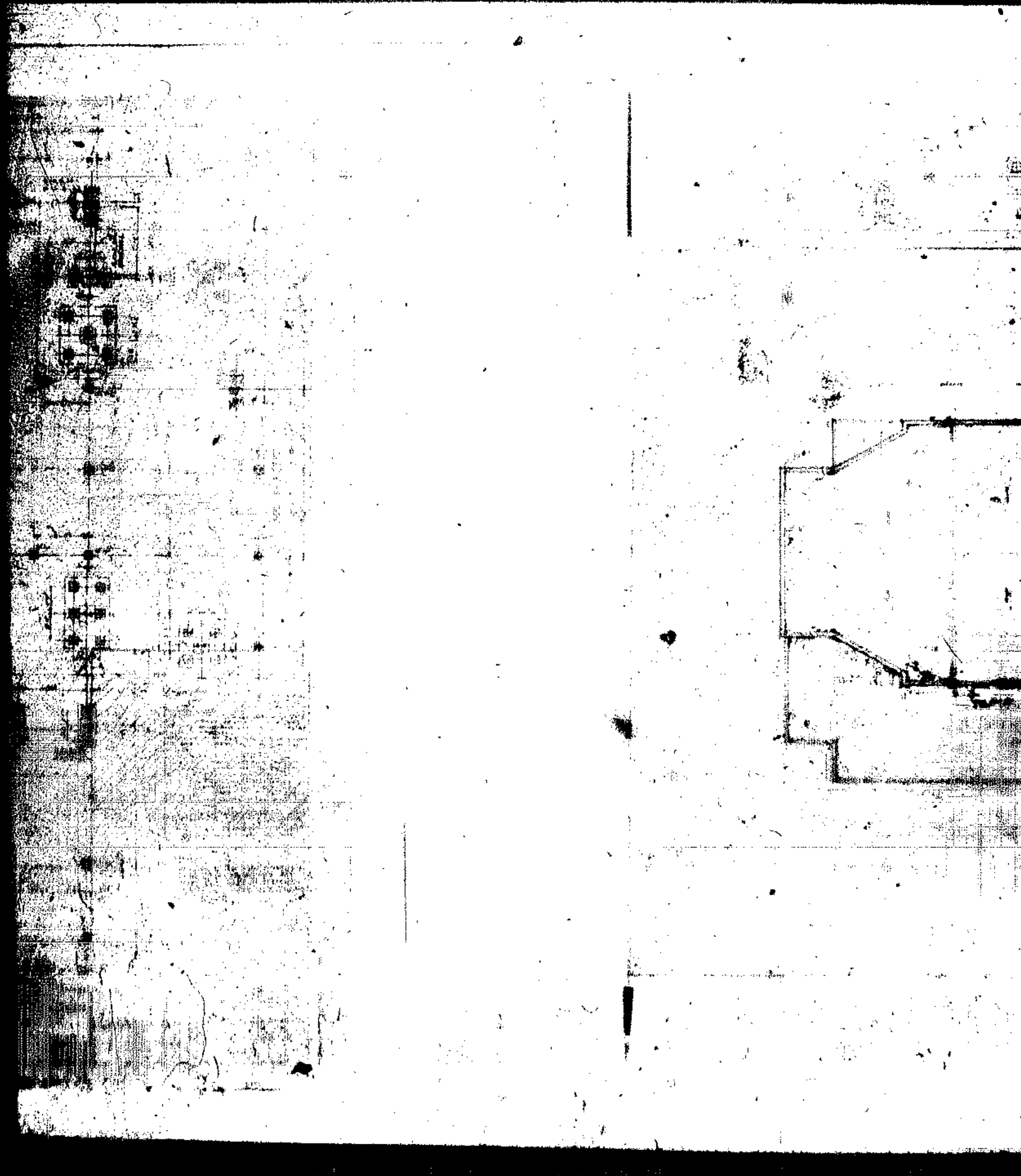


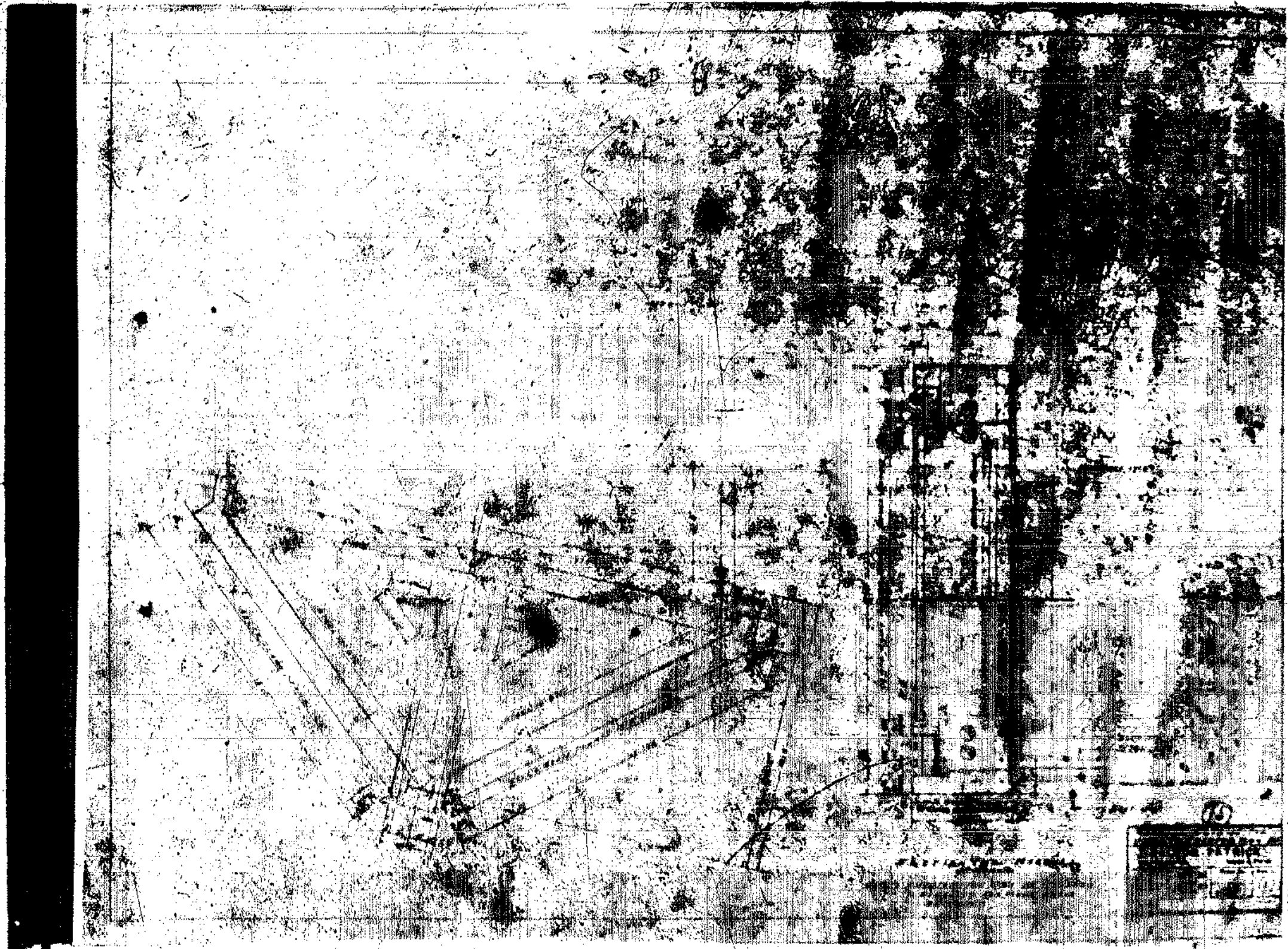


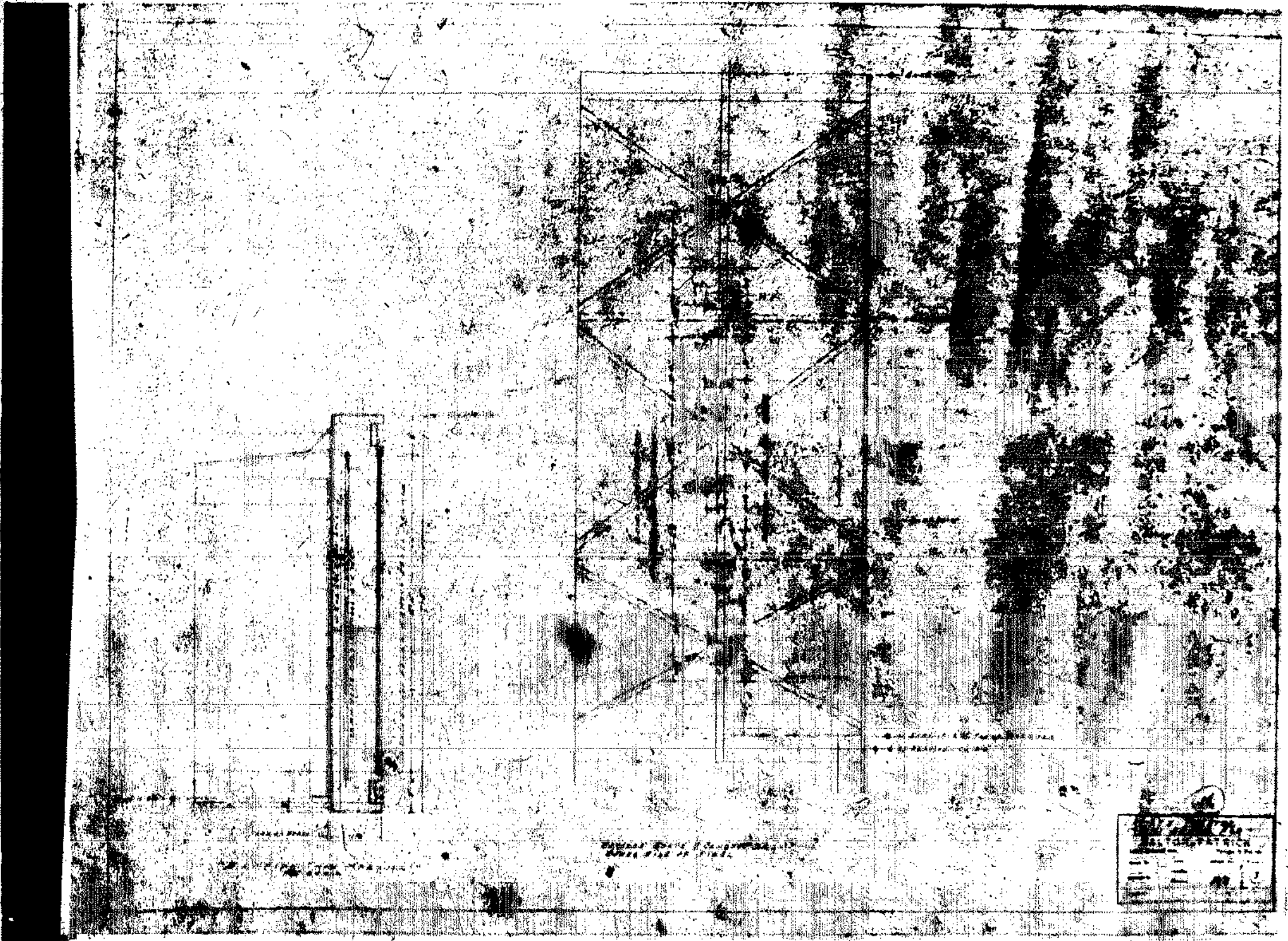








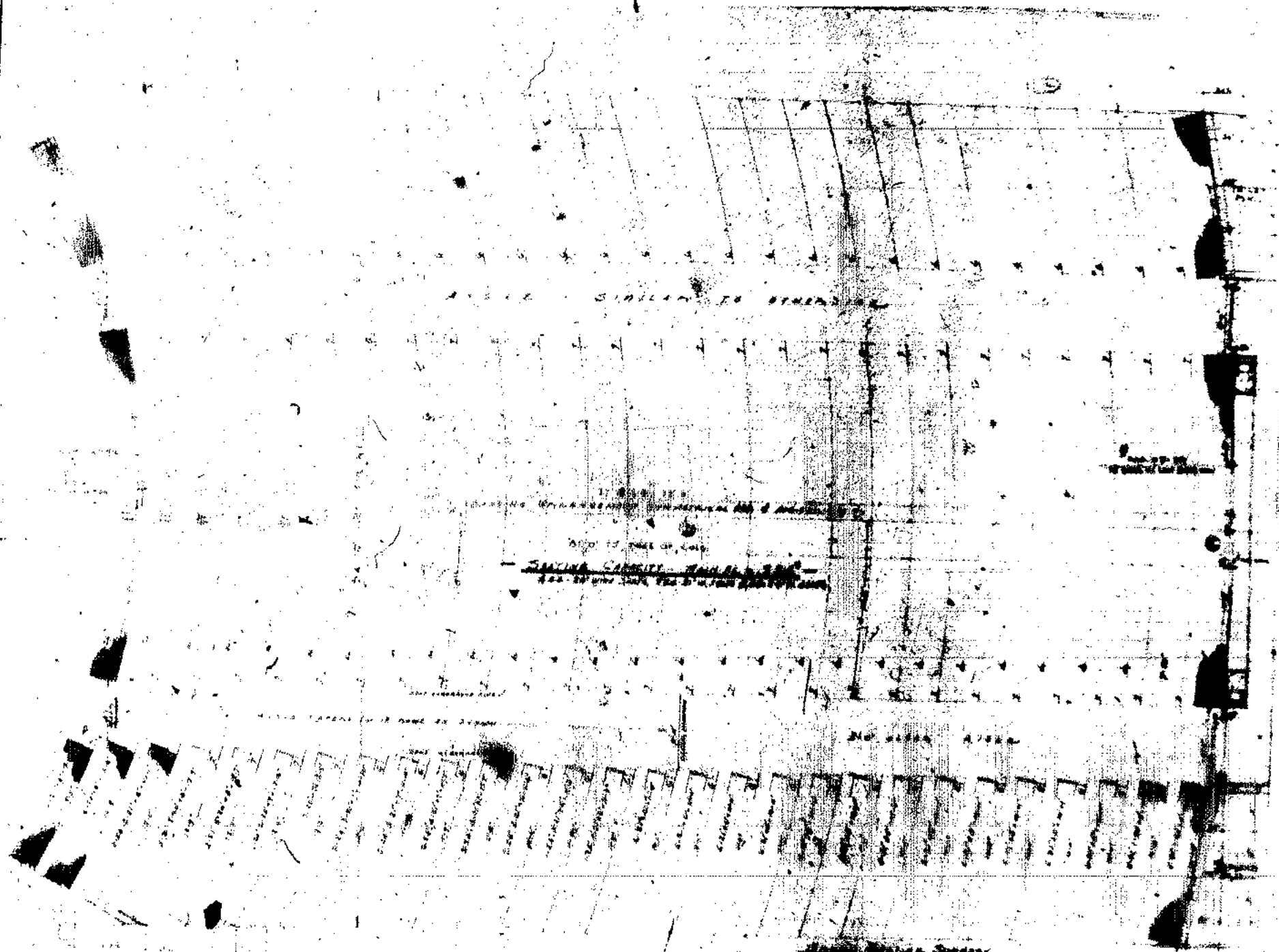




Vertical structure details

Complex structure details

Technical drawing details



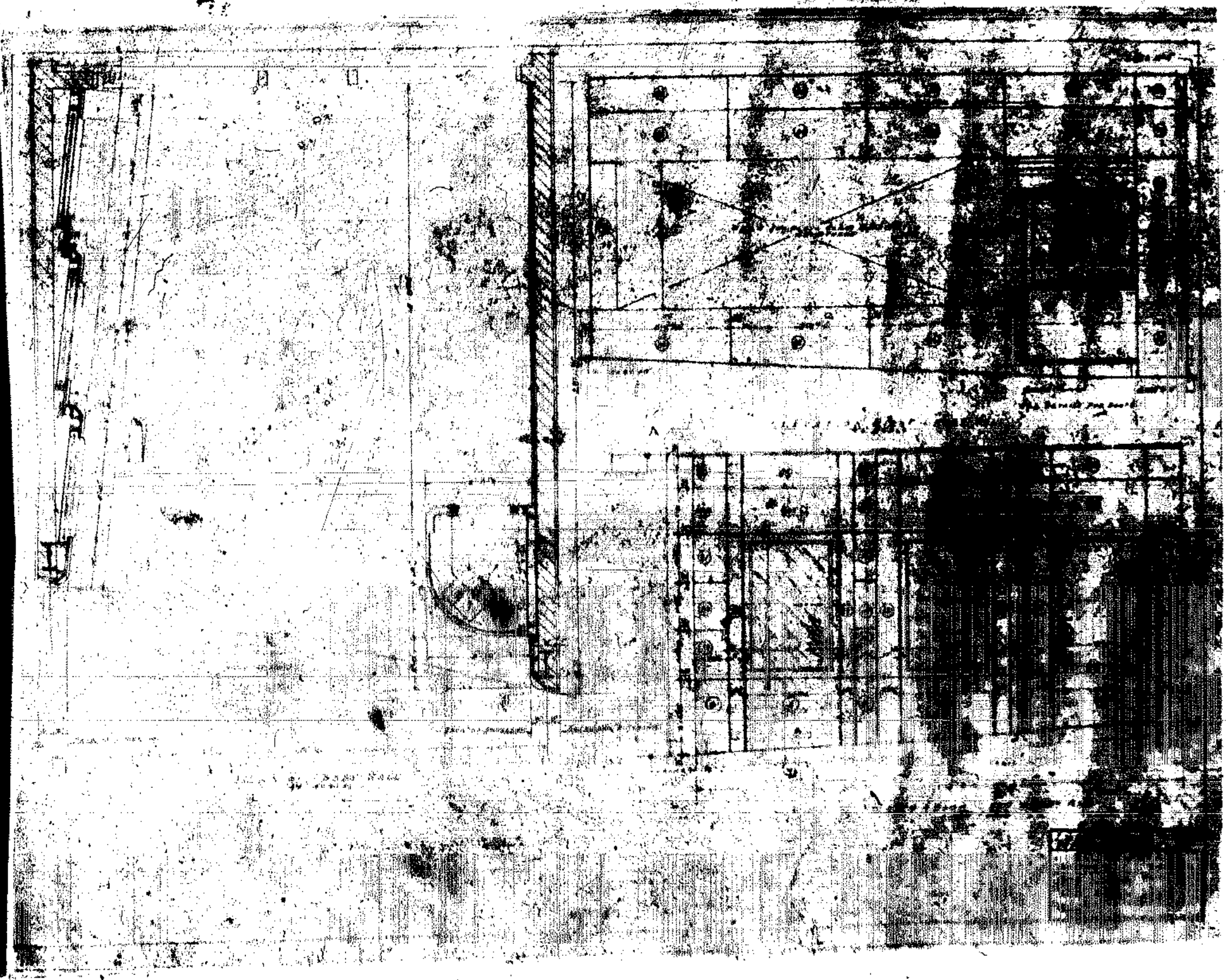
100 HIGHLAND
 100 HIGHLAND FLD.

100 HIGHLAND FLOOR PLAN

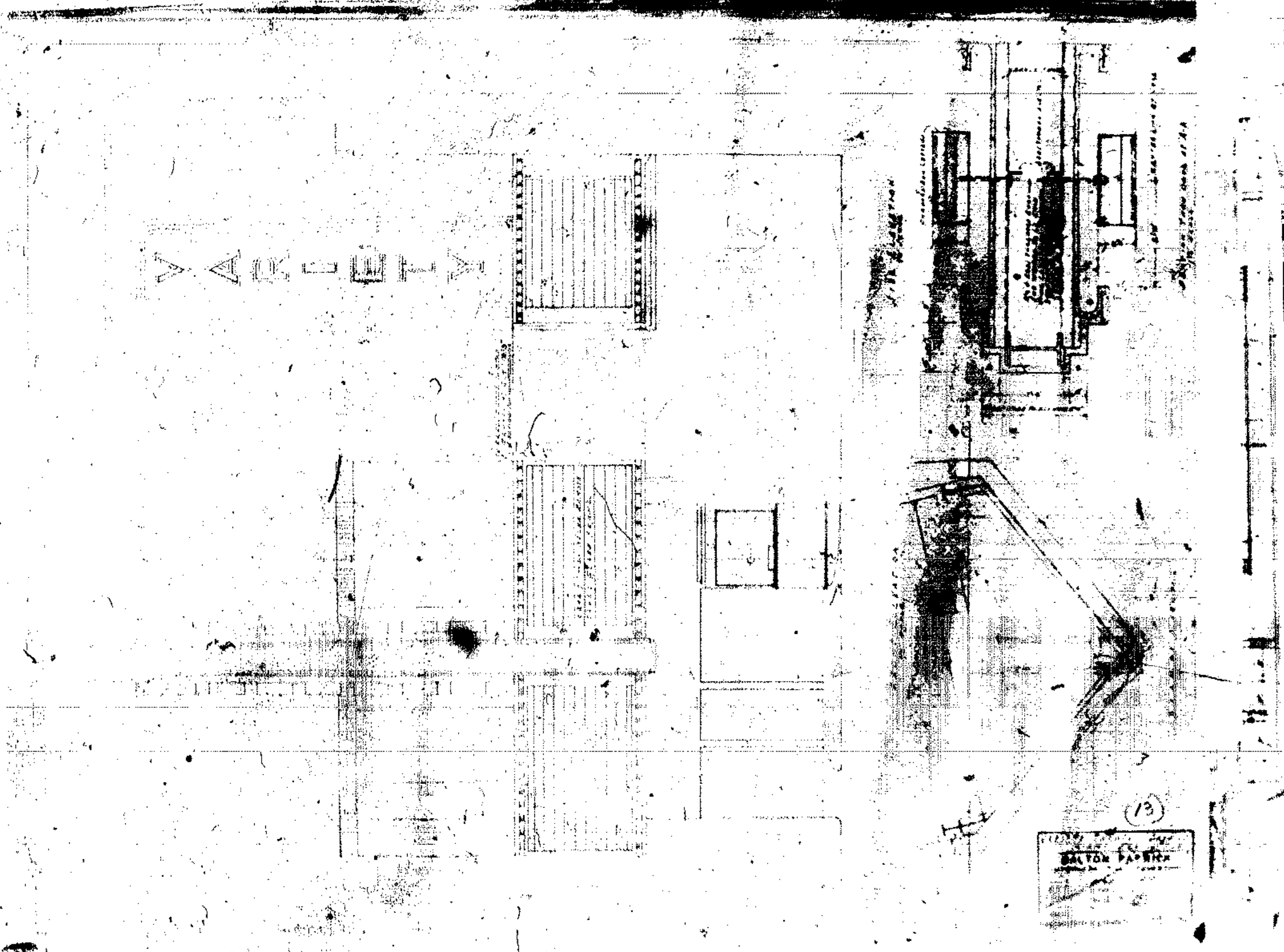
100 HIGHLAND FLOOR PLAN

NO.	DATE	REVISION
1	10/1/50	ISSUED FOR PERMITS
2	10/1/50	ISSUED FOR PERMITS
3	10/1/50	ISSUED FOR PERMITS
4	10/1/50	ISSUED FOR PERMITS

100 HIGHLAND
 100 HIGHLAND FLD.
 100 HIGHLAND FLD.
 100 HIGHLAND FLD.

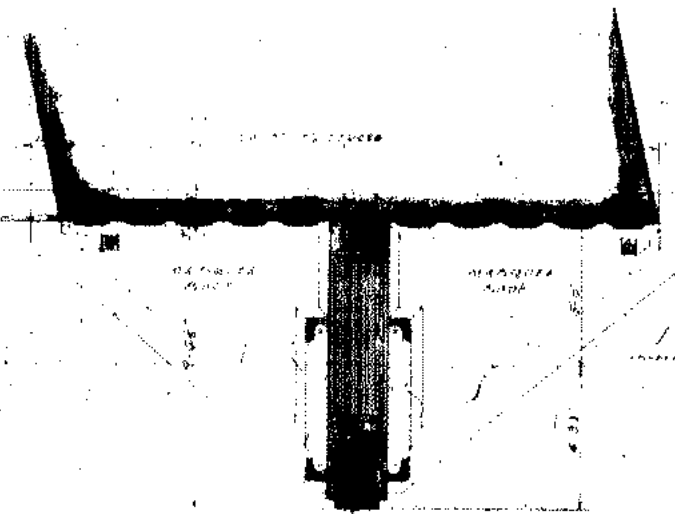


PLAN



13
SALVATI PA. N. 100

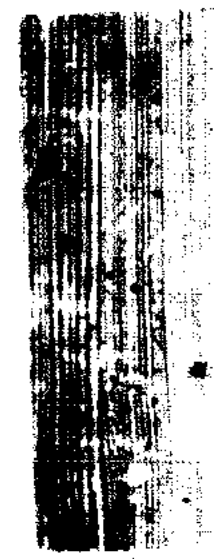
V
A
R
I
E
T
Y

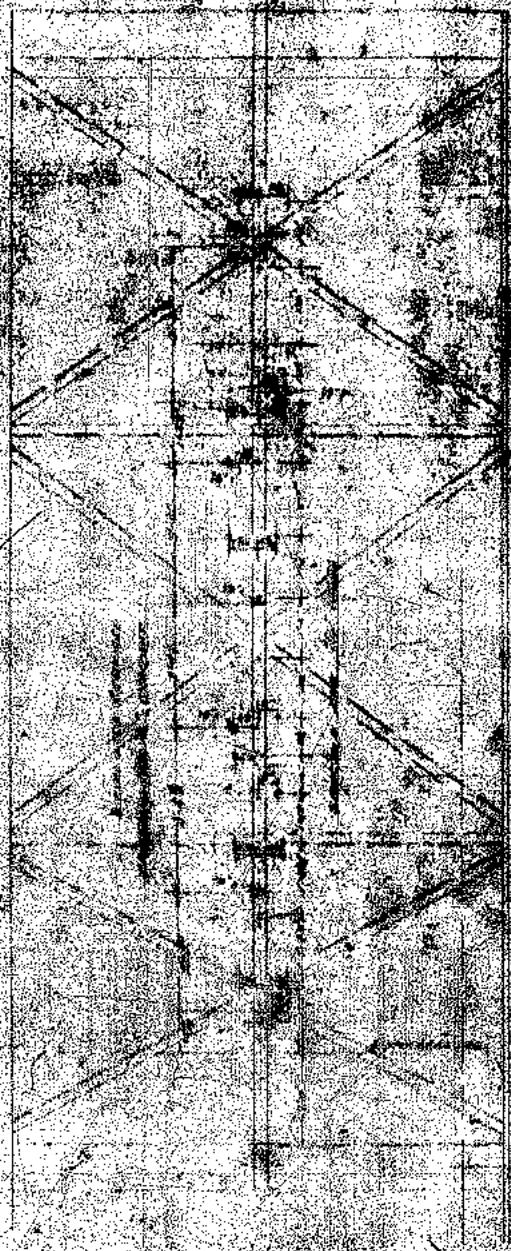
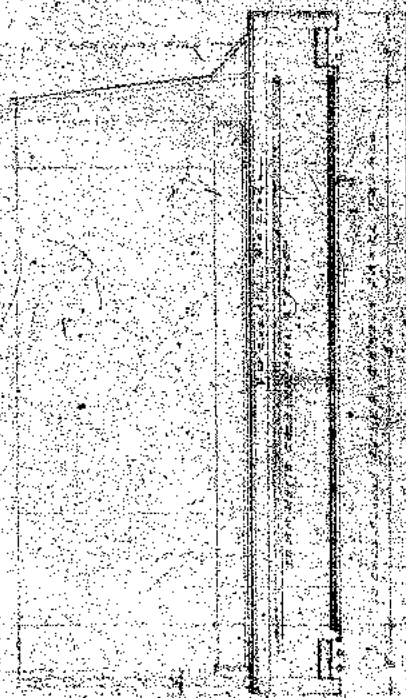


VARIETY THEATRE
MARQUEE
COURT

HENRI MOHREFF
ARCHITECT
MARQUEE

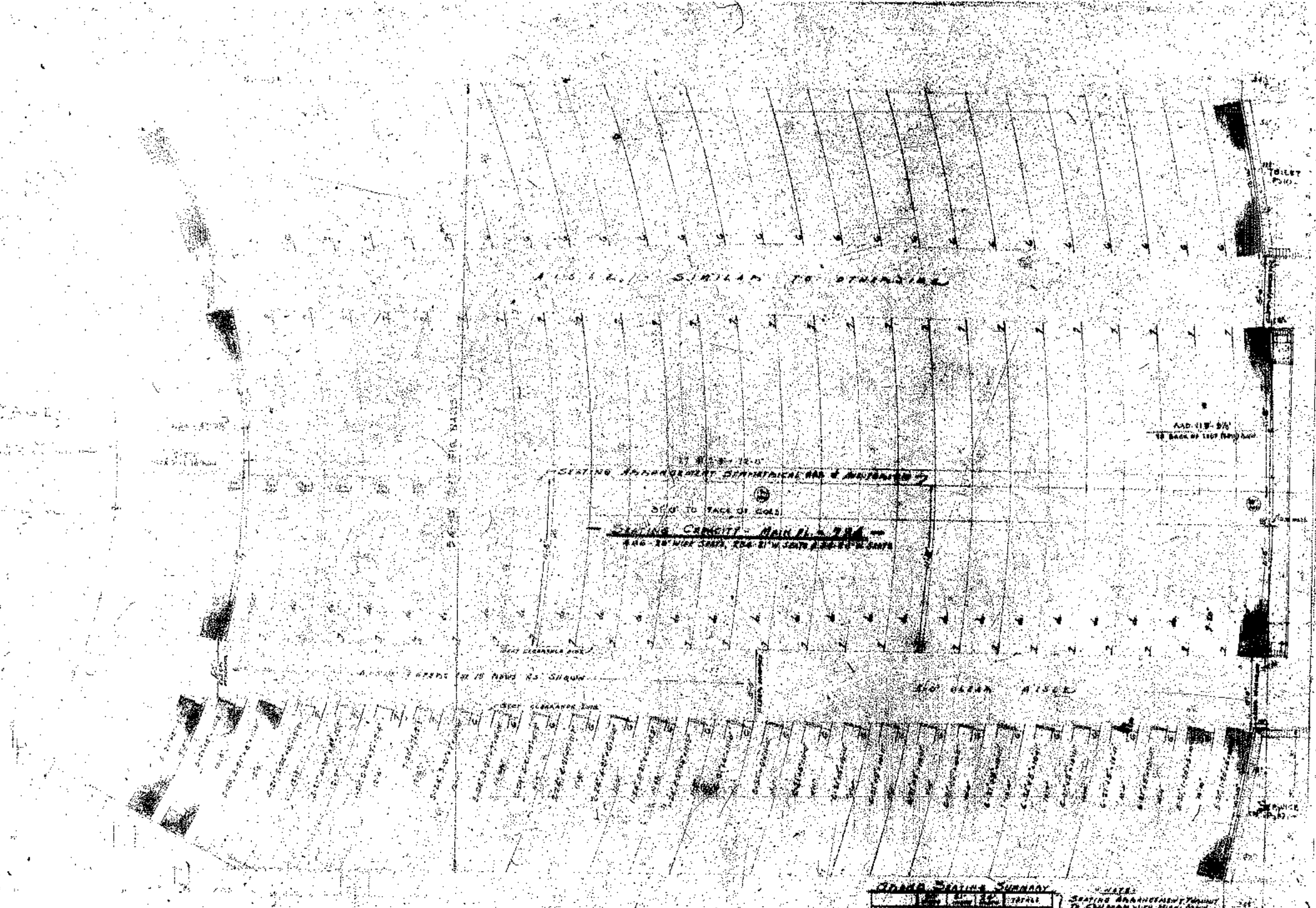
IDE ELEVATION





BRIDGE OVER THE RIVER
AT THE CITY OF BOSTON

W. L. PATRICK
ARCHT. & ENGR.
117



ORCHESTRA FLOOR PLAN

VARIETY THEATRE
WILSON BRANCH - PLAN

SEATING & AISLES ARRANGEMENT
SCALE 1/8" = 1'-0"

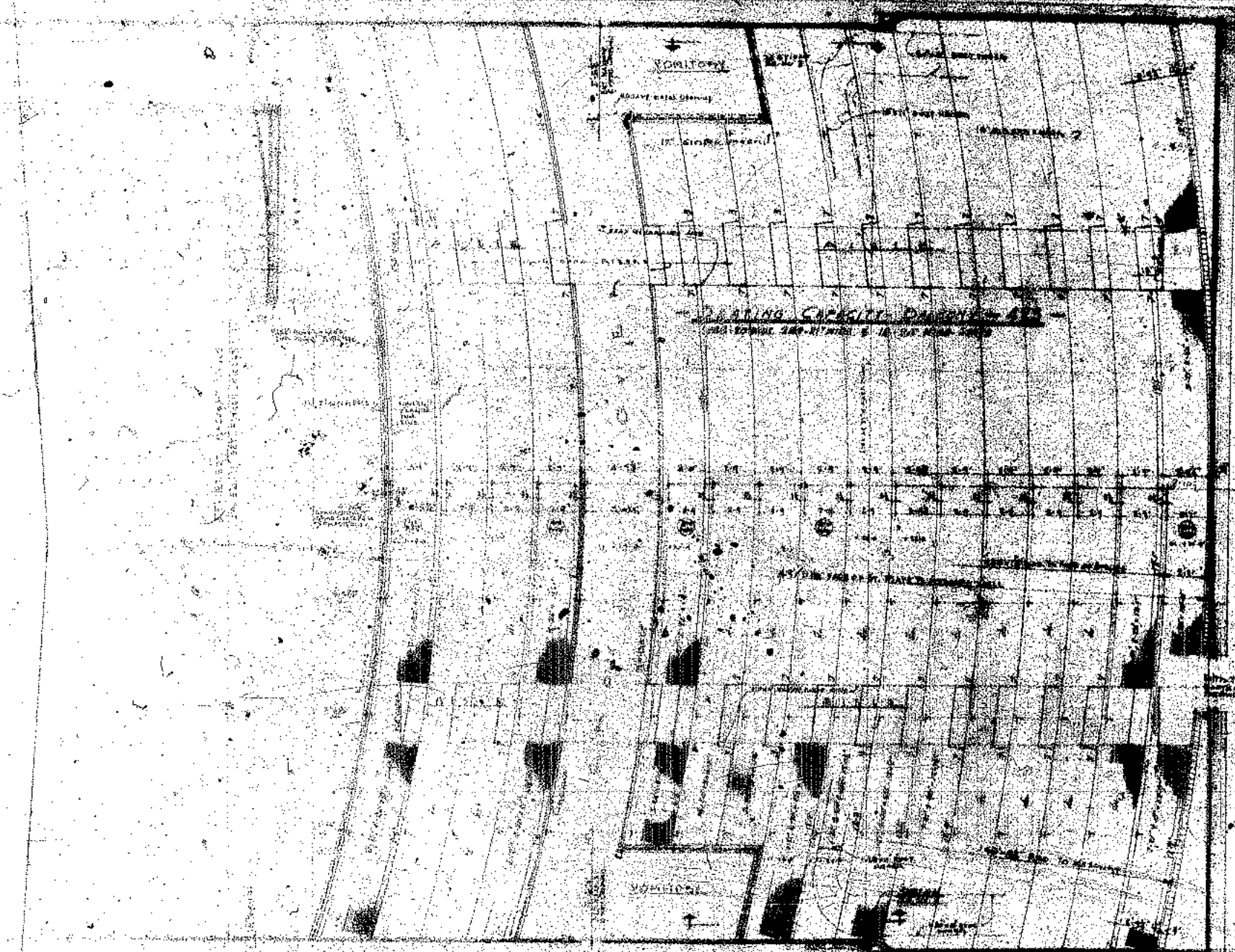
SEATING SUMMARY

SEAT	ST	SP	TOTAL
ORCH	184	24	754
BALCONY	184	18	422
TOTAL	368	42	1176

NOTES
SEATING ARRANGEMENT SUBJECT TO CHANGE WITH NIGHT AND SEATING CAP. MAY BE DIFFERENTIAL.
MINIMUM SEAT STAY PERMITTED IN ROW

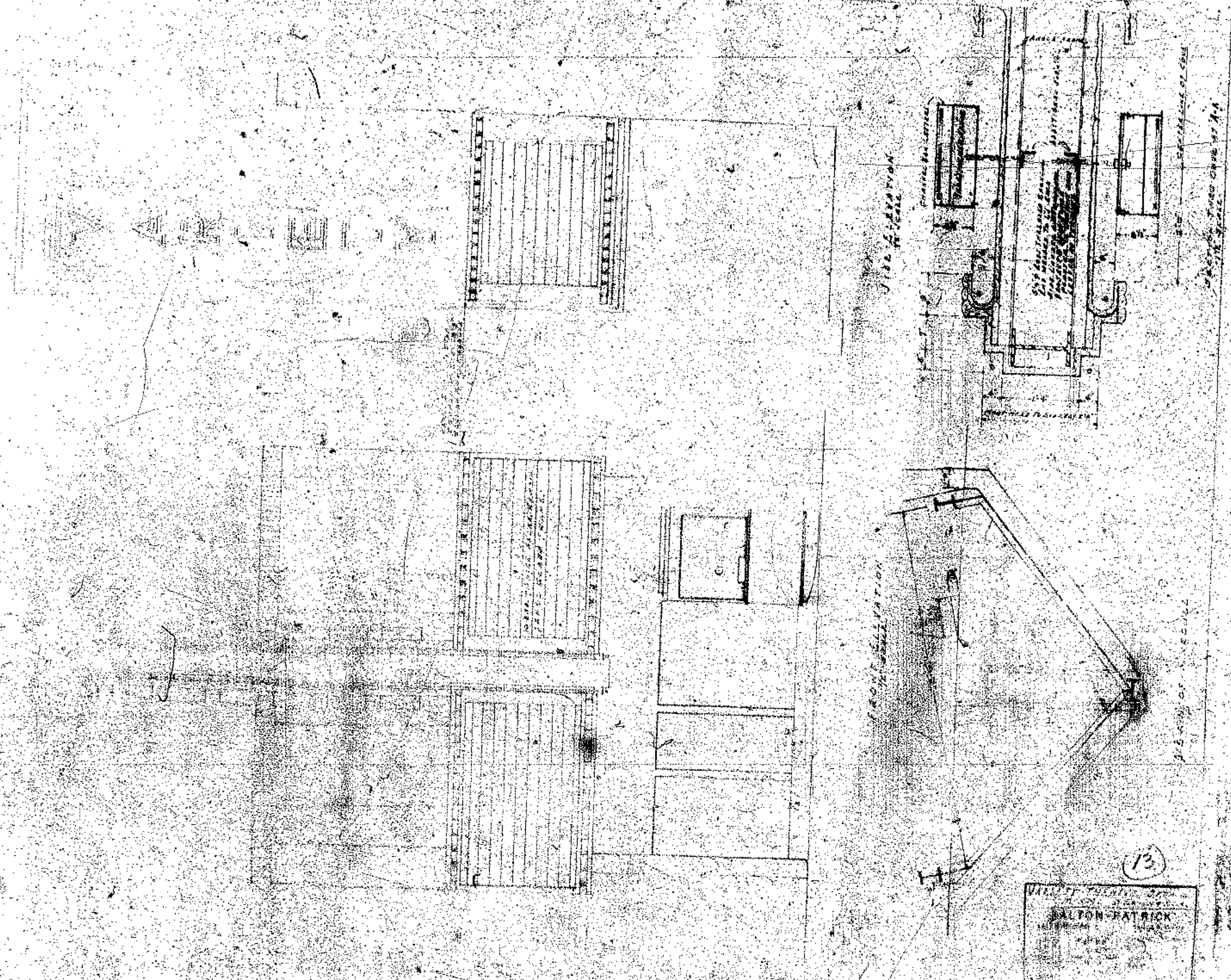
WESLEY B. HOUSEL
ARCHITECT
4011 CHASE AVENUE
MILWAUKEE, WIS. U.S.A.

S.H. No. 1
JOB No. 4418
DATE: 1-1-46

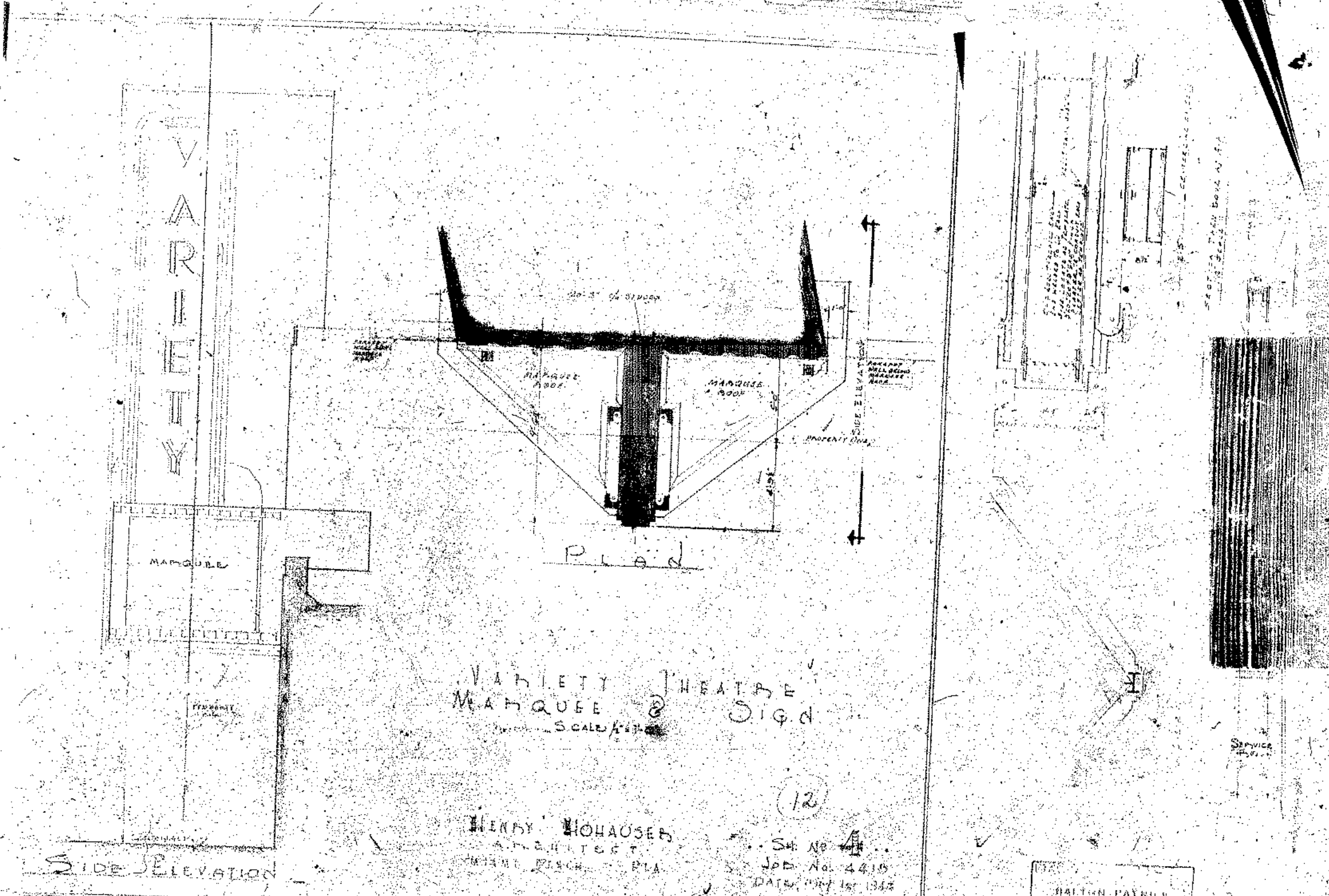


50'-0" Eas. Pass walls at Peaks
5'-0" Eas. Finish walls at 50'-0" from Peak

SEATING CAPACITY DIAGRAM
 SEATING CAPACITY DIAGRAM - 4000
 SCALE 1/8" = 1'-0"
 HENRY BICHAUSEN
 ARCHITECT
 4811 CHASE AVENUE
 MIAMI BEACH, FLA.
 JOB NO. 4418
 DATE: 5-1-40



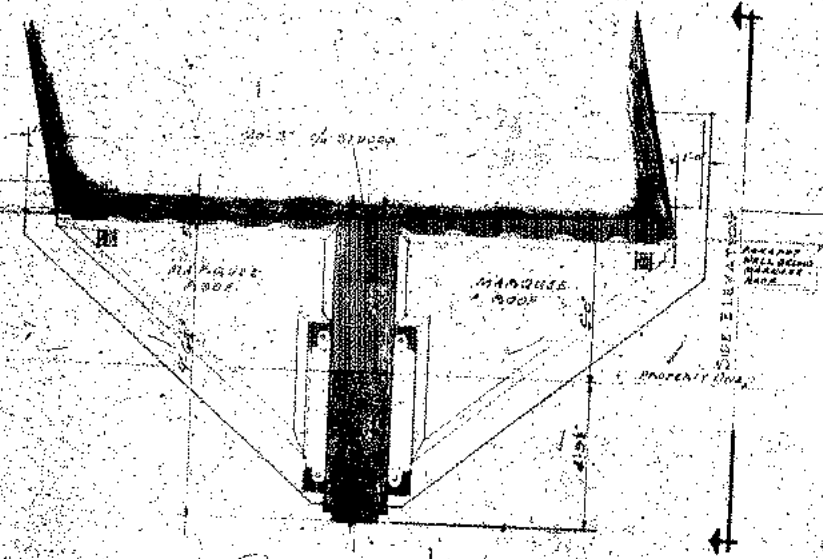
13
WALTER PATRICK ARCHT. CO.
BALTON-PATRICK
111 N. 10th St.
PHILADELPHIA, PA.



V
A
R
I
E
T
Y

MARQUEE

SIDE ELEVATION

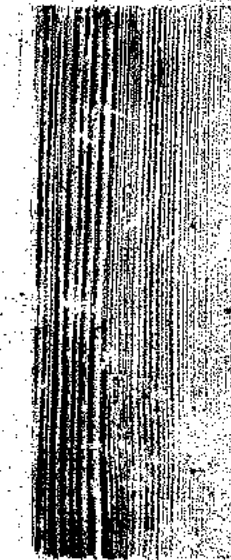


VARIETY THEATRE
MARQUEE SIGN
SCALE 1/4" = 1'-0"

HENRY MOHAUSEN
ARCHITECT
1000 BUSH BLVD.

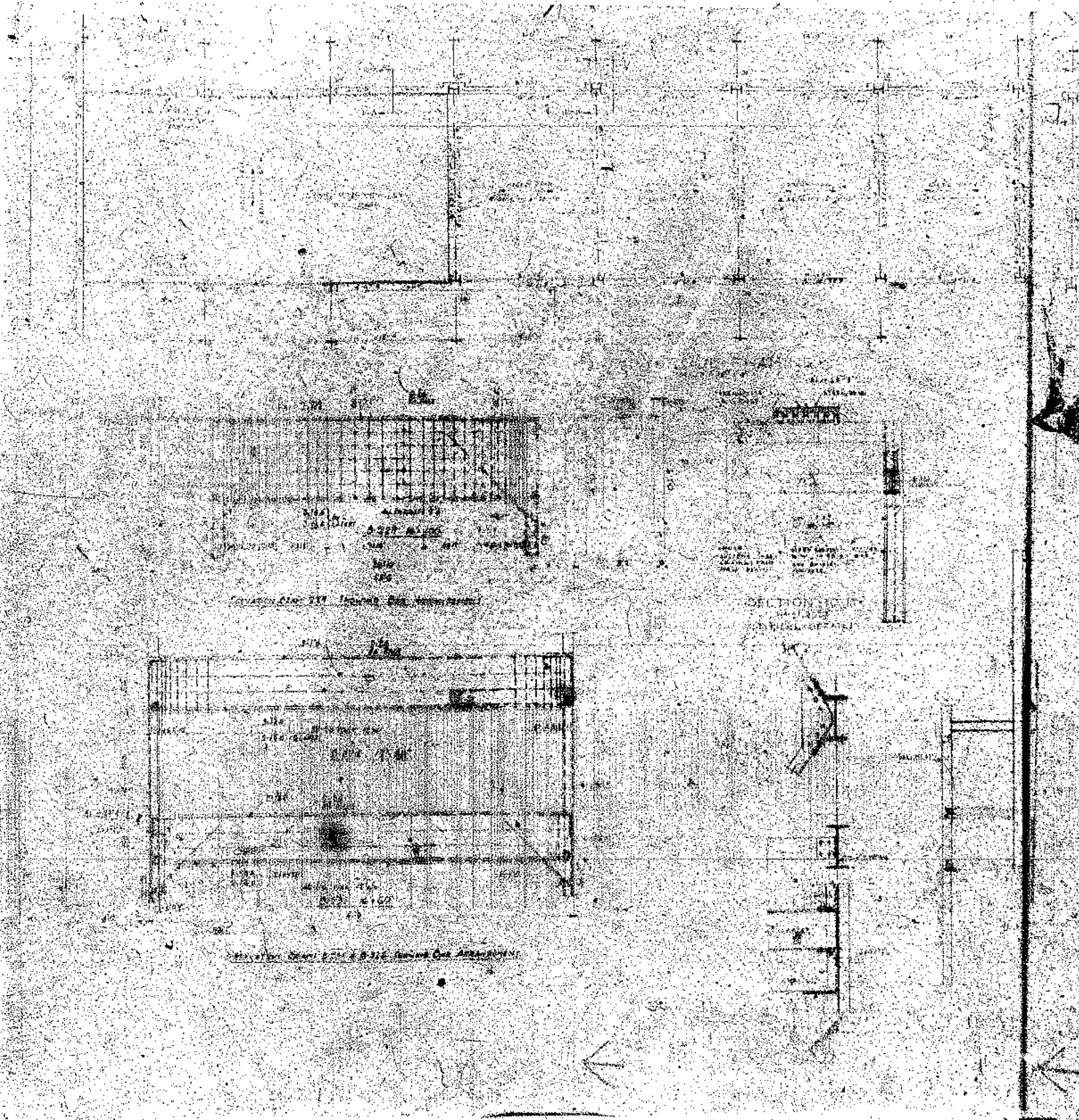
SH. NO. 4
JOB NO. 4419
DATE: MAY 15, 1943

BALTIMORE, MARYLAND

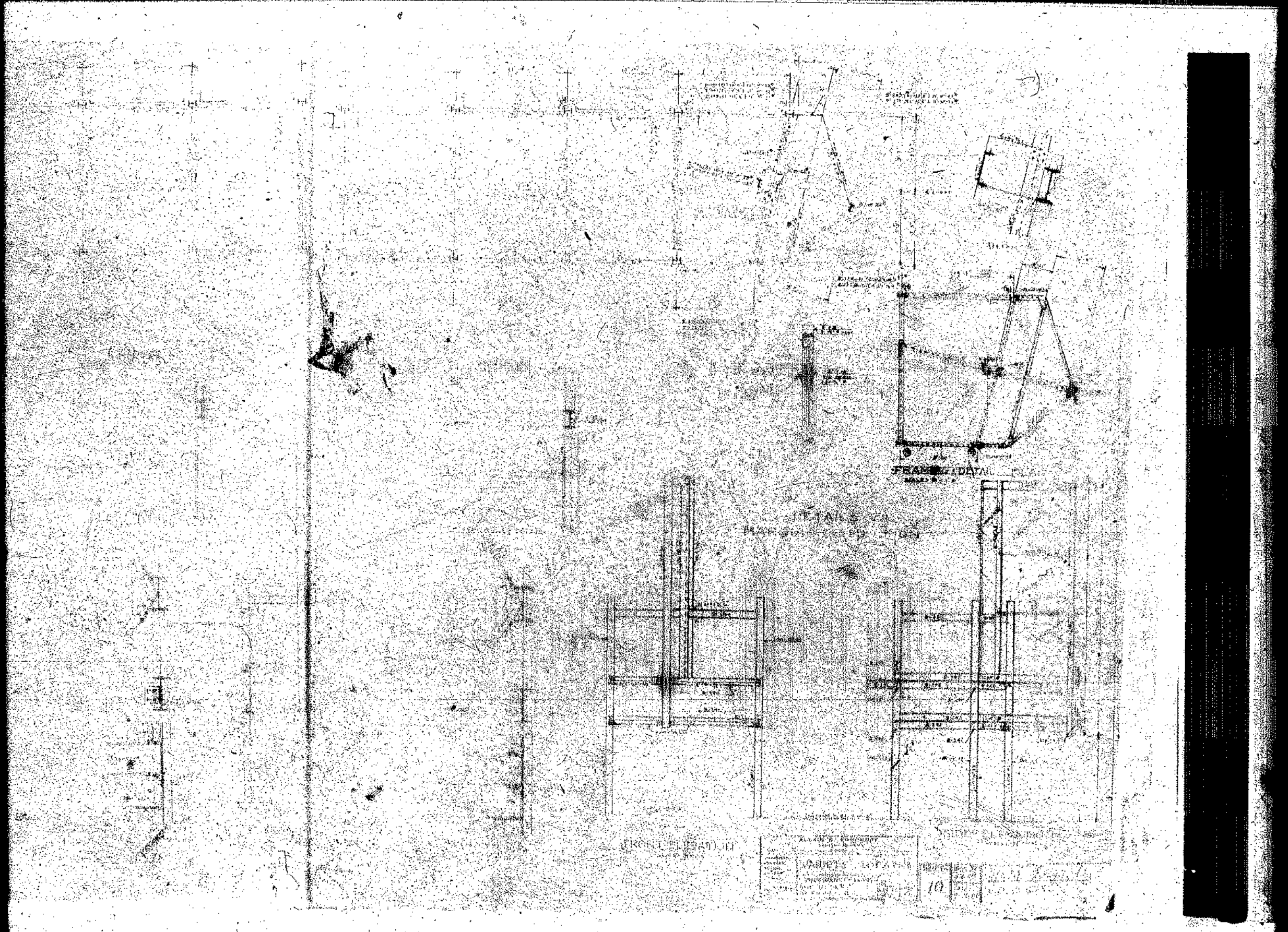


Service

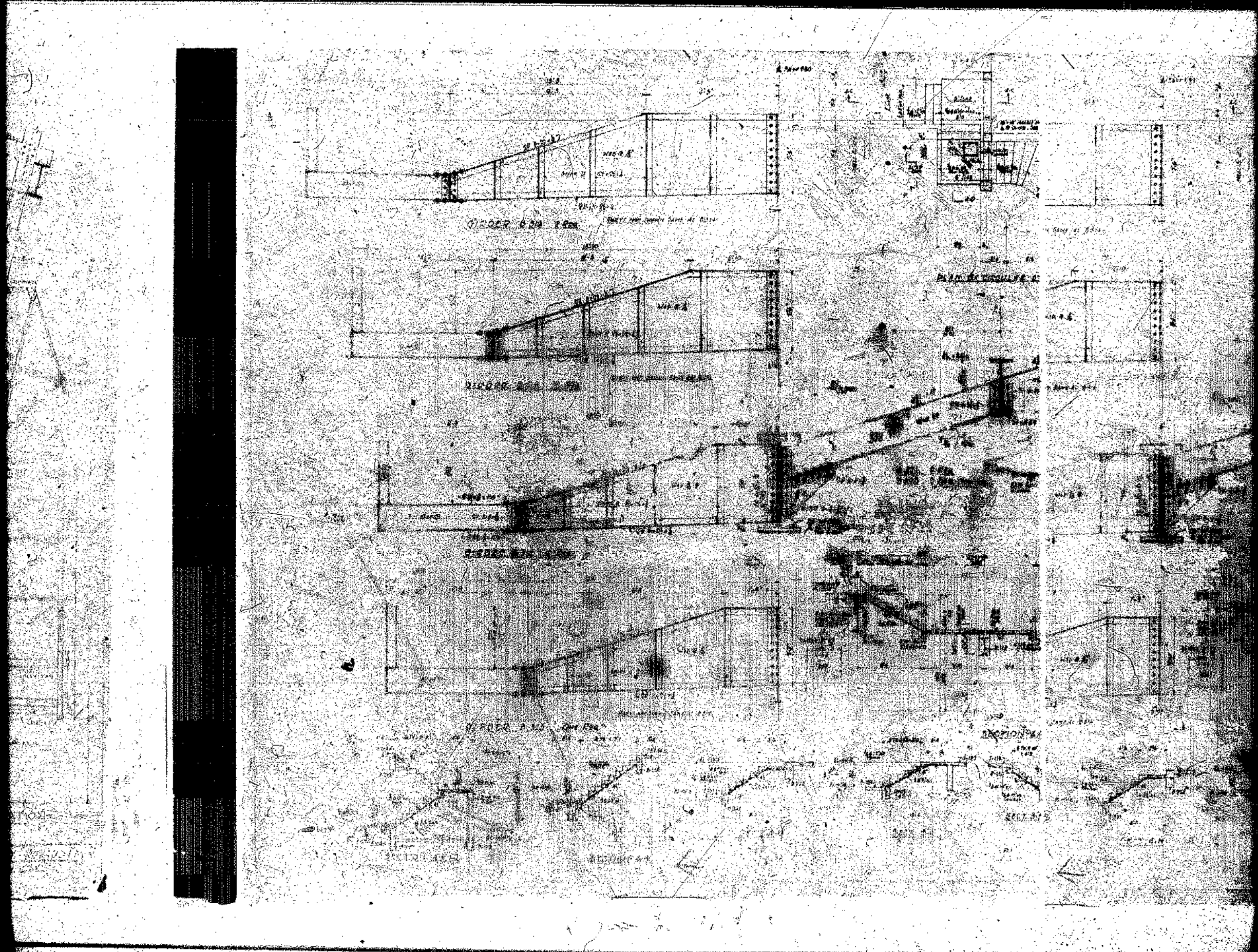
A large, heavily degraded table with a grid structure. The table is filled with illegible text and numbers. The grid lines are faint and difficult to discern. The overall appearance is that of a very old and worn document. The table is divided into several columns and rows, but the content is completely unreadable due to the high level of noise and degradation in the scan.

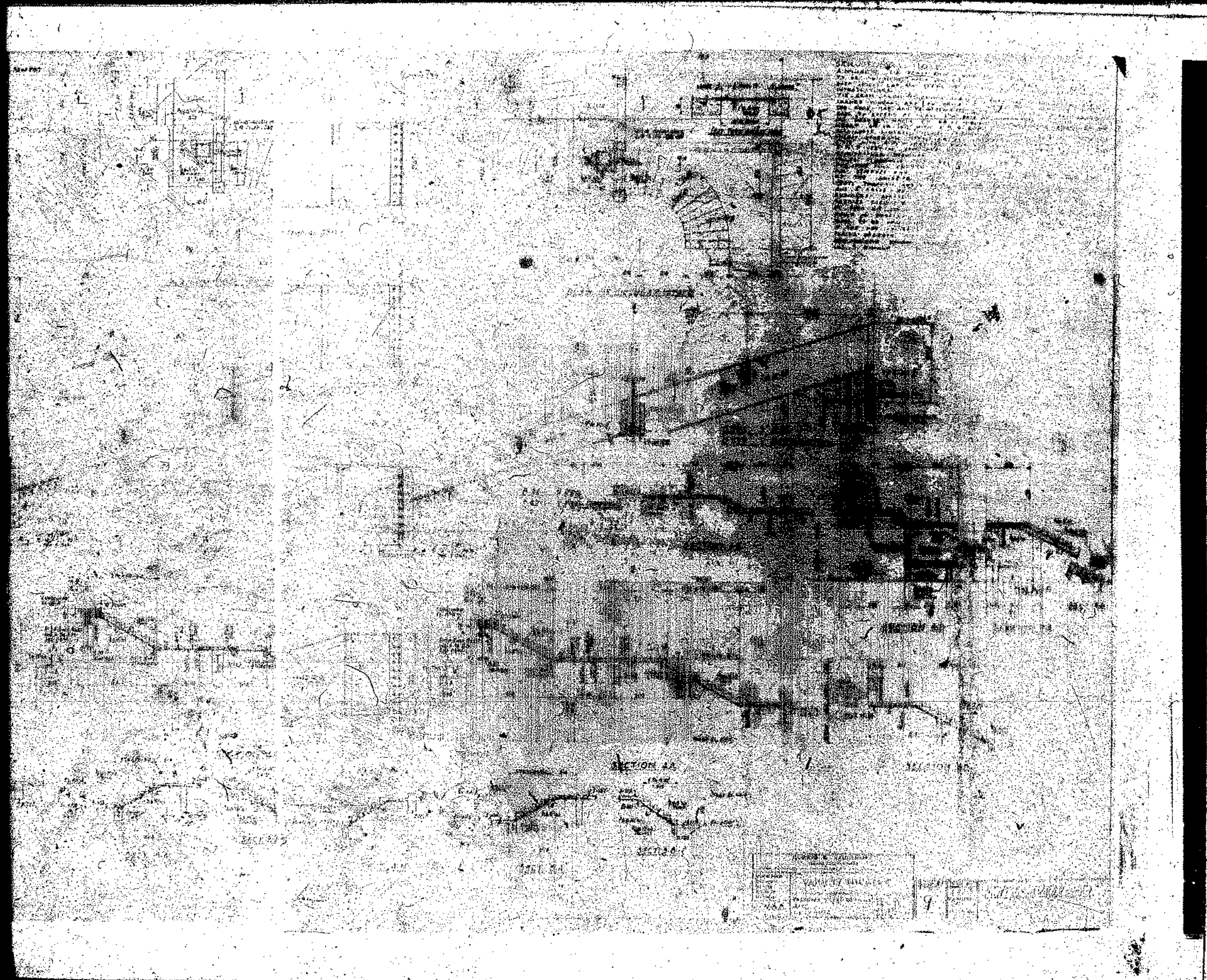


K U D A R S A F E I Y A F I C M



10





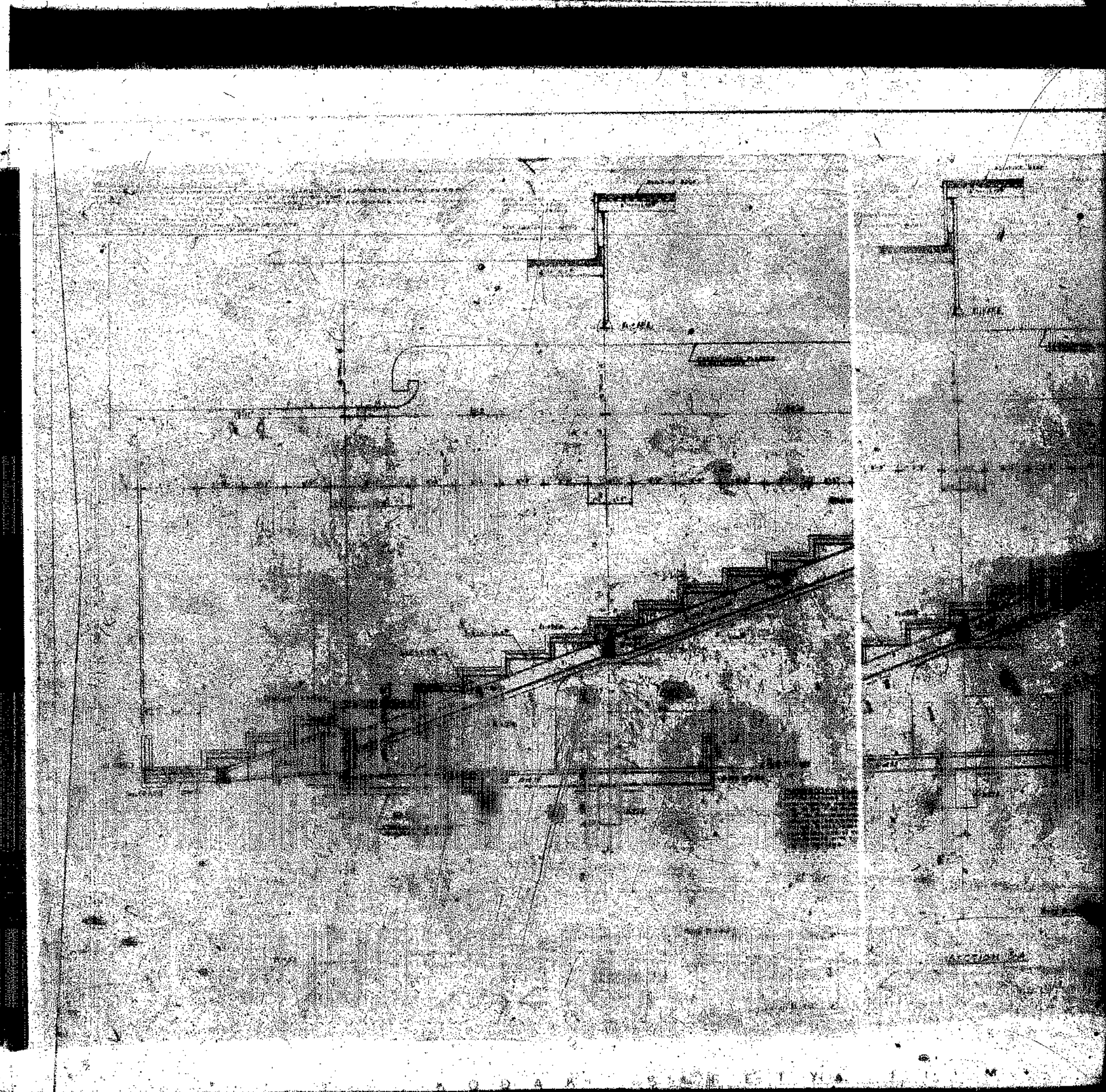
DESCRIPTION OF THE DRAWING
This drawing shows the general arrangement of the machine, including the main frame, the motor, and the various components of the mechanism. The drawing is a perspective view, showing the machine from a three-quarter angle. The main frame is a rectangular structure, and the motor is mounted on top of it. The mechanism consists of a series of gears, shafts, and belts, which are used to transmit power from the motor to the various components of the machine. The drawing is a technical drawing, and it is intended to provide a clear and concise representation of the machine's design.

SECTION AA

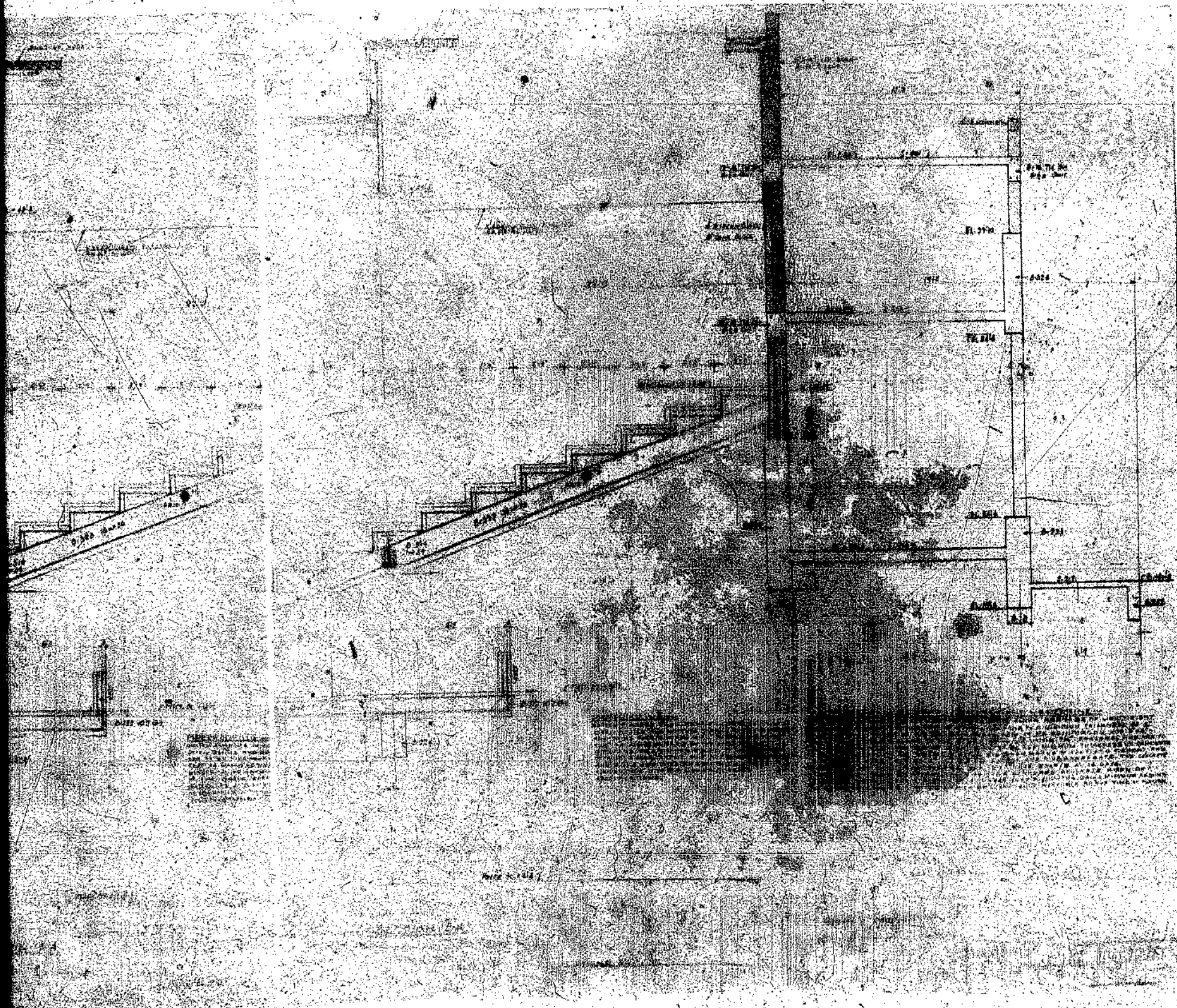
SECTION BB

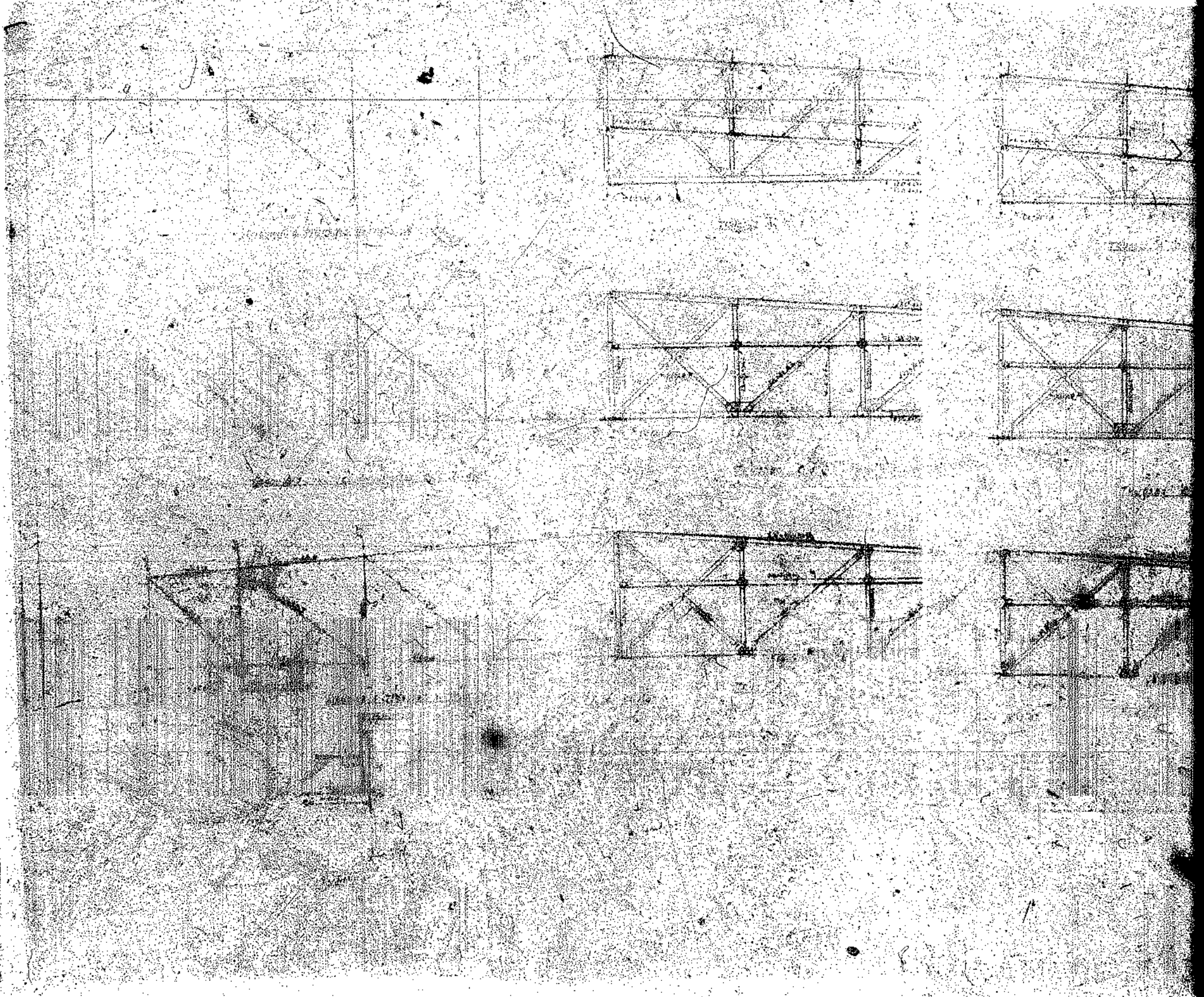
SECTION CC

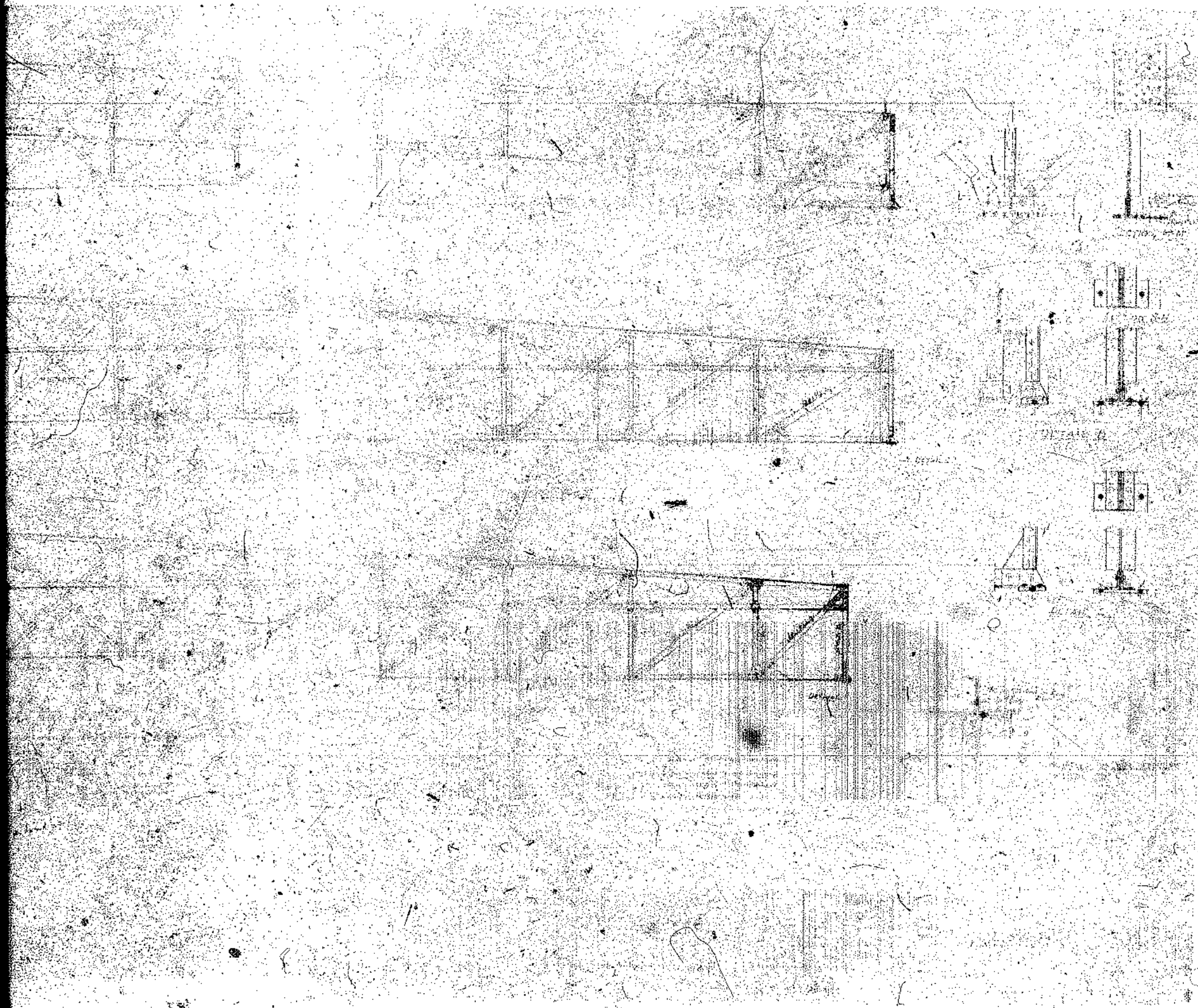
DESIGNED BY	W. W. HARRISON
DRAWN BY	W. W. HARRISON
CHECKED BY	
DATE	1914
NO.	9

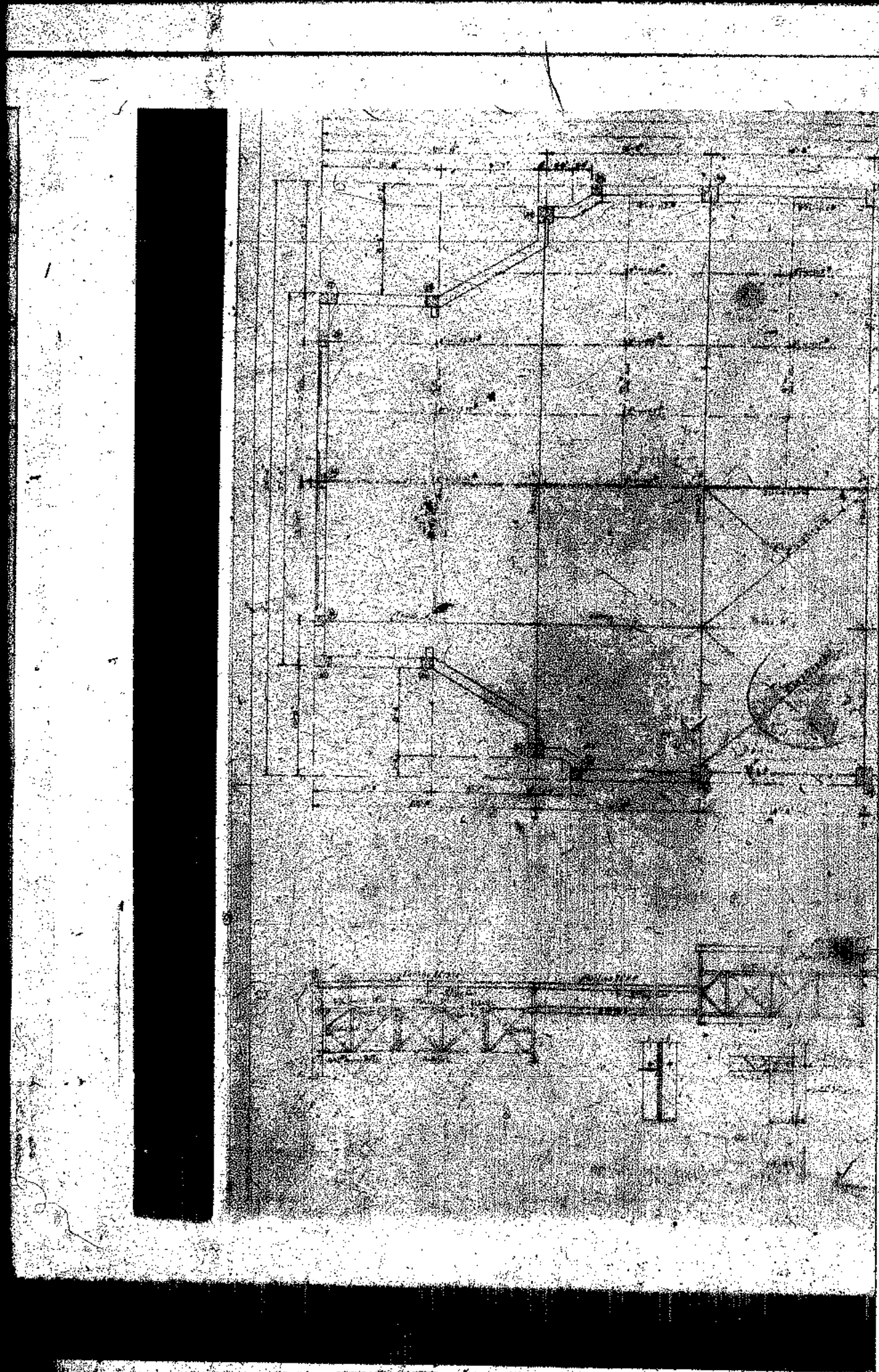


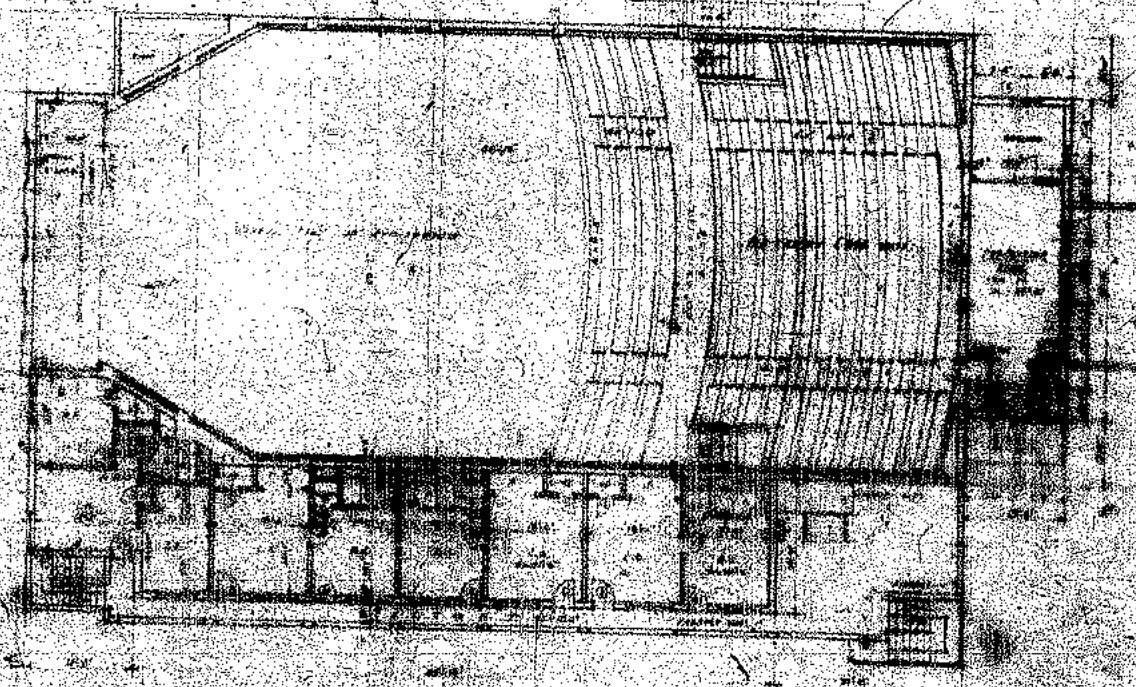
PRODA K... EST. YIA...





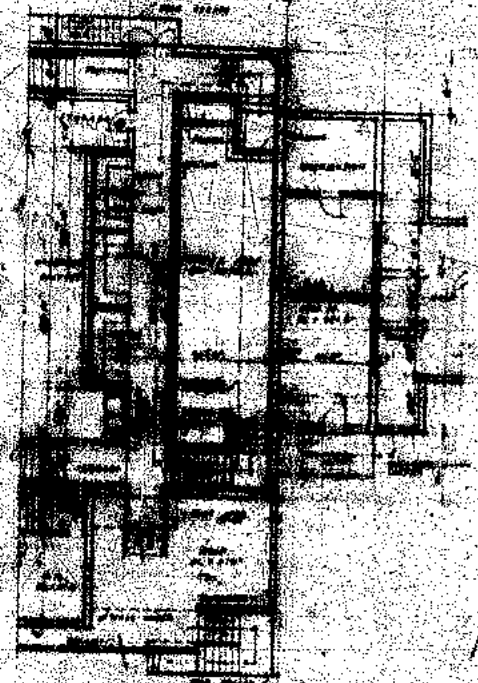






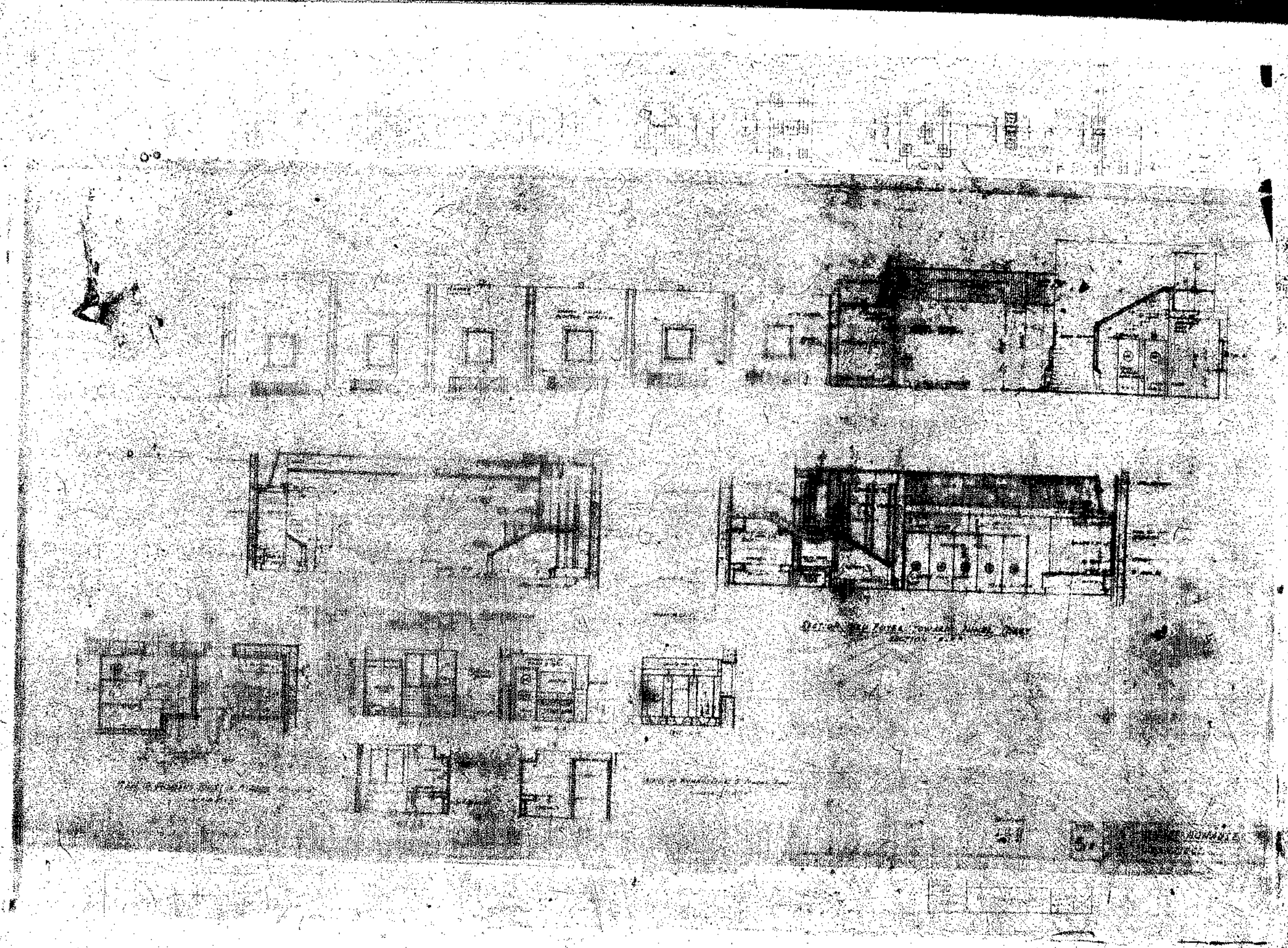
PLAN OF MEZZANINE

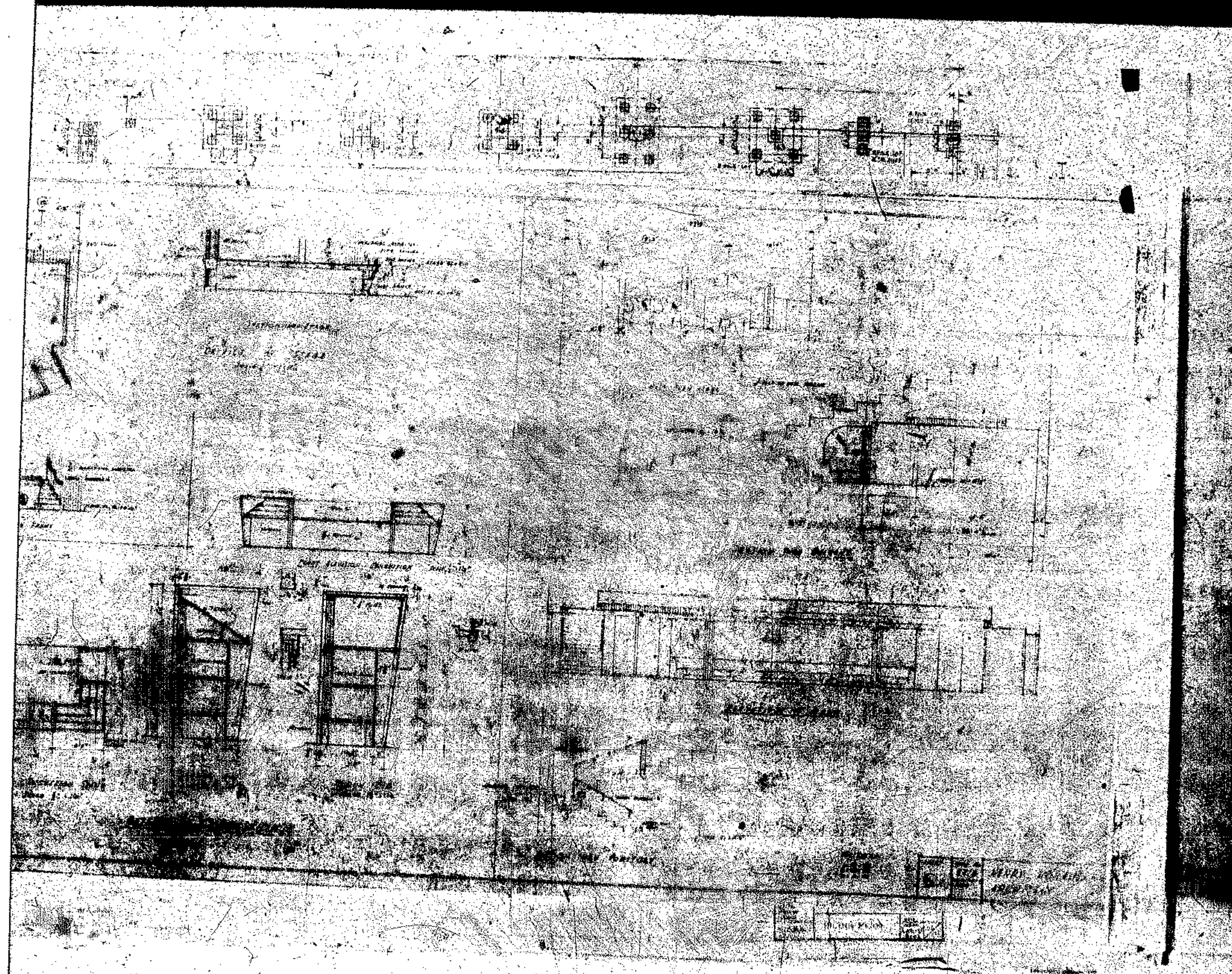
NO.	DESCRIPTION	QTY.	UNIT
1
2
3
4
5
6
7
8
9
10



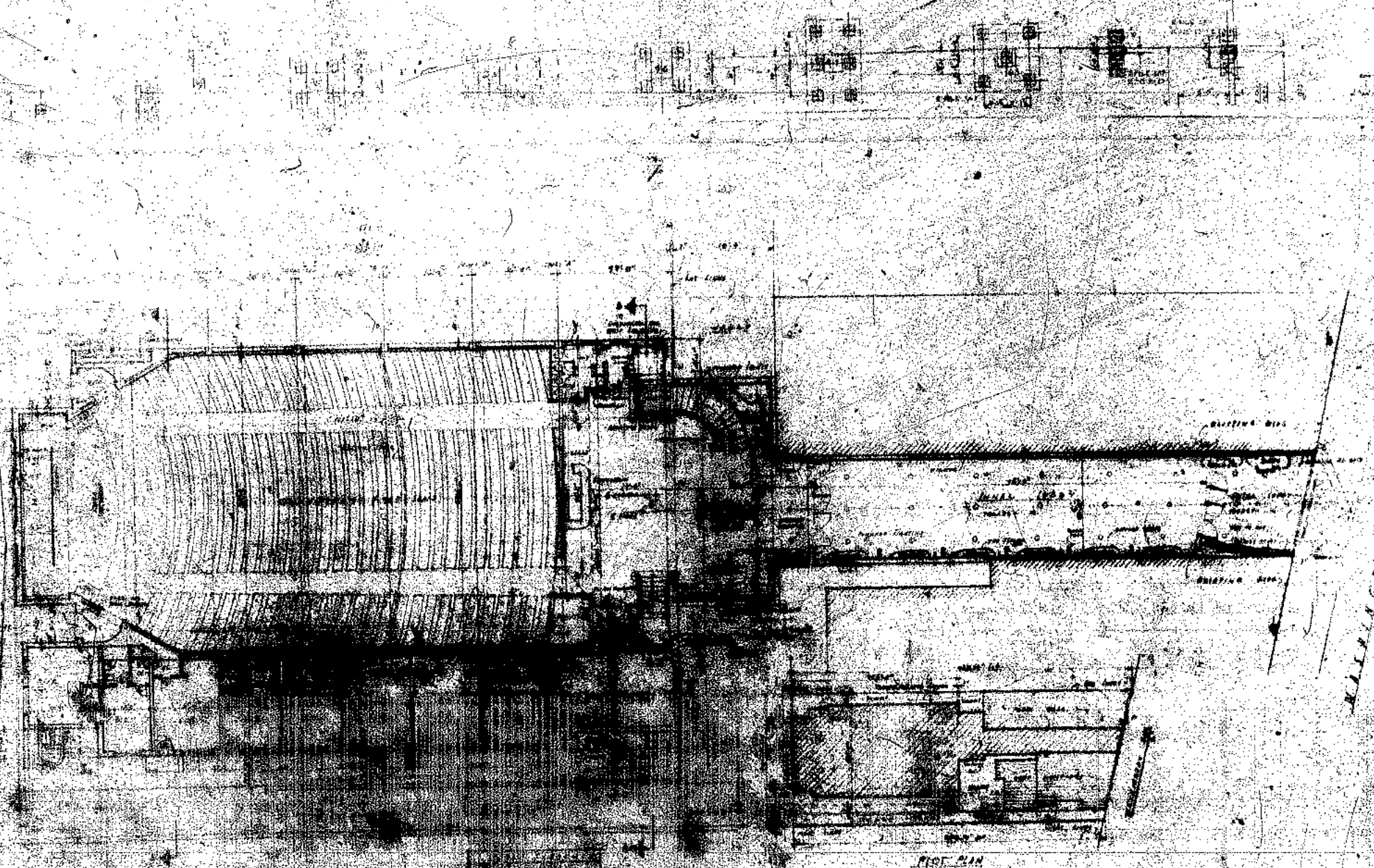
PLAN OF MEZZANINE

4
HENRY POWELL
ARCHT

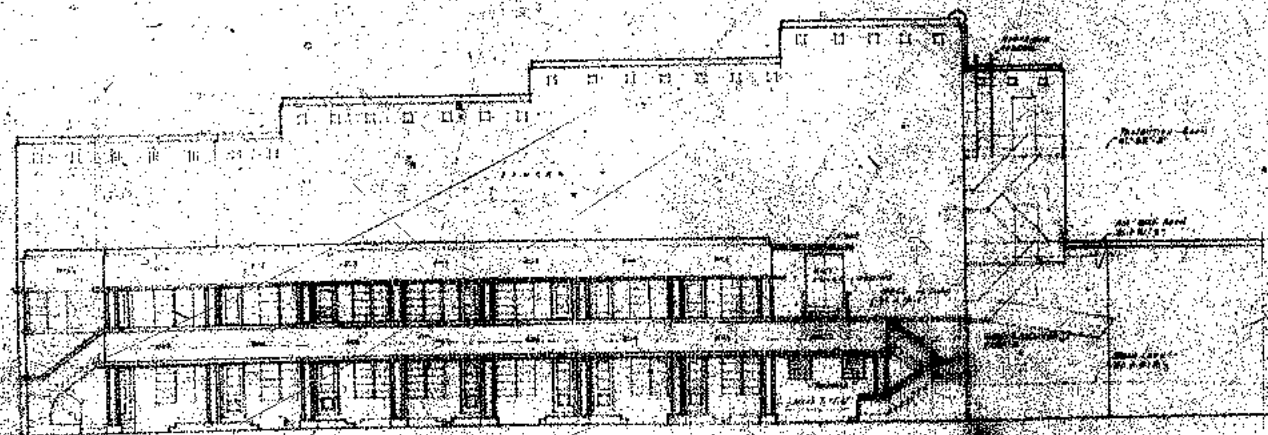




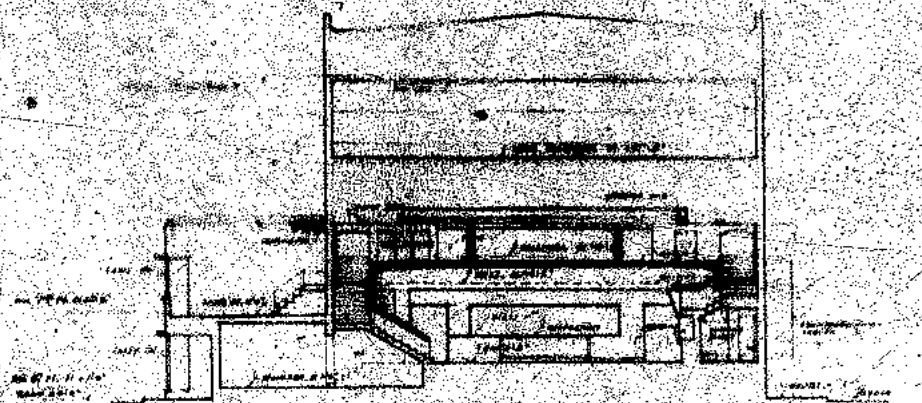
K O D A K SAFETY FILM



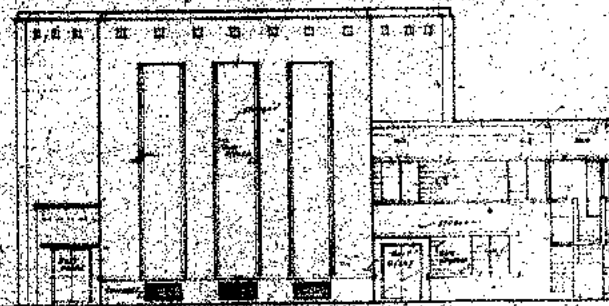
3
HENRY HONOR
ARCHITECT



SOUTH ELEVATION (GRACE ST.)

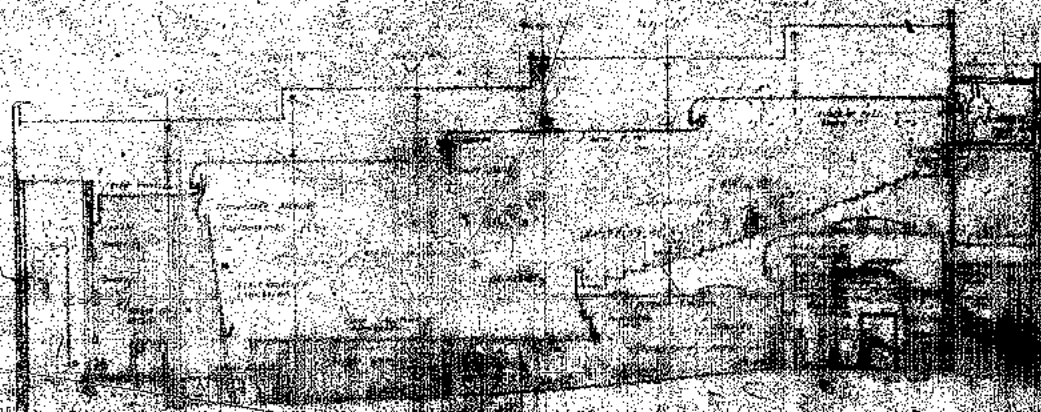
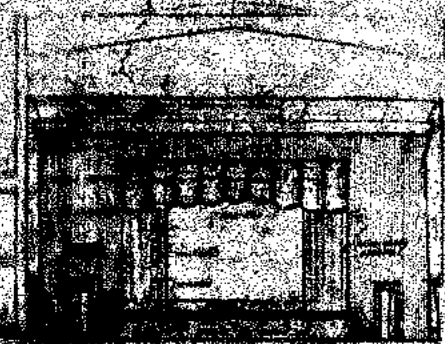
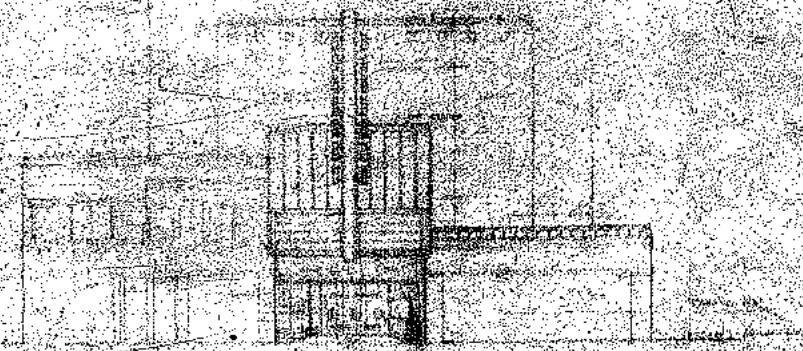


CROSS SECTION # 4-A

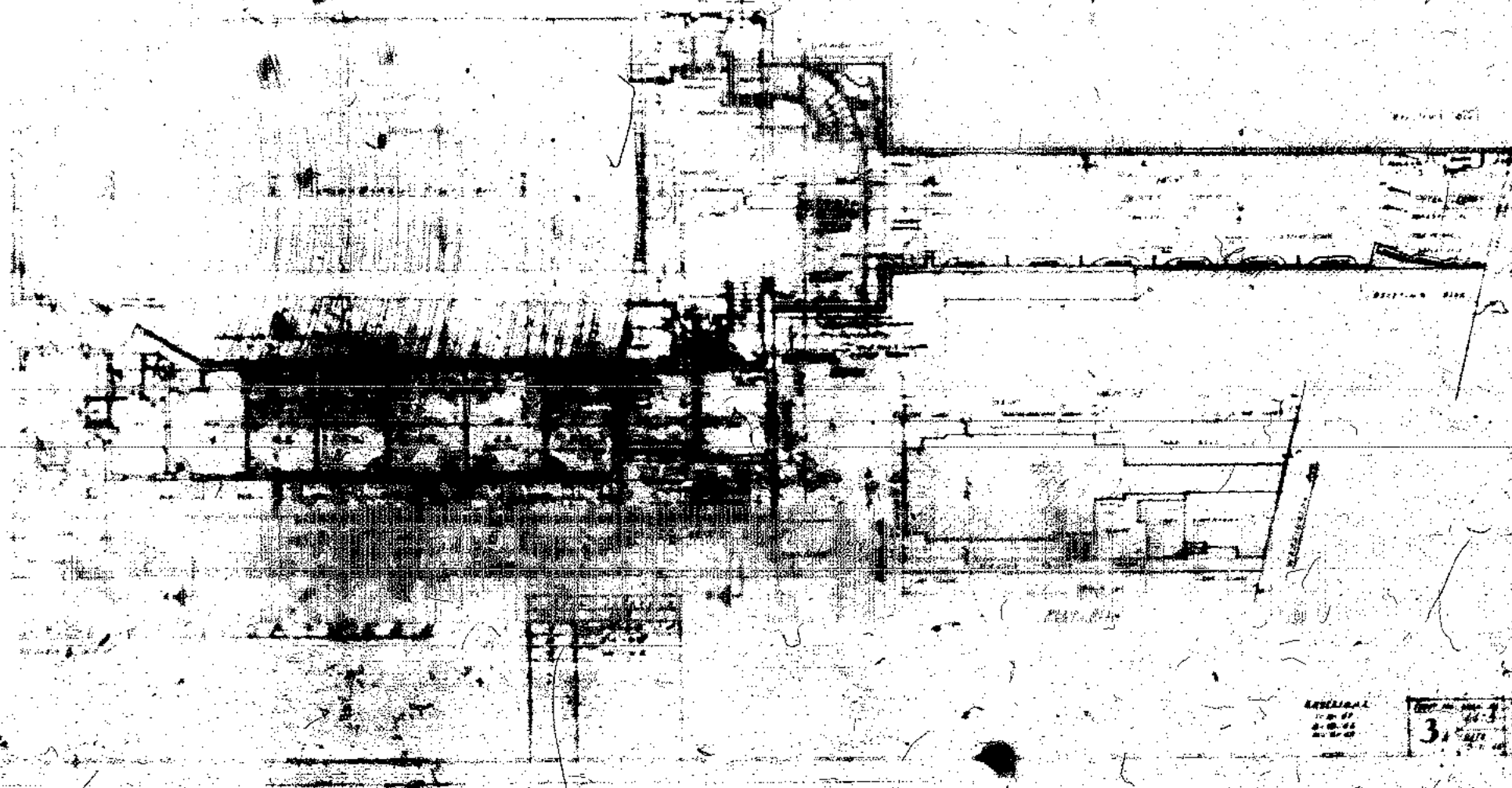


WEST ELEVATION (EUGLID AVE.)

ARCHITECT
HENRY H. HANSEN
2

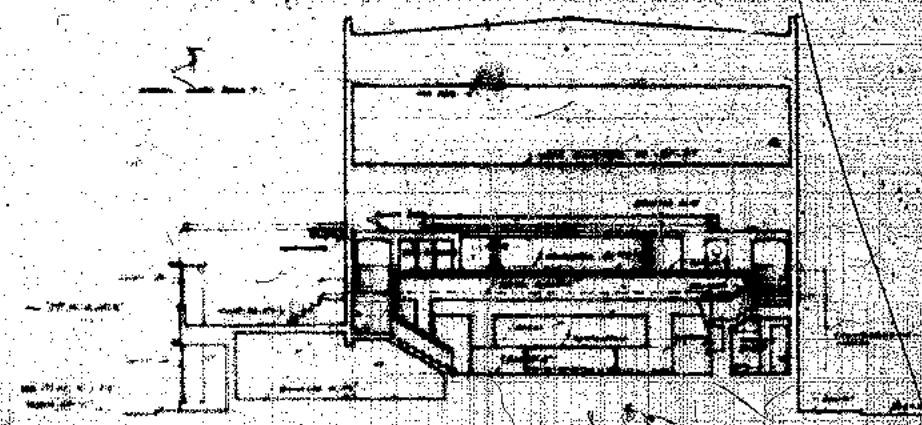


1.5

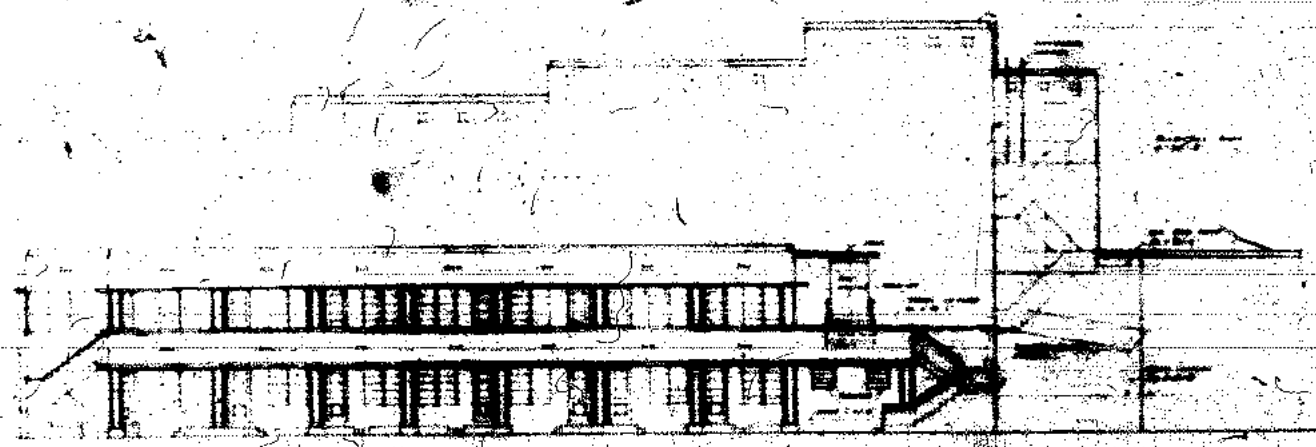


REVISED
1950

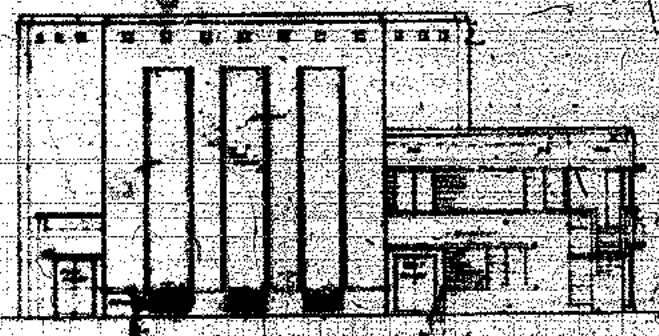
3
ERRY HOWARTH
1950



CROSS SECTION



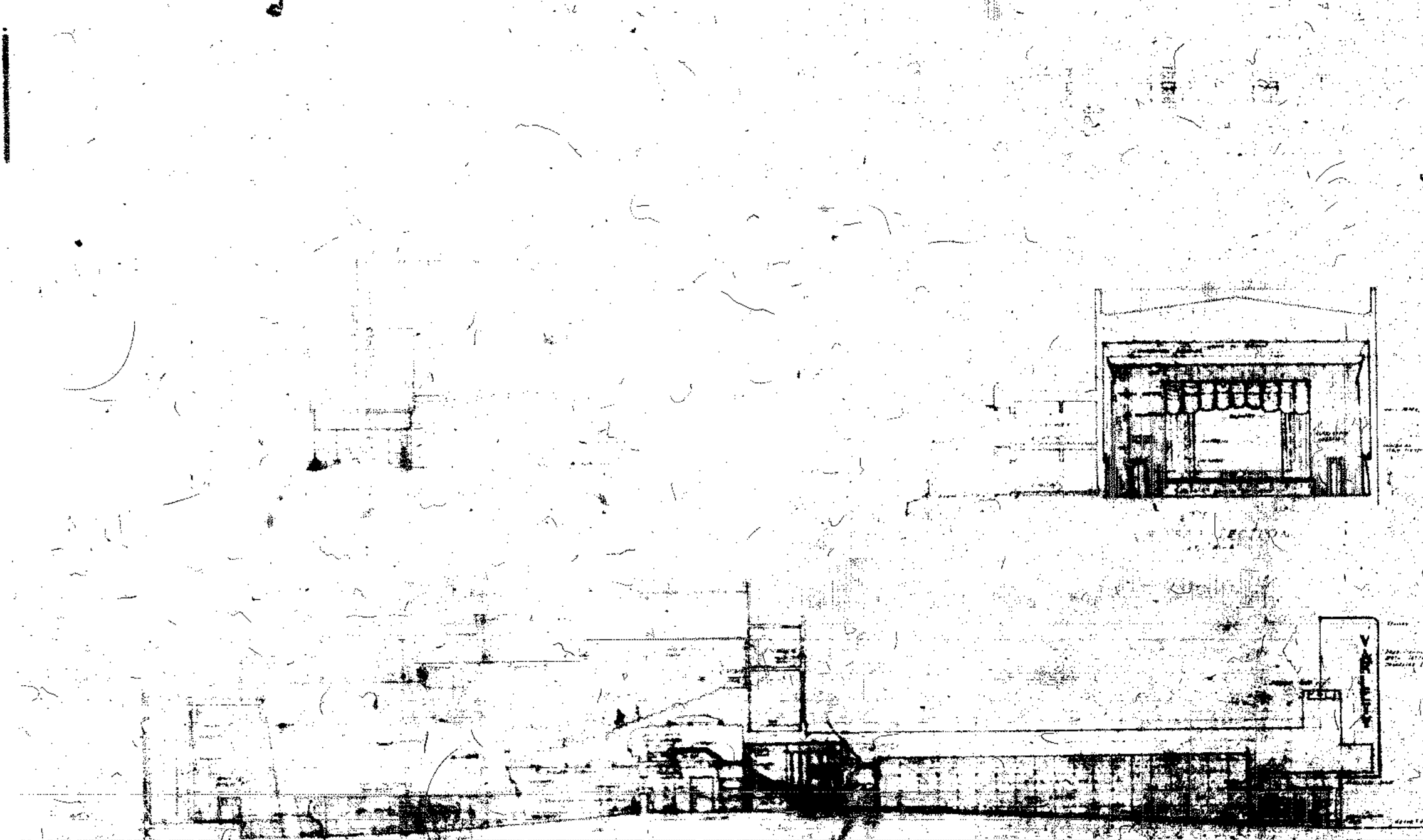
ELEVATION (WEST SIDE)



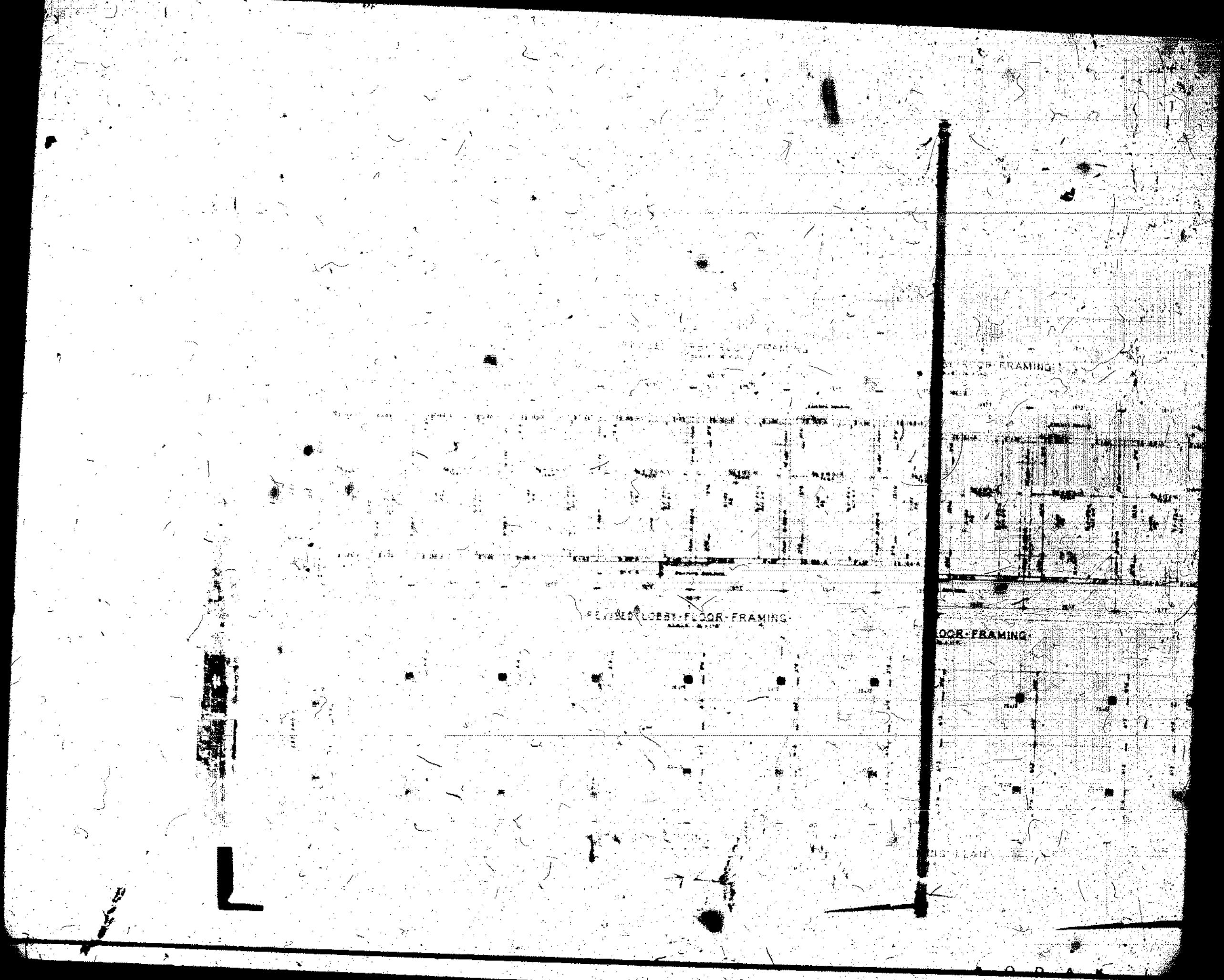
ELEVATION (EAST SIDE)

HENRY HENAUER
ARCHITECT

NO.	DATE	REVISION
1	1924	1



1/1

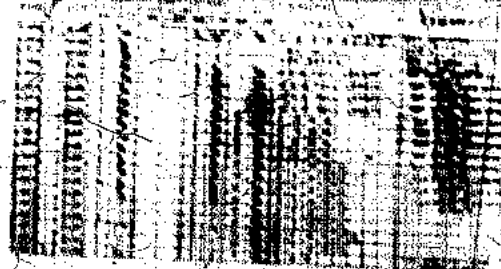


REINFORCED LOBBY FLOOR FRAMING

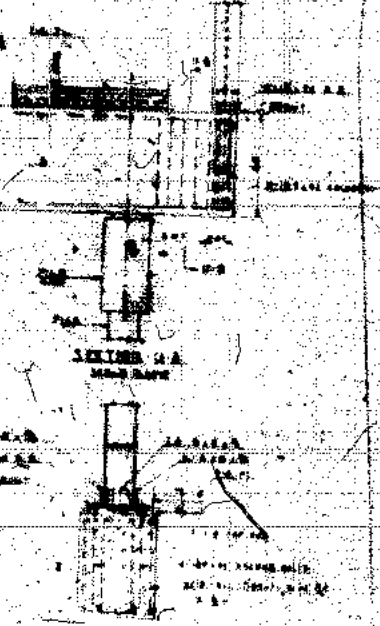
FLOOR FRAMING

FLOOR FRAMING

L

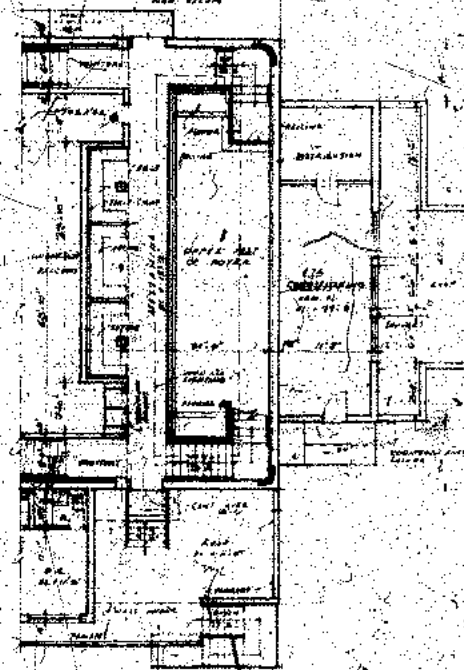
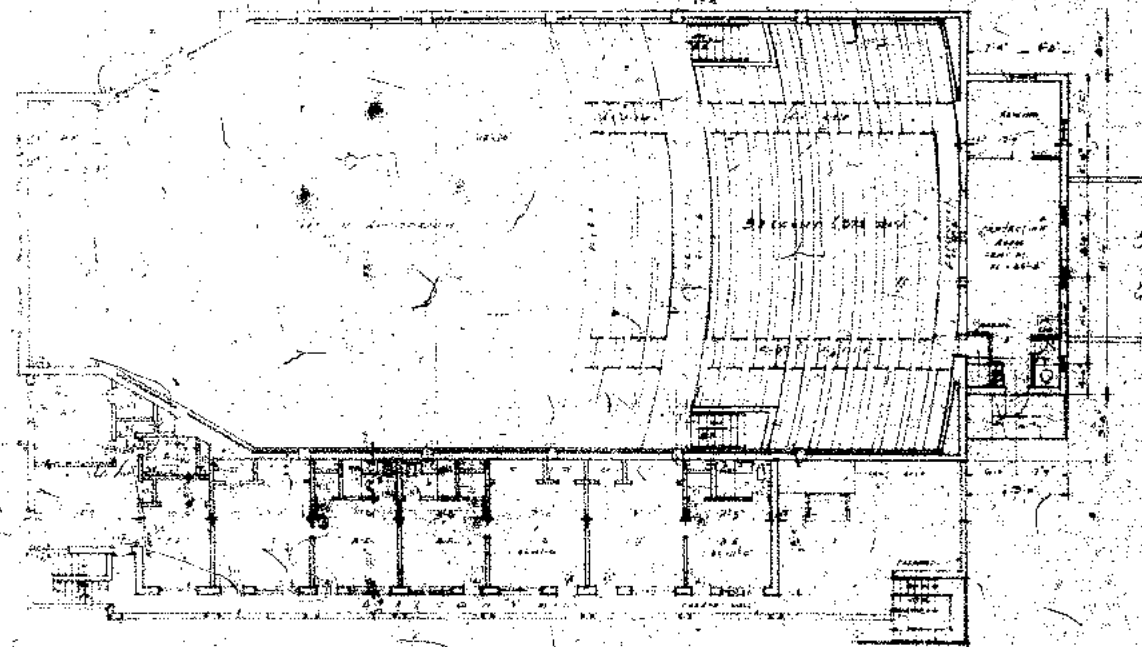


DOOR FRAMING

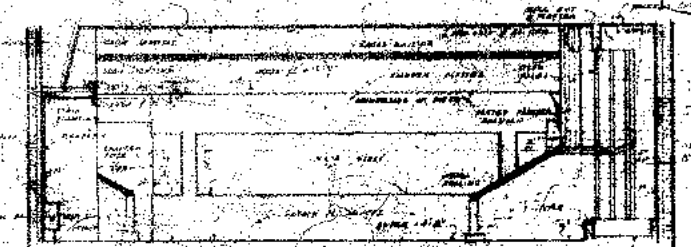
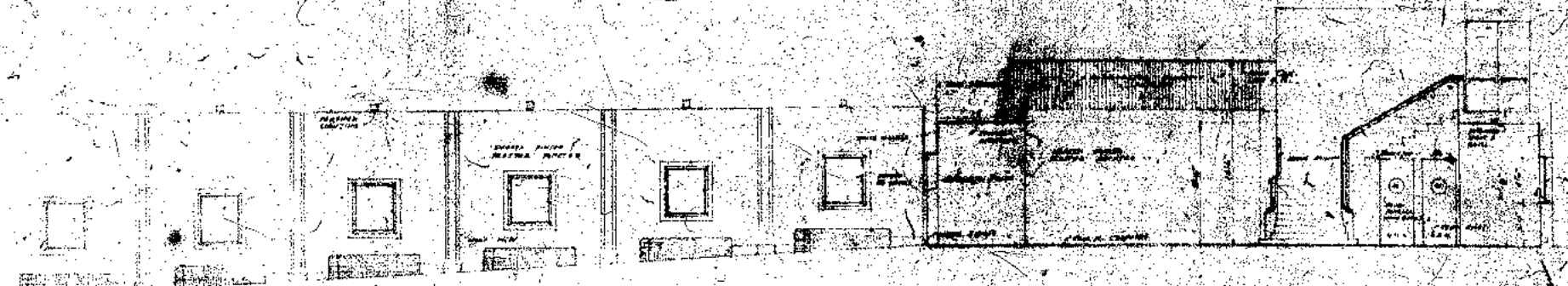


21003

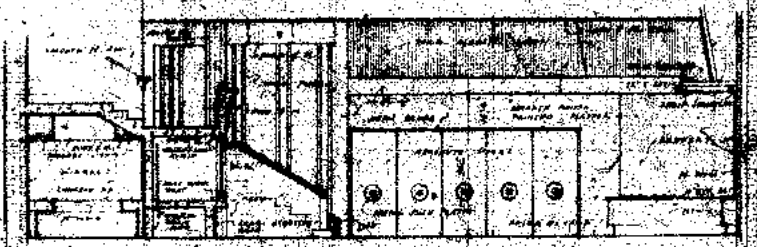
SAFETY



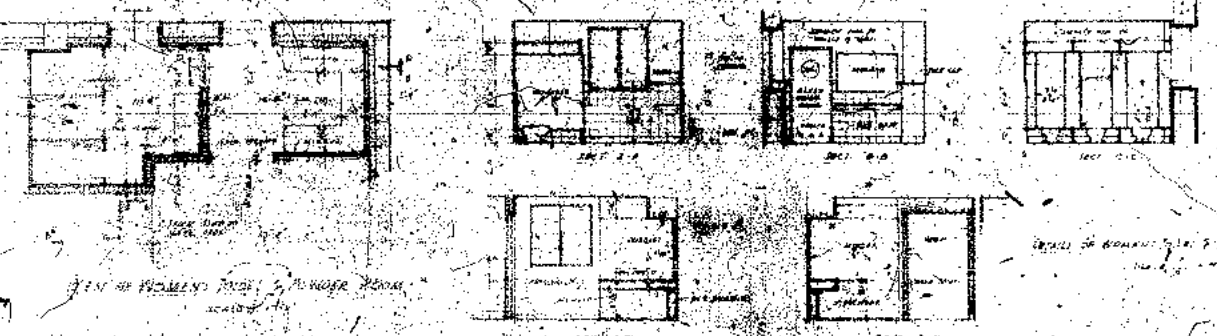
4



SECTION THRU Foyer LOOKING TOWARDS AUDITORIUM
SECTION 3-3

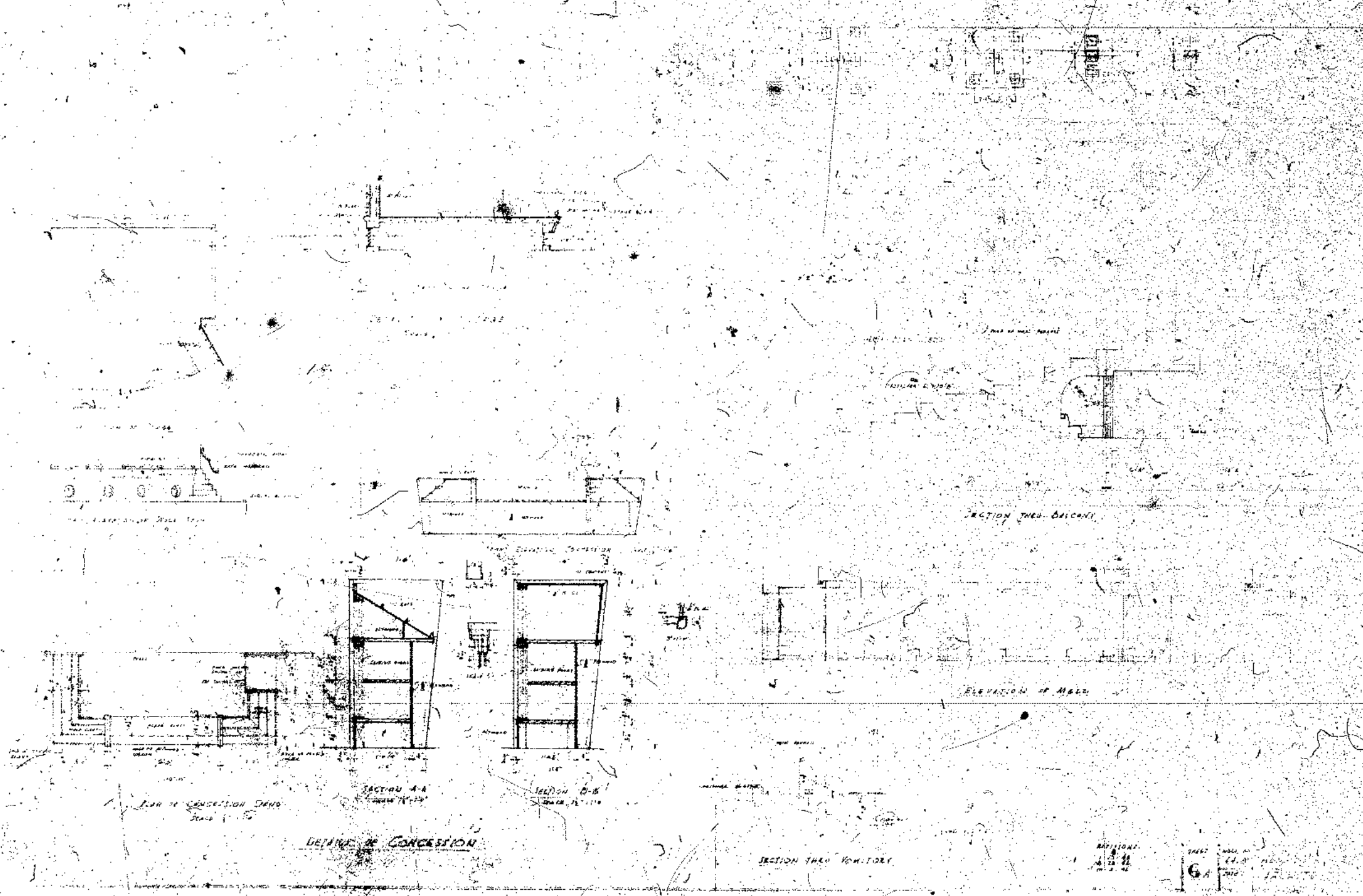


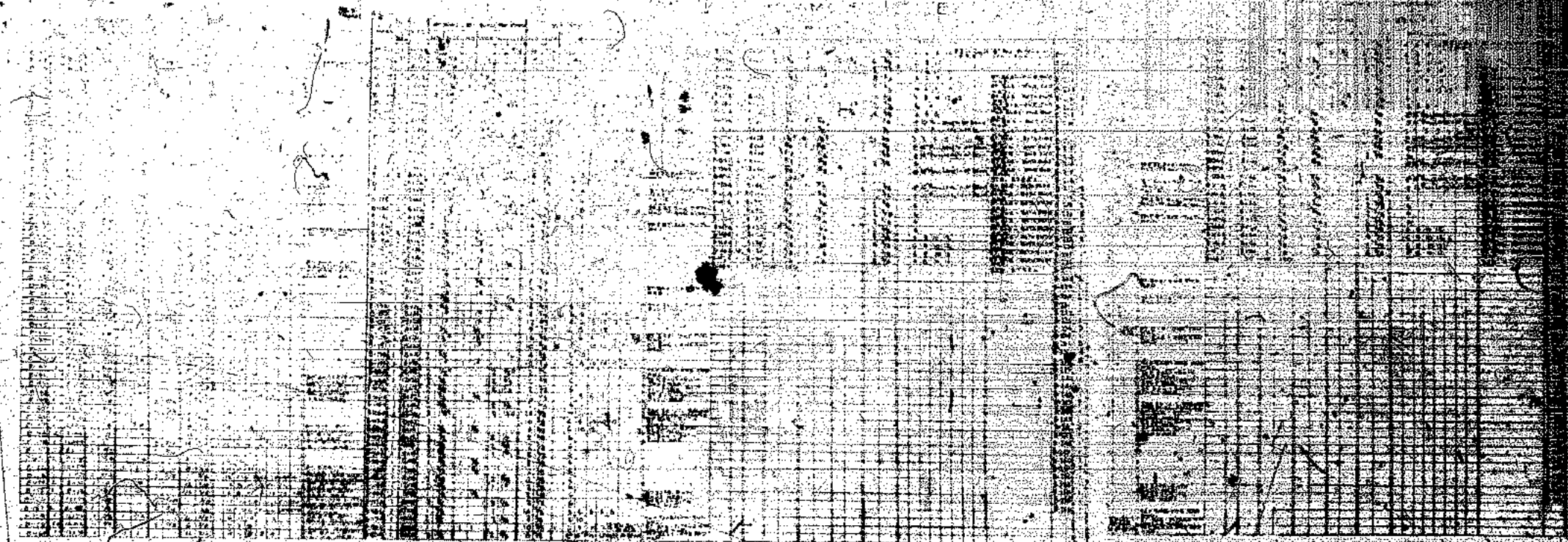
SECTION THRU Foyer LOOKING TOWARDS JANEL (DASH)
SECTION 3-3'



PLAN OF Foyer ROOM & WORK ROOM

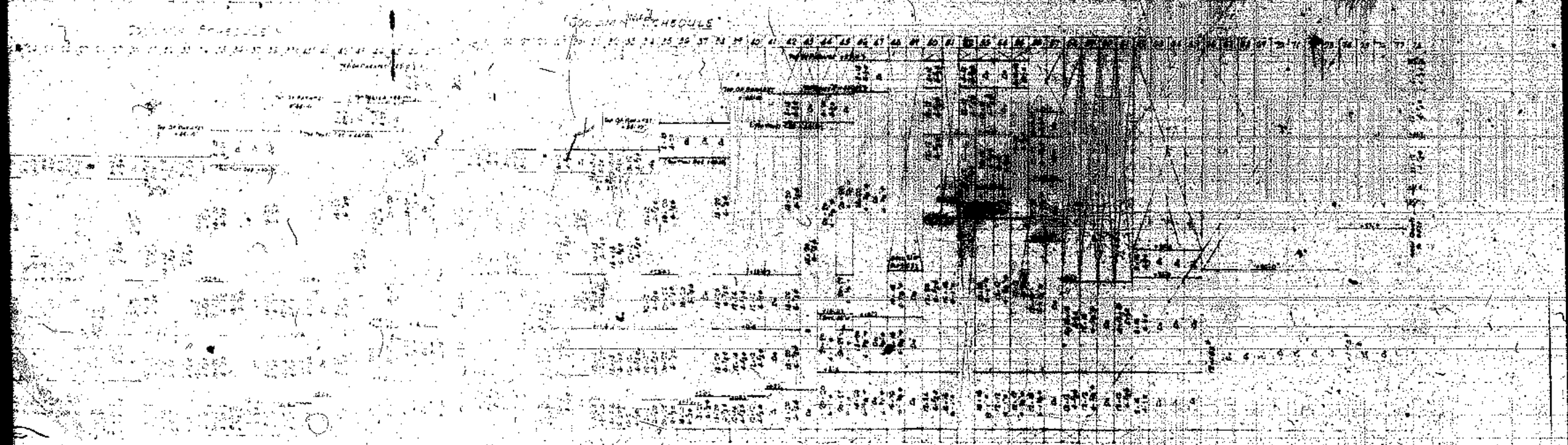
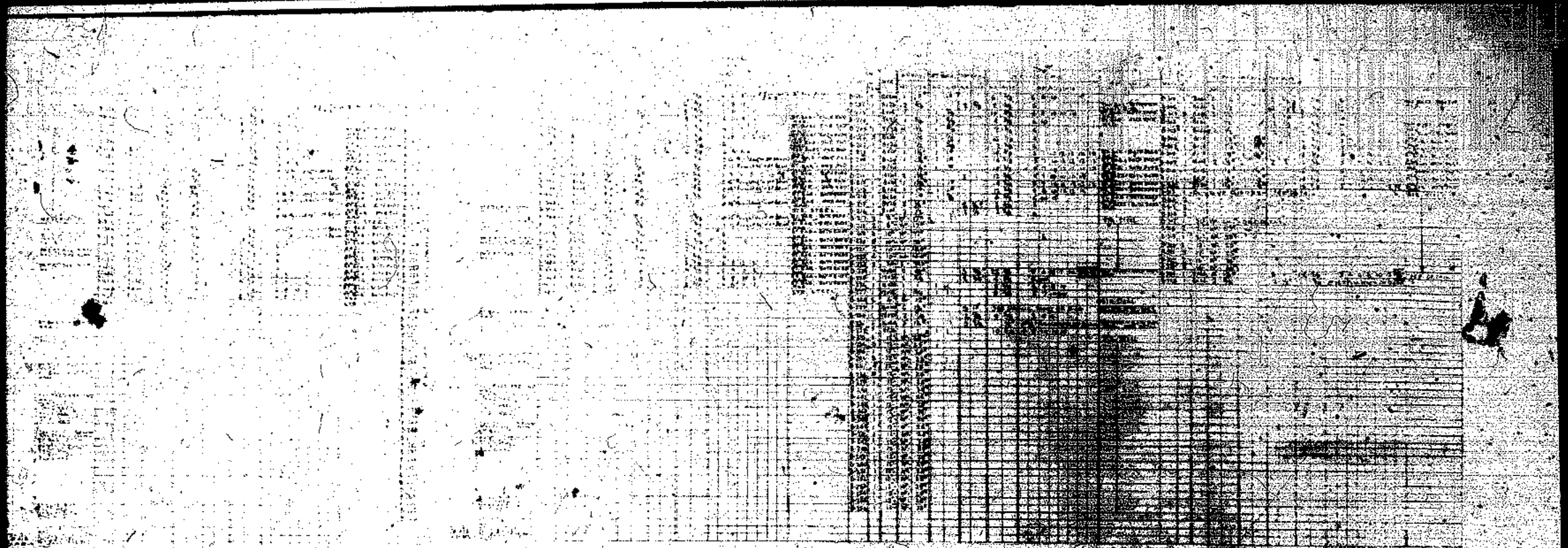
5A
HENRY HONAN
ARCHITECT





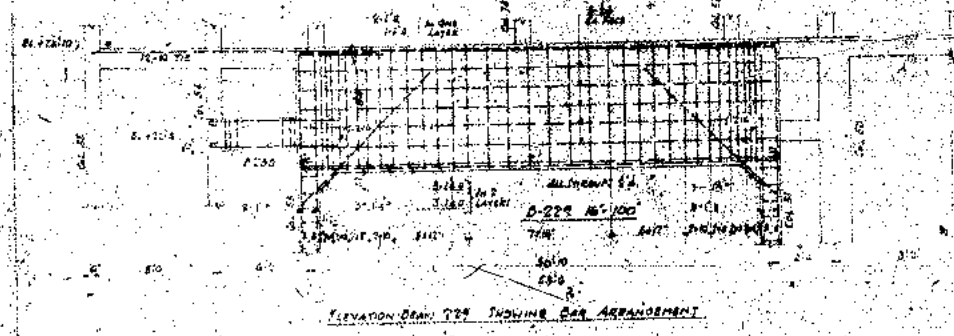
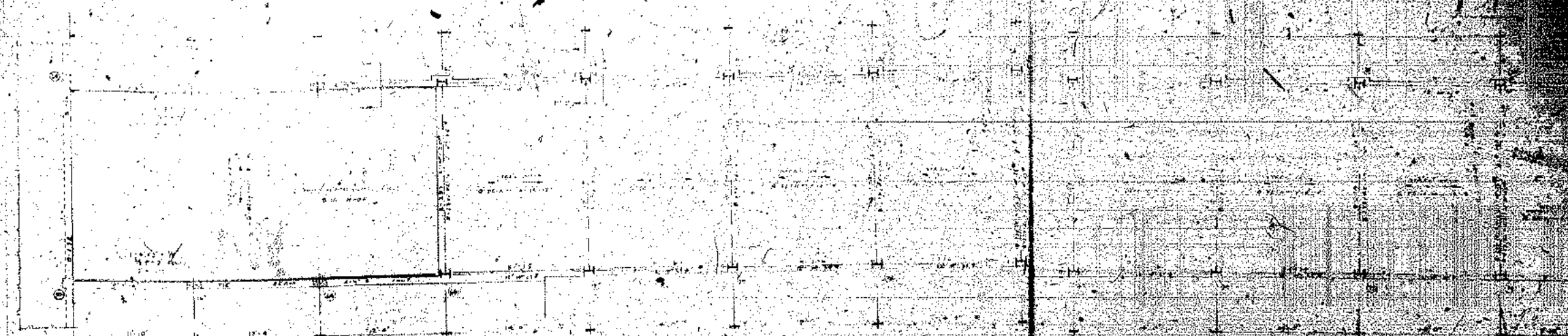
COLUMN SCHEDULE

Col. No.	Col. Dia.	Col. Height	Col. Material	Col. Location
1	30"	12'	Cast Iron	Center of Bay 1
2	30"	12'	Cast Iron	Center of Bay 2
3	30"	12'	Cast Iron	Center of Bay 3
4	30"	12'	Cast Iron	Center of Bay 4
5	30"	12'	Cast Iron	Center of Bay 5
6	30"	12'	Cast Iron	Center of Bay 6
7	30"	12'	Cast Iron	Center of Bay 7
8	30"	12'	Cast Iron	Center of Bay 8
9	30"	12'	Cast Iron	Center of Bay 9
10	30"	12'	Cast Iron	Center of Bay 10
11	30"	12'	Cast Iron	Center of Bay 11
12	30"	12'	Cast Iron	Center of Bay 12
13	30"	12'	Cast Iron	Center of Bay 13
14	30"	12'	Cast Iron	Center of Bay 14
15	30"	12'	Cast Iron	Center of Bay 15
16	30"	12'	Cast Iron	Center of Bay 16
17	30"	12'	Cast Iron	Center of Bay 17
18	30"	12'	Cast Iron	Center of Bay 18
19	30"	12'	Cast Iron	Center of Bay 19
20	30"	12'	Cast Iron	Center of Bay 20
21	30"	12'	Cast Iron	Center of Bay 21
22	30"	12'	Cast Iron	Center of Bay 22
23	30"	12'	Cast Iron	Center of Bay 23
24	30"	12'	Cast Iron	Center of Bay 24
25	30"	12'	Cast Iron	Center of Bay 25
26	30"	12'	Cast Iron	Center of Bay 26
27	30"	12'	Cast Iron	Center of Bay 27
28	30"	12'	Cast Iron	Center of Bay 28
29	30"	12'	Cast Iron	Center of Bay 29
30	30"	12'	Cast Iron	Center of Bay 30
31	30"	12'	Cast Iron	Center of Bay 31
32	30"	12'	Cast Iron	Center of Bay 32
33	30"	12'	Cast Iron	Center of Bay 33
34	30"	12'	Cast Iron	Center of Bay 34
35	30"	12'	Cast Iron	Center of Bay 35
36	30"	12'	Cast Iron	Center of Bay 36
37	30"	12'	Cast Iron	Center of Bay 37
38	30"	12'	Cast Iron	Center of Bay 38
39	30"	12'	Cast Iron	Center of Bay 39
40	30"	12'	Cast Iron	Center of Bay 40
41	30"	12'	Cast Iron	Center of Bay 41
42	30"	12'	Cast Iron	Center of Bay 42
43	30"	12'	Cast Iron	Center of Bay 43
44	30"	12'	Cast Iron	Center of Bay 44
45	30"	12'	Cast Iron	Center of Bay 45
46	30"	12'	Cast Iron	Center of Bay 46
47	30"	12'	Cast Iron	Center of Bay 47
48	30"	12'	Cast Iron	Center of Bay 48
49	30"	12'	Cast Iron	Center of Bay 49
50	30"	12'	Cast Iron	Center of Bay 50
51	30"	12'	Cast Iron	Center of Bay 51
52	30"	12'	Cast Iron	Center of Bay 52
53	30"	12'	Cast Iron	Center of Bay 53
54	30"	12'	Cast Iron	Center of Bay 54
55	30"	12'	Cast Iron	Center of Bay 55
56	30"	12'	Cast Iron	Center of Bay 56
57	30"	12'	Cast Iron	Center of Bay 57
58	30"	12'	Cast Iron	Center of Bay 58
59	30"	12'	Cast Iron	Center of Bay 59
60	30"	12'	Cast Iron	Center of Bay 60
61	30"	12'	Cast Iron	Center of Bay 61
62	30"	12'	Cast Iron	Center of Bay 62
63	30"	12'	Cast Iron	Center of Bay 63
64	30"	12'	Cast Iron	Center of Bay 64
65	30"	12'	Cast Iron	Center of Bay 65
66	30"	12'	Cast Iron	Center of Bay 66
67	30"	12'	Cast Iron	Center of Bay 67
68	30"	12'	Cast Iron	Center of Bay 68
69	30"	12'	Cast Iron	Center of Bay 69
70	30"	12'	Cast Iron	Center of Bay 70
71	30"	12'	Cast Iron	Center of Bay 71
72	30"	12'	Cast Iron	Center of Bay 72
73	30"	12'	Cast Iron	Center of Bay 73
74	30"	12'	Cast Iron	Center of Bay 74
75	30"	12'	Cast Iron	Center of Bay 75
76	30"	12'	Cast Iron	Center of Bay 76
77	30"	12'	Cast Iron	Center of Bay 77
78	30"	12'	Cast Iron	Center of Bay 78
79	30"	12'	Cast Iron	Center of Bay 79
80	30"	12'	Cast Iron	Center of Bay 80
81	30"	12'	Cast Iron	Center of Bay 81
82	30"	12'	Cast Iron	Center of Bay 82
83	30"	12'	Cast Iron	Center of Bay 83
84	30"	12'	Cast Iron	Center of Bay 84
85	30"	12'	Cast Iron	Center of Bay 85
86	30"	12'	Cast Iron	Center of Bay 86
87	30"	12'	Cast Iron	Center of Bay 87
88	30"	12'	Cast Iron	Center of Bay 88
89	30"	12'	Cast Iron	Center of Bay 89
90	30"	12'	Cast Iron	Center of Bay 90
91	30"	12'	Cast Iron	Center of Bay 91
92	30"	12'	Cast Iron	Center of Bay 92
93	30"	12'	Cast Iron	Center of Bay 93
94	30"	12'	Cast Iron	Center of Bay 94
95	30"	12'	Cast Iron	Center of Bay 95
96	30"	12'	Cast Iron	Center of Bay 96
97	30"	12'	Cast Iron	Center of Bay 97
98	30"	12'	Cast Iron	Center of Bay 98
99	30"	12'	Cast Iron	Center of Bay 99
100	30"	12'	Cast Iron	Center of Bay 100

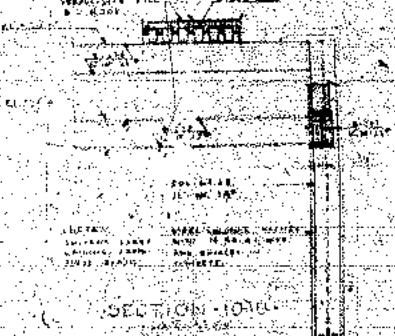


ALÉXIS KONGORON
 YAKIEN
 SCHEDULES

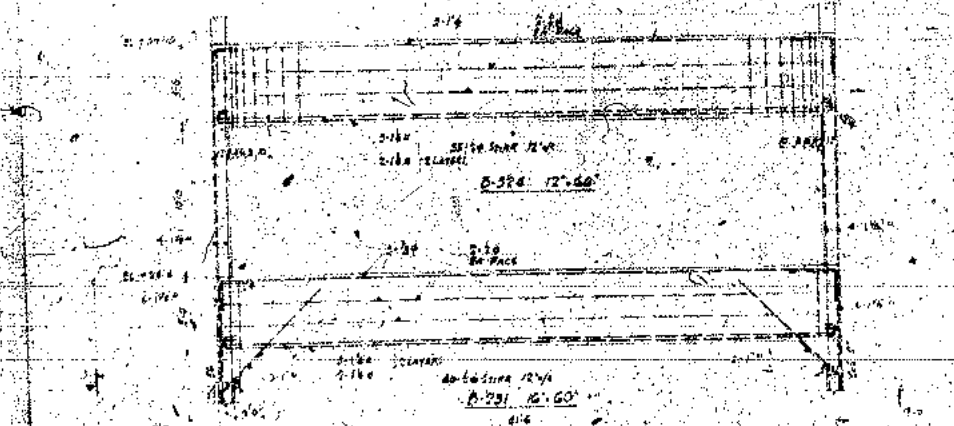
K O D A K



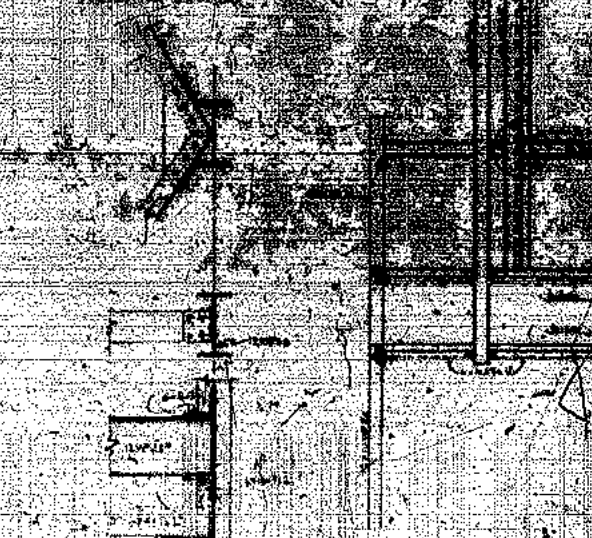
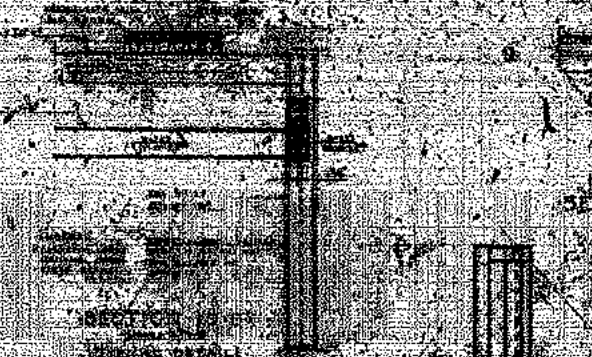
ELEVATION DRAWING B-228 SHOWING BAR ARRANGEMENT



SECTION 1016
TYPICAL DETAILS

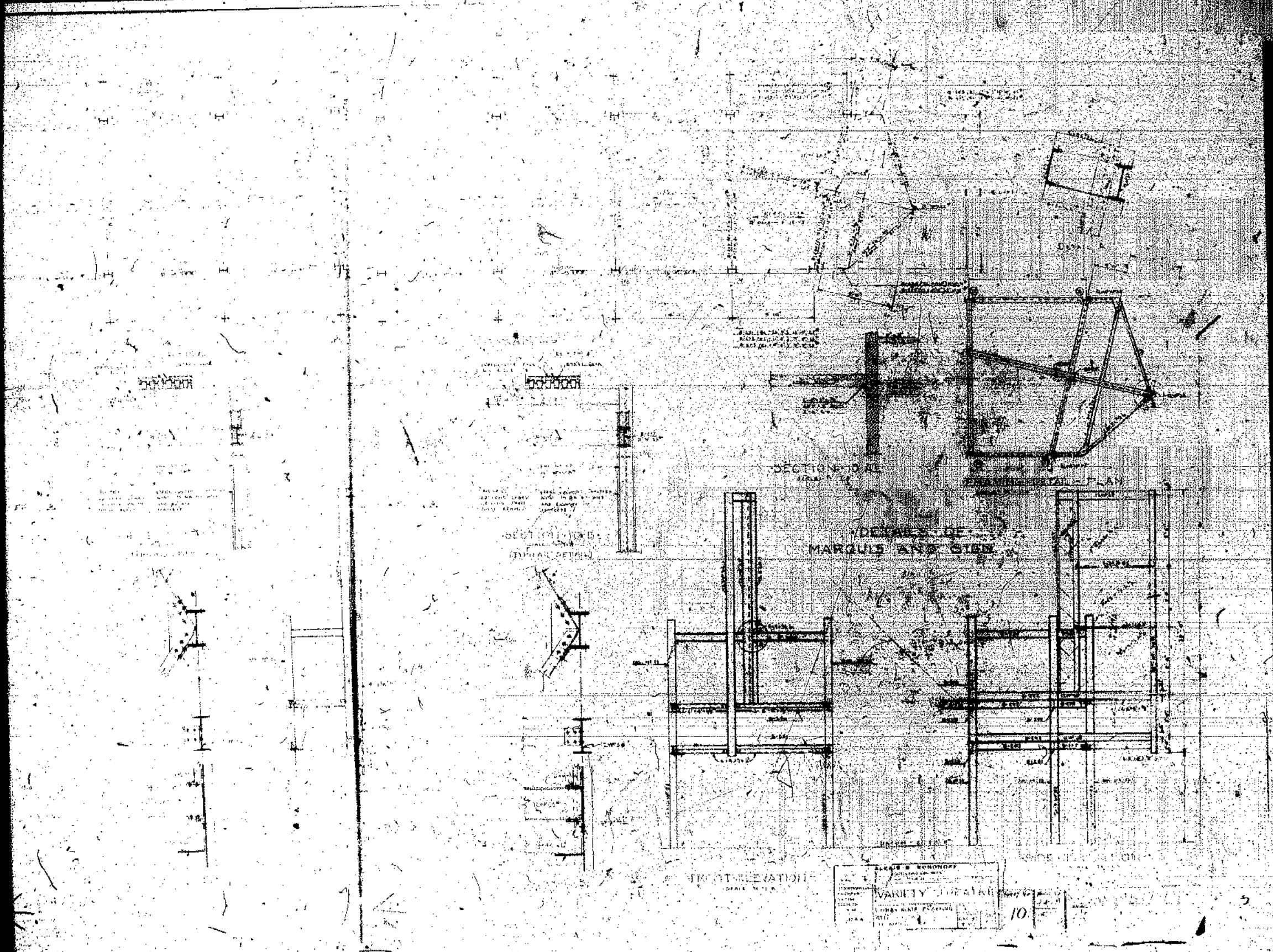


ELEVATION DRAWING B-231 & B-224 SHOWING BAR ARRANGEMENT

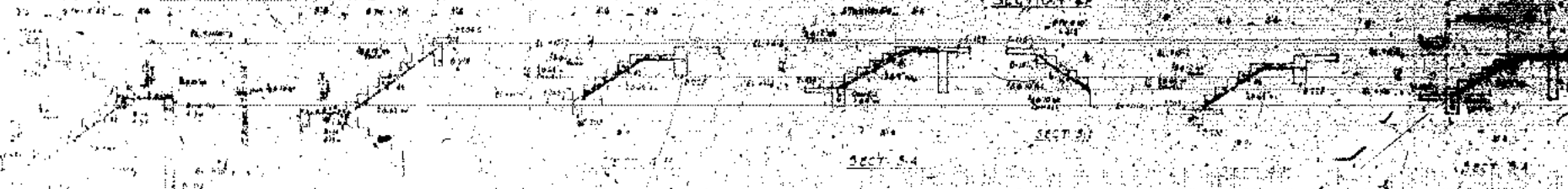
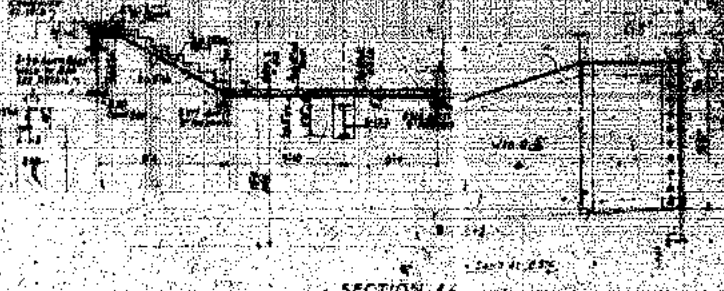
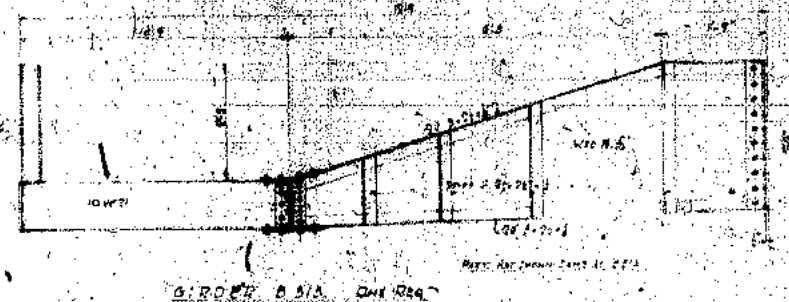
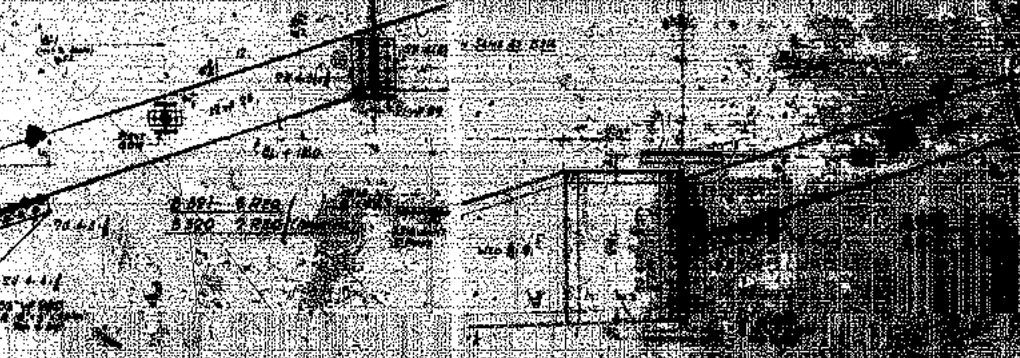
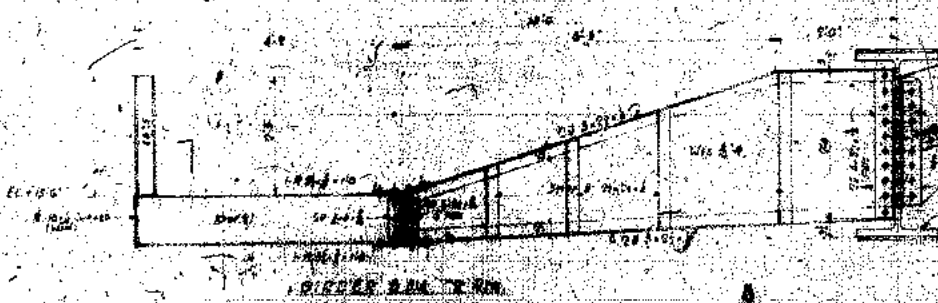
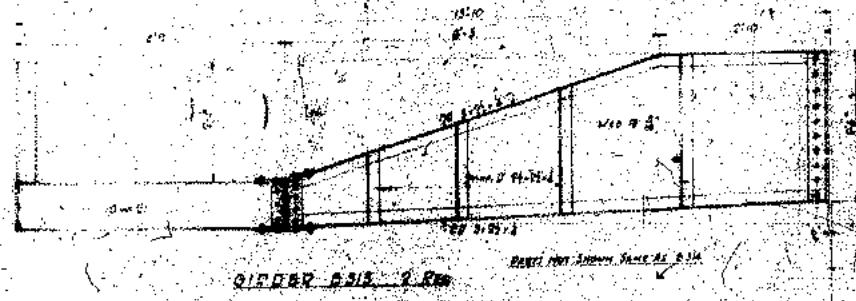
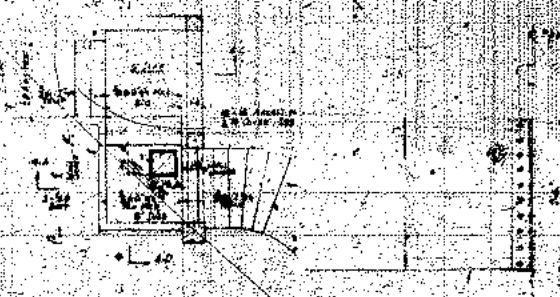
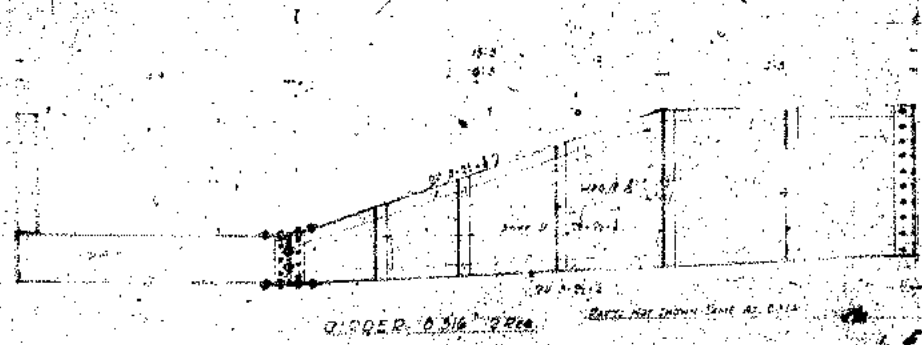


PRINT ELEVATION

A F I Y I J M



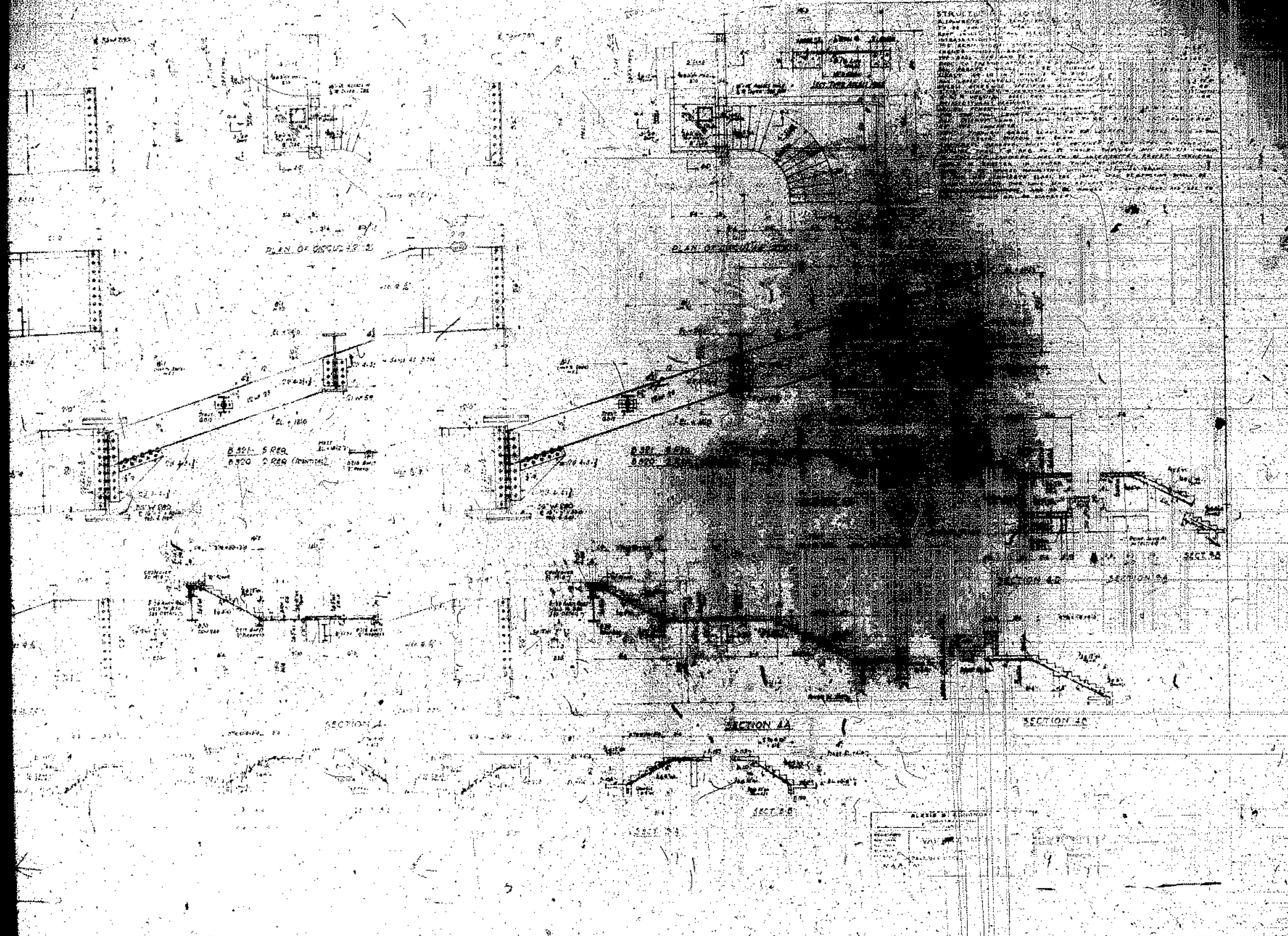
ALBERT S. SCHWARTZ
ARCHITECT
100 N. 10th St.
PHILADELPHIA, PA.
VARIETY OF PAINTS
10



SECTION 4

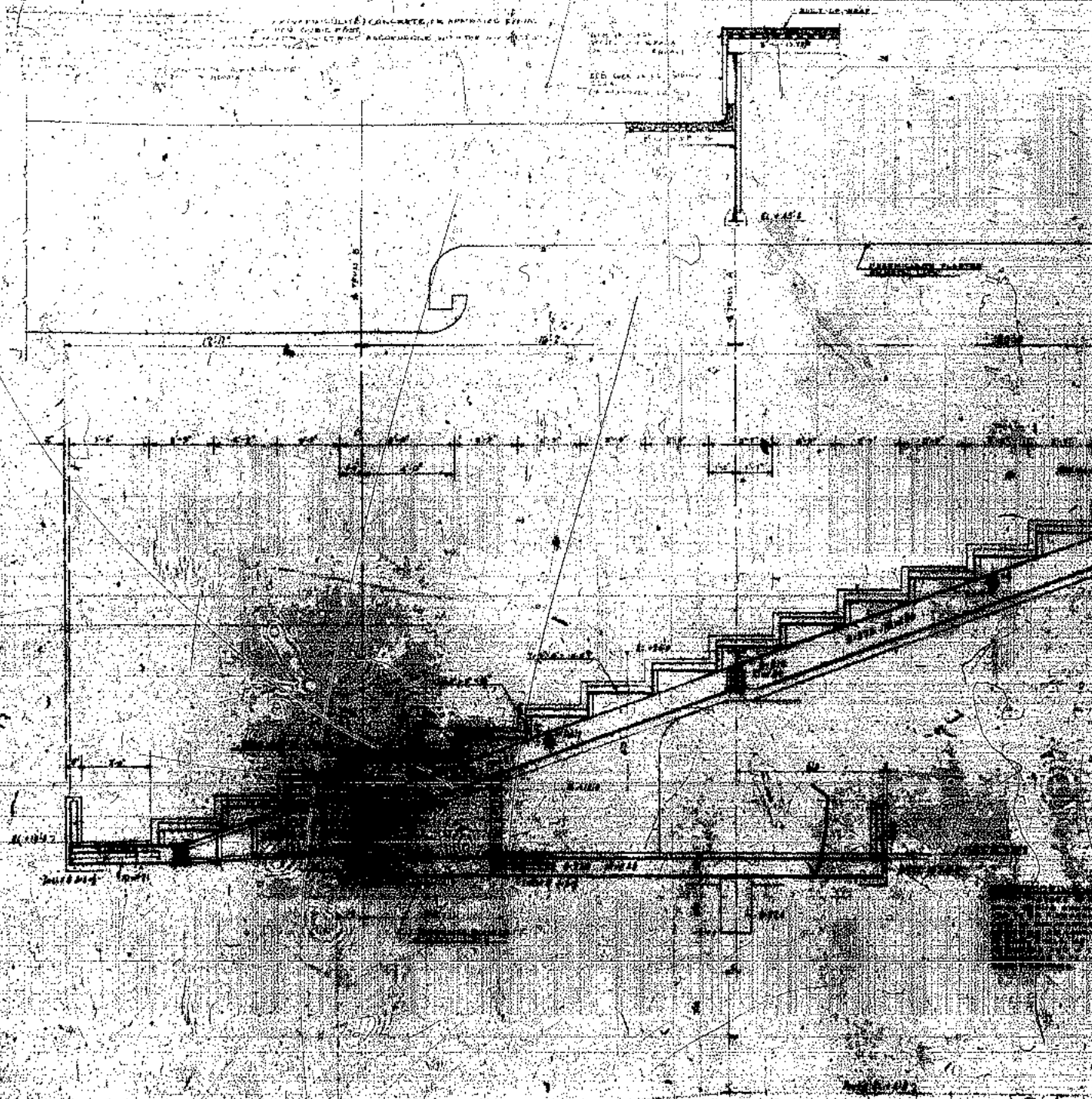
SECTION 5

SECTION 6

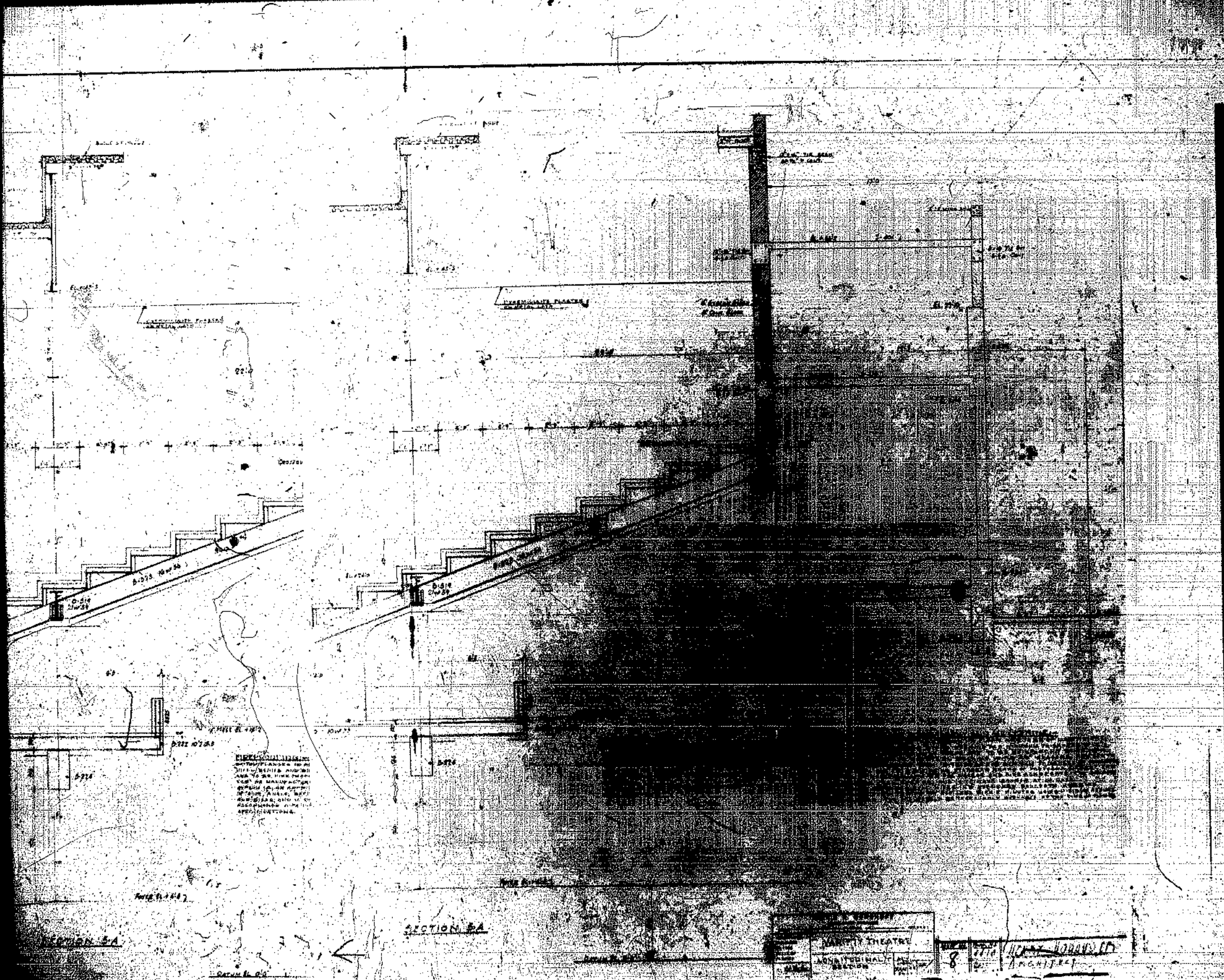


STRUCTURE TO BE
ERECTED AT THE
CORNER OF THE
STREET AND THE
AVENUE. THE
BUILDING IS TO
BE A FIVE-STOREY
OFFICE BUILDING
WITH A BASEMENT.
THE TOTAL AREA
IS TO BE APPROXIMATELY
10,000 SQUARE FEET.
THE BUILDING IS TO
BE CONSTRUCTED
OF REINFORCED
CONCRETE AND
STEEL. THE
FOUNDATION IS TO
BE OF THE
PILE TYPE. THE
ROOF IS TO BE
A FLAT ROOF WITH
A DRAINAGE
SYSTEM. THE
BUILDING IS TO
BE FINISHED
WITH
MARBLE AND
WOOD PANELING.
THE COST OF THE
BUILDING IS TO
BE APPROXIMATELY
\$1,000,000.
THE BUILDING IS
TO BE COMPLETED
WITHIN A PERIOD
OF 18 MONTHS.
THE ARCHITECT IS
TO BE RESPONSIBLE
FOR THE DESIGN
AND CONSTRUCTION
OF THE BUILDING.
THE CONTRACTOR IS
TO BE RESPONSIBLE
FOR THE EXECUTION
OF THE WORK.
THE OWNER IS TO
BE RESPONSIBLE
FOR THE PAYMENT
OF THE COST OF
THE BUILDING.

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	1000	CY	100	100000
2	STEEL	1000	LB	100	100000
3	BRICK	1000	1000	100	100000
4	WOOD	1000	1000	100	100000
5	MARBLE	1000	1000	100	100000
6	PAINT	1000	1000	100	100000
7	LABOR	1000	1000	100	100000
8	PERMITS	1000	1000	100	100000
9	INSURANCE	1000	1000	100	100000
10	UTILITIES	1000	1000	100	100000
11	LAND	1000	1000	100	100000
12	FOUNDATION	1000	1000	100	100000
13	ROOFING	1000	1000	100	100000
14	MECHANICAL	1000	1000	100	100000
15	ELECTRICAL	1000	1000	100	100000
16	PLUMBING	1000	1000	100	100000
17	INTERIORS	1000	1000	100	100000
18	EXTERIORS	1000	1000	100	100000
19	LANDSCAPE	1000	1000	100	100000
20	CONTINGENCY	1000	1000	100	100000



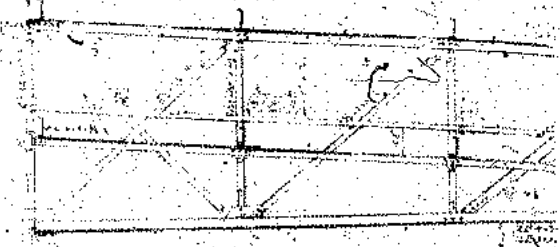
SECTION 3A



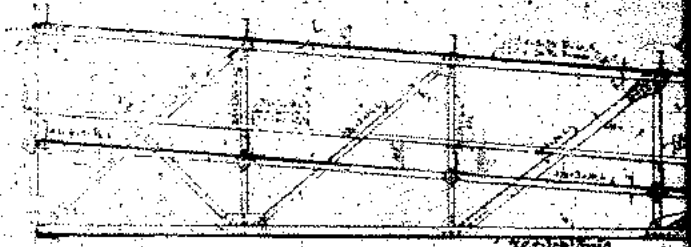
HENRY HOBBS LTD
 ARCHITECTS
 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000



LOADING & STRAINS BY TRUSS A



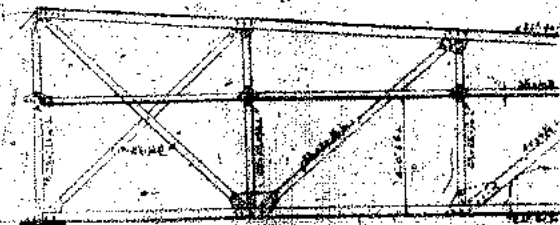
TRUSS A



TRUSS A



LOADING & STRAINS BY TRUSS B



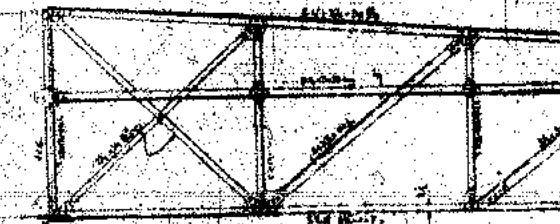
TRUSS B



TRUSS B



LOADING & STRAINS BY TRUSS C



TRUSS C



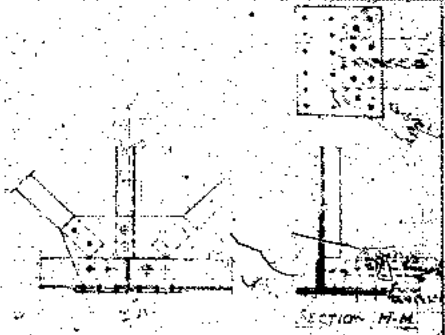
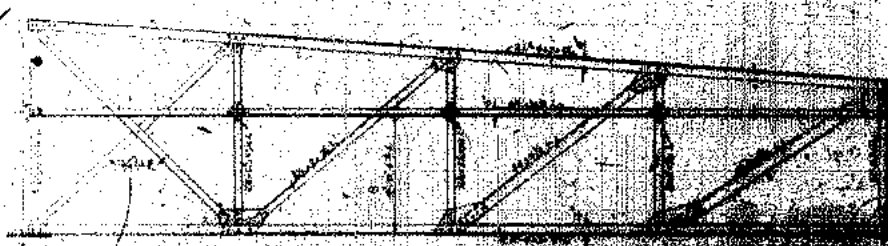
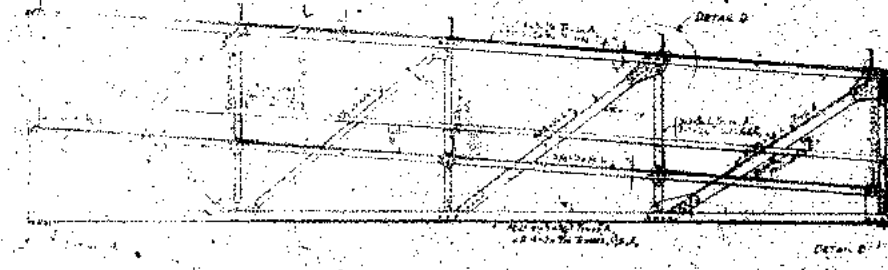
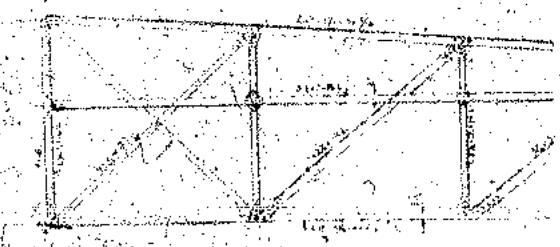
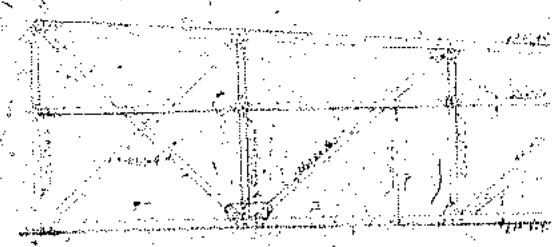
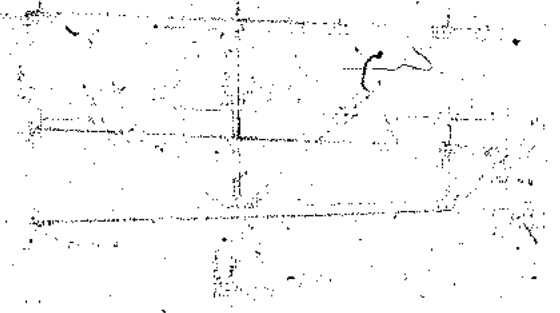
TRUSS C



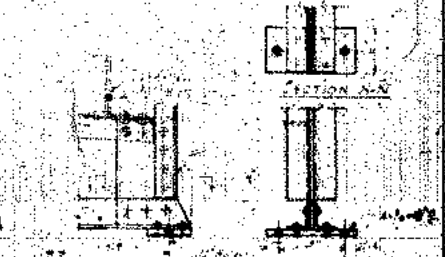
TYPICAL EDGE SECTION
Scale 1/2" = 1'-0"

Notes and specifications for the truss design, including material requirements and construction details.

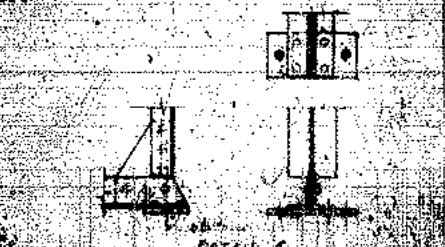
7.8



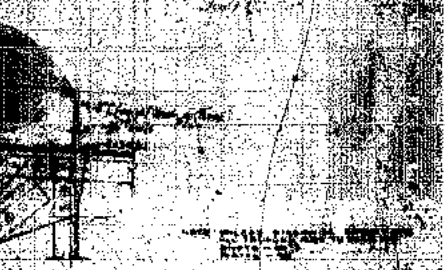
SECTION H-M



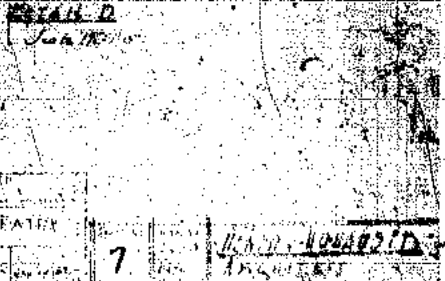
SECTION N-R



SECTION S-T



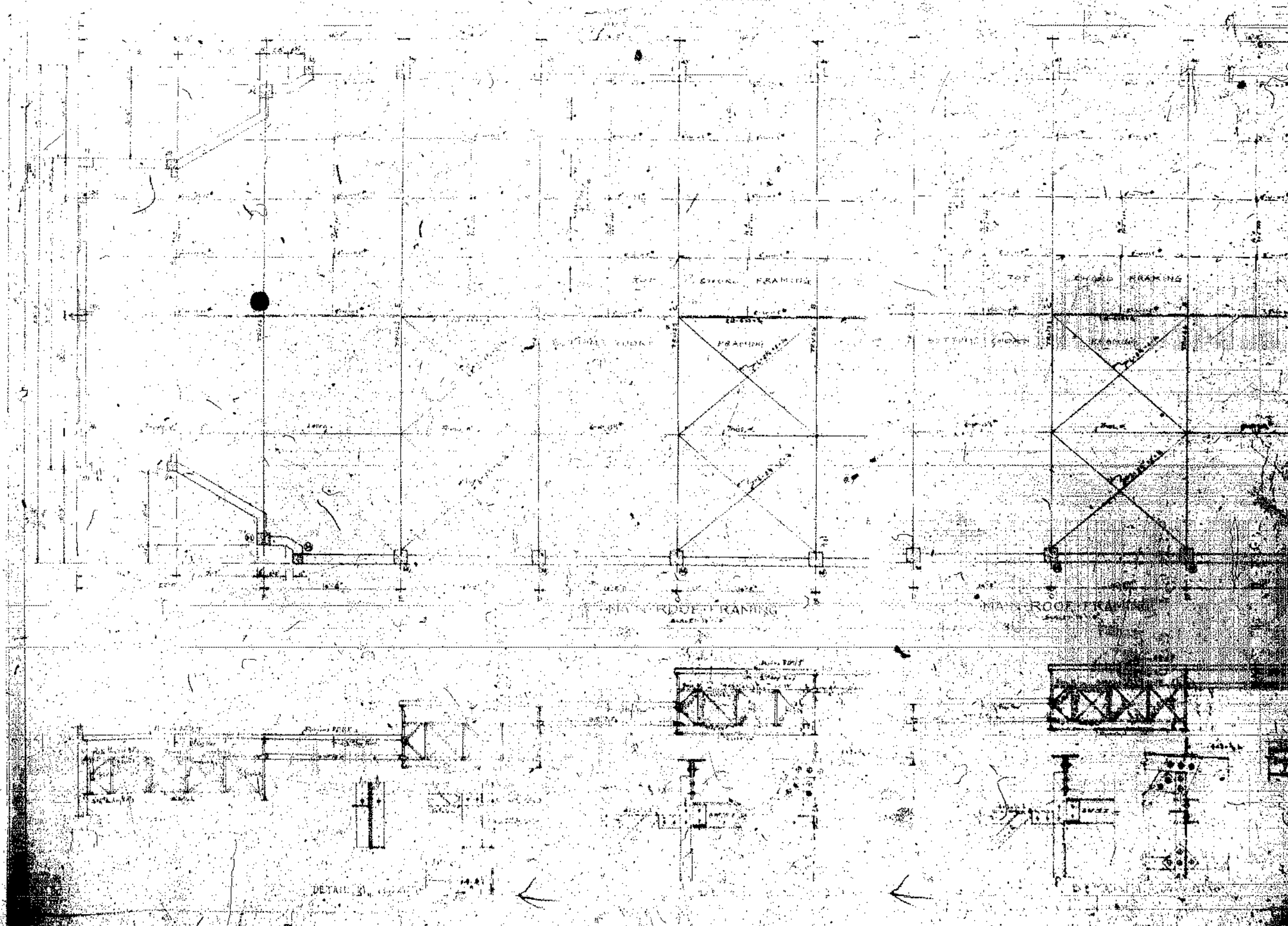
SECTION U-V

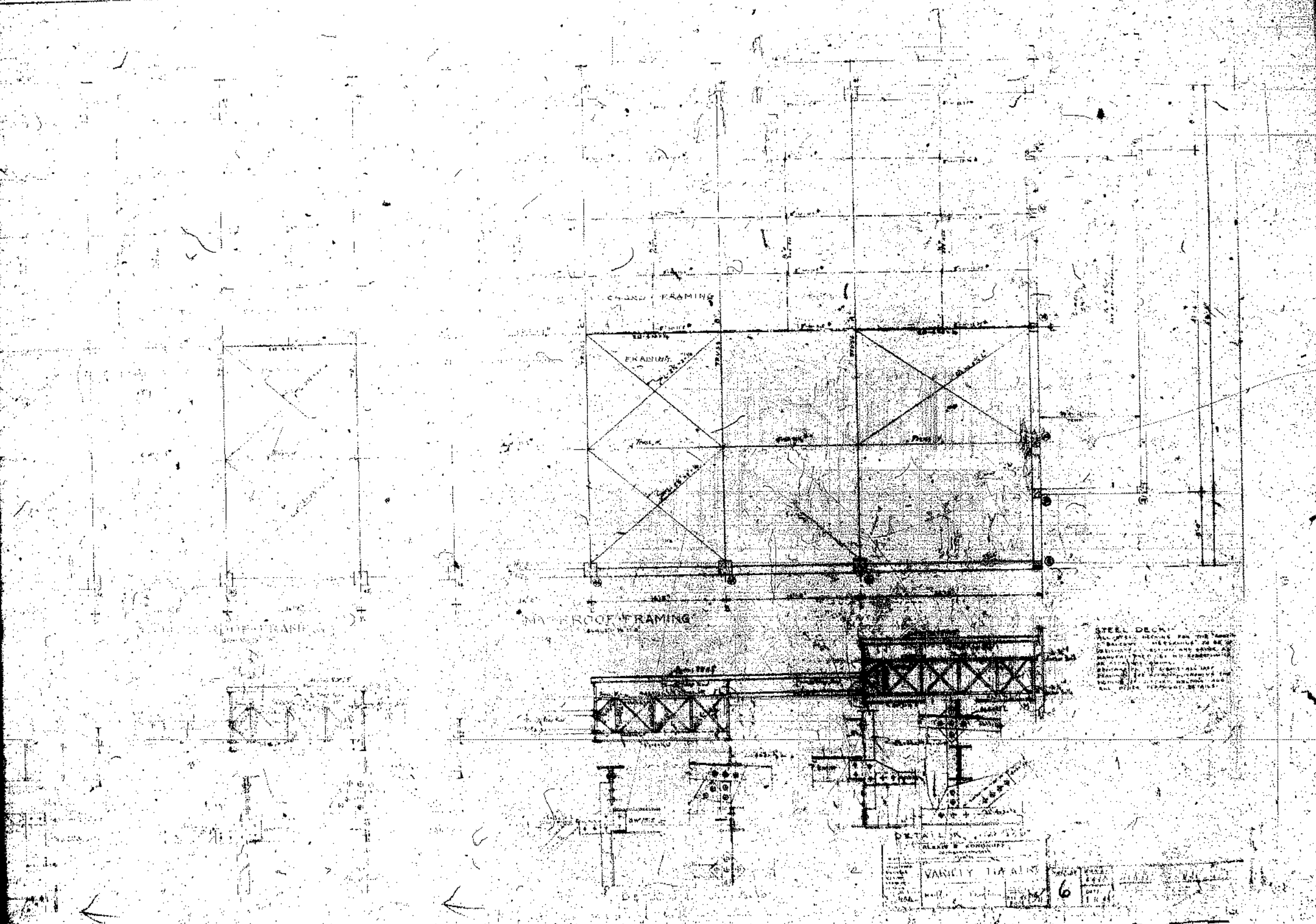


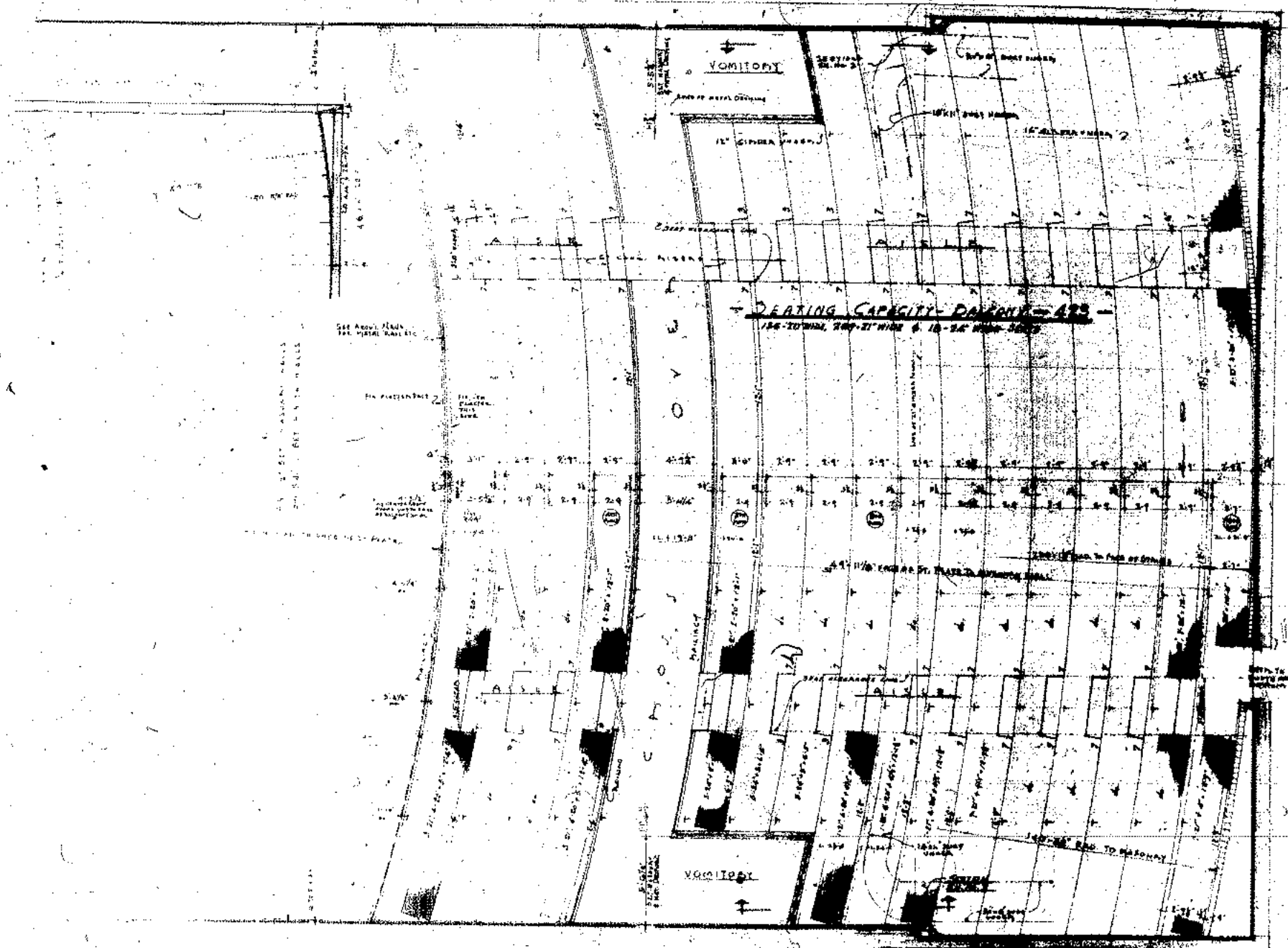
SECTION W-X

ALBERT S. BONDURANT	
VARIETY THEATRE	
ROOF TRUSS	7
H. S. BONDURANT	

74



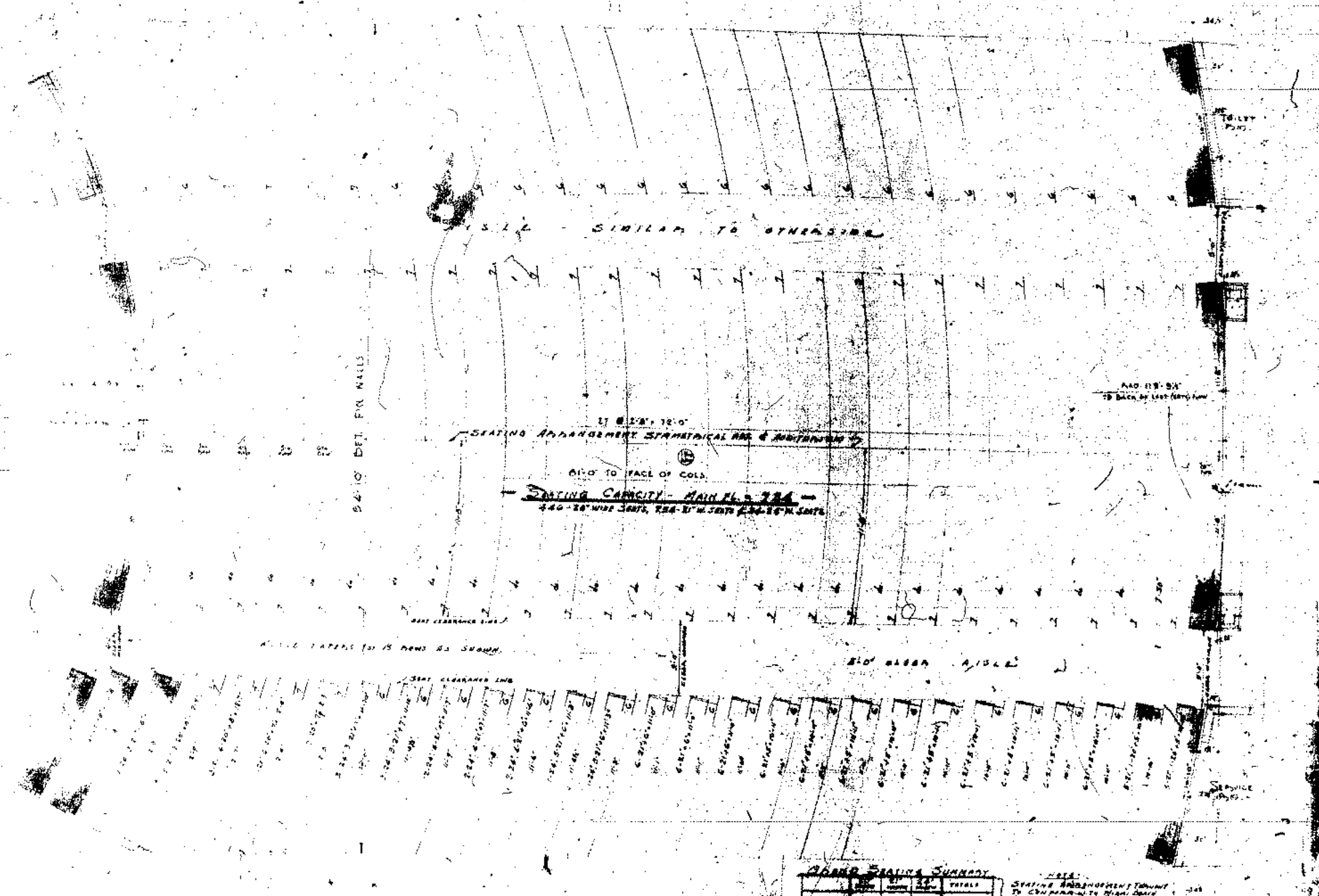




BALCONY PLAN -
 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

HENRY BIRCHBAUM
 ARCHITECT
 4011 CHASE AVENUE
 MIAMI BEACH, FLA.

DATE 5-1-44



ORCHESTRA FLOOR PLAN

SEATING & AISLE ARRANGEMENT
SCALE 1/4" = 1'-0"

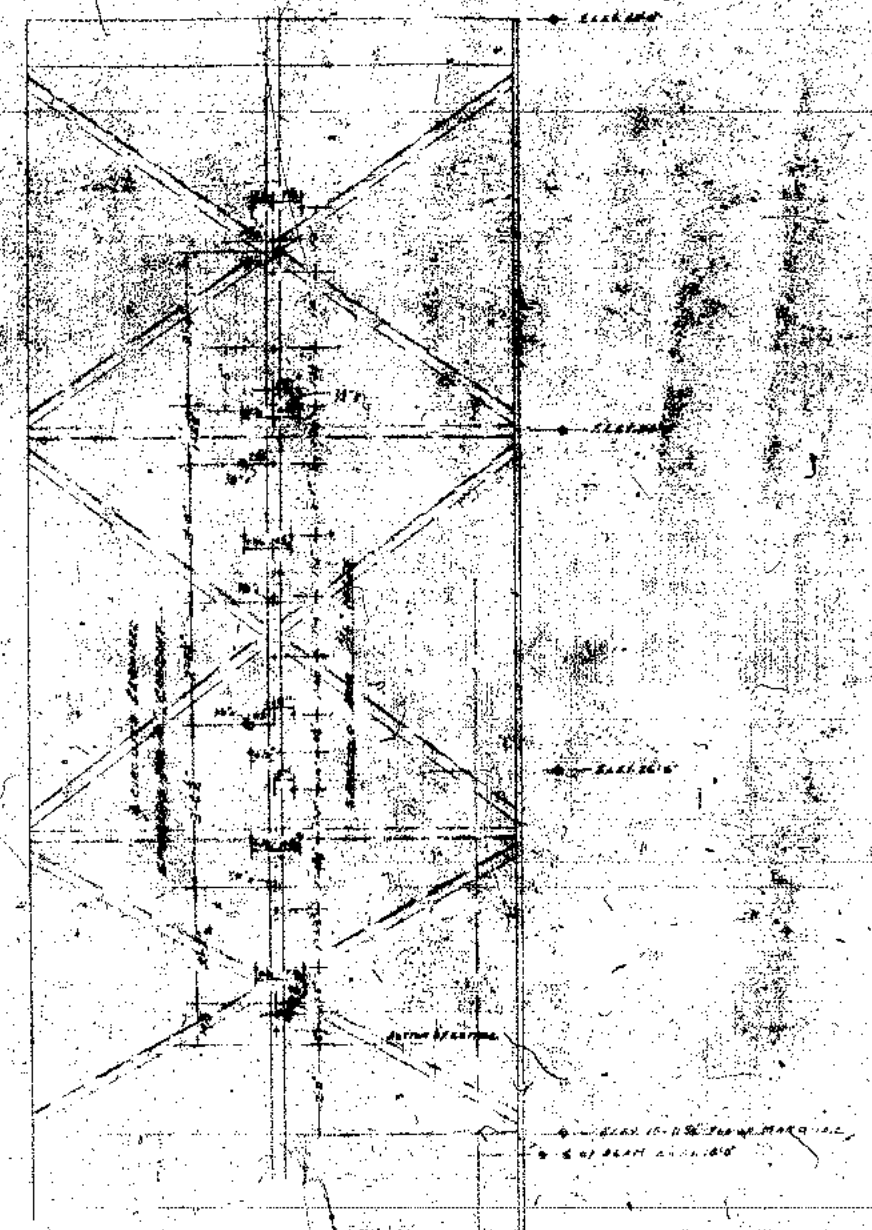
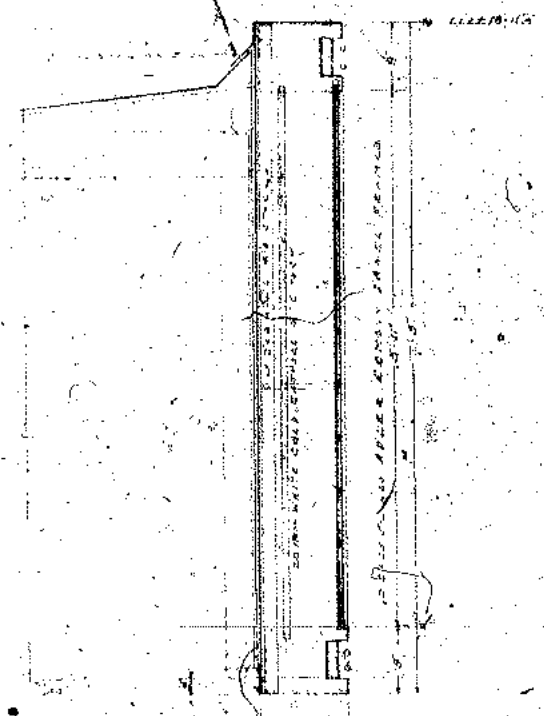
ORCHESTRA SEATING SUMMARY

SEAT	ST	TOTAL
SEAT	154	754
STAIRS	18	425
TOTAL	172	1179

SEATING ARRANGEMENT SUBJECT TO CHANGE WITH THE SEATING PLAN. ALL SEATING MUST BE PROVIDED - 80'

HENRY JOHNSON
ARCHITECT
1011 CHASE AVENUE
MIAMI BEACH 40, FLA.

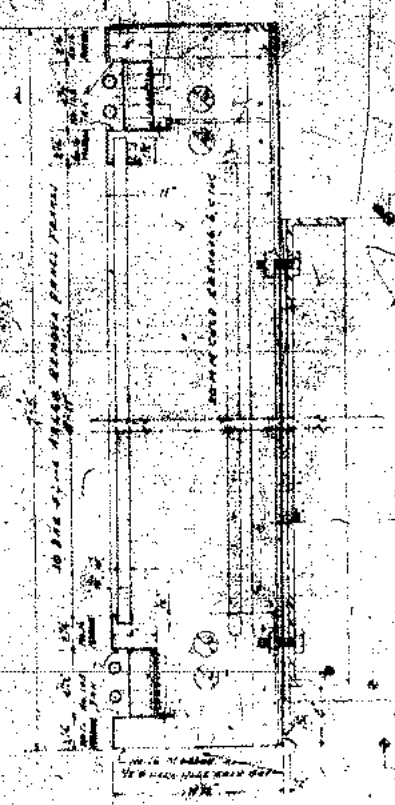
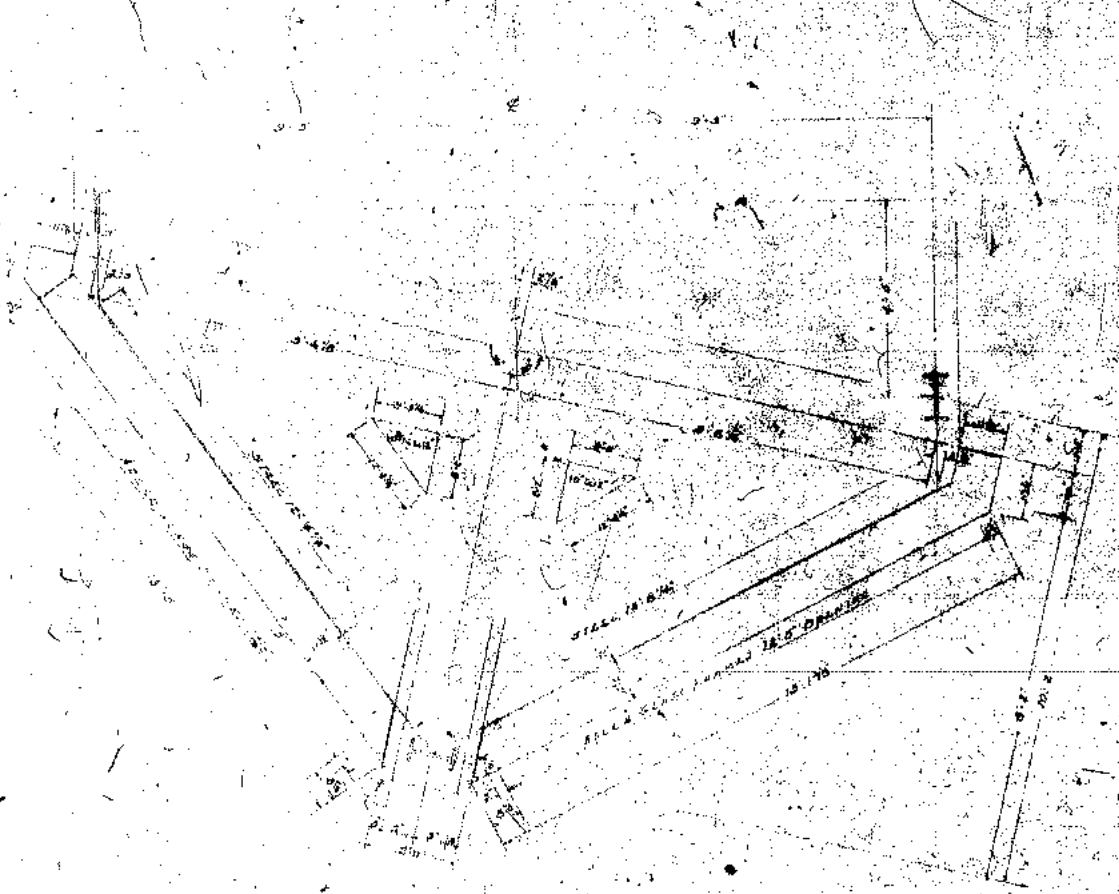
DATE 12-1-41



REVERSE BOLTS TO BE MADE ON
 OTHER SIDE OF STEEL

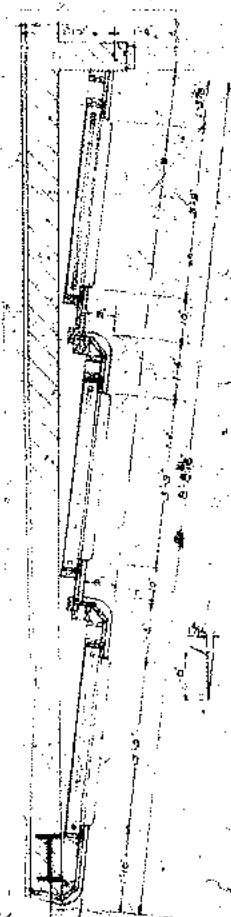
16
 SEATTLE FABRIKOR
 HIGH STRENGTH
 BALTIMORE, MARYLAND
 1917

K. O. D. A. B. S. A. I. I. I. M.



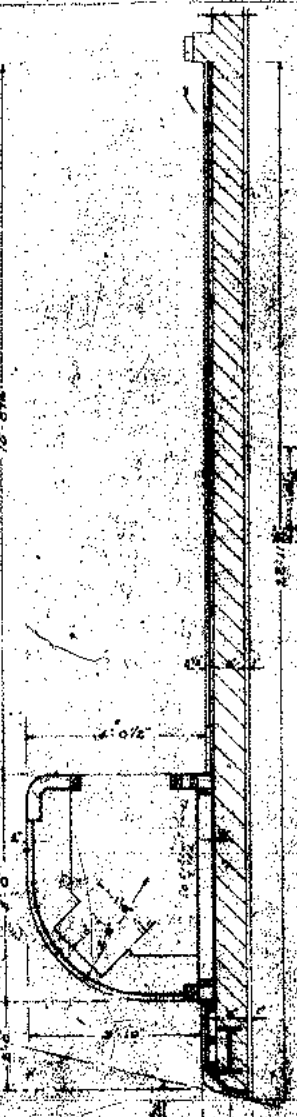
SECTION THROUGH MIDDLE
 NOTE: FABRICATION CAN BE CHANGED
 TO S. QUALITY FOR MORE RAPID
 SHIPMENT.

BALTON PATRICK
 2117 1/2
 1111
 1111



SLOPE OF ROOF

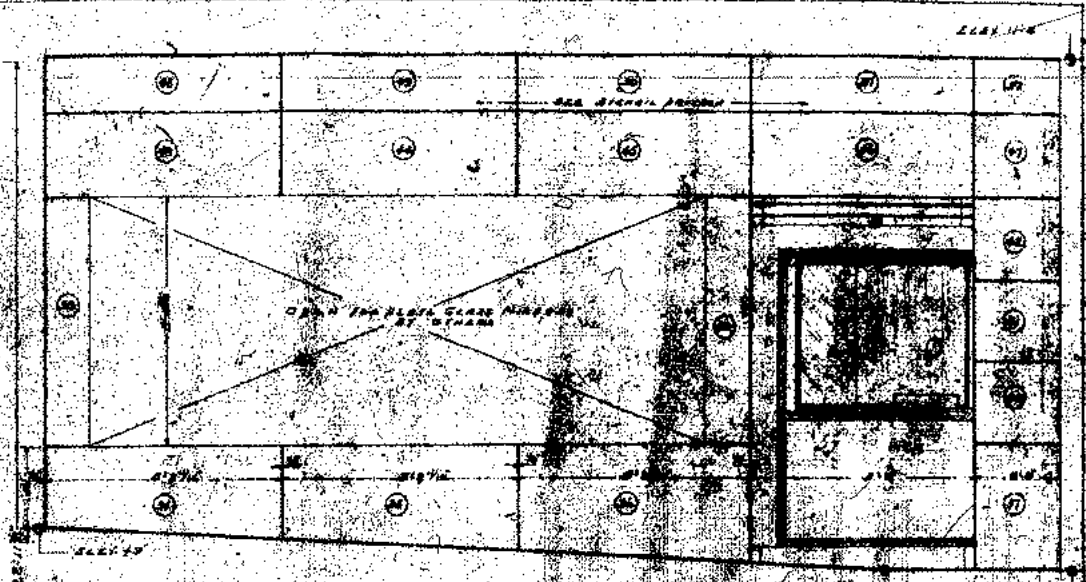
FACE OF CONCRETE



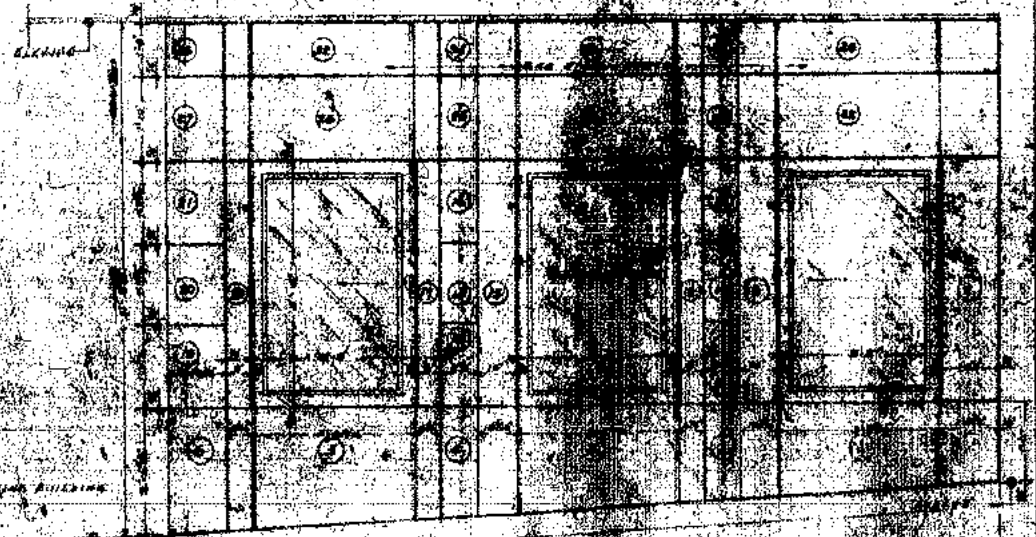
BACK OF FORMWORK

REINFORCING BARS

PLAN OF LOBBY WALL
1/4" SCALE



ELEVATION WEST LOBBY WALL



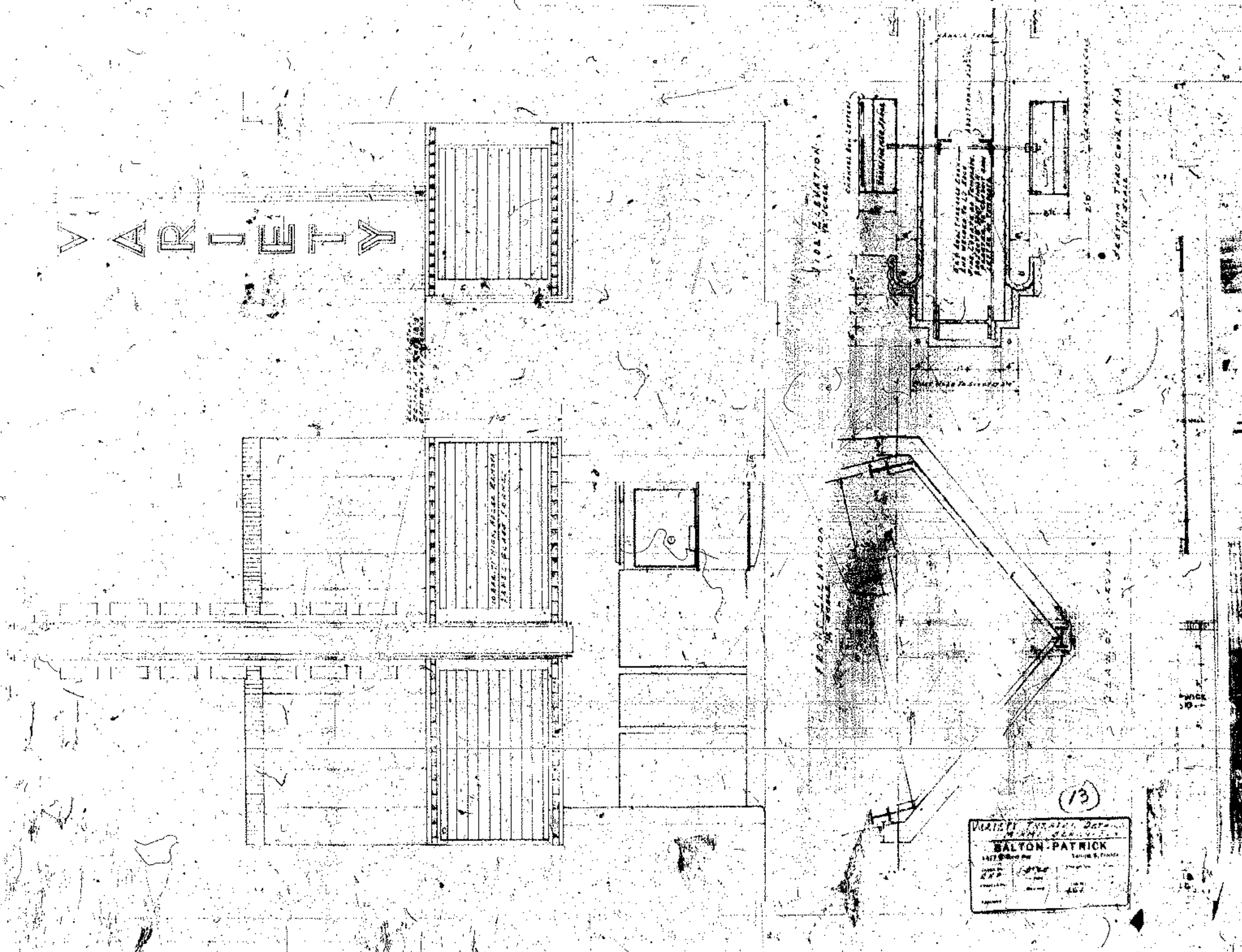
ELEVATION EAST LOBBY WALL

Professional seal and stamp area containing the name "W. H. PATRICK" and other illegible text and a circular emblem.

SERVICE

418
4C

VARIETY

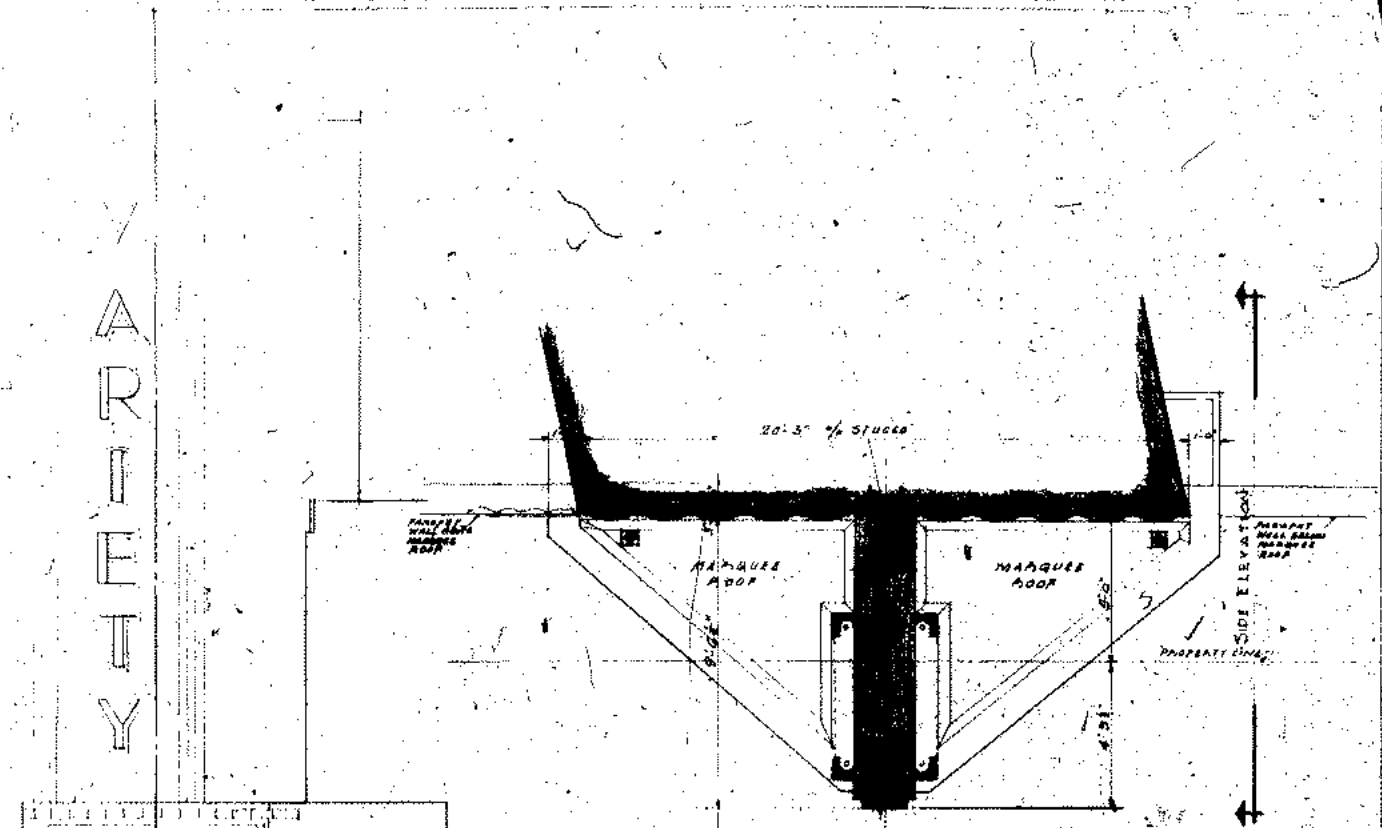


(13)

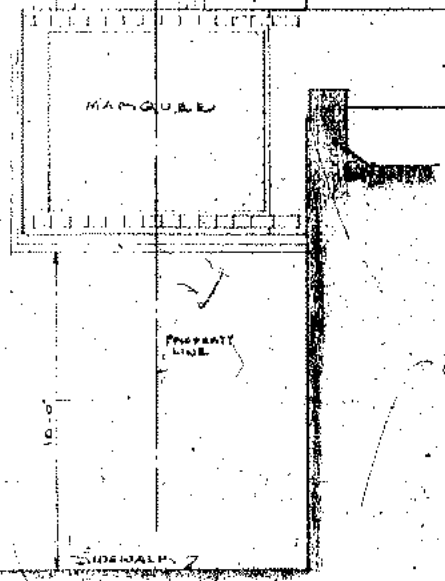
VARIETY Theatre, Denver, Colorado
 BALTON PATRICK
 1417 Broadway
 Denver, Colorado

N O D A K S

V
A
R
I
E
T
Y



Plan



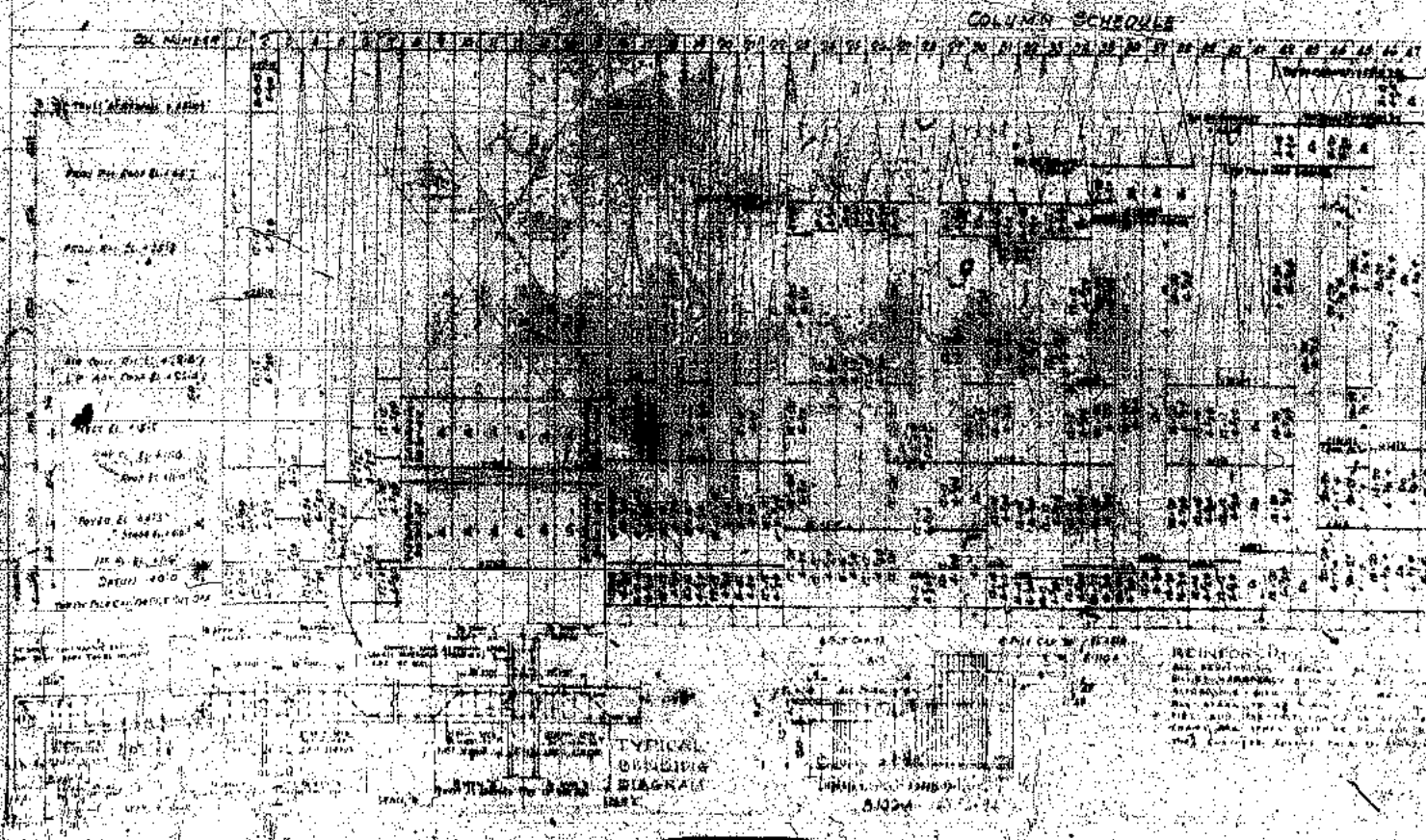
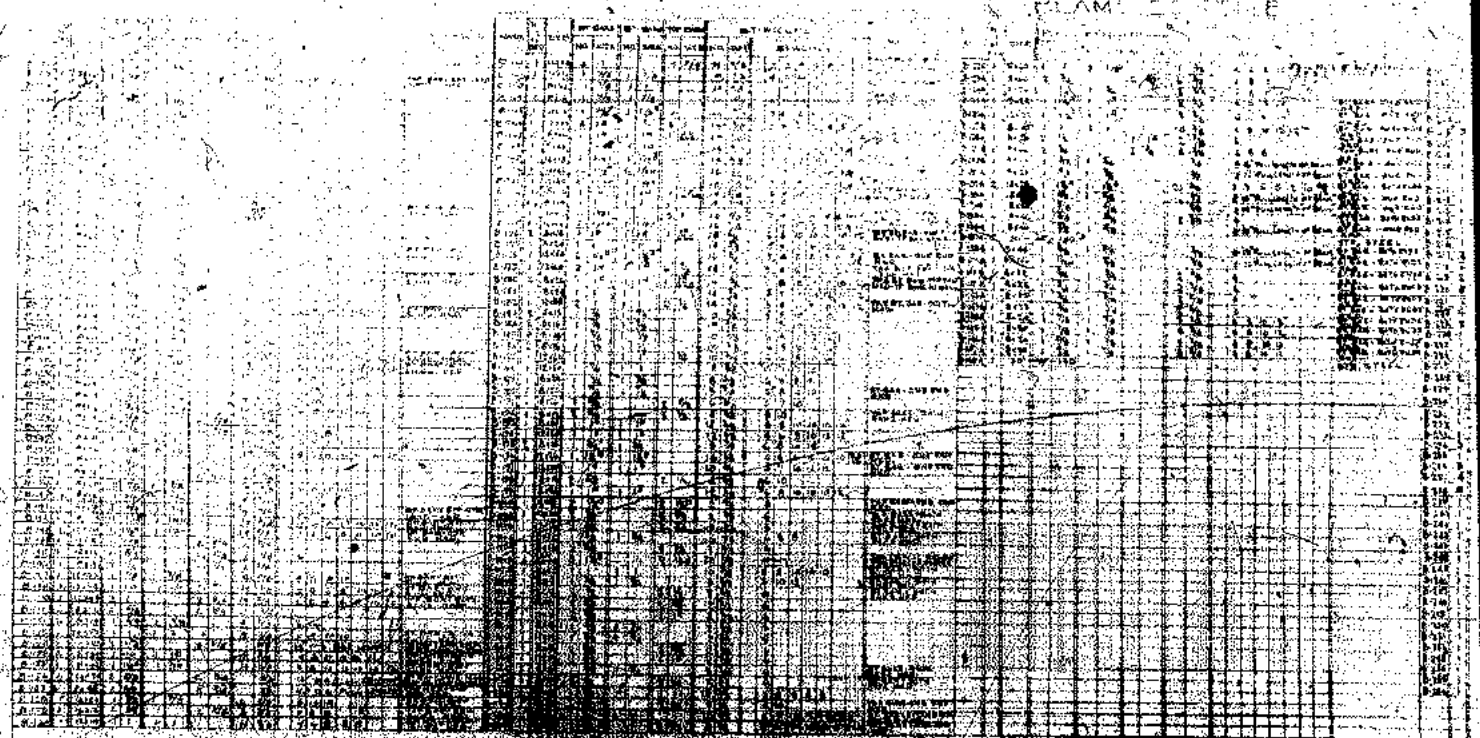
Side Elevation

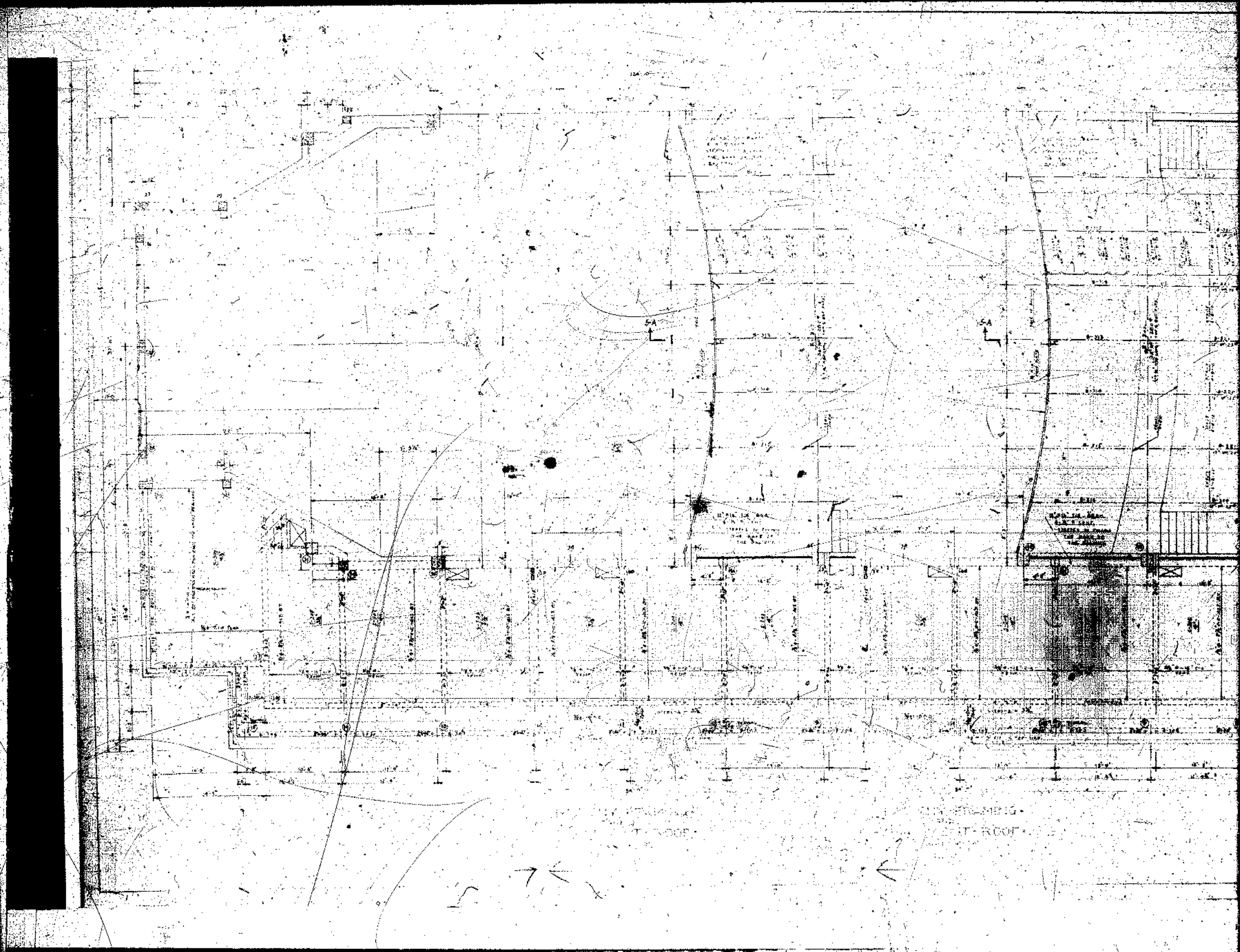
VARIETY THEATRE
MARQUEE & SIGN
SCALE 1/2" = 1'-0"

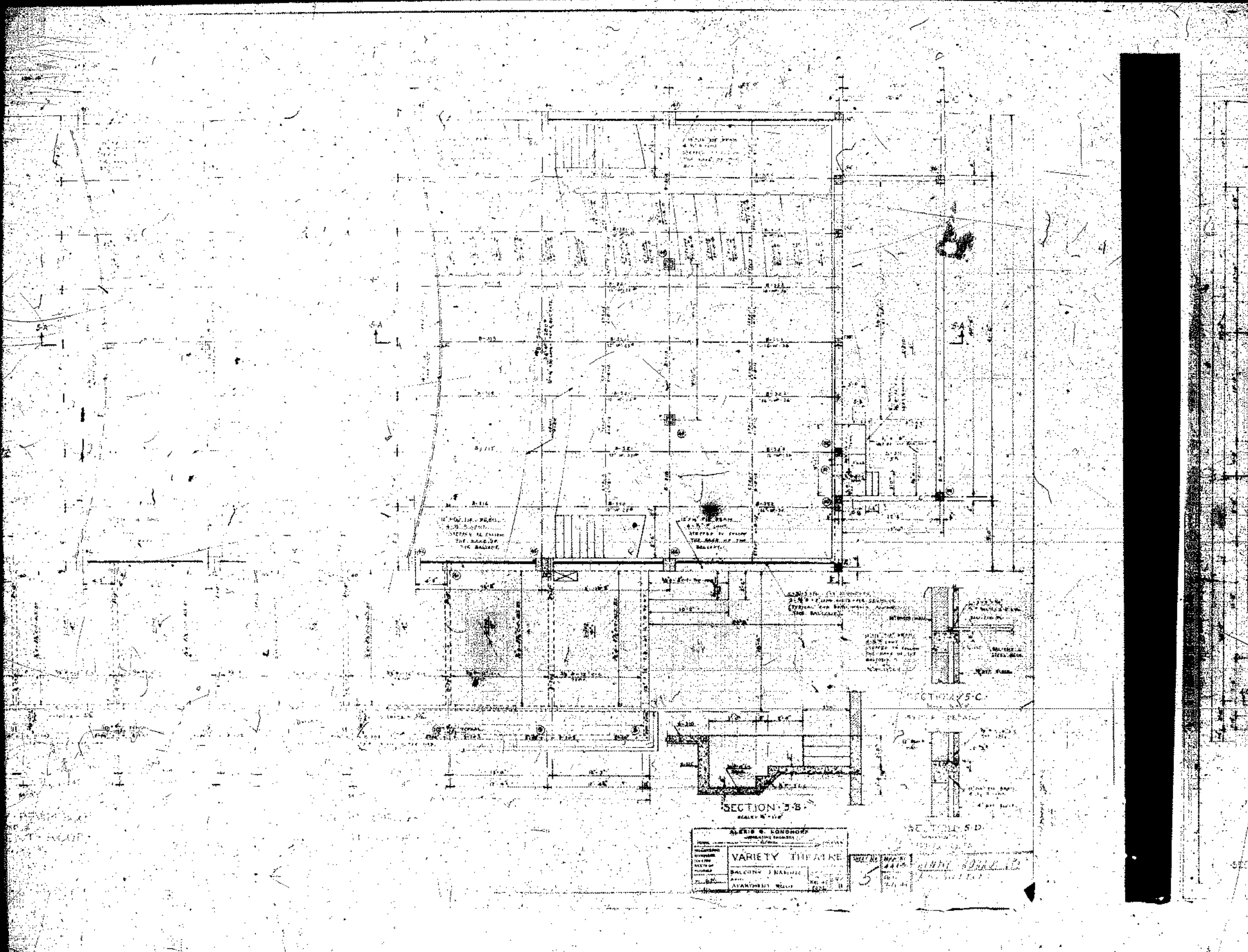
HENRY MOHAUSER
ARCHITECT
MIAMI BEACH, FLA.

SH. No. 4
Job No. 4410
DATE: MAY 1st 1946

BALTON PATRICK







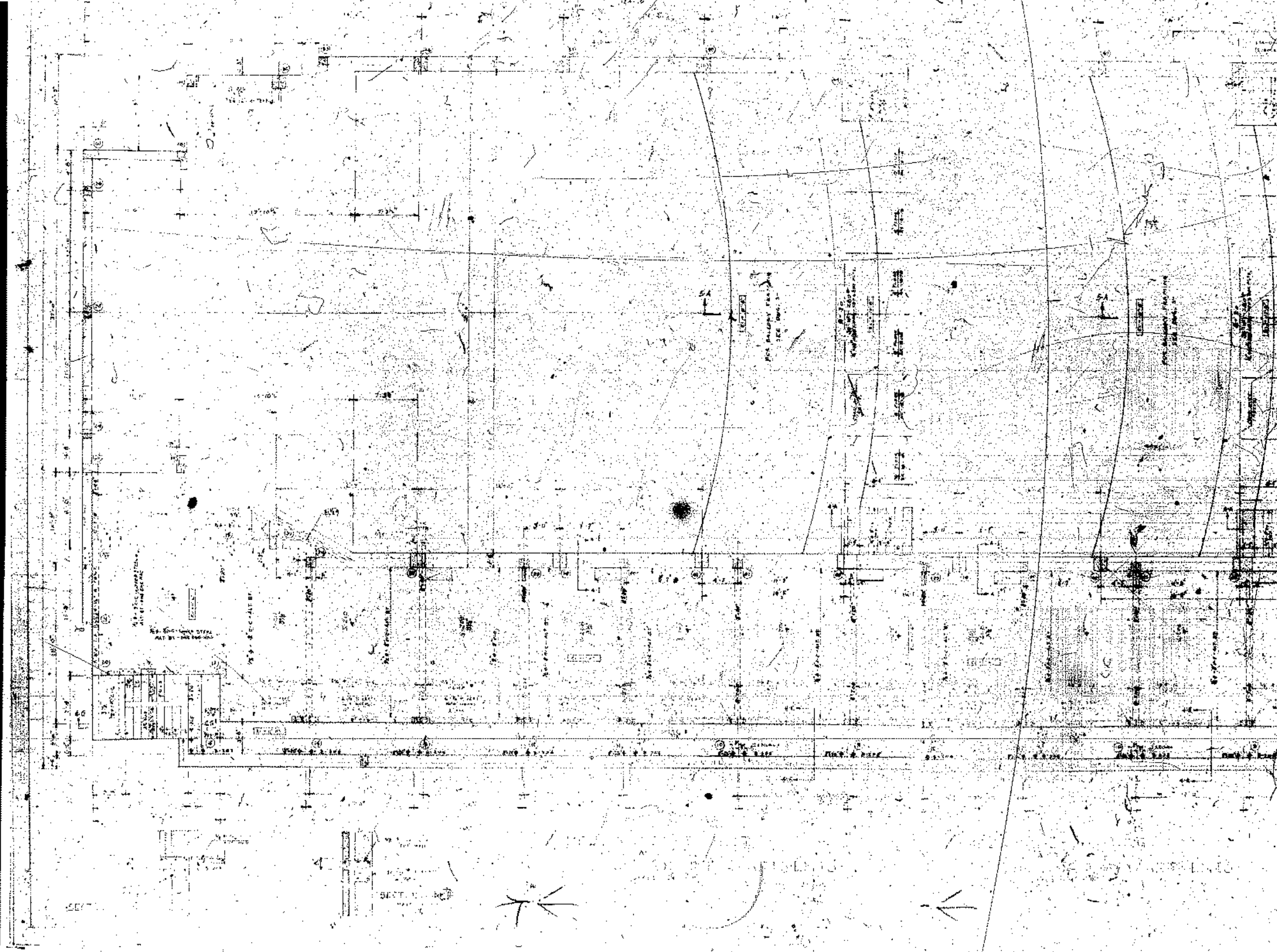
SECTION 5-B
SCALE 1/2" = 1'-0"

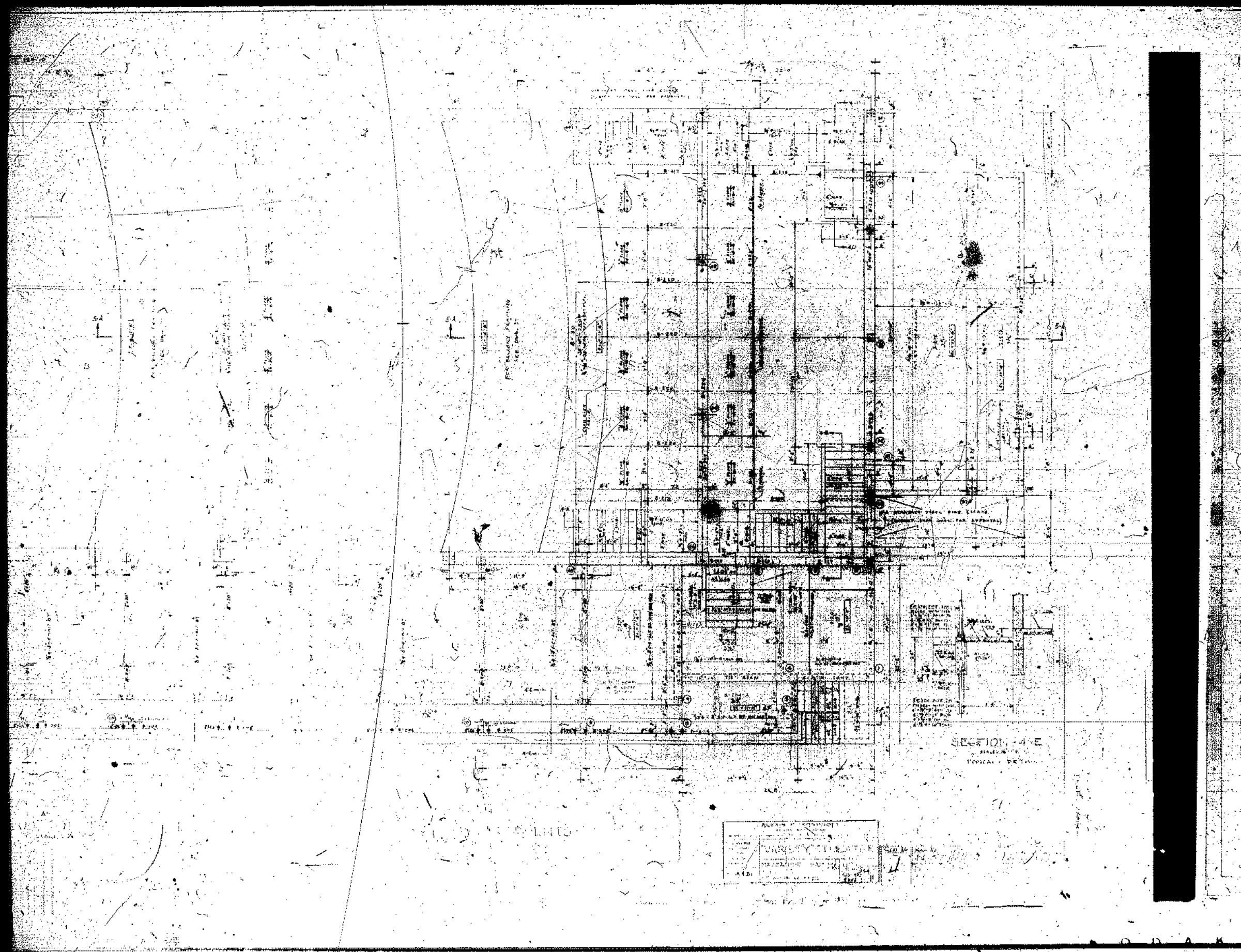
SECTION 5-C
SCALE 1/2" = 1'-0"

SECTION 5-D
SCALE 1/2" = 1'-0"

ALBIS G. BONDHOFF ARCHITECT	
VARIETY THEATRE	
BALCONY	1/2" = 1'-0"
ATRIUM	1/2" = 1'-0"
STAIRS	1/2" = 1'-0"
OFFICES	1/2" = 1'-0"
REST ROOMS	1/2" = 1'-0"
CLOSET	1/2" = 1'-0"
STAGE	1/2" = 1'-0"

3
 1/2" = 1'-0"
 1/2" = 1'-0"
 1/2" = 1'-0"

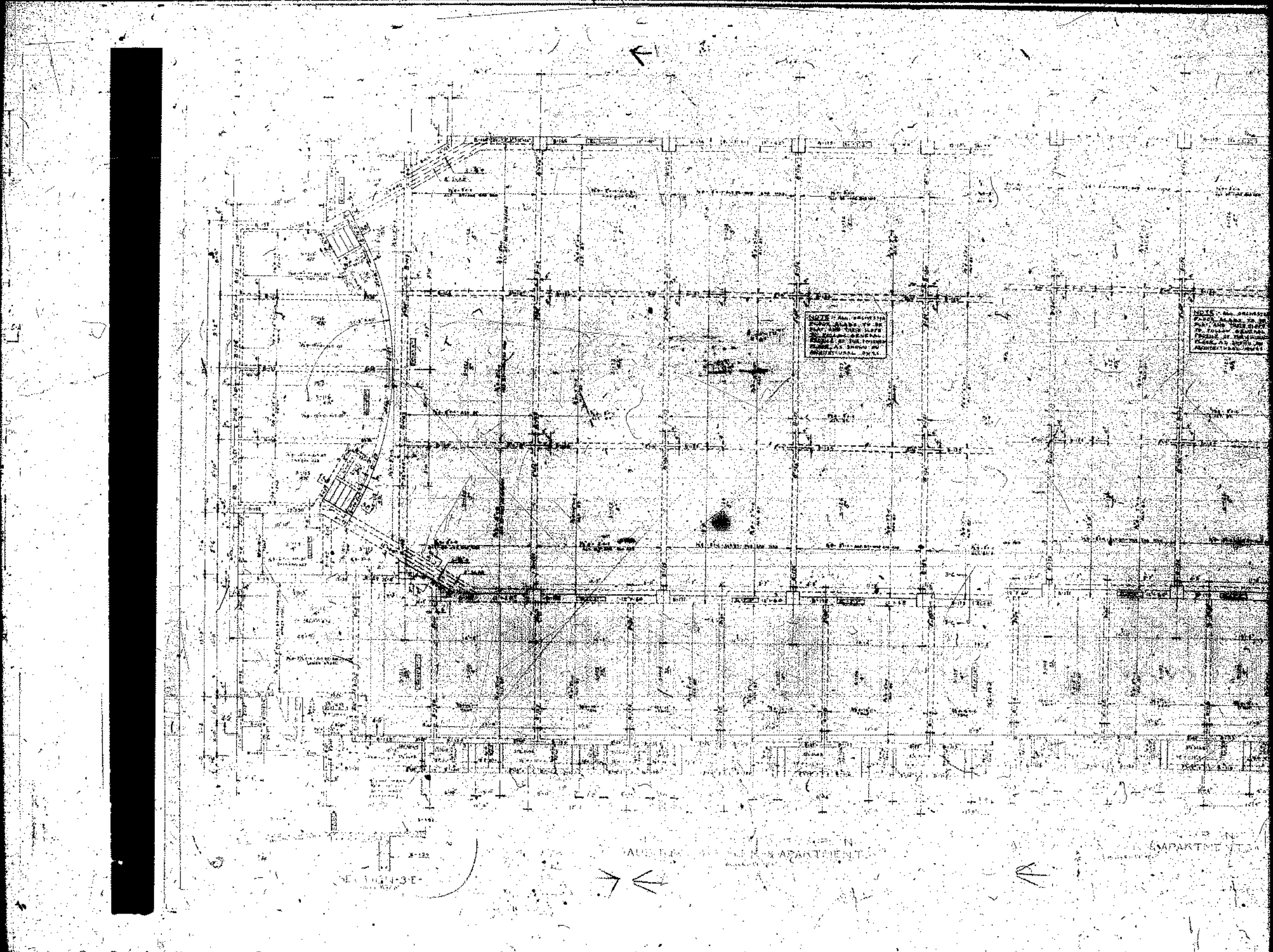




PLANS

ALLEN & CO. ARCHITECTS
100 N. W. 10th St.
MIAMI, FLA.
VANITY & KATIE
DESIGNED BY
DRAWN BY
DATE

SECTION LINE
SECTION 4-E
TYPICAL DETAIL

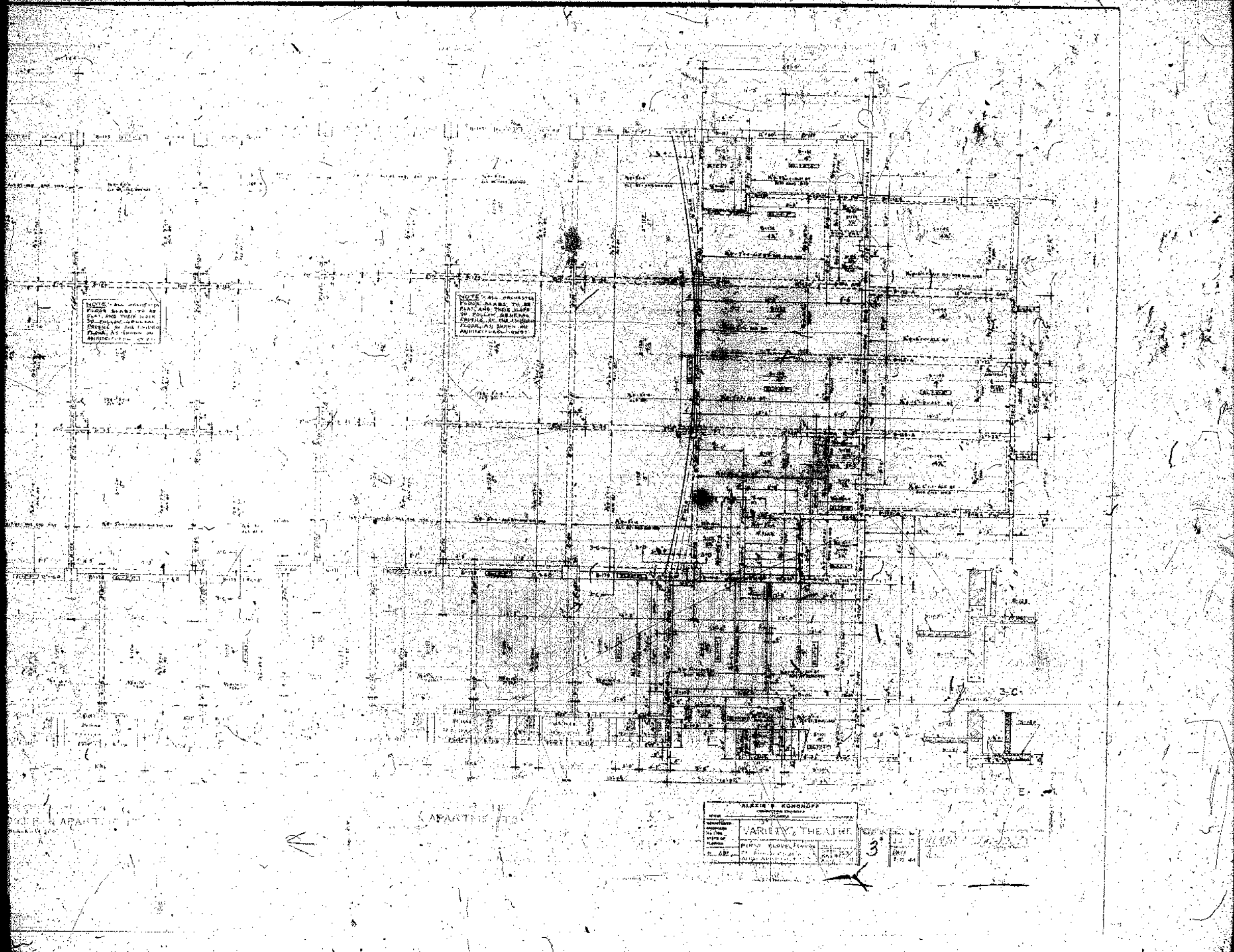


NOTE: ALL DIMENSIONS
SHOWN ARE TO BE
PLACED ON THE LEFT
SIDE OF THE DIMENSION
LINE AS SHOWN ON
ARCHITECTURAL DRAWING

NOTE: ALL DIMENSIONS
SHOWN ARE TO BE
PLACED ON THE LEFT
SIDE OF THE DIMENSION
LINE AS SHOWN ON
ARCHITECTURAL DRAWING

APARTMENT

APARTMENT



NOTE: ALL DIMENSIONS
SHOWN ON THIS PLAN
ARE TO BE TAKEN FROM
THE CENTER OF THE
COLUMN UNLESS
OTHERWISE SPECIFIED.

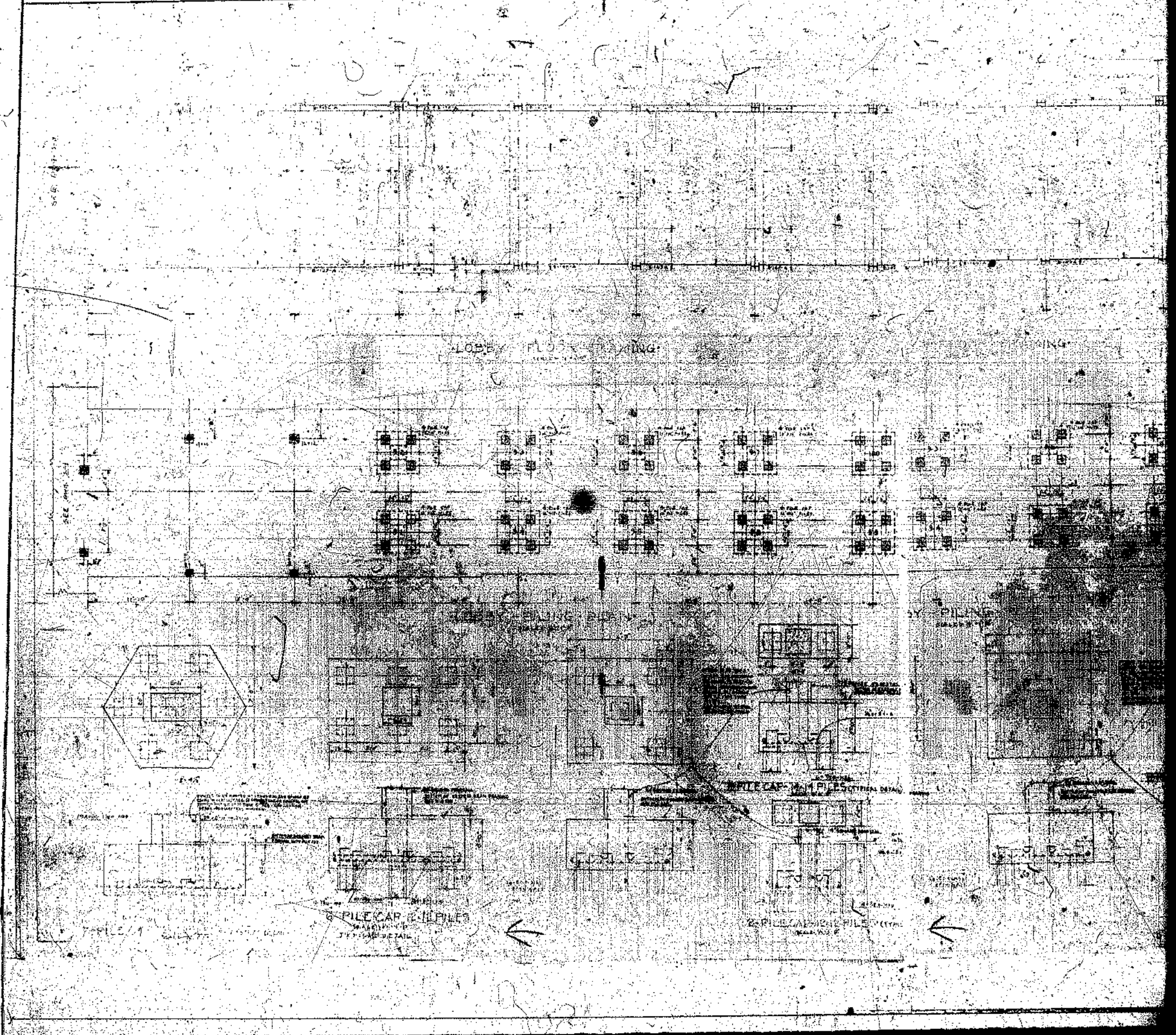
NOTE: ALL DIMENSIONS
SHOWN ON THIS PLAN
ARE TO BE TAKEN FROM
THE CENTER OF THE
COLUMN UNLESS
OTHERWISE SPECIFIED.

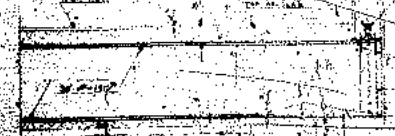
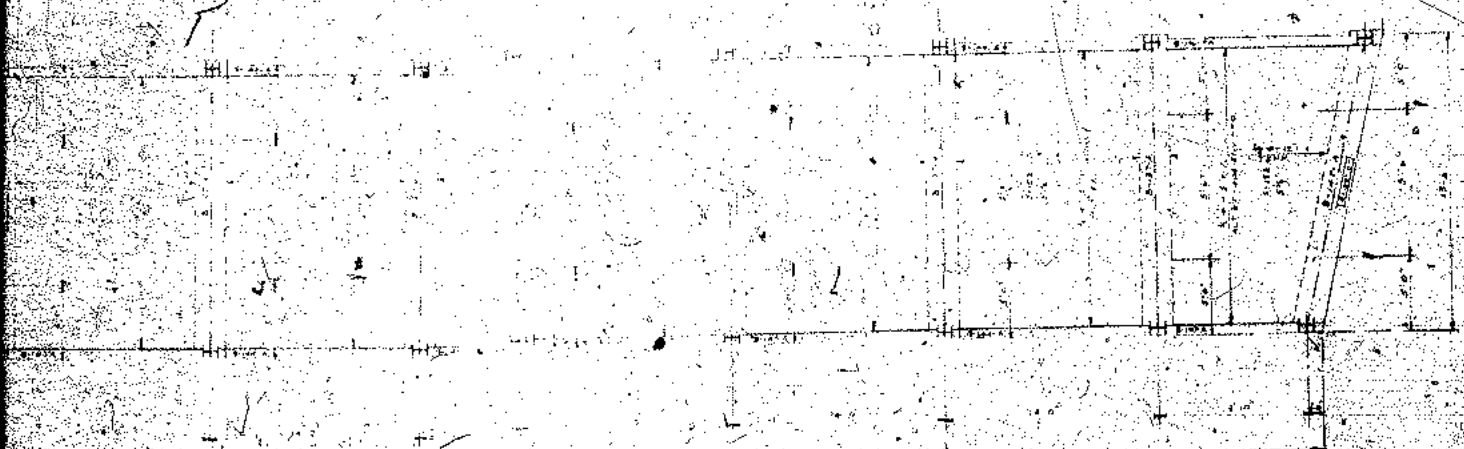
APARTMENT

APARTMENT

ALVIN S. KORNBERG	
ARCHITECT	
120 N. W. 10th St., Miami, Fla.	
VARIETY THEATRE	
Scale:	1/4" = 1'-0"
Date:	12-1-33
Sheet:	3

3

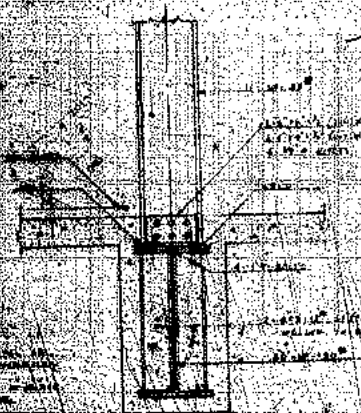
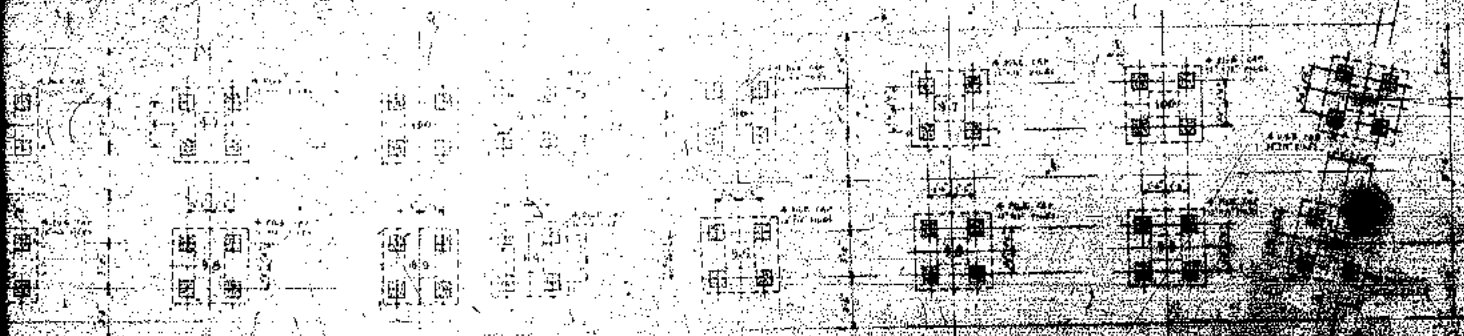




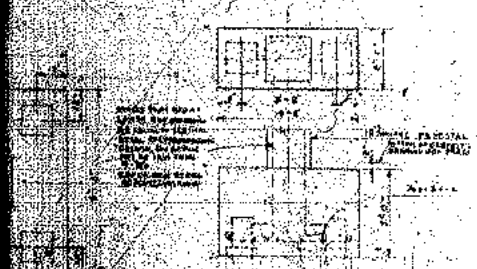
SECTION 2-A-2A
TYPICAL DETAIL



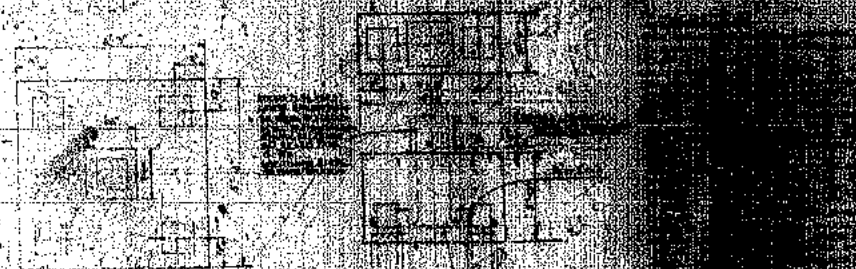
PILE CAP - 12 PILES
TYPICAL DETAIL



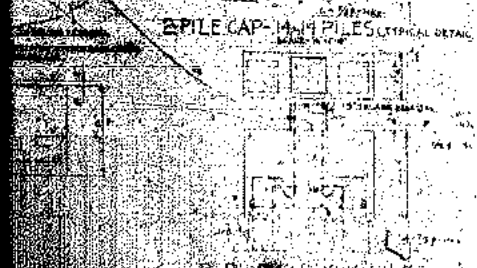
SECTION 2-B-2B
TYPICAL DETAIL



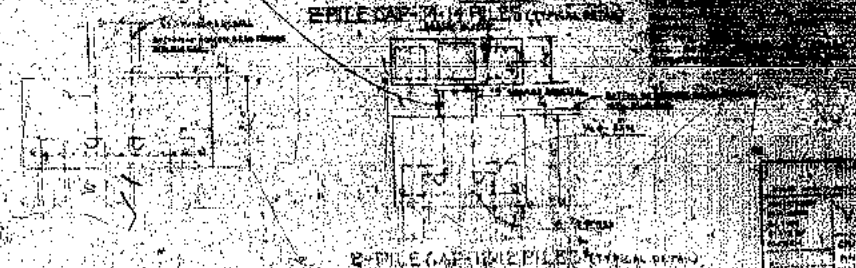
PILE CAP - 14 PILES
TYPICAL DETAIL



PILE CAP - 14 PILES
TYPICAL DETAIL



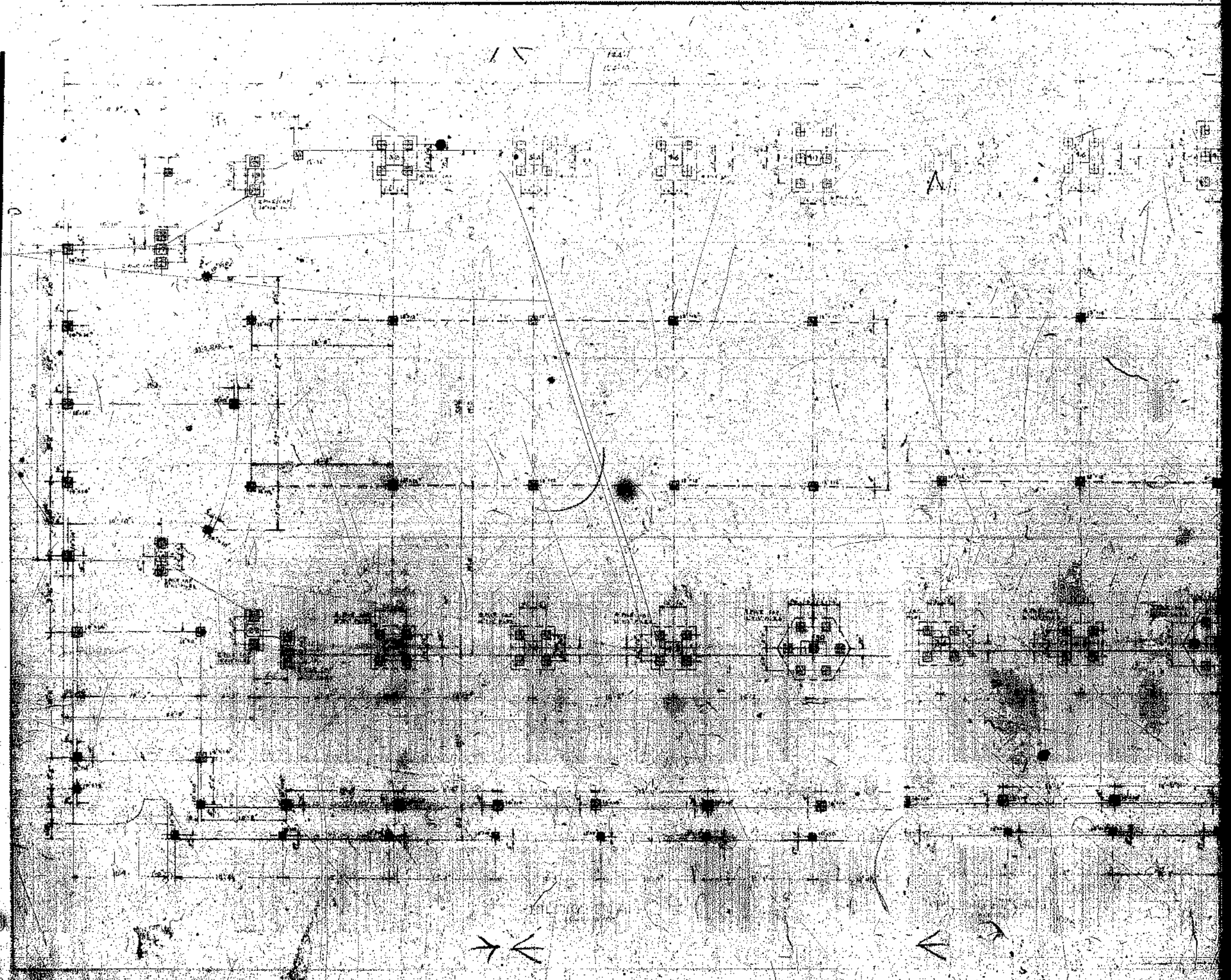
PILE CAP - 12 PILES
TYPICAL DETAIL

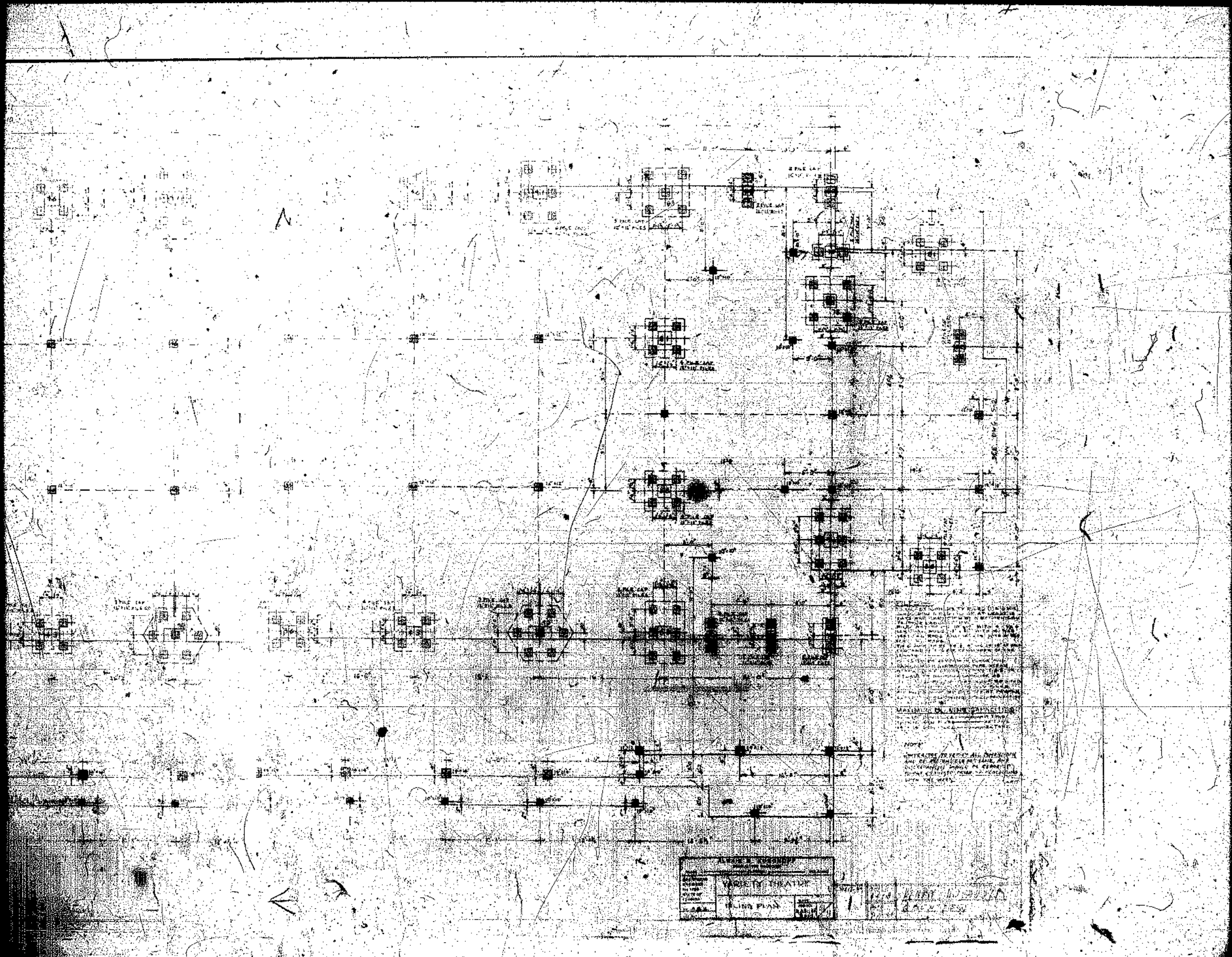


PILE CAP - 12 PILES
TYPICAL DETAIL

VARIETY THEATRE	
OWNER	LOWRY
ENGINEER	W. H. ...
DATE	...

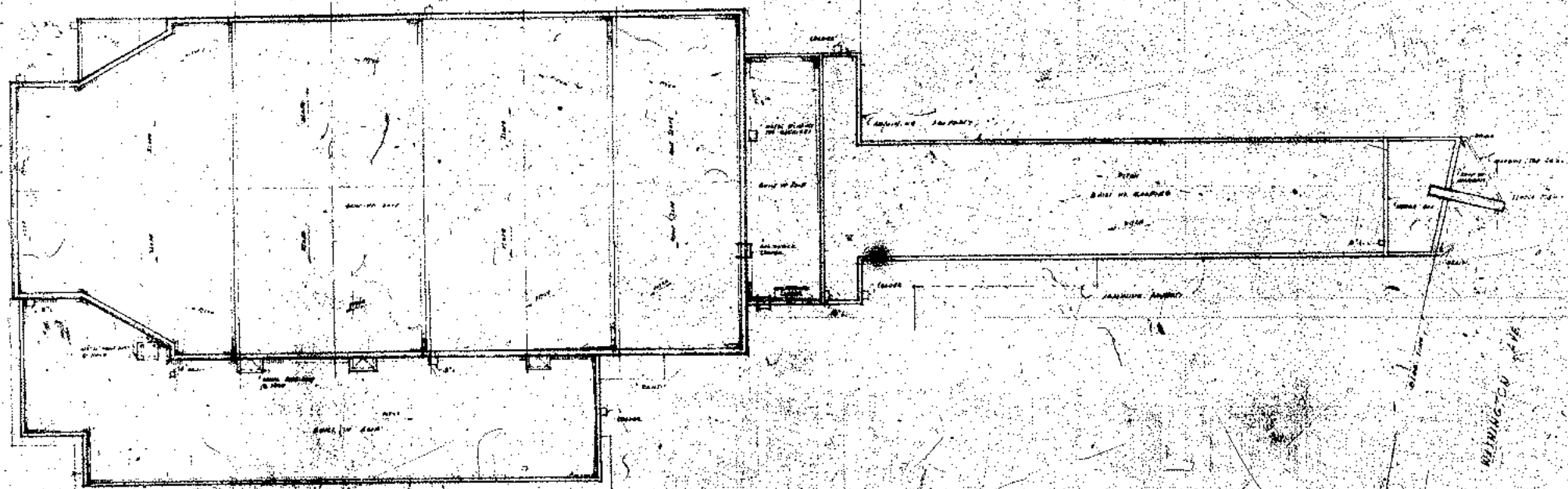
2





THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND FIRE DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND FIRE DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND FIRE DEPARTMENT.

ALBERT E. ROSSIGNOL	
ARCHITECT	
VARIETY HEATER	
FLOOR PLAN	
DATE	1934
BY	ALBERT E. ROSSIGNOL



PLAN OF ROOF
SCALE 1/4" = 1'-0"

NO.	DATE	BY	CHKD.
100	10/10/10	J. D.	K. M.
DRAWING NO. 100			

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: September 8, 2020

PROPERTY/FOLIO: 550 Washington Avenue / 02-4203-009-1900

FILE NO: HPB20-0380

IN RE: An application by Big Time Productions, Inc. for a Certificate of Appropriateness for the partial demolition and renovation of the existing building including the construction of attached additions and modifications to original public interior spaces and a variance to exceed the maximum permitted building height.

LEGAL: ALL OF LOT 2, BLOCK 48, OF OCEAN BEACH, FLORIDA, ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 87, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID LOT 2; THENCE RUN SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 31.22 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH FACE OF A C.B.S. BUILDING; THENCE RUN WESTWARDLY ALONG THE NORTH FACE OF SAID C.B.S. BUILDING AND ITS WESTERLY EXTENSION, A DISTANCE OF 21.75 FEET, MORE OR LESS TO A BREAK IN SAID C.B.S. BUILDING; THENCE RUN SOUTH ALONG A FACE OF SAID C.B.S. BUILDING A DISTANCE OF 0.2 FEET, MORE OR LESS TO THE FACE OF A NORTH WALL OF SAID C.B.S. BUILDING; THENCE RUN WESTWARDLY ALONG THE FACE OF THE NORTH WALL OF SAID C.B.S. BUILDING, A DISTANCE OF 86.75 FEET, MORE OR LESS, TO A POINT; THENCE RUN NORTHWARDLY ALONG AN EAST FACE OF SAID C.B.S. BUILDING AND ITS NORTHERLY EXTENSION A DISTANCE OF 23.68 FEET, MORE OR LESS, TO A POINT; THENCE RUN WESTWARDLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 2, FOR A DISTANCE OF 5.0 FEET TO A POINT; THENCE RUN NORTHWARDLY ALONG A LINE PARALLEL TO THE NORTHERLY EXTENSION OF SAID EAST FACE OF SAID C.B.S. BUILDING FOR A DISTANCE OF 7.0 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE RUN EASTWARDLY ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 119.66 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AND

THE WEST 735 FEET OF LOT 3 AND THE EAST 9.0 FEET OF THE WEST 744.0 FEET OF THE NORTH 8.0 FEET OF LOT 3, BLOCK 48, OF OCEAN BEACH, FLORIDA, ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Page 2 of 7
 HPB20-0380
 Meeting Date: September 8, 2020

ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

- A. The subject site is located within the Ocean Beach Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
1. Is not consistent with Sea Level Rise and Resiliency Review Criteria '3' in Section 133-50(a) of the Miami Beach Code.
 2. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 3. Is not consistent with Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(2) of the Miami Beach Code.
 4. Is not consistent with Certificate of Appropriateness Criteria 'b' & 'c' in Section 118-564(a)(3) of the Miami Beach Code.
 5. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 and 133-50(a) if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. The historic Paris signage located on the projecting vertical feature along Washington Avenue shall be restored inclusive of the Eiffel tower icon, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or directions of the Board.
 - b. Any new entry doors proposed along Washington Avenue shall consist of clear, colorless glass with minimal framing in a manner to recall the original open-air vestibule design. Final design and details of any replacement doors along Washington Avenue, including finishes and materials, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

Page 3 of 7
 HPB20-0380
 Meeting Date: September 8, 2020

- c. The solid back portion of the curving walls within the corridor shall be eliminated. Vertical fins may be attached to the floor and ceiling, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- d. The westernmost portion of the original apartment building shall be restored consistent with available historic documentation including original windows openings, muntin configurations and horizontal banding between window openings, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- e. The proposed mechanical screening at the roof of the original apartment building shall be setback a minimum of 2'-0" from the southwest corner parapet walls, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s):
 - 1. A variance to exceed by up to 2'-4" the maximum building height of 50'-0" allowed in order to construct an addition up to 52'-4" as measured from minimum finish floor of 6.14' NGVD.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

That the special conditions and circumstances do not result from the action of the applicant.

Page 4 of 7
 HPB20-0380
 Meeting Date: September 8, 2020

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

C. The Board hereby approves the requested variance, as noted and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. Revised FAR drawings shall be submitted at the time of the building permit to verify maximum FAR allowed.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- A. The applicant agrees and shall be required to provide access to areas subject to this approval (not including private residences or hotel rooms) for inspection by the City (i.e., Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.
- B. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.

Page 5 of 7

HPB20-0380

Meeting Date: September 8, 2020

- C. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (FIV) which may be visible and accessible from the street.
- D. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- E. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.
- F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
- K. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II,III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans "Paris Theater Restaurant – 550 Washington Ave", prepared by Beilinson Gomez, dated May 29, 2020, as approved by the Historic Preservation Board, as determined by staff.

Page 6 of 7
HPB20-0380
Meeting Date: September 8, 2020

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

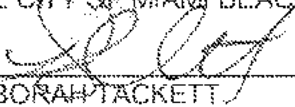
The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 30 day of September, 2020

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
DEBORAH TACKETT
CHIEF OF HISTORIC PRESERVATION
FOR THE CHAIR

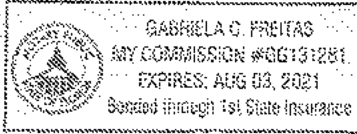
STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 30th day of September, 2020 by Deborah Tackett, Chief of Historic Preservation, Planning



Page 7 of 7
HPB20-0380
Meeting Date: September 8, 2020

Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.



Gabriela C. Freitas
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: Aug 3, 2021

DocuSigned by:
Approved As To Form: *[Signature]*
City Attorney's Office: *[Signature]* (9/29/2020 | 3:44 PM EDT)
6D8CB23CCAB3460
Filed with the Clerk of the Historic Preservation Board on *Jason Gurling (10/1/20)*

[Handwritten mark]

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: VARIETY PARIS LLC
DBA: VARIETY PARIS LLC
IN CARE OF:
ADDRESS: .
I

LICENSE NUMBER: RL-10007964
Beginning: 10/08/2019
Expires: 09/30/2020
Parcel No: 0242030091900

TRADE ADDRESS: 550 Washington Ave

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Additional Information

Storage Locations

Code	Business Type
95012902	THEATERS LIVE SHOWS
95000701	ALCOHOL BEV. (NO LATER THAN 5AM)
95016400	RESTAURANT / BARS
95005805	DANCE HALL/ENTERT. W/ALCOHOL

Restaurants/Bars: #Chairs	125
Theaters: #Seats	125

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

VARIETY PARIS LLC

