

HISTORIC RESOURCES REPORT

SHELBORNE HOTEL

1801 Collins Avenue
Miami Beach, Florida



*Shelborne Hotel color rendering, c. 1958.
(Florida Memory)*

Prepared For:

Shelborne Hotel Partners WC LP
1801 Collins Avenue
Miami Beach, Florida 33140

Compiled By:

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*Shelborne Hotel lobby, 1946.
(Florida Memory)*

INTRODUCTION

The Miami Beach Historic Preservation Board (HPB) is being asked to approve an application for a Certificate of Appropriateness for proposed work at the Shelborne Hotel, located at 1801 Collins Avenue, Miami Beach. The Shelborne Hotel is a contributing resource in the locally-designated Ocean Drive-Collins Avenue Historic District. Therefore, the project is subject to review by the HPB. The building is also a contributing resource in the National Register-listed Miami Beach Architectural (Art Deco) District.

Heritage Architectural Associates (HAA) has been commissioned by Shelborne Hotel Partners WC, LP, the owner of the Shelborne (the Owner), to provide an Historic Resources Report to be included in the Certificate of Appropriateness submission packet, per the requirements of the Miami Beach Historic Preservation Ordinance.

The Owner provided some documentation regarding the hotel's history to HAA at the onset of the project. To prepare the report, HAA conducted research with sources that included books, magazines, newspapers and on-line resources. Additionally, on-site photography was conducted to document the building and its environs as they currently exist. This information has been compiled in the report, which includes a description of the historic context of the neighborhood, the history of the Shelborne Hotel, biographies of the two major architects of the Shelborne and a current description of the property. The text is supplemented by numerous historic and contemporary images.

This work was overseen by Steven G. Avdakov, R.A., principal of HAA. The report was written and compiled by Deborah Griffin of HAA. Unless otherwise specified, all photographs were taken by Gordon B. Loader of HAA.



*Fig. 1. Color postcard of Shelborne Hotel, c. 1940.
(Florida Memory)*

SHELBORNE HOTEL

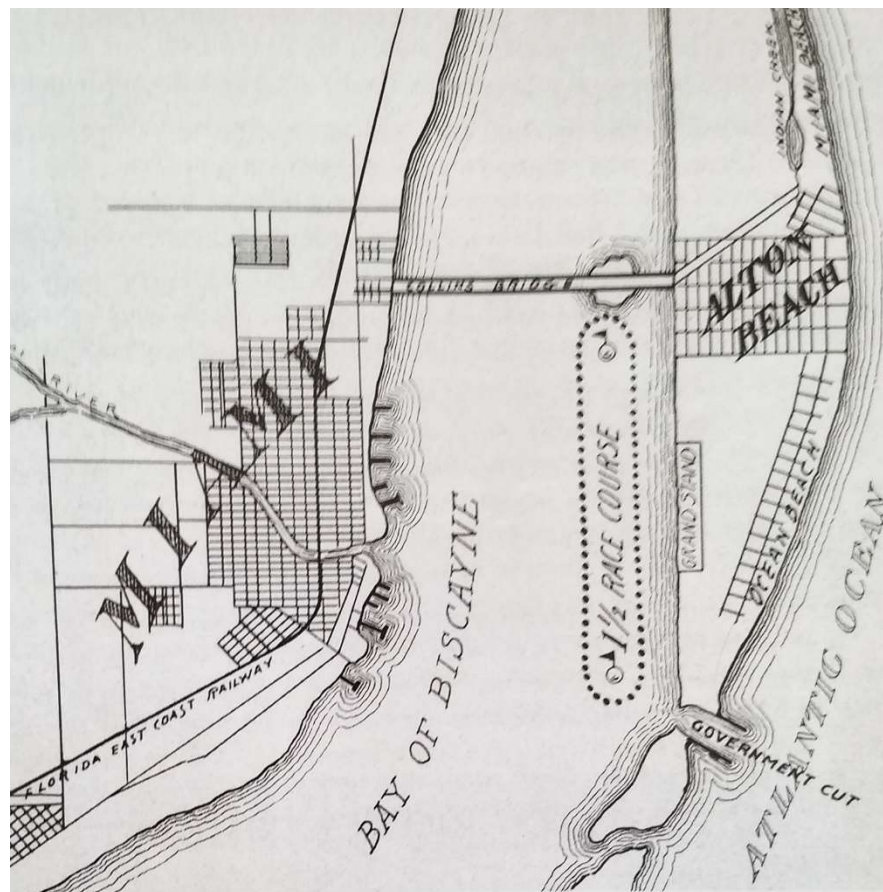


Fig. 2. Shelborne Hotel, August 2020.

Name:	SHELBORNE HOTEL
Address:	1801 Collins Avenue
Date of Construction:	1940, addition 1958
Architect:	Polevitzky & Russell (original), Morris Lapidus (addition)
Architectural Style:	International, early Miami Modern (MiMo)
Historic Status:	Contributing
Historic Districts:	Miami Beach Architectural District (National Register 1979) Ocean Drive / Collins Avenue Historic District (Local 1986)

NEIGHBORHOOD CONTEXT

On January 15, 1914, Carl Fisher's Alton Beach Realty Company platted Fisher's First Subdivision of Alton Beach consisting of 305 acres along the oceanfront, located generally between 15th and 20th Streets. (Fig. 3) Fisher, who was from Indianapolis, made his fortune when he sold his patent for gas-powered automobile headlights to the Union Carbide Company. It was his intention to develop an oceanside resort called Alton Beach on his land. Abraham Lincoln was a hero to Fisher, so when he laid out the main east-west street, he named it Lincoln Road. Lincoln Road soon became the cultural and commercial center of Miami Beach, which was incorporated in 1915.



*Fig. 3. Map showing location of Carl Fisher's Alton Beach, 1944.
(Lost Miami Beach, p. 93)*

At the time of its development, the oceanfront area around Lincoln Road was the first upscale residential neighborhood in Miami Beach. Fisher built his house there in late 1914, and other wealthy residents soon began building their own winter homes in the area. By the 1930s, this residential neighborhood had been replaced with lower scale small hotels along Collins Avenue. As the city developed, land values increased, which increased pressure to build larger hotels along the ocean.

Carl Fisher developed five hotels in Miami Beach. His larger hotels were the Flamingo (Fig. 4), constructed in 1920, the Nautilus (Fig. 5), constructed in 1924, and the Boulevard, constructed in 1926. Other early large hotels included the Roney Plaza (Fig. 6), Fleetwood, and Floridian (Fig. 7), all constructed in 1925, Blackstone, constructed 1929, and Whitman, constructed 1935. All of these hotels except the Blackstone have been demolished. The early hotels were built in the Mediterranean Revival style.



*Fig. 4. Flamingo Hotel, c. 1935.
(Digital Commonwealth)*



*Fig. 5. Nautilus Hotel, 1924.
(Florida Memory)*



*Fig. 6. Roney Plaza Hotel, c. 1935.
(Digital Commonwealth)*



*Fig. 7. Floridian Hotel, c. 1929.
(Florida Memory)*

By the 1930s, architects were being influenced by the Art Deco landmarks that were being constructed in New York City, including the Empire State Building and the Chrysler Building. The Art Deco style developed in response to the dramatic changes that occurred following the end of World War I that included industrialization, societal changes, and technological advances in transportation and communication. The style reached its peak between the two World Wars. Art Deco was the predominant style of skyscrapers in major U.S. cities and also of gas stations, small stores, motels and diners in cities and rural areas alike. In the late 1930s, Art Deco was beginning to be replaced by Streamline Moderne. Architects in Miami Beach designed dozens of hotels in the Art Deco and Streamline Moderne styles.

SIGNIFICANT LARGE HOTELS BUILT in MIAMI BEACH 1936 – 1941¹

Year	Hotel	Architect
1936	Atlantis Hotel	L. Murray Dixon
	Tides Hotel	L. Murray Dixon
1937	Victor Hotel	L. Murray Dixon
1938	Park Central Hotel	Henry Hohausser
1939	Albion Hotel	Igor Polevitzky
	Royal Palm Hotel	Donald G. Smith
	Sands Hotel	Roy France
	St. Moritz Hotel	Roy France
1940	Cadillac Hotel	Roy France
	Lord Tarleton Hotel	Victor H. Nellenbogen
	Grossinger Beach/Ritz Plaza Hotel	L. Murray Dixon
	National Hotel	Roy France
	New Yorker Hotel	Henry Hohausser
	Sea Isle Hotel	Roy France
	Raleigh Hotel	L. Murray Dixon
	Shelborne Hotel	Igor Polevitzky
1941	Caribbean Hotel	L. Murray Dixon
	Versailles Hotel	Roy France

Some hotels constructed prior to World War II, including the Shelborne, were built in the Modern style. However, that style was much more widely used after the war. Many significant examples of the Art Deco, Streamline Moderne, and Modern styles are located along Collins Avenue in the vicinity of the Shelborne.

¹ Arthur J. Marcus Architect, P.A. "Raleigh Hotel", p. 4.

Collins Avenue



*Fig. 8. East side of Collins Avenue, looking south, c. 1940.
(Florida Memory)*

Currently, Collins Avenue has moderate-to-heavy landscaping, palm trees and a wide pedestrian sidewalk. On the east side of Collins Avenue near the Shelborne Hotel, the urban context is a generally cohesive contiguous assemblage of mid-rise hotels that were constructed within a few years of one another. (Fig. 9, Fig. 10)



Fig. 9. East side of Collins Avenue north of the Shelborne, looking south, August 2020.



Fig. 10. East side of Collins Avenue south of the Shelborne, looking south, August 2020.

To the south of 20th Street are the Town House, Shore Club, Nautilus, Shelborne, Raleigh, Richmond, South Seas, Marseilles, Seacomber/Surfcumber and Ritz Plaza. Continuing south of 17th Street to Lincoln Road are the Delano, National, Sagamore and DiLido (Ritz-Carlton).

The large hotels in the vicinity of the Shelborne include:

Name	Year	Style	Architect
Shore Club (Fig. 11)	1949	Modern	Albert Anis
Nautilus (Fig. 12)	1950	Modern	Albert Anis & Morris Lapidus
Raleigh (Fig. 13)	1940	Streamline Moderne	L. Murray Dixon
Marseilles (Fig. 14)	1946	Art Deco	B. Robert Swartburg
Ritz Plaza (Fig. 15)	1947	Streamline Moderne	L. Murray Dixon
National (Fig. 16)	1940	Art Deco	Roy France
Delano (Fig. 16)	1947	Art Deco	B. Robert Swartburg
Sagamore (Fig. 16)	1948	Modern	Albert Anis
DiLido (Fig. 17)	1953	Modern	Melvin Grossman & Morris Lapidus



Fig. 11. Shore Club, August 2020.



Fig. 12. Nautilus Hotel, August 2020.



Fig. 13. Raleigh Hotel, August 2020.



Fig. 14. Marseilles Hotel, August 2020.



Fig. 15. Ritz Plaza Hotel, August 2020.



Fig. 16. From left, Delano, National and Sagamore Hotels, August 2020.



Fig. 17. DiLido (Ritz Carlton) Hotel, 2020.
(Imagery ©2020 Google, Imagery ©2020 CNES/Airbus, Maxar Technologies,
Sanborn, U.S. Geological Survey, Map data ©2020)

The buildings on the west side of Collins Avenue in this area generally have a lower scale than the eastern side of the street, with the exception of the Tower 1800 Condominium (constructed 1973), which is located directly across from the Shelborne. There are many examples of low-rise motel and apartment buildings mixed with retail establishments on the west side of Collins in this area.

HISTORY OF THE SHELBORNE HOTEL

Eras of Significance

The Shelborne Hotel was constructed in 1940 with Polevitzky & Russell as the architects. World War II ended the partnership between the two men, but Igor Polevitzky designed some modifications to the hotel between 1941 and 1957. The hotel generally retained its outward appearance during this time. In this report, the period 1940-1957 is referred to as the **Polevitzky Era of Significance**.

In 1957, the Shelborne was sold, and the new owners commissioned Morris Lapidus to design a large addition to the front of the hotel. The modified hotel opened in 1958. According to the permit cards, it does not appear that the hotel underwent any major modifications between the addition in 1958 and 1970, fifty years ago. The period 1958-1970 is referred to as the **Lapidus Era of Significance**.

From 1993 to the present, there have been several modifications to the hotel. Some of these modifications have altered the hotel from its appearance during the Polevitzky and/or Lapidus Eras of Significance. These modifications are outside the Eras of Significance and do not contribute to the historic architectural character of the Shelborne Hotel.



Fig. 18. Shelborne Hotel during Polevitzky Era of Significance 1940-1957. (Journal of Decorative and Propaganda Arts, p. 347)



Fig. 19. Shelborne Hotel during Lapidus Era of Significance 1958-1970. (Florida Memory)

Igor B. Polevitzky

Igor Boris Polevitzky (Fig. 20) was born in St. Petersburg, Russia in 1911. His family fled the Russian Revolution and eventually settled in Philadelphia in 1922. He attended the University of Pennsylvania and graduated with honors in 1934 with a degree in architecture. Upon graduation, Polevitzky moved to Miami to begin his practice. He became one of the early modernist architects in South Florida.

In 1936, he formed a partnership with Thomas Triplett Russell, a fellow classmate from the University of Pennsylvania. Their earliest commissions were for residences in Miami and Miami Beach and included the Euster residence (1936), Benson residence (1937), Alvin Greif residence (1938) and Greenwald residence (1939).



Fig. 20. Portrait of Igor B. Polevitzky, date unknown. (Wikipedia)

Polevitzky and Russell were influenced by the Florida Tropical Home, which was designed by fellow South Florida architect Robert Law Weed for the 1933 Century of Progress Exposition in Chicago. During the late 1930s, Polevitzky developed a house model designed for the sub-tropical climate of Florida. The “Tropotype” house referenced the historic form of the Southern plantation house and interpreted it in a Modern style. The kitchen, dining room and parking area were on the 1st Level, and living and sleeping areas were on the 2nd Level and opened to a wrap-around terrace. The “Tropotype” house was constructed of concrete and featured cantilevers at the roof and terrace. An example of a “Tropotype” house was the Sailing Baruch residence, constructed on DiLido Island in 1936. (Fig. 21)



Fig. 21. Sailing Baruch residence, a “Tropotype” house, 1936. (Library of Congress)

Polevitzky and Russell completed several non-residential commissions prior to World War II. Among these were the Gulf Service Station and Hotel (1936) in Miami (Fig. 22), the Lincoln Center Hotel and Office Building in Miami Beach (1938), Saks Fifth Avenue on Lincoln Road (1939) and the Albion Building (1939) in Miami Beach. (Fig. 23)



*Fig. 22. Gulf Service Station and Hotel, 1939.
(Library of Congress)*



*Fig. 23. Albion Hotel, 1940.
(Library of Congress)*

The partners' first oceanfront hotel was the Triton Hotel and Ocean Apartments (1938) in Miami Beach. (Fig. 24)



*Fig. 24. Triton Hotel, date unknown.
(Miami Beach Visual Memoirs)*

The Shelborne Hotel was the last major commission completed by Polevitzky & Russell before America's entry into World War II. As materials and labor were consumed by the war effort, new construction came to a temporary halt, leading the architects to disband their partnership. During this time, Polevitzky remained in Miami Beach and worked as a chief engineer for the Army Air Force. After the war, he established a solo architectural practice that continued until 1955. Polevitzky's post war work included the 7 Seas Restaurant (1945), an unbuilt design for the Center Hotel and Office Building (1945), the Golden Strand Hotel (1947) the DiLido office building and stores (1948) and the Golden Gate Hotel (1950). He also designed innovative residences, including the "Birdcage House" (1949) and the "Porch House" (1950).

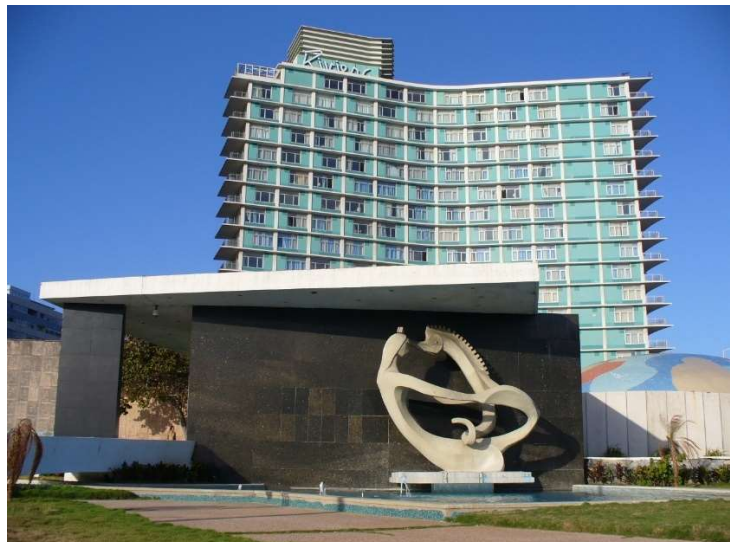
In 1955, Polevitzky formed a partnership with Verner Johnson. They designed the Sea Tower Apartments (1957) in Fort Lauderdale (Fig. 25) and the Sea View Realty Building (1959) in Miami. During the 1950s, Polevitzky began teaching at various universities including the University of Illinois, Cornell, Syracuse and the University of Florida.

One of Polevitzky's most significant designs of the post-war era was the Havana Riviera Hotel, (Fig. 26) which was commissioned in 1957 by Meyer Lansky. The hotel featured 21 floors and over 300 rooms. As he had done in his previous designs for hotels in South Florida, Polevitzky employed an extensive use of glass to provide maximum views. When it opened in Cuba in December 1957, the Havana Riviera was the largest purpose-built casino-hotel in the world outside of Las Vegas. Unfortunately for Lansky, the hotel operated for slightly over a year before it was confiscated by the Castro regime following the Revolution in 1959. The hotel exterior is purportedly virtually unchanged from its original appearance.

In the mid-1960s, Polevitzky retired and moved to Estes Park, Colorado. He died in 1978.



*Fig. 25. Sea Tower Apartments, Ft. Lauderdale, 1959.
(Florida Memory)*



*Fig. 26. Havana Riviera Hotel, Havana, Cuba, 2007.
(Wikipedia, Leandro Neumann Ciuffo, CC-BY-2.0)*

Polevitzky Era of Significance 1940-1957

In March 1940, Hatfried, Inc. announced plans for the construction of a 14-story hotel at a cost of \$350,000 on a recently purchased lot at the northeast corner of 18th Street and Collins Avenue in Miami Beach. (Fig. 27) Hatfried was a syndicate of Philadelphia-based investors that was incorporated in Florida on February 21, 1940. Samuel Friedland appears to have been the managing partner, as his name was indicated as the owner in subsequent newspaper articles. The Shelborne Hotel was designed by the architectural firm of Polevitzky & Russell, and the engineer was Richard A. Belsham.



Text of newspaper caption:

“A Florida modern design was selected for the Shelbourne (sic) Hotel to be constructed this summer by Hatfried, Inc., a Philadelphia syndicate, at the northeast corner of Eighteenth street and Collins avenue, Miami Beach. Costing \$350,000, the building will have 150 rooms in 14 stories. Polevitzky & Russell are the architects and Richard Belsham, engineer.”

*Fig. 27. Article announcing construction of the Shelborne Hotel, 1940.
(Miami Herald, 3/17/1940, p. 28).*

The Shelborne Hotel, which was originally designed to have 150 rooms, was constructed with 152 rooms and an apartment in the penthouse.² A swimming pool and 30 cabanas were also constructed in 1940-1941.

Due to high land prices, the architects faced the challenge of designing a large building for a long, narrow (100'x400') oceanfront lot. (Fig. 28) The design at the ground level reconfigured the functions typically located at the front and rear of a building. The parking lot and entrance were located at the western end

² Permit Cards, Shelborne Hotel (Appendix)

The hotel, which was set back significantly from Collins Avenue, had a footprint that was 90' wide by 179' deep. It was “a prototype for the post-World War II Miami Beach resort, because it was the first hotel oriented to the guest arriving by car.”³ When opened in 1940, the facility featured a driveway from Collins Avenue that led to a parking lot in front of the hotel. (Fig. 28) A sweeping concrete canopy covered the walkway to the main entrance. (Fig. 32)



Fig. 30. Shelborne Hotel and Collins Avenue signage, 1946. (Florida Memory)



Fig. 31. Shelborne Hotel from parking lot, 1946. (Florida Memory)



Fig. 32. Curved canopy and drive leading to lobby, 1941. (Architectural Record, July 1941, p. 42)

The lobby, which was accessed from the parking lot, featured a two story curved glass wall at the western façade. (Fig. 32, Fig. 33) “The double-height glass enclosure was a forerunner of the architecture of transparency that typified postwar buildings, and served as a show window for the enticements of the lobby within.”⁴ A circulation corridor was located along the southern wall of the lobby that provided arriving guests a view of the beach, terrace and cabanas. (Fig. 29) The eastern end of the ground level featured an all glass wall that provided maximum visibility of the beach, a cocktail lounge and a 2-story dining room with a mezzanine level. Elevators and stairs were located on the northern end of the lobby away from the windows. (Fig. 29)

As stated in *MiMo Miami Modern Revealed*:

The entryway was part of a carefully designed program of spatial development that melded exterior and interior and was copied to some degree by most of its successors. The progression was audacious: the arriving guest, an arriviste in both senses of the word, was initially drawn in through the glass curtain wall by the distant vista of the ocean seen through double height windows at the rear of the lobby.

The direction of movement had a participatory, almost cinematic feel as an establishing shot of the hotel was set up. As the car entered the driveway, the camera dollied in. The

³ Eric P. Nash and Randall C. Robinson, Jr., *MiMo Miami Modern Revealed*, p. 53.

⁴ *Ibid.*

lobby then framed the central attraction of the beach. Finally, the guests, as stars of the show, were literally put in the picture as they ventured onto the beach. This progression was one of Polevitzky's major influences on postwar resort design. MIMO architects move from a static, essentially theatrical presentation in Art Deco lobbies, which even featured elements of a proscenium in the format of pleats of masonry representing opening curtains, to a first-hand, participatory experience that captured the individualism and immediacy of postwar life.⁵

The 2-story lobby featured large windows (Fig. 34) octagonal mahogany columns and a curved staircase to the mezzanine. (Fig. 35)



Fig. 33. Curved glass lobby enclosure, 1941. (Journal of Decorative and Propaganda Arts, p. 348)



Fig. 34. Shelborne lobby looking toward the entrance, 1941. (Architectural Record, July 1941, p. 44)



Fig. 35. Shelborne lobby looking south, 1941. (Architectural Record, July 1941, p. 44)

The Shelborne was constructed of fireproof materials and was one of only a few steel-framed buildings in Miami Beach at the time of construction.⁶ The large sign on the roof was designed by engineer Richard Belsham and was constructed of poured in place concrete. The "S" in "Shelborne" was 10' wide and 28' tall.⁷

⁵ Ibid., p.54.

⁶ "The Shelborne Hotel". *Architectural Record*, July 1941, p. 42.

⁷ Ibid.

The hotel formally opened on December 28, 1940, with Chet Brownagle and his orchestra as the first entertainers to appear in the new venue. A newspaper article from that date described the unusual décor of the hotel's cocktail lounge, known as the Mayan Room. The article noted "walls and ceilings splashed in brilliant and vivid colorings of reds, greens, blues, and yellows and depicting – in queer-shaped hieroglyphics and gargoyle-grinning heads – the calendars and shields of Mayan-land which is now Central America." (Fig. 36)

The hotel was featured on the cover of the July 1941 edition of *Architectural Record*.⁸

In February 1942, the U.S. Army Air Forces Technical Training Command (AFTTC) established a facility in Miami Beach. During the course of the war, nearly a half million enlisted men and officers were stationed in Miami Beach for training. The Army leased municipal buildings, apartments and hotels, including the Shelborne, to accommodate the large number of armed forces personnel that came to the city. At the peak of the program, 93 apartment buildings and 85% of Miami Beach's hotel rooms were leased to the armed services.⁹

In August 1943, Brigadier General Arnold N. Krogstad assumed command of the AFTTC in Miami Beach, and he established his headquarters at the Shelborne. A general information booth was located in the lobby, and a travel information booth was located in Room 402 at the Shelborne to assist soldiers with their travel needs. A photo from a dance given by the Army Nurses Corps at the Shelborne was featured in the *Miami Herald* in August 1943. (Fig. 37)



Fig. 36. Article announcing the opening of the Shelborne, 1940. (*Miami Herald*, 12/28/1940, p. 11)

⁸ See Appendix A for the complete article.

⁹ Miami Beach Wartime Training Center, *Flashback Miami*.



ARMY NURSES AND THEIR OFFICER GUESTS swing out at a dinner dance given by the Army Nurse corps of the Miami Beach Training base, AAFTC, at the officers' mess, Shelborne hotel, last week, dance frocks replacing the hostesses' trim uniforms.

Fig. 37. Newspaper photo reporting on a dance given by army nurses at the Shelborne, 1943. (Miami Herald, 8/28/1943, p. 59)

Once the Army completed operations at the Shelborne in October 1945, the hotel was leased for 10 years to a group of Chicago investors known as the Levy-Harris syndicate. The Shelborne reopened to the public in late November 1945. Albert Anis designed some modifications in late 1945, including 12 additional cabanas. The roof terrace was enclosed to create a penthouse in 1947. Igor Polevitzky was the architect and R. A. Belsham was the engineer for the penthouse project

The hotel, which advertised extensively in the Miami News, featured many pool-related events, including swimming and diving shows and a regular “Tarzan contest” (Fig. 38).

The hotel was also one of the sites for the 1946 national convention of the American Institute of Architects. Igor Plevitzky served as the general chairman of the convention committee.

In 1948, it was reported that there had been unsuccessful attempts to sell the hotel. In 1952, all outstanding interests in the lease were acquired by Benjamin G. Kline and Samuel Friedland (the building owner). A newspaper article noted that Kline and Friedland planned an extensive expansion of the hotel.¹⁰ In September 1952, a permit was issued for the construction of a 7-story addition which was to include 37 new hotel rooms and 37 efficiency apartments. Additionally, a new entrance, to be located near Collins Avenue, was to be constructed, and additions and alterations were to be made to the lobby. Igor Plevitzky was the architect. However, this project was not constructed.

In 1954, it was announced that the Shelborne would construct a roof garden dining and dancing salon that would be the first of its kind at a Miami Beach hotel.¹¹ Other work was to include an outdoor dining terrace, new Olympic-size pool and a cabana and play area. Records indicate that a permit was issued in 1954 for additions to the dining room and lobby, 38 new two-story cabanas and a 30' x 75' pool.¹² Igor Plevitzky was the architect and Richard Belsham was the engineer. Subsequent newspaper articles regarding the work mention the dining terrace but do not mention a roof garden, so it appears that the roof garden was not constructed. The opening of the new pool area was announced in a large advertisement in the Miami Herald on December 16, 1954. (Fig. 39) The new pool area was featured in numerous publicity photographs in the mid- to late-1950s. (Fig. 40, Fig. 41, Fig. 42)



Fig. 38. Newspaper advertisement of a "Tarzan Contest" at the Shelborne Hotel, 1946. (Miami News, 4/7/1946, p. 59)

¹⁰ "Shelborne Hotel Lease is Sold", *Miami News*, 1/23/1952, p. 33.

¹¹ "Roof Garden, Dancing Salon on Shelborne", *Miami News*, 10/3/1954, p. 20.

¹² Permit Cards, Shelborne Hotel (Appendix B)

The NEW Showplace of Miami Beach

AIR CONDITIONED
THE SHELBORNE HOTEL
**LUXURIOUS *New* BEACHFRONT
POOL and CABANA COLONY**
A MOST DISTINGUISHED ADDRESS FOR
CABANAS



GRAND OPENING SUNDAY DECEMBER 19th

EVERYONE INVITED 2 P. M. TO 5 P. M.

Here you have a bird's eye view of a veritable "Garden of Eden" . . . the most complete and the most magnificent Play Area ever designed on Miami Beach.

The Shelborne Hotel has created a great and refreshing interpretation of ocean-front luxury with its new Swimming Pool and Cabana Area.

And it is so beautiful, you'd want to stay!

Let's tour about for a moment. First you are awed by a graceful, unique glass tower rising from the center of the deck area. This tower houses the outdoor bar and dance studio on the upper level . . . on the pool level a broad, new, open-air Patio is reserved for your daylight dining and evening dancing . . . Next, you see the wide expanse of the mezzanine Roof Terrace, where under a warm sun or the evening stars, lounging, dining and recreational activity become fascinating highlights of your ever enjoyable hours.

The Cabanas themselves are jewels in the sun commanding a most delightful view of the Atlantic and the Shelborne's Private Sand Beach . . . each cabana has a set of large storage spaces, tile showers with hot and cold water, twice the standard deck space — all facing the precious southeast . . . the tile pool is a revelation in olympic design, illuminated for night swims.

Enlarged and completely redecored, the Shelborne Dining Room under the management of the renowned Edward Furedy, is a masterpiece of comfort and arrangement, with ceiling-high glass walls facing the ocean, offering a charm that defies description.

This gives only a small idea of what it's like to relax amidst the world's finest oceanside resort features at the Shelborne — second to none.

And, naturally, in addition to all that is new, there is, as always, that profound emphasis on service and friendly hospitality that distinguishes the Shelborne — and makes it so outstanding.

The personal satisfaction that comes from staying at the Shelborne or dining at the Shelborne is a direct result of the constant devotion to improvement and the "spare-no-expense-for-comfort" policy of its owner-management.

We most cordially invite you to visit and to enjoy these wonderful additions. It will delight you no end — exactly as it surprises all who see it.

We suggest you inquire, too, about planning your next banquet, wedding, luncheon or meeting in one of the many Shelborne Dining Rooms or Terraces . . .

... what could be a more wonderful Christmas Gift for the entire family than A Shelborne Cabana?

Make Your Reservation Today... **PHONE 5-1271**

BEN KLINE, President

IRVING TILLIS, Managing Director

ON THE OCEANFRONT, CORNER 18th STREET, MIAMI BEACH

Fig. 39. Newspaper advertisement announcing the opening of the new pool and cabana colony at the Shelborne, 1954.
(Miami Herald, 12/16/1954, p. 29)

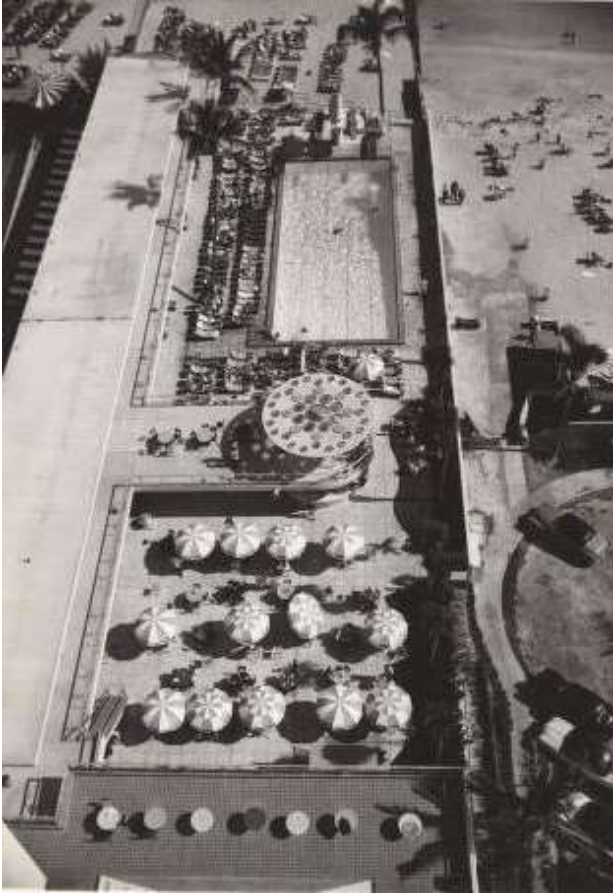


Fig. 40. Aerial view of Shelborne pool and cabana area, 1955.
(FIU Libraries)



Fig. 41. Shelborne pool and cabana area, 1958.
(Florida Memory)



Fig. 42. Shelborne pool and diving platform, 1958.
(Florida Memory)

In early 1957, the Shelborne Hotel was sold by Samuel Friedland to Irving Pollack and Charles Yavers for \$2.5 million. According to a newspaper article, the 1952 unbuilt design by Polevitzky was given to the new owners.¹³ Instead of using the Polevitzky design, the new owners hired Morris Lapidus to design a large addition to the hotel.

¹³ "Beach's Shelborne Hotel Sold for 2.5 Million", *Miami Herald*, 2/17/1957, p. 9.

Morris Lapidus

Morris Lapidus (Fig. 43) was born in 1902 in Odessa, Ukraine. His family immigrated to the United States when he was an infant and settled in New York City. Lapidus attended Columbia University and graduated with a degree in architecture in 1927. Between 1929 and 1943, he worked for Ross-Frankel Contractors as an architect for retail stores. In the late 1940s and early 1950s, he designed interiors for several Miami Beach hotels, including the Sans Souci (1947), Nautilus (1950), DiLido (1951), Biltmore Terrace (1951), and Algiers (1951).



Fig. 43. Portrait of Morris Lapidus, date unknown. (issuu)

Although he had practiced architecture for 20 years, Lapidus had never designed a building from scratch before he was retained as the architect of the Fontainebleau Hotel in 1953. Located on the old Firestone estate, far north of the existing cluster of oceanfront hotels to the south, it was necessary to feature a grand, significant building to attract people to the area. The 500-room hotel was constructed with a curved plan. (Fig. 44) Interiors were designed in a modern version of the French Baroque style to create a “movie-set experience” for guests and included lavish ornamentation, decorative flourishes, grand staircases and exotic dining spaces. (Fig. 45) Lapidus also designed the gardens in the French Baroque style. The Fontainebleau, which took only 12 months to construct, opened in December 1954 and “created a phenomenon that not only defined the city, but also changed the design of resort hotels around the world.”¹⁴



Fig. 44. Fontainebleau, c.1954. (Florida Memory)



Fig. 45 Fontainebleau lobby staircase, 1955. (Library of Congress)

Lapidus was subsequently commissioned to design the Eden Roc, located just to the north of the Fontainebleau. (Fig. 46) He intentionally avoided the dramatic curves of the Fontainebleau and designed a smaller, more restrained building with a “Y”-shaped plan. Towers clad with aquamarine mosaic tiles flanked the slightly concave main façade. The luxurious interior also avoided some of the excess displayed at the Fontainebleau. The Eden Roc opened in 1955.

¹⁴ Nash and Robinson, p. 65.

Lapidus' third major hotel commission in the mid-1950s was the Americana in Bal Harbour. (Fig. 47) The lobby included a full-height enclosed glass terrarium that angled into the ceiling. The terrarium was filled with exotic plants, but not with the live monkeys that Lapidus had planned before being rejected by the owners. The Americana opened in 1956 and was last major hotel constructed in the area until the Loews Miami Beach opened in 1998.



*Fig. 46. Eden Roc Hotel, date unknown.
(MiMo Miami Modern Revealed, p. 69)*



*Fig. 47 Americana Hotel, Bal Harbour, 1964.
(Florida Memory)*

Lapidus' work in South Florida cemented his reputation as a hotel designer, and he was commissioned to design hotels throughout the United States and in many parts of the world. In his obituary, the *New York Times* stated: "Many of his innovations in the use of lighting, fabric and color have become staples of American design, and critics have noted that his work exerted enormous influence over the design of one of the biggest and most-visited American tourist attractions -- modern-day Las Vegas."¹⁵

In addition to his hotel work, Lapidus designed apartments, office buildings, retail establishments and synagogues. Much of his work was located in New York and Florida. Representative examples of his work in Florida include:

- Ponce de Leon Shopping Center, St. Augustine, 1955
- Voyager Motel, North Miami Beach, 1958
- Redesign of Lincoln Road, Miami Beach, 1960
- Crystal House, Miami Beach, 1960
- Temple Menorah expansion, Miami Beach, 1962
- Seacoast Towers South, Miami Beach, 1964
- Seacoast Towers East, Miami Beach, 1966 (Fig. 48)
- Temple Judea, Coral Gables, 1966 (Fig. 49)
- Parker Plaza Estates, Hallandale Beach, 1971

¹⁵ "Morris Lapidus", Obituary, *New York Times*, 1/19/2001, p. C11.



*Fig. 48. Seacoast Towers East, c.2009.
(Morris Lapidus / Mid 20th Century Historic District, p. 82)*



*Fig. 49 Temple Judea, Coral Gables, date unknown.
(Miami's Community Newspapers)*

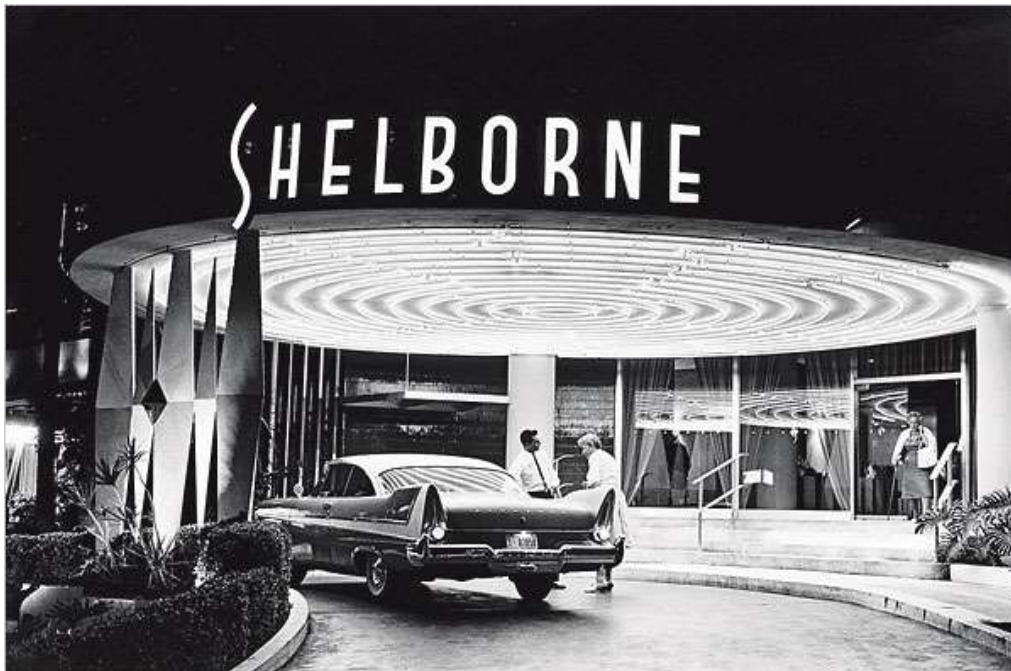
For decades, Lapidus' work was distained by the architectural community as kitschy and gaudy. However, the public loved his work, and his career spanned six decades and included work on hundreds of buildings. Fortunately, he lived long enough to see his work gain respect from the architectural community. He died in 2001 in Miami Beach, at the age of 98.

Lapidus Era of Significance – 1958-1970

The addition to the Shelborne designed by Morris Lapidus was constructed in 1957-58 and included 103 rooms, a coffee shop and a new lobby. (Fig. 50) The addition consisted of an L-shaped 8-story tower and a 2-story block located at the interior of the ell. This addition eliminated the front parking lot and reconfigured the entrance to include a circular porte-cochere. (Fig. 51) In addition, the area to the east of the property was added to the parcel, which extended the lot line to the beach.



*Fig. 50. Newspaper article announcing the new addition at the Shelborne, 1957.
(Miami News, 7/15/1957, p. 60)*



*Fig. 51. View of the circular porte-cochere, 1962.
(Elliott Erwit/Magnum Photos)*

The opening of the new addition on December 24, 1957 was promoted with a program titled “The Shelborne Snowstorm – or It Can Happen in Miami Beach.” (Fig. 52) Twenty-five tons of snow were hauled in and piled on the sand. Featured among the activities was a snowman building contest.

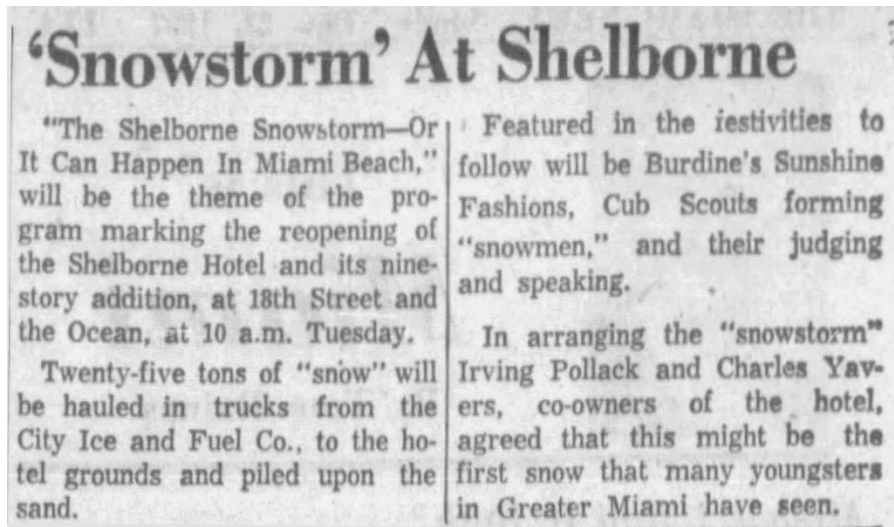


Fig. 52. Newspaper article publicizing opening of the new Shelborne Hotel, 1957. (Miami News, 12/22/1957, p. 12)



S' No Joke - Cool Man, Cool

Twenty five tons of snow fell on the sands of Miami Beach this morning, with pretty model Jane Shepherd, of 1054 NW 41st St., frolicking in the white stuff in front of the new Shelborne Hotel. Hundreds of Dade youngsters who had never seen snow before joined eight Cub Scout dens in pitched snowball battles. The Shelborne opened a nine-story addition designed by Morris Lapidus today.

Fig. 53. Newspaper coverage of the opening of the new Shelborne, 1957. (Miami News 12/14/1957, p. 9)

Modifications after the Eras of Significance

Other than maintenance, there does not appear to have been any significant changes to the hotel between the late 1950s and early 1990s. In 1984, a new owner began converting some of the units to condominiums. In 1992, the hotel was damaged by Hurricane Andrew and underwent repairs. In 1993, new pool cabanas were constructed, and several two-story townhouses were constructed in the lobby, adjacent the south wall.

In 2010-11, a major renovation featured redesigned guest rooms, a new curved glass entrance, refurbished lobby, new infinity pool, restored sundeck and refurbished cabanas. Additionally, the building was brought up to current building code and the porte-cochere was enlarged and raised. A 2014 renovation included renovated guest rooms, increased meeting spaces, a new spa and building code upgrades. A refurbishment in 2018-19 repaired storm damage caused by Hurricane Irma.

The Shelborne Hotel and several of its condominiums were acquired by new owners in early 2020. The new owners intend to purchase the remaining condominiums and fully return the facility to its original use as a hotel.

DESCRIPTION OF THE SHELBORNE HOTEL

Site

The Shelborne Hotel, located at 1801 Collins Avenue, is situated on an oceanfront lot at the northeast corner of Collins Avenue and 18th Street in Miami Beach, Florida. (Fig. 54) Directly to the north of the site is the Nautilus Hotel, and the site is bounded by 18th Street at the southern edge of the property. Across 18th Street to the south is the Raleigh Hotel. Directly across Collins Avenue to the west is the Tower 1800 Condominium, and the beach and Atlantic Ocean are located to the east of the site. The building has a moderate setback from Collins Avenue to accommodate a semicircular vehicular drop-off that is situated in front of the main entrance. Low hedges and a planting bed are situated within the half-circle of the drive. Public pedestrian walkways and palm trees line both Collins Avenue and 18th Street. Along 18th Street, a large hedgerow and a wall line the south side of the property.



*Fig. 54. Tax parcel map showing Shelborne property lines.
(Miami-Dade County Property Appraiser)*

Building

Exterior

The Shelborne Hotel consists of 2 connected towers. The L-shaped western tower (1958) contains 8 stories. The northern wing of this tower is attached to the original (1940) 14-story tower located to the east. A 2-story block (1958) is located within the ell. The building is constructed of concrete and clad with stucco.¹⁶

Front (West) Façade

The 8-story western tower contains the main entrance, which faces Collins Avenue. (Fig. 55) The entrance is accessed through a circular flat-roofed porte-cochere that extends across the circular access drive and is supported at the center (west) by 3 rhombus-shaped posts that puncture the roofline. On each side of the center posts, sculptural signage reading “Shelborne” is mounted to the fascia of the porte-cochere and rises above the roofline. (Fig. 56) The porte-cochere features circular incisions at the ceiling, which emphasize the shape of the structure. (Fig. 57) The building entrance is recessed and features a curved storefront system that reinforces the shape of the porte-cochere. The 3 pairs of entrance doors are accessed via curved steps with brass handrails. (Fig. 57)



Fig. 55. Front (west) façade, December 2020.



Fig. 56. Porte-cochere at main entrance, December 2020.



Fig. 57. Curved entrance at main entrance, December 2020.

¹⁶ “The Shelborne Hotel”, *Architectural Record*, July 1941, p. 42.

At the upper levels, the west elevation features a boxed ribbon window system that wraps around the corners of the building.

South Elevation

The south elevation of the west tower (Fig. 58) features a blank field with sculptural letters that spells out “Shelborne” and extends above the top of the parapet. (Fig. 63) The northern wing of the 8-story tower forms an ell along the south elevation, and a 2-story block fills the area of the ell. The accordion motif of the south elevation at the 2-story block is a contributing design feature of the 1958 addition that has been altered with a non-contributing renovation outside the Era of Significance. The non-contributing alteration includes sliding glass windows/doors and continuous balconies with metal railings. (Fig. 59)



Fig. 58. South elevation, August 2020.



Fig. 59. Detail of accordion wall at south elevation, December 2020.

The upper floors within the ell feature ribbon windows, some of which have ledges at the top and bottom.

East Elevation

The southeast and northeast corners at the east elevation (Fig. 60) are set back at the upper levels to provide balconies and ocean views at each level. (Fig. 61) Wraparound windows are located at the corners. (Fig. 61) The central field of the east elevation features ribbon windows. An east-facing penthouse is located at the top level and features larger windows than those at the lower stories. (Fig. 60)



Fig. 60. East elevation, December 2020.



Fig. 61. Corners set back to provide ocean views, August 2020.

North Elevation

At the upper floors, the north elevation of the east (original) tower exhibits the same features as the south elevation. The north elevation at the west tower is a blank wall, as it is located near the adjacent building to the north.

Signage

Sculptural lettering reading “Shelborne” crowns at the top of the eastern tower at the western and southern elevations (Fig. 62) and on the western tower at the southern elevation. (Fig. 63)



Fig. 62. Shelborne sign at the top of the east tower, August 2020.



Fig. 63. Signage at top of west tower, August 2020.

Significant Architectural Features

- Circular porte-cochere
- Circular entrance
- Sculptural signage
- Boxed window system
- Ribbon windows, some with continuous ledges
- Stepped back corners to provide maximum ocean views

Interior

First Level and Mezzanine

When the hotel was enlarged in 1958 by architect Morris Lapidus, the lobby was relocated to the western end of the new addition. It appears that no features remain from that lobby. The current lobby is 2 stories in height in some areas and 1 story in height in other areas. The floor is finished with patterned terrazzo. The entrance is flanked by a small restaurant to the south and the lobby lounge to the north.

A hallway extends to the east from the entrance toward the rear of the building. (Fig. 64) The reception desk and the “Library” are located on the north side of the hall. (Fig. 64, Fig. 65) To the south of the hall are the townhouses that were constructed in the 1990s. (Fig. 64) East of the townhouses is a bar known as the “Drawing Room.” (Fig. 65)



Fig. 64. Lobby corridor looking east with reception desk at left, December 2020.

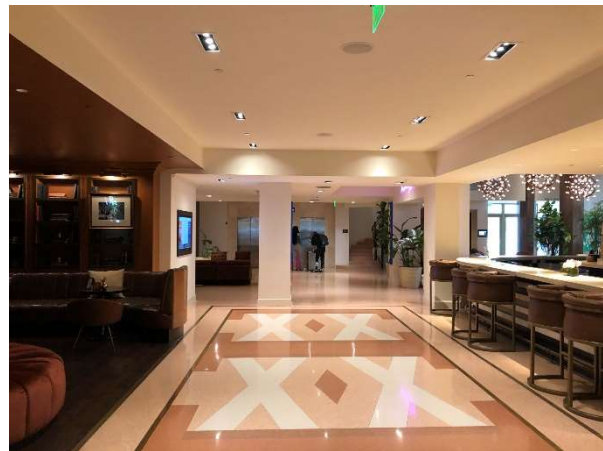


Fig. 65. Lobby corridor with Library at left and Drawing Room at right, December 2020.

The open seating space in the Drawing Room and the open area immediately to the north was the location of the original 1940 lobby. This contributing space features its original 2-story height, octagonal mahogany columns and a circular stair to the mezzanine. (Fig. 66, Fig. 67, Fig. 70) The stair to the mezzanine features metal railings and glass balustrades. (Fig. 75, Fig. 76) It is unknown if these features are original, but they are stylistically compatible with the original elements in the 1940 lobby. Other public areas on the 1st floor and mezzanine do not appear to retain any contributing features or materials.



Fig. 66. Original lobby space and mezzanine, December 2020.



Fig. 67. Mezzanine from lower level, November 2020. (Grace Dillon, Claro Development)



Fig. 68. Entrance to circular staircase leading to mezzanine, December 2020.



Fig. 69. Circular staircase, November 2020. (Grace Dillon, Claro Development)

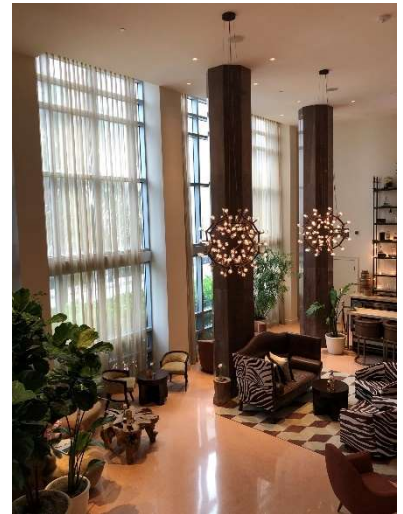


Fig. 70. Original lobby space from mezzanine, December 2020.

Significant Architectural Features

- Two-story space at original lobby
- Octagonal mahogany columns
- Circular stair to mezzanine
- Curved and angled mezzanine
- Metal and glass balustrade

Outdoor Terrace, Pool, Cabanas and Oasis Garden

The terrace, pool, cabanas and Oasis Garden have all been constructed or modified after the end of the Eras of Significance and therefore do not contribute to the historic character of the site. The eastern end of the building features a bar at the lower level and an upper level terrace. (Fig. 71) The bar opens to the paved patio and pool area. A diving platform is located at the eastern end of the pool (Fig. 72), and a separate whirlpool is situated near the diving platform.



Fig. 71. Patio and upper level terrace, August 2020.
(Grace Dillon, Claro Development)



Fig. 72. Pool and diving platform, August 2020.
(Grace Dillon, Claro Development)

A 2-story round tower with a wide flat roof is located at the south end of the terrace. (Fig. 73) It features circular floating stairs that wrap around the tower and connect with a catwalk that leads to the upper-level terrace. The paved upper-level terrace features raised concrete planters with small shrubs and a metal railing with glass balustrade. (Fig. 74)



Fig. 73. Round tower in pool area, December 2020.



Fig. 74. Upper level terrace, August 2020.
(Grace Dillon, Claro Development)

Lining the northern side of the pool area is a series of 13 cabanas that are connected by a low-pitched sawtooth roof. (Fig. 75) The cabanas are 3 stories in height with an open lower level. Continuous slightly

undulating balconies with metal railings extend along the southern elevation at the 2nd and 3rd stories. The 2nd level has sliding doors and the 3rd level has sliding windows. The eastern elevation of the easternmost cabana has an ocean-facing bar at the 1st level and windows at the upper levels. (Fig. 76)



Fig. 75. Cabanas adjacent pool, December 2020.



Fig. 76. Easternmost cabana, December 2020.

Oasis Garden

East of the pool area is the Oasis Garden that features a brick-paved patio and a grass lawn. (Fig. 77) It is landscaped with palm trees and shrubs. A walkway leads from the Oasis Garden to the beach walk.



*Fig. 77. Oasis Garden and ocean beyond, August 2020.
(Grace Dillon, Claro Development)*

Significant Architectural Features

None within the Eras of Significance

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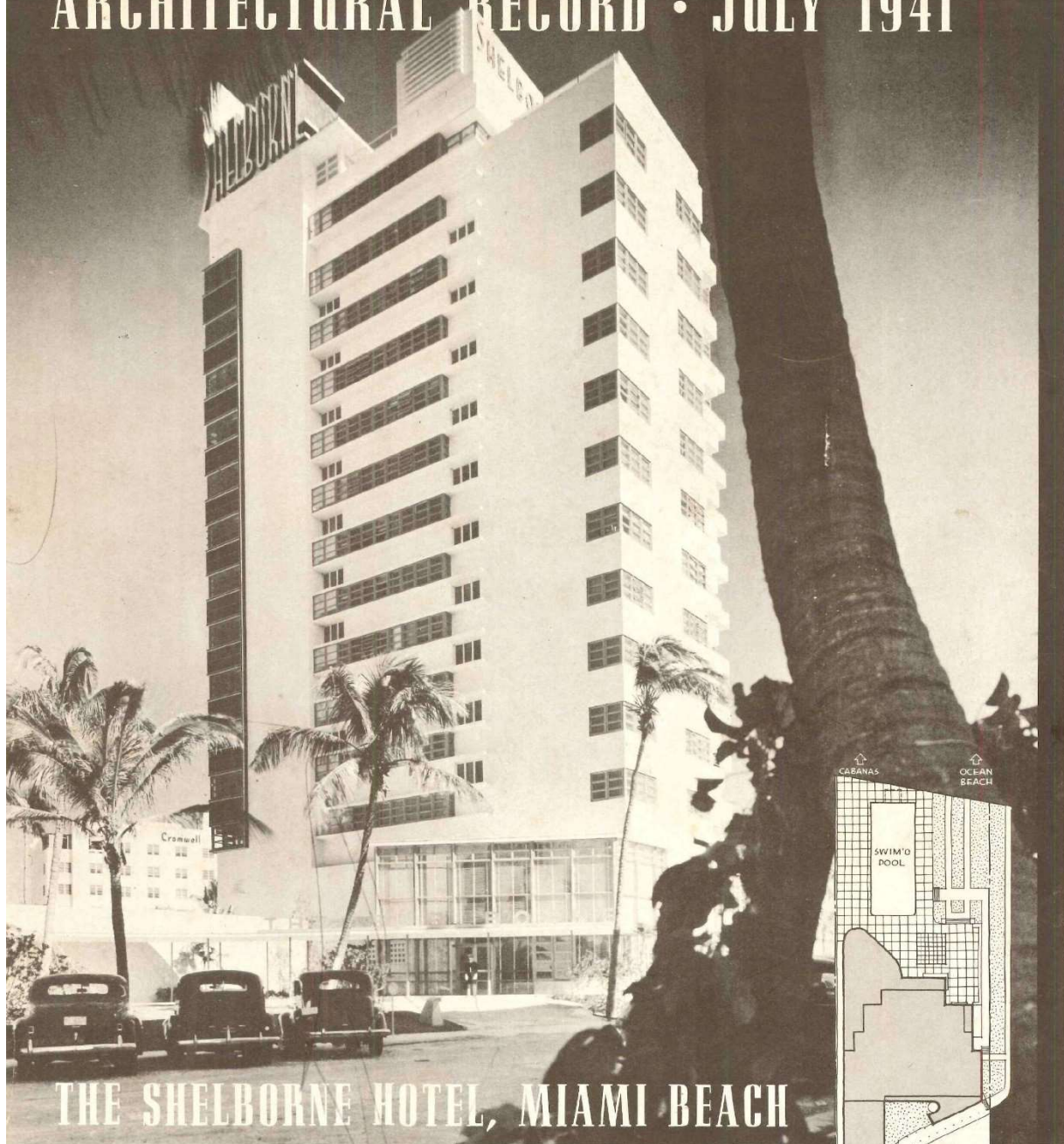
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APPENDIX A

THE SHELBORNE HOTEL, MIAMI BEACH
ARCHITECTURAL RECORD, JULY 1941

ARCHITECTURAL RECORD • JULY 1941

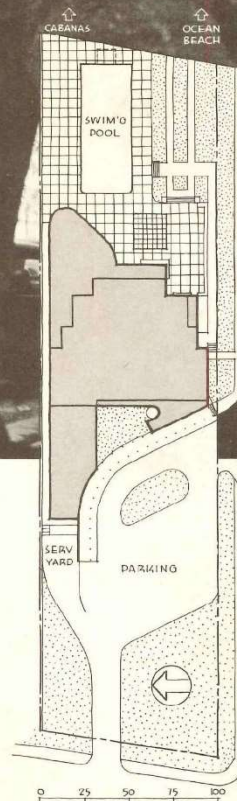


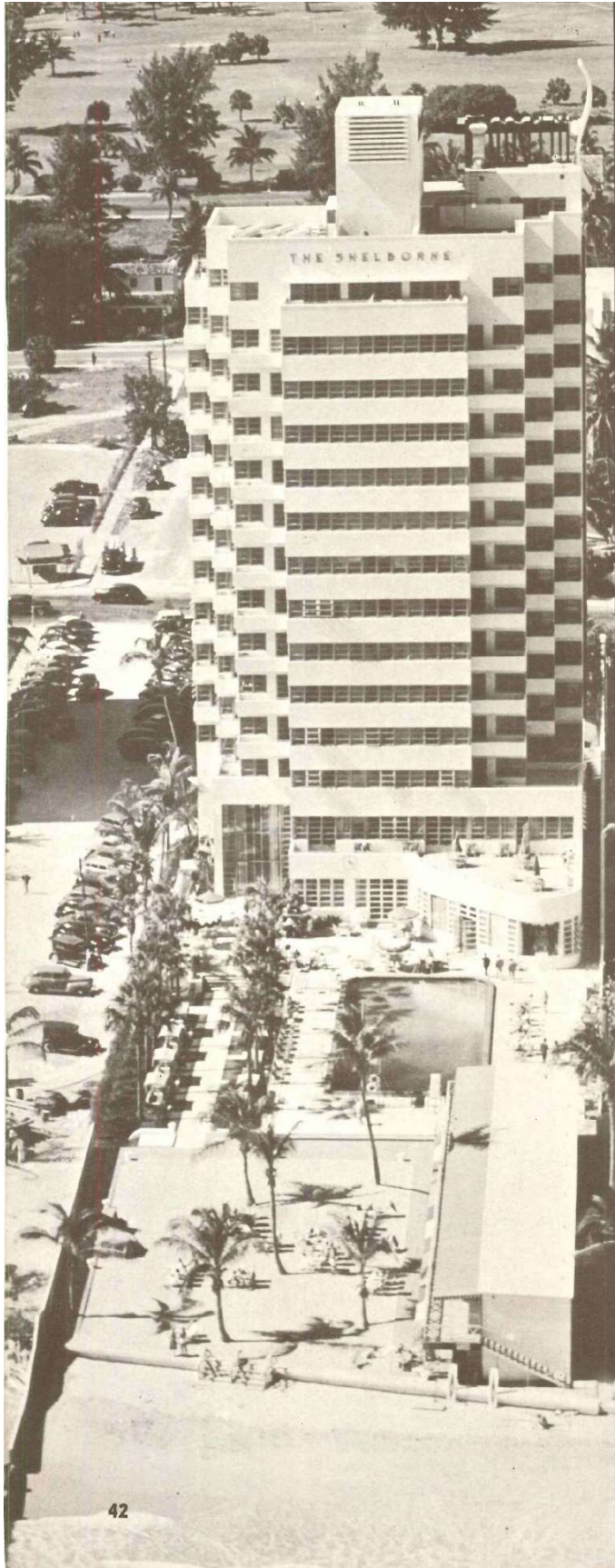
THE SHELBORNE HOTEL, MIAMI BEACH

Ernest Graham

POLEVITZKY and RUSSELL, Architects

ONE OF THE MOST NEWSWORTHY of the 40 or more new hotels built at Miami Beach in the past year, the Shelborne is of very special interest to designers of resort hotels. The architects faced problems that are familiar in such favored locations: land costs were high; the main outlook was in but one direction. The difference in rental value of rooms that face the view and those that do not was a sizable economic—hence design—factor. In planning the Shelborne, an important element in the successful solution of the problem was the choice of a skyscraper scheme rather than a spreadout plan. But particularly noteworthy is the typical floor-plan layout in which the architects contrived to obtain the ocean view for 11 of the 13 rooms on each floor. The high land cost helps to explain erection of so large a building on so comparatively narrow a lot.





FRONT ENTRANCE

THE ALL-OVER DESIGN PROBLEM was to plan a 140-room resort hotel on an ocean-front property 100 by 400 ft. in area, with the important ocean outlook along the narrow, eastern end of the property. The hotel was projected to serve a clientele demanding such luxury features as a swimming pool, cabana colony and solarium. In evolving the compact plan, with most of the rooms facing the ocean, the architects relegated stairways and as much of the service portion as possible to the west side of the building. Since most arrivals and departures are by car, the main approach is treated primarily as a problem of automobile rather than pedestrian circulation, and parking facilities are as large as space permits.

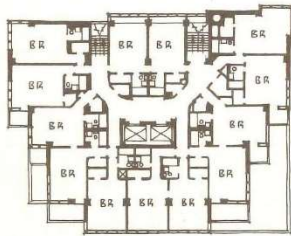
Inside public areas are comparatively limited; but these are amply supplemented by outside decks and terraces, and the whole pool and play area. Placement of the building well back from the ocean provides complete privacy for these outdoor lounging and recreational areas. In the basement of the hotel are both service rooms (under the kitchen wing of the building) and locker and recreation rooms for bathers. A sun-bathing solarium, with massage rooms for both men and women, is located on the roof.

The building is entirely fireproof, placed on wood piling with reinforced concrete foundations, retaining walls, basement and floor slabs. The skeleton is of steel—one of the few steel-frame buildings in Miami Beach. Filler walls are of concrete block, stuccoed on the exterior. The north bay on the west side of the hotel is surfaced with blue-green structural glass. Masonry portions of the walls are a soft gray color. The window trim is painted blue-green to match the glass-surfaced bay.

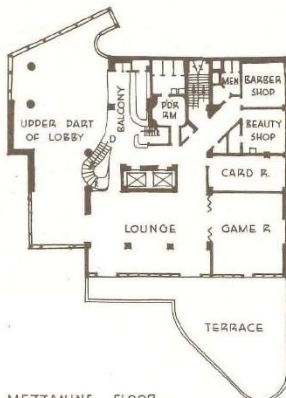
The concrete sky sign at the top of the building was poured in place. The letters were designed as thin reinforced concrete walls and slabs by Engineer Richard Belsham. To give an idea of scale, the "S" is 10 ft. wide and 28 ft. tall. Neon tubing is centered on each letter for night display.

Photos by Ernest Graham

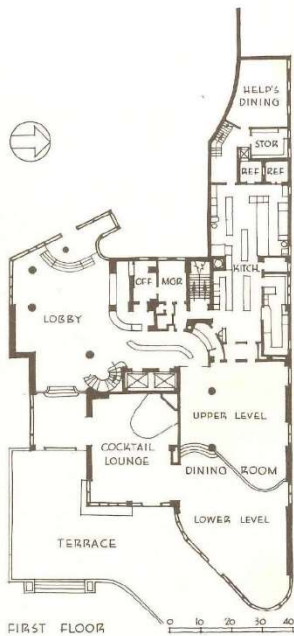
THE SHELBORNE HOTEL, MIAMI BEACH



TYPICAL FLOOR



MEZZANINE FLOOR



FIRST FLOOR



FROM OCEAN TO HOTEL



FROM HOTEL TO OCEAN



LOBBY WINDOW WALL



Photos by Ernest Graham

ALTHOUGH the typical floor plans are symmetrical, the lobby floor is planned with a major axis along the south side. This is explained by the architects' conviction that it was essential to provide arriving guests with an immediate and impressive view of the cabanas and beach, which are so important a part of the hotel's attraction. Hence the whole east wall of the lobby at this point is an enormous room-height view window. Elevators and business areas are kept at one side. A dramatic, freestanding stair leads up to the mezzanine. The two-level dining room extends beyond the main face of the building, commanding an extended view of the recreational area and forming the popular outside lounging deck above.

In the lobby, columns are surfaced with dark cedar-colored Tennessee marble; wainscots, desk fronts and walls in the elevator hall are of rose-gray marble. The decorative ceiling light units are equipped with duotone fluorescent tubing.

THE SHELBORNE HOTEL, MIAMI BEACH



FREESTANDING STAIRS TO MEZZANINE have an etched clear plastic balustrade and aluminum handrail



THE DINING ROOM is built on two levels so that those at the back have an unhindered view of the ocean

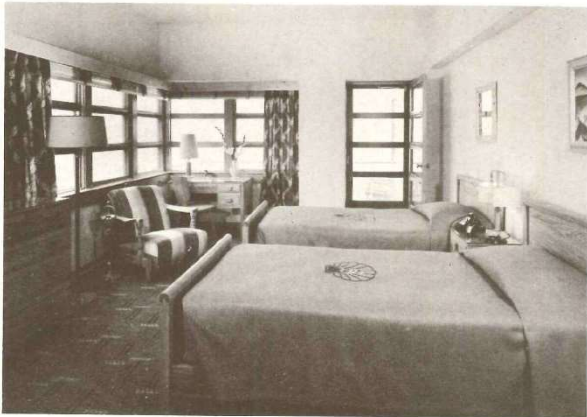
THE SHELBORNE HOTEL, MIAMI BEACH



THE COCKTAIL ROOM, decorated with Mayan drawings in primary colors



THE MEZZANINE LOUNGE opens onto the open deck above the dining room



Photos by Ernest Graham

TYPICAL FRONT ROOM opens onto a private balcony—a facility that has proved highly popular with the clientele. Sashes are of wood, of the awning type

APPENDIX B

PERMIT CARDS

USAFTTC

SHELBOURNE HOTEL
Owner Hatfried, Inc.

Mailing Address 5000

Permit No. 14047

Cost \$ 300,000.00

Lot 1, 2, & Block 1
13, 14

Subdivision FISHER'S FIRST Address 1801 Collins Avenue

General Contractor DeWilton Espenship

Bond No. 2370 3234-19-002
Engineer R. A. Belsham

Architect Palevitsky and Russell

Zoning Regulations: Use RE

Area 12 & 16

Lot Size 100.2 X 400.

Building Size: Front 90'

Depth 179'

Height 160'

Stories 14

Certificate of Occupancy No.

Use HOTEL -- 152 rms, & 1 apt in penthouse

Type of Construction C B S

Foundation Concrete piling

Roof Comp.

Date May 13, 1940

Plumbing Contractor

13459 - Fixzit System..... 2-

Sewer Connection

Date

Temporary Closet May 20, 1940

Plumbing Contractor # 13868

Fixzit System

Date Aug. 6, 1940

Water Closets 168

Bath Tubs 152

Floor Drains

Swimming pool outlets .. 9,

Lavatories 173

Showers 12

Grease Traps

Urinals 1

Sinks 14

2727

Drinking Fountains 1

Gas Stoves

METRO ORD. # 15-14

Gas Heaters

Rough Approved

Date

Gas Radiators

RECERTIFICATION DATE: 5/5/81 RKM
Gas Turn On Approved

Gas Turn On Approved

Septic Tank Contractor

Tank Size

Date

Oil Burner Contractor # 13845
14364

Florida Fuel Oil Company
" " " "

Tank Size

1,000 gal tank
1,000 gal tank

Aug. 1, 1940
Date Oct. 18, 1940

Sprinkler System

Electrical Contractor # 15153

Ace Electric Company

Address 100 outlets

Date June 25, 1940

Switch 520

16964

Ace Electric Company

Range 2, Motors 20, 6, Fans

Temporary Service... June 25, 1940

OUTLETS Light 892

HEATERS Water

and 5,

15152 Ace Electric Company

Receptacles 790

Space

Centers of Distribution 55,

Appliances 8,

Refrigerators 3,

Irons 2,

Sign Outlets 23,

No. FIXTURES 892,

Electrical Contractor

Date

FINAL APPROVED BY

Date of Service

Alterations or Repairs - OVER

ELECTRIC * # 15898 Florida Power & Light Company --

1 Transmitter installation - Oct. 6, 1940 - OVER

returned to owners

ALTERATIONS & ADDITIONS

Building Permits: # 14237 - 1 Swimming Pool (concrete) \$ 7,000:: June 24, 1940
 (suction line and drain line for this pool not included in this permit)
 DeWilton Espenship, contractor: Igor Polevitsky, architect:

15196 -- 30 Cabanas - accessory use to the hotel -- \$ 7,500:: Dec. 9, 1940
 Polevitsky, architect: Owner builds.

15622 Pergola and driveway - S.C.Davis Constr. Co. \$ 7,200:: May 8, 1941

16336 Concrete Pole sign - Polevitsky & Russell, architects: \$ 800:: Oct. 23, 1941

19799 Painting - Fox & Griner, painters \$ 4,800:: March 10, 1945

21083 Painting walls & ceilings only - Henry Angelo, painter \$ 1,600:: Oct. 24, 1945

21178 Paving Terrace only - S.C.Davis, contractor. \$ 2,500:: Nov. 1, 1945

21285 Furniture painting - Taplin Furniture Company \$ 4,000:: Nov. 10, 1945

Plumbing Permits:

14855 Alex. Orr, Jr. 1 Steam boiler December 24, 1940

14816 Fixzit - 2 water closets, 3 lavatories, 28 showers, 1 urinal, Dec. 18, 1940

16423 Fixzit - 1 grill Dec. 17, 1941

16502 Miami Bottled Gas Company - Set gas tank Jan. 10, 1942

18797 Markowitz Bros: 2 sinks, 2 floor drains, 2 gas ranges, Nov. 23, 1945

Electrical Permits: #17399 Morgan Neon Sign Co. 3 neon transformers July 29, 1941

17781 State Electric Co: 75 light outlets, 75 fixtures, 1 motor & 2 centers, Oct. 18, 1941

18947 1 rectifier for telephone - - - - - December 4, 1942

19359 Ace Electric - 10 light outlets - - - March 3, 1943

19503 USAAFTTC 1 switch outlet, 16 receptacles, - temporary fire alarm, July 3, 1943

20816 Neon Sign Service - 1 neon transformer - Dec. 20, 1944

21034 Otis Elevator Company - 1 motor - May 11, 1945

21362 ARMY 1 switch outlet, 1 refrigerator, 15 bell transformers - Restoration - Oct. 4, 1945

5000

ALTERATIONS & ADDITIONS

Building Permits: # 21313 Rearrange kitchen - new diving platforms - no new additions:
Albert Anis, architect: S.C. Davis, contractor: \$ 2,000:: Nov. 13, 1945

21573 -- 12 Cabanas (canvass with wood floors) 1 Store room 12 X 16 \$ 1,500:: Dec. 10, 1945
Approved City Council- Dec. 5, 1945 - Albert Anis, architect: S.C. Davis

23224 Painting - outside - T. Goddard, painter ... \$ 5,000: Oct. 1, 1946

25739 Enclosing Terrace for Penthouse - I.B. Polevitzky, architect: R.A. Belsham, engineer:
Taylor Construction Co., contractor: \$ 6,000..... Oct. 22, 1947

27252 Painting sash - outside - Thomas Goddard \$ 3,000.... May 14, 1948

31662 Painting - outside - Thomas Goddard, contr. \$ 1,000.... Dec. 8, 1949 -

#14944-Chastain Fence Co. - 139' of 6' chain link with 3 strands-\$1280-5-3-79

Plumbing Permits: # 15938-Eddys Painting-Pressure cleaning and paint exterior-\$38,000-11-6-79
18972-Markowitz-2 sinks, 2 grease traps, 1 floor drains-----12-21- 45

#55739-A & T Plumbing- repl. sump pump ejec.-2-3-78

#56227-A and T Plumbing- repair oil line-10-13=78

#56611-A and T Plumbing-oil change pipe-11-1-78

#58902 Shelborne/sewer utility/10-1-80

#58957 Silver Plumbing/general repairs/10-14-80

12-2-80/#59036/2 floor drain, 4 laundry tray, 4 indirect wastes/\$30/All Temp Plumbing

12-10-80/#59058/2-1/2 riser 7th fl. repipe 14 bathrooms/All Temp Plumbing/\$224

Electrical Permits: # 23575 Astor Electric: 1 switch outlet, 3 light outlets, 3 fixtures, 12/19/46

26341 Astor Electric Co: 36 receptacles - May 21, 1948

26678 Astor Electric: 30 Centers of distribution, July 2, 1948

26920 Astor Electric: 1 temporary service- August 6, 1948

27022 Astor Electric: 1 switch outlet, 1 receptacle, violation s- August 19, 1948

building permit 17-7-Re-roof 8 sqs-\$1800-2-6-80

#20009--Gelfond Roofing Inc.--Reroofing of 17th floor roof, built-up roof 4 #30 lb coated installation--\$13,100.00-4/1/31

ALTERATIONS & ADDITIONS

Building Permits:					
#	31925	Air conditioning for lobby and mezzanine-	James M. Owens, engr.:	Winters-Becker Corp., contr.	\$ 9,525 Jan. 27, 1950
#	33261	Wet sandblasting -	Taylor Construction Co.		\$ 1,000 Aug. 3, 1950
#	34166	Re-roofing -	Giffen Industries, Inc.		\$ 1,081 Nov. 15, 1950
#	34521	Sign on canopy - All over City Property	-Approx. 33 cu.ft.-	Neon Sign & Service, contr.	\$ 500 Dec. 8, 1950
#	35595	Painting, outside -	Owner		\$ 11,000 April 17, 1951
#	35749	Roof repair -	Giffen Industries, Inc., contr.		\$ 1,338 May 4, 1951
#	39101	Addition & alterations to lobby-	Entrance & temporary exit door on South side- 70'x68'x21'-1story-#1 CBS-Concrete Piling-I.B.Polevitzky, arch:Richard A. Beisham, engr.:	Louis Plaks, contr.	\$ 60,000 August 4, 1952

Bond # 5398

Plumbing Permits:

#59349--All Temp Plumbing--2 Heater 42000 BTU, 1 Sump Pump--3/17/81

Electrical Permits:				
#	32141	Astor Electric:	4 receptacles, 1 center of distribution-	Sept. 13, 1950
#	32870	Neon Sign & Service;	2 Neon transformers,	Dec. 8, 1950 Meginniss 3/6/51
#	35992	Astor Electric Co:	4 receptacles, 2 light outlets, 65 fixtures-	1/17/52 -OK-HOR 8-19-52
#	41639	Jones Electric Co:	1 switch outlet, 1 light outlet..	April 5, 1954 OK, Meginniss 7/10/56

ALTERATIONS & ADDITIONS

Building Permits: # 39281 Painting - Thomas Goddard, contr. \$ 500...Aug. 25, 1952

NOT Built---# 39435 Foundations? Addition of 37 hotel rooms & 37 efficiency apartments- 39' x 150' x 70'-
7 stories- #1 Fireproof, construction - Concrete Piling foundation - Built-
up roof - Igor Polevitzky, arch: R.A. Belsham, engr.: Louis Plaks, contr.
Bond # 5398 \$ 370,000..Sept. 10, 1952

39669 Air conditioning unit 75 ton - Plans on file- Miami Roofing & Sheet Metal Co., contr.
OK, al Plaag, 1-12-53 \$46,000...Oct. 6, 1952

42828 Flat Wall Sign, Channel Letters, on Canopy Edge, 50 sq ft: Acolite Neon Sign Co:
\$ 1,000: Oct. 5, 1953

45483 Marks Brothers: WRECKING OLD FRAME CABANNAS NORTH SIDE OF L.F.: \$ 1,000 Aug 12, 1954

Plumbing Permits: # 34002 KiserWell Drilling: One 8" well supply - Oct. 6, 1952

34131 Fixzit System: 1 Sewer-size 8", 7 water closets, 8 lavatories, 2 urinals,
8 floor drains, 3 down spouts-roof drains 11-3-52

Electrical Permits# 37426 B. & W. Electric: 1 temporary service - Aug. 29, 1952 OK, H.Rosser, 10/30/52

37720 B & W Electric Co: 22 switch outlets, 49 receptacles, 107 light outlets, 107 fixtures,
4 fan outlets, 22 centers of distribution, 1 service-equipment, 1 sign outlet, 9 motors
Oct. 7, 1952

40572 Acolite Neon Sign Co: 2 Neon Transformers: Oct 5, 1953

Owner SHELBORNE HOTEL

Lot 1,2,13,14 Block 1

Subdivision Fisher's 1st

General Contractor Louis Plaks

Architect I. B. Polevitsky

5000

Zoning Regulations:

Use RE & REE

Area 12 & 15

Building Size:

Front

Depth

Certificate of Occupancy No. #2575 Dec. 27, 1954

Type of Construction CBS I

Foundation Spread Footing

Permit No. 45506

Cost \$125,000.00

Address 1801 Collins Ave.

Bond No.

Engineer R.A. Belsham

Lot Size

Height

Stories

Use ADDITION TO DINING ROOM & LOBBY; 38-2 STORY cabanas & pool - 30' x 75'

Roof Flat

Date Aug. 13, 1954

PLUMBING Contractor #36386 Fixzit System Co.

Sewer Connection

Date Sept. 16, 1954

Temporary Water Closet

Water Closets 6

Lavatories 8

Bath Tubs

Showers 38

Urinals 4

Sinks 5

Dish Washing Machine 1

Laundry Trays

Laundry Washing Machines

Drinking Fountains 1

Floor Drains 7

Grease Traps 1

Safe Wastes 6

Swimming Pool Traps

Steam or Hot Water Boilers

ROUGH APPROVAL Cox 10-26-54

FINAL APPROVAL Cox 12-27-54

Down Spouts

Wells

GAS Contractor

Gas Ranges 2

Gas Water Heaters

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables 1

Gas Broilers

5 gas boosters

GAS Rough APPROVAL

GAS FINAL APPROVAL

Date

Gas Frylators 2

Gas Pressing Machine

Gas Vents for Stove

AIR CONDITIONING Contractor #45778 Miami Roofing: 1-34 ton unit system- \$7500- 9/13/54 OK 12/27/54 Plaag

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor #42768 B & W Elec.

Date Aug. 17, 1954

OUTLETS Switches 54

Lights 184

Receptacles 62

Ranges

Irons

Refrigerators 1

Fans

Motors 7

Appliances 16

Temporary Service

Neon Transformers

Sign Outlets

Meter Change

Centers of Distributions 6

Service 1

Violations

HEATERS Water Space

FIXTURES 184

Electrical Contractor

Date

FINAL APPROVAL

By Rosser

Date 12-27-1954

ALTERATIONS & ADDITIONS

Building Permits: #46079 T & T Painting: Interior Painting- \$2000- Oct. 15, 1954
#46901 Claude Neon Sign: Sign 4' x 6' - \$300.00 - Feb. 9, 1955
#48684 T & T Painting: Exterior Painting & part of Interior - \$10,000- Sept. 27, 1955

Plumbing Permits:

#46872 Morgen Plbg. 1 swimming pool piping replace main drain 11/13/68

Electrical Permits: #43950 Claude Neon: 2 Neon Transformers - Feb. 9, 1955
#80203 5/7/85 J.C. Elect - 1 receipt

Partial plans subject to #1.02.02.07 Completed plans now on file.

Owner Shelborne Enterprises, Inc.

5000

Permit No. 53425

Cost \$750,000.00

Lot 1,2,13,14 Block 1

Subdivision Fisher's First

Address 1801 Collins Ave.

General Contractor Cal Kovens Construction Corp.

Bond No. 6351

Architect Morris Lapidus

Engineer Channing

Zoning Regulations:

Use REE

Area 12-15

Lot Size

Building Size:

Front 90

Depth 150

Height 90 1/2

Stories 8

Certificate of Occupancy No. #3477 March 14, 1958

Use 103 ROOM ADDITION, COFFEE SHOP

Type of Construction CBS I

Foundation Concrete Piling

Roof Flat

Date May 31, 1957

PLUMBING Contractor Dade Plumbing #39827

Sewer Connection 1

Date Sept. 9, 1957

Temporary Water Closet

Water Closets 112

Swimming Pool Traps

Down Spouts 6

Lavatories 111

Steam or Hot Water Boilers

SUPPLY Wells- 2 (8")-#40090 Kiser
Plbg. - Dec. 2, 1957

Bath Tubs 103

ROUGH APPROVAL

FIRE STANDPIPES - 2

Showers 2

FINAL APPROVAL OK 2/28/58 Cox

Urinals 4

Sinks 8

Dish Washing Machine

GAS Contractor

Date

Laundry Trays

Gas Ranges

Gas Frylators

Laundry Washing Machines

Gas Water Heaters

Gas Pressing Machine

Drinking Fountains 2

Gas Space Heaters

Gas Vents for Stove

Floor Drains

Gas Refrigerators

Grease Traps

Gas Steam Tables

Safe Wastes

Gas Broilers

GAS Rough APPROVAL

GAS FINAL APPROVAL

AIR CONDITIONING Contractor

#39556 Alex Orr: 2 Temp. Water Closets- June 11, 1957 (Will be removed when job is finished)

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor Max Belin #50917

Date September 23, 1957

OUTLETS

Switches 280

Ranges 4

Temporary Service 1 (#50088) --- 6/11/57 OK 3/13/58 Meginnis

Lights 800

Irons 4

Neon Transformers

Receptacles 680

Refrigerators 4

Sign Outlets

T.V. - 103

Fans

Meter Change

HEATERS

Water

Motors 70 (1HP), 25 (2-5HP)

Centers of Distributions 8

Space

5 (6-10HP), 2 (11-25HP)

Service

Appliances 6 (over 25HP)

Violations

FIXTURES 1000

Electrical Contractor

Date

#50206 Max Belin: 20 light outlets, 20 fixtures, 1 motor (over 25HP) - 6/25/57 OK

3/13/58 Removed - Meginnis

FINAL APPROVAL

By Meginnis

Date 3-13-58

spot Survey - TJE
Zoning Board granted extension of size of marquee from 20' sq. to circular area as design. on plans on June 25, 1957 * See over.

Lot

Block

Subdivision

5000

ALTERATIONS & ADDITIONS

Building Permits:

- #54446 Fuel Oil Equipment Co: 1 - 4000 Gal. fuel oil tank underground - \$350- 9/13/57
 #54709 Otis Elevator: 2 Passenger Elevators - 10 Floors - \$89,000.00 - 10/23/57
 #55121 Claude Southern: 2 signs on opposite sides of cantilever over driveway- "Shelborne"- 22 sq.ft-
 11 sq. ft. each - \$650.00 - Dec. 4, 1957
 #55122 Claude Southern: Flat wall neon sign - "Shelborne"-177 sq.ft- \$1600- 12/4/57
 #53170 Hill Fork Sales: 1 - 300 ton pkg air conditioner- \$90,000 - Dec. 6, 1957 OK 4/22/58 Plaag
 #55177 Dade Service Corp: Install 7½ ton, 1 HP air conditioner, & walk-in boxes - \$5000 -
 Dec. 12, 1957 OK 4-22-58 Plaag
 #55426 Eastern Elevator: Dumbwaiter in the kitchen - \$2800- Jan. 23, 1958

Plumbing Permits:

- #40152 Dade Plbg: 4 gas ranges, 2 gas ovens, 2 steam tables, 2 broilers, 2 frylators-12/23/57OK 2/28/58OK

Electrical Permits:

- #51330 Claude Southern: 7 Neon Transformers - Dec. 4, 1957
 #51331 " " : 2 Neon Transformers - Dec. 4, 1957
 #51408 Max Delin: 1 Service Temporary - December 19, 1957
 #40 #51518 Eastern Elevator: 1 Motor (1HP)- Jan. 23, 1958

variance be granted to permit construction of semi-circular marquee at the Collins Ave entrance of Shelborne Hotel as shown on the Lobby Floor Plan of Drawing No. 0, prepared by Architect Morris Lapidus and filed with the board. (7/25/57), & that a **ALTERATIONS & ADDITIONS** variance be granted to permit exit and entrance facilities from Collins Ave. to the lower lobby vestibule of the Shelborne Hotel as shown on the lower lobby floor plan of Drawing No. 0, prepared by Morris Lapidus & filed with the Board. (8/1/57) See zoning file

Building Permits: #61176 Goddard Painting Co.: Exterior painting, \$2,000, 2/5/60

#64612 T & T Painting Co.: Paint west wall - \$950. - April 17, 1961

#65577 Giffen Industries Inc.: Reroof over rooms 940 and 941 - \$650. - 8/8/61

#65838 T & T Painting: Exterior Painting - \$7800 - 9/12/61

#67658 Giffen Industries, Inc.: Reroof - \$1950. - 7/18/62

#69381 Snapp, Inc.: Gunitite diving tower - \$750. - 5/20/63

#70805 T & T Painting & Decorating Co.: Exterior and interior painting - \$850. - 12/18/63

#71070 J. C. Carruth: Reroof 1 section of penthouse - \$275. - 2/12/64

#73646 Cole and Schmidt: Alterations - Snack Bar - \$2500 - 3/3/65 OK Brown 4/19/65

#73968 Richard A. Weiss: Waterproof south side building - \$200 - 4/30/65

PLUMBING PERMITS: #45471 Peoples Gas: 1 gas coffee urn - 8/23/66

Plumbing Permits

Building Permits, continued:

#76632 Harry Klein: Paint exterior - \$10,700 - 7/13/66

#78690 Carruth Roofing Co., Inc.: Reroof - 18 squares - \$1785 - 8/1/67

#78971 Claude Southern Corp.: 4' x 8' pole sign. Interchangeable letters. \$600.00 9/20/67

#81453 Brady Roofing & Sheet Metal, Inc. \$3500.00 Re-roof 60 squares 11/26/68

#83230 Brady Roofing & Sheet Metal: Roofing repairs 10 squares \$1500 11/3/69

Electrical Permits:

#51657 Max Belin: 1 switch outlet, 3 receptacles, 1 light outlet, 1 fixture, 1 sign outlet - 3/3/58 OK

3/13/58 Removed Meginniss

#62075 Astor Elec. Serv. Inc.: 1 switch outlet; 2 light outlets; 3 receptacles; 2 fixtures - 3/30/65

#65083 Claude Southern Corp.: 2 sign ballasts. 9/21/67

Lot

Block

Subdivision

5000

ALTERATIONS & ADDITIONS

Building Permits: #00592-Brady Roofing-Reroof-\$2500.00-2-17-72

#01862-Jimmys Painting, Inc.-Paint Exterior-\$22,520-10-3-72

#2939-Superior Steam Service- heat exchanger-\$1500-4-5-74

FILE NO: 997 Applicant requests permission to erect an air conditioning water cooling tower at the street level and within the required 15 ft. side yard setback. DEFERRED FOR A FULL BOARD - APRIL 4, 1975

#07145-Shelboree Hotel-Owner-Maintenance, painting and minor repairs-\$4000-4-14-75

FILE NO: 997-A Applicant requests permission to erect an air conditioning water cooling tower at the street level and within the required 15 ft. side yard setback: (Owner, Sam Friedland) BOARD OF ADJUSTMENT DEFERRED for meeting with John Bergacker; r. of Public Works and Leonard Rivkind, owner of the Raleigh Hotel. MAY 2, 1975

FILE NO: 997-B Applicant requests permission to erect an air conditioning water cooling tower at the street level and within the required 15 ft. side yard setback. BOARD OF ADJUSTMENT ON AUGUST 1, 1975 DEFERRED FILE.

Plumbing Permits:

#49248-Morgen Plumbing- Fire Sprinkler-7-3-72

#49677-Peoples Gas System- 1 gas outlet and conn. fryer-1-24-73

#50366-Harold G. Jaffer, Inc.- 1 swimming Pool supply well-11-19-73

#51314-Morgen Plumbing-re-worked gas line-7-16-74

Electrical Permits:

#72066-Ocean Electric- 9 receptacles 3 ft strip- 28 fixtures-4-9-75

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits: FILE NO: 997-C Applicant requests permission to erect an air conditioning water cooling tower at the street level and within the required 15 ft. side yard setback. BOARD OF ADJUSTMENT DENIED WITHOUT PREJUDICE 10/3/75

FILE NO: 997-D Applicant requests permission to erect an air conditioning water cooling tower at the street level and within the required 15 ft. side yard setback. BOARD OF ADJUSTMENT ON NOVEMBER 7, 1975 GRANTED.

Plumbing Permits:

#54842- A & T Plumbing- 3 heater-new installation-5-11-77

#54899-Peoples Gas-meter set(gas)-6-6-77

Electrical Permits:

#72689-Caribbean Electric- 45 bell, 30 pull station; 1 central panel-10-22-75

juv

LOT _____

BLOCK _____

SUBDIVISION

5000

ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits:

- 4/13/81 - #M05172 - The Poole & Kent Co. - 3 fan coil units - \$37.00
#M05683 3/17/82 All Temp Inc. - 2 air cond central (hotel val 162,000. 2 replacement)
#M05921 9/28/82 All Temp Inc. - 2-150 ton cooling towers replacement value 32,000.
8 3238 1/4/83 Super Stone Install remove and replace existing slab retop area with chatt as per plans \$7,000.
#24910 1/9/84 Tropical Roofers Inc - reroof 90 sqs \$30,000.
#24990 2/2/84 Tropical Roofers - reroof 18 sqs use driveway \$2,000.
#25135 3/19/84 Tropical Roofers Inc - reroof 50 sqs (will not cross sidewalk-using crane) \$15,000.
-

Plumbing Permits:

- 4/16/81 - #59417 - All Temp Plumbing - repipe bathroom, repipe riser - \$120.00
#59746 8/31/81 Alltemp Plumb - 1 set bath tub repipe, 1 repipe lavatory, 1 repipe water closet, 1 b Q gas range
~~2/4/82~~ #60040 2/4/82 All Temp Plumb - pipe replacement
-

Electrical Permits:

BLD9 over

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits: #M06968 9/20/84 All Temp Inc - 1 A.H. U air cond central replacement for hallways hotel

#26668 3/19/85 P. Chavez exterior painting white \$44,475.

#27332 8/23/85 Germain Canvas & Awning Co - install awning canopy over entrance to ground floor entrance to basement \$1,200.

#28863 7/16/86 owner temporary construction fence per plans 181 l.f. \$400.

#30049 3/24/87 John O. Gonzalez exist, place tile on pool deck - repair door, cabanas, interior paint only \$1,000.

#5253 - Certificate of Occupancy - 10-16-87 - Emerald International Invest., Inc.

Plumbing Permits:

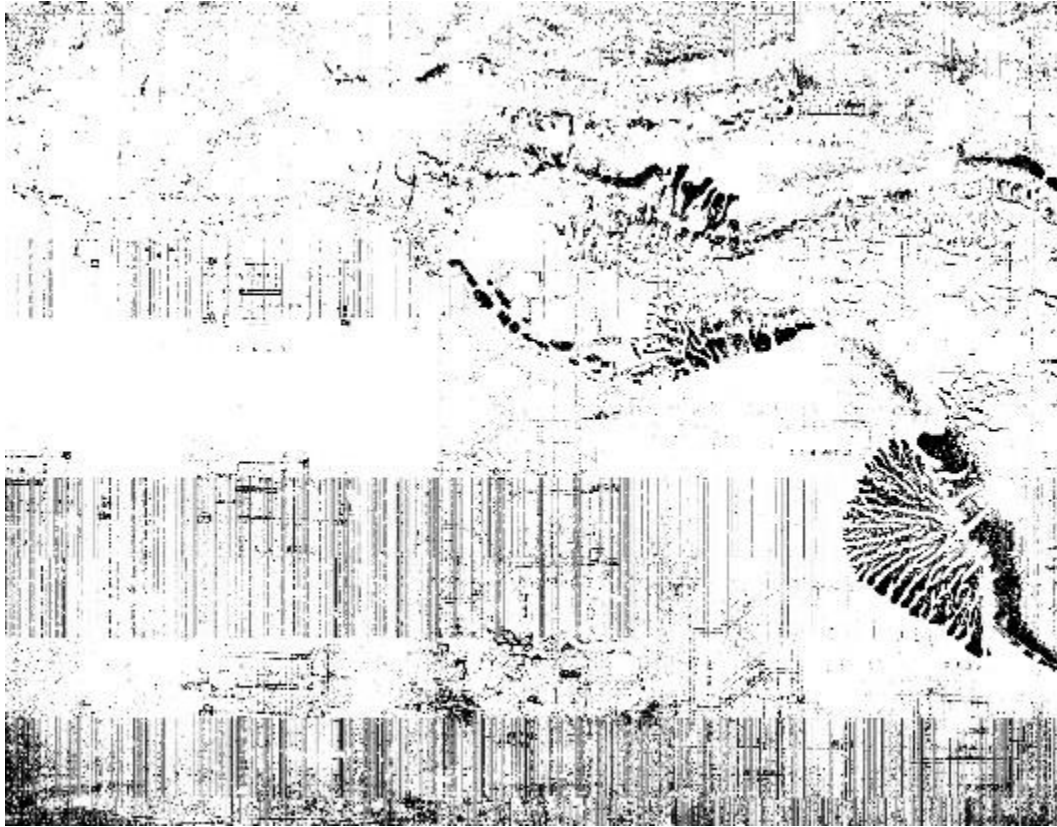
Electrical Permits: #79814 10/25/84 AR-OL Elect - light outlets emergency (93)

#80837 2/10/86 Ocean Elec - 10 kw heater for dishwasher spec purpose, 9 fixtures

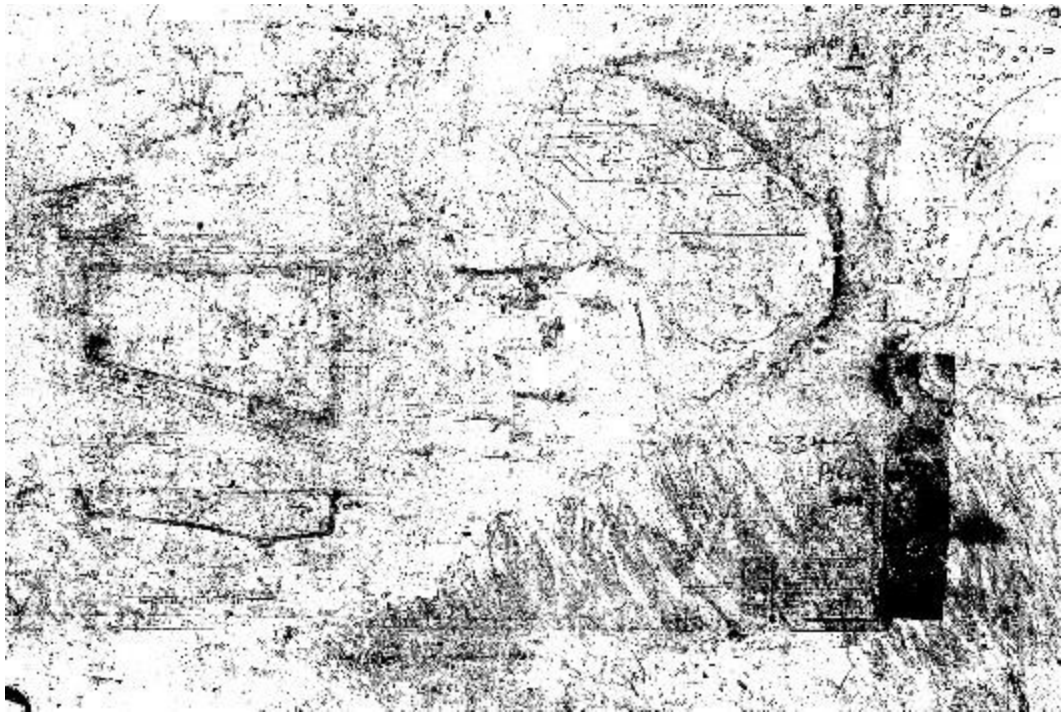
APPENDIX C

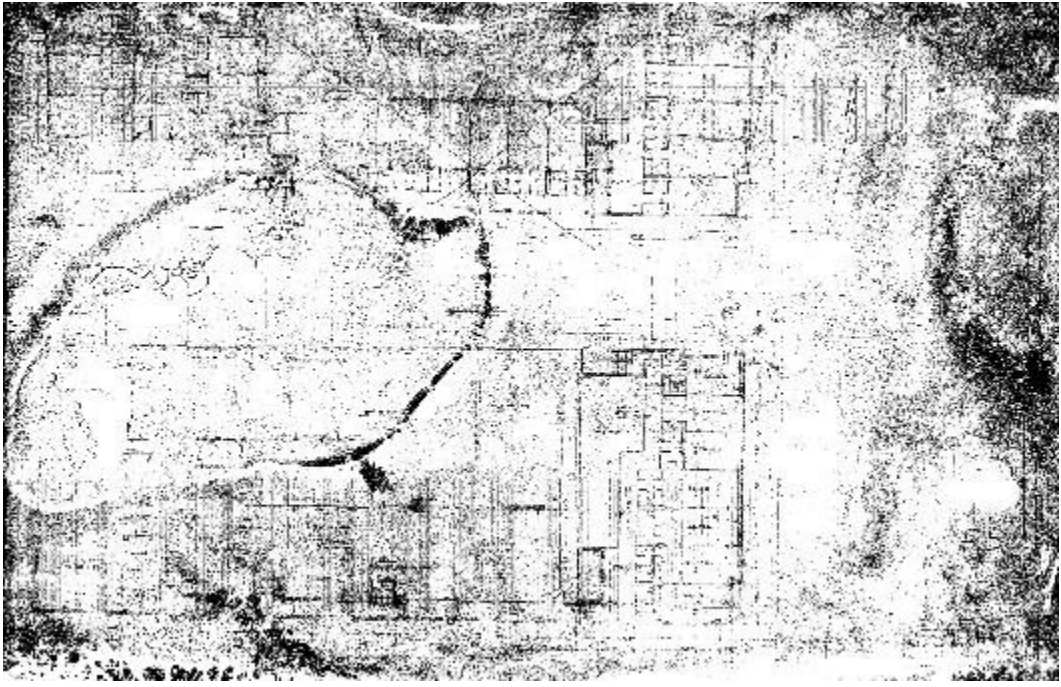
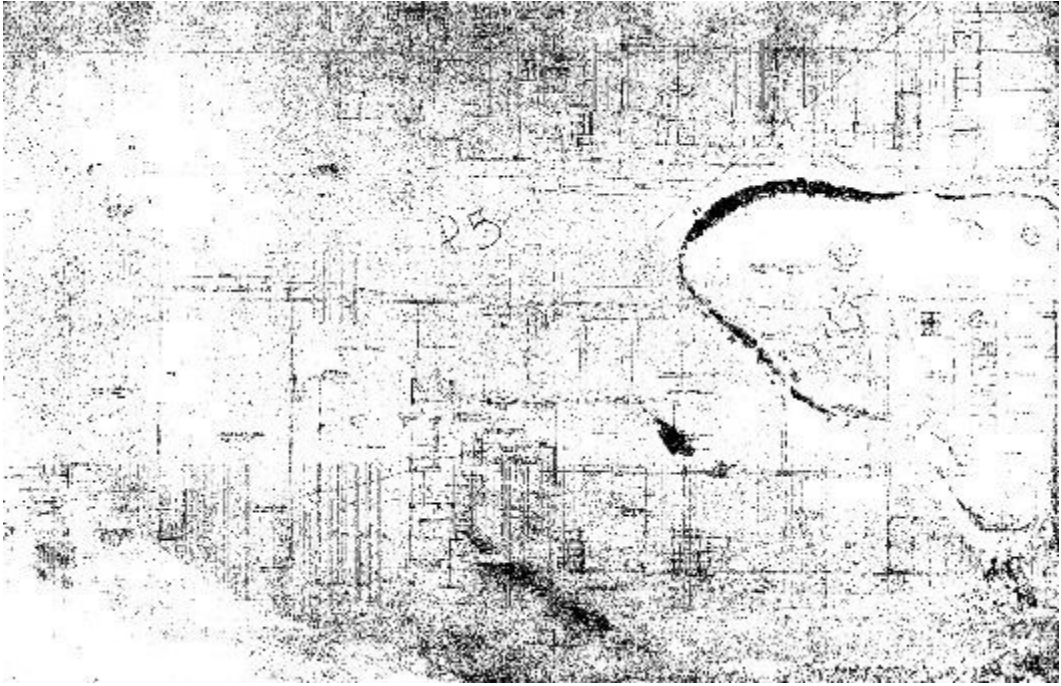
MICROFILMED DRAWINGS

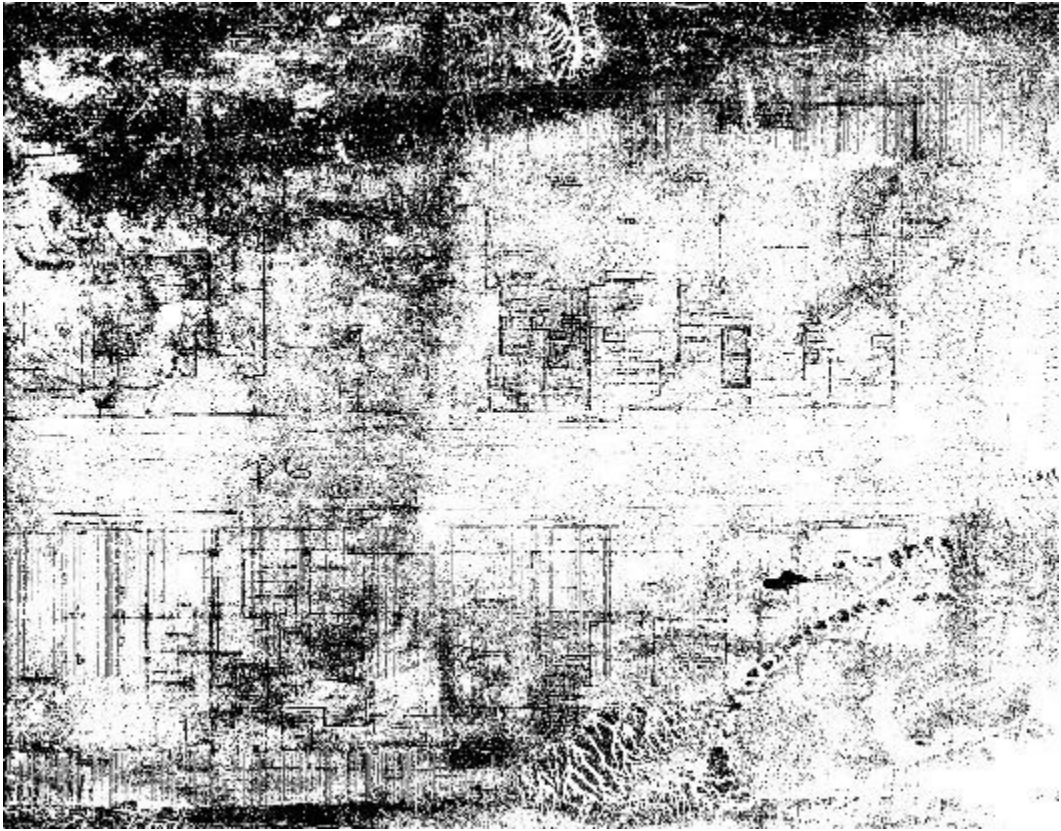
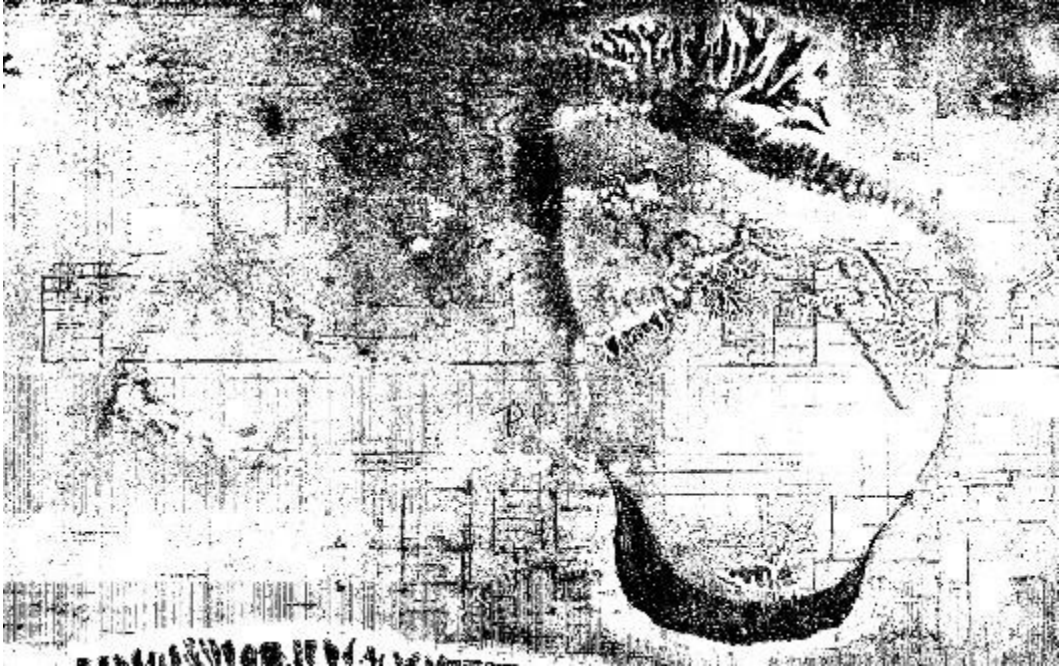
NOTE: The following drawings appear to be from the 1958 addition to the Shelborne Hotel. They are included, although much is illegible. The drawings are presented in the order received.

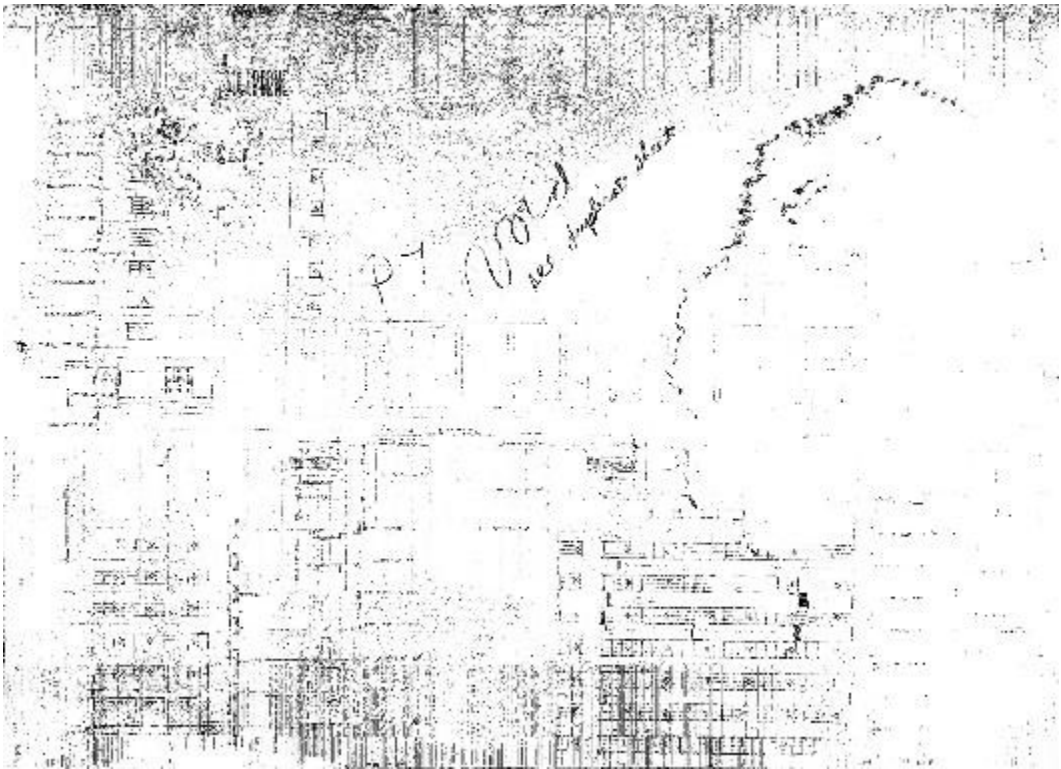
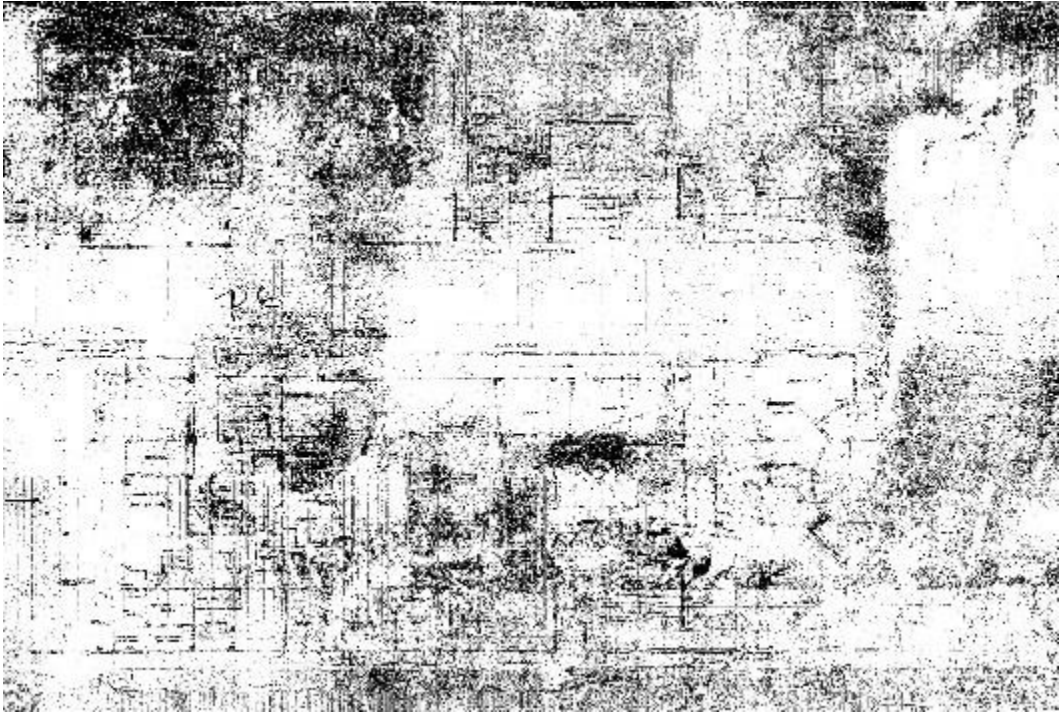


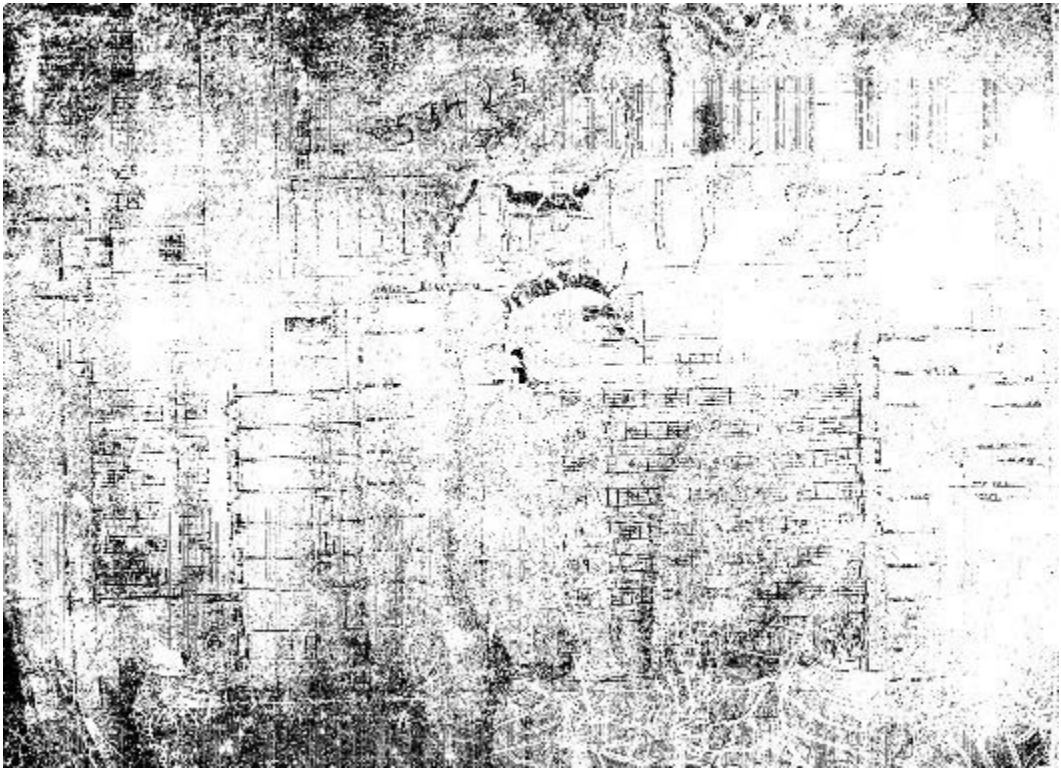
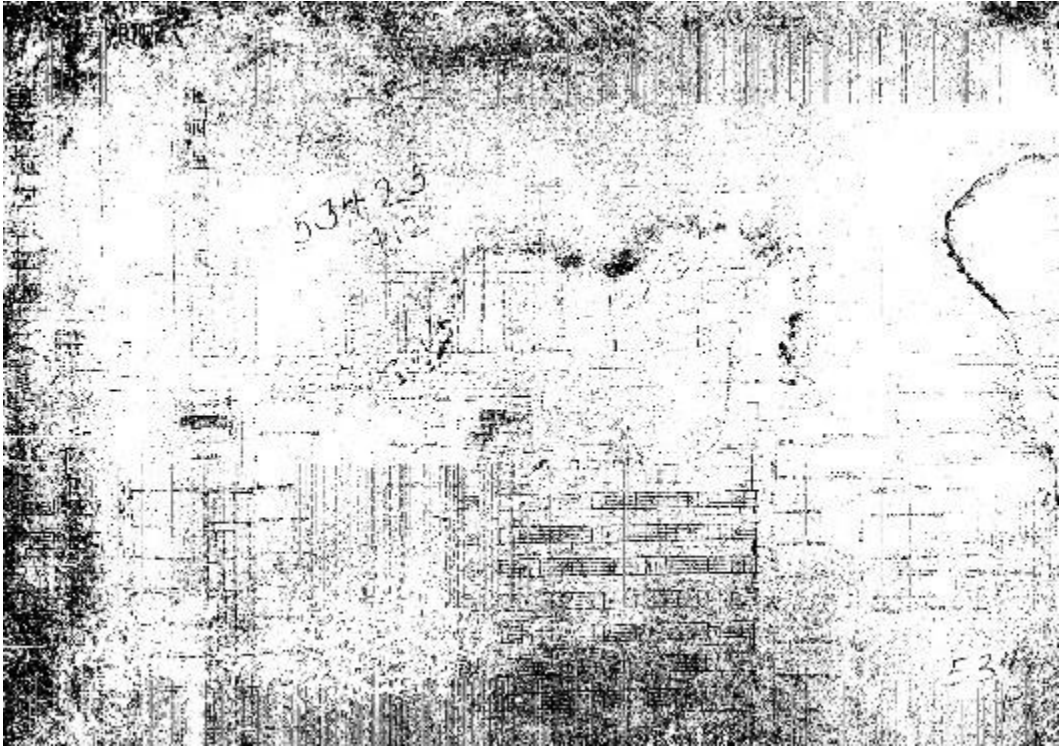


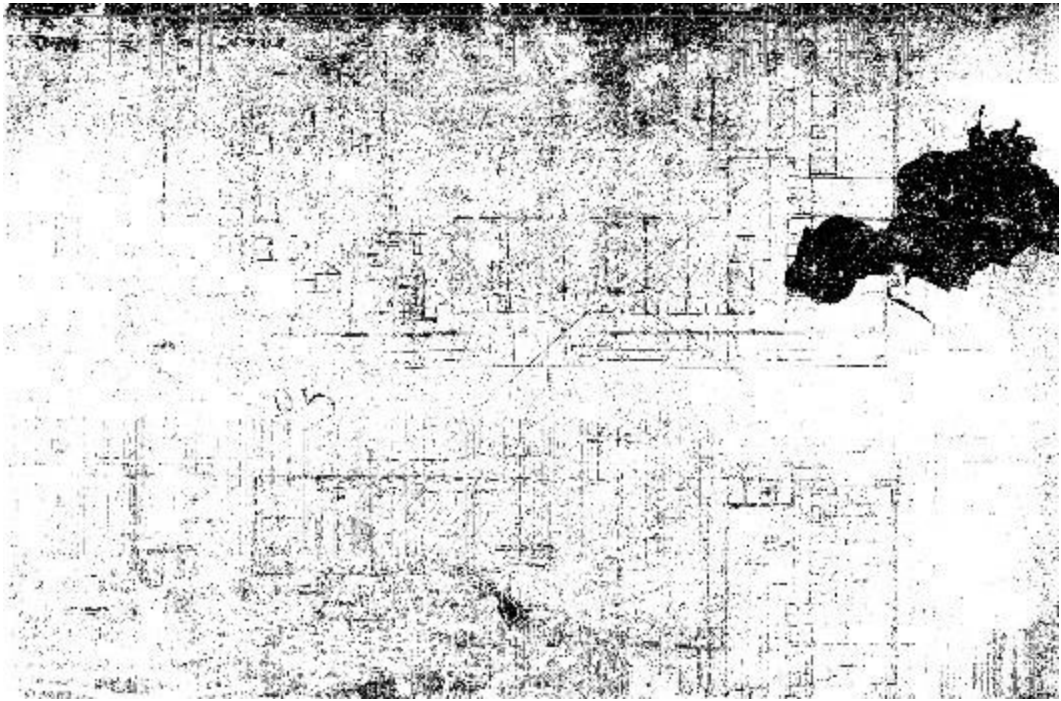
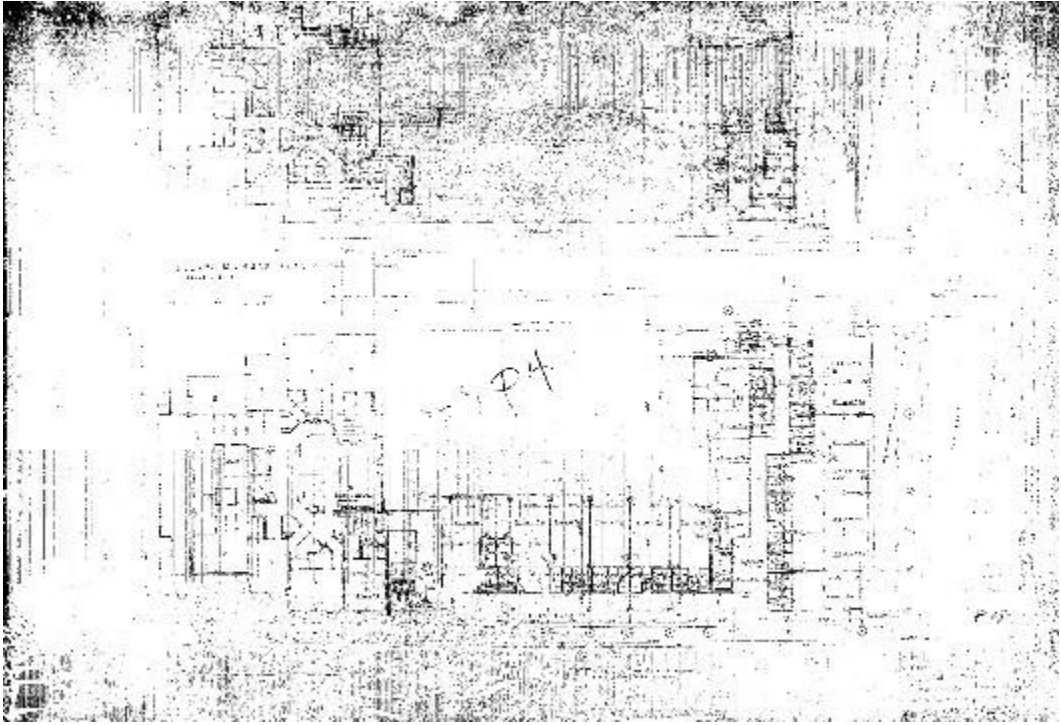


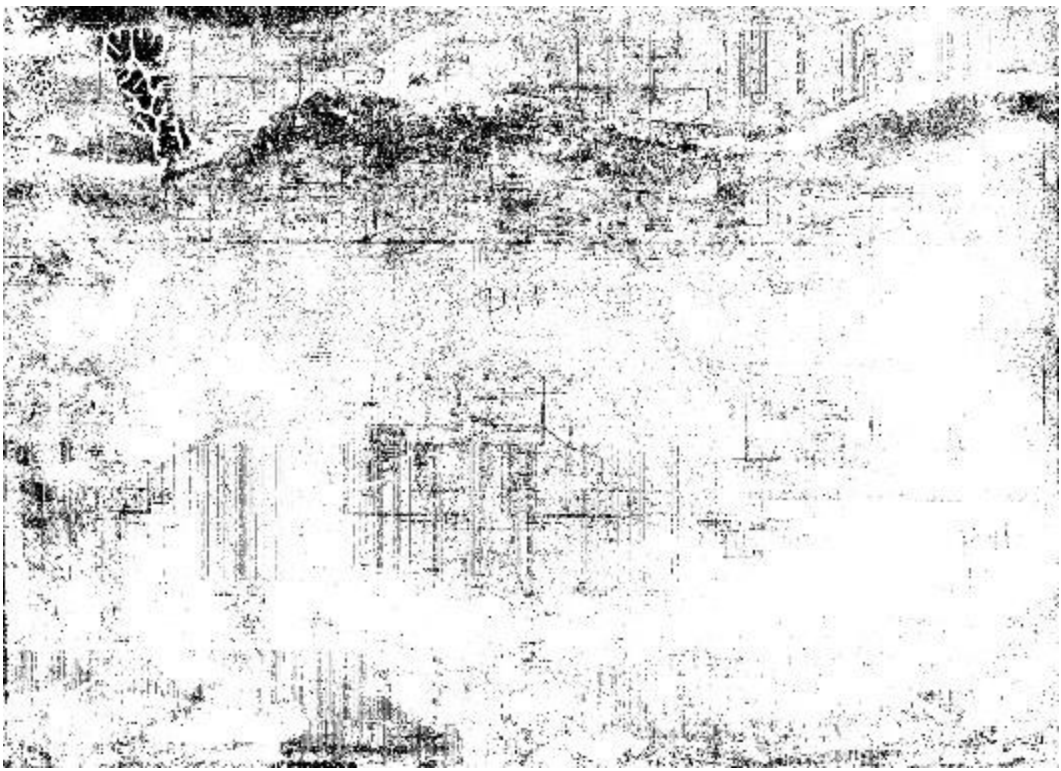
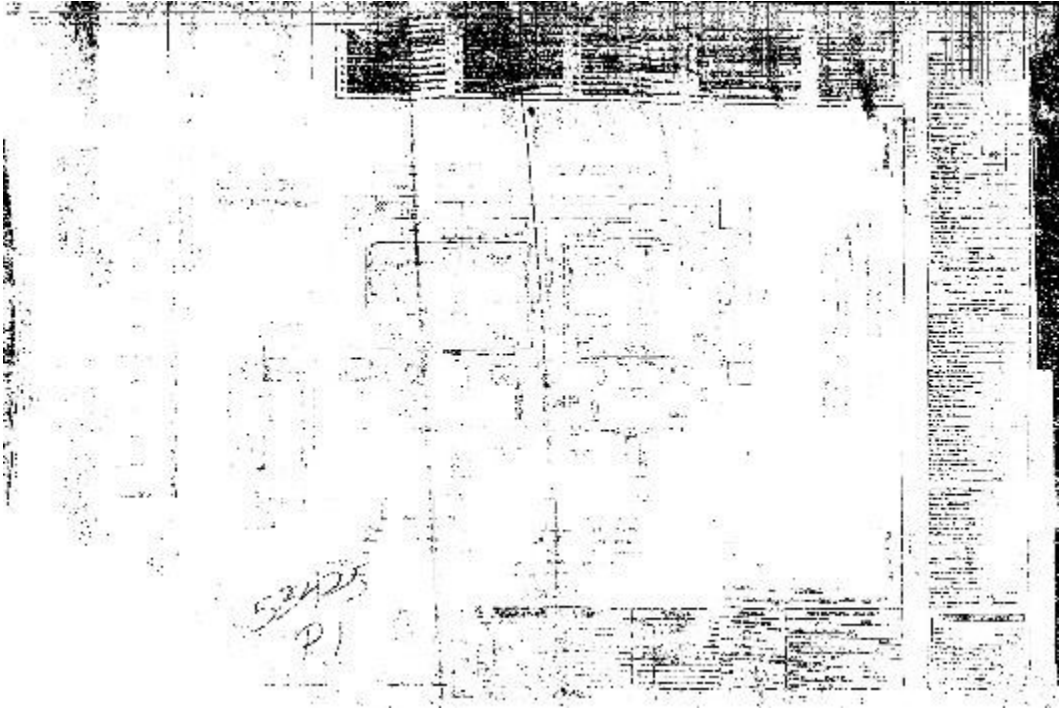


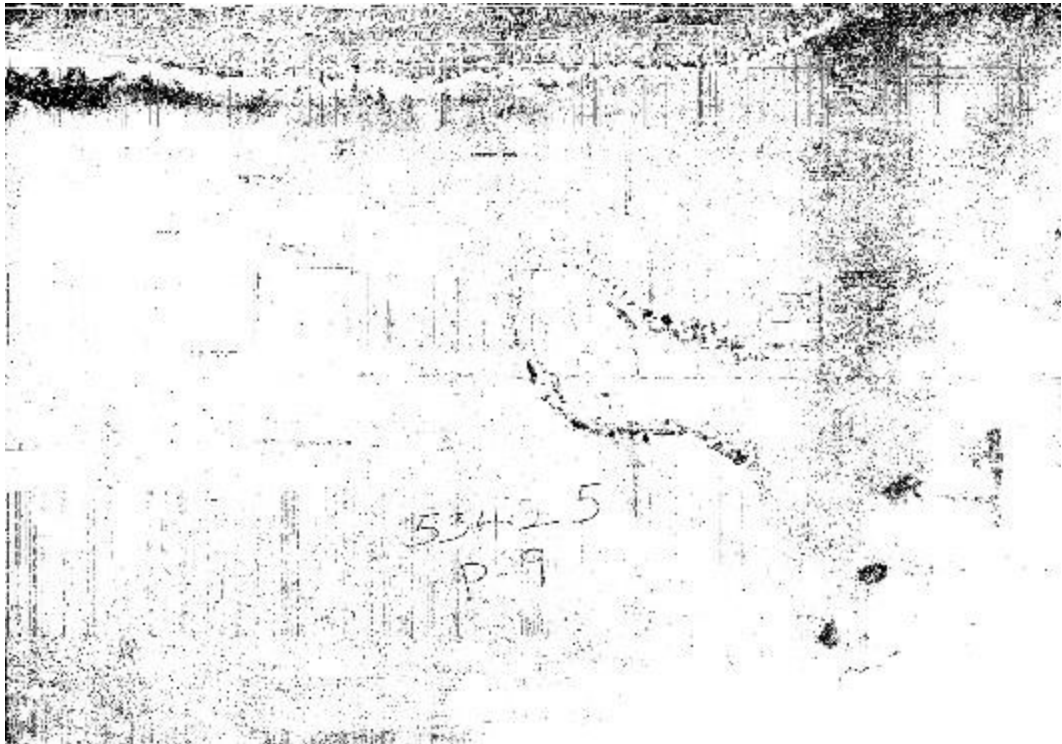
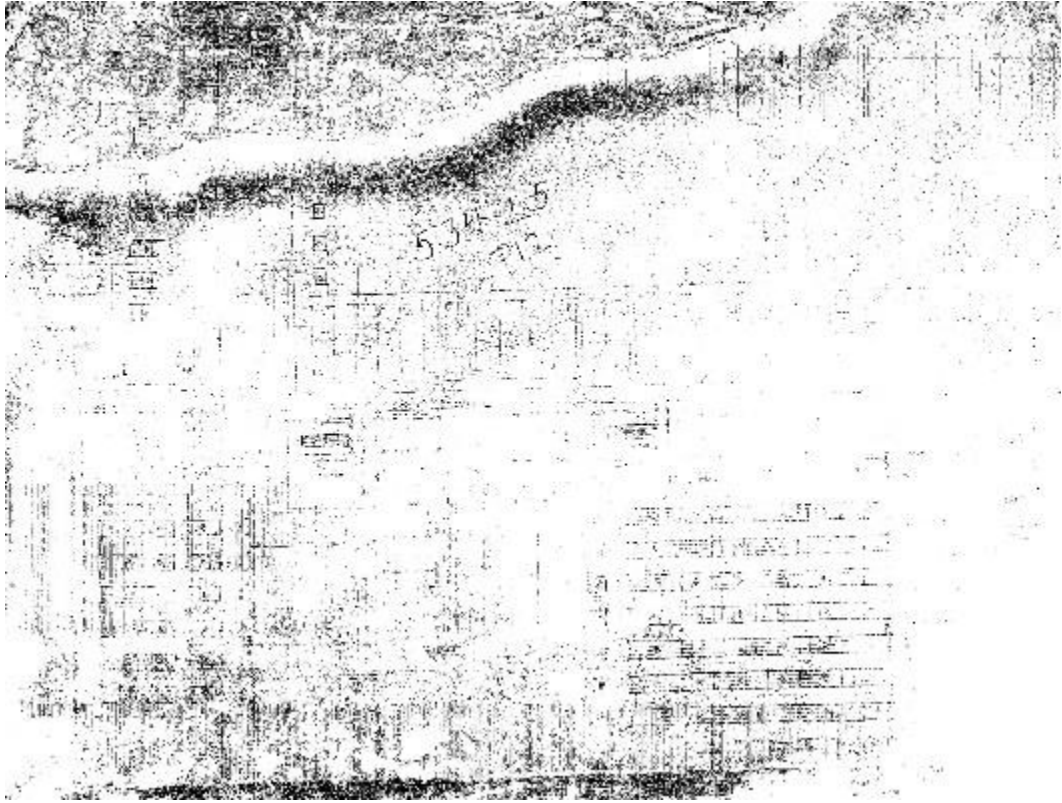


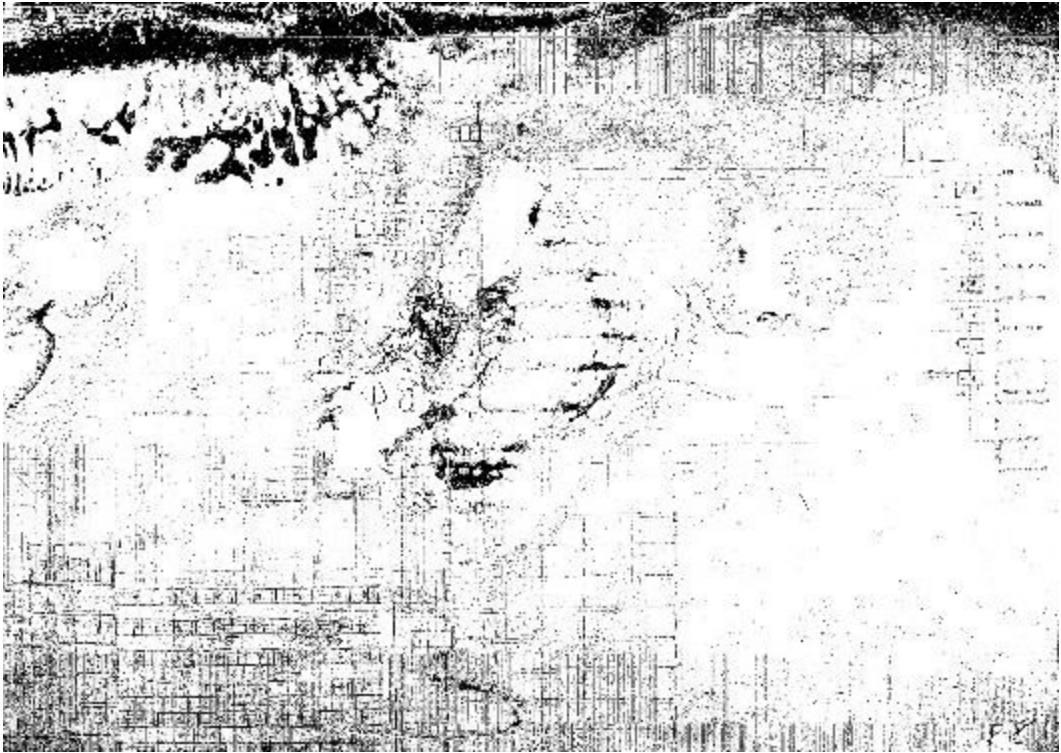
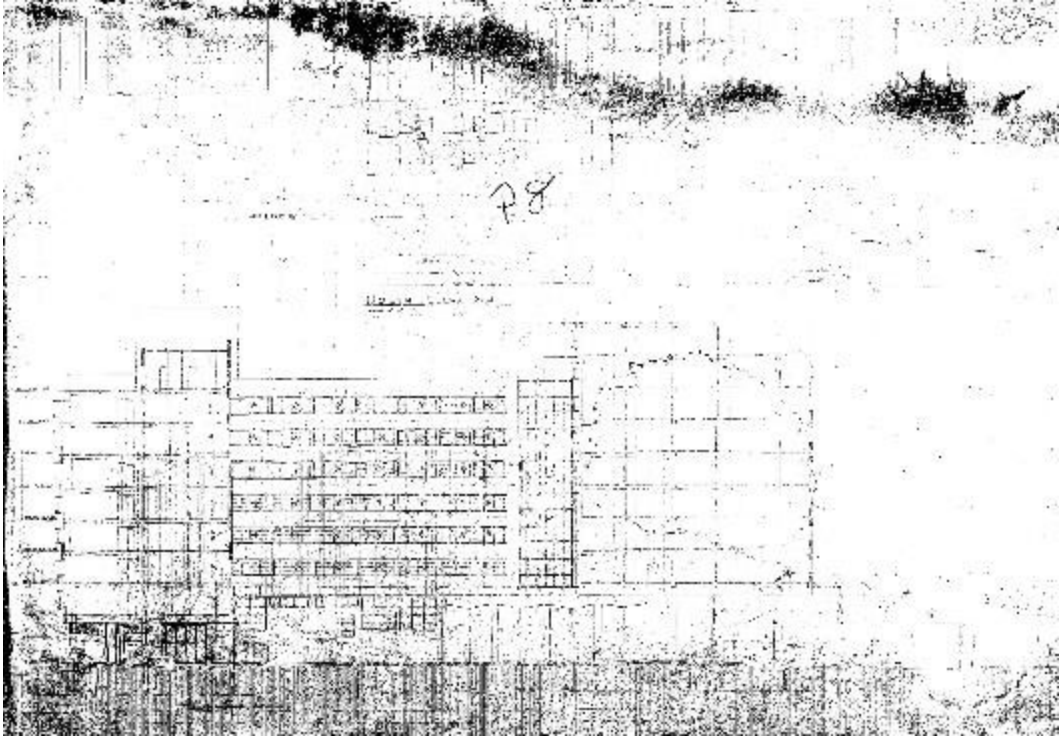


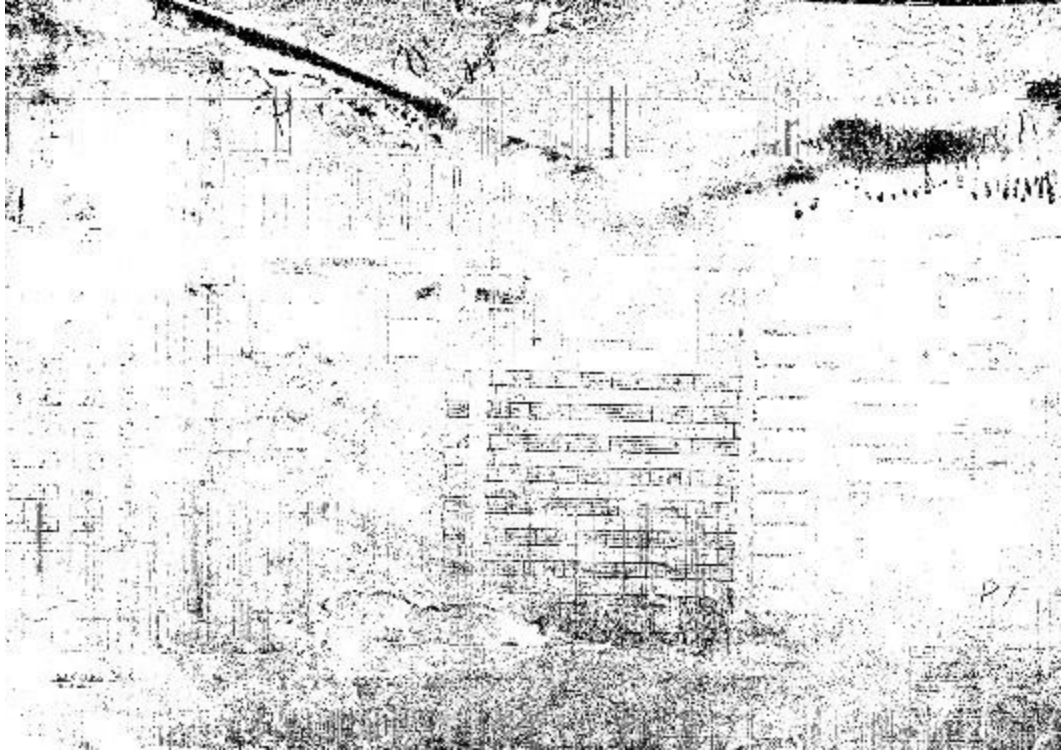












APPENDIX D

SITE SURVEY REPORT

LEGEND

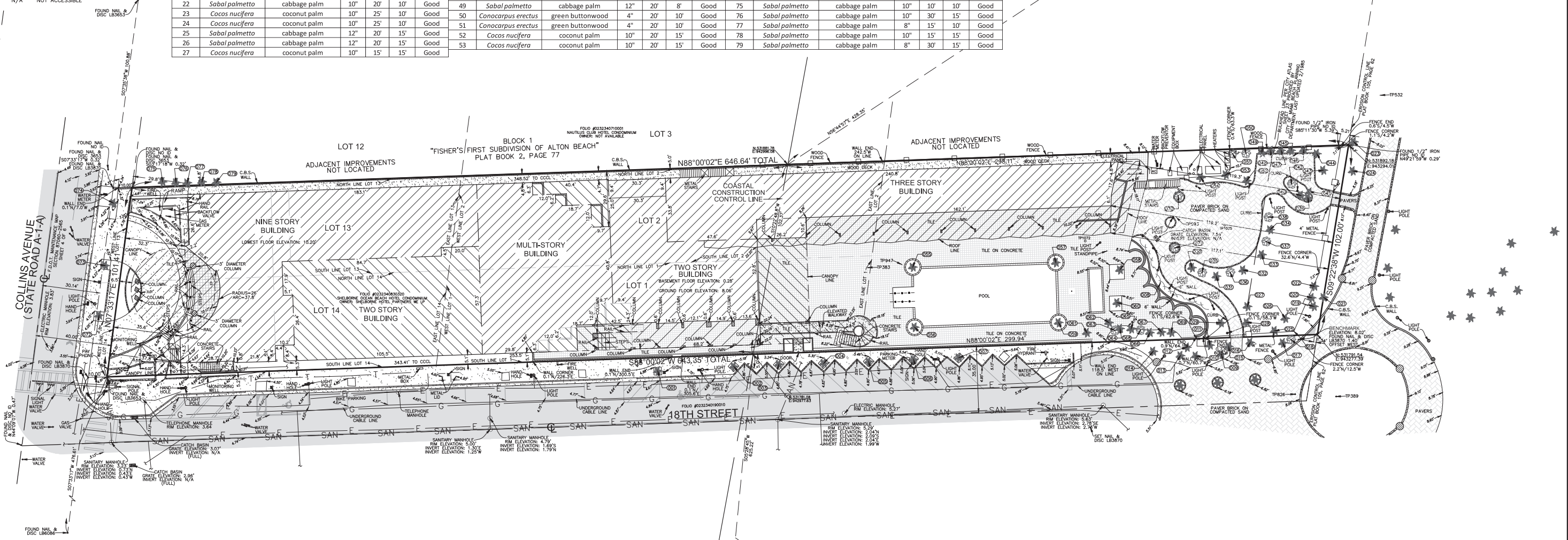
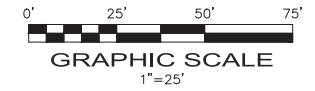
	CONCRETE
	ASPHALT PAVEMENT
	PALM TREE
	TREE
	ELEVATION
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	CENTERLINE
	O.R.B. OFFICIAL RECORDS BOOK
	F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
	A/C AIR CONDITIONING UNIT
	TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	NO ID NO IDENTIFICATION
	C.B.S. CONCRETE BLOCK/STUCCO
	N/A NOT ACCESSIBLE

TREE TABLE

Tree Number	Botanical Name	Common Name	Caliper	Height	Canopy	Condition	Tree Number	Botanical Name	Common Name	Caliper	Height	Canopy	Condition	Tree Number	Botanical Name	Common Name	Caliper	Height	Canopy	Condition
1	<i>Cocos nucifera</i>	coconut palm	8"	30'	20'	Good	28	<i>Cocos nucifera</i>	coconut palm	10"	15'	15'	Good	54	<i>Cocos nucifera</i>	coconut palm	10"	20'	15'	Good
2	<i>Cocos nucifera</i>	coconut palm	8"	25'	15'	Good	29	<i>Cocos nucifera</i>	coconut palm	10"	15'	15'	Good	55	<i>Phoenix dactylifera</i>	date palm	15"	50'	15'	Good
3	<i>Cocos nucifera</i>	coconut palm	8"	25'	15'	Good	30	<i>Cocos nucifera</i>	coconut palm	10"	15'	15'	Good	56	<i>Phoenix dactylifera</i>	date palm	15"	50'	15'	Good
4	<i>Cocos nucifera</i>	coconut palm	8"	25'	15'	Good	31	<i>Cocos nucifera</i>	coconut palm	10"	15'	15'	Good	57	<i>Phoenix dactylifera</i>	date palm	15"	50'	15'	Good
5	<i>Cocos nucifera</i>	coconut palm	8"	25'	15'	Good	32	<i>Cocos nucifera</i>	coconut palm	10"	15'	15'	Good	58	<i>Phoenix dactylifera</i>	date palm	15"	50'	15'	Good
6	<i>Cocos nucifera</i>	coconut palm	8"	25'	15'	Good	33	<i>Cocos nucifera</i>	coconut palm	10"	20'	15'	Good	59	<i>Phoenix dactylifera</i>	date palm	15"	50'	15'	Good
7	<i>Cocos nucifera</i>	coconut palm	6"	20'	10'	Good	34	<i>Cocos nucifera</i>	coconut palm	10"	20'	15'	Good	60	<i>Phoenix dactylifera</i>	date palm	15"	50'	15'	Good
8	<i>Clusia rosea</i>	pitch apple hedge	4"	8'	8'	Good	35	<i>Clusia rosea</i>	pitch apple	4"	8'	8'	Good	61	<i>Cocos nucifera</i>	coconut palm	10"	45'	15'	Good
9	<i>Sabal palmetto</i>	cabbage palm	8"	15'	10'	Good	36	<i>Clusia rosea</i>	pitch apple	4"	8'	8'	Good	62	<i>Cocos nucifera</i>	coconut palm	10"	45'	15'	Good
10	<i>Sabal palmetto</i>	cabbage palm	12"	15'	10'	Good	37	<i>Clusia rosea</i>	pitch apple	4"	8'	8'	Good	63	<i>Conocarpus erectus</i>	green buttonwood	6"	10'	6'	Good
11	<i>Sabal palmetto</i>	cabbage palm	12"	15'	10'	Good	38	<i>Clusia rosea</i>	pitch apple	4"	8'	8'	Good	64	<i>Thrinax aiata</i>	Florida thatch palm	6"	9'	5'	Good
12	<i>Sabal palmetto</i>	cabbage palm	12"	15'	10'	Good	39	<i>Thrinax aiata</i>	Florida thatch palm	6"	9'	6'	Good	65	<i>Thrinax aiata</i>	Florida thatch palm	6"	9'	5'	Good
13	<i>Sabal palmetto</i>	cabbage palm	10"	15'	10'	Good	40	<i>Thrinax aiata</i>	Florida thatch palm	6"	9'	6'	Good	66	<i>Thrinax aiata</i>	Florida thatch palm	6"	9'	5'	Good
14	<i>Pandanus utilis</i>	Madagascar screw-pine	12"	25'	20'	Good	41	<i>Thrinax aiata</i>	Florida thatch palm	6"	9'	6'	Good	67	<i>Thrinax aiata</i>	Florida thatch palm	6"	9'	5'	Good
15	<i>Phoenix roebelenii</i>	pygmy date palm	4"	6'	4'	Good	42	<i>Conocarpus erectus</i>	green buttonwood	6"	15'	10'	Good	68	<i>Conocarpus erectus</i>	green buttonwood	4"	15'	8'	Good
16	<i>Thrinax aiata</i>	Florida thatch palm	6"	5'	4'	Good	43	<i>Brahea edulis</i>	Guadalupe palm	10"	25'	15'	Good	69	<i>Conocarpus erectus</i>	green buttonwood	6"	20'	10'	Good
17	<i>Phoenix dactylifera</i>	date palm	14"	30'	15'	Good	44	<i>Brahea edulis</i>	Guadalupe palm	10"	25'	15'	Good	70	<i>Clusia rosea</i>	pitch apple	6"	7'	5'	Good
18	<i>Carica papaya</i>	papaya	4"	10'	4'	Good	45	<i>Sabal palmetto</i>	cabbage palm	10"	25'	15'	Good	71	<i>Clusia rosea</i>	pitch apple	6"	7'	5'	Good
19	<i>Sabal palmetto</i>	cabbage palm	10"	20'	10'	Good	46	<i>Sabal palmetto</i>	cabbage palm	12"	15'	8'	Good	72	<i>Cocos nucifera</i>	coconut palm	12"	20'	10'	Good
20	<i>Sabal palmetto</i>	cabbage palm	10"	20'	10'	Good	47	<i>Sabal palmetto</i>	cabbage palm	12"	15'	8'	Good	73	<i>Cocos nucifera</i>	coconut palm	12"	20'	10'	Good
21	<i>Sabal palmetto</i>	cabbage palm	10"	20'	10'	Good	48	<i>Sabal palmetto</i>	cabbage palm	12"	20'	8'	Good	74	<i>Cocos nucifera</i>	coconut palm	12"	20'	10'	Good
22	<i>Sabal palmetto</i>	cabbage palm	10"	20'	10'	Good	49	<i>Sabal palmetto</i>	cabbage palm	12"	20'	8'	Good	75	<i>Sabal palmetto</i>	cabbage palm	10"	10'	10'	Good
23	<i>Cocos nucifera</i>	coconut palm	10"	25'	10'	Good	50	<i>Conocarpus erectus</i>	green buttonwood	4"	20'	10'	Good	76	<i>Sabal palmetto</i>	cabbage palm	10"	30'	15'	Good
24	<i>Cocos nucifera</i>	coconut palm	10"	25'	10'	Good	51	<i>Conocarpus erectus</i>	green buttonwood	4"	20'	10'	Good	77	<i>Sabal palmetto</i>	cabbage palm	8"	15'	10'	Good
25	<i>Sabal palmetto</i>	cabbage palm	12"	20'	15'	Good	52	<i>Cocos nucifera</i>	coconut palm	10"	20'	15'	Good	78	<i>Sabal palmetto</i>	cabbage palm	10"	15'	15'	Good
26	<i>Sabal palmetto</i>	cabbage palm	12"	20'	15'	Good	53	<i>Cocos nucifera</i>	coconut palm	10"	20'	15'	Good	79	<i>Sabal palmetto</i>	cabbage palm	8"	30'	15'	Good
27	<i>Cocos nucifera</i>	coconut palm	10"	15'	15'	Good														

LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND BOUNDED ON THE WEST BY THE WEST LINE OF LOTS 13 AND 14, AND ON THE NORTH BY THE NORTH LINE OF LOTS 13 AND 2 AND ITS EASTERLY EXTENSION, AND ON THE SOUTH BY THE SOUTH LINE OF LOTS 14 AND 1 AND ITS EASTERLY EXTENSION, OF BLOCK 1, "FISHER'S FIRST SUBDIVISION OF ALTON BEACH" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND ON THE EAST BY THE EROSION CONTROL LINE AS DEPICTED IN PLAT BOOK 105, PAGE 62 OF SAID PUBLIC RECORDS.



NOTES:

- 1) THE AREA OF THIS PROPERTY IS 64,500 SQUARE FEET, 1.4807 ACRES MORE OR LESS.
- 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, MIAMI-DADE COUNTY BENCHMARK NO. D-105-R, ELEVATION: 2.73 FEET. TO CONVERT ELEVATIONS FROM NORTH AMERICAN VERTICAL DATUM OF 1988 TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADD 1.55'.
- 3) FLOOD ZONE: AE; BASE FLOOD ELEVATION: 8 FEET; COMMUNITY #120651; PANEL #12086C0317C; MAP DATE: 09/11/09
- 4) THIS SITE LIES IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
- 5) BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF 18TH STREET BEING S88°00'02"W.
- 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- 8) THE TREE TABLE WAS LAST UPDATED 11/18/2013.
- 9) ALL RECORDED INFORMATION DEPICTED HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- 10) THE COASTAL CONSTRUCTION CONTROL LINE WAS LOCATED USING STATE OF FLORIDA DEPARTMENT OF NATURAL RESOURCES COASTAL CONSTRUCTION CONTROL LINE MAP FILED IN MAP BOOK 74, PAGE 25, SHEET 7 OF 10, MIAMI-DADE COUNTY, DATED FEBRUARY 10, 1982; FIELD LOCATING RANGE POINTS R-064 AND R-065 USING GLOBAL POSITIONING SYSTEM EQUIPMENT AND LOCATING THE PROPERTY CORNERS OF THIS SITE.

CERTIFICATION

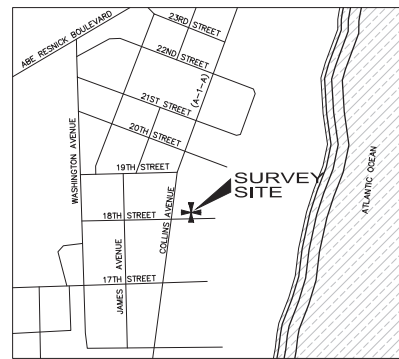
TO CLARO DEVELOPMENT; WEST SHELBORNE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; GALBUT, WALTERS & ASSOCIATES, LLP DBA GALBUT, WALTERS & ASSOCIATES;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9 AND 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 11/18/2020. DATE OF MAP OF PLAT: 11/20/2020.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290



LOCATION MAP
NOT TO SCALE

5		
4		
3		
2		
1		
NO.	REVISIONS	BY

SHELBORNE BEACH RESORT
1801 COLLINS AVENUE
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB3870

DRAWN BY: B.E.	SCALE: 1" = 25'	FILE: CLARO DEVELOPMENT
CHECKED BY: J.F.P.	SURVEY DATE: 11/18/20	ORDER NO.: 67815