

1035-1045 LINCOLN ROAD



ENGRAVED RENDERING OF ORIGINAL BUILDING ON EXISTING HISTORIC PLAQUE ON SITE

HISTORIC RESOURCE REPORT

for

1035-1045 LINCOLN ROAD

the

SENDER BUILDING

MIAMI BEACH, FLORIDA 33139

prepared by

ARTHUR J. MARCUS ARCHITECT P.A.

HISTORIC ARCHITECTURAL PRESERVATION CONSULTANT

July 1, 2014

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www.arthurmarcus.com

1450 Lincoln Road #806

Miami Beach, Florida 33139

July 1, 2014

for the

CITY of MIAMI BEACH HISTORIC PRESERVATION BOARD

prepared for

1035 LINCOLN ROAD LLC

c/o Jonathan Fryd * 523 Michigan Avenue * Miami Beach, Florida

"Lincoln Road, in the beginning, was merely a dirt street, shaded by newly planted palm trees, stretching from Biscayne Bay to the Atlantic Ocean. Only a half dozen structures lined the thoroughfare - the first Fisher Office building (Van Dyke building), the glass enclosed tennis a court, the polo stands, the initial unit of the Lincoln Hotel, two oceanfront estates, a modest grocery and the Spanish mission type structure that was - and still is - the Church." (5)

"Fisher began the construction of Lincoln Road starting with the removal of the mangroves in 1912, and numerous photographs attest to both the start and continuation of construction." (6)

"Lincoln Road is the civic-commercial urban centerpiece of Miami Beach. Initially developed by Carl Fisher as the commercial main street of his Alton Beach development, he named it after his hero Abraham Lincoln. (7)

Fisher was not a man of small visions. He cut path through mangrove swamp to create a 100-foot-wide four-lane avenue connecting his hotels on the bay side to estates along the ocean (including his own). The avenue was filled with 20-foot wide double sidewalks and palm trees. Completed in the late teens, Lincoln Road became the prestigious address for fashion and shopping that Fisher envisioned. (7)

"Fisher was never one to do things by halves and, in accord with Pancoast he envisioned Miami Beach as an American Riviera for the well-to-do, with elegant hotels and residences on the waterfront - both bay and ocean. Although impetuous, he had the money and clout for realize his dream." (8)

TOP PHOTO: LINCOLN ROAD 1905

MIDDLE UPPER PHOTO: LINCOLN ROAD LOOKING EAST FROM FISHER OFFICE BUILDING 1933 WITH RONEY PLAZA IN DISTANCE AT LEFT

MIDDLE LOWER PHOTO: LINCOLN ROAD 1927 with COMMUNITY THEATER at LEFT

LOWER PHOTO: LOOKING WEST on LINCOLN ROAD FROM MERIDIAN AVENUE 1927



By the 1920's Lincoln Road was truly coming into its own - with dozens of buildings filling in the street from Alton Road to Collins Avenue. Among the earliest buildings on Lincoln Road were the following:

Carl & Jane Fisher Residence	1915
Lincoln Hotel	1916
Miami Beach Community Church	1920
947 Lincoln	1924
846 Lincoln Road / van Dyke	1924
Sender Building 935-45 Lincoln Rd	1925
Dowling Building 826 Lincoln	1925
1037 Lincoln	1925
Hampton Hoel 940 Lincoln	1926
Mead Building / Victoria's Secret 1	1928
Sterling Building - original	1928
901 Lincoln - orig. Bonwit Teller	1928
Antique Dome 910 Lincoln	1929
Cadillac Building 546 Lincoln	1929
744 Lincoln	1929
910 Lincoln	1929
1000 Lincoln	1929
Chrysler Building 546 Lincoln	1930

"By the mid-1930's a different dream prevailed. Tourism for the middle class rather than land development for the rich became the major focus. (8)

"By 1940 Miami Beach was jam-packed. The fortune seekers occupied the new Deco hotels of South Beach while the older, more imposing Mediterranean-style Roney, Nautilus and Floridian hotels were once again filled with celebrities and high society. (8)

"It was in the post-Depression 1930's that Miami Beach achieved the definitive form and iconic imagery for which it is noted. Its architects became agents of an urban and architectural transformation that accommodated new building types, novel styling and changing patronage. (9)

"Miami Beach is a layering of consecutive urban visions, built one on top of the other and compacted in time and space. Each vision left an architectural & urban imprimatur on its structure, influencing the development of an eclectic local vocabulary of buildings and spaces.(10)

TOP PHOTO: LOOKING EAST FROM ALTON circa 1930
MIDDLE PHOTO: LOOKING EAST FROM LENOX WITH THE
SENDER BUILDING AT LEFT
LOWER PHOTO: LINCOLN ROAD circa 1940's



“The transformation of Miami Beach reveals a critical ingredient in the city’s creation: the ways and means to completely reinvent the environment as the context for a new type of resort city. This reinvention was part of a development plan that began as Denise Scott Brown noted, “by elaborating the values of nature and then adding the architecture.” (11)

“Lincoln Road remained unchallenged as Miami’s center of chic until the opening of the Fontainebleau in 1954...(when) the merchants of Lincoln Road taxed themselves to raise funds for a substantial (street) renovation. Morris Lapidus proposed an open-air pedestrian mall with the slogan, “A Car Never Bought Anything.” (12)

“Inspired by the work of the Brazilian modernist landscape architect Roberto Burle-Marx, Lapidus took cues from the vibrant paving patterns of the broad promenades along Ipanema and Copacabana beaches. He envisioned black-and-white-striped pavement stretching the entire width of the right-of-way from building face to building face, but budgetary constraints limited him to keeping the original 1920’s sidewalks and filling in the asphalt roadway. (13)



TOP PHOTO: LINCOLN ROAD LOOKING WEST FROM WASHINGTON AVENUE W/ TRAM 1960

MIDDLE PHOTO: EUCLID OVAL IN FRONT OF SAKS FIFTH AVENUE 1962

LOWER PHOTO: LINCOLN ROAD LOOKING EAST FROM ALTON ROAD 1960's.

Formerly a car street, it was closed off to automobile traffic and converted into an outdoor mall. Mall is perhaps a misnomer as this is a street closed to automobile traffic and is not designed as, say, a suburban mall. Imagine if St. Marks Place in New York City were closed to automobile traffic, and you get a better picture of Lincoln Road Mall." (2)

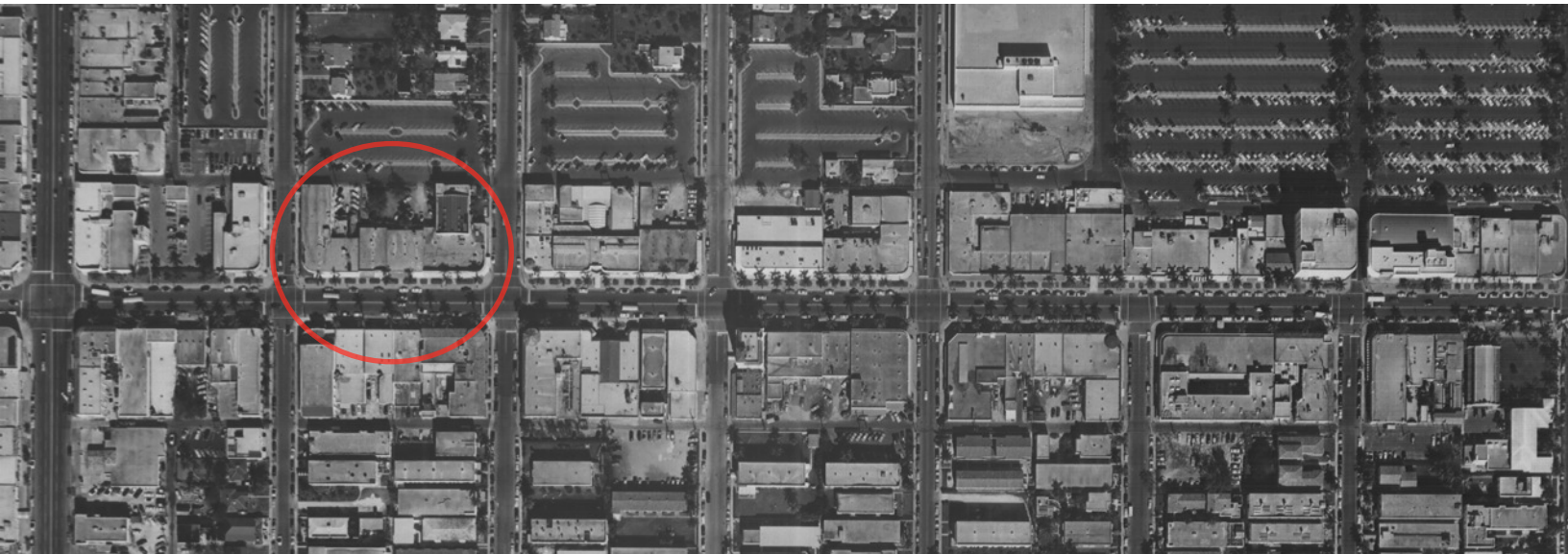
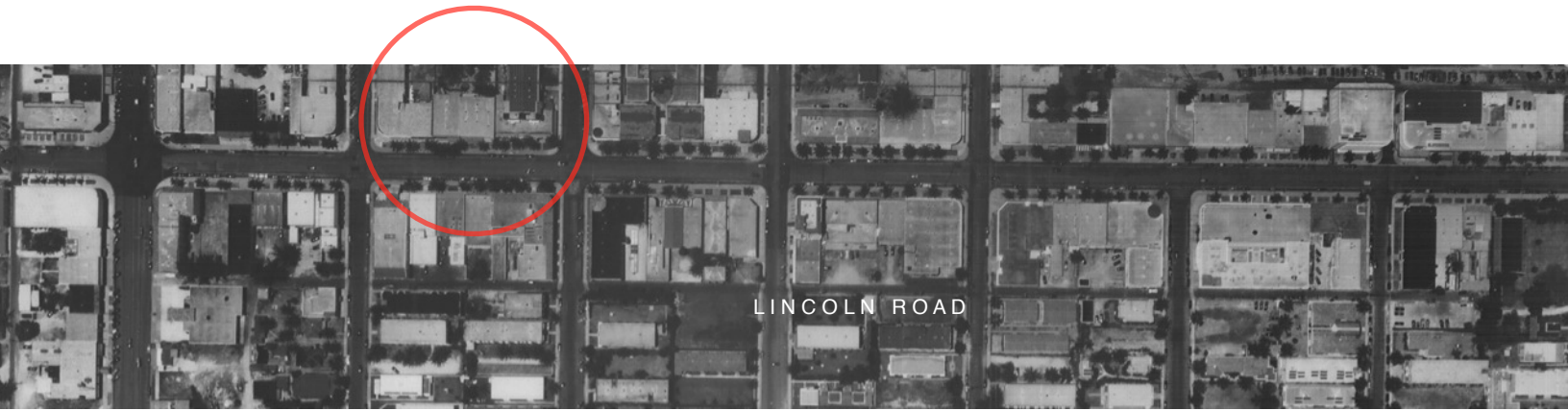
"Designed by Morris Lapidus as a luxury pedestrian mall (it was lined with designer shops including Saks), it fell into disrepair in the 1970's. After the amazing economic turnaround of Miami Beach in the late 80's, by the mid 90's Lincoln Road Mall became an incredibly lively and successful center for shopping, socializing, and nightlife. The most similar place I can think of is Las Ramblas in Barcelona, but Lincoln Road does not have cars, only at intersections where avenues cross perpendicularly. The lack of interruption created by cars allows for outdoor cafes, festivals, and all other sorts of emergent activities." (2)

BUILDING TIMELINE

- 1920's - Original building designed by unknown Architect.
- 1938 - Renovations and remodeling completed by Robert M. Little Architect.
- 1985 - Renovations by STA Architects
- 1999 - On May 18, 1999 the City of Miami Beach after action report for the Sender Building granted the applicant Michael Comras - a Certificate of Appropriateness and Design Review Approval for revisions to previously approved plans for the construction of a new retail structure with minor changes to the corner dome. Demolition of the existing building due to structural defects and construction of new retail building on site by Hawrylewich Robertson Architects.

UPPER & LOWER PHOTOS: LINCOLN ROAD LOOKING WEST FROM WASHINGTON AVENUE 1960





top: **1941** CITY of MIAMI BEACH AERIAL PHOTOGRAPHIC SURVEY courtesy of
CMB PUBLIC WORKS

below: **1954** CITY of MIAMI BEACH AERIAL PHOTOGRAPHIC SURVEY courtesy of CMB PUBLIC WORKS

IN both of the 1941 and 1954 serial surveys the block as already been built out . The former building of the Community Theatre adjacent at 1000 Lincoln Road is still visible in both photos.



1959 CITY of MIAMI BEACH AERIAL PHOTOGRAPHIC SURVEY courtesy of CMB PUBLIC WORKS

By 1959 the building on the adjacent Community Theater site has been re-constructed with no vestige of the former theater building remaining.

What is also interesting in this photograph is 17th Street did not yet directly connect with the Venetian Causeway. Instead it turns southward onto West Avenue.



1979 CITY of MIAMI BEACH AERIAL PHOTOGRAPHIC SURVEY courtesy of PUBLIC WORKS

17th Street now directly connects with the Venetian Causeway.

The Sender Building



On this site stood the Sender Building, a commercial building and contributing historic structure that was tragically lost during the process of its restoration and reconstruction in 1999. Built in 1925 and first known as the McAllister Building, this building was one of the earliest commercial structures on Lincoln Road. It helped fulfill developer Carl Fisher's goal of creating here the most elegant shopping street in the South.

The architect of the Sender Building is unknown. It was designed according to the Mediterranean Revival style popular in Miami Beach during the 1920's, featuring Moorish arches that wrapped the entire facade from Lenox Avenue to Lincoln Road. The arches rested on ornate stone columns decorated with acanthus leaves. The structure related well to its original neighbor, the Community Theater, whose cupolas also exhibited a Moorish influence.

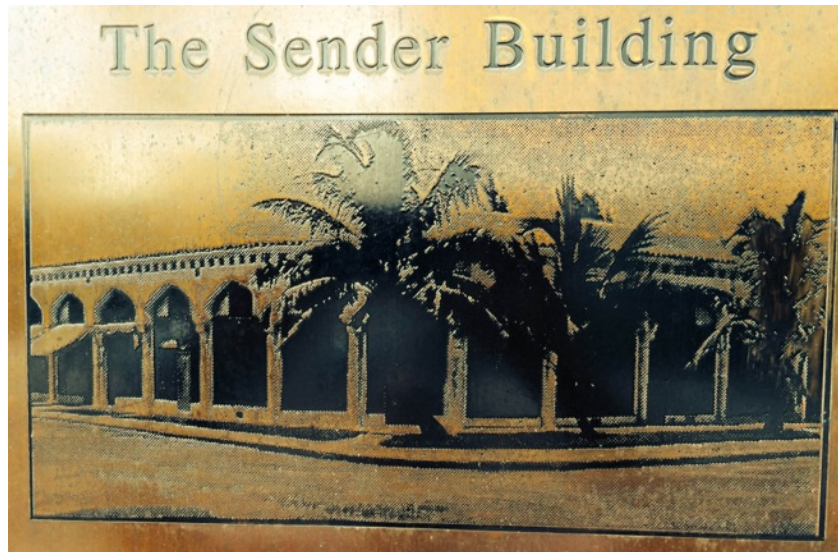
The building was modernized in 1938, with a new facade design by architect Robert M. Little, who gave the building a sleek streamlined look. The original arches were covered with a gridded finish of stucco. A modernistic eyebrow wrapped continuously around the building. Fluted pilasters and slabs of quarry keystones covered the ornate columns.

In 1979, the building was acquired as part of the formation of the South Florida Art Center. Randall G. Sender (1956-1996), a founding director of the Art Center and preservation architect, renovated this and other buildings on Lincoln Road for a mix of galleries, artists' studios and workshops. Sender, who received a degree in Historic Preservation from the University of Florida in 1982, also contributed to the renovation of Miami Beach's Old City Hall building. Upon his death in 1990, the Art Center Director dedicated the building to Sender in recognition of his contribution to the Art Center and to Lincoln Road.

In 1998, the Sender Building was purchased for reuse by The Comras Company and the Fryd Family, and the initial stages of its rehabilitation as a commercial structure began. Hidden for nearly a half century behind its modern facade, the building gradually revealed its original Moorish arches and decorative columns. In May, 1999, the now freestanding facade was declared unsafe and ordered demolished. The new structure, designed by Hawrylewicz and Robertson Architects and built by The Comras Company and the Fryd Family, recalls the original Moorish character of the McAllister Building as seen on this memorial plaque, which is dedicated to Randall G. Sender.

HISTORIC BUILDING PLAQUE LOCATED AT NORTHWEST CORNER OF BUILDING
(SEE FOLLOWING PAGE FOR TEXT ON PLAQUE)

It is interesting to note that although the architect of the Sender Building is unknown - it was designed and constructed in 1925 for an initial cost of \$40,000. according to the Building Card.



PORTION of HISTORIC PLAQUE WHICH READS AS FOLLOWS:

"On this site stood the Sender Building, a commercial building and contributing historic structure that was tragically lost during the process of its restoration and reconstruction in 1999. Built in 1925 and first known as the McAllister Building, this building was one of the earliest commercial structures on Lincoln Road. It helped fulfill developer Carl Fisher's goal of creating here the most elegant shopping street in the South.

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PHOTOGRAPH circa 1985 OF SENDER TRAGASH ARCHITECTS ON NEWLY RENOVATED ESPANOLA WAY. (FROM LEFT: ANA ABAUNZA, DIXON ALVARINO, RANDY SENDER, TODD TRAGASH, ISABEL TRAGASH)

RANDALL SENDER ARCHITECT (1956 - 1990)
from conversations with Todd Tragash A.I.A 6.20.14

As the plaque on the northwest corner of the building attests - Randy Sender - was an architect -and an urban visionary drawn to the promise that south beach presented in the '80's and 90's.

Originally from Nashville, TN Randy graduated from University of Michigan followed by the University of Florida in 1985 for graduate studies in Historic Preservation.

After graduation Randy came to South Beach and formed a firm with Todd and others known as American Preservation Consultants. Randy then spent several years working with the Borelli,

Frankel, Blitzstein team in the early 1980's prior to forming STA in 1985.

Back in the 1980's...1035-1045 Lincoln Road was then owned by the South Florida Art Center - as were many properties along Lincoln Road. Randy Sender became the architect coordinating renovations to this property for the SFAC. Randy's true passion was working with the Board of Directors of the SFAC. After his passing the SFAC dedicated this property in his memory as the Sender Building.

Even years after Randy's untimely passing - Todd Tragash has maintained the name of the firm they both started together back in 1985 as:
STA Architects -
Sender Tragash Architects.

**BARBARA CAPITMAN on
RANDY SENDER in**

DECO DELIGHTS:

"The design (of the Edison Hotel) by young Randall Sender AIA and his associates leaned heavily on the original architects - Robert Taylor and L. Murray Dixon. ...Randy Sender, not having the original blueprints, which were destroyed in a fire at the Miami Beach Building department before beach history became important, worked from the original photographs, which showed the rough stucco." (3)

Randy's projects included:

- Old Miami Beach City Hall
- South Florida Art Center
- Espanola Way
- Waldorf Towers Hotel
- Ova @ Warsaw Ballroom
- Riviera Arms Affordable Housing
- Roosevelt Affordable Housing
- Place Vendome 736 13 Street



..... HIGHLIFE

Young Firm Giving Old Beach New Look

by Mark Abernathy

When Randy Sender bumped into the architects working on the Old City Hall project in South Beach during a casual stroll two and a half years ago, little did he know that was the lucky break which has led he and partner Todd Tragash to now be two of the city's busiest young architects with projects from Hialeah to Downtown to South Beach's Art Deco district.

"I was walking around the site by the Old City Hall on Washington Avenue," recalls Sender, 29. "I ran into the architects who had been hired to do the whole project. That night I got a phone call from one of them who was in a panic. They were involved in a lawsuit for tearing down historic buildings and needed design input on working with the existing structures." Sender, who concentrated in historic preservation while getting his Masters in Architecture from the University of Florida, subsequently was lured from Miami's Johnson Associates where he had been designing the Dadeland Mall renovation, became partners with architect Stuart Grant, and formed Architectural Preservation Consultants, Inc.

A year later, Randy connected with UF alum Todd Tragash, a native Miamian, and the two founded the contemporary practice of Sender/Tragash Architects. Todd, along with Dixon Alverino, have since joined Architectural Preservation Consultants, Inc. as partners, and the firm oversees a number of

projects, many in the historic South Beach area.

One of Sender/Tragash's first big jobs was connected with the Southeast/Overtown development. The firm was hired to design a quarter-of-a-million square-foot office tower near the edge of the development right by the Metromover station. "We jumped into that very quickly," says Sender. "We've done all the initial design and our client was very excited. But it's been on hold since he saw the city wasn't doing its part. It's been a very slow process. And now we're waiting." So the firm took some interim projects. "The work we're doing right now was meant to be filler projects to keep us busy until this big project went to stage two. But it's shifted." Sender/Tragash's filler work may be smaller in terms of total project dollars, but it's been extremely important to the look of the "new" Miami Beach. The company has worked on such projects and restorations as the Waldorf Towers, Park Vendome, the Clay Hotel, OVO at The Warsaw Ballroom, The Cleveland, and the Shelborne Hotel.

With a trademark flair for color, the firm has been hired to do a number of limited renovations which they call "facadomies" namely when they're just giving a fresh look to the externals and signage of the building. Although many clients request pastel colors for their Deco-style buildings, the firm tries to do something different each time. "Color is a very subjective thing," he notes. "Each client likes and dislikes certain colors, and most people want pink or peach. We try and

make sure that the colors fit the context of the buildings. The last one we did was The Cleveland. We chose green on purpose to challenge ourselves and to show you can use a color that most people don't like and do it in a tasteful way. The owner has been very happy and the building's received lot of attention.

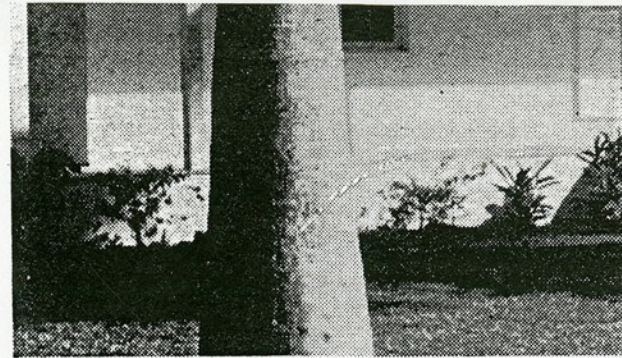
"The Shelborne Hotel was another controversial project. It is an International Style building, and our first advice to the owner, Russell Galbit, was to paint it white because that is the International look. He wanted to make sure people knew that the Shelborne was new and different and that there were things happening there. So we painted the building four shades of pink with turquoise accents. And it's gotten quite a bit of attention."

Other projects for the firm include: a new home office for the South Florida Arts Center on the Lincoln Road Mall which will also house art classes for Miami-Dade Community College, a highrise in Tennessee (Randy's home state), a residential project in Bolivia, a high-tech facelift for City Gas Company of Florida in Hialeah, and a storefront in the new Bayside Project for the owners of Four Way Street.

The firm, consisting of the principals and a draftsman, has been operating from a charming office, formerly an apartment, in a quiet South Beach neighborhood. Following months of attempting to obtain a zoning variance to operate a business in the neighborhood, the firm's appeal has been rejected. Sender and Tragash are disappointed that the city does not see things their way, recognizing the potential to allow professionals to create office space in an area with a low demand for residential use.

With plans to stay on the Beach, Sender and Tragash are eying several locations including some of their former clients' properties to headquarter the busy company.

Building Material — United States Gypsum Co.
 Florida Portland Cement — Florida Portland Cement Co.
 Florida Masonry Cement — Florida Portland Cement Co.
 Building Material — Maule Industries.
 Lumber — Renuart Lumber Yards, Inc.
 Millwork — Renuart Lumber Yards, Inc.
 Hardware — Farrey Hardware Co., Inc.
 Roofing and Sheet Metal Work — G. & L. Roofing Co.
 Waterproofing — Crystex of Florida
 Plaster, Lath and Stucco — Pan American Plastering Co
 Steel Sash and Erection — Roy E. Dodd.
 Lighting Fixtures — Beach Lighting Fixture Co
 Venetian Blinds — Sistrunk, Inc.



ROBERT M LITTLE, ARCHITECT (did 938 remodel - ch)



McALLISTER BUILDING, MIAMI BEACH, FLORIDA (AKA Sender Bldg)

Building Material — United States Gypsum Co.
 Concrete Blocks — Maule Industries.
 Florida Masonry Cement — Florida Portland Cement Co.
 Lumber — East Coast Lumber & Supply Co.
 Plate Glass Store Front Installed — Birmingham & Co

1043 Lincoln Rd



RESID
 SUNS

Florida Architecture, 1939, p. 21

FROM 'FLORIDA ARCHITECTURE, 1939, p. 21. - the McALLISTER BUILDING HOUSING THE HATTIE CARNEGIE SHOP
 AT 1043 LINCOLN ROAD courtesy of CAROLYN KLEPSE, HISTORIAN

This remodel in 1938 by Robert M. Little Architect completely re-clad the building into a sleek mid-century form. The building remained this way until the re-construction of the original building in 1999 - which appears in the following photographs and which revealed the original architecture which had been concealed from view from 1938-1999.



2014 PHOTOGRAPHS by ARTHUR MARCUS

As told on the plaque at the northwest corner of the building - the existing structure is not original. It is a re-creation of the original architecture on site as completed in 1999. Thus although the proportions, detailing and fenestration were copied directly from the originals prior to their demolition - this structure is still a re-creation.

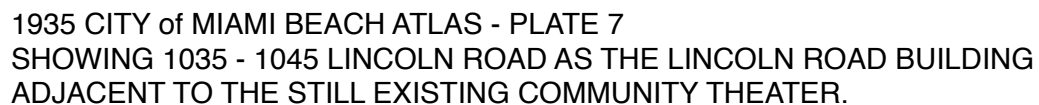
This the building standing on site is essentially a new building constructed in 1999...and based upon the original historic designs from the 1920's.

Although the skylight was also recreated at the corner of the rooftop it is only for historical purposes and is non-operational.



2014 PHOTOGRAPHS by ARTHUR MARCUS

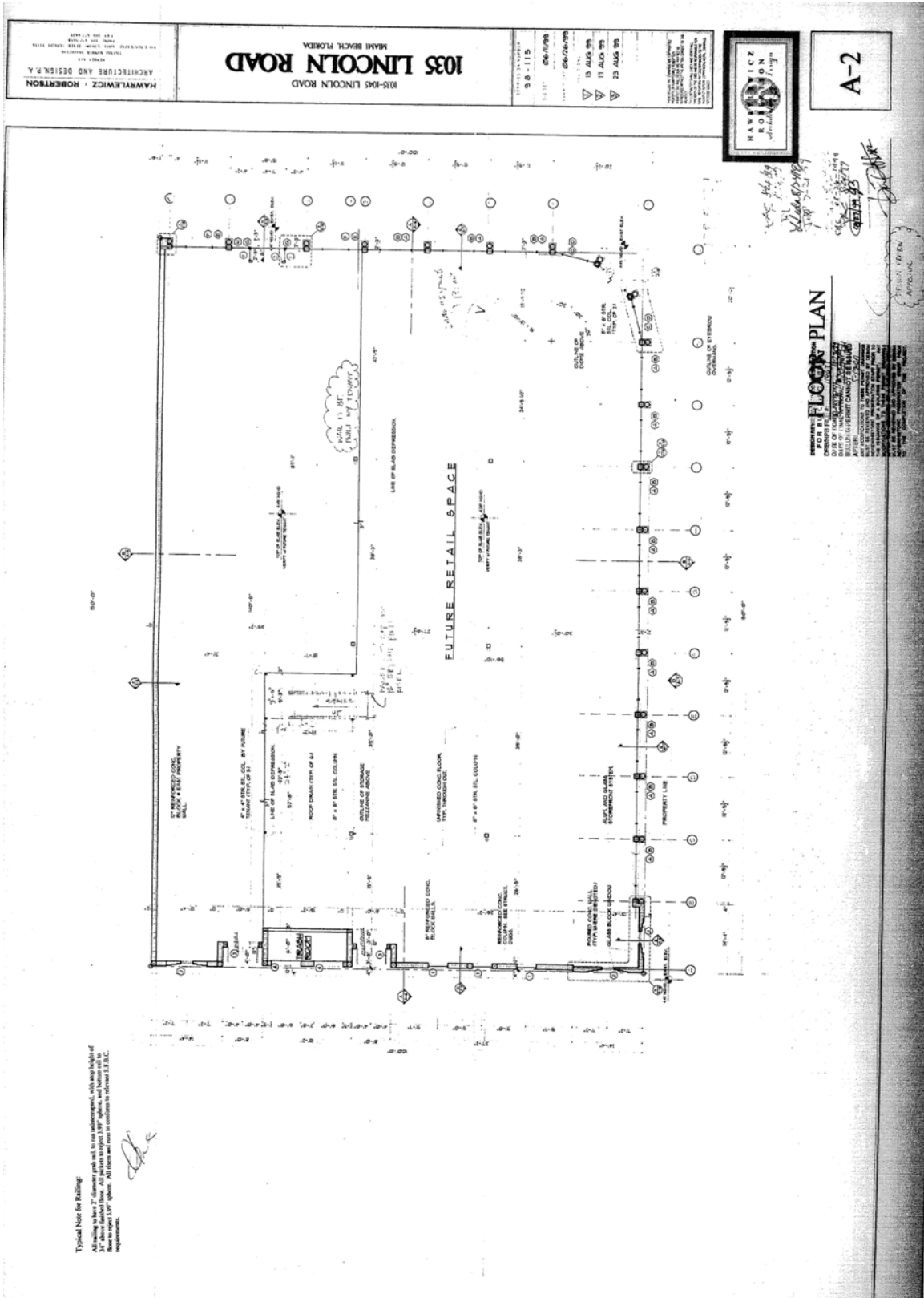




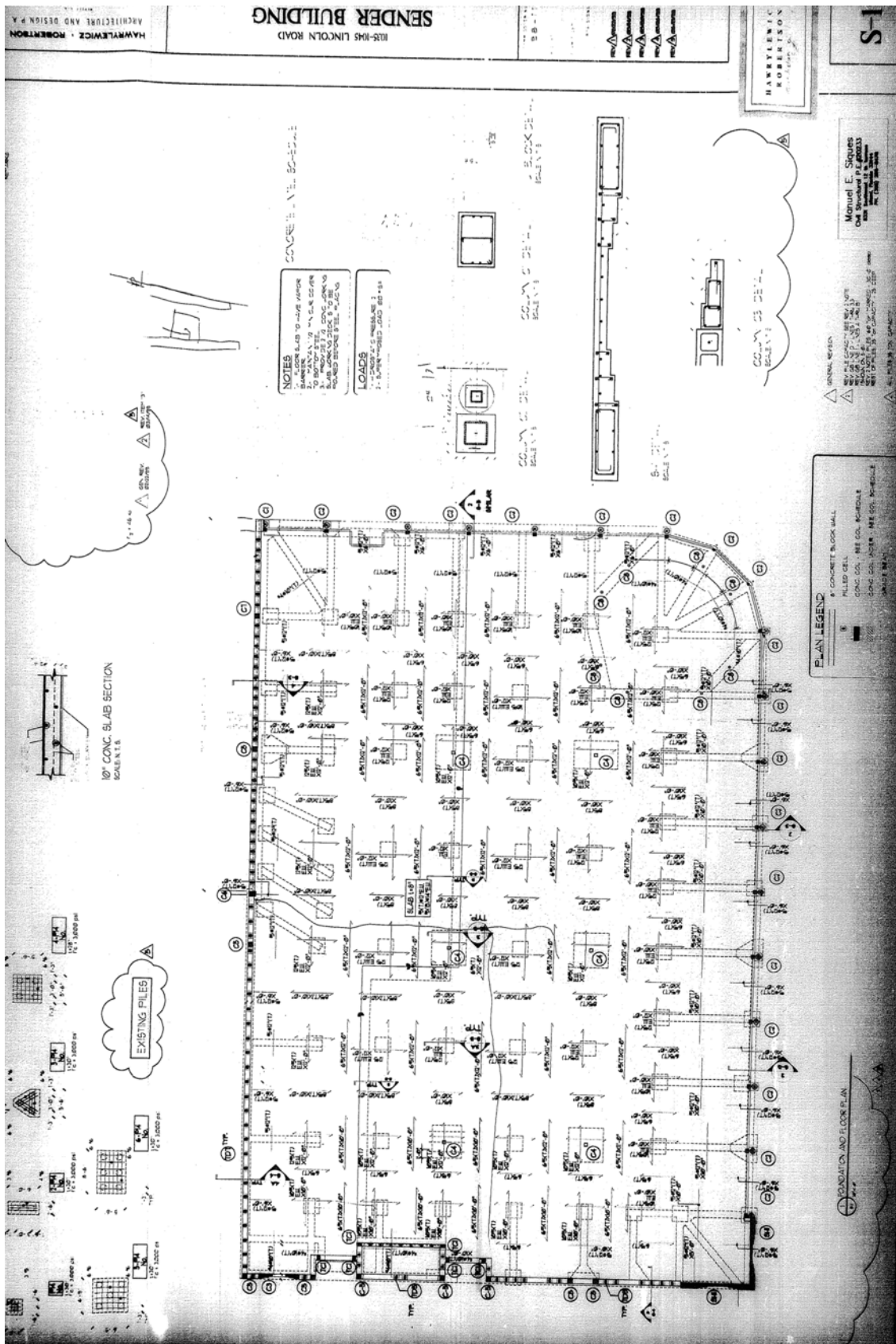


Lincoln Road runs 13 blocks from ocean to bay. Luxury shops are jammed into nine blocks, bounded at one end by Liggett's and at the other by Modern age. The frontage along it sells for \$1,100 a foot.

MIAMI BEACH MAP in LIFE MAGAZINE FEBRUARY 24, 1941



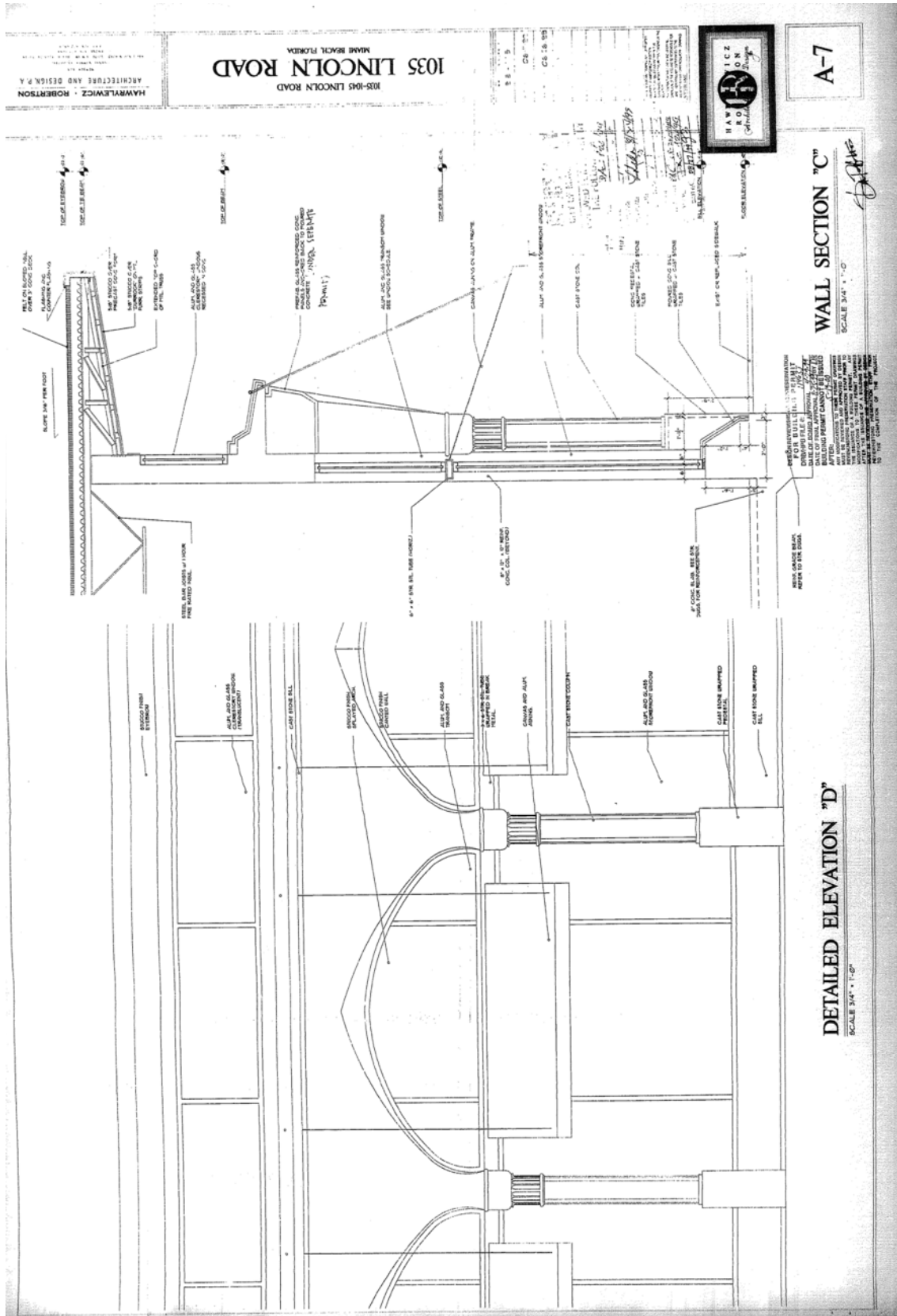
1999 FIRST FLOOR PLAN by HAWRYLEWICZ ROBERTSON ARCHITECTS
Following is a selection of the full architectural and engineering documentation
available from the CMB Building department documenting this 1999 re-construction



1999 FOUNDATION PLAN by HAWRYLEWICZ ROBERTSON ARCHITECTS

HISTORIC RESOURCE REPORT for the CITY of MIAMI BEACH HISTORIC PRESERVATION BOARD

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DETAILS by HAWRYLEWICZ ROBERTSON ARCHITECTS

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BUILDING CARD #1

Owner LINCOLN ROAD BUILDING COMPANY

Lot 1 & 2 Block 38

General Contractor Mead Construction Company

Architect

Zoning Regulations: Use BAA

Building Size: Front 100' Depth 150'

Certificate of Occupancy No.

Permit No. 1238

Address 1037 to 1045 Lincoln Road and 1651, 53, 55, 57, 59 & 61 Lenox Avenue

Bond No.

Engineer

Lot Size

Height 16'0"

Use STORE

Cost \$ 40,000

Stories 1

Roof B

Date May 29, 1925

Foundation Piling

Plumbing Contractor Homan

Plumbing Contractor

Water Closets

Lavatories

Urinals

Gas Stoves

Gas Radiators

Septic Tank Contractor

Oil Burner Contractor

Sprinkler System

Bath Tubs

Showers

Sinks

Gas Heater

Gas Turn On Approved T.J. Bell 1/8/1941 Haines Beauty Parlor.

Tank Size

Tank Size

Electrical Contractor Acme Electric Company - 2 Special Address

Switch Range 1, Motors

OUTLETS Light HEATERS Water

Receptacles 4 (base) Space

Refrigerators

Irons

Sign Outlets

No. FIXTURES 101.....

Electrical Contractor Electric Construction Company

1 Toaster and 4 Out lets.

FINAL APPROVED BY

Date of Service

Date Oct/ 30, 1925

ALTERATIONS OR REPAIRS

METRO ORD. #75-34

RECEIPT DATE: 5-10-29

Building Permits: #25840 Flat wall sign - Claude Neon - \$200.....October 29, 1950- Mitchell Neon Sign - \$160.... August 13, 1948

1663 Lenox Ave. #28022 Projecting sign - must be taken down before July 21, 1950- Lawrence Sales Corp., contractor \$4,589....Dec. 1, 1948

1037 Lincoln Rd. #28966 Air Conditioning - A. Oboler, engineer: Lawrence Sales Corp. (Wm. Sussman), contr \$300.....May 15, 1950

1045 Lincoln Rd. #32559 Remodeling for new store (no plans)-Columbia Constr. Corp. \$300.....May 15, 1950

1037 Lincoln Rd. #33608 New door instead of window & alterations in fitting room- Phone 78-8583- Owner \$300.....Sept. 21, 1950

1045 Lin & 1651 Lenox #35572 Caulking & touch up painting-Day labor \$50..... April 12, 1951

1039 Lincoln #37773 Shelves & partition & painting- no outside work-Owner \$500.....Jan. 2, 1952

1663 Lenox Ave. #39025 Entrance awning-Miami Beach Awning Co. \$130.....July 28, 1952

1037 Lincoln #42030 Remodeling: Shelves, & remove partition: owner: \$1,000: July 6, 1953

1035 Lincoln Rd. #42294 Install 5-ton Air Cond: Acme Air Cond: Plaeg, 8/5/53. \$2,035: July 31, 1953

#1045(Browning King) #43220 Sandblasting with water & Covers: Ace Sandblasting: \$150: Nov 6, 1953

Lillie Rubin's #45308 New plaster on front of building...remove partition: \$1400.....July 27, 1954

OK, #47132 by owner: Install 4 - 3/4 ton A. C. Units \$800 March 24, 1955

1035 Lincoln Rd #47311 ADDITION OF STOCK AND WORK ROOM..43' x 53' x 12': #2 CBS construction spread footing and flat roof covering: Morton Fellman, architect: Leifert Construction Company, contractor: \$10,000 April 21, 1955

Occupancy #2690 7/12/55 Addition of meter room 4' x 6' x 8' \$400. May 31, 1955

1035-39 Lincoln Rd #47657 by owner

1039 Lincoln Rd #47838 Storm Blinds: Giffen Industries, Inc. \$100: June 21, 1955

1043 Lincoln Rd #48953 Columbia Construction Co: Remodel store front - 8" bulkhead \$500 Oct. 24, 1955

1045 Lincoln Rd #49399 Electro Neon Sign Co: Flat wall neon sign 24 square feet \$200 Dec. 8, 1955

1045 Lincoln Rd #49865 Frame, Inc: Install 1 - 5 ton A. C. Unit OK, Plaeg, 10/3/56 March 1, 1956

1653 - 1663 Lenox Ave #49874 REMOVE EXISTING PARTITION TO REMODEL FOUR STORE FRONTS: Anis and David, arc Popkin and Sons, contractor \$6 000 March 2, 1956

1661 Lenox Avenue #50272 A. B. C. Neon Sign Co: Flat wall neon sign \$100.00 Apr. 27, 1956

1659 Lenox Avenue #51009 Flat Painted Sign 20' x 6' on Lenox Avenue - side of Building \$10000 July 17, 1956

1037 Lincoln #51962 George Shell: Interior & exterior painting - \$250 - 11/14/57

1037 Lincoln #55330 George Shell: Exterior painting of bldg - \$250 - Jan. 9, 1958

1037 Lincoln #59218 Owner: Take out partitions of dressing rooms to create office space- \$100-(Lillie Rubin) June 10, 1959

1037 Lincoln #59516 Acme Air Cond: 1 - 3 ton & 1 - 5 ton pkg air conditioners with cooling towers- \$1600- 7/14/59

1037 Linc. #62935 Owner: Corridor 5' x 75' to connect Linc. Lane to Linc. entrance 2 x 4 partition with lathe and plaster, \$1000, 9/13/60 Compl. Saperstein 4/2/62

Plumbing Permits:

1037 Lincoln Rd: #37130 Levi Plumbing Co: 1 Down spout June 9, 1955 OK Cor 4-11-55

BUILDING CARD #2

BUILDING CARD #3

[illegible]

#37598 Serota Plumbing Company: 1 water closet, 1 lavatory November 28, 1955
 37882 J & W Plumbing Service: one water to tower, condensate to lavatory trap March 8, 1956
 38111 Beach Plumbing Company: one gas plate May 28, 1956
 1663 Lenox #42046 Serota plbg: 1 floor drain, 1 safe waste drain- 12/22/59

Electrical Permits:
 1035 Lincoln Road #27158 Cornelius: 2 motors - - - Sept, 9, 1948
 1037 Lincoln Road #27722 E. C. Cornelius - 4 motors - Nov. 23, 1948
 1657 Lenox Ave. #28810 Abbott Electric: 1 violation - May 17, 1949
 1039 Lincoln Road #28951 Astor Electrical Service: violations - June 13, 1949 Meginniss 9/27/49 OK
 1655 Lenox Avenue #29223 Astor Electrical Service: 1 fan outlet - July 26, 1949 Meginniss 7/27 - OK
 1045 Lincoln Road #33453 Emanuel Electric Company: 14 fixtures, Feb. 15, 1951 10-17-51 Meginniss
 1045 Lincoln Road #35628 Astor Elec. Serv. Inc.: 2 receptacles, 4 light outlets, 12 fixtures, 2 irons-
 1045 Lincoln Road #36078: Astor Electric: 2 Switch outlets, 3 light outlets, Dec. 1, 1951
 6 fixtures, 1 Motor, Feb. 5, 1952- ok 2-8-52 HOR
 1037 Lincoln Road #39980 L.R. Goddard: 3 Switch Outlets, 10 Receptacles, 10 Fixtures, 2 Iron Outlets,
 1 Center of Distribution, 4 Motors (1 HP): July 24, 1953 OK, Rosser, 8-17-53
 1037 Lincoln #40071 E.C. Red Cornelius: 1 Motor (1 HP), 1 Motor (2-5 HP): July 31, 1953 Flag, 1/27/54
 1035 Lincoln Rd #40137 L. R. Goddard: 3 Switch outlets, 10 Light outlets, 10 fixtures, 1 Meter change:
 OK, H. Rosser, 8-17-53 Aug. 11, 1953
 1663 Lenox Avenue #44182 Atlantic, Inc: 4 switch outlets, 1 center of distribution, 4 motors 3/24/1955
 OK, Rosser 3/30/1955

BUILDING CARD #4

Lot	Block	Subdivision	ALTERATIONS & ADDITIONS
Building Permits:			
#793	Evercool:	1 central air conditioning	8/7/69
#03527	E-Z Lathing and Plastering Co.-Remodeling-	\$1000-7-6-73	
#03774	Orkin Ext. Co.-Fumigation-	\$750-8-7-73	
#08834	Continental Painting Co.-Exterior paint-	\$1300-3-30-76	
1045 Lincoln Rd-#12881	Lavender Glass Corp-Remove wood entrance to store-new alum. entrance-	\$700-3-14-78	
1651 Lenox Ave-M04178	Climastat Air Conditioning-;	1 5ton central a/c-6-20-78	
1045 Lincoln Rd-#13401	Owner-Interior remodeling-	\$900-7-7-78	
#17949	Camillo Padrida	remove existing dressing room partitions	\$900. 4-28-80
Plumbing Permits:			
Electrical Permits:			
1037 Lincoln #65434	Miller Electric Co.:	2 receptacles phone equip. - 1/24/68	
#65756	Miller Elect. Co.:	1 switch outlet, 2 receptacles, 2 appliance special - 5/15/68	
#67282	Miller Electric	- 6 switch outlets, 20 light outlets, 19 receptacles, 13 fixtures -	
1-	Refrig outlet, 1 Motor 6-10 H.P., 1 Service equipment	600A 8/21/69	
#76042	Ocean Electric-	1 meter change, dividing two stores to each electrical meters-	2-5-80

BUILDING CARD #5

Lot 1 - 2 Block 38 Subdivision Commercial

ALTERATIONS & ADDITIONS

Building Permits:

- #63347 - Feldman Bldg. Corp.: Revision of plans submitted with permit #62935, with additions - \$1,000. - 10/25/60
 #64980 Owner: Hang lattice work from ceiling - \$100. - May 26, 1961 Compl. Saperstein 3/30/62
 #66962 Syjack Construction Co.: Install 3 1-ton air conditioners, wall units - \$600. - 3/16/62
 #67377 Owner, Herbert Cohn: Construct an addition to balcony - \$500. - 6/4/62 OK Saperstein 1/6/65
 #71092 Owner, Lincoln Rd. Properties: Clean front and painting, repairs - \$300. - 2/17/64
 #71549 Giffen Industries: Reroof - \$1955. - 5/7/64
 #72099 Sears Roebuck & Co.: 1 - 2 hp wall unit air cond. - \$400. - 7/27/64 (1031 Ave.)
 #73242 Robt. R. Humbert: One 5-ton pkg. unit - \$1500 - 12/17/64 OK Flaag 12/30/64
 #74479 (1663 Lenox) Hogan Air Cond.: 2 1-hp a.c. units - \$400 - 7/27/65 OK Flaag 10/19/65
 #75174 Carbery Bros. Painting Co.: Paint exterior (Lillie Rubin) - \$110 - 11/4/65
 #75743 Giffen Industries, Inc.: Reroofing - \$1895 - 2/2/66
 #76574 Owner, Mr. Sokolsky: Repair floor - \$200 - 7/5/66 OK Brown 9/26/66
 #78111 Feldman Building Co.: Interior non-structural alterations - \$4,500 - 4/14/67 (for Lillie Rubin) OK White 1/9/68
 #78132 Evercool Air Conditioning Inc.: Install 1 - 5 ton a.c. system - \$1500 - 4/18/67
 #80568 Snapp Inc. Paint & Water Proof Exterior of Bldg. Must Comply with Ord's 1060 \$1000.00 7/1/68 OK 7/1/68
 #82792 Harry Aiduck Addition to existing mezzanine as per plan \$3,800.00 8/11/69

- 1043 LinElectrical Permits: #56269 Astor Electric: 2 switch outlets, 4 light outlets, 4 fixtures - Jan. 13, 1961
 1655 Lenox #56499 Astor Elec: 3 Fixtures - March 30, 1961 OK 3/29/61 Meginniss
 1655 Lenox #58001 Jonesey Elec: 1 cent. of dist.; 3 motors, 0-1 hp - 3/14/62
 1663 Lenox #59935 Ben's Elec: 1 violation-7/29/63 OK Scarborough 7/29/63
 1037 Lincoln Road #60666 Miller Elec: 1 switch outlet, 1 light outlet, 4 receptacles, 1 fixture - 2/14/64
 1037 Linc. #61205 Sun State Elec. Inc.: 1 motor, 2-5 hp - 7/29/64
 1655 Lenox #61851 Astor Elec. Serv. Inc.: 20 fixtures, 2 motors, 0-1 hp; 1 motor, 2-5 hp; 1 cent. of dist. - 12/24/64 2/4/65
 1037 Lincoln Rd. #61963 Miller Elec. Co. of Miami: 1 cent. of dist. - 2/3/65
 1037 Linc. Rd. #62586 Miller Elec.: 20 fixtures - 8/9/65
 1043 Lincoln Road #62832 Griffin Electrical Cont. Inc.: 1 motor, 2-5 hp; 1 violation - 10/21/65
 1037 Linc. #63199 Miller Elec.: 3 motors, 0-1 hp - 2/1/66
 1663 Lenox #63814 M.B. Elect. Exh. Serv. Inc.: 4 switch outlets; 1 light outlet; 2 motors, 0-1 hp - 8/12/66
 1037 Linc. #64122 Evercool Air Cond. Inc.: Install 1 5-ton a.c. system - \$1500 - 1/18/67
 1037 Linc. #64609 Miller Electric Co.: 10 switch outlets; 22 light outlets; 13 receptacles; 1 space heater; 66 fixtures;
 3 iron outlets; 16 motors, 0-1 hp; 1 motor, 2-5 hp - 4/21/67

BUILDING PERMITS:

#20784--Owner--Interior remodeling, coffee shop--\$5,000.00--8/27/81
#M08849 - Korman Construction Inc. - 4-lt Air Conditioning (wind) - 4-6-87
#30190 - Owner - 4-16-87 - Exterior Painting - \$200.00

PLUMBING PERMITS:

ELECTRICAL PERMITS:

BUILDING CARD #7

BUILDING PERMITS:

#71679 2/19/82 Continental Painting Inc. - exterior painting \$1,300.
 #22740 9/8/82 Bengis Assoc - install one flat illum wall sign 90 sq \$2,500.
 #90948 5/27/83 M & S Bldgers new floor slab partial (pump concrete from N. Lincoln Lane alley) \$4,095
 #91016 7/21/83 Nova const - remodel (divide a large retail store into 3 stores) as per plans \$50,000.
 #78779 - 8/9/83 - OUTLETS/RECEPTACLES/FIXTURES/FAN \$30.50
 #M07121 - 1/11/85 - AMERICAN AIR COND CO. - 1 3-ton a/c - shall conform to Zon.Ord. #1891, Sec: 8
 #27246 8/5/85 Carruth Roofing - reroof 100 sqs SFBC 3402.2 \$14,000.
 #M08215 6/30/86 Chanin Air Inc - 5 kw central heat, 2 ton air cond central
 #28949 8/1/86 Ralph E. Kassner pressure clean and paint white \$3,000.
 #29055 8/25/86 Miami beach Awning Co - fabric awnings flame spread value 15, smoke develop value 235 \$2,300.
 #91901 10/1/86 ~~Korman Const - renovate exist bldg \$100,000.~~
 #91901 10/1/86 Korman Const - renovate (REHAB) exist bldg \$100,000.
 #62938 11/7/86 Fire Prevention Serv - 50 fire sprinkler systems
 #M08547 10/28/86 Simms International 2-1 ton air cond wind, 1-10 ton air cond central, duct work only, 4 mech vent

PLUMBING PERMITS: #59756 9/1/81 Supra Plumb - 1 rgh, 1 set floor drain - 1 rgh, 1 set interceptor - 2 rgh, 2 set sink, pot/3 comp - 3 indirect wastes - 1 heater, new installation

#62873 10/7/86 Mike Kurtz 2 rgh, 2 set lavatory, 1 rgh, 1 set sink slop, 2 rgh, 2 set water closet

ELECTRICAL PERMITS:

1037 Lincoln Rd-#76050-Ocean Electric- supplement-2-8-80

#77484 10/2/81 Cesar Elect Corp - 200 service size in amps - 1 water heater, 10 outlets commercial
 #79968 1/11/85 - BENNETT ELEC SERV CO INC - 3 ton a/c - shall conform to Zon.Ord. #1891, Sec: 8
 #80007 1/31/85 Land and Sea Elect - 1-150A service repair/meter change
 #81491 10/16/86 Gresham Elec - 10 switch, 39 light outlets & 49 recept, 600 serv size in amps, 4 motor 0-1 hp, 6 a/c window 4 kiln special purpose, 34 fixtures

Electrical Permits:

1651 Lenox	# 9279	Lyon Electric Co: 15 Fixtures, October 1, 1937. Final 10/2nd	
" Ben Taylor	# 9450	Larkins: 2 Switch outlets, 2 Light outlets, 56 Receptacles, 1 sign, 1 center, October 22, 1937	
	# 9650	Larkins: 4 Switch outlets, 2 Light outlets, 6 Receptacles, 1 Sign, 1 center, October 23, 1937	
1653 Lenox	# 9888	Larkins: 10 Fixtures - November 15, 1937	
1655 Lenox	# 9889	Larkins: 10 Fixtures, November 15, 1937	
Barber Shop	# 10267	Larkin: 1 Barber pole, 1 Alteration: December 23, 1937	
	# 11710	F. C. Ast: 1 Temporary Service, November 2, 1938	
	# 11835	F. C. Ast: 30 Light outlets, 20 Receptacles, November 18, 1938	
	# 12043	F. C. Ast: 5 Switch outlets, 103 Light outlets, 20 Receptacles, 103 Fixtures, 17 centers, Dec. 8, 1938	
	# 12353	5 Temporary, 4 Irons, 1 space heater, 1 motor, 4 motors, 17 centers, Dec. 8, 1938	
Teb's Place	# 12409	F. C. Ast Electric: 1 Time switch, January 16, 1939	
	# 12353	Neon Sign & Display Company: 1 Neon transformer, January 16, 1939	
Teb's Place	# 12409	F. C. Ast: 1 Time switch .. January 16, 1939	
Attie Carnegie	# 12583	Neon Sign & Display Co: 1 Neon transformer, January 26, 1939	
	# 12503	F. C. Ast Electric: 4 Light outlets, 4 Fixtures, March 22, 1939 Final 3--23	
	# 16755	Neon Sign & Display: 1 Neon transformer, February 15, 1939	
	# 20417	S & S Electric: 5 Light outlets, 10 Receptacles, 4 Fixtures, 2 centers, 1-21-1941	
	# 20590	Ace Electric: 4 Light outlets, 2 Receptacles, August 16, 1944	
	# 21178	Haskell: 1 Switch outlet, 4 Light outlets, 2 Receptacles, October 28, 1944	
1035 Lincoln	# 21263	Astor Electric: 11 Switch outlets, 16 Light outlets, 10 Receptacles, October 28, 1944	
1035 Lincoln	# 21266	Astor Electric: 16 Fixtures, 5 Appliances, 4 Motors, 6 Centers, July 25, 1945 Final 9/8th RBW	
1037 Lincoln	# 23338	Astor Electric: 1 light outlet, 5 Receptacles, 1 Fixture, Sept. 1, 1945	
	# 23462	Astor Electric: 3 Fixtures, September 4, 1945	
	# 23581	1 iron outlet, 5 Motors, 2 Centers of distribution, Nov. 14, 1946	
	# 24171	Astor Electric: 5 Light outlets, 3 Receptacles, 10 Fixtures, Dec. 3, 1946	
	# 24269	Astor Electric: 8 Light outlets, 9 Fixtures, 1 Motor, 1 Center of distribution, Dec. 19, 1946	
	# 24758	Toby Electric: 1 Switch outlet, 5 Light outlets, 1 center, 5/7/47::: Dec. 19, 1947	
	# 24929	Toby Electric: 7 Receptacles, 16 Fixtures, 2 Iron outlets, 1 Fan, May 28, 1947	
	# 25078	B. Haskell: 6 Receptacles, September 4, 1947	
	# 25805	Astor Electric: 1 Switch outlet, 4 Light outlets, 4 Fixtures, Oct. 9, 1947	
	# 26624	Claude Neon Southern Corp: 1 Neon transformer: October 29, 1947	
	# 26986	Astor Electric: 2 Receptacles, February 6, 1948	
		Astor Electric: 2 switch outlets, 9 fixtures - June 25, 1948	
		Mitchell: 1 neon transformer - August 14, 1948	

See other side ----

BUILDING CARD #9

1037 Lincoln Road #44903 Kammer and Wood: 4 receptacles, 17 light outlets, 17 fixtures, 6 iron outlets
OK, Rosser 7/13/1955 6 appliance outlets, 2 centers of distribution, 1 service,
1 meter change, 3 motors July 1, 1955

1045 Lincoln Road #4530 Astor Electric: replace magnetic contactor August 16, 1955 OK, Rosser 8/16/55

1043 Lincoln Road #46105 Kammer and Wood: 1 switch outlet, 7 receptacles, 11 light outlets, 14 fixture;
OK, Fidler 2/2/1956 1 iron outlet, ~~XXXXXXXXXXXXXXXXXXXX~~ Nov. 9, 1955

1043 Lincoln Road 46339 Electro Neon Sign Co: three neon transformers December 8, 1955

1041 Lincoln Road 46875 Kammer and Wood: 1 center of distribution, 1 service, 7 meter changes Feb.
OK, Rosser 3/15/56 28, 1956

1045 Lincoln Road 46938 Kammer and Wood: 2 centers of distribution, 1 service -equipment,
OK, Rosser 3/15/56 1 meter change, 3 motors, 0-lhp, 1 motor, 2-shp 3/7/1956

1653 Lenox Avenue 46959 Kammer and Wood: 4 switch outlets, 4 receptacles, 15 light outlets, 15
fixtures March 13, 1956

1659 Lenox Avenue 47099 Kammer and Wood: 2 receptacles, 4 fixtures, 1 motor April 4, 1956

1661 Lenox Avenue 47317 A. B. C. Neon: one neon transformer April 27, 1956

1041 Linc. #51175 Foster Elec: 1 service equip, 1 motor (LHP), 1 motor (6-10HP) - 11/4/57

1663 Lenox #53481 Astor Elec: 4 Auto Transformers - April 6, 1959 OK 4/27/59 Fidler

1659 Lenox #53482 " : 1 Auto Transformer - April 6, 1959 OK 4/27/59 Fidler

1037 Linc. #53486 Astor Elec: 5 Auto Transformers - April 6, 1959 OK 4/27/59 Fidler

1037 Linc. #53937 Miller Elec: 5 switch outlets, 7 receptacles, 4 light outlets, 4 fixtures, 4 appliance outlets, 2 motors (LHP),
2 motors (2-SHP) - 7/9/59 OK Newbold

1041 Linc. #65085 C. J. Kay Elec.: 1 water heater outlet, 1 motor, 1 HP. 9/22/67

BUILDING CARD #10



ADDITIONAL ARCHITECTS INVOLVED in PROPERTY:

Hawrylewicz Robertson Architects

1999 Re-Construction of original med revival facade

For eight years inuring the 1990's Peter Hawrylewicz and Dan Robertson partnered together completing many notable projects in South Beach during the renaissance of the 1990's.

REPRESENTATIVE PROJECTS INCLUDED:

Impala Hotel 1992

Casa Casuarina - Gianni Versace Residence 1993

Sender Building 1999

Robert M. Little Architect (4)

1938 re-model of original med revival facade into streamlined moderne

Robert M. Little came to Miami from Philadelphia in 1925. He worked for Robert A. Taylor (designer of Roney's Spanish Village on Española Way) before forming his own practice in 1933. He rose to prominence as a residential architect in Miami Beach prior to World War II, with many of his buildings in North Beach. After the war, he worked more frequently in Miami and is best known for his work on the Merrick Building at the University of Miami.

REPRESENTATIVE PROJECTS INCLUDED:

2-story addition to Wolfsonian Museum 1936

6753 Indian Creek Drive 1937

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- (3) Deco Delights: Preserving the Beauty and Joy of Miami Beach Architecture by Barbara Baer Capitman 1988, p. 64-65
- (4) MiMo On The Beach website / City of Miami Beach
- (5) "The first Forty Years of the Miami Beach Community Church" - published by the Church in 1961 and written by Margaret and Wilbert Bach, Historians of the Miami Beach Community Church, page 3
- (6) Sunshine, Stone Crabs and Cheesecake - The Story of Miami Beach by Seth Bramson 2009
- (7) Miami Architecture / AIA Guide by Allan T. Shulman, Randall Robinson and James Donnelly, 2000 pp. 278-279
- (8) The Making of Miami Beach 1933-1942 by Allan T. Shulman and Jean Francois LeJeune, 2000 p. 5.
- (9) Ibid., p.11.
- (10) Ibid., p.12.
- (11) Ibid.
- (12) MiMo: Miami Modern Revealed by Eric Nash and Randall Robinson, 2004, p.164.
- (13) Ibid.