

## 2016 CONTEMPORARY PHOTOGRAPHS (10)



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## GILBERT M. FEIN ARCHITECT (1920-2003)

Born in Brooklyn, New York Fein received his degree in architecture from New York University in 1942. Similar to the experience of many veterans after the War, he came to Florida for a two week vacation and never left. He had served in the Army Corps of Engineers during World War II and then settled in Miami Beach after the war.

His first job in Miami Beach was working for Norman Giller Architect. He left after one year to open his own office in Miami Beach in 1948 since there was so much architectural work during that post-War period.

*"He designed more buildings than he could keep track of. The log of building permits issued by the City of Miami Beach shows that he built seventy-nine apartment buildings from 1949 - 1971, in styles variously described as garden style, postwar Mediterranean Deco, postwar modern and international. Most of the courtyard apartments buildings in the postwar community of Normandy Isle, if not actually built by Fein, reflects his style."* (2)

*"He designed hundreds of residential and commercial buildings in South Florida in the new Post-War Modern style. One of his trademarks was a type of mirrored garden apartment building, featuring two 2-story buildings joined at the front by a marquee or gable roof, and framing a landscaped courtyard. Most of Fein's comfortably livable buildings are function extremely well in Miami Beach's low scale multi-family neighborhoods."* (7)

Fein's firm designed a variety of structures including garden-type and high-rise apartment buildings, motels, medical and office buildings, banks, shopping centers, automobile showrooms and bowling alleys.

*"Fein resisted interpretation of his work, but the most compelling aspect is its often overt symbolism in contrast to the prevailing aesthetic of structural expression, Fein chose to emphasize decorative or purely symbolic elements, like the thickly articulated but structurally un-necessary eaves and delta angles."* (3)

TOP PHOTO: GILBERT FEIN

MIDDLE PHOTO 777 17th STREET (10)

LOWER PHOTO: 1674 MERIDIAN OFFICE BUILDING (10)





## GILBERT FEIN ARCHITECT

### REPRESENTATIVE PROJECTS INCLUDE:

GILBERT M. FEIN NEIGHBORHOOD CONSERVATION DISTRICT,  
MIAMI BEACH, FL 2002 (1)

777 SEVENTEEN STREET MIAMI BEACH 1959 (1)

DECO PALM APARTMENTS, MIAMI BEACH

6930 RUE VERSAILLES, MIAMI BEACH, FL 1958 (1)

350 SOUTH SHORE DRIVE WITH MORTON FELLMAN 1954 (1)

275-301 SOUTH SHORE DRIVE, MIAMI BEACH, FL 1953 (1)

125-35 NORTH SHORE DRIVE, MIAMI BEACH, FL 1953 (1)

TEMPLE MENORAH, 620 75th STREET, MIAMI BEACH, FL 1951  
W/ ADDITION BY MORRIS LAPIDUS 1960 (1)

1900 LIBERTY AVENUE TUXEDO PARK APARTMENTS 1951

750 OCEAN DRIVE THE STARLITE MIAMI BEACH, FL 1952

2140 PARK AVENUE PARK APARTMENTS 1955

900 OCEAN DRIVE EASTERN SUN 1952

844 OCEAN DRIVE CASA GRANDE 1958

2445 LAKE PANCOAST DRIVE 1956

1034 PENNSYLVANIA AVENUE 1958

2829 INDIAN CREEK DRIVE CLEARVIEW TOWERS 1973

7715 HARDING AVENUE OCEAN SURF APARTMENTS 1959

830-850 BRUCE STREET 1958

7291 GARY AVENUE 1958

6930 RUE VERSAILLES DECO PALMS APARTMENTS 1958

800 OCEAN DRIVE THE NEWS CAFE

1674 MERIDIAN AVENUE OFFICE BUILDING

ST REGIS CONDOMINIUM, BAY HARBOR ISLANDS (12)

SUTTON PLACE APARTMENTS, NORTH MIAMI BEACH (12)

HARBOR HOUSE, CAPE CORAL (12)

IMPERIAL TOWERS, TITUSVILLE, FL (12)

SUNSHINE TOWERS, MIAMI BEACH, FL (12)

CARIBBEAN VILLAGE APARTMENTS, SOUTH MIAMI HEIGHTS (12)

KENDALL PARK APARTMENTS, SOUTH DADE COUNTY, MIAMI, FL (12)

RAMADA INN, OCCOA BEACH, FL (12)

RAMADA INN, GAINESVILLE, FL (12)

UNIVERSITY INN, BOCA RATON, FL (12)

BIRD BOWL, BOWLING ALLEY, MIAMI, FL (12)

CONGRESS BOWL BOWLING ALLEY, MIAMI, FL (12)

PALM SPRINGS (BOWLING) LANES, HIALEAH (12)

IMPERIAL BOWL BOWLING ALLEY, FORT LAUDERDALE, FL (12)

### GILBERT M. FEIN NEIGHBORHOOD CONSERVATION DISTRICT

was created by the City of Miami Beach and local citizen activists in 2002 to recognize the contributions of Gilbert Fein to the architectural fabric of the city. This neighborhood is composed of approximately 19 two-story multi-family apartment buildings and was one of the first planned unit / multi-family apartment developments in the country. In 2000 the western portion of the neighborhood was redeveloped into the Capri condominiums. A Conservation District permits demolition of existing structures and construction of up to six stories. However any new construction must conform to the historic footprints of these existing buildings while providing parking per Code.



TOP PHOTO: TEMPLE MENORAH (10)

MIDDLE PHOTO: STARLITE HOTEL (11)

GILBERT FEIN CONSERVATION DISTRICT 2002 (10)  
BOUNDED BY BAY ROAD, +LINCOLN TERRACE +  
16th STREET + BISCAYNE BAY. IN MIAMI BEACH



# BUILDING CARD

March 12, 1958, City Council approved this without parking requirement Ord. #1291.

Owner Sara Harris Permit No. 56532 Cost \$160,000.00

Lot 8 Block 17 Subdivision Ocean Beach #2 Address 1200 Ocean Drive

General Contractor Arkin Construction Co. BLDG. CORP. Bond No. 6508

Architect Gilbert Fein Engineer Bliss Associates

Zoning Regulations: Use RE Area 28 Lot Size 58 x 130 Irregular

Building Size: Front 49'4" Depth 128' Height 41' (31 Units) Stories 3

Certificate of Occupancy No. #3602 Jan. 12, 1959 Use APARTMENT BLDG; 26 Effys; 2 Hotel Rooms; 2-1Brm 2 Bath Apts; 1-2 Bdrm, 2 Bath Apts.

Type of Construction CBS II Foundation Spread Footings Roof Flat, Gravel Date June 20, 1958

PLUMBING Contractor #40752 MARKOWITZ BROS. Sewer Connection 1-5" Date July 8, 1958

3 Slop Sinks 37 Down Spouts Temporary Water Closet

Water Closets 37 Swimming Pool Traps

Lavatories 35 1 Steam or Hot Water Boilers Down Spouts

Bath Tubs 34 ROUGH APPROVAL OK 7/24/58 Rothman Wells

Showers FINAL APPROVAL OK 12/21/58 Rothman

Urinals 30 GAS Contractor Date

Sinks Dish Washing Machine 1 Gas Ranges 29 Gas Frylators

Laundry Trays Gas Water Heaters Gas Pressing Machine

Laundry Washing Machines 1 Gas Space Heaters Gas Vents for Stove

Drinking Fountains Gas Refrigerators Gas Steam Tables

Floor Drains Gas Broilers 1. oil burner

Grease Traps AIR CONDITIONING Contractor #57522 Miami Air Cond: 30-1 Con Window units - 34000 - Oct. 6, 1958 OK 2/2/59 Plaag

Safe Wastes SEPTIC TANK Contractor #57962 C. E. Morgan: 32 - 1 HP window units - 34000 - Nov. 25, 1958 OK 2/2/59 Plaag

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor GRAY & CO. #52437 Date Aug. 5, 1958 OK-NEWBOLD 7-11-58

Switches 203 Ranges 1 Temporary Service 1-#52268 Temporary July 10, 1958

Lights 248 Irons 32 Neon Transformers

Receptacles 214 Refrigerators 32 Sign Outlets 4

Fans Meter Change

TELEVISION ANTENNA-1 Motors 32 (1HP), 2 (2-5HP), Centers of Distributions 32

HEATERS Water 1 Appliances (6) 2 (6-10HP) Service 1

Space 34 Violations

FIXTURES 248 Electrical Contractor Date

By Newbold Date 12/29/58

FINAL APPROVAL

Alterations or Repairs—Over



## ALTERATIONS & ADDITIONS

### Building Permits:

#56798 Eastern Elevator Co: 1 - 3 story straight auto passenger elevator capacity 1200 lbs - \$7600 -

July 18, 1958 OK 1/12/59

~~#56800 Eastern Elevator Co: 1 - 3 story straight auto passenger elevator capacity 1200 lbs - \$7600 -~~

~~#56800 Eastern Elevator Co: 1 - 3 story straight auto passenger elevator capacity 1200 lbs - \$7600 -~~

#57891 Amber Fuel Oil: 1 - 275 gal fuel oil tank underground & hot water boiler, Fire Inspectors Report #7308- \$200- 11/18/58

#74969 Perfect Window Seal Co.: Replace 28 windows - \$1475 - 10/12/65 OK Brown, 12/2/65

#87831 - Vichot Painting - paint exterior \$1,900.00 10/28/71

#92286 - 10-13-87 - Turchin Brothers - Convert lobby area to sitting area and retail - \$30,000.00

#M9494 - Demoss A/C - 1 10kw Central heating, 1 5ton A/C central, duct work only, mechanical

ventilation - 10-30-87/CA

### Plumbing Permits:

#54400-Silver Plg-gas repairs-12-14-76

#60485-Pitsch Plumbing- 1 gas piping-2-23-77

1-30-81/#59204/50' gas piping/Socar Service Corp/\$5

2-25-81/#59292/1 gas meter set/Peoples Gas System/\$5

#62580 4/17/86 Stolpmann Plumb - repair fire line 20'

#63638 - J.F.M. Plumbing - 3 Floor drain, 2 lavatory, 1 sink, pot, 1 urinal, 2 water closet,

5 indirect wastes, 1 misc. sink - 11-25-87/CA

**Electrical Permits:** #52324 Eastern Elevator: 1 Motor (6-10HP)- July 18, 1958

#52328 Eastern Elevator: 1 Motor (6-10HP) - July 21, 1958

#72507-Gurney Electric- 4 switch outlets; 1 1/2hp fan; 12 fixtures-8-20-75

#81616 12/10/86 J.C. Elec - elect repairs

#82519 - Sotomayor Electric - 20 receptacles, 2 outlets commercial, 16 fixtures - 10-28-87/CA



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.
8-31-88		Remodeling for RESTAURANT	\$12,000.00				6880195
12-20-88		RECEIVING FOR EXHAUST PIPE 1st FLOOR to ROOF	\$850.00				68806047
3-28-89		REPLACE 32 EXISTING INTERIOR DOORS	\$3,600.00				68890955



BUILDING PERMITS: #B8801195 - 8-31-88 - Gary Bernhardt - Remodeling for restaurant - \$12,000.00  
#M8800085 - Mr. Stainless Inc. - Range hood - 10-19-88  
#M8800253 - Atlantic Fire Equipment - 1 Fire sprinkler system - 12-15-88  
#B8800047 - 12-20-88 - Bernhardt Construction - Raceway for exhaust pipe 1st floor  
to roof - \$850.00  
#SB890955 - 3-28-89 - Groden Stamp Const. - Replace 32 existing interior doors -  
\$3,600.00

#BM890953 - 7/18/89 - DE MOSS AIR CONDITIONING - INSTALL 5-TON AIR CONDITIONING SYSTEM-\$106.00

ELECTRICAL PERMITS: #82808 - Sotomayor Electric Inc. - 34 Smoke detectors - 1-27-88  
#83272 - Mister Power Corp. - 12 Emergency lights - 5-17-88  
#E8800007 - Leonard Electric - 20 Light outlets, 1 service size in amp's, 10  
special purpose, double fee plus \$100.00 - 10-4-88  
#E8900476 - Felio Electric - New electrical repairs - 1-24-89  
#BE891335 - Mr. Power Electric - New fire alarm installation (MF) - 7-12-89  
#BE891504 - Tursot Electrical Corpion Inc. - New a/c and heater - 8-10-89

PLUMBING PERMITS: #P8800010 - Pro Plumbing - 2 Floor drain, 1 sink, pot, 1 sink, slop - 10-6-88  
#P8800213 - Pro Plumbing - Gas piping/new gas stove - 12-15-88  
#P8900395 - Pro Plumbing - Repair gas piping - 2-9-89

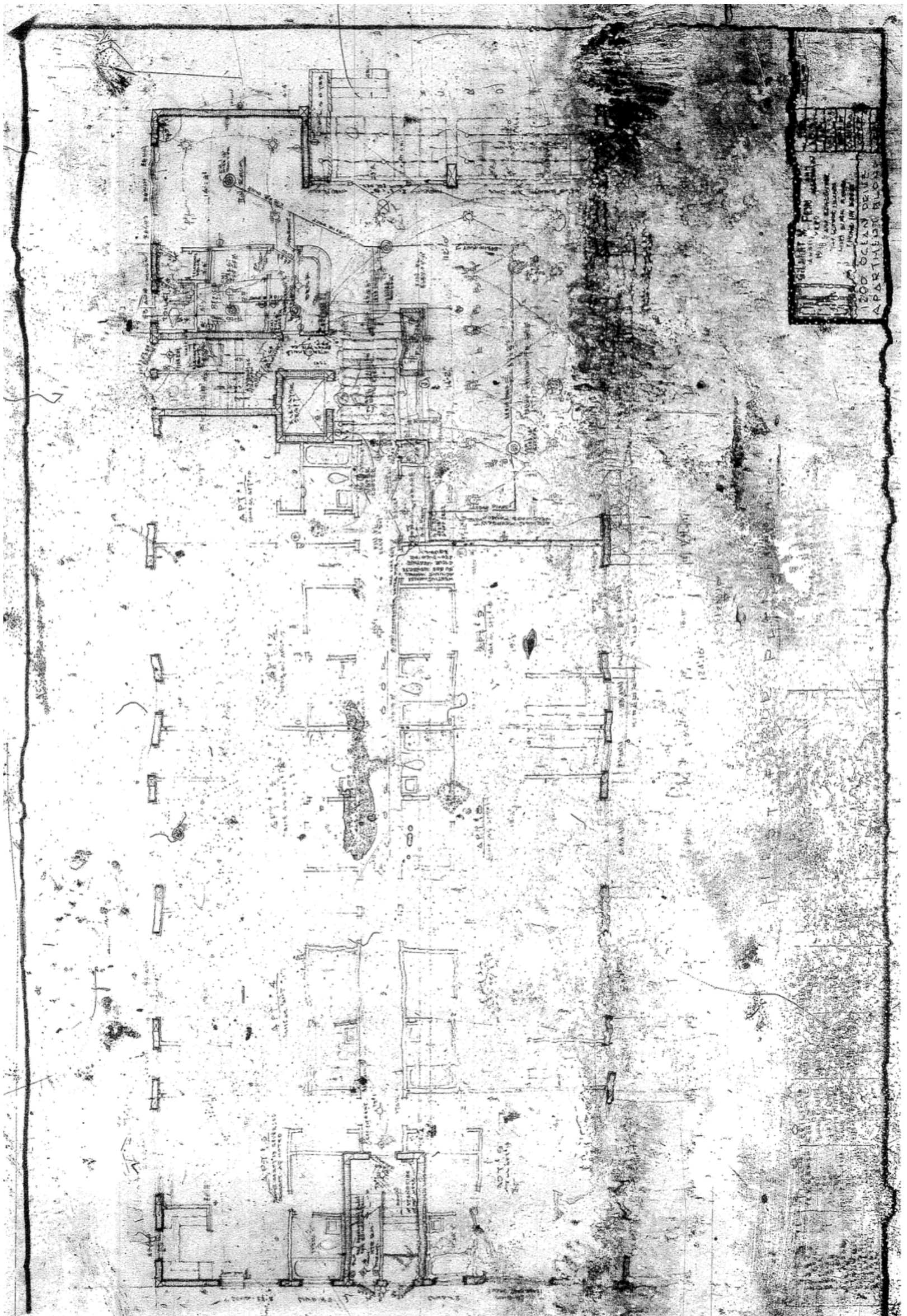


COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

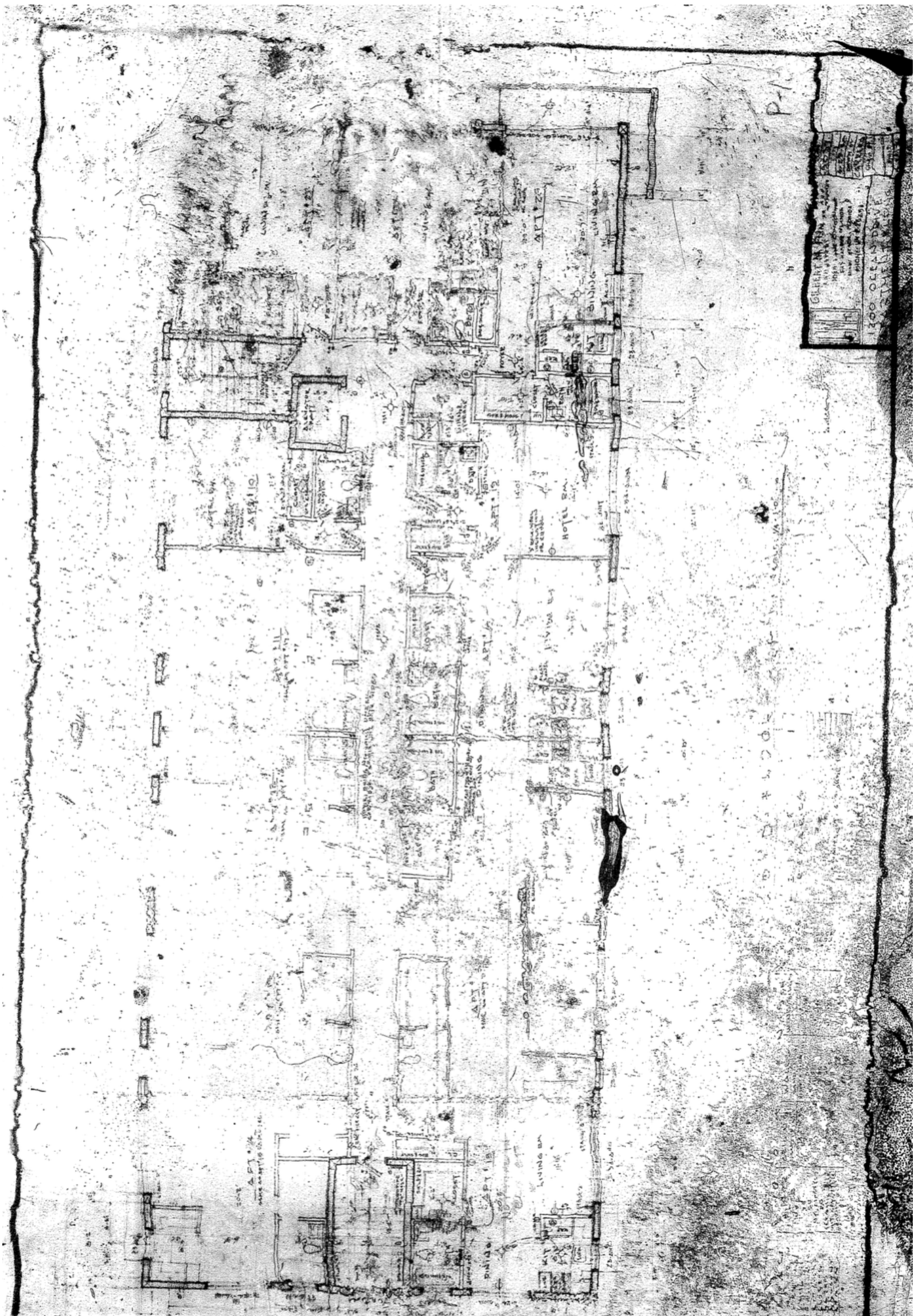
DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		COMMENTS	BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%		PERMIT NO.
10-13-87	677	Convert lobby area to sitting area + retail	\$30,000.00					92286





FIRST FLOOR PLAN - ORIGINAL ARCHITECTURAL DRAWINGS





SECOND + THIRD FLOOR PLAN - ORIGINAL ARCHITECTURAL DRAWINGS