



IN THESE AERIAL PHOTOGRAPHS COURTESY OF THE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT - THE EIGHT-SIDEED CUPULA CAN BE CLEARLY SEEN IN THE 1941 AND 1954 PHOTOGRAPHS. HOWEVER IT HAD BEEN REMOVED BY THE TIME OF THE 1959 PHOTO.

# EXTERIOR 2017 PHOTOGRAPHS



ABOVE: 2017 PHOTOGRAPH WITH SOUTH ELEVATION on LINCOLN ROAD AT RIGHT AND THE WEST ELEVATION (MICHIGAN AVENUE) AT RIGHT.

BELOW: 2017 PHOTOGRAPH SHOWS CORNER ENTRANCE WITH DIXON DESIGNED CLADDING WHICH ENDS NOT FAR ONTO MICHIGAN AVENUE





LEFT PHOTO: TWO STORY SECTION AT NORTHERN SIDE OF PROPERTY

PHOTO BELOW: PARTIAL WEST ELEVATION FACING MICHIGAN AVENUE





PHOTO ABOVE: VIEW OF WEST ELEVATION AT RIGHT AND NORTH ELEVATION AT LEFT

PHOTO BELOW: VIEW OF NORTH ELEVATION AT RIGHT AND EST ELEVATION AT ALLEY AT LEFT.





PHOTO ABOVE: VIEW SOUTH ALONG WEST ELEVATION

PHOTO BELOW: VIEW NORTH ALONG WEST ELEVATION





DETAIL AT TYPICAL ORIGINAL STOREFRONT



947 LINCOLN ROAD AT LEFT WITH NEIGHBORING STERLING BUILDING AT RIGHT



LEFT: DETAIL AT PARAPET

BELOW: DETAIL AT INTERIOR RETAIL STORE CEILING AT FORMER ICEBOX RESTAURANT. THE CEILING LOOKS TO BE COMPOSED OF PECKY CYPRESS WOOD PLANKS, WHICH WAS A TYPICAL INTERIOR CEILING TREATMENT IN MIAMI BEACH IN THE 1920's.



## WILLIAM FRANCIS BROWN DESIGNER

*"The designer William F. Brown (1886-1952) was one of the pioneer architects in Miami Beach. A native of London, England - Brown had previously been a seaman and had travelled around the world. Brown came to Miami Beach around 1922 and was employed by Carl Fisher." (1)*

In those days it was often not required that a designer have formal university architectural training. Instead someone like Brown may have typically worked with various architectural firms to better understand the process as well as his own abilities.

Brown designed some of the pre-eminent buildings in early Miami Beach during the first boom of the 1920's. He was fortunate to have first been employed by Carl Fisher - through whose firm he undoubtedly was introduced to everyone in town. Brown maintained the trust of a varied clientele in designing multi-family apartment as well as hotel buildings, bathing casinos, an entertainment pier and retail buildings.

### REPRESENTATIVE PROJECTS:

Biscayne Collins Hotel 1925 (demolished)  
Boulevard Hotel for Carl Fisher 1926 (demolished 1980)  
835 Lincoln Road - Bastian Building 1929  
Cook's Casino 1926 (likely architect) (demolished)  
Million Dollar Pier 1929 (demolished)  
Bernstein's Jewish Home Cooking 1929 (demolished 1941)  
540 11th Street Regal Apartments 1934  
539 13th Street 1935  
835 Lincoln Road Bastian Building 1924  
1218 Drexel Avenue Drexel Plaza 1925  
737 Jefferson Avenue Sheridan Apartments 1925  
934 Michigan Avenue Venetian Manor 1925  
1027 Pennsylvania Avenue Penn Plaza Apts. 1925  
1550 Michigan Avenue Swissvale Apartments 1931  
642 Michigan Avenue Seville Plaza 1925  
227 Michigan Avenue Ambassador Hotel 1925  
943 Lincoln Road 1924  
231 11th Street 1936  
1334 Washington Avenue Waldorf Apts. 1926  
1615 Pennsylvanian Avenue Lincoln Plaza 1925  
1127 Euclid Avenue Arvila Apts. 1925  
1017 Jefferson Avenue Brompton Manor 1925  
841 Collins Avenue Avenida Apts. 1935

TOP PHOTO: BISCAYNE - COLLINS HOTEL - 1925

MIDDLE TOP PHOTO: COOK'S CASINO - 1926

MIDDLE LOWER PHOTO - BERNSTEIN'S JEWISH HOME COOKING  
WITH THE MILLION DOLLAR PIER AT FAR RIGHT

LOWER PHOTO: BOULEVARD HOTEL FOR CARL FISHER, 1926





BASTIAN BUILDING at 943 LINCOLN ROAD DESIGNED BY WILLIAM F. BROWN IN 1924 AND RESTORED BY BEILENSON ARCHITECT  
2014 PHOTOGRAPH

## LAWRENCE MURRAY DIXON ARCHITECT

Born in the central Florida town of Live Oak on February 16, 1901 and died in New York City on October 8, 1949. Dixon attended the Georgia Institute of Technology in Atlanta, GA from 1918 - 1919 and was certified as an Architect on January 16, 1931.

Prior to moving to Miami Beach he worked for six years for the noted architectural firm of Schultze and Weaver in New York City. Dixon moved to Miami Beach in 1929 and established his own architectural studio in 1931.

Dixon was one of the pre-eminent Architects of his day and designed the over 100 still surviving buildings in Miami Beach. *"Together with Henry Hohausser, Dixon can be credited with inventing the tropical Art Deco style of architecture which has become the signature of South Beach and made the Miami Beach Architectural District worthy of designation in the National Register of Historic Places."* (19)

*"In his short life Dixon became one of Miami Beach's most prolific and talented designers...and his work continues to enhance the City and draw appreciative visitors from around the world."* (19)

*"Lawrence Murray Dixon's abrupt death, at age 48 in Long Island, New York, interrupted a brilliant career...It was at the end of a business meeting with new clients in New York that he collapsed, victim of a fatal stroke."* (20)

Although Dixon was the local forerunner of modern design in 1935 and 1936 (in Miami Beach), the competition was catching up... (17) By the eve of the second world war Miami Beach had a wealth of talented designers and architects designing a modernistic new city in the tropics.



TOP PHOTO: ATLANDIS HOTEL, MIAMI BEACH (7)

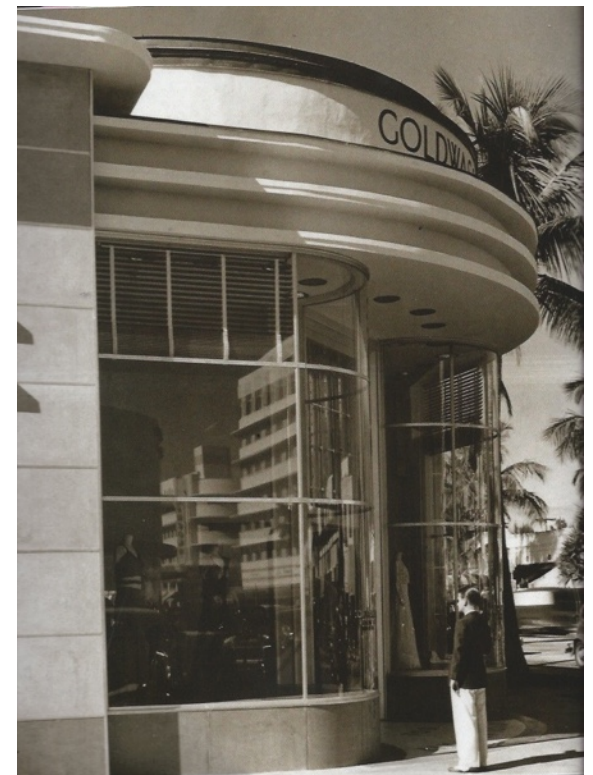
MIDDLE PHOTO: RALEIGH HOTEL LOBBY (7)

LOWER PHOTO: GOLDWASSER SHOPS aka NEXXT CAFE,  
LINCOLN ROAD, MIAMI BEACH (7)

## LAWRENCE MURRAY DIXON ARCHITECT

### REPRESENTATIVE PROJECTS:

Adams Hotel 2030 Park Avenue 1937  
Atlantis Hotel 2600 Collins Avenue 1936 (Demolished 1973)  
Beach Plaza Hotel 1401 Collins Avenue 1936  
Beachway Apartments 701 14th Street 1940  
Betsy Ross Hotel 1440 Ocean Drive 1941  
Caribbean Hotel 3700 Collins Avenue 1941  
Central Park Apartments 1341 Meridian Avenue 1940  
Clyde Hotel 1300 Ocean drive 1941  
L. Murray Dixon Residence 2871 Fiargreen Drive 1935  
Fairmont aka Fairwind Hotel 1000 Collins Avenue 1936  
Flamingo Apartments 2460 Flamingo Drive 1940  
Flamingo Plaza Apartments 1051 Meridian Avenue 1937  
Goldwasser Shops 700 Lincoln Road 1937  
Greenbrier Hotel 3101 Indian Creek Drive 1941  
Haddon Hall Hotel 1500 Collins Avenue 1941  
Harriett Court Apartments 1500 Pennsylvania Avenue 1935  
Imperial Hotel 650 Ocean Drive 1939  
Joy Apartments 1262 Pennsylvania Avenue 1940  
Kent Hotel 1131 Collins Avenue 1939  
Marlin Hotel 1200 Collins Avenue 1939  
McAlpin Hotel 1424 Ocean Drive 1940  
Milfred Apartments 936 Pennsylvannia Avenue 1940  
Miljean Hotel 1817 James Avenue 1940  
Oceanfront Apartments 1236 Ocean Drive 1935  
Normandy Plaza Hotel 6979 Collins Avenue 1936  
Palmer House Hotel 1119 Collins Avenue 1939  
President Hotel 1423 Collins Avenue 1936  
Raleigh Hotel 1777 Collins Avenue 1940  
Richmond Hotel 1757 Collins Avenue 1942  
Ritz Plaza aka Grossinger Beach aka SLS Hotel  
1701 Collins Avenue 1940  
Rhapsody Apartments 730 15th Street 1939  
Riviera Park Apartments 2000 Liberty Avenue 1948  
Seagate Apartments 1132 Pennsylvannia Avenue 1947  
Senator Hotel 1201 Collins Avenue 1939 (demolished)  
South Seas Hotel 1751 Collins Avenue 1941  
Tides Hotel 1220 Ocean Drive 1936  
Tiffany Hotel 801 Collins Avenue 1939  
Twins Apartments 1205 Meridian Avenue 1937  
Tudor Hotel 11111 Collins Avenue 1939  
Victor Hotel 1144 Ocean Drive 1937  
820 (1936) + 821 (1935) + 837 (1935) + 843 (1936) Espanola Way



TOP PHOTO: ADAMS HOTEL (7)

MIDDLE PHOTO: GOLDWASSER SHOPS (7)

LOWER PHOTO: L. MURRAY DIXON, UNDATED (7)

\*\* MORBROOK REALTY COMPANY

Owner Wm. Burbridge Mailing Address Permit No 839 - 1264 \* Cost \$ 8,000. Y  
Lot 1 Block 37 Subdivision COMMERCIAL Address 547 Lincoln Road See below  
 General Contractor Owner 5211 Bond No. 1655 to 1671 Michigan avenue  
 Architect Wm. F. Brown Engineer 3234-18-001  
 Zoning Regulations: Use Lot Size Stories 1  
 Building Size: Front 50' Depth 61' Height 16'8" 19\*  
 Certificate of Occupancy No. 50\* Use STORE BUILDING: STORES & OFFICES  
 Type of Construction CBS CBS Foundation Reinf. conc. Piling Roof B B Date June 10, 1925\*

Plumbing Contractor Dulbs Sewer Connection 1, 1, Date Dec. 30, 1924  
Dulbs. Temporary Closet 1, Date Nov. 13, 1924  
 Plumbing Contractor A. F. Dulbs -- 5 Fixtures -  
A. F. Dulbs ---- 2 Fixtures -  
 Water Closets Bath Tubs  
 Lavatories Showers  
 Urinals Sinks  
 Gas Stoves Gas Heater  
 Gas Radiators Gas Turn On Approved  
 Septic Tank Contractor  
 Oil Burner Contractor  
 Sprinkler System

Electrical Contractor Electric Construction Co: Address Temporarily Date July 7, 1924  
Switch Electric Construction Co: Fans Temporary Service Jan. 5, 1925\*  
 OUTLETS Light 18 HEATERS Water Space  
 Receptacles  
 Electric Construction Co:  
 1 Stove; 1 water heater;  
 6 special outlets: 10/14/26

No. FIXTURES 15, 3\* Electrical Contractor Landis Fixture Company Date Dec. 31, 1924

FINAL APPROVED BY \_\_\_\_\_ Date of Service \_\_\_\_\_

ALTERATIONS OR REPAIRS \_\_\_\_\_

|         |                                                            |    |          |                |  |
|---------|------------------------------------------------------------|----|----------|----------------|--|
| # 5021  | Remodeling - Owner                                         |    |          |                |  |
| # 5474  | Addition of 2 feet to front of building:                   |    |          |                |  |
| # 11568 | L. Murray Dixon, arch: S. C. Davis Construction Co:        | \$ | 2,200... | July 24, 1933  |  |
| # 11878 | 2 Roll-up awnings: Atlantic Awning Owner (Williams)        | \$ | 7,000... | Sept. 21, 1938 |  |
| # 12019 | Remodeling for restaurant:                                 | \$ | 250...   | Nov. 15, 1938  |  |
| # 12088 | Balcony: Davis Construction Co:                            | \$ | 100...   | Dec. 5, 1938   |  |
| # 12159 | Name on wall: Van Dyk Sign Co: LLOYD'S                     | \$ | 100...   | Dec. 21, 1938  |  |
| # 12227 | Flat wall sign 1' x 10' - Neon Sign & Display: LLOYD'S     | \$ | 20...    | Jan. 9, 1939   |  |
| # 12390 | Plastering: Davis Construction Company                     | \$ | 150...   | Feb. 3, 1939   |  |
| # 13263 | Remodeling for restaurant: Owner (Jane Johnson)            | \$ | 500...   | Apr. 17, 1939  |  |
| # 13423 | Flat wall sign: Neon Sign & Display: LLOYD'S MENS SHOP     | \$ | 500...   | Nov. 13, 1939  |  |
| # 14946 | Sign: Claude Neon Southern Corp: RED APPLE GRILL           | \$ | 60...    | Dec. 7, 1939   |  |
| # 16358 | Changing store front: J.C. Gaffney, contractor: HOFFMAN    | \$ | 30...    | Nov. 1, 1940   |  |
| # 16437 | Sign: Coral Gables Sign Co: CARNEIGE ANTIQUE SHOP "        | \$ | 500...   | Oct. 27, 1941  |  |
| # 18757 | Replacing store front: General Building Repairs            | \$ | 78...    | Nov. 10, 1941  |  |
| # 19424 | Closing in toilet room & also ventilation stack from same: | \$ | 200...   | Aug. 3, 1944   |  |
|         | Aaron Baer, contractor -                                   | \$ | 50...    | Nov. 27, 1944  |  |
| # 20110 | Re-installing new front: General Building Repairs:         | \$ | 200...   | May 21, 1945   |  |
| # 20549 | Painting - 1 new counter, 1 new partition, Owner           | \$ | 150...   | Aug. 9, 1945   |  |
| # 21616 | Remodeling front and closing up openings:                  | \$ |          |                |  |
|         | Dewilton Espenship, contractor                             | \$ |          |                |  |
| # 21711 | Painting (inside) Rose Painting Co:                        | \$ | 3,000... | Dec. 12, 1945  |  |
| # 22030 | Painting: B & C Paint Co:                                  | \$ | 400...   | Dec. 27, 1945  |  |
| # 23581 | Wood letters on building: Van Dyk Sign Co:                 | \$ | 250...   | March 12, 1946 |  |
| # 23727 | Sign - York Sign Co. PETTICOAT LANE                        | \$ | 75...    | Nov. 14, 1946  |  |
| # 23831 | Repairs (necessary because of fire) Kahn & Albert, contr:  | \$ | 55...    | Dec. 2, 1946   |  |
|         | Continued -- other side --                                 | \$ | 1,500... | Dec. 26, 1946  |  |

# Plumbing Permits:

|         |                           |   |                                                             |
|---------|---------------------------|---|-------------------------------------------------------------|
| # 11307 | P.M. Levi -               | 3 | Water closets, 3 lavatories, September 23, 1938             |
| # 11446 | Standard -                | 1 | Temporary service - October 1, 1938                         |
| # 12329 | Dulbs -                   | 1 | gas stove (941 Lincoln) August 10, 1939 Gas Ok Bell - 8/10/ |
| # 12632 | O. Schweitzer:            | 1 | Sink, November 1, 1939                                      |
| # 12726 | O. Schweitzer:            | 3 | Gas, November 16, 1939                                      |
| # 12727 | O. Schweitzer:            | 1 | Sink, 1 dish washer, November 16, 1939                      |
| # 12763 | O. Schweitzer:            | 5 | Gas stoves, 2 Gas heaters, November 24, 1939                |
| # 16825 | Alexander Orr, Jr:        | 2 | Gas ranges, 1 gas water heater, November 18, 1942           |
| # 17275 | Alexander Orr, Jr:        | 1 | Floor drain, (2" trap for steam presser) Dec. 9, 1943       |
| # 17504 | Alexander Orr, Jr:        | 1 | Gas range: March 8, 1944                                    |
| # 18067 | McCaughan:                | 1 | Sink, January 29, 1945 CAMPUS RESTAURANT.                   |
| # 18508 | Alexander Orr, Jr:        | 1 | Gas water heater: September 17, 1945                        |
| # 27270 | Economy Plumbing Company: | 2 | Water closets, 2 Lavatories, Sept. 30, 1948                 |
| # 27816 | Nathan Serota:            | 1 | Shower: Jan. 25, 1949                                       |

Continued on other side ----

# Building Permits:

945 Lincoln Rd # 25754 Projecting bracket sign: Philip Gunn, sign contractor: 100...Oct. 23, 1947  
 945 Lincoln Rd # 26557 Painting outside: Jos. Cohen, painter 700...Oct. 23, 1947  
 1657-67 Michigan # 27387 Partition (approx 50') John C. Gaffney, contractor: 900...June 1, 1948  
 947 Lincoln Rd # 28029 Remodeling for office rooms only (no other work) Owner 800...Aug. 16, 1948  
 947 Lincoln Rd # 28207 Flat wall sign: Claude Southern Corp: 150...Sept. 9, 1948  
 947 Lincoln Rd # 28393 One awning attached to front of building: Kool Vent Awnings 400...Oct. 8, 1948  
 1669 Michigan # 29779 Painting - outside - Jos. Cohen, painter: 200...April 26, 1949  
 939 Lincoln Rd # 34374 Flat wall sign - Van Dyke Sign Co. \$ 81.20...Nov. 29, 1950  
 1669 Michigan # 34745 Painted wall sign- York Sign Company \$ 40...Jan. 2, 1951  
 1671 Michigan Ave # 36463 Wet sandblasting & Painting-Acarr Sandblasting Co. \$ 850...Aug. 2, 1951  
 939 Lincoln Rd. # 37309 Roofing - Robbins Roofing Sheet Metal, contr. \$ 165...Nov. 1, 1951  
 945 Lincoln Rd. # 38938 Waterproofing-(Kahn & Alpert Insurance) Owner \$ 1,000...July 16, 1952  
 945 Lincoln Rd. # 41513 Install one 2-ton Unit Air Cond: Beach York Corp: ok Plaag 8/6/53 \$ 800: May 14, 1953  
 937 Lincoln Rd. # 42836 Twenty (20) Inside Partitioned Separations: Norman Meyer: \$ 1,000: Oct 6, 1953  
 943 Lincoln Rd. # 48475 Graves Construction Co: INTERIOR ALTERATIONS \$ 300.00 Aug. 30, 1955  
 2 1657 Michigan #48558 Jencks Signs: 5'x12' sign on wall (Hearing Aids) \$ 15.00 Sept. 8, 1955  
 945 Lincoln Rd # 49389 Beach York Corp: OK, Install one - 3 ton A. C. Unit \$ 900.00 Dec. 8, 1955  
 1659 Michigan Ave 50184 by owner: Approximately eight foot high partition \$ 300.00 April 18, 1955  
 1663 Michigan Ave 50384 Jencks Sign Co: Two Painted wall signs only \$ 32.00 May 10, 1956  
 947 Lincoln Road #52094 George Kramer: Remodel Front of Store and Change Entrance Way: \$2,000.00: November 15, 1956  
 941 - 947 Lincoln Road #52438 Miami Roofing Co.: Reroofing of Entire Building: \$925.00: January 8, 1957  
 941 Linc. #55157 Mutual Neon: Flat wall neon sign-"Madelaines Shop"-20 sq.ft-\$250-12/10/57  
 1655 Mich. #64362 Owner: 8'x8' Storage platform at rear of store - \$100 - March 8, 1961 OK Saperstein 9/22/61  
 945 Linc. #66438 Carlson Const. Co.: Rework front and repair smoke damage - \$900. - 11/28/61 Compl. Saperstein 4/2/62  
 947 Linc. #66703 Carlson Const. Co.: Repair fire damage to store; incorporate all recommendations of bldg. inspectors report dated 11/1/61 OK Saperstein 3/7/62  
 1671 Michigan #67361 Owner, Mr. Herbert: Alterations to store - 3/4 partitions - plaster patching and painting - \$600. - 10/14/62  
 943 Lincoln Rd. #68909 McDonald Air Conditioning Co.: One 2-hp a. c. package unit - \$400. - 2/28/63 OK Plaag 5/7/63  
 947 Lincoln Rd. #69690 Ray Boone Air Conditioning: Install 1 - 1 hp air conditioning wall unit - \$200. - 7/8/63  
 947 Lincoln Rd. #12322 Miles Sargent: 1 2-HP AC unit - \$400 - 8/25/64 OK Plaag 8/31/64  
 945 Linc. Rd. #73400 Owner, Nat Ratner: 2x4 stud wall with 1/4 in. panels, 6' high, wall 10' long - \$150 - 1/14/65  
 947 Linc. #75834 Keene Roofing Co.: Reroofing - \$365 - 2/17/66  
 1657 Michigan Ave. #79978 Ricke Ellison, Owner: Interior alteration no structural changes and painting \$900 - 3/27/68 OK 3/8/10/68  
 1657M Michigan Ave. #80027: One three ton package unit - 4/5/68 - \$1600 - 4/5/68  
 1667 Michigan Avenue #80275 Oscar Vazquez: Install awning 11'3" x 4'10" - \$185 - 5/16/68 OK 5/28/68  
 943 Lincoln Rd-#13308-Owner-Paint and wall panelling and carpet outside-\$600-6-22-78  
 Plumbing Permits: # 31075 H.L. Hicks Plumbing: 1 sink(3 comp), 1 grease trap, 1 gas water, 1 bottle gas heater- Jan. 24, 1951  
 Zones - 927 Lincoln -Room 207 - # 32531 - 2 Bunson burners (gas) Nathan Serota: Oct.29.1951 ok 10-30-51

1669 Michigan ave: # 34169 Service Plumbing Co: 1 Gas range: Nov.6,1952 Final ok. 11-13-52  
 945 Lincoln Rd. # 34905 J & W Plumbing Serv: 1 Waste Drain for Air Cond: May 21, 1953  
 945 Lincoln Rd. # 37614 J & W Plumbing Serv: 1 A. C. Unit waste drain November 30, 1955  
 1671 Michigan Ave.: #46116 Serota Plbg.: 1 w.c., 1 lav., 3 sinks, 1 water heater (elec.) 9/22/67.

Building Permits: #14454-Owner-Repanel, drop ceiling and 1 partition-\$800-1-8-79  
 #20584-Owner-Plastering and painting walls--\$300.00--7/16/81  
 M05325, 7/21/81, J&T Air Conditioning, 20,000 Air conditioning (wind)

Electrical Permits: #45254 Jonesey Electric: 2 receptacles, 2 light outlets, 2 fixtures, 2 centers of distribution, 1 meter change August 1, 1955  
 OK, Rosser 8/11/1955  
 45808 Kammer and Wood: 1 center of distribution, meter change, 2 motors, 0-lhp  
 1 motor, 1-5hp 10/3/1955 OK, Flaag 10/6/1955  
 46313 Kammer and Wood: 1 center of distribution, 1 meter change, 1 motor, 0-lhp  
 1 motor, 2-5hp December 6, 1955  
 1663 Mich. #49928 B & W Elec: 1 Switch Outlet, 3 Centers of Distrib, 1 Motor (LHP)-5/21/57 OK 1/22/57 Fiddle  
 241 Linc. #51367 Mutual Neon: 1 Neon Transformer - Dec. 10, 1957  
 1663 Mich. #53480 Astor Elec: 1 Auto Transformer - April 6, 1959 OK 4/27/59 Fidler  
 43 Linc #54714 Astor Elec: 1 switch outlet, 4 light outlets, 4 fixtures- 1/21/60 OK 1/22/60 Newbold  
 43 Linc. #54885 Astor Elec: 1 meter change, 1 motor 2-5 HP, 3/11/60 OK Newbold 3/25/60  
 1655 Mich #56422 Lyon Elec: 1 switch outlet, 7 receptacles, 3 light outlets, 3 fixtures, 1 center of distribution,  
 1 motor (LHP)- March 9, 1961 OK 3/17/61 Meginniss

945 Linc.: reinspection - 10/23/61 (Perm. #57505 - Astor Elec.)  
 945 Linc.: Phillips-Brock, Contr.#57693: 1 switch outlet; 2 fixtures - Dec. 5, 1961 OK Scarborough 2/7/62  
 947 Linc.: #57865 Phillips-Brock Electrical, Inc.: 3 switch outlets; 7 receptacles; 10 light outlets; 17 fixtures;- 1 sign outlet  
 2/1/62 OK Scarborough 3/6/62  
 1671 Michigan: #58330 Arc Elec. Co.: Inspection of distribution system 1 motor 1 lhp 2/12/62 OK Scarborough 2/12/62

1659 Michigan: #58365 Astor Elec. Serv Inc.: 7 cent. of dist.; 1 serv. equipment - 8/20/62

1671 Michigan: #58688 Arc Elec. Co.: 6 switch outlets; 7 receptacles; 5 light outlets; 19 fixtures; 19 iron outlets - 9/4/62

1671 Michigan: #58688 Arc Elec. Co.: 6 switch outlets; 7 receptacles; 5 light outlets; 19 fixtures; 1 iron outlet - 9/4/62  
OK Scarborough 8/31/62

#58967 - Arc. Electric Co.: 4 light outlets, 4 fixtures, 4 iron outlets, 3 appliance outlets,

#58967 - Arc. Electric Co.: 4 light outlets, 4 fixtures, 4 iron outlets, 3 appliance outlets,  
1667 Mich. 1 centers of distribution- 10/29/62 OK Scarborough 3/31/62

943 Linc. #59391 Griffin Electrical Construction: 1 motor 2-5 HP-3/4/63

947 L.R. #60142 Jones Elec: 1 telephone booth-9/11/63

1669 Michigan-- #60586 Angler Elec. Corp. of Miami: 1 motor, 0-1 hp; 1 meter change; 1 cent. of dist. - 1/23/64

947x6tnxx1xx3dxx#72002xHiesx3arxexu7xx1x2-00xAcxxu1xxc0x400xxc0x2x/64

1663 Michigan #64228 Brothers Elec. Inc.: 2 fixtures - 12/6/66

#65139 Miller Elect. Co.: 4 switch out.; 12 light out.; 8 receptacles; 1 water heater out.; 24 fixtures; 2 motors 2 H.P.

1 service-equip.- 10-6-67

#65212 C.J. Kay Elect. Co: 10 receptacles, 1 refrigerator outlet, 1 motor 0-1 hp. - 11/3/67

#65633 C. J. Kay Elect.: 1 motor 2-5 hp..1 violation - 4/5/68

#74818-Gurney Electric= 2 putlets commercial, violation correction=6-26-78

#77322 7/23/81 Ocean Electric - 1 light outlet, 2 receptacles

5911

(Lot Cond)

LOT 1

BLOCK 37

SUBDIVISION

Commercial

ADDRESS

943 Lincoln Rd

ALTERATIONS & ADDITIONS

Building Permits:

#20616 7/22/81 Ramesh Bhoojiwani paint interior, replace drop in ceiling panels with new fire-rated materials \$450.00

#MO5360 7/31/81 owner air cond wind 1 unit

#22132 5/6/82 lessee, owner - sales sign 9 sq ft. \$100.

#22906 10/14/82 owner store fixtures interior only \$900.

#91037 8/10/83 JOAQUIN VAZQUEZ REPAIR BLDG. BRING UP TO CODE \$5,000 \$64.50

#27769 12/11/85 owner paint exterior w/#4a \$800.

#29957 3/6/87 Honca Roof - reroof 75 sqs \$8,000.

#30477 - 6-9-87 - Carl Strandberg - Exterior painting - \$1,200.00

#30720 - 7-21-87 - Biscayne Awning & Shade Co. - New canvas awning & frame - \$8,000.00

#31082 - 10-1-87 - James E. Cary - Paint interior only - \$150.00

Plumbing Permits:

#60688 10/15/82 Serota Plumbing - 1 rgh, 1 set grease trap, 1 rgh, 1 set sink, pot/3 comp, 1 rgh, 1 set heater, new installation

#60698 10/21/82 owner rgh grease traip, rgh, sink pot /3 comp, heater new installation

#61019 5/23/83 Peoples Gas meter set gas

Electrical Permits:

#77364 8/6/81 Abad Elect - 400 amp service size in amps

#77348 8/3/81 lessee 1 repairs (double fee)

#78282 Iro Elect - 123 service size in amps, 1 oven, 1 water heater, 1 freezer, 1 range, 2 refrigerator

#78510 3/30/83 Ocean Elect - repairs

# Electrical Permits:

|                                                                                                                                                                                                                                                                            |                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Electric Construction Company - - 50 Fixtures - Sptember 16, 1925<br/>         Beach Electric Service: Alterations - repairing damage done by fire - March 24, 1927<br/>         Electrical Construction Company - 1 Heater, 1 Ice box, 2 Hot plates, Feb. 23, 1928</p> |                                                                                                                                                       |
| # 11507                                                                                                                                                                                                                                                                    | Standard Electric Co.: 20 Switch outlets, 36 Light outlets, 14 Receptacles,<br>1 Fan, 3 Sign outlets, 5 Centers of distribution, Oct.12, 1938         |
| 933 Lincoln Rd #                                                                                                                                                                                                                                                           | Burglar alarm: C. G. Hudson, October 10, 1938                                                                                                         |
| # 11908                                                                                                                                                                                                                                                                    | Standard Electric: 36 Fixtures, November 25, 1938                                                                                                     |
| # 12259                                                                                                                                                                                                                                                                    | Standard Electric: 3 Switch outlets, 6 Light outlets, 2 Receptacles, Dec.30, 1938)                                                                    |
| # 12452                                                                                                                                                                                                                                                                    | Neon Sign & Display: 1 Neon transformer - LLOYD'S Feb. 3, 1939                                                                                        |
| # 14045                                                                                                                                                                                                                                                                    | Neon Sign & Display: 1 Neon transformer, December 7, 1939                                                                                             |
| # 17852                                                                                                                                                                                                                                                                    | Lyon Electric: 1 Motor, 1 Center of distribution, October 28, 1941                                                                                    |
| # 18297                                                                                                                                                                                                                                                                    | Morgen Neon Company: 1 Neon transformer, January 9, 1942                                                                                              |
| # 18300                                                                                                                                                                                                                                                                    | Morgen Neon Company: 1 Neon transformer: January 9, 1942                                                                                              |
| # 18912                                                                                                                                                                                                                                                                    | Ace Electric: 1 Switch outlet, 1 Refrigerator, 2 appliances, 1 motor, 1 center of<br>distribution, November 19, 1942 Final Ok H.C.Inman 11/21st       |
| # 19210                                                                                                                                                                                                                                                                    | Lyon Electric: 1 Iron outlets, 9 Light outlets, 1 Receptacle, 9 Fixtures, 3 Irons,<br>F. C. Ast: 6 Switch outlets, 9 Light outlets, November 29, 1943 |
| 947 Lincoln Rd# 19824<br>(Fannie Brewster)                                                                                                                                                                                                                                 | Astor Electric: 2 motors, 3 centers of distribution, December 1, 1944                                                                                 |
| #1667 Michigan # 20733                                                                                                                                                                                                                                                     | Frank Straw: 2 Switch outlets, 16 Light outlets, 16 Fixtures, 2 Centers, Jan.4, '45                                                                   |
| #1657 Michigan # 20859                                                                                                                                                                                                                                                     | Ace Electric: 3 Receptacles, 2 Fixtures, 2 Irons, June 22, 1945                                                                                       |
| #1667 Michigan # 21091                                                                                                                                                                                                                                                     | Ace Electric: 2 Receptacles, 2 Iron outlets, 1 motor, 2 Centers: Oct.5, 1945                                                                          |
| #1659 Michigan # 21374                                                                                                                                                                                                                                                     | Ferguson & Roberts: 2 Motors, 2 Centers of distribution, Oct. 19, 1945                                                                                |
| #1659 Michigan # 21454                                                                                                                                                                                                                                                     | ARMY - 1 Bell transformer, October 30, 1945                                                                                                           |
| 939 Lincoln Rd# 21537                                                                                                                                                                                                                                                      | Frank Straw: 35 Light outlets, 1 Receptacle, 55 Fixtures, December 26, 1945                                                                           |
| 933 Lincoln # 21940                                                                                                                                                                                                                                                        | Ferguson & Roberts: 4 Motors, 4 Centers of distribution, May 31, 1946                                                                                 |
| 933 Lincoln # 22609                                                                                                                                                                                                                                                        | Astor Electric: 8 Receptacles, 2 Centers of distribution, June 8, 1948                                                                                |
| # 26468                                                                                                                                                                                                                                                                    | Frank Straw: 3 Motors, 1 Center of distribution, 1 Service, 1 meter change: 8-25-48                                                                   |
| 947 Lincoln # 27064                                                                                                                                                                                                                                                        | Final Ok Woodmansee--9-3-48                                                                                                                           |
| 947 Lincoln # 27167                                                                                                                                                                                                                                                        | Claude Neon: 1 Neon transformer, September 9, 1948                                                                                                    |
| #1669 Michigan # 27867                                                                                                                                                                                                                                                     | Astor Electric: 4 Receptacles, 6 Fixtures, 1 Service, December 10, 1948                                                                               |
| #1663 Michigan # 29978                                                                                                                                                                                                                                                     | Astor Electric: 3 Fixtures, Nov.1,1949 OK 71/2nd Meginniss                                                                                            |
| # 933 Lincoln # 30533                                                                                                                                                                                                                                                      | Astor Electric: 4 receptacles, 9 fixtures - Jan. 3, 1950 OK Meginniss-- 1/6/1950                                                                      |
| # 947 Lincoln # 32312                                                                                                                                                                                                                                                      | W. L. Austin: 7 fixtures-October 6, 1950                                                                                                              |
| # 947 Lincoln # 32502                                                                                                                                                                                                                                                      | Austin Electric: 4 Switch outlets, 4 Light outlets, 14 Fixtures, (additional)10/31/50                                                                 |
| #1663 Michigan # 36613                                                                                                                                                                                                                                                     | Kenny Electric Co: 1 appliance outlet - May 26, 1952 OK- Meginniss 7-10-52                                                                            |
| #945 Lincoln # 39433                                                                                                                                                                                                                                                       | Kammer & Wood: 3 Motors (1 HP): May 18, 1953                                                                                                          |

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

| DATE<br>ISSUED | PROCESS<br>NO. | DESCRIPTION<br>OF WORK | WORK<br>COST | CUMULATIVE<br>WORK COST | APPRAISED BLDG.<br>VALUE BEFORE REMODEL % | COMMENTS | BUILDING<br>PERMIT NO. |
|----------------|----------------|------------------------|--------------|-------------------------|-------------------------------------------|----------|------------------------|
| 10-1-87        |                | Paint interior only    | \$150.00     |                         |                                           |          | 31082                  |

BUILDING PERMITS: #M8800097 - International Fire Equip. - Install new fire system - 10-25-88

PLUMBING PERMITS: #65244 - Pitsch Plumbing - 1 Repair gas piping to water heater - 4-11-88

ELECTRICAL PERMITS: #BE891546 - Ocean Electric - New outlets for a/c - 8-17-89

## BIBLIOGRAPHY



## BIBLIOGRAPHY

- 1) Lost Miami Beach by Carolyn Klepser, p. 28
- 2)
- 3) The Making of Miami Beach 1933-1942: The Architecture of L. Murray Dixon by Allan Shulman and Jean Francois Lejeune, 2000, pp. 55-56.
- 4) Ibid., page 57.
- 5) Ibid., page 57.
- 6) Ibid., page 177.
- 7) Photograph courtesy of History Miami.
- 8) Original 1938 construction drawings by L. Murray Dixon Architect
- 9) Photograph courtesy of City of Miami Beach Address based historic files
- 10) Photograph courtesy of Miami Dade Property Appraiser Files
- 11) Photograph courtesy City of Miami Beach Historic Archives
- 12)