



HISTORIC RESOURCES REPORT

FOR

1671 COLLINS AVENUE

AKA

THE SAGAMORE HOTEL

MIAMI BEACH, FLORIDA 33140

PREPARED BY:

ARTHUR J. MARCUS ARCHITECT P.A. / HISTORIC PRESERVATION CONSULTANT

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

www.arthurmarcus.com

FOR THE OWNERS:

INSITE GROUP

c/o RONALD TENCER

Vice President of Acquisitions & Development

910 SE 17 STREET, Suite 400

FORT LAUDERDALE, FL 33316

SEPTEMBER 8, 2016

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COLLINS AVENUE circa 1940's (15) WITH SAGAMORE SIGN AT LEFT (16)

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NEIGHBORHOOD HISTORY



COLLINS AVENUE CIRCA 1950'S (15) WITH SAGAMORE AT CENTER

ADDRESS: 1671 COLLINS AVENUE

YEAR BUILT: 1948

ORIGINAL BUILDING ARCHITECT: ALBERT ANIS

ADDITIONS + RENOVATIONS JAMES SILVERS ARCHITECT, 1998

LOBBY, PUBLIC SPACES + ALLAN T. SHULMAN ARCHITECT, 1998
ROOFTOP PENTHOUSE:

FOLIO NUMBER: 02-3234-019-0530

In this notable view above of this block-long grouping of prominent Miami Beach hotels, only the National was designed before World War II - by Roy France Architect in 1940. All of the others were designed and constructed after the war - The Delano designed by Robert Swartburg Architect in 1947 - The DeLido by Igor Plevitzsky Architect in 1949 - and the Sagamore Hotel designed by Albert Anis Architect in 1948.

Prior to the construction of these hotels in the 1940's..." *this property was originally purchased by John H. Hanan of New York who built a home there in 1915. By 1921 this residence had become the estate of Frank A. Seiberling - the Goodyear Tire magnate. He co-founded the GoodYear Tire and Rubber Company of Akron, Ohio in 1898 and had been one of the investors in Fisher's Lincoln Highway project. The distinguished Beaux-Arts mansion, when finished, had a porch with two-story Corinthian columns facing the ocean, quoins at its edges and a stone balustrade around its project.*" (1)



COLLINS AVENUE SKYSCRAPERS WITH THE SAGAMORE - PHOTOGRAPH by ARTHUR MARCUS

Originally the Miami Beach Golf Course extended all the way to the northern side of Lincoln Road along its eastern end. In the late 1930's the zoning prohibition against development of this northern side of Lincoln Road was lifted, and this eastern end of the Road became transformed with new development. This then spurred the development of adjacent portions of Collins Avenue towards larger and larger hotels.

"This area is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture is reflective of its physical setting, prevalent architectural styles of the 1930's, the aspirations of its original developers, and the changing economic conditions of the nation and the local community. The area was planned and developed as a resort destination and was constructed within a short amount of time. As a result there is a high concentration of distinct resort architecture typical of the 1930s. The hotels from this period were clearly designed to take advantage of their proximity to the beach." (6)

"Resort owners from the Catskills, whose early development pre-dated Miami Beach, expanded south in the 1930's.Unfolding in Miami Beach was a cultural phenomenon of urban life in a twentieth century American city. For Jews, the resort of Miami Beach became a cultural Eden whose expression was paradoxically one of assimilation and integration into American life. It was significant that Jews played all the roles in development of the city, as owners, developers, architect and patrons. In that sense Miami Beach was itself an expression of that assimilation, and its architecture and architects were the tools of its realization." (7)

"The evolution of Miami Beach modern pivoted on an increasingly bold and plastic use of form as ornament after 1938, and a gradual abstraction of building components into volumes, surfaces, patterns and lines. Architects like Lawrence Murray Dixon, Henry Hohauser, Anton Skislewicz, (Igor Plevitzsky and Albert Anis) became bolder in elaborating buildings as component masses, highlighting precise elemental volumes that appeared timeless, universal and pure." (8)

The overall consistency of forms and details between all the architects of the era is remarkable. (9)

Herald 6/20/48

Sagamore, All-Cooled, Has Pool

CONSTRUCTION of a new hotel—the 117-room Sagamore — on Collins ave. just north of Lincoln rd. on Miami Beach, has been started. The owner is Karland, Inc.

The hotel will be five stories high and, in addition to its 117 rooms, will have two large penthouses on the roof. Of modern design, the building will be completely air-conditioned with individual controls in all rooms.

Architect for the hotel is Albert Weiss with Melvin Grossman as associate.

The first floor will be devoted to the lobby, garden, coffee shop and cocktail lounge.

A snack bar is located at the lower level of the building opening off of the swimming pool deck. The swimming pool is to be 65 feet long and 25 feet wide, and is to be operated with the latest mechanical equipment insuring a supply of pure water.

A cabana colony of 20 cabanas located at the pool deck level will supplement the pool. Bathing locker room will be located in the basement.

Fred Howland Construction Co. has the general contract for the building.

The property consists of 75 feet on Collins ave. by 575 feet to the ocean, and is located directly south of the National Hotel and 225 feet north of Lincoln rd.

The leasehold for the above property was negotiated by the office of George J. Bertman, realtor; Joshua S. Lipkin, associate.



THIS IS THE NEW SAGAMORE, the all-air-conditioned hotel, now being built on Collins ave., just north of Lincoln rd., for Karland, Inc.

Hardin Tours State To Visit Realty Boards

By VIOLET DUNHAM
Executive Secretary, Florida Realtors

President Walter Hardin of the Florida Association of Realtors is touring the state for visits with realtor boards in various districts. His schedule this week includes a meeting with the board at Orlando on Thursday.

THERE IS NO LIMIT to real estate activity.

Statistics indicate that half the population of the United States—140,000,000 people — have moved since April, 1940. The needs, whims, or fortunes of 70,000,000 people required some change in their occupancy status in the past eight years.

We are advised that 12,000,000 of them moved to new states; 13,000,000 moved to a new county in the same state; about 56,000,000 moved from one location to another in the same municipality.

A survey recently made on "Pattern of American Life" states that about 3,000,000 people living in the north go to Florida each winter. (Florida and California top the list of places where Americans would like to live.)

CALVIN SNYDER, Secretary of the Realtors Washington Committee, speaking before the House Banking and Currency Committee, said the Federal Government should not attempt to assume the responsibility of slum elimination or low-rent housing until there is substantial evidence to show that the communities and states have assumed a greater portion of the burden.

Snyder cited the U. S. Census Bureau report on the government debt issued last month showing that the Federal per capita indebtedness has risen from \$326

For I
\$175
Cafe

Little B...
new busin...
to be open...
and A. M...
Miami res...
build their...
N. E. 78th...
starting in...
The new...
signed by...
architect...
hld., Corn

REIN...
1/4" ...
Angles
SI
R
North B...
71 ...
PI

Hit Billion Dollars

Gross savings receipts of the nation's savings and loan associations exceeded \$1,000,000,000 during the first quarter of 1948, the United States Savings and Loan League reported last week.

U. S. Home Owners Up To 55 Per Cent

Fifty-five per cent of all Americans now own the home in which they live. This compares to around 40 per cent before Pearl Harbor; of 10 have electric lights. — (Wood 60 per cent of our homes are in construction).

BELIEVE IN YOUR FUTURE
1691 Collins Ave

TEKCRETE CO.

Miami Beach hotel operators were warned Thursday that they may expect arrest unless they stop using outdoor paging systems.

and Samuel Kaplan, executive secretary, conferred with Shot and received assurances of help from City Manager Claude A. Renshaw.



SAGAMORE HOTEL, AT LINCOLN RD. and the ocean, is the latest ocean-front hotel to open its doors. Designed by Albert Anis and

Associates, the building was constructed by Fred Howland. The hotel is five stories with several penthouse suites.

Ocean Front Hotel Opens

1-23-49
Miami Beach's famed "Hotel row" on the ocean boasts another addition with the opening this week of the five-story Sagamore Hotel. The Sagamore is located at Lincoln and the ocean. According to information supplied by owners Jack Murav-

chick and William Silverstein, the building has several penthouse suites on the roof and is 100 per cent air conditioned with individual room control.

A 67-foot swimming pool, in the rear, is supplied with the latest purifying equipment. In addition, on the pool level there are 20 cabanas completely equipped with modern conveniences for bathers' comfort.

An intimate cocktail lounge will provide nightly entertainment space for the general public with dancing areas in the lounge and outside on the pool deck.

Architect was Albert Anis and associates with Fred Howland as general contractor.



VIEW LOOKING WEST FROM OVER THE OCEAN.. THE REAR OF THE SAGAMORE CAN BE SEEN PEEKING OUT FROM BEHIND THE DILIDO HOTEL WITH THE KIDNEY SHAPED POOL BY THE OCEAN'S EDGE WITH FIRST CABANA STRUCTURE NOW DEMOLISHED..



TOP PHOTO: CORNER OF LINCOLN (TO RIGHT) AND COLLINS LOOKING NORTH CIRCA 1960'S
LOWER PHOTO: CORNER OF LINCOLN (TO RIGHT) AND COLLINS LOOKING NORTH 2016 (5)



AERIAL PHOTOGRAPHS



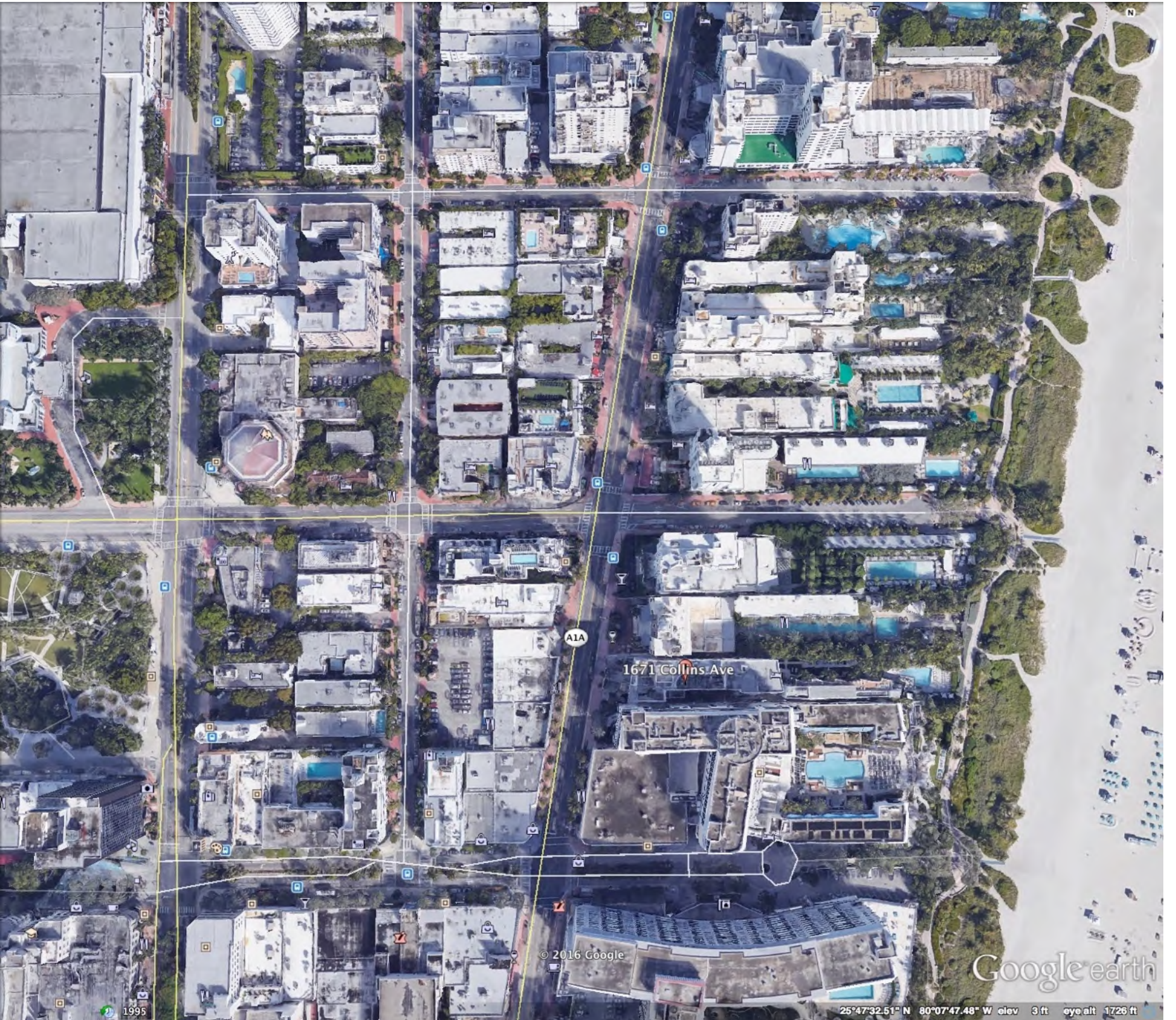
1941⁽⁴⁾

Prior to the construction of the Sagamore this 1941 aerial photograph on the oceanfront shows Carl and Jane Fisher's home on Miami Beach - 'The Shadows' to the south of Lincoln Road at the ocean and to the north of the Road on the ocean is the Frank Seiberling estate - upon whose grounds the future DiLido and Sagamore Hotels were to rise. Note also that the entire block between Collins and Washington Avenues is still largely single family residential use.



1959⁽⁴⁾

By 1959 the ever expanding Convention Center is beginning its seep into the adjacent residential areas. Lincoln Road has been built-out, although one sees the huge automobile parking lots situated to the rear of the Lincoln Road shops.



2016

The Sagamore Hotel - Architecture

ADDRESS: 1671 COLLINS AVENUE
ARCHITECT: ALBERT ANIS
DATE BUILT: 1948
STATUS: HISTORIC

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

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

In 1998 a new five story hotel wing was added to the north (oceanfront) facade to replace the formerly existing cabana building to the south of the property - which was demolished at that time.

“The subject structure (Sagamore) is an excellent example of the evolution of the City’s resort architecture from the fashionable Art Deco styles of the pre-World War II era Art Deco the Modern style(s) following the war (sometimes referred to collectively as the International style).” (10)

The Sagamore was originally constructed with 113 hotel rooms and one apartment suite according to the City of Miami Beach Building Card.

“The Sagamore’ Hotel’s expansion and transformation into an “art hotel” have blurred the lines between hospitality and art patronage, a synthesis now nearly institutionalized by Miami Beach’s yearly Art Basel festival.” (11)

TOP PHOTO: FRONT FACADE OF SAGAMORE 1986 (3)

MIDDLE PHOTO: REAR FACADE 2003 (2)

LOWER PHOTO: OUTDOOR POOL BAR 2003 (92)



"The hotel's extensive suite of public rooms provides a backdrop for the Sagamore Collection, whose rotating contemporary artwork includes paintings, works on paper, photography, mixed media, sculpture and video art by emerging recognized artists....The abundant artwork amplifies the character of this hotel as a stagey, theatric space that celebrates modern transience." (12)

The Sagamore's creation followed in the 1930's commercial transformation of the east end of Lincoln Road.

It rose only five stories, had modest amenities including a generous front porch and a facade that mixed concrete eyebrows, quarry keystone cladding and colored terrazzo. Yet the Sagamore also illustrates the evolution of hotel architecture immediately after the war." (12)

"The building's asymmetrically composed, angled facade planes and projecting corner windows create a boldly dynamic play whose graphic effects include sky signage on the parapet. " (12)

"A thin concrete porte-cochere projects from the facade to welcome cars. In the lobby smooth, coved ceilings and wall planes highlighted with indirect tube lighting and round columns enhance an austerely Modern space." (12)

"When the building was redeveloped in 1998 the former dining room was converted to a lounge, and a card room and a bar. The public interiors were extended eastward to create a gallery joining the street-front lobby with the beach. Beyond the lobby the sequence continued in a new video garden and pool area framed by a new five story cabana wing." (12)

"Although basically of simple post and beam construction the Sagamore Hotel contains interior architectural details in its main public lobby area that are of such design and craftsmanship they would be both difficult and costly to reproduce. These include but may not be limited to (pending further exploratory investigation) the terrazzo floors and special ceiling features of the main Lobby, inclusive of lighting cove, the reception desk ensemble with soffit, and the original south wall design elements, inclusive of the stylized "Modern" fireplace and complimentary projecting wall sculpture above." (13)



VARIOUS 2016 CONTEMPORARY VIEWS OF THE FRONT (COLLINS AVENUE) ELEVATION OF THE SAGAMORE HOTEL. 2003 (5)





TOP LEFT PHOTO: FRONT PORCH 2015 (5)

LOWER LEFT PHOTO: FRONT PORCH 2003 (2)

RIGHT PHOTO: 2003 VIEW OF FRONT (COLLINS AVENUE) FA-
CADE. (2)



PHOTO ABOVE: ROOFTOP PARAPET SIGNAGE (5)

PHOTO LEFT" MAIN ENTRANCE CANOPY AND COLLINS AVENUE (FRONT) FACADE (5)

Progressive Architecture

August 1980



August, 1980 COVER OF PROGRESSIVE ARCHITECTURE MAGAZINE (14) ARTICLE ON THE REVITALIZATION OF SOUTH BEACH

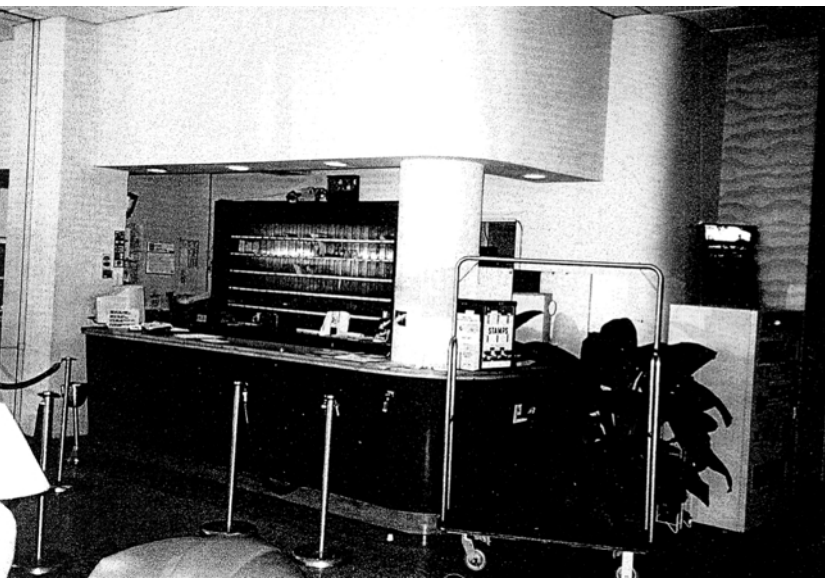


TOP PHOTO: MAIN LOBBY 1997 PRIOR TO RENOVATIONS (2)

RIGHT PHOTO: MAIN LOBBY 2003 AFTER RENOVATIONS (2)
THE TAPLIN COLLECTION

LOWER PHOTO: MAIN LOBBY 2016 (5)





TOP LEFT PHOTO: LOBBY RECEPTION DESK 2003 (2)

TOP RIGHT PHOTO: LOBBY RECEPTION DESK 2003 (2)
THE TAPLIN COLLECTION

LOWER PHOTO: RECEPTION DESK 2016 (5)





TOP RIGHT PHOTO: GALLERY 1997 (2)

LEFT PHOTO; GALLERY 2003
THE TAPLIN COLLECTION

LOWER PHOTO: GALLERY 2016 (5)

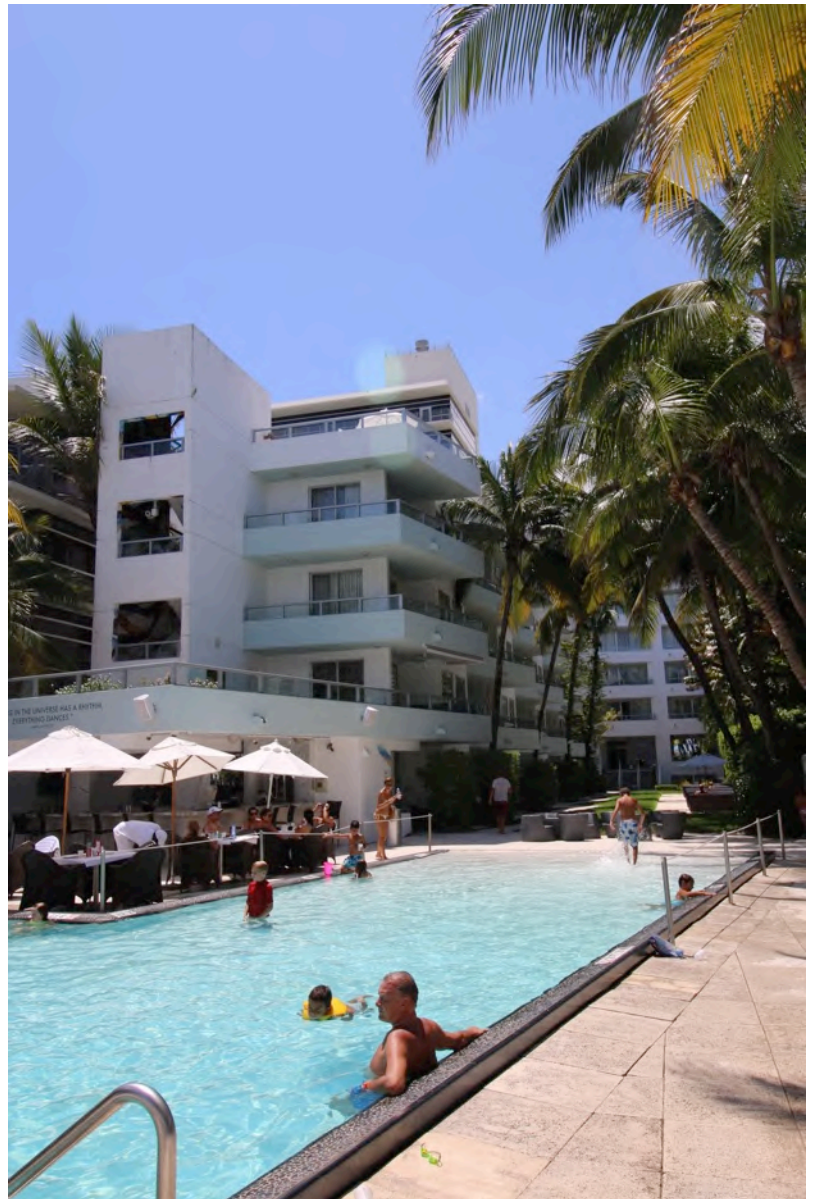




TOP RIGHT: UPPER LOBBY 1997 (2)

LOWER RIGHT: UPPER LOBBY 2016 (5)

LEFT PHOTO: ILLUMINATED HISTORIC PLANAR WALLS
AT MAIN LOBBY, 2016 (5)



VARIOUS VIEWS OF THE REAR
(OCEANSIDE) ELEVATION LOOKING
EAST (5)



TOP PHOTO: POOL BAR 2003 (2)

LOWER PHOTO: POOL BAR 2016 (5)



ALBERT ANIS ARCHITECT

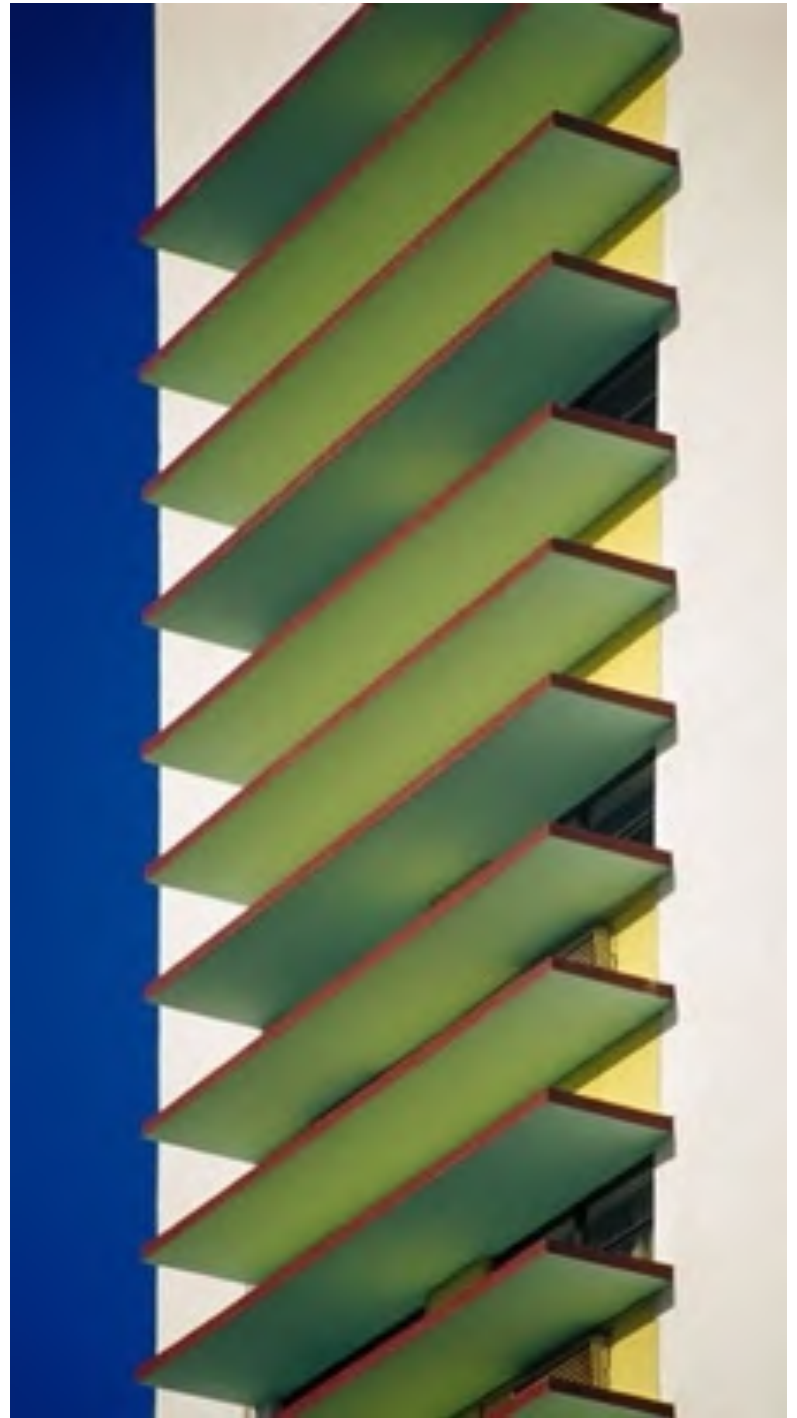
Albert Anis (1889–1964) was one of the most famous architects practicing before and after World War II in Miami Beach. His noted architectural style morphed from pre-war Art Deco and Modern to post-war MiMo.

He was one of a group of American-born architects working in Miami Beach who synthesized the austere architectural principles of the International style of architecture coming from Europe in the 1920's - with their own brand of modernism and art deco - while at the same time incorporating tropical ornamentation and themes.

Miami Beach hotels and apartment buildings of the 1930's... frequently aspired to monumental effects, appearing like miniaturized grand hotels. Sculpted with a precision as if by industrial designers, they evinced a maximum of thematic economy while eschewing "pretensions to infinity, sublimity and the artistic." (2)

Other important buildings of 1939 included the Cleavelander, the Winterhaven and the Bancroft Hotels, all by Albert Anis. (3)

"Dixon, Hohaus, Anis, France, Skisiewicz, Kiehnel & Elliott, Plevitzsky & Russell, and so many others, formed an ensemble cast of actors, at work designing a new city. As in a theater, they exchanged roles and tirades, and they tried to outshine each other, but they shared and read the same text; the language and the 'architecture of the city.'" (4)



TOP: DEZERLAND HOTEL, MIAMI BEACH (DEMOLISHED) (5)
RIGHT BELOW: BANCROFT HOTEL, MIAMI BEACH (5)
LEFT BELOW: TEMPLE EMANU EL, MIAMI BEACH (5)

ALBERT ANIS ARCHITECT

REPRESENTATIVE PROJECTS:

- Abbey Hotel 300 21st Street Miami Beach FL 1940)
- American Savings 341 Lincoln Road Miami Beach (1945)
- Avalon Hotel 700 ocean drive Miami Beach (1941)
- Bancroft Hotel aka Ocean Steps Miami Beach, FL (1939)
- Berkeley Shore Hotel 1610 Collins Avenue Miami Beach 1940
- Cadet Hotel 1701 James Avenue Miami Beach (1941)
- Chesterfield Hotel, Miami Beach FL(formerly called Helmor Hotel) (1938) Miami Beach FL
- Claremont Hotel 1700 Collins Avenue Miami Beach (1947)
- Clevelander Hotel 1020 Ocean Drive Miami Beach (1938)
- Colonnade Apartments (1946) 2365 Pinetree Drive, Miami Beach currently called Tradewinds Apartment Hotel
- Dezerland Hotel Miami Beach, FL (1951)(demolished)
- Don-Bar Apartments 1565 Pennsylvania Avenue Miami Beach 1939
- Flamingo Theater 318 Lincoln Road Miami Beach (1945)
- Gaylord Hotel 2700 Collins avenue Miami Beach (1939)
- Gamshire Apartments 2035 Washignton Avenue Miami Beach, FL (1953)
- Leslie Hotel (1937) 1244 Ocean Drive Miami Beach FL
- Lord Charles Apartments Miami Beach, FL (1953)
- Majestic Hotel 660 Ocean Drive Miami Beach (1940)
- Mantell Plaza 255 24th Street Miami Beach, FL (1942)
- Nassau Apartments 1414 Collins Ave. Miami Beach (1936)
- Pineview Apartments (1947) 2351 Pinetree Drive, Miami Beach - currently called Tradewinds Apartment Hotel
- Paramount Plaza 455 Ocean Drive Miami Beach (1941)
- Poinciana Hotel 1555 Collins Avenue Miami Beach (1939)
- Sagamore Hotel 1671 Collins Avenue Miami Beach 1948)
- Shirley Apartemnts 1424 Collins Ave. Miami Beach (1935)
- Shore Club Hotel 1901 Collins Avenue Miami Beach, FL (1949)
- Tarleton Hotel 2469 Collins Avenue Miami Beach (1948)
- Tyler Hotel 430 21st Street Miami Beach, FL (1940)
- Temple Emanu El Miami Beach, FL (1947)
- Viscay Hotel Miami Beach, FL (1941)
- Whitelaw Hotel 808 Collins Avenue (1936) Miami Beach FL
- Waldorf Towers Hotel (1937) 860 Ocean Drive Miami Beach
- Winterhaven Hotel 1400 Ocean Drive (1939) Miami Beach

PHOTO ABOVE: SHORE CLUB HOTEL 2015 (5)

PHOTO BELOW: WINTERHAVEN HOTEL 2012 (5)



Building Card

pool

SACAMORE HOTEL
Owner KARLAND, INC.
Permit No 27427 (all plans) Cost \$ 510,000.00

Mailing Address
 N 25' of Lot 5 & 16 Block 29
 Subdivision FISHER'S FIRST Address 1671 Collins Avenue
 Bond No. 3835 3234-19-053
 Engineer R. A. Belsham

General Contractor Fred Howland
Architect Albert Anis

Zoning Regulations: Use RE Area 12 & 15 Lot Size 76 x 395
Building Size: Front 67' Depth 211' Height 72' Stories 5 + P. # 45014
Certificate of Occupancy No. Use HOTEL 113 Rooms & 1 Apt Unit

Type of Construction # 1 CBS Foundation Spread footing Roof Flat Date June 2, 1948

Plumbing Contractor #26930 Alexander Orr Sewer Connection 1 Date July 14, 1948
 Temporary Closet 2 Date July 26, 1948

Plumbing Contractor #26983 Alexander Orr
 Bath Tubs 118 Floor Drains 25
 Showers 6 Grease Traps
 Sinks 5 (slop) Drinking Fountains 5
 Gas Heater Rough Approved T.A.O'Neill Date Dec. 3, 1948
 Gas Turn On Approved T. A. O'Neill January 18, 1949

Septic Tank Contractor Tank Size
 Oil Burner Contractor #27670 Belcher Oil Company 1-Tank Size 1000 gals Date Dec. 22, 1948
 Sprinkler System

Electrical Contractor #26885 Ferguson & Roberts Address Date Aug. 2, 1948
 Range Motors
 HEATERS Water Space
 Refrigerators
 Switch outlets, 3 Motors
 Light outlets, 4 Fixtures, Irons
 Receptacles, 1 Service :
 No. FIXTURES ? Electrical Contractor ? Date ?

OUTLETS Switch 271 Range Motors
 Light 454 HEATERS Water Space
 Receptacles 555 Refrigerators

#26508 Ferguson & Roberts: 7/14/48
 2 Switch outlets, 3 Motors
 4 Light outlets, 4 Fixtures, Irons
 4 Receptacles, 1 Service :
 No. FIXTURES ? Electrical Contractor ? Date ?

FINAL APPROVED BY **MEERO ORD. #75-34 / 17/89** Date ?

ALTERATIONS OR REPAIRS

#3067

Building Permits: #43120

BULKHEAD: (steel) 45.5 east of the east lot line of Block 29 - Starting point set by Engineering Dept. Application was made Oct. 23rd & bulkhead started Oct. 26, 1953 (approved by city council Oct. 7, 1953) - Oct. 7, 1953 - The Council authorized the issuance of a permit in behalf of the Sagamore Hotel to construct a bulkhead easterly of the north half of Lot 5 and all Lot 6, Block 29, Fisher's First Sub. of Alton Beach, PROVIDED there is no encroachment beyond the mean high water line as it exists at the time work is commenced: M.B. Garriss, engineer: Ludwig Bros, contr: \$ 8,400: October 30, 1953

#43186 SWIMMING POOL 20'x 55': Alex Kononoff, engr: Ludwig Bros, contr: \$17,000: November 3, 1953
\$ 1 000 October 24, 1955

48950 Goddard Painting Co: Painting
~~#54608 Eddy's Industries- Re-roofing section of building - \$125 Sept. 10, 1957~~

#54855 Herman Vinocur: Exterior painting - \$2000 - Oct. 31, 1957

#58168 Owner: Conversion of hotel rooms 225 & 226 into one apartment in excess of 400 sq.ft.- \$200- 12/24/58

#63304 Ideal Roofing & Sheet Metal Works: Roof repairs, \$375, 10/21/60

#63574 Owner: Paint exterior of building - \$2000 - 22 11/10/60

#75055 Joaquin Vazquez: Repairs to pool deck and walk - \$1275 - 20/21/65 OK CB 4/15/66

#76442 Owner, Sagamore Hotel: Restore playroom to original condition - \$500 - 6/14/66

#78794 Hill York Service Co., Inc.: Replacement of one 150 ton cooling tower - \$6,000 - 8/17/67

#82184 Vichot Painting Co: Exterior painting \$4000 4/14/69

#3847-Hill York Sales and Service-1 cooling towers-\$6000-13-77

#10883-Eddys Painting- Exterior painting and pressure cleaning-\$6000-3-7-77

#4050-Amber Boiler-steam boiler-9-29-77

#13529-Sego Ind-dba Security Windows-Replace 50 windows-\$4000-7-28-78

#15716-Paris Industries-Replace damaged hand railing-new front entrance way-\$200-9-25-79

#18940 G&M Construction Inc/replace windows/\$6,000/9-23-80

#19087 Eddy's Painting/paint exterior front only/\$4,000/10-17-80

#19220 Gordon Roofing & Sheet Metal/install 4-ply builtup roof & tile roof/\$2,500/11-7-80

1-28-81/#M05039/flue pipe for gas boiler, no permit/ASTI Mechanical/\$25

#M06011 12/17/82 Alltemp Inc. - 1-150 ton cooling towers

Plumbing Permits:

#41205 Service Plbg: 1 Sink - Dec. 24, 1958

#45044 Joe Pitch Plumbing Co.: 2 water closets, 2 lavatories, 2 bath tubs, 12/1/65

POOL #28067 Kitchen & Snack Bar: Albert Anis, arch: Howland Construction Co; \$ 1,000: Aug.20,194
 #28082 Swimming Pool 65' x 27' and 20 CABANAS (one story & pool deck) \$ 70,295: Aug.23,194
 Fred Howland, contractor:

ELEVATORS #28140 Two (2) Passenger Elevators: 1,200 lbs each: Otis Elevator Co: \$ 20,787: Sept.1, '4
 #29224 Air Conditioning: 150-tons Fixzit Company, contractor: \$ 70,000: Jan. 5, '49
 #29306 ADDITION of sun deck & concrete stairs: 116' x 16':
 Albert Anis, arch: Fred Howland, contractor:
 #31181 Painting (interior) Rudolf Hahn, painter: \$ 1,200: Jan.18,194
 #31646 Flat wall sign: Acolite Sign Co: \$ 500:Oct.24,1949
 #38822 Gyniteing: R.J. Walters Co: \$ 160:Dec.6,1949
 #38954 Painting: Thomas Goddard, painter: \$ 500:July 1,'52
 #43014 ADDITION: 1 apt. unit & 1 hotel room on 5th floor; 8 hotel rooms & bath on 1st flr; \$ 5,000:July 18-'52
 remodeling for cocktail lounge: (#1 CBS; flat roof): M. Grossman, architect:
 Oboler & Clarke, engineer: Robert Turchin, contractor: \$ 25,000:Oct,21,1953

o v e r

Plumbing Permits:

#27964 Alexander Orr: 3 Lavatories, 2 Sinks, 2 Floor drains, March 15, 1949
 #29192 Economy Plumbing Co: 3 Sinks, (Beauty Parlor) re-locate December 16, 1949
 #2333 Florida Fuel Oil Co: 1 Oil Burner (4,000 gals) underground: Sept. 17,1951
 #2538 Alex. Orr, Inc. 12 Water closets, 12 Lavatories., 11 Bath tubs, 1 shower,
 1 sink, 1 slop sink, 1 floor drain, Nov.10,1953 OK, E. Cox, 12-28-53
 #35605 G & E Plumbing Co: Pool - December 1, 1953
 #43367 Kammer & Wood...two appliances...November 9, 1954 OK, Rosser 11-9-54
 #36904 Belcher Oil Company: one oil burner, replaced: 275 gallons March 14, 1955
 7/7/80 #58267 S.& R. Plumbing 1 pool piping

3

Florida Plumbing: 2 water closets; 2 lavatories; 2 bath tubs; 1 sink - 6/15/66
#46241 Florida Fuel Oil, Inc.: 1 fuel oil hot water boiler - 11/13/67

#52730-Serota Plumbing- repiping-7-15-75

#54277-Serota Plumbing- gas piping-11-9-76

#60481-Serota Plumbing-repipe-23-2-77

#54919-Serota Plumbing-repipe-6-9-77

#56171-Socar Service- 50" gas piping-6-8-78

#56243-Peoples Gas Systemometer set(gas)7-5-78

#58506 - Action Septic - sand trap 750 gal 5/30/80

1-26-81/#59171/no permit, additional gas boiler/County Contractors Co/\$5

1-28-81/#59194/gas burner/Asti Mechanical/\$25

#61413 2/1/84 Al-Village Plumb & Supply - gas piping 330'

#61874 12/13/84 S & S Pool pool piping repair

Electrical Permits:

#52084 Astor Elec: 2 Appliance Outlets - June 13, 1958

#53231 Astor Elec: 1 Appliance Outlet - Jan. 23, 1959

#55892 Astor Elec: 3 receptacles, 8 light outlets, 8 fixtures, 1 center of distrib- 10/10/60

#56130 Astor Elec: 1 center of distribution - Dec. 5, 1960

#63849 Astor Electric Service: 40 fixtures - 8/18/66

#65250 Lampson L. Tyre Elect.: 3 motors 6-10 hp. - 11/15/67

#67514 Holbert Elect Inc: 47 receptacles, 47 refrigerator outlets, 42 motors 0-1 HP, 1 service equipment 600A 11/18/69

#67874 - Carson Elect. - 4 switch outlets - 16 light outlets 4/21/70

#72021-DMB-central station; bell alarm-3-31-75

#72119-C J Kay Electric- violation-4-17-75

#77502 County Wide elect - telephone booth 10/12/81

#77519 10/19/81 Ocean elect - repairs

#77536 10/26/81 Dan Inc. - 1 motors over 1-3 hp, repair replace rusty conduit

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits:

- 4/22/81 - #20136 - Linares Sign's Co. - 2 wall signs (3' x 2'), flat wall - \$400
- #M-05281--Airco A/C--Replacing (1) 20 ton package unit with (2) ton units--6/25/81
- #20904 9/17/81 Druable Industry Inc - canopy for entrance to underground room (as per plans) \$600.
- #M05454 10/7/81 Airko Air Cond - package unit change out
- #21242 11/20/81 Se-Go Security Windows furnish and install single hung windows on 73 openings \$8,500.
- #22724 9/3/82 owner free standing sign \$400.
- # #25423 6/8/84 owner paint rooms, hallways, doors, lobby, repair doors (close openings w/5/8" sheet rock/p/f/dept \$3,000.

Plumbing Permits:

#61062 6/2/83 S & R Plumb - repairs

Electrical Permits:

#79356 4/26/84 Ocean Elect - repair fire damage

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits:

#M04937 Owner/100 wind air conditioning/11-21-80
 #M04940 Airko Air Conditioning Co/install 2-2½ ton A/C systems to replace existing system/11-21-80
 #25743 8/13/84 - OWNER/painting \$200
 #31458 - 12-8-87 - Tropical Clima Coat - Remove gravel, make necessary repairs, apply asphalt, primer and aluminum based reflective coat - \$24,000.00 *CV*

from

Plumbing Permits:

Electrical Permits:

1-16-81/#76870/1 A/C windows, 2 special purposes, repairs/Ocean Electric Co/\$16
 4/22/81 - #77135 - A to Z Electrical Corp - sign tubes, sign transformers - \$17.50
 4/15/81 #77117 County Wide Elect - telephone booth

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.
12-8-87		ROOF REPAIR	\$24,000.00				31458

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.
7-5-88		EXTERIOR PAINTING	\$10,000.00				13881179
6-15-89		REPLACE ALL EXISTING DOORS	\$2,000.00				138841475

BUILDING PERMITS:

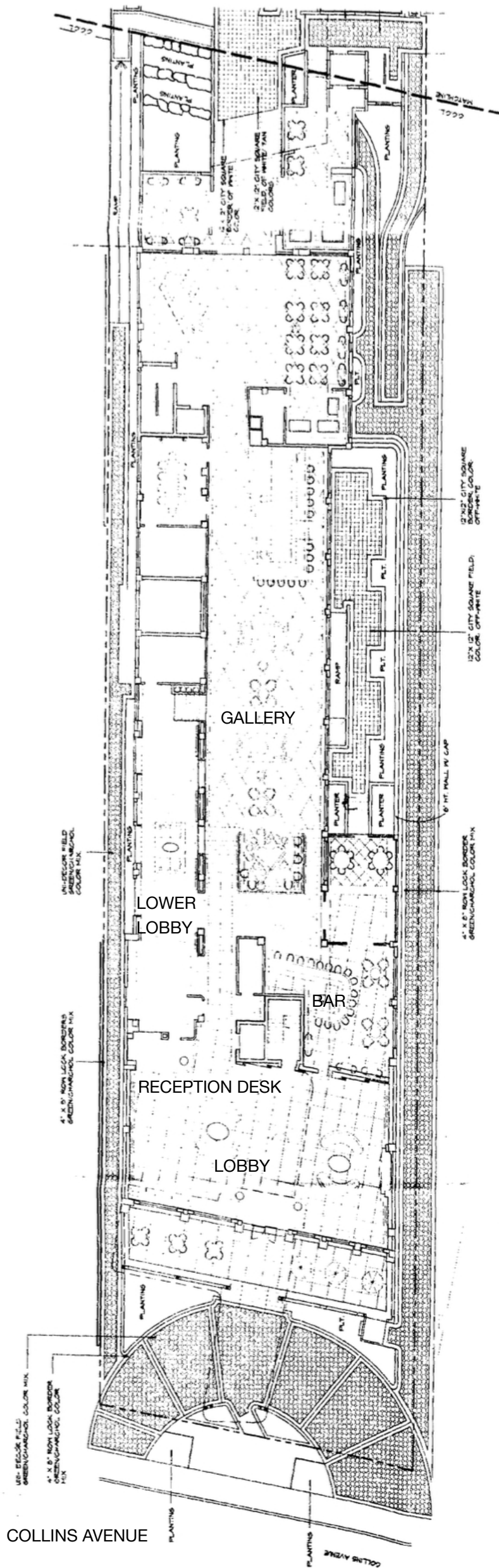
#SB881179 - 7-5-88 - Alex & Lloyd Painting - Exterior painting - \$10,000.00

#BS891475 - 6-15-89 - Southeast Enviromentsl - Replace 211 existing doors-\$2,000.0

ELECTRICAL PERMITS:

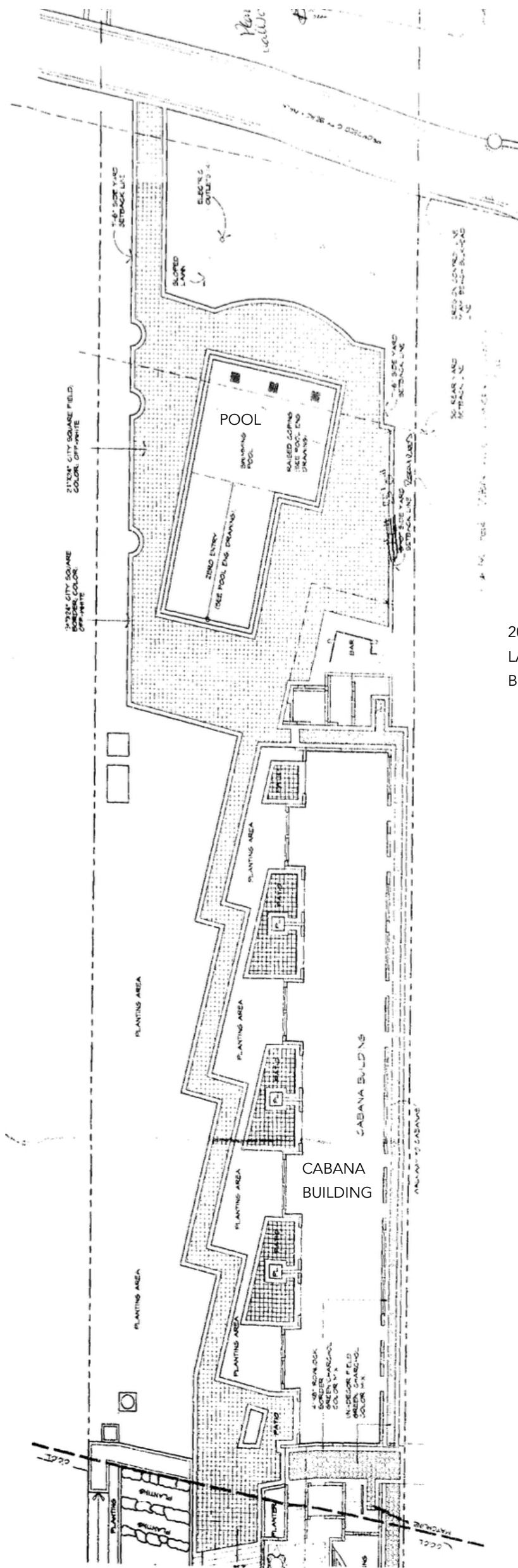
#E8801430 - K&R Electric - New electrical repairs - 9-9-88

DRAWINGS



2000 MAIN BUILDING
 LANDSCAPE PLAN
 BY BRADSHAW GILL ASSOCIATES

NOTE: THERE WERE NO HISTORIC ARCHITECTURAL DRAWINGS AVAILABLE IN A SEARCH AT THE RECORDS DESK OF THE BUILDING DEPARTMENT OF THE CITY OF MIAMI BEACH. THE ONLY DRAWINGS AVAILABLE WERE FROM SELECTED RENOVATIONS FROM THE 1990'S AND 2000'S.



2000 CABANA BUILDING
 LANDSCAPE PLAN BY
 BRADSHAW GILL ASSOCIATES

BIBLIOGRAPHY

- (1) Lost Miami Beach by Carolyn Klepser, 2014 p.95
- (2) Photograph courtesy Miami Dade Property Appraiser Historic Files
- (3) Photograph courtesy City of Miami Beach Historic Database Files
- (4) Aerial Photograph courtesy City of Miami Beach Public Works Department
- (5) 2016 Photography by Arthur Marcus
- (6) Miami Design Preservation League / Ruskin.ARC Historic District Building Survey
- (7) The Making of Miami Beach 1933-1942 by Allan Shulman and Jean Francois Lejeune, 2000 p.33.
- (8) Ibid., p.57.
- (9) Ibid., p. 36.
- (10) City of Miami Beach Historic Preservation File 1050A, March 4, 1997
- (11) Miami Architecture: Allan T. Shulman / Randall Robinson Jr. / Jeffrey Donnelly, 2010 pp. 274-275.
- (12) Lost Miami Beach by Carolyn Klepser, 2014 p.95
- (12) Miami Architecture: Allan T. Shulman / Randall Robinson Jr. / Jeffrey Donnelly, 2010 p. 275.
- (13) City of Miami Beach Historic Preservation File 1050A, March 4, 1997
- (14) Courtesy collection of Arthur Marcus
- (15) Courtesy History Miami Archives
- (16) Courtesy History Miami Archives



SAGAMORE ROOFTOP PARAPET SIGNAGE (5)



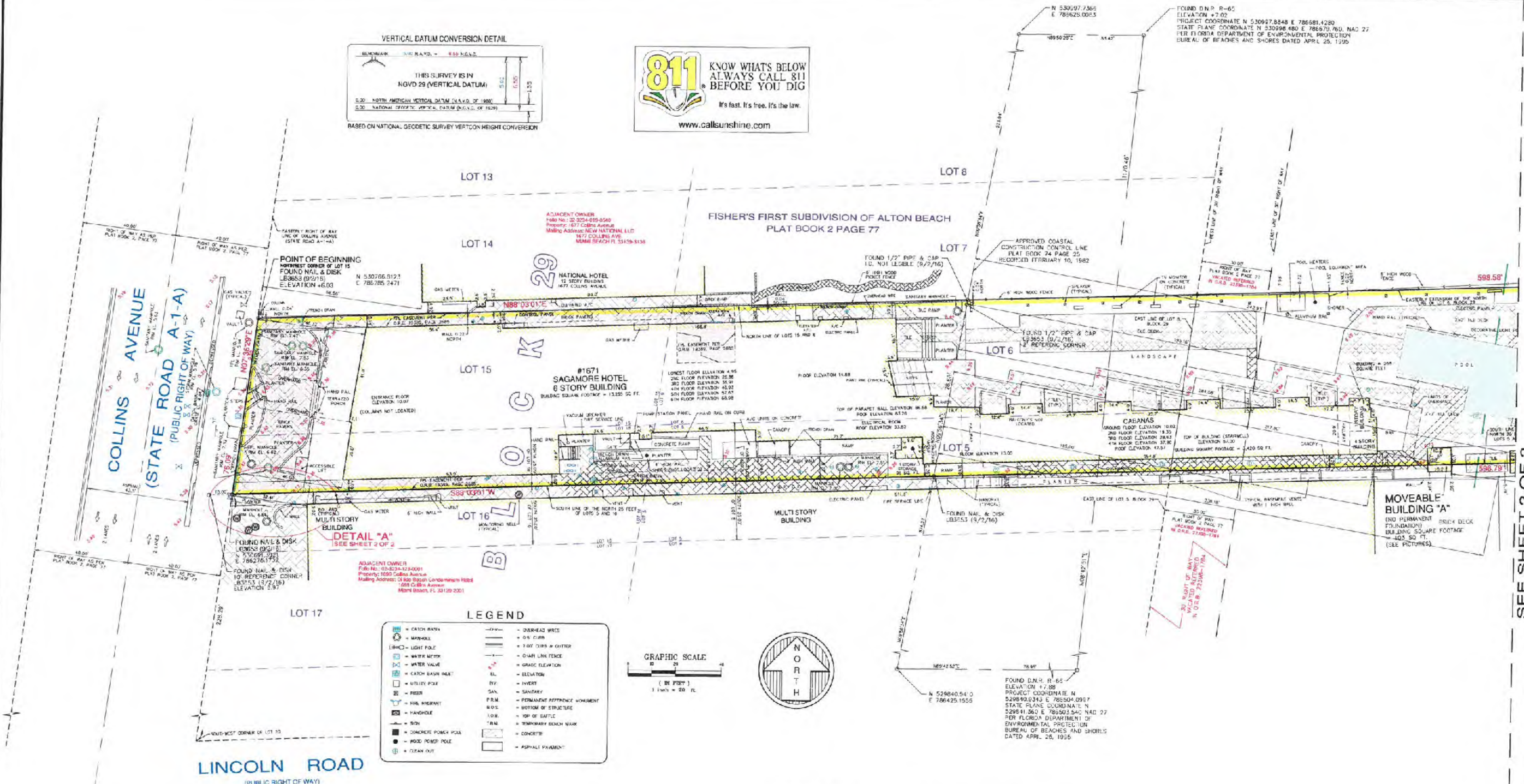
FOUND D.N.R. R-65
ELEVATION = 7.02
PROJECT COORDINATE N 53097.8848 E 78681.4280
STATE PLANE COORDINATE N 53098.480 E 78670.760 NAD 27
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF BEACHES AND SHORES DATED APRIL 25, 1995

NO.	DATE	DESCRIPTION	BY
15	16/085	UPDATE SURVEY (9/2/16) - TMC	BLS
14	160970	ADD TO CERTIFICATION TO:	R/S
13	160323	UPDATE SURVEY (3/17/16) - TMC	DWF
12	14084F	UPDATE SURVEY (6/30/14) - P.L.	DWF
11	100161	UPDATE SURVEY (3/17/10) - S.J.D.	MAD
			O.R.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 00030465
180 Northeast 68th Street (North Miami Beach, Florida 33162)
Phone: 305-653-4495 Fax: 305-653-2152 / Email: fl@fortinleavy.com

ALTANS/SPS LAND TITLE SURVEY
SAGAMORE HOTEL
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/3/01
Scale	1"=20'
Drawn By	MAP
CAD No.	010876S
Plotted	9/9/15 2:34p
Ref. Dwg.	
Field Book	524/78-79 JWL
Job No.	010575
Dwg. No.	2001D 090
Sheet	1 of 2



LEGEND

	—	OVER-HEAD WIRES
	—	100' CURB & GUTTER
	—	CHAIN LINK FENCE
	—	GRADE ELEVATION
	—	ELEVATION
	—	INVERT
	—	SAN.
	—	P.M.
	—	B.O.S.
	—	T.O.B.
	—	T.M.
	—	CONCRETE
	—	ASPHALT PAVEMENT
	—	



SURVEYOR'S NOTES:

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- LOTS SHOWN HEREIN WERE ABSTRACTED FOR ASSESSMENT AND/OR RIGHTS-OF-WAY OF RECORDS PER WITH REFERENCE TO THE CHICAGO FIRE INSURANCE COMPANY ORDER NO. 5627370 WITH AN EFFECTIVE DATE OF DECEMBER 30, 2015. EASEMENTS AND/OR RIGHTS OF WAY OF RECORD PER TITLE COMMITMENTS THAT ARE DETACHABLE ARE SHOWN ON THIS "ALTA/NSPS Land Title Survey" (SEE SHEET 2 OF 2 FOR SCHEDULE 3 - SECTION II).
- Bearings herein are referred to an assumed value of N 0°35'29" E for the East right of way line of Collins Avenue (State Road A1A), and established by (3) found nail & disk.
- Elevations shown herein are relative to the National Geodetic Vertical Datum of 1929, based on Department of Natural Resources Monument N-66, Elevation +7.88, located in 2001, and was used as the basis for final information shown hereon.
- Elevations shown herein have not been updated to reflect possible settlement and/or environmental changes prior to the date of the original survey.
- LOTS SHOWN HEREIN ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AT (F, R) AND X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12086C037L, FOR COMMUNITY NO. 20651, DATED SEPTEMBER 11, 2009, AND INDEED MAP REVISED SEPTEMBER 11, 2009, RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- Dimensions indicated herein are "as measured" by electronic measurement, unless otherwise noted.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- LOTS SHOWN HEREIN CONTAINING 4,848 SQUARE FEET, OR 1.033 ACRES, MORE OR LESS.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- The following information has been taken from the Municipal Code website for the City of Miami Beach or March 23, 2004:
 - Zoning: RM-3 = Residential Multi-Family High Intensity District
 - See also D.R.B. 17639, PAGE 2196 & D.R.B. 19234, PAGE 2940 for variance in Historic preservation district.
 - No vehicle parking spaces on this off-site parking provided by vacant signage.
 - Roof overhang not located unless otherwise shown.
 - Underground improvements and/or underground encroachments not shown unless otherwise indicated.
 - The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
 - Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
 - Adjacent property owners information taken from Miami-Dade County Property Appraiser's Website.
 - Folio No.: 02-354-019-0530

SURVEYOR'S CERTIFICATION TO:

First American Title Insurance Company
EBJ/InSite Sagamore, LLC
Bank Hopson IM

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on May 3, 2001 and last updated September 2, 2016, in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on September 2, 2016.

*Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC., LB3653

Donald C. Fortin, P.E.
Surveyor and Mapper, LS2863
State of Florida

LEGAL DESCRIPTION:

All of Lot 6 and Lot 15 and the North 25.00 feet of Lot 5 and Lot 16, Block 29, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded in Plat Book 2 of Page 77 of the Public Records of Miami-Dade County, Florida,

TOGETHER WITH

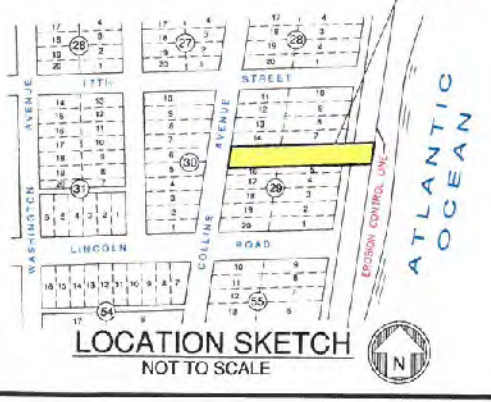
A portion of the 30 foot wide right-of-way as shown on said FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded in Plat Book 2 of Page 77 of said Public Records of Miami-Dade County, Florida, and 30 foot right-of-way located referred in D.R.B. 22338, at Page 1704, said right-of-way outlines (the East line of said Lots 5 and 6 and bounded on the North by the Eastern extension of the North line of said Lot 6 and bounded on the South by the Eastern extension of the South line of said North 25.00 feet of Lot 5.

TOGETHER WITH

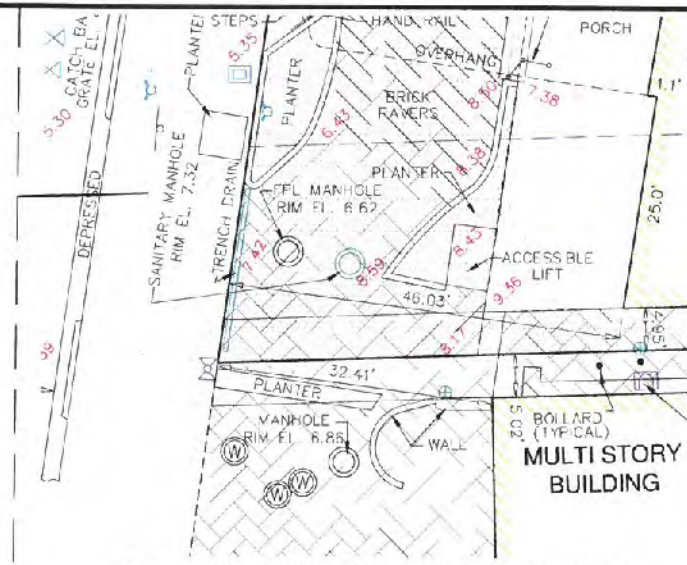
A parcel of land which adjoins the East line of said 30 foot vested right-of-way referred in D.R.B. 22338, at Page 1704 and bounded on the North by the Eastern extension of the North line of said Lot 5 and bounded on the South by the Eastern extension of the South line of said North 25.00 feet of Lot 5 and bounded on the East by the Eastern extension of the East line of said Lot 5 and bounded on the West by the Eastern extension of the West line of said Lot 5.

ALL OF THE ABOVE being more particularly described as follows:

Begin at the Northwest corner of said Lot 15, said point lying on the Eastern right-of-way line of Collins Avenue AKA State Road A-1-A, thence North 82°03'01" East along the North line of said Lots 13 and 5 and the Eastern extension thereof for 538.58 feet to a point on the Eastern Control Line as recorded in Plat Book 105, Page 62 of said Public Records of Miami-Dade County, Florida, thence South 08°55'47" West along said Eastern Control Line for 76.4' (and thence South 88°03'17" West along the South line of the North 25.00 feet of said Lots 5 and 16 and the Eastern extension thereof) for 528.29 feet to a point on said Eastern right-of-way line of Collins Avenue AKA State Road A-1-A, thence North 07°30'29" East along said Eastern right-of-way line for 76.29 feet to the Point of Beginning.



1671 COLLINS AVENUE



DETAIL "A" SEE SHEET 1 OF 2
SCALE: 1" = 10'

With reference to the Chicago Title Insurance Company Order No. 5607370 with an effective date of December 30, 2015. Documents and/or rights of way of record per site commitment that are platable are shown on this ALTA/NSPS Land Title Survey.

SCHEDULE B SECTION II

1-4. Standard Exceptions.

5. Restrictions, if any, on the insured's ability to construct new improvements on the Land or to reconstruct existing improvements after destruction or demolition as a result of the Coastal Construction Control Line recorded at Plat Book 74, Page 25. Coastal Construction Control Line per plat shown on survey.

6. This Policy does not insure any lands seaward of the Erosion Control Line as same is shown on the Erosion Control Line Plat recorded in Plat Book 106, page 62, together with the Certificate of Approval recorded in O.R.B. 9017, page 028. In addition, this Policy should not be construed as insuring the title to any land between the mean high water line on the date of the recording of the Erosion Control Line Plat and the Erosion Control Line as shown thereon, which may have varied in the insured or its predecessors in title as a result of the implementation of Chapter 161 of the Florida Statutes. Erosion Control Line shown on survey.

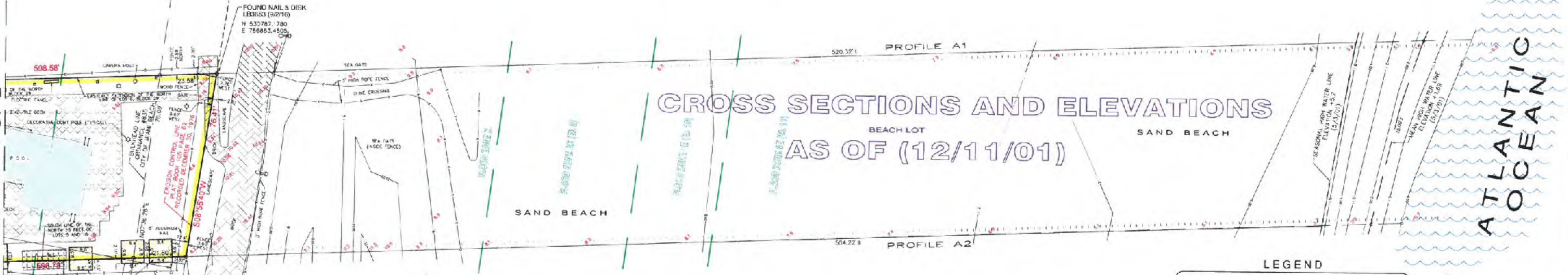
7. Matters set forth in the Orders by the Board of Adjustment of the City of Miami Beach, Florida recorded in O.R.B. 17839, page 2156, O.R.B. 18504, page 736 and O.R.B. 19034, page 2940, and in the Modification Order recorded in O.R.B. 26753, page 52. Encumbers parcel but not subject to location.

8. Easements for ingress and egress and utility purposes granted to Florida Power & Light Company recorded in O.R.B. 19389, page 2585. Encumbers parcel and shown on survey.

9. The rights, if any, of the public to use as a public beach or recreational area, any part of the land lying between the body of water abutting said land described in Schedule A and the natural line of vegetation, built, extreme high water line or other apparent boundary separating the publicly used area from the upland private area, and any right of access thereto. Standard Exception.

SEE SHEET 1 OF 2

CROSS SECTIONS AND ELEVATIONS AS OF (12/11/01)



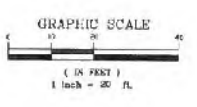
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VERTICAL DATUM CONVERSION DETAIL

THIS SURVEY IS IN
NGVD 29 (VERTICAL DATUM)

0.00' NORTH AMERICAN VERTICAL DATUM (N.A.V.D. OF 1988)
0.02' NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. OF 1989)

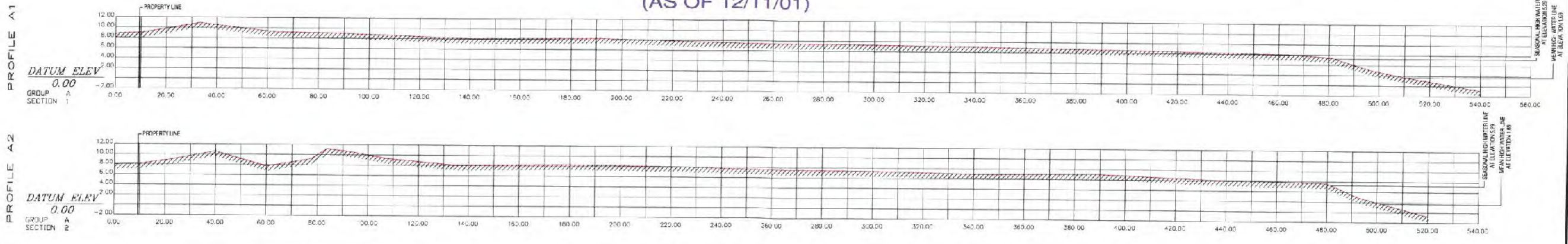
BASED ON NATIONAL GEODETIC SURVEY VERTICAL HEIGHT CONVERSION



LEGEND

[Symbol]	CATCH BASIN	[Symbol]	CONCRETE POWER POLE
[Symbol]	MANHOLE	[Symbol]	WOOD POWER POLE
[Symbol]	LIGHT POLE	[Symbol]	CLEAN OUT
[Symbol]	WATER VALVE	[Symbol]	UNDERGROUND WIRE
[Symbol]	WATER VALVE	[Symbol]	45' CURB
[Symbol]	CATCH BASIN INLET	[Symbol]	2.00' CURB & GUTTER
[Symbol]	UTILITY POLE	[Symbol]	CHAIN LINK FENCE
[Symbol]	RIVER	[Symbol]	GRADE ELEVATION
[Symbol]	"NOT NOTED"	[Symbol]	ELEVATION
[Symbol]	MANHOLE	[Symbol]	INVERT
[Symbol]	SOIL	[Symbol]	SANITARY
[Symbol]	CONCRETE POWER POLE	[Symbol]	PERMANENT REFERENCE MONUMENT
[Symbol]	WOOD POWER POLE	[Symbol]	BOTTOM OF STRUCTURE
[Symbol]	CLEAN OUT	[Symbol]	TOP OF BAFFLE
[Symbol]		[Symbol]	TEMPORARY BENCH MARK
[Symbol]		[Symbol]	CONCRETE
[Symbol]		[Symbol]	ASPHALT PAVEMENT

(AS OF 12/11/01)



No.	O.N.	Revision Description
14	180970	ADD TO CERTIFICATION TO:
13	180323	UPDATE SURVEY (3/17/16)-TMC
12	140648	UPDATE SURVEY (5/30/16) RLL DWF
11	100191	UPDATE SURVEY (3/17/10) SLD MAP
10	061152	AMEND TO SHOW PROPOSED LOADING ESW T

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone 305-553-6195 / Fax 305-553-7152 / Email fls@fortinleavy.com

ALTANSPS LAND TITLE SURVEY
SAGAMORE HOTEL
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date: 5-3-01
Scale: [Signature]
Drawn By: MAP
CAD No.: 0105753
Plotted: 8/9/18 2:34p
Ref. Dwg.:
Field Book: 5247879 JWL
Job No.: 010575
Dwg. No.: 2001D-099
Sheet: 2 of 2