HISTORIC RESOURCES REPORT

FOR

1200 OCEAN DRIVE

MIAMI BEACH, FLORIDA 33139

PREPARED BY:

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FOR THE OWNERS:

FOR THE OWNER:

INFINITY REAL ESTATE LLC

C/O DAVID BERG

AN INFINITY GROUP COMPANY

1407 BROADWAY - 30TH FLOOR

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FOR THE:

CITY of MIAMI BEACH HISTORIC PRESERVATION BOARD

SEPTEMBER 15, 2016

1200 OCEAN DRIVE circa 1980's

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NEIGHBORHOOD HISTORY

"This part of the island was originally owned by Henry Lum who tried to start a coconut plantation here. In 1886 his son Charles Lum built a two story house on the ocean at 12th Street. By 1890 the nut business had failed and the Lums abandoned the beach." (8)

"..In May, 1912 two Miami banking brothers, John Newton Lummus and James Edward Lummus, originally from Bronson, Florida, were the major shareholders in the (newly formed) Ocean Beach Realty Company along with Carl Fisher and others, which purchased about 580 acres of mostly swamp and mangrove land at the southern end of the peninsula...as a real estate investment" (6)

"To raise more money for development, the Lummus' sold 200 acres of beachfront to the City of Miami Beach for $40,000.00 in 1915 with the provision that it not be used for commercial purposes." (8)

"When the Collins bridge opened up the area to automobile traffic, they built a road along the oceanfront and began selling small lots and vacation cottages." (8)

" In 1914, to encourage the building of homes, the Lummus brothers gave away 32 lots near the ocean south of Fifteenth Street, (which is) today's famous Ocean Drive and South Beach. These homes were all completed and occupied by the latter part of 1914. Fisher sold bigger lots for more expensive homes, but the Lummus brothers sold smaller lots at moderate prices to anyone who was white, law-abiding, and could pay the down payment." (6)

Lummus showed a commitment to his properties by building his own home at 1204 Ocean Drive. - as pictured in the photograph at top right dated 1915.

"Across the street was a beautiful lawn, surrounded by palm trees, and beyond that were the beautiful waves of the Atlantic Ocean... The house was named 'Salubrity' seen written in wrought iron at the entrance arch above the sidewalk at right front of photograph.... The arch also reads: "Residence of J. N. Lummus" (5)

Other contemporary local notables also built homes on Ocean Drive at that time, including Miami Beach Mayor Val Cleary at 800 Ocean Drive and long time Miami Beach city manager Claude Renshaw at 844 Ocean Drive.

John Newton Lummus was elected as the first Mayor of the City of Miami Beach and served from 1915 to 1918..
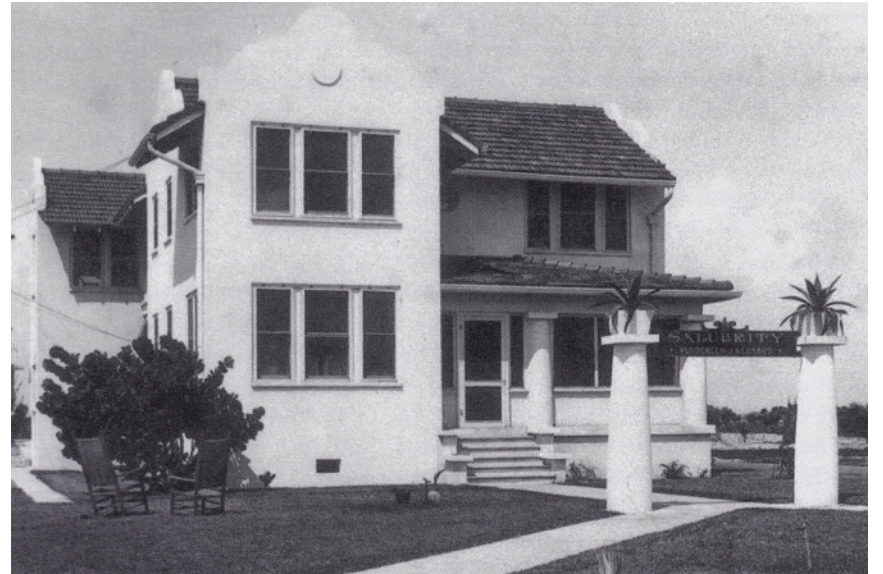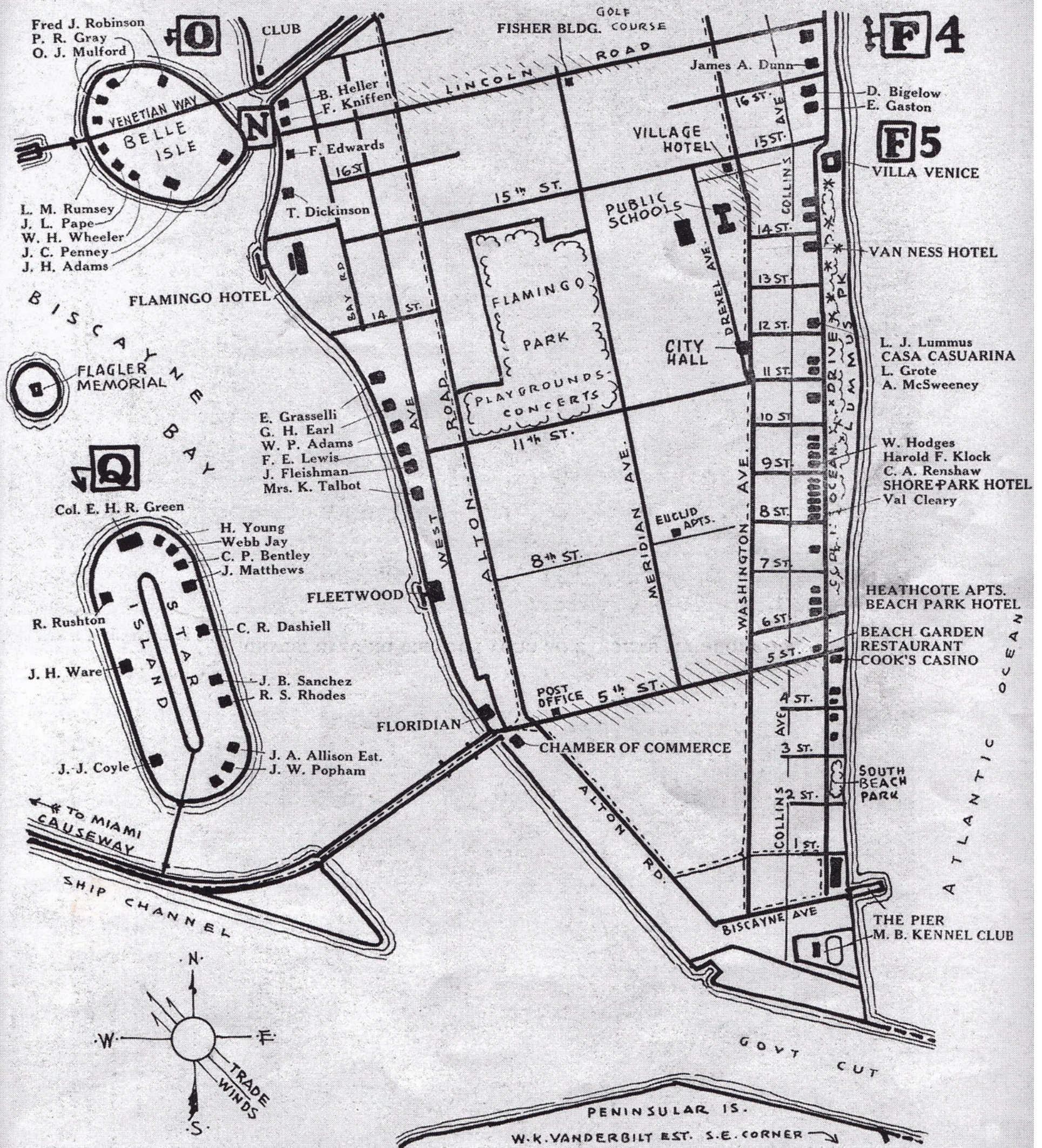

TOP PHOTO: J. N. LUMMUS HOME AT 12TH & OCEAN DRIVE 1915
'SALUBRITY'
MIDDLE PHOTO: OLD OCEAN DRIVE CIRCA 1924, COURTESY
HISTORY MIAMI CLAUDE MATLACK COLLECTION
LOWER PHOTO: AERIAL VIEW OF MIAMI BEACH IN 1920

Fred J. Robinson
P. R. Gray
O. J. Mulford

O

CLUB

FISHER BLDG.

GOLF COURSE

LINCOLN ROAD

James A. Dunn

F 4

B. Heller
F. Kniffen

N

VENETIAN WAY
BELLE ISLE

16 ST.

D. Bigelow
E. Gaston

VILLAGE HOTEL

15 ST.

F 5
VILLA VENICE

F. Edwards

16 ST.

15 th ST.

PUBLIC SCHOOLS

COLLINS AVE.

VAN NESS HOTEL

L. M. Rumsey
J. L. Pape
W. H. Wheeler
J. C. Penney
J. H. Adams

T. Dickinson

14 ST.

13 ST.

FLAMINGO HOTEL

BAY RD.

14 ST.

FLAMINGO PARK

DREXEL AVE.

12 ST.

L. J. Lummus
CASA CASUARINA
L. Grote
A. McSweeney

BISCAYNE BAY

FLAGLER MEMORIAL

CITY HALL

11 ST.

10 ST.

E. Grasselli
G. H. Earl
W. P. Adams
F. E. Lewis
J. Fleishman
Mrs. K. Talbot

WEST AVE.

ALTON ROAD

PLAYGROUNDS
CONCERTS

11 th ST.

9 ST.

W. Hodges
Harold F. Klock
C. A. Renshaw
SHORE PARK HOTEL
Val Cleary

Q

Col. E. H. R. Green

H. Young
Webb Jay
C. P. Bentley
J. Matthews

MERIDIAN AVE.

8 ST.

EUCLID APTS.

WASHINGTON AVE.

7 ST.

R. Rushton

STAR ISLAND

C. R. Dashiell

FLEETWOOD

8 th ST.

6 ST.

HEATHCOTE APTS.
BEACH PARK HOTEL

J. H. Ware

J. B. Sanchez
R. S. Rhodes

5 ST.

BEACH GARDEN
RESTAURANT
COOK'S CASINO

J. J. Coyle

J. A. Allison Est.
J. W. Popham

FLORIDIAN

POST OFFICE

5 th ST.

4 ST.

COLLINS AVE.

CHAMBER OF COMMERCE

3 ST.

SOUTH BEACH PARK

TO MIAMI CAUSEWAY

ALTON RD.

2 ST.

1 ST.

SHIP CHANNEL

ATLANTIC OCEAN

BISCAYNE AVE.

THE PIER
M. B. KENNEL CLUB

N
W — E
TRADE WINDS
S

GOVT CUT

PENINSULAR IS.
W. K. VANDERBILT EST. S.E. CORNER

1932 FRANK STEARN'S MAP OF SOUTH BEACH, STAR ISLAND AND BELLE ISLAND
NOTE DESIGNATION OF L. J. LUMMUS HOME AT 12TH & OCEAN
COURTESY HISTORY MIAMI

Ocean Drive has certainly changed over the years from those original single family homes to the three or more stories of the art deco hotels which filled in the spaces during the 1930's and 1940's.

The Lummus homestead was demolished to make way for the new 1200 Ocean multi-use building with retail & restaurant and apartments on the upper floors.

TOP PHOTO: OCEAN DRIVE 1939
MIDDLE PHOTO: 'G-D'S WAITING ROOM, 1980
                    LUMMUS PARK, MIAMI BEACH
LOWER PHOTO: LUMMUS PARK POSTCARD
                    courtesy COLLECTION OF
                    ARTHUR MARCUS

Lummus Park and Public Bathing Beach at Miami Beach, Florida 69

1200 OCEAN DRIVE

2016 NEIGHBORHOOD
CONTEXT AERIAL MAPS
courtesy
GOOGLE EARTH

1200 OCEAN DRIVE

BUILDING NAME: 1200 OCEAN DRIVE
BUILDING ADDRESS: 1200 OCEAN DRIVE
ORIGINAL ARCHITECT: GILBERT FEIN
YEAR BUILT: 1958
STYLE: INTERNATIONAL
STATUS: CONTRIBUTING

This three story full-lot retail / restaurant and apartment building is designed in the mid century modern and the International Style of architecture. Designed by Architect Gilbert Fein - the building originally contained 26 efficiencies + 2 hotel rooms + 2 one bedroom 2-bath apartments and 1 two bedroom/two bath apartment. Its original cost of construction was $160,000.00.

The exterior of the building still looks essentially the same as when originally constructed, except for the first floor former lobby area which has been converted to bar and restaurant use.

The building presents different architectural treatments on the two major elevations. The front facing east onto Ocean Drive displays sleek continuous metal louver railings on the second and third floor balconies. It also shows a wide overhanging horizontal concrete canopy over the third floor which connects to the vertical 1200 concrete signboard on the 12th Street elevation. And there are also the continuous concrete eyebrows on the 12th Street elevation.the eyebrows.

Prior to the ground floor renovations there existed various window configurations along both 12th Street and Ocean drive at the lobby area - as is shown in the historic photographs.

Originally the right third of the first floor front elevation was enclosed as can be confirmed in the historic architectural drawing on page 21 of this report as well as in the photo at right.

"This modest postwar apartment building, ornamented with a crab orchard stone pylon and rakish, metal-louvered balcony parapets, illustrates the nearly seamless integration of mid-century Modern architecture with the strip's more characteristic Mediterranean Revival and Art Deco structures." (4)

TOP PHOTO: 1959 EAST AND SOUTH ELEVATIONS SHOWS ORIGINAL FULL HEIGHT WINDOWS AT FRONT CORNER LOBBY AREA ON FIRST FLOOR. (9)

LOWER PHOTO: EAST ELEVATION 1970 (9)

TOP PHOTO: 1970 SOUTH ELEVATION FACING
            12TH STREET   (9)
LOWER PHOTO: 1970 LOOKING SOUTH
            TOWARDS WEST (ALLEY)
            ELEVATION (9)

TOP PHOTOGRAPH:
THE PHOTOGRAPH ABOVE DATED 1987 FROM THE CITY OF MIAMI BEACH HISTORIC DATABASE FILES SHOWS THE ORIGINAL FRONT LOBBY WINDOWS FACING OCEAN DRIVE AT THAT TIME HAD ALREADY BEEN REDUCED TO A STRIP OF CLERESTORY WINDOWS.

THE FULL HEIGHT WINDOWS ALONG 12TH STREET DO REMAIN IN THE PHOTOGRAPH ABOVE. HOWEVER IT IS THE FIRST FLOOR AREA TO THE NORTH OF THE BUILDING ENTRANCE DOORS WHICH HAS UNDERGONE SEVERAL RENOVATIONS OVER THE YEARS. PRIOR TO THE PRESENT RESTAURANT/BAR USE, THE SPACE TO THE NORTH WAS ALSO FORMERLY AN ICE CREAM PARLOR.

LOWER PHOTOGRAPH:
AT THE LEFT SIDE OF THIS FIRST FOOR FRONT ELEVATION THE 1970 POTO AT RIGHT SHOWS THE ORIGINAL FULL HEIGHT WALL AS HAVING BEEN RENOVATED AND NOW OPEN.

8

This rare interior view of what looks to be the original lobby, (9) at least as compared with the historic floor plans at the end of this report.   Originally there were full height windows and sliding glass doors at the front (east) elevation as well as the south elevation of the lobby. The added height of the additional four risers int he photo increases the perceived height of the lobby space. This simple expression of interior elements designd in the international design style is refreshing, albeit long gone.

According to the Building Card the first alterations at the first floor lobby space occurred in 1987 when the lobby area was converted to a sitting area and retail. Since that time numerous alterations have transformed this first floor space. Presently the first floor space facing the ocean is the LGBT bar and restaurant, the Palace.

PHOTOGRAPH by THOMAS DELBECK from MiMo: MIAMI MODERN REVEALED 2004, P. 11