



2021 PHOTOGRAPH (24)

HISTORIC RESOURCES REPORT

FOR

THE RITZ CARLTON DiLIDO HOTEL

ONE LINCOLN ROAD aka 1669 COLLINS AVENUE

MIAMI BEACH, FLORIDA 33139

BY

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FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

March 26, 2021



CIRCA 1960's PHOTOGRAPH (15)

TABLE of CONTENTS

NEIGHBORHOOD CONTEXT	2
RITZ CARLTON DILIDO HOTEL	11
CONTEMPORARY EXTERIOR PHOTOGRAPHY	30
INTERIOR PHOTOGRAPHY	37
ARCHITECTS	43
DILIDO HOTEL - BUILDING CARD	47
ONE LINCOLN ROAD BUILDING - BUILDING CARD	58
TOWN & COUNTRY CABANA CLUB - BUILDING CARD	73
1953 SELECTED ARCHITECTURAL DRAWINGS	76
2002 SELECTED ARCHITECTURAL DRAWINGS	81
BIBLIOGRAPHY	93

NEIGHBORHOOD CONTEXT

Lincoln Road was the first major east-west thoroughfare to cut through the mangrove forest from ocean to bay as originally planned by Carl Fisher - who dredged and literally re-formed the islands of Miami Beach from wild undeveloped and overgrown yet prime beachfront property into the cultivated plat that is now all of Miami Beach. (13)

In 1914 this eastern end of Lincoln Road also gained notoriety when Carl and Jane Fisher decided to build one of the earliest homes on the beach there - which they named 'The Shadows.' Fisher was the consummate real estate professional and was setting the example with his wealthy friends in developing this prime property directly on the beach at the beginning of Lincoln Road.

By 1915 a residence was constructed on the sites of the present day Ritz Carlton DiLido and Sagamore Hotels across Lincoln Road from the Fishers. It was originally built by and for John H. Hanan of New York.

However by 1921 it had become the residence of Frank A. Seiberling, who 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.

This was a distinguished Beaux-Arts mansion with two-story Corinthian columns flanking the porch and facing the ocean with quoins at the corners and a stone balustrade around the roofline" (2)

TOP PHOTO: THE CREATION OF LINCOLN ROAD IN 1905 BEING HACKED OUT OF THE MANGROVE FOREST.(15)

MIDDLE PHOTO: THE EASTERN END OF LINCOLN ROAD IN 1921. THE FISHER RESIDENCE IS AT LEFT AND AT RIGHT BENEATH THE TREE CANOPY IS THE SEIBERLING RESIDENCE ON THE SITE OF THE FUTURE RITZ CARLTON DILIDO AND SAGAMORE HOTELS. THE INDOOR TENNIS COURTS CAN BE SEEN AT THE MIDDLE RIGHT EDGE OF THE PHOTO. (15)

LOWER PHOTO: 1921 VIEW OF THE PIER INTO THE OCEAN THAT ONCE STOOD AT THE EASTERN END OF LINCOLN ROAD. (CLAUDE MATLACK PHOTOGRAPHER) (15)



55-23. 1921 - A pier in the ocean at the foot of Lincoln Road.



The 1915 view above (25) shows the eastern end of Lincoln Road in 1915. At right is the Fisher Residence completed in 1914. At center beyond the outdoor Tennis Courts is the Hanan/Seiberling estate in construction on the site of the present day Ritz Carlton DiLido and Sagamore Hotels. (3)

Fisher built the indoor and outdoor tennis courts on both sides of James Avenue just north of Lincoln Road as seen in photo at middle left. (25)

The enclosed courts originally stood on the site of the present day Crest Hotel. The tennis courts were a part of Fisher's vision to attract a younger and more active visitor clientele to Miami Beach. The enclosed Tennis Courts in the lower photo were designed in 1917 by the Architect August Geiger. Fisher also sponsored speedboat races in Biscayne Bay.

By 1918 the two story offices for Fisher's Alton Beach Realty Company was built on the northeast corner of Lincoln and Washington as seen in the photograph at left. (25) This was how Carl Fisher jump-started the neighborhood into one of the earliest nodes of settlement on the barrier island. He literally built an entirely new town from scratch.



Within three blocks of the present day Ritz Carlton DiLido, Fisher built his home on the ocean, his business offices two blocks away, the indoor and outdoor Tennis Courts and the block long Lincoln Hotel. The beginnings of a neighborhood.

In the photo above is the Lincoln Hotel - Carl Fisher's first hotel in Miami Beach which opened in 1917. (25) The western portion at right was originally constructed in 1916 as the Lincoln Apartments. The hotel formerly stood until 1940 on the south side of Lincoln Road between Washington and Drexel Avenues when it was demolished to make way for the construction of the Mercantile Bank Building at 420 Lincoln Road.

Note the golfers in the photo above since the Miami Beach Golf Course then extended all the way to Lincoln Road. In order to ensure that the patrons of his Lincoln Hotel could walk across the street to the first tee - Fisher had the zoning code prohibit development on the north side of Lincoln Road until 1935.

The photograph at center left (25) was taken from the roof of the Alton Beach Realty Company building and shows the single family residential neighborhood on the south side of Lincoln Road between Washington and Collins Avenues. This photograph is representative of the single family residences then being built throughout Miami Beach,



The above view looking west down Lincoln Road is circa 1940. (15) It was not until after the end of World War II that the eastern end of Lincoln Road became more fully developed as the neighborhood became increasingly commercial. This also coincided with the opening of the north side of Lincoln Road to commercial development after 1935.

Originally the Miami Beach Golf Course extended all the way to the northern side of Lincoln Road along its eastern end. In 1935 the zoning prohibition against development of this north-

ern side of Lincoln Road was lifted, and this eastern end of the Road became transformed with new development. This also spurred the development of adjacent portions of Collins Avenue towards larger and larger hotels.

The aerial photo above is circa 1940 looking west down Lincoln Road and shows both the Fisher Residence and the Seiberling Residence at the foot of Lincoln Road along the ocean. An additional building looks to have been built on the southern portion of the Seiberling property directly on Lincoln Road. (14)



LINCOLN ROAD IN LIFE MAGAZINE
(15)

February 24, 1941

This aerial view of Lincoln Road clearly shows that the Seiberling Residence still standing with the estate including all of the property south of the National Hotel along the oceanside to Lincoln Road and to Collins Avenue. .

Across Lincoln Road the former Fisher residence is also still standing as are several other original residences throughout the neighborhood.

The Albion Hotel is visible at Lincoln and James Avenue having been built in 1939 with a then unobstructed view towards the ocean.

The National Hotel on the adjacent property on Collins was built in 1940 and is visible in the photo. The Albion Hotel was built in 1939 and is also visible.

SEIBERLING RESIDENCE



The circa 1950 aerial photograph above (8) shows the Hanan / Seiberling Residence still standing, with the Town and Beach Club Cabana Colony constructed in 1948 behind the residence and directly on the ocean.

The Sagamore (1948) has been constructed next door on Collins Avenue, as have the Delano (1948) and National (1940) on the same city block. The former Fisher Residence is also still standing on the south side of Lincoln Road at the ocean..

“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.” (18)



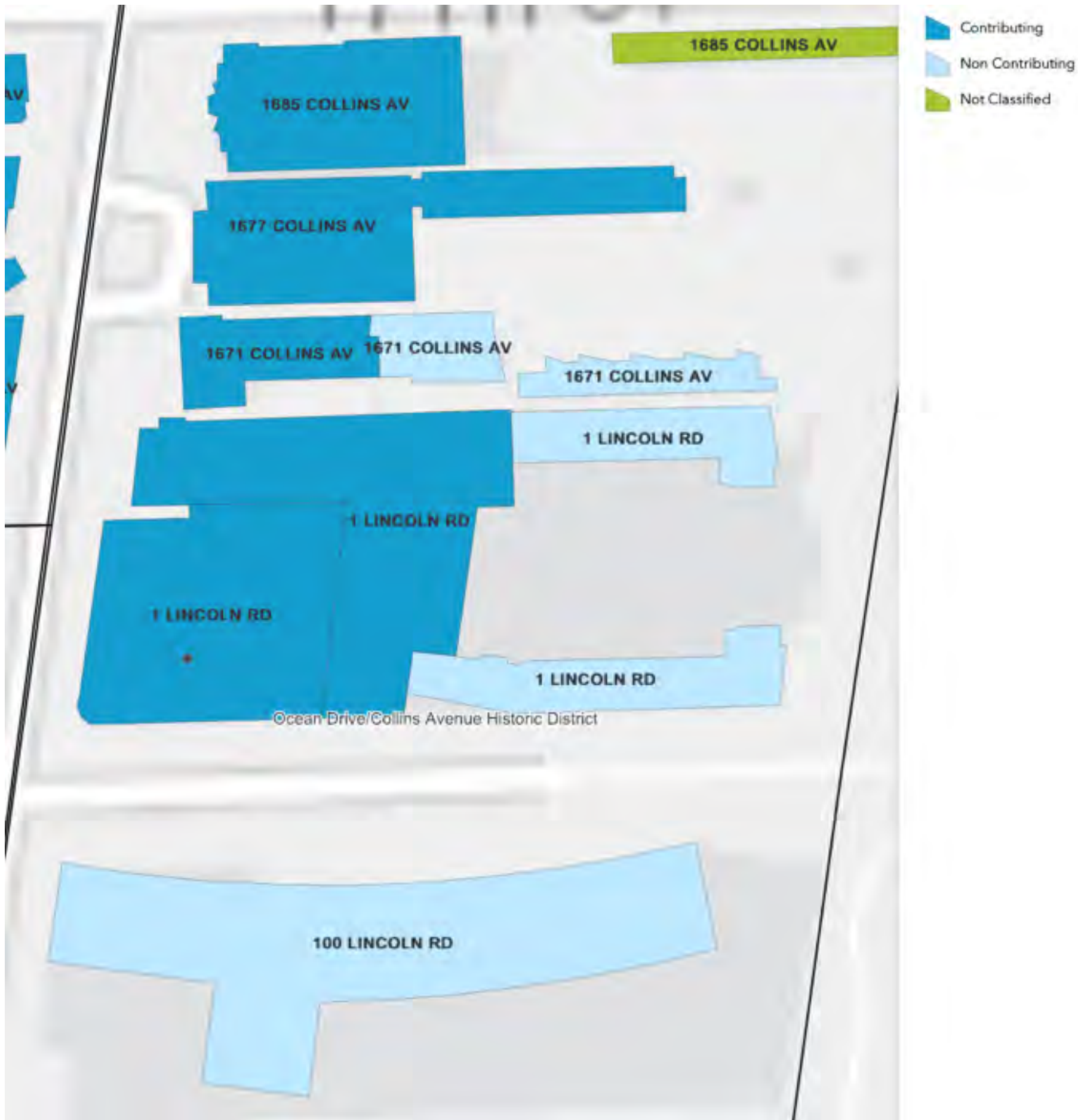
DOWNTOWN MIAMI BEACH OCEANFRONT SKYLINE FROM LEFT: RITZ PLAZA, DELANO, NATIONAL, SAGAMORE, RITZ CARLTON DiLIDO (24)

"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 (and 1940's), the aspirations of its original developers, and the changing economic conditions of the nation and the local community. (1)

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 (and 1940's). The hotels from this period were clearly designed to take advantage of their proximity to the beach." (1)

"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 Hohaus, Anton Skisiewicz, (Igor Polevitzsky and Albert Anis) became bolder in elaborating buildings as component masses, highlighting precise elemental volumes that appeared timeless, universal and pure. " (18)

The overall consistency of forms and details between all the architects of the era is remarkable. (19)



ABOVE IS A PORTION OF A CITY OF MIAMI BEACH MAP SHOWING THE HISTORIC STATUS OF BUILDINGS IN HISTORIC DISTRICTS.. THE TOWN AND COUNTRY CABANA CLUB PORTION OF THE RITZ CARLTON DILIDO IS CLASSIFIED AS NON-CONTRIBUTING SINCE THESE ARE NEW CABANA BUILDINGS CONSTRUCTED UPON THE FOOTPRINTS OF THE OLDER BUILDINGS.



2021 PHOTOGRAPH LOOKING NORTH ON COLLINS AVENUE FROM LINCOLN ROAD (24)

The Ritz Carlton DiLido Hotel



The Ritz Carlton DiLido 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.

According to the Building Card the original Dilido Hotel building was 8 stories tall and contained 303 hotel rooms plus a Coffee Shop, Dining Room and Cocktail Lounge, one 1-bedroom apartment plus 15 efficiency apartments.

The DiLido is located in the 'Fisher's First Subdivision' as platted in Miami Beach in 1915. This was the first platted subdivision of the lands owned by Carl Fisher. And across Lincoln Road on the site of the Decoplage, originally stood the home of Jane and Carl Fisher - 'The Shadows' at 1616 Ocean Drive which stood from 1914 to 1960.

BUILDING #1:	TOWN AND COUNTRY CABANA CLUB
ADDRESS:	ONE LINCOLN ROAD
CONSTRUCTED :	1948
ARCHITECT:	IGOR POLEVITZSKY
HISTORIC STATUS:	NON-CONTRIBUTING SINCE THEY ARE NEWER
BUILDING #2:	CENTER BUILDING
HISTORIC STATUS:	CONTRIBUTING
ADDRESS:	ONE LINCOLN ROAD 165-169,171,173,175, 181 LINCOLN ROAD + 1651, 1653, 1655, 1657, 1659, 1661, 1663 COLLINS AVENUE
CONSTRUCTED :	1948 (FIRST FLOOR ONLY)
ARCHITECT:	IGOR POLEVITZSKY
UPPER FLOORS ADDITION:	1950
ARCHITECT:	IGOR POLEVITZSKY
RENOVATIONS + ADAPTIVE REUSE + ADDITIONS	2000 NICHOLS BROSCH SANDOVAL & ASSOCIATES ARCHITECTS
BUILDING #3:	DiLIDO HOTEL
HISTORIC STATUS:	CONTRIBUTING
ADDRESS:	125 LINCOLN ROAD & 1669 COLLINS AVENUE
YEAR CONSTRUCTED :	1953
ARCHITECTS:	MORRIS LAPIDUS with MELVIN GROSSMAN
RENOVATIONS & ADAPTIVE REUSE	2003 NICHOLS BROSCH SANDOVAL & ASSOCIATES ARCHITECTS



Across Lincoln Road from the Fishers, the residence on the future DiLido / Sagamore properties was originally built for John H. Hanan of New York. In 1921 it became the residence of Frank A. Seiberling, who co-founded the Goodyear Tire and Rubber Company of Akron, Ohio in 1898. Seiberling had also been one of the investors in Fisher's Lincoln Highway project. (9)

The grand residential estates originally constructed along the Atlantic coast were demolished due to litigation and rezoning and greed. In 1949 the First Trust Company for the Firestone heirs who owned the mansion where the Fontainebleau would be built, sued the City Council in order to change the zoning from the estate category to permission for hotel use.

It was argued that new neighboring hotels infringed on the estate's privacy and lowered its value; also its property value as a hotel site would be quadruple that of a private home. The lawsuit; City of Miami Beach vs First Trust Company, went to the Florida Supreme Court which ruled on March 10, 1950 that the estate zoning was unfair. With this legal precedent in place, there was a rush to construction as thousands of new hotel rooms were constructed in Miami Beach in the following years.

The neighboring Sagamore Hotel was built in 1948 on the northern portion of the former Seiberling estate property, as can be seen in the aerial photos elsewhere in this report. The photos at left are very interesting since they show the south side of the Sagamore which became hidden once the DiLido was built in 1953.

The photographs on this page show the corner just after the Sagamore was built and before the DiLido Hotel was constructed.. The corner deli - Wolfies - was a very popular and famous gathering spot on Miami Beach. This Wolfies location as well as Wolfie Cohen's Rascal House located four blocks north at 19th and Collins and the original Wolfie's at 178th & Collins Avenue in Sunny Isles. All of the entertainers from the many nightclubs and bars in the neighborhood would eventually all end up at one of Wolfie's places. It was the local Starbucks of its day.

This corner retail/restaurant building was typical of the day in Miami Beach. The rounded corner continues the unofficial tradition to keep all of the Lincoln Road corners as rounded. This author has previously completed a walking-tour survey of Lincoln Road from Alton to Collins and determined that approximately 85% of the corners were indeed rounded or chamfered.AD

PHOTOGRAPHS SHOW CIRCA 1950 VIEW LOOKING NORTH ON COLLINS AVENUE FROM LINCOLN ROAD (15)





CENTER HOTEL AND OFFICE BUILDING

In 1945 the Architect Igor Plevitzsky had originally completed a proposal for the DiLido site called the Center Building which proposed the type of mixed use resort which in future years would become the norm for hotel development. The Center buildings were situated on the future DiLido property, which was owned by Harry Sirkin who was a longtime client of Plevitzsky. The project was never built, but it represented the culmination of Plevitzsky's interventions on Lincoln Road and offered a fascinating glimpse of the world to come." (7)

"Incorporating a blend of commercial and residential uses around an open space, the design seemed to reiterate all of the earlier Lincoln Road themes....The Project was more akin to the pedestal-tower structure of contemporary buildings."(7)

"The ground floor retail grew to the proportions of a multilevel shopping center, the increase in its mass partially accounted for by requirements for parking.The hotel block was turned to better receive the southeast trade winds." (7)

"The (Center Building) hotel block was turned to better receive the southeast trade winds. The project was more akin to the pedestal-tower structure of contemporary buildings. The ground level retail component of the scheme grew to the proportions of a multi-level shopping center." (7)

ABOVE & LEFT: PHOTOGRAPHS OF ORIGINAL POLEVITZSKY DRAWINGS OF PROPOSED PROJECT (25)



ATLANTIC OCEAN

TOWN & COUNTRY
CABANA CLUB

SAGAMORE
HOTEL

DILIDO HOTEL

LINCOLN
ROAD

FORMER
VEHICLE
SERVICE
COURT

ONE LINCOLN ROAD

COLLINS AVENUE

1959 AERIAL PHOTOGRAPH (8)



1958 AERIAL VIEW OF OCEAN (EASTERN) SIDE OF RITZ CARLTON DiLiDO & SAGAMORE HOTELS (4)

The Ritz Carlton DiLido is at lower center in the photograph above with the Sagamore just to its right side. The beach side hotels have all been constructed. The domed building is Temple Emanu El. The larger lower buildings beyond are the Jackie Gleason Theater and the Miami Beach Convention Center.

According to the Building Card the hotel originally contained 303 hotel rooms & baths, Coffee Shop, one 1-bedroom apartment, 15 efficiency pats., Banquet Room, Dining Room and Cocktail Lounge

“In designing his hotels, Lapidus looked not simply to the sleek, modern exterior form of ocean liners but also to their programming and ornamental interiors. The ships had highly conventional and sequenced interior spaces, including grand staircases, balconies with parapets, “crows-nests” towers and promenades. Such elements enabled passengers traveling in first or tourist class (but not those travelers on the lowest and least expensive decks, whose presence on these boats was conveniently omitted from representations of the dream-world of ocean travel) to mingle, exercise, see and be seen and show off their fashionable clothing and accessories. In the austerity of the post-war period, the cruise ships were truly inheritors of the grand hotel ideal.” (5)



“As he confronted the complex new program of the resort hotel, Lapidus cleverly seized on both the typology and the popular imagery of ocean liners. These great ships were familiar to consumers from travel posters, movies and a range of fashionable consumer products. Ocean crossings were covered by newspapers and magazines. The ocean liners represented not only freedom to travel and the promise of great discoveries in exotic, far-away places.” (5)

“The ships also offered their guests access to amenities such as telephones, elevators, radios, efficient plumbing, chilled water and heating. The ships also offered an impressive array of interior furnishings and dramatic spaces, both public and private. Surprisingly flexible and multifaceted, the ocean liner simultaneously suggested urban sophistication and an escape from the familiar - precisely the themes Miami Beach post-war developers wanted to project.” (5)

“It is significant that Lapidus had considerable experience with nautical architecture and that he had studied ship design for years before turning to hotel work.... It was in Lapidus’ cruise ship designs (unfortunately unbuilt) that elements he later adapted for his hotels, such as open staircases, wide vistas and large expanses of glass, made their first appearance.” (6)

The owners of the DiLido have longtime association with Miami Beach. The DiLido Hotel was purchased in 1971 by the Lowenstein family, who remain owners. Originally from Germany the family emigrated to Argentina and as early as 1966 began investing in Miami Beach hotel properties as well as in the Caribbean. (10)

The Ben-Josef Group partnered with InSite Group to acquire the Sagamore in 2016 for \$63 million, and InSite Group later sold its position in the property, according to its website. In November (2020), Lionstone and two other families that own Ritz-Carlton hotels in South Beach and Bal Harbour, as well as the Sagamore Hotel in Miami Beach, merged ownership of their properties.

DiLIDO HOTEL , 2021 PHOTOGRAPHS (24)





WALL MURAL

In the 1955 photograph at top-left (20) is visible the original outdoor mural on the second level above an overhang. This exterior mural is no longer existing, however at the same mural location there is a newer mural that recreates the original in spirit. This new mural is now on the interior, since a new exterior building facade is set in front of the original mural wall in order to create an interior passageway - as seen in the lower photograph on this page.

“The commission (to design the DiLido Hotel) went not to Plevitzsky, but to Melvin Grossman with associate architect Morris Lapidus, the latter a rising star in resort hotel design at the time. Lapidus used the hotel commission as a laboratory, testing themes he would later use in solo productions like the Fontainebleau and Eden Roc Hotels.” (11)

“The lines of the DiLido respond to its unique setting, wrapping the One Lincoln Road building and offering a unique double lobby that bent from Collins Avenue to Lincoln Road. Eggcrate facades on the hotel’s narrow end walls are set off by lyrical features from Lapidus’s “bag of architectural tricks”: a serpentine canopy, cylindrical lounge, and thematically stylized signage. Its 2-story lobby had hanging mezzanines, bridges, and an open stair that wrapped the cylindrical entrance to the nightclub. A bowed wall feature wall set off the main lounge, which fed patrons to convention facilities, a banquet room, a nightclub, and a restaurant. When completed the DiLido was briefly the largest and most complex hotel on Miami Beach.” (11)

In 1998 it was determined that something “bigger and better” in the form of major additions and alterations was required to revitalize these aging properties. “The DiLido and the corner office and shops building designed by Igor Plevitzsky at One Lincoln Road were incorporated into the new combined plan which emerged, in 2004, as the Ritz Carlton South Beach. (10)

After more than \$200 million dollar renovations and additions the hotel and accessory structures were joined, reconfigured, and substantially expanded to create the Ritz Carlton DiLido Hotel. The main (historic) hotel structure was topped with a 3-story additions rendered in dark glass. An expansive new ballroom was carved out of the office space of the One Lincoln Road building, whose service yard was transformed into a function court.” (10)

On the ocean side, the Town and Beach Club was the template for two new cabana wings. The cabanas frame a grand pool deck that sits atop the complex’s 2-story parking garage and stretches to the beach. The L-shaped lobby has been restored and adaptively used, in part for a restaurant.” (10)

TOP PHOTO: DiLIDO HOTEL VIEWED FROM LINCOLN ROAD,
1955 PHOTOGRAPH BY GOTTSCHO-SCHLEISNER, INC. (15)
LOWER PHOTO: 2021 PHOTOGRAPH (24)





BUILDING ILLUMINATION

Lighting as part of architectural design was then relatively new, as was the medium. The effort began in earnest in the years before World War II as buildings became more and more streamlined in their designs, with sleeker lines and rounded forms and better forms of lighting suitable for outdoor use.

The Streamline style was the first to incorporate electric light into the exteriors of architectural structure. In Miami Beach by 1939 the Art Deco style had already morphed into the Streamline Moderne style. During and after World War II it was very - of the moment - to incorporate lighting into the architectural design. This can also be seen in the Sterling building on Lincoln Road and originally at the former Seagull Hotel at 21st and the Ocean - among many other in town. Whatever the style it was the lighting that lent the building a magical and ethereal quality in the evening time.

In order to create 'uniqueness', of their brand, building owners were more and more willing to pay for features like illumination which made their structures stand out. After World War II illuminated signage became a hallmark of the MiMo / Mid-20th-Century-Modern style in south Florida.

TOP RIGHT PHOTO: CIRCA 1960 DAYTIME VIEW OF SAGAMORE & DiLido HOTELS FROM COLLINS AVENUE. (22)

TOP LEFT PHOTO: CIRCA 1960 NIGHTTIME #1 VIEW OF DiLido HOTEL FROM LINCOLN ROAD (22)

LOWER LEFT PHOTO: 1960 NIGHTTIME #2 VIEW OF DiLido HOTEL FROM LINCOLN ROAD. (22)

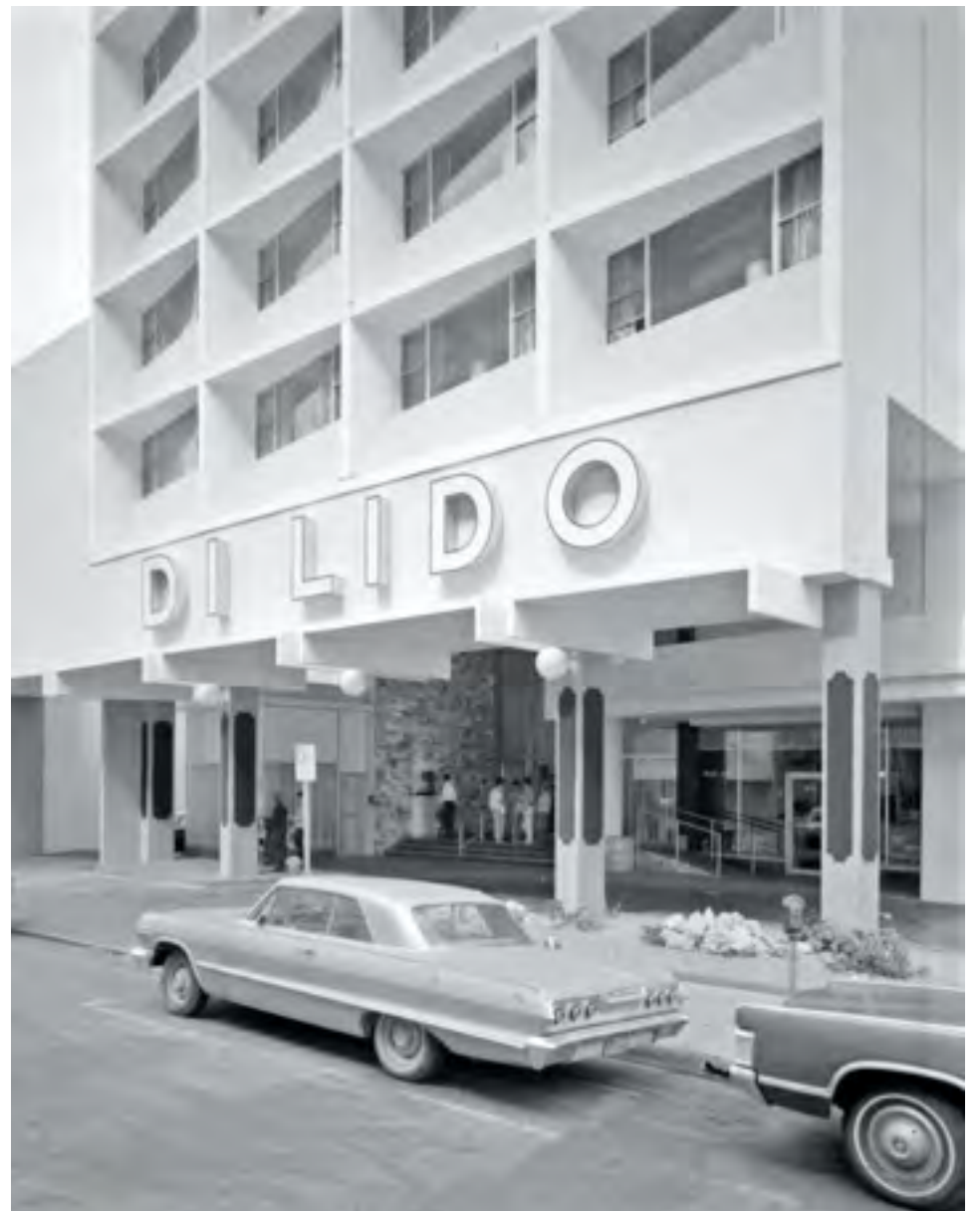


THREE VIEWS OF THE MAIN HOTEL ENTRANCE ON LINCOLN ROAD. DUE TO THE ANGLED FRONT ROOM FACADES - VIEWS DURING DIFFERENT TIMES OF THE DAY REVEAL DIFFERENT LIGHTING PATTERNS WHICH ALTER THE APPEARANCE OF THE FACADE.

AT SOME POINT LIKELY IN THE 1960's THERE WAS ADDED A DROPPED SIGN BOARD AT THE FRONT ENTRANCE READING 'DI LIDO'. THIS HAS SINCE BEEN REMOVED.

THIS NEW SIGNBOARD REDUCED THE HEIGHT AND GRANDNESS OF THIS MAIN ENTRANCE. AT THE SAME TIME THE SECOND FLOOR EXTERIOR MURAL WAS REMOVED.

PHOTOGRAPHS CIRCA 1960's (22)





THE ONE LINCOLN ROAD (CENTER) BUILDING

The existing urban fabric at the intersection of Lincoln and Collins after World War II and prior to the construction of the One Lincoln Road building on the northeast corner - consisted essentially of horizontal bands of signage above the single story storefronts for all establishments, with each sign vying for attention. There was a certain symmetry in the cacophony of signage on these three corners. Plevitzsky wisely understood to retain this signage band as part of the new architecture of the One Lincoln Road Building in order to enable the continuity of this unique urban context. On the fourth (southeast) corner now stands the highrise Decoplage Condominiums.

Plevitzsky understood that the retail signage needed to have a proscribed place in the design order of the new One Lincoln Road Building. Beginning with the signage remaining in its existing location, Plevitzsky added the upper floors as a continuous rhythm of sunshades running the entire length of both the Collins and Lincoln Road building facades. Plevitzsky designed the architecture to incorporate the signage and become the prime design element of the new facade, relegating the horizontal sign space as secondary. Today the retail signage is held to an absolute minimum allowing the architecture of the building to shine.

The building has frontages on Lincoln and Collins consisting of 150'-00 linear feet and is 21'-0" tall. The original major tenant must have already been selected since 'Wolfie's' appears on the Building Card. In 1950 Plevitzsky added two additional stories atop the original one story building.

TOP PHOTO: SW CORNER LINCOLN & COLLINS CIRCA 1960 (15)

MIDDLE PHOTO: ONE LINCOLN ROAD 2021(24)

LOWER PHOTO: SW+NW CORNERS LINCOLN+COLLINS CIRCA 1960's (15)



TOP PHOTO: CIRCA 1955 LOOKING WEST ON LINCOLN ROAD FROM A VANTAGE POINT JUST EAST OF COLLINS AVENUE. THE RITZ CARLTON DILIDO HOTEL IS AT EXTREME RIGHT (15)

LOWER PHOTO: CIRCA 1960's LOOKING NORTH ON COLLINS AVENUE WITH DILIDO HOTEL AT IMMEDIATE RIGHT. (15)



"...the DiLido features an L-shaped footprint that faces both Collins Avenue and Lincoln Road, and took its stylistic cues from the work of Le Corbusier and Niemeyer. The hotel room floors are supported on Corbusian pilotis above the set-back, double-height lobby. " (16)

"The allusions to Le Corbusier continue in the eggcrate design of the facades. Created by the exposed floor slabs and piers, the eggcrate expresses the structure while providing shade in the rooms... " (16)

"Along the wall behind the pilotis supporting the superstructure an abstract mural once camouflaged the volume of the meeting rooms and continued along the wall behind the pilotis supporting the superstructure. " (16)

"On Collins, a provocatively curving, tongue like porte cochere breaks out through the lobby's glass facade, and slides around the pilotis to shelter arriving automobiles. The entrances respond to the distinct character of each street: the Collins lobby contained the hotel lobby and elevators, while the Lincoln Lobby provided small stores, and a restaurant, as well as direct access to the meeting rooms. In between, changing levels, open mezzanines and disappearing sight lines to keep the patrons in constant motion." (16)

TOP PHOTO: 1949 view of the SW corner of Lincoln and Collins - it nonetheless was likely very similar to the way in which the one story One Lincoln Road building first appeared on the NE corner.

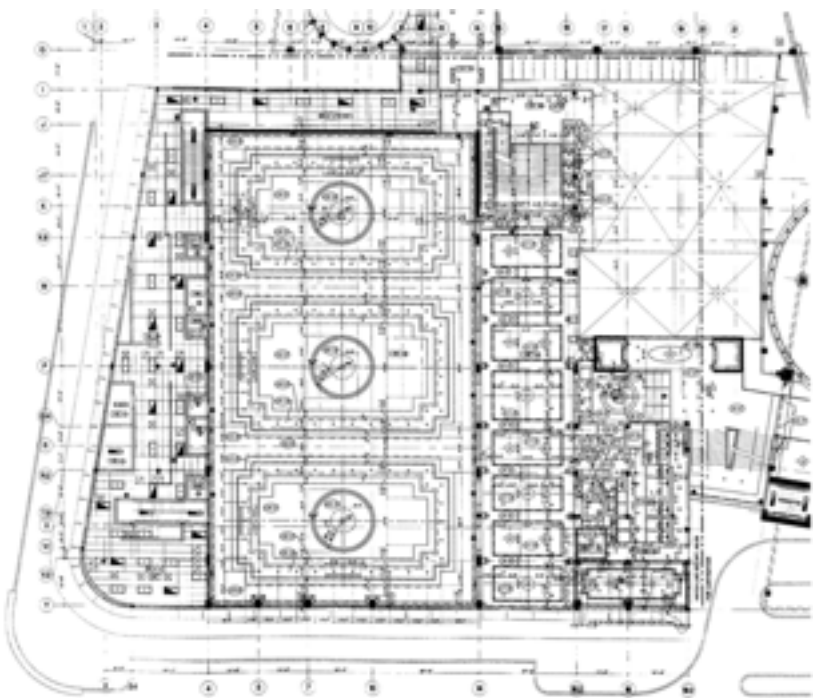
TOP PHOTO: 1949 VIEW OF NE CORNER WITH ONE STORY RETAIL BUILDING

MIDDLE PHOTO: THE 1950 ADDITION OF 2 FLOORS ABOVE THE RETAIL.. 1960 PHOTO. (15)

LOWER RIGHT PHOTO: 2021 PHOTO:

LOWER LEFT PHOTO: LOOKING OUT THRU SUNSHADES (22)





In 2002 the One Lincoln Road building was adaptively reused from its former retail and office uses. A new and larger hotel ballroom and multi-event space(s) was carved from the interior of the upper floors of the building. It is instructive to look at the reflected ceiling plan at left to better understand.

PHOTO ABOVE: RITZ CARLTON DILIDO BALLROOM (22)

PLANS AT LEFT: COURTESY NICHOLS BROSCH ET AL



TOWN AND COUNTRY CABANA CLUB

Miami Beach has a grand historic tradition of Bathing Clubs or Casinos where one might rent a locker for the day; go to the beach and then return and shower. Located just two blocks south of the DiLido was the Roman Pools, one of the very first Bathing Casinos on Miami Beach and one of the most popular with its scenic windmill that served as a pump to fill the pools with seawater. (21)

“Postwar cabana colonies were based on the model of earlier bathing casinos, which had never really gone out of style. Just after World War II, one of the last independent casinos was built at the very public Atlantic terminus of Lincoln Road.”

“The Town and Country Cabana Club built in 1948, designed by Igor Plevitzsky, had seventy-eight cabanas in parallel two-story buildings that framed an ocean front pool and with a parabolic concrete diving board stand. The Town and Country Cabana Club was soon incorporated into the DiLido Hotel in 1953, at that time one of the larger new resort hotels to appear in Miami Beach.”



LEFT: THREE POSTCARD VIEWS OF THE TOWN AND COUNTRY CABANA CLUB AFTER INCORPORATION INTO THE DILIDO HOTEL. (15)



DAYTIME AND NIGHTTIME VIEWS OF THE-DILIDO HOTEL POOL, UNDATED (22) WITH HOTEL LOGO IMPRINTED AT BOTTOM OF SWIMMING POOL. (22)

COLLECTIBLES
including matchbook covers,
silverware and hotel brochures.







RITZ CARLTON DI LIDO HOTEL VIEWED FROM THE ROOF OF THE NEW WORLD SYMPHONY BUILDING. (24)



LOOKING NORTH ON COLLINS AVENUE FROM LINCOLN ROAD (24)

CONTEMPORARY PHOTOGRAPHS



2021 VIEW OF NORTHEAST CORNER LINCOLN & COLLINS AVENUE (24)



2021 PHOTOGRAPHS (24)





2021 PHOTOGRAPHS OF POOL DECK; TOP LOOKING WEST AND HOTEL AND LOWER PHOTOGRAPH LOOKING EAST (24)



Originally called the Town and Country Cabana Club, this beach club opened in 1948, five years before the DiLido Hotel was built.

Over the years the Beach Club was remodeled and eventually demolished as part of the 2002 renovations. In its place the new cabanas constructed as part of the 2002 renovations were built on the footprint of the original Town and Country Cabana Club.



PHOTOS ON THIS PAGE COURTESY: RITZ CARLTON DILIDO HOTEL WEBSITE (22)



THIS IS THE NEW FUNCTION COURT WHICH SITS AT THE BASE OF THE "L" OF THE DILIDO HOTEL ON THE ROOF-TOP ABOVE THE COMBINED ONE LINCOLN ROAD AND DILIDO HOTEL BUILDINGS ON THE LOWER FLOORS. AS CAN BE SEEN IN THE AERIAL PHOTOGRAPHS IN THE PREVIOUS CHAPTER, THIS IS THE APPROXIMATE LOCATION FOR THE FORMERLY EXISTING SERVICE AND DELIVERY VEHICLE AREA AT GROUND LEVEL. (24)



These concrete louver sunshades on the One Lincoln Road building have defined the corner of Lincoln and Collins for now over 70 years since their construction in 1950, when two additional floors were added atop the one story retail/restaurant uses. (24)



The approximately 10'-0" wide service alley between the Sagamore Hotel at left and the Ritz Carlton DiLido Hotel at right. (24)

INTERIOR PHOTOGRAPHS



2021 PHOTOGRAPH OF LOBBY (24)



CIRCA 1950's PHOTOGRAPH OF LOBBY (22)



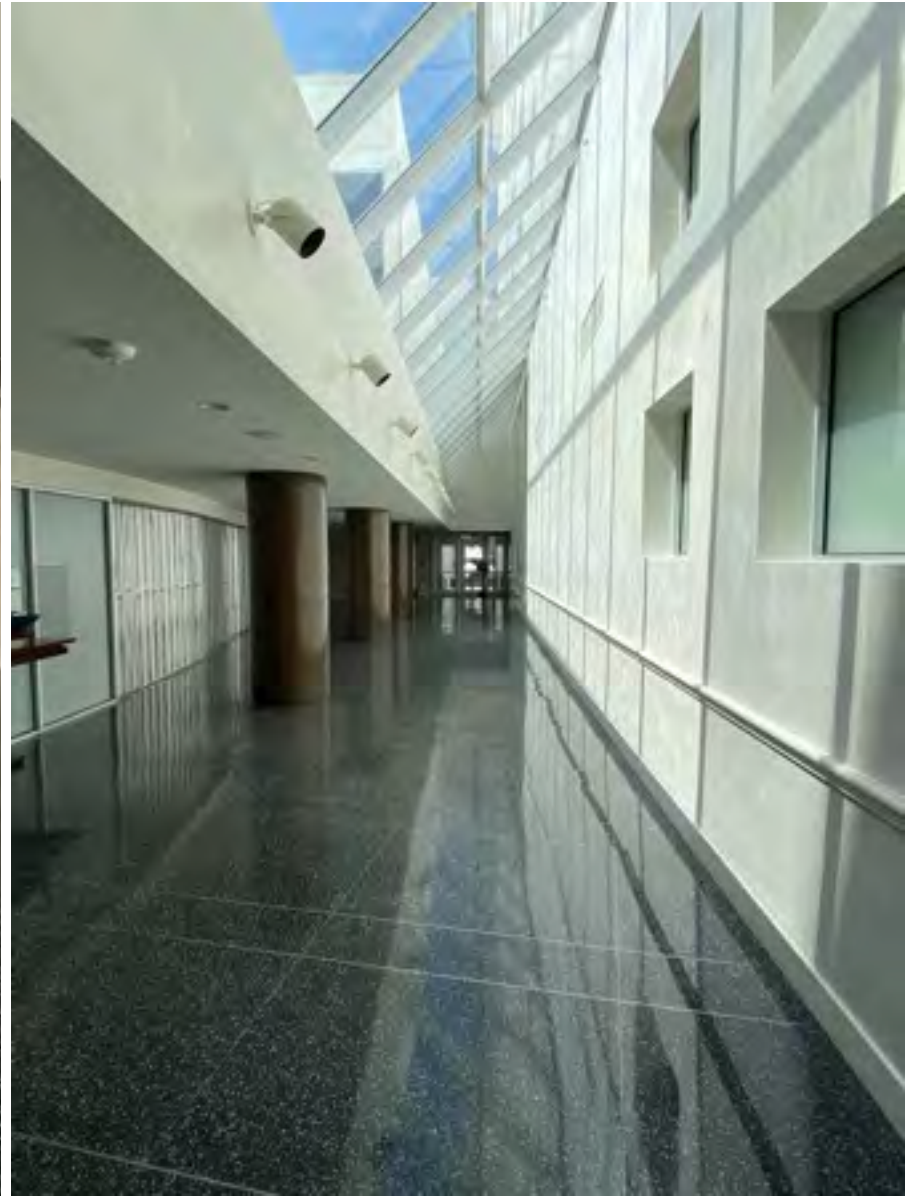
CIRCA 1950's PHOTOGRAPH'S OF HOTEL LOBBY (20)





The Lincoln Road lobby now ends at the angle of the "L" shaped DiLido building. The original concept of a double height continuous lobby running from Lincoln Road to Collins Avenue has been altered. The Collins Avenue former portion of the lobby has been turned into a nightclub.

The building now provides this continuity through a separate egress and access through a series of exterior indoor and outdoor promenade spaces as seen on the following page. The entrance to this series of outdoor spaces is through the door with bluish light at left center



The new passageway from the Lincoln Road Lobby to Collins Avenue is pictured on this page. Above are two views looking towards the east (left photo) and west (right photo). The lower left photo shows the view when standing on Collins Avenue looking east.



COLLINS AVENUE LOBBY:

LEFT: CIRCA 1950's VIEW (20)

RIGHT: 2021 VIEW (24)



ARCHITECTS

MELVIN GROSSMAN ARCHITECT

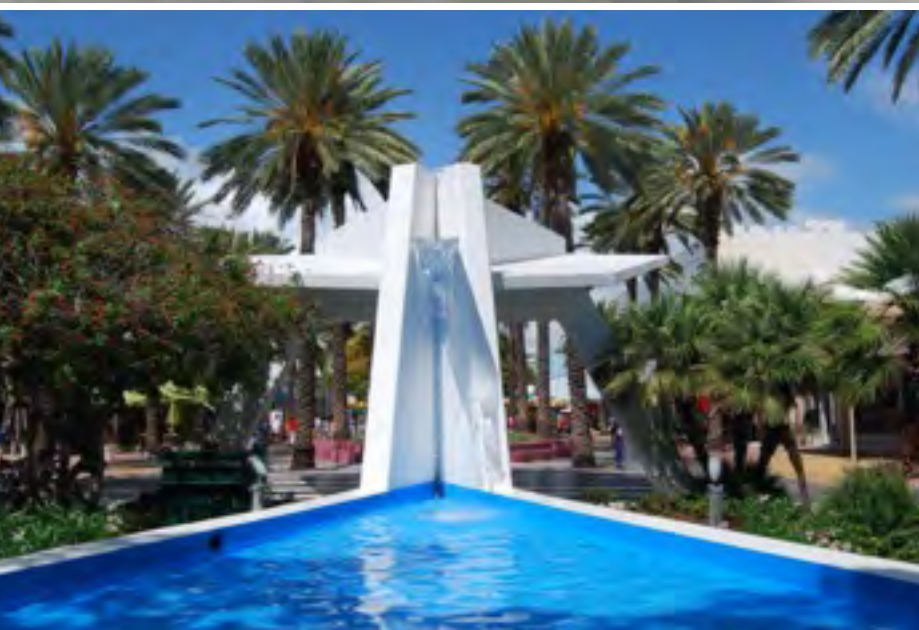
Melvin Grossman (1914–2003) worked with architect Albert Anis in 1950 and was also a protégé of the architect Morris Lapidus, prior to forming his own architecture firm. All three collaborated on the Nautilus Hotel (now the Riande, 1825 Collins Ave.) in 1950 and a year later on the Biltmore Terrace hotel, prior to collaborating on the DiLido Hotel.

Grossman and Lapidus partnered in designing the DiLido Hotel in 1953. Influenced by both Anis and Lapidus, Grossman would go on to design the Seville hotel in 1955, the 593-room Deauville in 1957, and the Doral Beach hotel. He also exported the MiMo style in designing the original Caesar's Palace in Las Vegas and the Acapulco Princess Hotel in Mexico.

REPRESENTATIVE PROJECTS

- Acapulco Princess Hotel
- Algiers Hotel w/ Henry Hohausser & Morris Lapidus
- Americana Hotel, Bal Harbour (Demolished)
- Biltmore Terrace Hotel
w/Albert Anis & Morris Lapidus (Demolished)
- Caesar's Palace Hotel, Las Vegas
- Deauville Hotel, Miami Beach 1957
- DiLido Hotel with Morris Lapidus, Miami Beach
- Doral Beach Hotel
- Doral Country Club
- Imperial House - 5255 Collins Avenue 1963
- International Inn, Miami Beach 1956
- King Cole Condominium, Miami Beach 1961
- Nautilus Hotel, Miami Beach 1950
- Seville Hotel, Miami Beach 1955
- 5600 Collins Avenue, Miami Beach

PHOTOGRAPHS COURTESY OF INTERNET SEARCH FOR MELVIN GROSSMAN ARCHITECT



MORRIS LAPIDUS ARCHITECT (1902-2001)

was born in Russia and emigrated to New York as a child. He graduated from Columbia University and began working in New York City as a retail designer. His storefronts were noted for their innovative shapes, curving forms and receding show windows to draw in shoppers.

He first visited Miami Beach in 1929 on his honeymoon and then returned after World War II to design hotels'. His first major project was the interior of the Sans Souci Hotel, with additional interior work on the Algiers, Nautilus, DiLido and Biltmore Terrace Hotels.

In 1954 Lapidus was retained to design an entirely new hotel on the site of the former Firestone estate on the ocean. The Fontainebleau Hotel was destined to become one of Miami Beach's most famous hotels. His designs were initially panned by the architecture critics as being overly decorative, yet the public loved the fantasy environments Lapidus created.

In 1955 Lapidus designed the Eden Roc Hotel next door to the Fontainebleau. This began a famous battle between the owners of both properties. In 1958 the Fontainebleau constructed a new high-rise North Tower designed by A. Herbert Mathes with a blank wall facing the Eden Roc property, blocking the sun from the Eden Roc pool. This new North Tower became nicknamed as the 'Spite Wall.'

Lapidus became one of Miami Beach's most well known and respected architects. The titles of two of his books summarize his approach to design; "The Architecture of Joy" and "Too Much is Never Enough."

REPRESENTATIVE PROJECTS

- Algiers Hotel, Miami Beach
- Americana Hotel, Bal Harbour (demolished)
- Aruba Caribbean Hotel, Aruba
- Biltmore Terrace aka Dezerland Hotel, Miami Beach
- Crystal House, Miami Beach
- Daniel Tower Hotel, Israel
- Eden Roc Hotel, Miami Beach
- Fontainebleau Hotel, Miami BEach
- International Inn, Washington D.C.
- Lincoln Road Pedestrian Mall, Miami Beach (upper middle photo) (24)
- Sans Souci Hotel, Miami Beach with Roy France Architect
- Saxony Hotel, Miami Beach
- Seacoast Towers, Miami Beach
- Shelborne Hotel - West Tower (top photo) (24)
- Summit Hotel, New York, New York. 1962
- Temple Menorah, Miami Beach (lower middle photo) (24)
- Trelawny Hotel, Jamaica

PHOTO LEFT: MORRIS LAPIDUS AT THE FONTAINEBLEAU HOTEL



IGOR POLEVITZSKY ARCHITECT (1911-1978)

Igor Plevitzsky was born in St. Petersburg, Russia and emigrated to America with his family in 1922. Plevitzsky's mother Katherine was fortunate to be hired in a research position at the University of Pennsylvania in Philadelphia, where Igor was able to attend and study architecture in 1929.

Although he originally studied civil engineering, he was directed to the school of architecture where he studied under the well known architect Paul Phillippe Cret, who was credited on having a major influence on young Igor. Plevitzsky graduated Cum Laude from Penn in 1934.

After graduation Plevitzsky moved to Miami and soon began a partnership with fellow Penn graduate Thomas Triplett Russell. Plevitzsky and Russell maintained their partnership from 1936 to 1945. Plevitzsky later formed the partnership of Plevitzsky, Johnson & Associates. Plevitzsky's architecture was well known for its avant garde futuristic modeling. His work focused upon the merging of interior and exterior spaces to best take advantage of the tropical Florida climate. Plevitzsky designed more than 500 buildings during his career.

REPRESENTATIVE PROJECTS

- Miami Beach (top photo) (20) Albion Hotel,
- Arthur Murray Dance Studio, Miami Beach
- Birdcage Houses, Miami Beach. (lower left photo)
- Castaways Motel, Sunny Isles (demolished)
- First Unitarian Church, Miami
- Fontainebleau Motor Inn, New Orleans
- Frank and Bun Fast Food restaurant, Miami
- Gulf Service Station & Hotel, Miami Beach (demolished)
- Habana Riviera Hotel, Havana, Cuba
- Jamaica Inn, Key Biscayne
- Jolly Roger, Fort Lauderdale
- One Lincoln Road Office Building, Miami Beach
- Plaza Building, Miami
- Saks Fifth Avenue, Miami Beach
- Sans Souci Estates, Miami
- Sea Tower, Fort Lauderdale (right middle photo)
- Seaview Realty Building, Miami
- Sheborne Hotel/East Tower, Miami Beach (middle left photo)(15)
- 1069-1085 Kane Concourse, Bay Harbor Islands
- 1491 Lincoln Terrace, Miami Beach



TOP PHOTO: ALBION HOTEL (20)

MIDDLE LEFT PHOTO: SHELBORNE HOTEL (15)

MIDDLE RIGHT: SEA TOWER (24)

LOWER MIDDLE PHOTO: BIRDCAGE HOUSE (Demolished) (24)

IGOR POLEVITZSKY ARCHITECT (photo at left) (15)

NICHOLS BROSCH WURST WOLFE & ASSOCIATES ARCHITECTS

“Founded in 1967, NBWW has been involved in the design and planning of more than five billion dollars in new construction and renovations encompassing more than 40,000 hotel rooms. The firm is internationally recognized for its architectural design and planning of luxury hotels and resorts, luxury spas, multi-family residential, mixed-use centers, and high-end office building and retail projects throughout the United States, Mexico, South and Central America, the Caribbean, and the Bahamas.” (23)

“The firm is most known for its restoration and redesign of many of Miami’s most legendary historic properties. Over the decades, the NBWW has been tasked with polishing some of the finest and most iconic buildings in Miami Beach into marvelous gems, including the restoration of the Morris Lapidus-designed Fontainebleau, Eden Roc, Loews, and the Ritz-Carlton DiLido South Beach.” (23)

“Most recently, NBWW served as the architect for the restoration and design of the newly-opened Ian Schrager hotel – The EDITION Miami Beach, formerly the 1950’s Seville Hotel, in addition to the Opal Sands Resort on Clearwater Beach, FL” (23)

REPRESENTATIVE PROJECTS

Angler’s Hotel, Miami Beach

Auberge Beach Residences on the site of the former Ireland’s Inn, Fort Lauderdale (top photo)

Diplomat Resort and Convention Center, Hollywood

Edition aka Seville Hotel, Miami Beach

J W Marriott Tampa

JW Marriott Miami Turnberry Resort & Spa, Aventura

Loews Miami Beach Hotel, Miami Beach (middle photo)

Metropolitan Miami 2 mixed use project consisting of offices, retail / restaurant plus two luxury hotels, Downtown Miami

Miami Worldcenter block E, Downtown Miami

Miami Riverside Center, Downtown Miami

Ritz Carlton DiLido Hotel, Miami Beach

W South Beach Hotel, Miami Beach (lower photo)

Weston Rhode Island, Providence, RO 1450 Brickell, Miami

PHOTOGRAPHS COURTESY OF NBWW WEBSITE



DILIDO HOTEL BUILDING CARD

Owner DI LIDO HOTEL - SIRKIN FAMILY
 Lot 1, 2, 3, 4, 17 Block 29
 & So. of 5 & 16
 General Contractor Robert L. Turchin, Inc. **5050**
 Architect M. Grossman & Morris Lapidus, Associate
 Zoning Regulations: Use REE & BAA Area 12, 15, & 41
 Building Size: 1954 Front
 Final #2357 2/10/54
 Certificate of Occupancy No. #2299-12/22/53: Elevator-over
 One 1-bedroom apt & 15 EFFICIENCY APTS: POOL-over--Use HOTEL: 303 HOTEL ROOMS & BATHS; COFFEE SHC
 Type of Construction #1 CBS Fireproof Foundation spread footing Date: COCKTAIL LOU
 PLUMBING Contractor #35150 Markowitz Bros: Sewer Connection 1 (8") Date May 26, 1953

#3065
 #35462 A.J. Hill 10/20/53 Temporary Water Closet
 1---Swimming Pool Traps
 Steam or Hot Water Boilers
 ROUGH APPROVAL E. Cox, 10-30-53
 FINAL APPROVAL OK, E. Cox, 2-3-54

Water Closets	376	GAS Contractor	Gas Frylators	---8	Date
Lavatories	378	Gas Ranges	Gas Pressing Machine		
Bath Tubs	329	Gas Water Heaters	Gas Vents for Stove		
Showers	12	Gas Space Heaters			
Urinals	7	Gas Refrigerators			
Sinks 30 & 15 'Pullman' sinks & 21 slop sinks		Gas Steam Tables			
Dish Washing Machine	3	Gas Broilers			
Laundry Trays					
Laundry Washing Machines					
Drinking Fountains	4				
Floor Drains	99				
Grease Traps	2				
Safe Wastes	15				

AIR CONDITIONING Contractor #42694 - 344-tons: Airtemp Constr. Corp: \$103,200: Sept 17, 1953 Plaag, 1/1
 SEPTIC TANK Contractor
 OIL BURNER Contractor #35396 Bell Oil Co: 4,000-gal: Oct 6, 1953
 SPRINKLER Contractor

ELECTRICAL Contractor #40378 Otis Elevator Co: Date Sept 10, 1953*	OK, H. Rosser, 7-6
Switches 659 Ranges 20	Flamingo Elec. Con. Co. #39572 Flamingo Electric: June 1, 1953
Lights 2016 Irons 1	Temporary Service
Receptacles 1600 Refrigerators 20	Neon Transformers 20
Fans 312	Sign Outlets 20
--39, (1HP Motors) 4 (1HP), 5 (6-10HP)*	Meter Change 44
Appliances 16	Centers of Distributions 1
Water	Service
Space	Violations

FIXTURES 2355 Electrical Contractor
 25, 2-5 HP: 5 (6-10 HP): 8, 11-25 HP: 4 (over 25 HP)
 Date Feb. 10, 1954
 By P. Meglins
 FINAL APPROVAL

Alterations or Repairs - Over

ALTERATIONS & ADDITIONS

Building Permits: # 42645 Install 4, Passenger-Elevators 2500 lbs 16 people -and- 1 Freight-Elevator 2000-lbs (with permit #41630): Otis Elev Co: \$107,000: Sept 10, 1953

#42916 SWIMMING POOL 22' x 50' Riley & Ross, engineers: \$ 14,000: Oct. 14, 1953
 Bunnel Pools

Note: Pumping equipment to be installed in old Cabana

#43267 Fourteen (14) Refrigerating Units: Beach York Corp: Plaag, 1/18/53 \$ 15,000: Nov 12, 1953

#43470 Two Flat Wall Signs, 40 sq ft & 10 sq ft: Tropicalites: \$ 5,000: Dec 1, 1953

48231 ADDITION OF GROIN, 125 feet: Zurwelle and Whittaker, engineers: \$ 10,000 August 3, 1955
 George E. Bunnell, cont

55681 Bond Construction: Alterations & remodeling - \$500 - March 11, 1958

58364 Claude Southern: Wall well neon sign in vestibule - \$100 - 1958

50420 Gordon Roofing & Sheet Metal Co: Repair to roof, \$350, 10/28/59

Plumbing Permits: #35382 Futch Plumbing: 9 Safe Waste Drains (for air cond): Oct 5, 1953

#35610 Acme Septic Tank: 2 Grease Traps, 500 gal, each: Dec 2, 1953 Cox, 12-21-53

#35579 Hurst Well Drilling: one 2 1/2" Well: Nov 23, 1953

#35673 A.Gans Pressing Machine Co: 1 Pressing Machine: Dec 23, 1953 E. Cox, 12-29-53

Electrical Permits: #40909 Tropicalites - 12 Neon transformers, Dec. 1, 1953 OK, Meginniss, 2/18/54

#40998 Emanuel Elec: 2 Switch Outlets, 1 Receptacle, 1 Light Outlet, 1 Fixture, Meginniss, 1/27/54

#41268 American Antenna: 1 Television Antenna: Jan 20, 1954 Meginniss, 1/20/54

#44099 Astor Electric: 1 receptacle, 5 fixtures March 9, 1955 OK, Rosser 3/9/1955

#44390 Ben Shepard: temporary lighting May 3, 1955

46060 Lysinger & Wirick: 3 receptacles, 6 light outlets, 60 fixtures Nov. 3, 1955

OK, Fidler 2/3/1956-- 46558 Astor Electric: one motor, 2-5hp January 16, 1956

47375 Electro Neon: twelve neon transformers May 4, 1956

47517 B. & W. Electric: two sign outlets May 21, 1956

48797 Astor Electric: one feeder October 24, 1956

49037 Astor Electric Service, Inc.: 10 Receptacles: December 5, 1956

49053 Astor Electric Service, Inc.: 2 Range Outlets, 4 Motors, 0-1 H.P.: December 6, 1956

OK 12/5/56 Fidler OK 5/7/57 Rosser

9523 Astor Elec: 4 Appliance Outlets - March 4, 1957 OK 3/18/57 Fidler

1114 Astor Elec: 1 Temporary Christmas Lights: Temporary Christmas Lights: December 13, 1956

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits: #1070 Bolster Refrigeration - type 5051 refrigeration - 1 - 1 HP 4/23/70
#87509 - Kammer Signs - replace sign (1) 9/7/71

Plumbing Permits:

Electrical Permits: #69082 - Arrow Sign Service - 2 ballast - 4 lamps 9/7/71

Lot 1-2-3 Block 29 Subdivision Fishers First 1665 Collins Ave.

ALTERATIONS & ADDITIONS

Building Permits:

#62422 Appliance Consumer Service: 2 - 1 HP window air conditioners - \$400 - July 15, 1960
#70749 Albert Harris: Exterior painting - \$2,000. - 12/9/63
#74693 Lee Turzillo Construction Co.: Repair sea wall - \$20,000 - 8/31/65

Plumbing Permits:

#45541 Tremont Plumbing: 2 lavatories - 10/10/66

Electrical Permits:

#52592 Lyon Elec: 2 Motors (1HP), 1 Motor (6-10HP) - Aug. 29, 1958 OK 9/11/58 Newbold
#53856 Kammer & Wood, Inc.: 1 service-equipment, 6/24/59
(#1 Linc.) #54014 Kammer & Wood: 1 center of distrib, 1 meter change - July 27, 1959 OK Fidler 8/13/59
1657 Collins #57487 Burns & Jaeger, Inc.: 2 switch outlets; 1 receptacle; 20 refig. outlets - 10/18/61

1,2,3,4,17
 Lot & Sub of 5 Block 29
 & 16

Subdivision Fisher's First (125 Lincoln Road and 1669 Collins Ave.)

ALTERATIONS & ADDITIONS

Building Permits: #63099 Gordon Roofing & Sheet Metal Co.: Repairs to roof, \$800, 10/3/60

#66120 Claude Southern Corp.: 3' x 15' marquis sign on marquis at Lincoln Road side. Changeable letters on slimline tubes - \$200. - 10/13/61

#68889 Gordon Roofing Co.: Reroof - \$900. - 2/22/63

ON JUNE 5, 1964, ZONING BOARD OF ADJUSTMENT granted VARIANCE TO PERMIT CONSTRUCTION OF PARKING STRUCTURE IN TWO-STORY CABANA DISTRICT. SEE FILE #283 FOR DETAILS. ON JUNE 19, 1964, CITY COUNCIL APPROVED VARIANCE

#75840 Gordon Roofing Co.: Repair roof - \$350 - 2/18/66

#76699 Owner, Dilido Hotel: 50 lin ft 8' high privacy wall - \$500 - 7/22/66

#76769 Thermo Air Service, Inc.: 1 - one hundred h.p. condensing units (A.C.) replacements - \$21,000 - 8/2/66 OK FLAG 12/5/66

#77167 Ed Green, Inc.: 10 x 10 12" deep kiddie pool, Fla. Bd. Health SP 91 A 10/10/66 - \$1150 - 10/13/66

#77510 Gordon Roofing Co.: Repair roof - \$300 - 12/7/66

#78207 Thermo Air Service Inc.: Replace 1 - 200 hp chilled water condensing unit - \$21,000 - 5/4/67

#78718 C. A. Davis, Inc.: 99' x 71' roof over service area - \$29,000 - 8/8/67 - Bond No. 7448

PLUMBING PERMITS: #43996 Edwin M. Green, Inc.: 1 swimming pool repair - 11/1/63

#45066 Kuznik Well Drilling: 1 - 8" supply well - 12/7/65

#45509 Ed Green: Repair pool piping - 9/20/66

#45546 Ed M. Green, Inc.: Kiddie pool piping - 10/13/66

#46286 Atlas Plbg., Co.: 2 down spouts-roof drains - 12/1/67

#54476 Kammer & Wood: 3 receptacles, 20 light outlets, 20 fixtures - 11/17/59 - OK Newbold

Electrical Permits: #54687 Lyon Elec: 1 appliance outlet, 1/15/60 OK 2/2/60 Newbold

#57469 Claude Southern Corp.: 8 fixtures - 10/13/61

125 Linc. Rd. #57932 Jones Elec. Serv: Install telephone booth - 2/22/62

1 Linc. Rd. #58140 Kammer & Wood, Inc.: 7 space heaters (other); 1 cent. of dist.; 1 serv. equip.; 4 motors, 0-1 hp; 2 motors, 2-5 hp - 4/27/62

#58218 Kammer & Wood, Inc.: 1 cent. of dist. - 5/18/62 (1 Linc. Rd. Bldg.)

#59043 Astor Electric Service, Inc.: 1 switch outlet; 1 receptacle; 2 fixtures. 11/16/62

#59057 Jones Elec: 155 Lincoln Rd. install telephone 11/20/62

#59169 C. J. Kay Elec. Co.: Temp. lighting - 12/20/62

#62405 Eastern Elevator Co.: 1 elevator control - 6/17/65

#63831 Jones Elec. Emerg. Serv: Raceway for TV cable - 8/16/66

#63919 Kammer & Wood, Inc.: 1 motor, 2-5 hp; 4 motors, 11-25 hp; 5 motor, over 25 hp; 1 meter change; 1 serv. equip. 9/13/66

#64375 M. B. Electrical Exhibition Service: 1 violation - 1/25/67

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

#83129 - Gordon Roofing Co. re-roof 4 squares \$250.00 10/14/69

#00842-E.G. Signs-Sign as per plan-\$155-4-7-72

#02055-Gunn and Thompson-Repair due to fire damage to room 664-\$10000-11-13-72

#06094-King Fence- 20' of 7' high chain link fence-\$350-8-21-74

#06962-Owner-Hanging ceiling-\$200-3-7-75

Plumbing Permits:

#47499 - Byron Shirley Plumbers, Inc. - 20 water lavatories, 20 water closets, 20 bath tubs, 20 sinks,
20 Air cond. drains- 11/5/69

Electrical Permits:

#72455-Kammer and Wood, Inc.- 2 receptacles-7-29-75

BOARD OF ADJUSTMENT - FILE NO: 1385 - DI LIDO HOTEL - 133 Lincoln Road & 1669 Collins Avenue -
December 5, 1980: Applicant requests the installation of a heated, fiberglass spa pool, ovalshaped,
of approximately 13 ft. long by 7 ft. wide, to be located within the required 50 ft. rear yard setback
(25 ft. from existing bulkhead). APPROVED WITH THE FOLLOWING CONDITIONS: (1) Applicant agrees to
landscape his easterly property line in conjunction with the City's Beachfront Promenade Plan; (2) Appli-
cant shall deed a 10 to 15 foot strip of land at the end of Lincoln Road adjacent to the southerly
property line to the City. (such action would enable the City to improve this strip of property and
create a pedestrian linkage between the City's beachfront promenade and the Lincoln Road shopping area).

Lot	Block	Subdivision
		ALTERATIONS & ADDITIONS

Building Permits:

M 04244-~~244~~ DeMotts Boiler- 1 steam boiler-\$3000-5-15-78-\$1700-8-21-78

M04274-Superior Elevator- 1 elevator-10-26-78

#15260-Eddys Painting-Painting exterior-\$4000-6-29-79

#15912-Gordon Roofing and Sheet Metal- Re-roof 80 sqs-\$2500-11-1-79

#18071 Owner pave 240 sq. ft. \$500. 5-15-80

#M04877 Thermo Air Service/replace 4 chilled water air handling units/10-24-80

Plumbing Permits:

56694-Peoples Gas- 1 meter set(gas)-11-28-78

#57036-DeMott Boiler- 200 ft. meter to boiler-3-2-79

#57174-S and R Plumbing- pool filter-4-10-79

#57205-Peoples Gas System- meter set gas 4-24-79

58310 1 discharge well 3-28-80

Electrical Permits:

#74725-Jerguson Electric, Inc.-7 lightoutlet , 10 receptacles, 2 motors, 0-1HP,
1 motors, over 1-3HP-5-11-78

Lot 1-4, 17, Block 29 Subdivision Di Lido Hotel Fishers First 125 Lincoln & 1669 Collins
S of 5, 16

ALTERATIONS & ADDITIONS

Building Permits: #83784 -xRt Gordon Roofing Co. - Repair roof job - 3 squares \$150.00 2/20/70
#83833 - Gordon Roofing - Roof Repairs - \$2,000.00 3/4/70
#87842 - De Lido Hotel - owner - remodeling coffee shop \$5,000.00 10/28/71
#08251-Campbell & Gunit-Gunite under canopies close to pool-Di Lido Hotel-\$1200-11-21-75
#09093-Eddys Painting-Exterior painting-\$900-5-14-76
#3633-Boiler inspection-5-21-76
#10411-Eddys Painting-Exterior painting and pressure cleaning-\$14,000-12-13-76

Plumbing Permits:

#54397-Hernandez Plumbing- 1 sink, residence-12-14-76
#54419-Hernandez Plumbing- 2 cap lavatory;2 to cap water closet-12-16-76
#55363-Peoples Gas- meter set(gas)10-18-77

Electrical Permits:

#73348-Dan Inc.- repair.replace starter motor 3-8-19-76
#73636-Dan Inc.- 10 fixtures-11-12-76(20 tubes)
#73737-Dan Inc.- repairs-12-20-76
#74374-Dan Inc.- 10 lights-10-10-77

BUILDING PERMITS:

- 12-15-80/#90286/install pre-fab whirlpool spa on pool deck(variance file 1385)/McGill & Associates/\$7,000
- #21298 12/4/81 Dan Inc. - replace existing guards columns in parking areas and repairs \$1,000.
- #21307 12/7/81 Quirino Const - demolition east portion of canopy on north side 1000 sq \$6,000.
- #22968 10/26/82 Quiaino Const - remove slab entrance and side for landscaping approx 1000 sqft. \$2,500.
- #23147 12/7/82 Bavarian Painting - exterior paint 17a-b \$8,500 (double fee)
- #23216 12/22/82 Pioneer Roofing - reroof 950 sq.ft. \$1,250.
- #24944 1/17/84 Dan Inc - remove concrete overhang south cabana 2nd fl east end. \$300.
- #M07134 1/18/85 Thermo Air Service - 1 cooling towers, exact replacement of 150 tons cooling tower located on roof of exist office bldg value \$16,500.
- #M07287 4/30/85 Thermo Air Serv - install of flue exhaust system for 2 new gas powered hot water heaters located in exist machine room 2-1,300,000 each btu
- #27724 12/5/85 Henry DeLuca base for TV satellite disc on roof as per plans \$500.
- #62614 5/12/86 Dennis Plumb - rain water line repair

PLUMBING PERMITS:

- 12-15-80/#59080/spa piping/McGill & Associates/\$10
- #61991 1-2-81/#59124/1 water supply(swimming pool, drain for spa/All Temp Plumbing/\$10
- #62044 3/1/85 Lone Star Plumb - 2 heater replace
- #62387 4/17/85 Dennis Plumb - 2 heater, replace
- 12/20/85 Dennis Plumbing - 1 pool heater, 1 gas piping pool heater
- #62100 - Silver Plumbing - Gas Repair - 8-24-87

ELECTRICAL PERMITS:

- 12-24-80/#76828/2 light outlets, 1 water heater, (3) 1-3hp motors, 1 time clock/Campbell Electric/\$28.
- #78352 12/27/82 Dan Inc. - 10 receptacles
- #78443 2/22/83 County Wide Elect - 1 telephone booths
- #81111 6/6/86 Dan Inc - 36 fire alarm pull stations, 36 fire alarm horns central

Building Permits - #M9711 - Bis chyne fire. Equip. - Jey Chemical Fire System - 1-15-88 C.F.
 #M9733 Ringemann Plumbing Service - 1 Installation of Anso Valve -
 1-22-88 C.F.
 #M8801090 - Armo Chute Co. - Replacement of 7/8 doors - 6-24-88 C.F.
 #M8801412 - Thermo Air - 180 ton A/C central, replace chiller - 9-13-88 C.F.

Electrical Permits - #E8801466 - Orme Electric - 180 ton A/C - 9-15-88 C.F.
 #E8900713 - Precision Eng. Inc. - New smoke installation - 3-13-89 C.F.

ONE LINCOLN ROAD BUILDING - BUILDING CARD

Approved by Council July 14, 1949
 Approved as per Ord. #817 by City Attorney & City Council 8/21/1949
 Canopy - see Clerk's File No. Y-63358 - County Court House
 10 ft strip - see Clerk's File - County Court House - Y-63674

Owner THOMAS CORPORATION
 Lot 19, 20 Block 29 Subdivision FISHER'S FIRST
 General Contractor Arkin Construction Company 5056
 Architect Igor Polevitsky
 Zoning Regulations: Use BAA Area 19
 Building Size: Front 150' Depth 150'
 Certificate of Occupancy No.
 Type of Construction #1 C B S Foundation Spread footing

Permit No. 162 34312 DE-1111111111 \$ 200,000.00
 30444 Cost \$ 122,000
 Address 162-169 175
 Bond No. 4187
 Engineer R.A. Belsham
 Lot Size 150 x 175
 Height 21' Stories / - & 2-total 3
 Use STORES (11) (SEE OVER) Nov. 28, 1951
 Roof Flat Date Aug. 1, 1949

PLUMBING Contractor # 28422 McGuire Plumbing Co: Sewer Connection 1, 1, Date July 7, 1949
 #28684 Markowitz Bros: --Sept. 6, 1949 Temporary Water Closet 2, 2, 28685 Markowitz Bros. Down Spouts Wells

Water Closets 17
 Lavatories 38
 Bath Tubs 2
 Showers
 Urinals
 Sinks
 Dish Washing Machine
 Laundry Trays
 Laundry Washing Machines
 Drinking Fountains
 Floor Drains 9,
 Grease Traps
 Safe Wastes

AIR CONDITIONING Contractor
 SEPTIC TANK Contractor
 OIL BURNER Contractor
 SPRINKLER Contractor

ELECTRICAL Contractor #29657 B Haskell (partial) Date Sept. 27, 1949
 #30623* 37 Switches 50
 OUTLETS 13 Lights 200
 * 157 Receptacles 200
 Ranges 2*
 Irons 2*
 Refrigerators
 Fans 3*
 Motors 14* & 14*
 Appliances 10*
 Electrical Contractor

HEATERS Water 2*
 Space
 FIXTURES 616*
 Electrical Contractor

GAS Contractor
 Gas Ranges
 Gas Water Heaters 2
 Gas Space Heaters 11
 Gas Refrigerators
 Gas Steam Tables
 Gas Broilers
 GAS Frylators
 Gas Pressing Machine
 Gas Vents for Stove

GAS Rough APPROVAL
 GAS FINAL APPROVAL T.A. O'Neil 11/25/49 (173 & 17)

Swimming Pool Traps
 Steam or Hot Water Boilers
 ROUGH APPROVAL
 FINAL APPROVAL

Neon Transformers
 Sign Outlets
 Meter Change
 Centers of Distributions 14*
 Service 1*
 Violations

July 6, 1949
 Woodmanee
 FINAL APPROVAL
 Alterations or Repairs—Over

ALTERATIONS & ADDITIONS

1641 Midway Tou Building Permits: # 30878 Flat wall sign - 60 sq. ft. - Claude Southern Corp. \$ 500...Sept. 27, 1949
 # 31012 Flat wall sign - 90 sq. ft. - Tropicalites \$ 1,200...Oct. 11, 1949
 Wolfie's # 31234 Remodeling interior - Igor B. Polevitzky, arch: Arkin Construction Co., contr. \$20,000...Oct. 27, 1949
 onogram Center # 31597 Flat wall sign - 30 sq ft - Claude Southern Corp: \$ 175...Dec. 1, 1949
 1651 Cye Clyde # 31581 Store Fixtures, Amertec Associates - - - - \$ 250... Dec. 1, 1949
 175 "FORECAST" # 31616 Store Fixtures, Morrison Co. \$ 2,000... Dec, 2, 1949
 1655 "WENDKOS & SERGE" # 31629 Flat wall sign - 30 sq ft - Tropicalites - \$ 250: Dec. 5, 1949
 661 Collins Cl Clyde # 31668 Flat wall sign - Claude Southern Corp. \$ 400.. Dec. 8, 1949
 661 Collins Ave. # 31743 Flat wall sign - Claude Southern Corp. \$ 250...Dec. 20, 1949
 1657 Winston.Ltd: # 31691 Flat wall sign -- Claude Southern Corp. \$ 350...Dec.13, 1949 -----

Plumbing Permits:

Electrical Permits:
 641 Midway Tours: # 29663 Claude Southern Corp: 3 Neon Transformers, Swpt. 27, 1949
 665 Lee's Health Bar: # 29769 Tropicalites: 7 Neon transformers: Oct. 11, 1949
 # 30091 B. Haskell: 1 temporary service - Nov. 10, 1949
 655 Collins # 30293 Claude Southern Corp: 31 neon transformers - Dec. 1, 1949
 # 30294 Claude Southern Corp: 1 neon transformer - Dec. 1, 1949
 655 Collins # 30317 Tropicalites: 1 neon transformer - Dec. 5, 1949
 661 Collins # 30321 Hill York Corp: 1 center of distribution, 3 motors - Dec. 5, 1949 RBW--2/3/50
 661 Collins # 30365 Claude Southern Neon: 3 neon transformers - Dec. 8, 1949
 657 Collins # 30394 Claude Neon: 2 neon transformers - Dec. 13, 1949-- Meginniss--1/9/1950
 661 Collins # 30454 Claude Southern Corp: 2 neon transformers - Dec. 20, 1949
 659 Collins # 30510 Colorescent Neon: 1 neon transformer - Dec. 29, 1949

171, 173, 175, 161, 195 Hill Rd.
 1651, 1653, 1655, 1657, 1659, 1661, 1663
 Collins Ave.

Subdivision FISHER'S FIRST
 ALTERATIONS & ADDITIONS

Lot 18, 19, 20 Block 29

175 Lin. Building Permits: # 31826 Flat wall sign - 12 sq. ft. - Claude Southern Corp. \$ 100... Jan. 10, 1950
 171 Lincoln Building Permits: # 31868 Flat wall sign - 20 sq. ft. - Claude Southern Corp. \$ 150... Jan. 16, 1950
 Wolfies - # 32271 Addition of garbage room: #2 CBS 23' x 12' x 10' \$2,000... April 7, 1950
 Arkin Construction Co:
 1665 Collins Ave # 33060 Addition of 2nd hand 15 ton air conditioning unit-Hill York Corp. \$3,200... 7/14/50
 1657 Collins Ave # 33429 New store front - north side only-Leonard Glasser, arch: Allied Constr. Co. cont. \$1,000... August 28, 1950
 1657 Collins Ave # 33455 Flat wall sign - Claude Southern Corp., contr. \$ 300... August 30, 1950
 175 Lincoln Rd. # 33707 Removing door & replace with aluminum ventilator, new door new partitions - I. B. Polevitzky, arch: Joe Arkin Constr. Co., contr. \$ 1,250... Oct. 5, 1950

Wolfies Plumbing Permits: # 29664 Markowitz Bros.: 1 sink, 1 grease trap, 5 floor drains, 1 safe waste drain April 25, 1950

Lee's # 30139 Reliable Plumbing Co: Connecting air conditioning, July 20, 1950
 # 30609 Service Plumbing Co: 1 ice machine - Oct. 12, 1950

175 Lin. Electrical Permits: # 30584 Claude Southern Corp: 1 neon transformer - Jan. 10, 1950 Meginniss 2-24
 171 Lincoln Road # 30632 Tropicalites: 1 neon transformer - Jan. 17, 1950 Meginniss 2-1-50
 1663 Collins Ave. # 31088 Gulf Electric: 2 motors - April 10, 1950
 175 Lincoln Rd. # 31089 Gulf Electric: 2 motors - April 10, 1950 -- Woodmansee 4-10-50
 1659 Collins Ave. # 31090 Gulf Electric: 2 motors - April 10, 1950
 1661 Collins Ave. # 31383 Astor Electric violations - May 26, 1950
 Lee's Health Bar # 31701 Hill York Corp: 5 Switch outlets, 4 Centers of distribution, 1 meter change, 3 motors, July 11, 1950
 Lee's Health Bar # 31710 Hill York Corp: 1 Temporary service, July 12, 1950
 171 Lincoln (Worth) # 31863 Astor Electric: 1 Center, 1 Motor, August 1, 1950 Meginniss 8/30/50
 1657 Collins -- # 32080 Claude Southern Corp: 2 Neon transformers, Aug. 30, 1950
 1657 Collins -- # 32164 - Haskell Electric: 50 Light outlets, Sept. 14, 1950

Subdivision

Block

Lot

ALTERATIONS & ADDITIONS

Building Permits: # 34342 ADDITION of 2 stories on existing 1 story building- consisting of 2 new elevators, new stairs, offices & elevator room: Office space on 2nd & 3rd floors and demolition of existing wood building.

NOTE: This permit is issued subject to agreement between City of Miami Beach & Mr Harry Sirkin as follows: "That there shall be employed by Mr. Sirkin a licensed general contractor, licensed in the City of Miami Beach, to construct said building on said lot". - Richard A. Belsham, engr. I.G. Polevitsky, arch: #1 Fireproof-Belmont Smith, contractor: \$ 200,000... Nov. 28, 1950 # 35679 Air conditioning (additional)- 120 tons- Conditioned Air Corp. \$ 50,000.. April 26, 1951 # 36551 Two passenger elevators-12 passengers ea. or 2,000 lbs.ea-Otis Elevator Co., contr. \$ 36,800... Aug. 10, 1951 # 36759 Storm blinds - Double ProtectionAwning Co., contr. \$ 800.....Sept. 7, 1951

Plumbing Permits:

#1 Lincoln Rd: #31656 Alex. Orr & Assoc: 1 SEWER (4"), 15 Water closets, 9 Lavatories, 1 Shower, 2 Slop sinks, 2 Urinals, 8 Floor drains, 3 Down spouts, 2 Temporary toilets, 2 Stand pipes, 4 Gas water heaters, 2 Gas space heaters, May 14, 1951 partial rough & top-out 9/17/51 LR -- rough Gas - 108/51 LR

Final Plumbing & Gas L. Rothman 8-5-52

partial Rough + top out 9-17-51 LR

#1 Lincoln Road Electrical Permits: # 34322 B. Haskell: 13 switch outlets, 14 receptacles, 97 light outlets, 14 centers of distribution, 1 service-equipment, 2 sign outlets, 7 motors

#1 Lincoln Rd; # 34688 Otis Elevator Co: 4 Motors, Aug. 10, 1951

June 20, 1951

Lot 18,19,20 Block 29 Subdivision FISHER'S FIRST

ALTERATIONS & ADDITIONS

1653 Building Permits:# 36827 Store front- alterations, shelving & decorative ceiling treatment- Morrison. Fixture Co., contr. \$ 3,200..... Sept. 14, 1951

#195 Lincoln Road # 37160 Flat wall sign-18 sq.ft.-Claude Southern Corp.\$200..... Oct. 15, 1951

#1665 Collins Ave. # 37323 New office partition -6 x 12- Yale C onstr.Co.\$400.....Nov. 1, 1951

Wolfie's Restaurant # 40523 Flat Wall Sign: Claude Neon: \$700.....Jan 5, 1953

" # 42933 REMODELING EXISTING RESTAURANT - ADDING 86 NEW SEATS - ADDING NEW KITCHEN & TOILET ROOM: Melvin Grossman, arch: Arkin Construction Co, contr: \$22,000: Oct 15, 1953

OK, Pleeg, 1-18-54

Wolfie's Restaurant # 43293 Install 15-tons Air Conditioning: Stuart Cooling Corp: \$5,000: Nov 13, 1953

Small Fry(1653 Collins)# Install 2-ton A.C. Unit: Beach York: OK, Al Pleeg, 12/15/53.... \$400: Nov 12, 1953

Plumbing Permits:

Physician's & Surgeon's Laboratory #169 Lincoln Rd # 34951 Stolpman Plumbing Co: 2 Lavatories, 2 Sinks, 1 Elec. water heater, 2 Bunson burners, June 6/ 1953 ok COX 6/6

Wolfie's # 35444 Markowitz Bros: 2 (4") Sewer connections: 6 Water closets, 5 Lavatories, 7 Sinks, 2 Urinals, 1 Dish washing machine, 1 G ease trap, 12 Floor drains, 8 Safe waste drains, 2 Gas ranges, 2 Steam tables, 1 Broiler, 1 gas frylator, Oct. 16, 1953 OK - Final & Gas 2/4/54 COX

Wolfie's - # 35624 Amber Fuel Oil Co: 1 Oil Burner - 550 gal tank - Dec.7,1953.

Electrical Permits:#35242 Claude Southern Corp: 3 Neon transformers, Oct.15,1951

1657 Washington # 38105 B. Haskell: 8 Light outlets, 8 Fixtures, 13 Appliances, 1 Service, 1 Meter change, 12 motors, Nov.18,1952

Wolfie's # 38464 Claude Neon: 6 Neon Transformers: Jan 5, 1953 OK, Rosser 7/24/1956

#1 Linc. Rd. # 38876 B. Haskell Co: 16 Switch Outlets, 34 Receptacles, 12 Light Outlets: Mar 5, 1953

#1665 Collins # 40015 Jennings Elec: 56 Fixtures: July 28, 1953 - OK, H. Rosser, 8-14-53

#1663 Collins # 40772 Kammer & Wood: 12 Light Outlets, 15 Fixtures: Nov 2, 1953 ok Rosser 2/5/54

#173 Linc(Wolfie's)#41033 B. Haskell Co: 15 Switch Outlets, 10 Receptacles, 30 Light Outlets, 2 Range Outlets, 10 Appliance Outlets, 3 Centers of Distribution, 10 Motors(1 HP), 5 Motors (2-5 HP), 1 Motor (6-10 HP): Nov 3, 1953

OK, Rosser 7/24/1956

171 Lincoln #42998 B. Haskell: 15 receptacles, 29 fixtures, 1 center of distribution, 2 motors: June 1, 1954

42695 Tropicalites: 1 neon transformer: 8/11/54

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Wolfie's Building Permits: #43703 Install 3 coolers, 2 refrigerators & 2 vent fans: Consolidated Refr: OK, Plaag, 1/18/54.....\$2,000: Jan 5, 1954
 \$500: May 21, 1954

135 Lincoln Road #44667 Partitions and Painting:
 Wolfie's #45472 Tropicalites: Flat wall sign..42 square feet: \$300: August 11, 1954

1653 Collins Ave #47648 Jermome Construction Co: remodeling store front \$ 600 May 31, 1955
 173 Collins Avenue #48167 Giffen Industries, Inc: Storm blinds \$ 100.00 July 28, 1955
 173 Collins Avenue #48473 Mutual Neon Sign Co: neon sign \$ 150.00 Aug. 30, 1955

#1 Lincoln Rd Bldg # 49328 Albert J. Harris: Painting of #1 Lincoln Rd Bldg \$ 2 000 12/1/1955
 1657 Col. #57690 Advanced Store Front: Replace 30" bulkhead & glass - \$600 - Oct. 24, 1958
 #195 Linc. Rd. #59222 Telerama Signs: Traveling Signs: \$30,000 transformers and 1750 lights, approval of

1655 Col. #60376 Advanced Store Fronts, Inc.: Rework store front only, \$2300, 10/23/59
 Plumbing Permits: #35975 OK 12/4/59 Miami Air Cond: 1-5 ton pkg air cond. & ducts-\$1500-11/5/59
 #42083 Futch & Assoc: 100# Steam H. W. Radiator - Jan. 13, 1960
 Rothman 11-5-54

BUILDING PERMITS - continued #66509 Acolite Neon Sign Co.: 6' x 20' flat sign illuminated, 120 sq. ft. - LEES FAMOUS HEALTH
 BAR - COCA COLA sign of good taste - BONDED FRUIT SHIPPERS - \$750. - 12/8/61

#67139 Electro Neon Sign Co.: Roof sign 26'x8'x2' - 220 sq. ft. - V shaped sign, 2 faces - GET SEA & SKI - You sure will T
 Sure won't BURN - \$2800. - 4/23/62

#68174 Paul Rosen: Repair concrete floor - \$100. - 10/5/62

Electrical Permits:

1653 Collins - SMALL FRY # 44827 5 Fixtures - Kammer & Wood - June 17, 1955 OK Rosser 6/20/55
 173 Collins Avenue # 45517 Mutual Neon Sign Co: one neon transformer August 30, 1955
 #1 Lincoln Road 46354 Lowry Electric: 4 switch outlets, 8 receptacles, 10 light outlets,
 10 fixtures, 2 centers of distribution December 12, 1955 OK, Fidler 12/12/1955

1653 Collins Avenue 46654 Astor Electric: three fixtures January 26, 1956 OK Fidler 1/26/1956
 Cy Clyde - 1 Linc. Rd. #49693 Electro Neon Sign: repaint and reconnect, April 12, 1957
 1661 Collins #51449 Lyon Elec: 3 Fixtures - Jan. 6, 1958 OK 1-8-58 Fidler
 #195 Linc. Rd. #53796 Electro Neon: 2 neon transformers, 1750 sign outlets - 6/10/59
 #1 Lincoln Rd #53968 Kammer & Wood: 21 Fixtures - July 16, 1959 OK 8/7/59 Fidler

#57305 Kammer & Wood: 7 switch outlets, 26 receptacles, 16 light outlets, 16 fixtures, 1 cent. dist.,
 1 motor, 0-1 HP - 9/11/61

#57713 Acolite Neon Sign Co.: 4 neon transformers - 12/8/61
 169 Linc., Rm. 210 #57972 Kammer & Wood, Inc.: 11 switch outlets; 31 receptacles; 15 light outlets; 15 fixtures -3/7/62
 1651 Collins #58131 Electro Necon Sign, Inc.: 14 neon transformers - 4/22/62 (Bldg. Permit #67139)

Lot 18, 19, 20 Block 29
Subdivision Fisher's First
171, 173, 175, 181, 195 Linc. Road,
1651, 1653, 1655, 1657, 1659, 1661,
1663, Collins Ave.

ALTERATIONS & ADDITIONS

Building Permits: 1655 Collins #68440 Cole & Schmidt: Rework entry \$970.00 11/15/62

Plumbing Permits:

Electrical Permits: #64186 Miami Beach Elec. Exhib. Serv: 6 fixtures - 11/28/66
#64959 Eugene Kling Electric (Wolfie's): 2 switch outlets; 1 refrigerator outlet; 4 appliance outlets - 8/15/67
OK Murray 8/21/67

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

- #930 Airko AirConditioning: central air conditioning 1 -7½ ton (replacement) 11/24/69
- #83704 - Altman & Myers Const. Co. - Repair to fire damage. Subject to inspections. \$5,000.00
2/5/70 OK 11/3-26-70
- #1569 - All Make Fan - mechanical ventilation 5/11/71
- #01074-Plastic Arts-Sign as per plan-\$200-5-17-72
- #02985-Samuel S. Roden-Remove interior partions walls and erect new partitions-\$3900-4-26-73
- #03858-Pope Construction-Paneling of store-\$1500-8-17-73
- #04911-Owner-Sign-\$25-1-17-74
- 1655 Collins Ave-#07907-Rudys Glass-The Youth Center-Store front alterations-\$4000-9-9-75
- Plumbing Permits: 1655 Collins-Owner-Interior and minor repairs, paneling and painting-\$1000-9-29-75
- #66010 Holbert Elect. 1 Service Equipment 200 A Partial Permit \$3.00 7/24/68

BUILDING PERMIT:

1655 Collins Ave-Velmor Engraving-Plastic Letter-Youth Center-\$330-12-24-75
 1655 Collins Ave-Atco-Youth Center-1 7½ ton central air-8-5-76

- Electrical Permits: #67811 - Ponderosa Elect. - 5 switch outlets - 23 light outlets - 24 receptacles -
 35 fixtures - 3 motors 0-1 HP - 1 motor 11-25 HP - 6 appliance outlets
 1 service equip 200A 4/3/70
 #68256 - Ocean Elect. Co. - 21 fixtures 9/14/70
- #70527-Handy Electric- 5 switch outlets; 15 light outlets-5-8-73
- #72629-DAC Electric- 5 switch outlets; 14 fixtures-9-30-75
- #72662-Ocean Electric- 4 receptacles; 1 sign time clock; 8 fixtures-10-10-75

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits:

1663 Collins-#10169-Owner-Alteration and remodeling-\$4800-11-5-76
#19118 E&L Construction/pegboard wall & drop ceiling/\$2,200/10-20-80
#19122 E&L Construction/replace & install glass door & show window/\$1,650/10-22-80

Plumbing Permits:
#55286-Pitsch Plumbing- 2 heater-replace-9-28-77

7/7/80 #58226 S.& R. Plumibng 1 sprinkler system lawn

Electrical Permits:

#73621-Sunrise Electric-1663 Collins- 4 switch outlets; 12 light outlets; 10 receptacles-11-8-76
#76707 Abad Electric Inc/20 fixtures/10-29-80

LOT _____ SUBDIVISION _____ ADDRESS 1 Linconn Rd

3L CK

ALTERATIONS & ADDITIONS

Building Permits:

- M04157-Ward Son, Inc.- 1 \$16,000 mechanical ventilation-5-9-78
- Wolfies-#89598-Owner-Fire damage-\$20,000-5-12-78
- #17947 Ackerly Sign Repaint existing sign 300 sq. ft. \$128. 4-28-80
- #90624 4/7/82 P.N. Fowler - remodel existing Wlfies, into Dennys family Restaurnat, as per palns \$350,000.
- #90624 6/22/82 transfer to C.B.R. Development (same work as above, same value) C.O. #4979 3/17.83
- #22410 6/23/82 C.B.R Development - interior demolition as per attached plan only \$44,000.

Plumbing Permits:

- #56076-Pitsch Plumbing- general repairs, 1 gas piping-5-15-78
- #56091-Pitsch Plumbing- 11 seyt gas ranges-5-18-78
- #56131=Pitsch Plumbing-steam boiler-5-31-78
- #56584-Silver Plumbing- gas repair-10-24-78
- #56788-Silver Plumbing= gas repair-12-28=78

#60427 9/7/82 Bob-Lin Inc. - 1 dishwasher, 9 floor drain, 1 grease trap, 4 lavatory, 4 sink pot/3 comp, 1 temp water closet, 2 urinal, 6 water closet, 1 heater, new installation, 1 gas range, 3 fixtures, 1 disposal

Electrical Permits:

- #74790-Jerguson Electric- ; *KW outlet 1 violation repair=6-8-78
- #78033 6/22/82 Dan Inc. - temporary service
- #78171 9/8/82 All County Elect - 1 service temp

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits:

- #MO5922 9/28/82 Tropic Kool air - 568,000 btu central heating, 48 tons air cond central, 400. mech ventilation (install complete hvac system per plans submitted and approved by Miami Beach Mech Dept. duct work 14,788.)
- #MO5952 10/27/82 Climate Engineering 19 refrigeration restaurant
- #MO6118 3/14/83 Gold Coast Fire Equip - 2 other dry chemical fire system \$2,000 valuation
- #90847 3/24/83 McNeil Signs - install non ill flat cut out alumn letter sign as dwg 82-749 McNeil & son 3'x6'6" -19.5 \$500.
- #90904 4/21/83 McNeill Signs - install 2-3'x19'8" illum signs as heath DWC design 9629 dated 5/26/82 and hookup to elect supplied & other S signs in B & C 59sqgs each \$4,000.

MARCH 2, 1983 - CITY COMMISSION APPROVAL #132-83 FOR THREE (3) SIGNS WITH TOTAL OF 130 SQ. FT. OF AGGREGATE SIGN AREA (INCLUDING 2 ON FACADE W/LEHANG) RE: DENNY'S RESTAURANT

Plumbing Permits:

- #60666 9/28/82 Sun Gold Ind - 1000 gal interceptor

Electrical Permits:

- #78192 9/23/82 All County Elect - 1-10 switch outlets, 227 light outlets, 30 receptacles
1-800A service size in amps - 7 motors 0-1 hp, 1 motors 1-3 hp, 68 special purpose
1 sign time clock, refirg-1-34 hp ac, 1-21 hp ac, 4-24 hp ac
- #78502 3/24/83 McNeil Signs - 6 sign transformer 6, 2 identical signs so & west elevators, 3 transformers each sign sing "B" & "C"
- #78503 3/24/83 McNeil Signs - 9 sign tubes, 3 sign ballasts, 2'4"x186'6" S/F sign in lobby of Dilido hotel entrance collins ave hook up to elect by tohers see heath & co swg 2/17/83

LOT: 19 20 BLOCK: 29 SUBDIVISION: FISHERS FIRST ADDRESS: 100 1st, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th

ALTERATIONS & ADDITIONS

BUILDING PERMITS

#27916 1/22/86 Bengis Assoc - add 3 s.f. non illum copy on exist wall sing "Mother Butler" \$600.
#92113 - 6-3-87 - Elock Construction Inc. - Interior work, Remodeling.
\$25,000.00

#M09063 - Imperial Air Conditioning - 4 ton A/C (Central), Mechanicla Ven~~tila~~tion-5-26-87

#5237 - Certificate of Occupancy - 8-27-87 - Alpen Glace Inc.

#5248 - Certificate of Occupancy - Alpen Glace Inc. - 10-1-87

PLUMBING PERMITS

#63356 6/11/87 Luis Rayon Plumb 2 rgh, 2 set floor drain, lrg, 1 set lavatory, 1 rgh, 1 set sink slop, 1 set water closet, 6 indirect wastes, 1 heater, new install

ELECTRICAL PERMITS

#82063 - Art Electric - 6 Switch outlets, 19 Light outlets, 10 Receptacles, 1 Water heater, 6-4-87 3 ton A/C, 4 Special purpose, 1 Sign time cloc., 16 Fixtures

Building Permits - #32119-4-7-88 - Fddy's Printing - PA Rein + top-chop paint.
 #3,000.00 C.Y.
 #32324-5-9-88 - OWNER - INTERIOR NEON SIGN 2x3 #200.00 C.Y.
 #32323-5-9-88 - OWNER - EXTERIOR SIGN 18595. #150.00 C.Y.
 #58890883 - OWNER - INSTALL COUNTER FOR JEWELRY STORE - 3-15-89 - \$5,000.00 C.Y.
 #58890879 - QUIRINO CONSTRUCTION - REPLACE 331 DOORS AS PER FIRE-3-15-89 - \$2,000.00 C.Y.

Electrical Permits - #E8900723 - Ponte Electric - New emergency lights installation -
 3-15-89 C.Y.

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.
4-7-88		PAINT + TOP-CHOP PAINT	\$3,000.00				32119
5-9-88		INTERIOR NEON SIGN	\$200.00				32324
5-9-88		EXTERIOR SIGN 18sq.	\$150.00				32323
3-15-89		INSTALL COUNTER FOR JEWELRY STORE.	\$5,000.00				61890883
3-15-89		REPLACE 381 DOORS AS PER FIRE	\$2,000.00				61890879

TOWN & COUNTRY CABANA CLUB - BUILDING CARD

19 & 20
& see
over

Owner Harry Sirkin - TOWN AND BEACH CLUB
 Lot 1,2,3,18, Block 29 Subdivision FISHER'S FIRST
 Permit No. 28152 (all plans Cost \$ 200,000 see over
 Address 1 Lincoln Road
 Bond No. 3957 3234-19-057
 Engineer Zurwelle & Whitaker, Inc.

General Contractor Arkin Construction Company
 Architect Igor Polevitsky
 Zoning Regulations: Use BAA & RE Area 19 & 7
 Building Size: Front Depth
 Certificate of Occupancy No.
 Type of Construction #1 C B S Foundation Concrete Piling Roof Date Sept. 1, 1948

PLUMBING Contractor #27445 Harry Markowitz, Inc.
 #27450 Harry Markowitz, Inc.
 #27668 Harry Markowitz, Inc. (addition to permit #27445)
 Water Closets 24 - 2*
 Lavatories 24 - 2*
 Bath Tubs
 Showers 140
 Urinals 7
 Sinks 4 - 1*
 Dish Washing Machine
 Laundry Trays
 Laundry Washing Machines 1
 Drinking Fountains
 Floor Drains 11, Sand Tap 1*
 Grease Traps 6,
 Safe Wastes ----- 1 Sand interceptors (showers) 2,
 AIR CONDITIONING Contractor - see over -
 SEPTIC TANK Contractor
 OIL BURNER Contractor #27806 Florida Fuel Oil Co: 1 (550 gals) Jan. 20, 1949
 SPRINKLER Contractor

Use SWIMMING POOL & 78 CABANAS & see over
 Date Sept. 1, 1948
 Sewer Connection 1, Date Nov. 5, 1948
 Temporary Water Closet 2, Date Nov. 8, 1948
 Down Spouts
 Wells
 Sump Pump 2

Steam or Hot Water Boilers
 ROUGH APPROVAL
 FINAL APPROVAL

GAS Contractor
 Gas Ranges
 Gas Water Heaters 1
 Gas Space Heaters
 Gas Refrigerators
 Gas Steam Tables
 Gas Broilers
 GAS Rough APPROVAL
 GAS FINAL APPROVAL T. A. O'Neill March 3, 1949

ELECTRICAL Contractor #27424 B. Haskell Co
 Date Oct. 18, 1948
 *67 Switches 123 Ranges
 *82 Lights 278 Irons
 *52 Receptacles 18 Refrigerators
 #26341-B.Haskell Co: 3/1/49* Fans
 Motors 19*
 Appliances 7*
 HEATERS Water
 Space

Temporary Service
 Neon Transformers
 Sign Outlets
 Meter Change
 Centers of Distributions 7*
 Service
 Violations

FIXTURES 384*
 Electrical Contractor
 on LOTS 4 & 17 & S 25' of 5 & 16, BLK 29, DINING ROOM & 20 one-story CABANAS
 COST INCLUDED IN ABOVE see over for 25 additional cabanas
 Alterations or Repairs - Over

FINAL APPROVAL

LOTS 1,2,3,4, & S 25' of 5: BLOCK 29: Permit 22655 STEEL BULKHEAD & GROYNES \$ 30,000 June 21, 1948
Zurwelle & Whitaker, engineers: Ebsary Foundation Co:
ALTERATIONS & ADDITIONS
#27989 STEEL SEAWALL: M.F. Comber Bridge & Foundation Co: \$ 22,000 Aug. 9, 1948

Building Permits: #28563 ADDITION of 25 Cabanas in the second story:

Arkin Construction Co: \$ 40,000 Oct. 25, 1948
#29249 Flat wall sign: 30-sq-ft Tropicalites, contractor \$ 700 Jan. 10, 1949
#29481 Awning: 25' x 43' (aluminum) Kool Vent Products Co. \$ 2,500 Feb. 24, 1949
#38685 Repair old groin & extend the existing groin 75' seaward:

Approved by City Council 6/11/1952

Zurwelle-Whitaker, Inc. engineers: Reed Construction Co. contr \$ 15,500 June 12, 1952
Small Fry #43273 ~~Instell one 2 ton Air Cond. Unit: Beach York Corp: \$ 400: Nov 12, 1953~~
#48080 Repairs to existing groyne with is now 200 feet. Approved by City Council -6/11/1952
Center line of Lincoln Road "Groyne" Zurwelle-Whitaker, Inc., engineers: George E. Bunnell, contractor \$ 8 000 July 19, 1955

#54633 Arkin Bldg. Corp: Remodel interior of Wolfies Rest- \$1800- Oct 8, 1957
#57036 Miami Air Cond: 1-15 ton pkg air conditioner - \$5000.00 - 8/13/58OK 10/3/58 Plaag May 6, 1949

Plumbing Permits:

#28170 McGuire Plumbing Co: 2 Lavatories, 4 Showers, 2 Floor drains, 1 Sewer ejector pump:
#28851 Hurst Drilling & Equipment Co: Discharge well (3") for air conditioning: Oct.13,1949
#34226 Service Plumbing Co: 3 Lavatories, 1 Sink, Nov. 17, 1952
XX

#70134-Kling Electric- Fire Repairs-11-16-72

Electrical Permits:

#27168 Haskell: 1 Motor, Sept. 10, 1948 Woodmansell/18/48
#28063 Tropicalites: 5 Neon transformers: Jan. 10, 1949
#28251 Haskell: 1 Temporary service: Feb. 14, 1949
#30311 (Midway Travel Agency) Kenny Electric: 1 Motor, Dec. 5, 1949 OK 12/5/48 Woodmansee
#39887 Kammer & Wood: 40 Switch outlets, 48 Receptacles, 38 Light outlets, ok 2-5-54 HOR
#46217 Lysinger & Wirick: 38 fixtures: Nov. 23, 1955 OK, Fidler 11/25/1955
#74704-Dan, Inc.-Repairs-5-4-78

~~XX~~
#74704-Dan, Inc.-Repairs-5-4-78

NOTE: See Lots 6,7,8,9, Blk 55 Fishers First: For other half of this job: Approximately 532 lineal feet in all

5051

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: Lincoln Rd.

ALTERATIONS & ADDITIONS

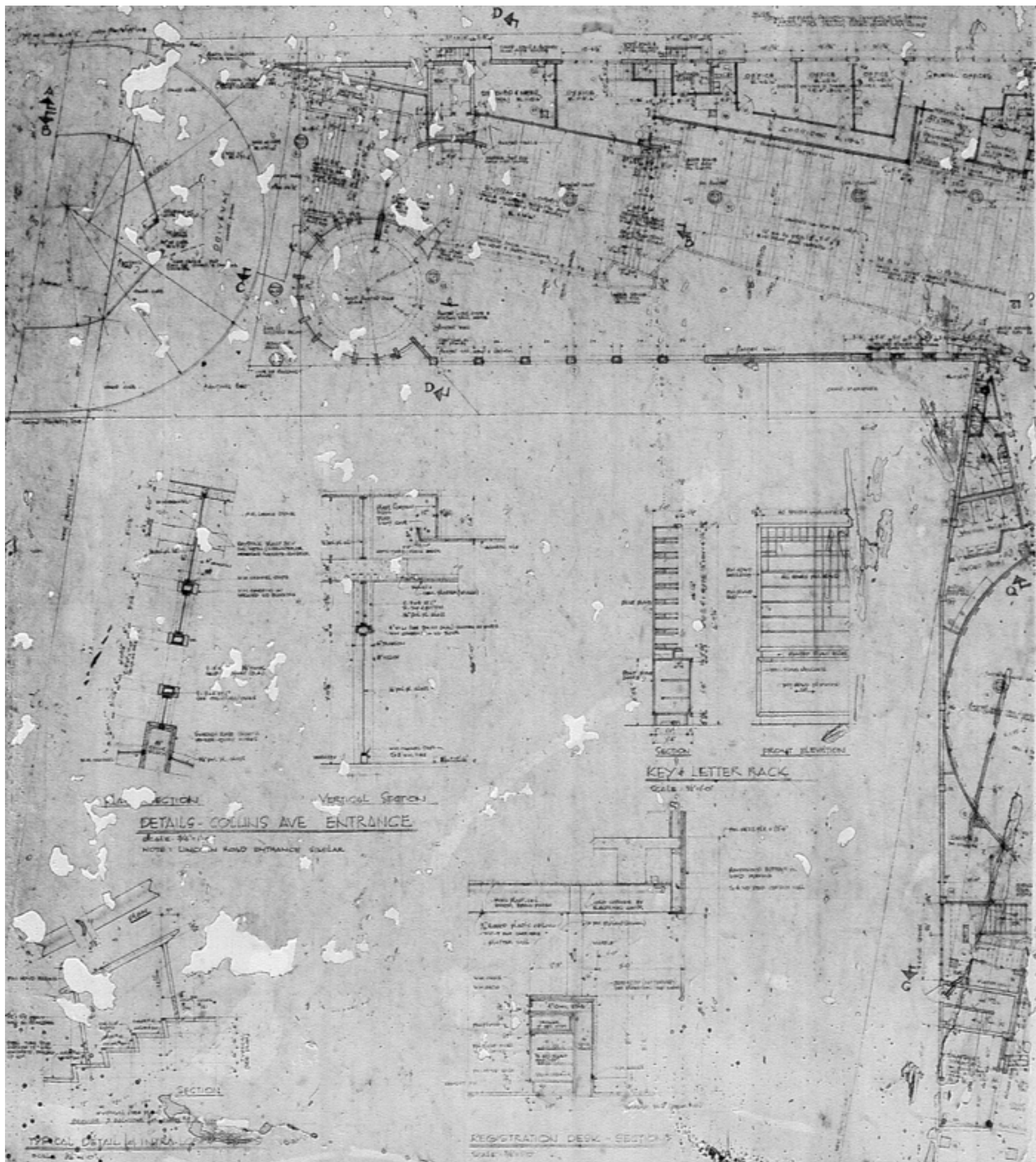
#28607 6/3/86 Quirino Const Co - water tank fiberglass \$2,000.

BUILDING PERMITS

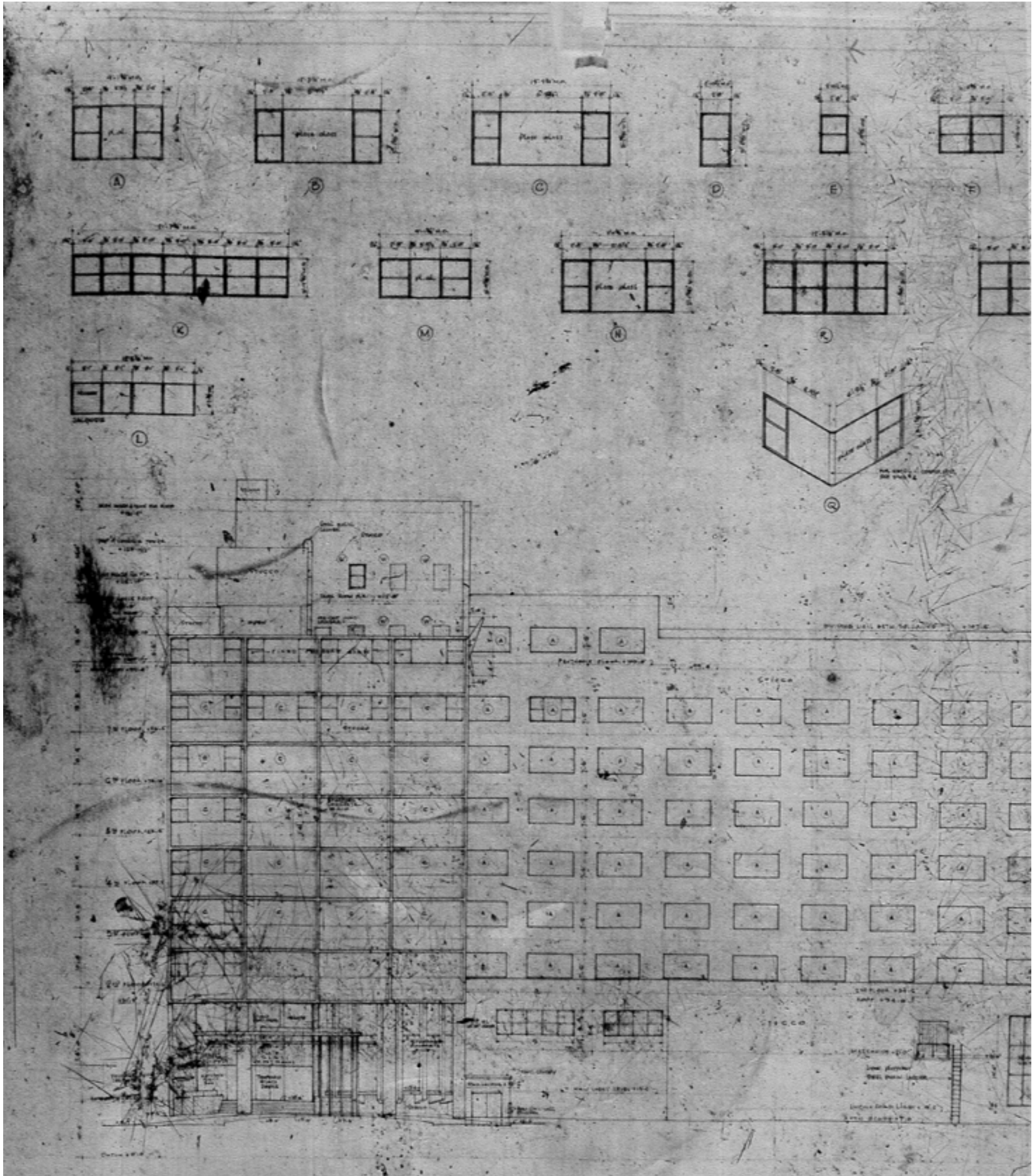
PLUMBING PERMITS

ELECTRICAL PERMITS

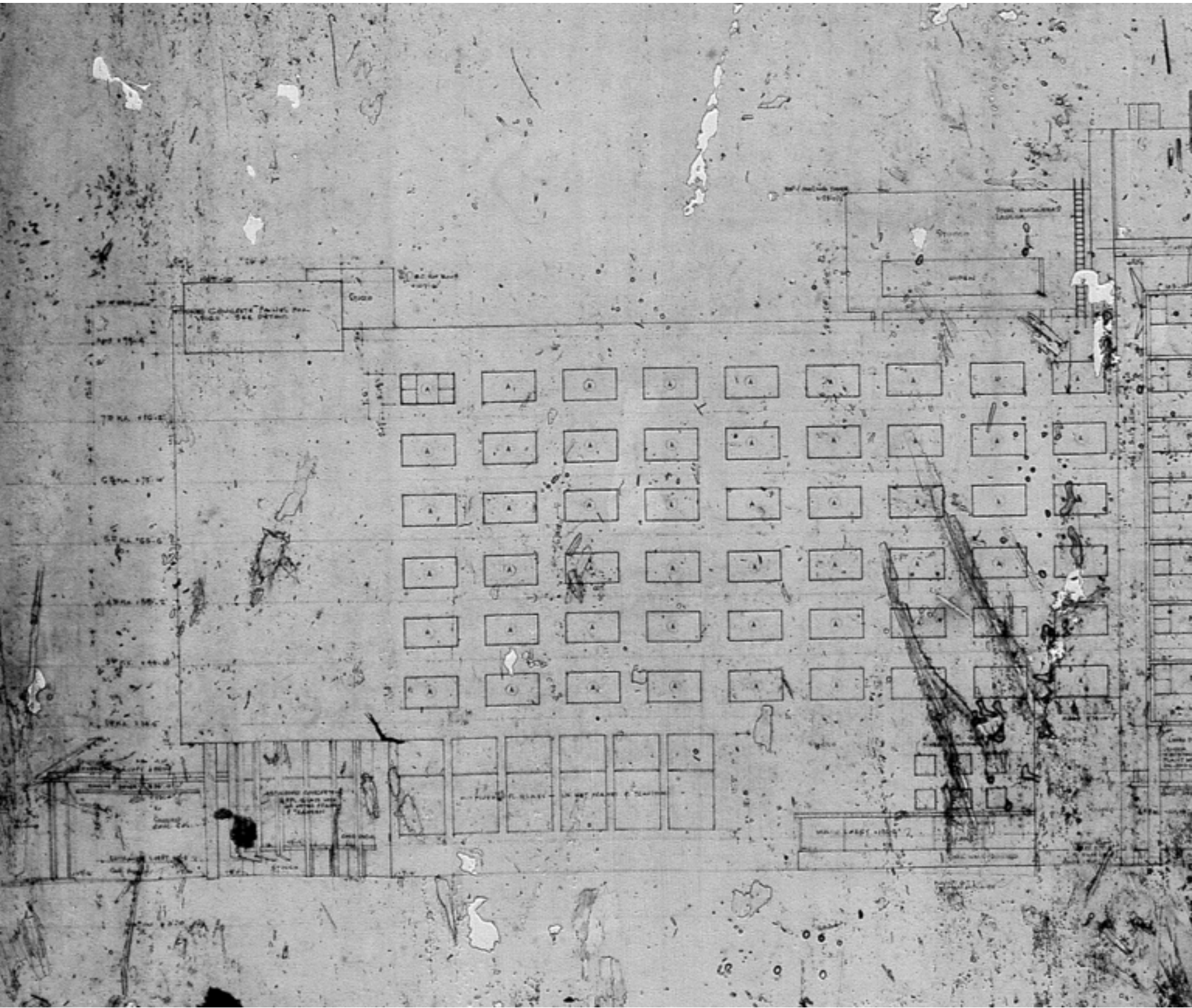
1953 ARCHITECTURAL DRAWINGS



PARTIAL FIRST FLOOR PLAN SHOWING THE ORIGINAL INTERCONNECTED LOBBIES WITH A DETAILED LOOK AT THE COLLINS AVENUE LOBBY.



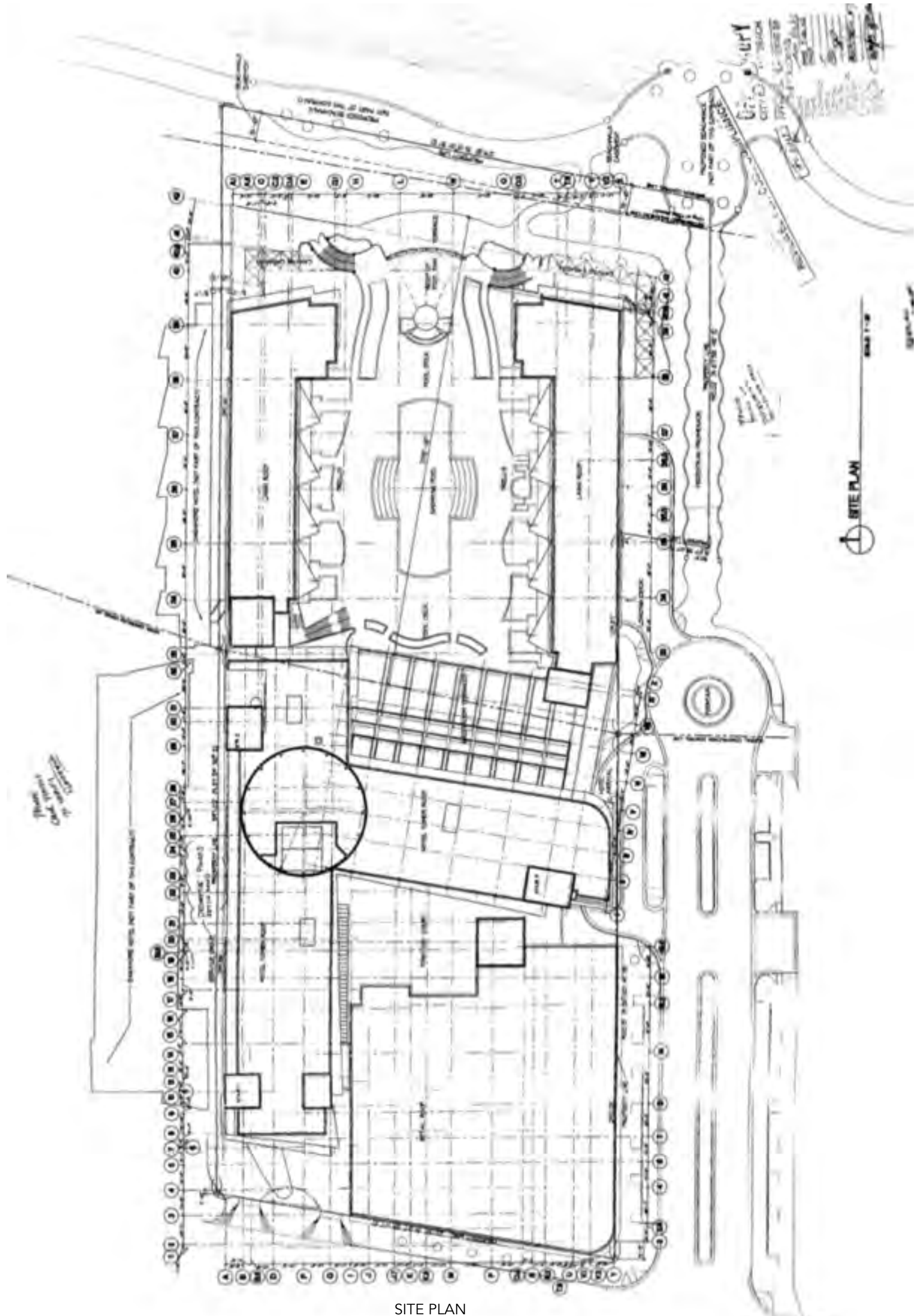
PARTIAL WEST ELEVATION FACING COLLINS AVENUE



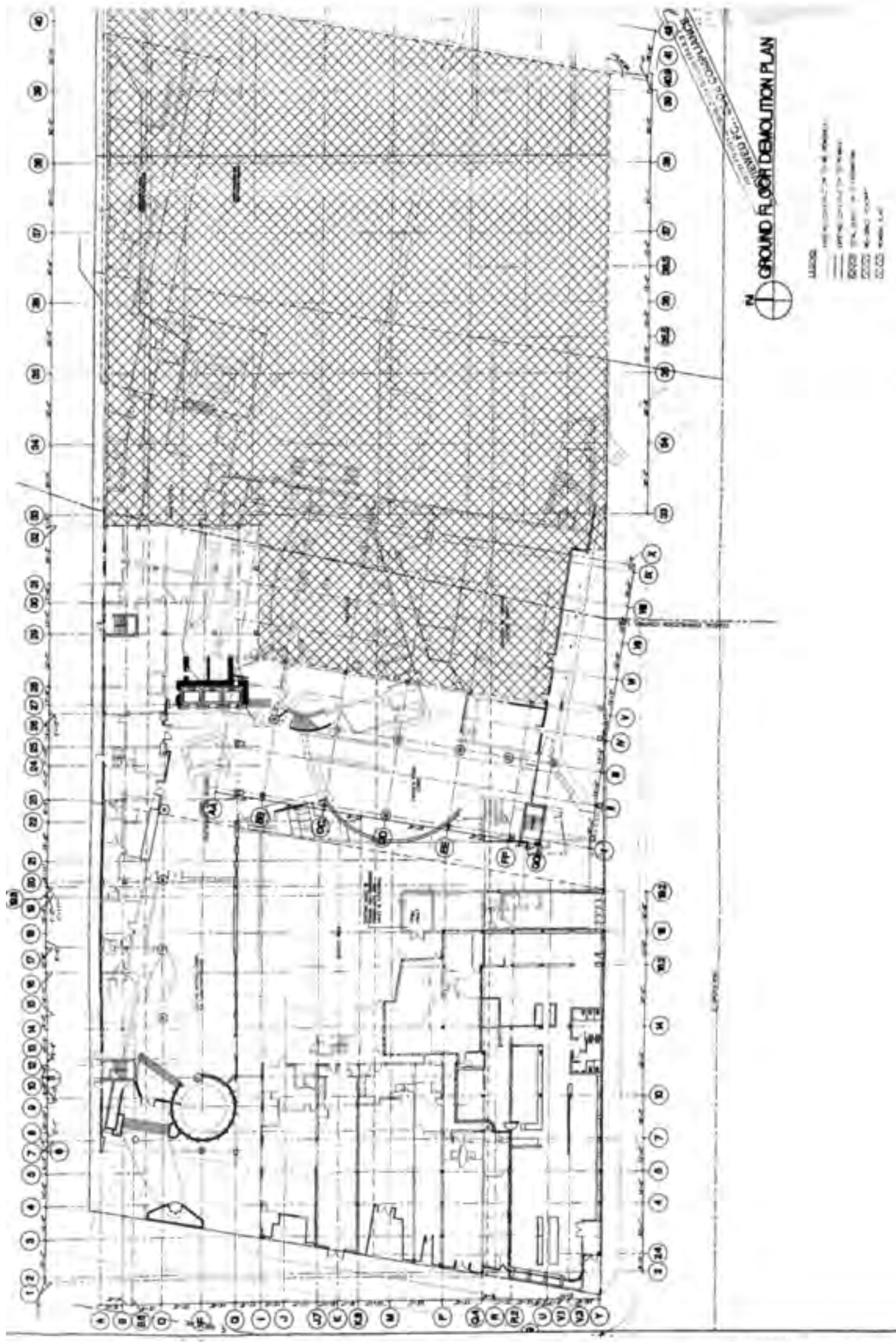
PARTIAL SOUTH ELEVATION



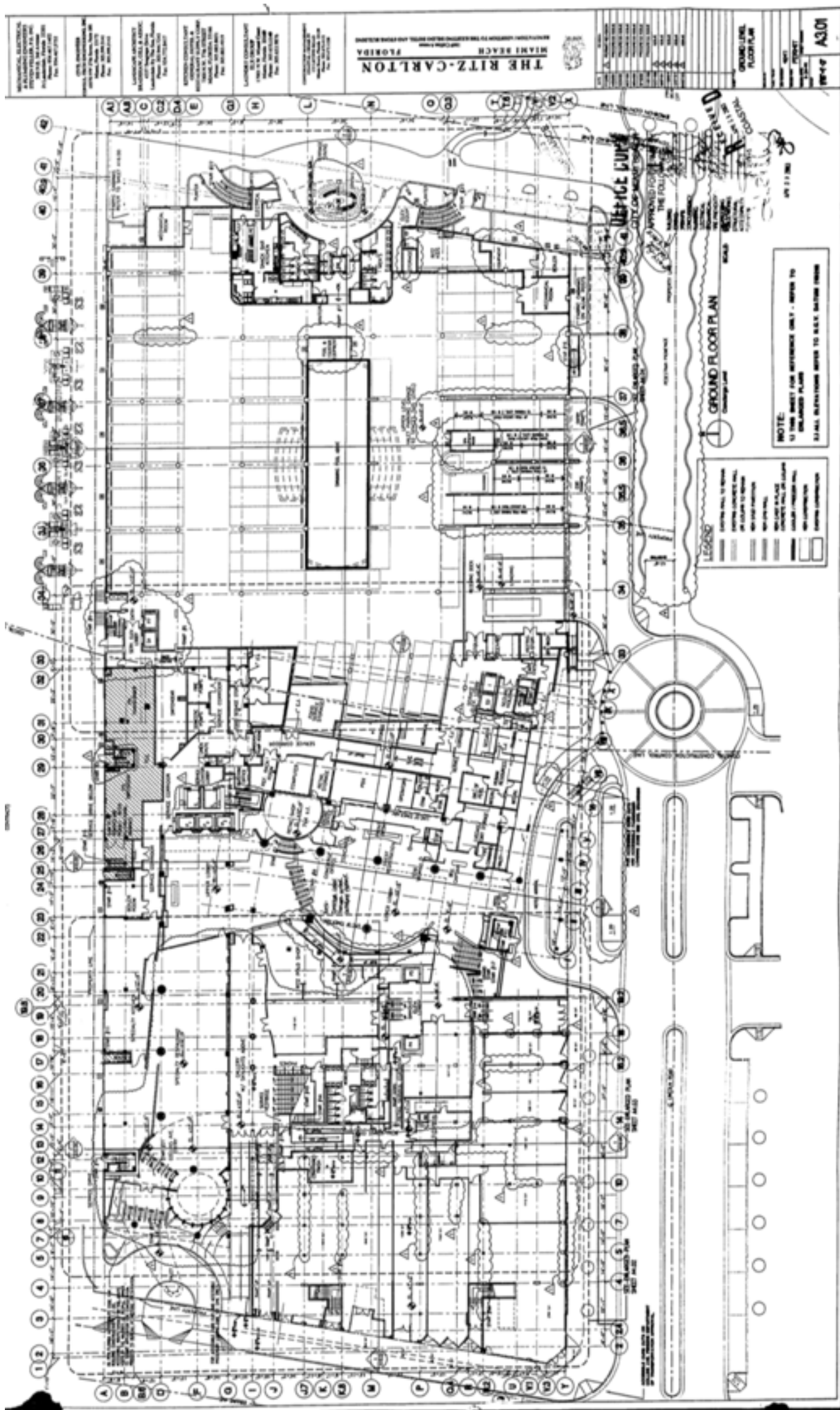
PARTIAL FIRST FLOOR PLAN SHOWING THE NIGHTCLUB WITH DANCE FLOOR



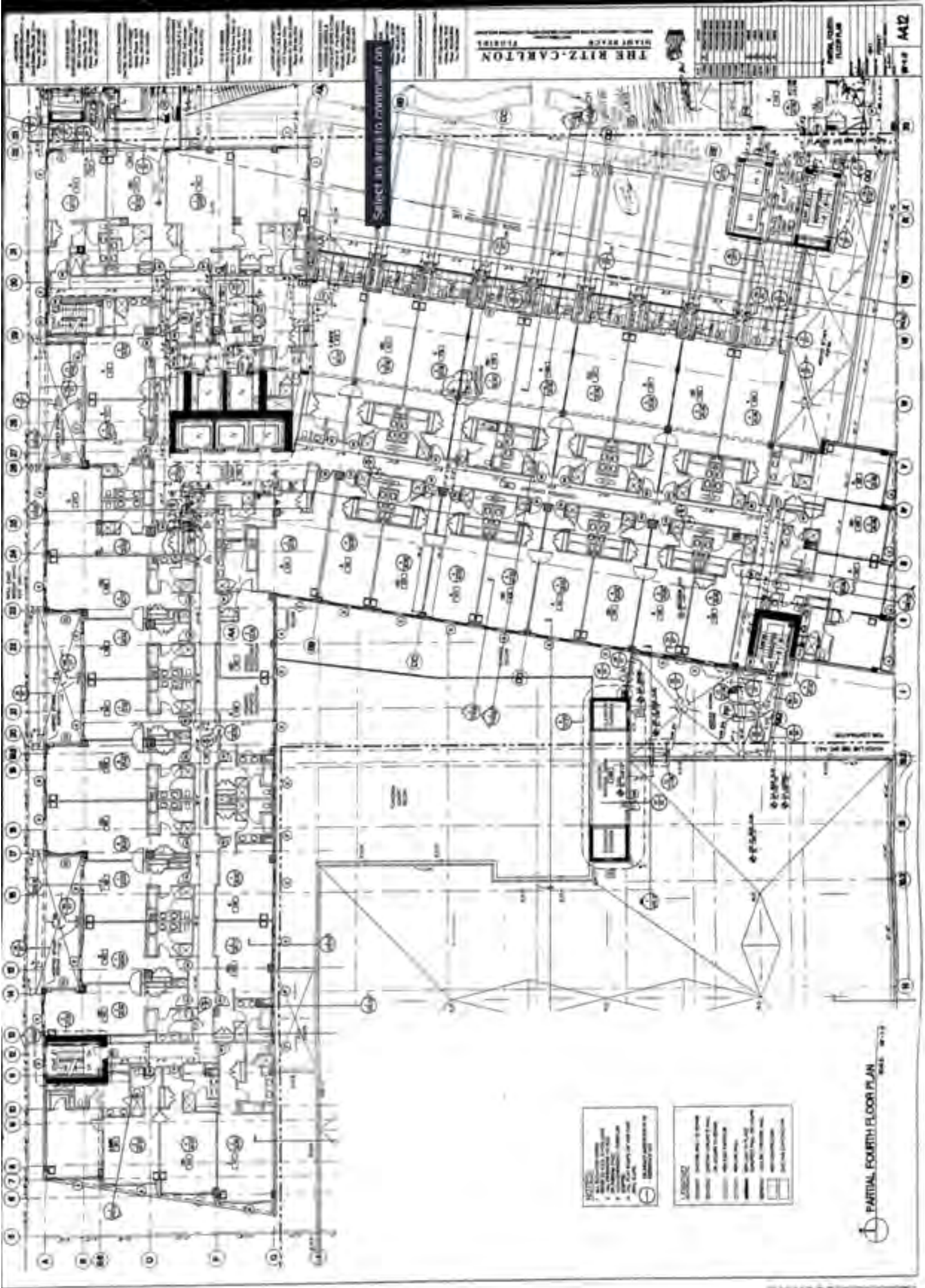
SITE PLAN



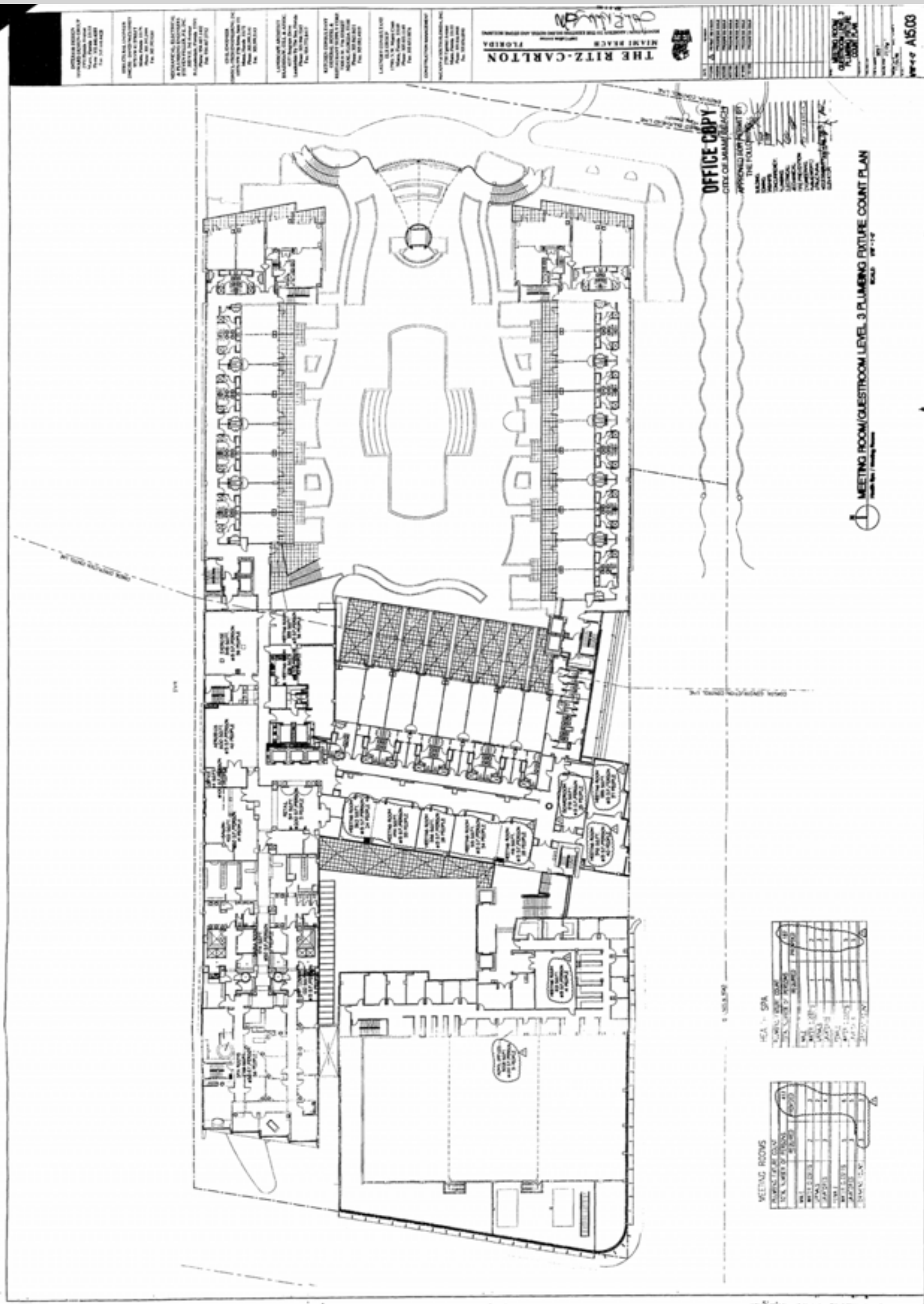
DEMOLITION PLAN (HATCHED AREA WAS DEMOLISHED)



GROUND FLOOR PLAN



PARTIAL UPPER FLOOR PLAN



FLOOR PLAN AT THIRD LEVEL WITH BALLROOMS



WEST ELEVATION (DEMOLITION)

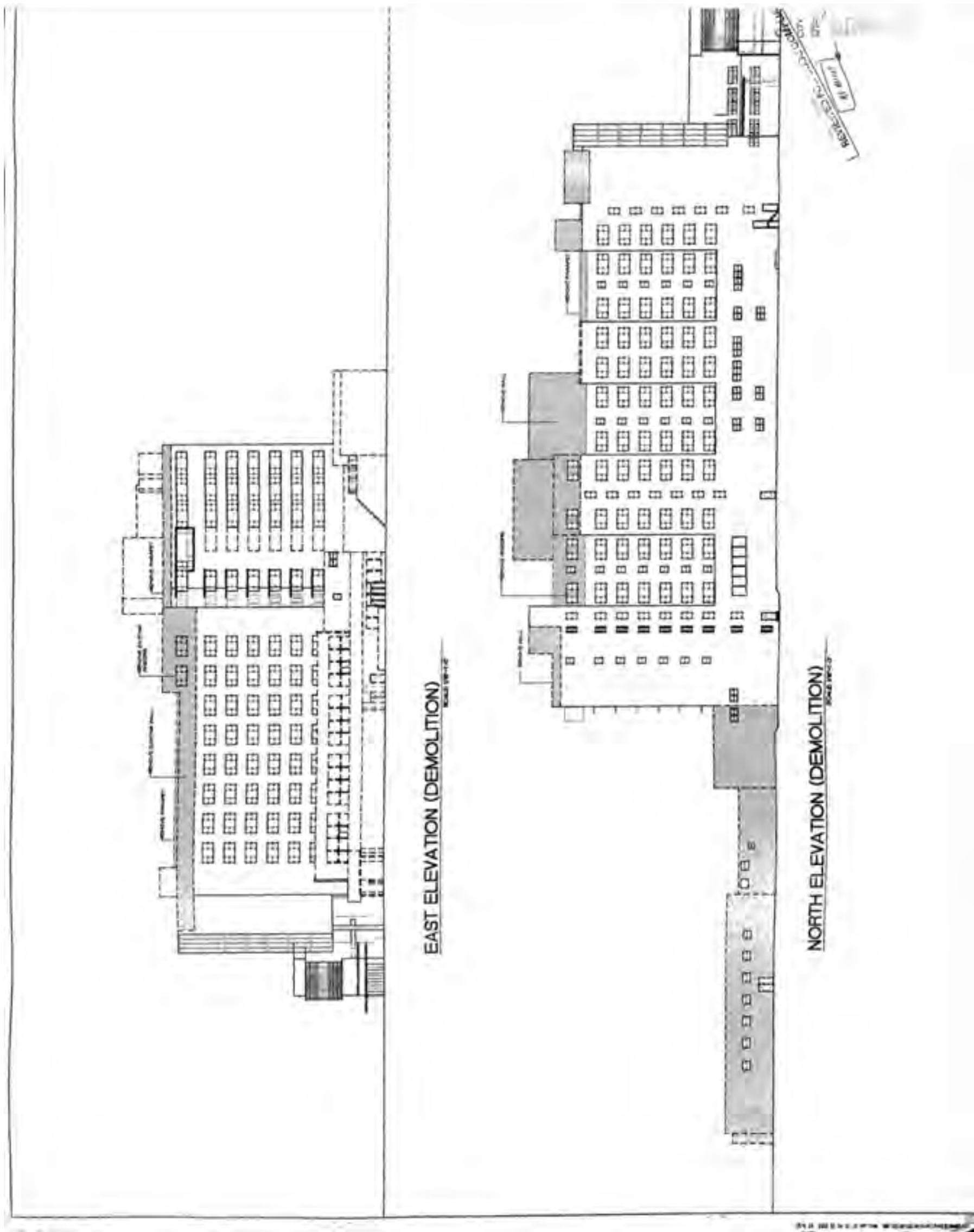


SOUTH ELEVATION (DEMOLITION)

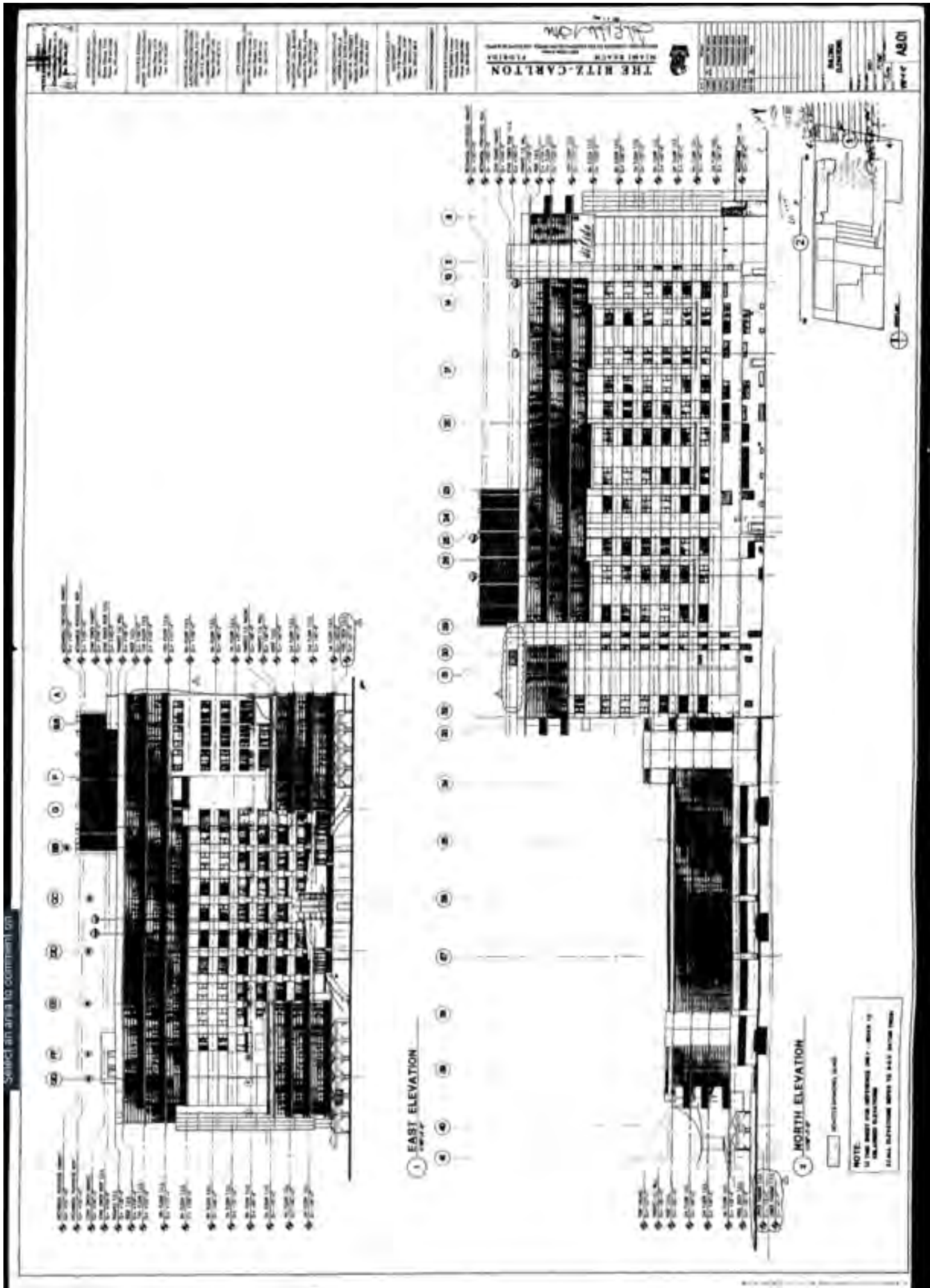
Select an area to Comment on

10/1/11

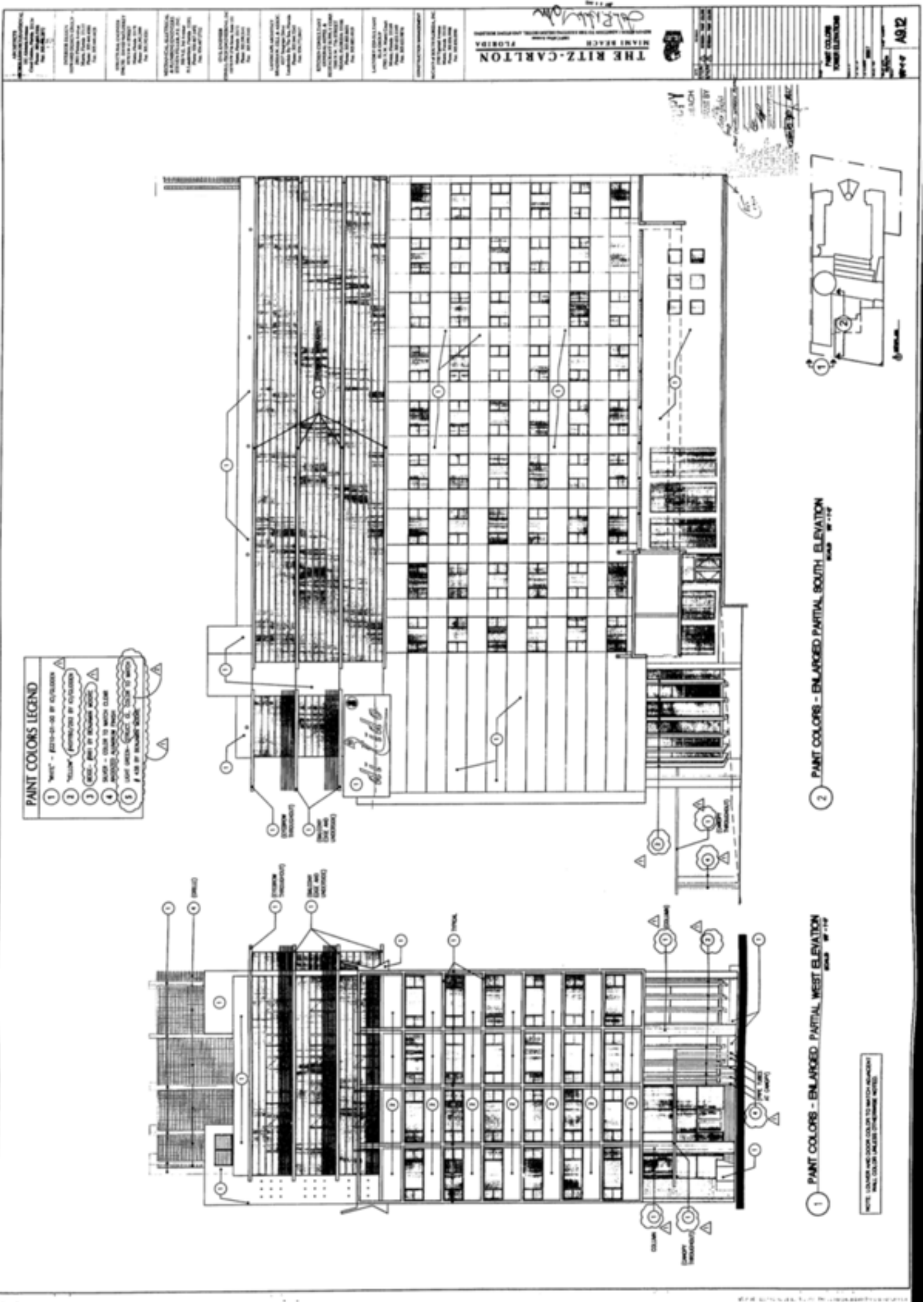
REVIEWED FOR CODE COMPLIANCE



EXISTING EAST AND NORTH ELEVATIONS



PROPOSED AND CONSTRUCTED EAST AND NORTH ELEVATIONS



DETAILED ELEVATIONS

BIBLIOGRAPHY

- (1) Lost Miami Beach by Carolyn Klepser, 2014 p.95
- (2) Ibid.,
- (3) Courtesy City of Miami Beach Historical Archives
- (4) Courtesy Florida Memory Collection
- (5) Miami Modern Metropolis, Allan T. Shulman Editor; Sail Away: Ocean Liners, Luxury and Morris Lapidus' Early Post-War Resorts, p. 309.
- (6) Ibid., p. 310.
- (7) Miami Modern Metropolis, Allan T. Shulman Editor; Igor Plevitzsky's Architectural Vision for a Modern Miami, pp. 349-350
- (8) Courtesy of City of Miami Beach Public Works
- (9) Lost Miami Beach by Carolyn Klepser, 2014 p.95
- (10) Woggles and Cheese Holes: The History of Miami Beach's Hotels by Howard Kleinberg, p. 116
- (11) Miami Architecture: An AIA Guide Featuring Downtown, the Beaches and Coconut Grove by Allan T. Shulman, Randall C. Robinson Jr., James F. Donnelly. p 274
- (12) Photograph courtesy Images of America: Miami Beach by Seth Bramson, p.103
- (13) Ibid., p.48.
- (14) Photograph courtesy Seth Bramson / Aristotle Ares collection., p. 52.
- (15) Courtesy History Miami
- (16) MiMo: Miami Modern revealed by Randall C. Robinson Jr. and Eric P. Nash. 2004, p. 60.
- (17) Jewish South Florida by Paul M. Kaplan, p.100.
- (18) The Making of Miami Beach 1933-1942 by Allan Shulman and Jean Francois Lejeune, 2000 p.33.
- (19) Ibid., p.57.
- (20) Photograph by Gottscho-Schleisner Inc. Photographers
- (21) Lost Miami Beach by Carolyn Klepser, 2014 p.38
- (22) Courtesy Ritz Carlton DiLido Hotel
- (23) Architect Magazine
- (24) Photograph by Arthur Marcus
- (25) Courtesy Miami Beach Historical Archives
- (26) Igor Plevitzsky's Architectural Vision for a Modern Miami by Allan T. Shulman, as part of Florida 23: The Florida Issue of the Journal of Decorative and Propaganda Arts

