

IMPERIAL HOTEL



the neighborhood..

ABOVE RIGHT: FRIEDMAN'S BAKERY
BELOW RIGHT: BLACKSTONE HOTEL
BELOW LEFT: GAP @ 7 + COLLINS AVE



Owner HOTEL IMPERIAL Mailing Address Polly Lux Permit No. 12744 Date July 26-1939

Lot 2 Block 11 Subdivision Ocean Beach 1 Address 650 Ocean Drive

General Contractor J.O. Blumenthal Bond 2072 Address 4203-04-002

Architect L. Murray Dixon Height 39-0 Stories 3 Use Hotel- 47 rooms

Front 39-10 Depth 129-10 Cost \$ 60,000.00 Foundations spread footing Roof flat

Type of construction c-b-s-

Certificate of Occupancy # 225-- Joe Leinecker # 12458 Date Sep. 16-1939

Plumbing Contractor 51 water closets - 48 bath tubs - 3 sinks - 2 floor drains -

Plumbing Fixtures Rough approved by GAS -OK T J Bell---Nov. 13-1939 Date

Gas Stoves 7

Gas Heaters

Final approved by

Sewer connection Septic tank

Electrical Contractor Hardy # 13396

Switch 96 Range Motors 2, 1, Fans Temporary service - 7-29 - 1939

OUTLETS Light 115 HEATERS Water SIGN 1 " # 13105- Hardy

Receptacles 155 Space Centers of Distribution 8

Electrical Contractor Hardy Electric # 13909

No. fixtures set 130 Final approved by Lincoln Brown, Jr. temporary- Hardy- # 13640- Oct. 26-1939

2- motors- Dec. 27-1939 # 13913- F. O. Ast- 1 motor- & 1 center - Nov. 27-1939 -

Date of service

Alterations or repairs # 12894- 1 Oil Burner and 275 gal tank- \$ 225.00- Date Sept. 5-1939

Electrical permit # 13869- Belcher Industries, Inc. Nov. 22-1939

Electrical # 14470- Hardy - 22 switch, 41 light outlets; 21 receptacles; 48 fixtures; 1 refrigerator; motors 2, 1, 1, - 1e centers of distribution- Feb. 1- 1940

BUILDING # 18419.. PAINTING - inside and out, after ARMY occupation - Seaboard Decorators, Inc. \$ 2,200... May 31, 1944

Over

ALTERATIONS & ADDITIONS

Building Permits:

- # 25803 Painting - Rose Painting - \$ 900..... Oct. 27, 1947
 # 29807 Painting interior and Reswing lobby doors out - Owner - \$ 200..May 2, 1948
 # 30818 Flat wall sign - Tropicalites \$ 300..Sept. 19, 1949
 # 30957 Painting, inside - Samuel Pollack, contractor \$ 860.... Oct. 5, 1949
 # 33561 Remodeling for coffee shop - Accessory use only as per Zoning Ord. #289..
 Gerard Pitt, arch: Owner, builds \$ 200..Sept. 15, 1950
 # 39803 Sign on & over owner's property- 30 sq.ft.- Electro Neon \$ 200..Oct. 17, 1952
- Approved by City Council for conversion of 12 hotel rooms to 6 apartments without parking spaces, 5/3/61
 #64785 Owner: Conversion of 12 hotel rooms to 6 apartments; epts. out of hotel rooms 104 and 105; 111 and 112; 204 and 205;
 211 and 212; 304 and 305; 311 and 312; exterior hardware to be removed from corridor side of doors to rooms 105, 205;
 305, 112, 212, 312. - \$200. - May 8, 1961 OK Saperstein 11/30/61
 #74425 - Acollite Neon Sign Co. Vertical Wall Sign 4'x5' \$200. July 15, 1965
 #78574 Leo Mastrodonato: Install 21 - 8700 BTU A.C. units - \$4200 - 7/14/67 OK Saperstein 11/28/61
 #84741 - Gordon Roofing Co. - Reroof 45 squares \$1,500.00 8/5/70
 #85022 - Pan American Exterminating - Tent fumigation \$500.00 9/15/70

Plumbing Permits:

- # 30448 Service Plumbing: 1 Sink, 1 Grease trap, 1 Floor drains, 1 Gas range, Sept. 15, 1950
 #42877 M & S Plumbing: 6 sinks; exchanges - May 8, 1961 OK Saperstein 11/28/61
 #46622 Morgen Plumbing Co. 10 Lavatories \$20.00 6/20/68
 #48605 - M & S Plumbing - 18 rgh 18 set sink residence - 18 gas stoves 8/23/71

Electrical Permits: # 20311 - Neon Sign & Service - 2 neon transformers.. June 16, 1944

- # 20456 - Biscayne Electric.. 1 Receptacle.. Sept. 7, 1944 (telephone)
 # 29101 Tropicalites: 5 neon transformers - July 6, 1949
 # 29600 Tropicalites: 3 Neon transformers, Sept. 20, 1949
 #32636 Neonite Sign Co: Violations: Nov. 10, 1950
 #33058 Lyon Electric: 10 Receptacles, 1 Center: 10 Motors, Jan. 4, 1951 Final OK Meginniss 5/17/1951
 #37805 Electro Neon: 2 neon transformers- Oct. 17, 1952
 #56689 C. J. Kay Electric Co.: 6 refrigerator outlets; 6 iron outlets; 1 cent. of dist. - May 8, 1961
 #57525 Jones Elec: Install elec. in telephone booth - 10/26/61
 #62510 Acollite Sign Co.: 1 sign outlet - 7/15/65
 #64840 C. J. Kay Electric Co.: 30 motors, 0-1 hp; 1 serv. equip., 100 A - 7/12/67

BUILDING PERMITS:

#SB890954 - Groden Stamp Const. - 3-28-89 - Replace hinges on existing doors - \$1,000.00 ✓
 #BM890840 - Chanin Air - 2-6kw Central heating, 2-2ton a/c central, duct work, condensate drain - 6-21-89 ✓

ELECTRICAL PERMITS:

#E8801469 - MCG Electrical - 47 Smoke detectors - 9-15-88 ✓
 #E8800108 - Mabri Electric - 47 Ceiling fans - 10-24-88 ✓
 #E8900561 - Mister Power Electric - New fixtures and add to fire alarm - 2-13-89 ✓
 #E8900805 - Mr. Power Electric - Tamper switch and flow switch - 3-29-89 ✓
 #BE891230 - Mister Power Electric - Two A/C split unit 2 ton - 6-21-89 ✓

PLUMBING PERMITS:

#P8900490 - Winginton Fire - New system - 3-3-89 ✓
 #P8900541 - Bayshore plumbing - Set new fixtures - 3-16-89 ✓
 #P8900568 - Sentry Plumbing - New fixtures - 3-27-89 ✓

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.
3-28-89		Replace hinges on existing doors	\$1,000.00				SB890954

LOT: 2 BLOCK: 11 XX SUBDIVISION: OCEAN BEACH ADD. NO ADDRESS: 650 OCEAN DRIVE

ALTERATIONS & ADDITIONS

BUILDING PERMITS

FILE NO: 1582-C JAN. 6, 1984 - MARIA KAY, OWNER - (A) APPLICANT IS APPEALING THE ADMINISTRATIVE DECISION THAT PROHIBITS THE OPERATION OF A RESTAURANT/CAFE, OPEN TO THE GENERAL PUBLIC, IN A BUILDING WITH LESS THAN 100 UNITS IN A RM-125 ZONING DISTRICT. 1. IN ADDITION, THE APPLICANT REQUESTS PERMISSION TO OPERATE A CABARET WITH A SEATING CAPACITY OF 88 CHAIRS IN THE SUBTERRANEAN LEVEL, A RETAIL STORE, AND THE ABOVE MENTIONED RESTAURANT/CAFE WITH AN INTERIOR SEATING OF 24 CHAIRS AND OUTDOOR SEATING CAPACITY OF 38 CHAIRS AT THE GROUND LEVEL, IN A BUILDING THAT CONTAINS 41 UNITS. ---UPON APPROVAL OF BOTH THE APPEAL AND THE VARIANCE NO. 1 THE APPLICANT REQUESTS THE FOLLOWING VARIANCE: 2. APPLICANT WISHES TO WAIVE ALL OF THE REQUIRED 39 OFF-STREET PARKING SPACES IN ORDER TO OPERATE THE ABOVE USES WHICH CONTAIN A TOTAL OF 150 CHAIRS. --APPROVED--SUBJECT TO AGREEMENT TO BE EXECUTED AND APPROVED BY THE BOARD OF ADJUSTMENT AND THE LEGAL DEPARTMENT OF THE CITY OF MIAMI BEACH; TO BE RECORDED. HISTORIC PRESERVATION SITE DESIGNATION TO BE DELETED. RETAIL STORE TO BE COMPLETELY ENCLOSED WITHIN THE BUILDING; ENTRANCE TO BE FROM WITHIN THE LOBBY. NO SIGNAGE FOR STORE TO BE ON THE EXTERIOR OF THE BUILDING. SPECIFICS TO BE LISTED IN AGREEMENT. (NO BEER, WINE, SODAS AND GROCERIES). SUBJECT TO PUBLIC WORKS APPROVAL. HOURS OF OPERATION FOR STORE: UNTIL 10:30 P.M. WEEKDAYS AND TO 1:00 A.M. SATURDAY. STORE TO BE A MAXIMUM OF 100 SQ. FT.

FILE NO: 1621-A - NO PERMITS ARE TO BE ISSUED UNTIL THE AGREED UPON STIPULATION IS RECORDED IN THE PUBLIC RECORDS, DADE COUNTY, AS PER INSTRUCTIONS OF THE BRD. OF ADJ. (SEE COPY OF STIPULATION IN VARIANCE FILE.)

FILE NO: 1621-A - JUNE 1, 1984 - REQUESTS SAME AS ABOVE. DEFERRED - TO BE PLACED ON JULY 6, 1984 AGENDA WITH NEW SET OF PLANS.

FILE NO: 1621-A - JULY 6, 1984 - REQUESTS SAME AS ABOVE - DEFERRED BY REQUEST OF APPLICANT. TO BE PLACED ON AUGUST 3, 1984 AGENDA.

FILE NO: 1621-C - AUGUST 3, 1984 - REQUESTS SAME AS PREVIOUS HEARINGS - DEFERRED - * SEE NOTES ABOVE***** CONTINUED - AT THE APPLICANT'S REQUEST FOR THE SEPTEMBER 7, 1984, MEETING THE BOARD GRANTED THIS REQUEST CONTINGENT UPON MR. WERNER'S (THE PROPERTY OWNER OF THE ADJACENT PROPERTY) BEING IN THE CITY TO ATTEND THE SEPTEMBER MEETING. THE CASE WILL NOT BE HEARD AT THAT TIME IF MR. WERNER IS UNABLE TO ATTEND, BUT IN NO EVENT WILL THE CASE BE HEARD LATER THAN OCTOBER 5, 1984.

FILE NO: 1621-E MARIA KEY/OWNER - APPLICANT REQUESTS THE FOLLOWING VARIANCE IN ORDER TO BE PERMITTED TO OPERATE A CABARET/ RESTAURANT/CAFE (PREVIOUSLY APPROVED UNDER VARIANCE NO. 1582-C) DISPENSING BEER/WINE AND/OR LIQUOR: APPLICANT WISHES TO WAIVE 132 FT. OF THE REQUIRED 300 FT. SEPARATION BETWEEN THE ABOVE MENTIONED BUSINESS AND A PLACE OF WORSHIP. THE ACTUAL SEPARATION IS 168 FT. - APPROVED ON NOV. 2, 1984 - SUBJECT TO ALL CONDITIONS AS SET FORTH IN THE RECOMMENDATIONS OF THE DIRECTORS OF PLANNING AND PUBLIC WORKS DEPTS. AND THE BOARD'S DESIGNEE, MR. DANIEL HOLTZ, WITH AMENDMENTS AS FOLLOWS: (A) ITEM NO. 3 OF THE PLANNING DIRECTOR'S RECOMMENDATION TO BE AMENDED THAT THE APPROVAL IS VALID FOR A 3 YEAR TEST PERIOD RATHER THAN A 2 YR. TEST PERIOD. (B) 1. TO OBTAIN THE PROPER BUILDING PERMITS. 2. WORK TO COMMENCE WITHIN 6 MONTHS OF THIS HEARING. 3. WORK TO BE COMPLETED NO LATER THAN 18 MONTHS FROM DATE OF THIS HEARING. (C) IN ADDITION TO MR. HOLTZ'S RECOMMENDATIONS: 1. AIR CONDITIONERS TO BE PROPERLY INSTALLED ON THE EAST FACADE. 2. REPAIR CRACK ON EAST FACADE.

650 OCEAN DRIVE

Subdivision OCEAN BEACH ADD. NO. 1

Lot 2 Block 11

ALTERATIONS & ADDITIONS

Building Permits:

BOARD OF ADJUSTMENT - SEPTEMBER 28, 1983 - FILE NO. 1582 - 650 Ocean Drive - MARIA KAY. (A) Applicant is appealing the administrative decision that prohibits the operation of a restaurant/cafe, open to the general public, in a building with less than 100 units in a RM-125 zoning district. 1) In addition, the applicant requests permission to operate an entertainment establishment with a seating capacity of 78 chairs in the subterranean level, a retail store and the above mentioned restaurant/cafe with an interior seating of 24 chairs and outdoor seating capacity of 38 chairs at the ground level, in a building that contains 41 units.----- Upon approval of both the appeal and variance no. 1 the applicant requests the following variance: 2) Applicant wishes to waive all of the required 36 off-street parking spaces in order to operate the above uses which contain a total of 140 chairs. APPLICANT WITHDREW REQUEST FOR RETAIL STORE. THE REMAINDER WAS DEFERRED UNTIL NOV. 4, 1983 MEETING.

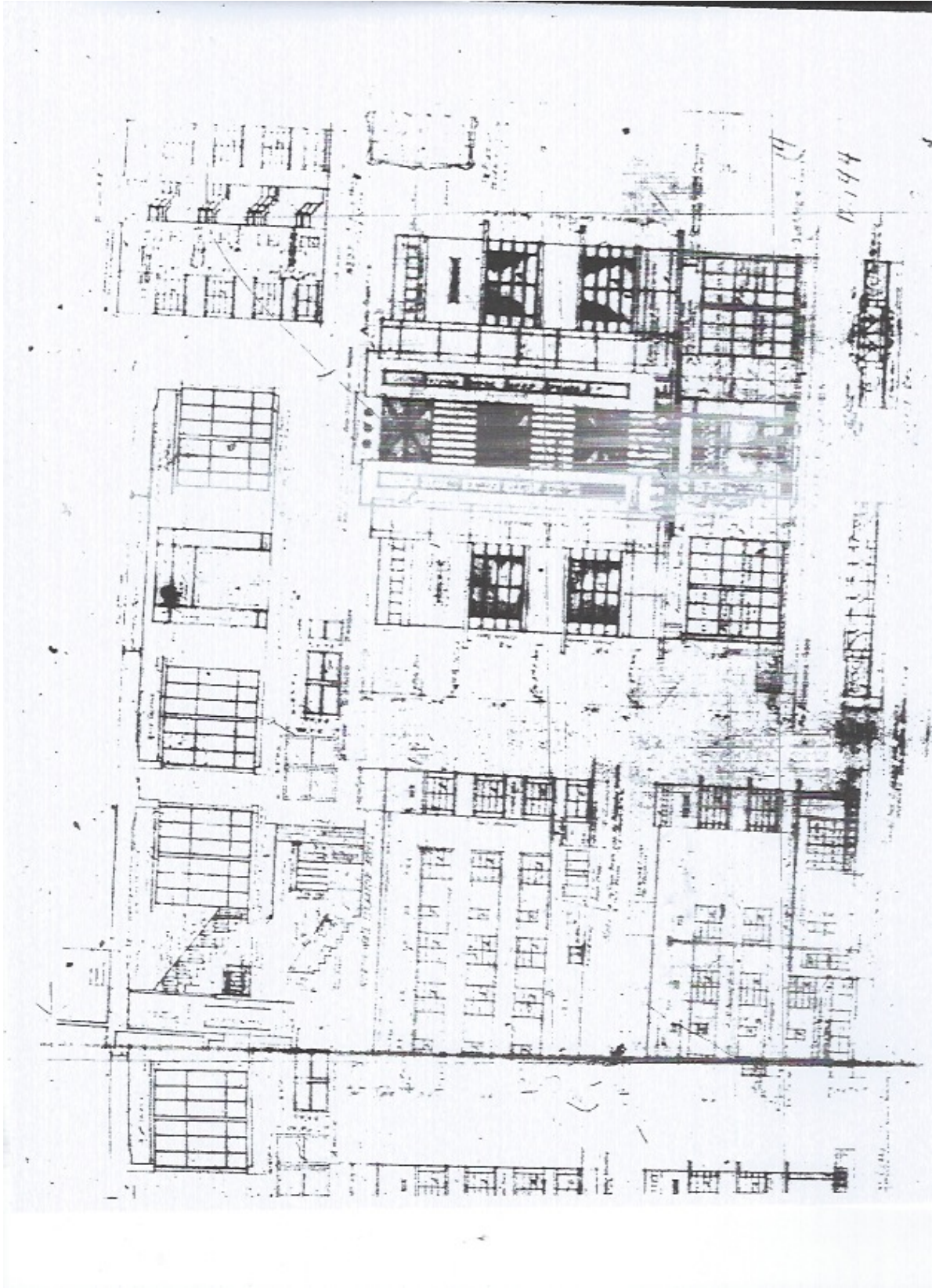
FILE NO: 1582-A NOV. 4, 1983 - (A) APPLICANT IS APPEALING THE ADMINISTRATIVE DECISION THAT PROHIBITS THE OPERATION OF A RESTAURANT/CAFE, OPEN TO THE GENERAL PUBLIC, IN A BUILDING WITH LESS THAN 100 UNITS IN A RM-125 ZONING DISTRICT. 1. IN ADDITION, THE APPLICANT REQUESTS PERMISSION TO OPERATE AN ENTERTAINMENT ESTABLISHMENT WITH A SEATING CAPACITY OF 78 CHAIRS IN THE SUBTERRANEAN LEVEL AND THE ABOVE MENTIONED RESTAURANT/CAFE WITH AN INTERIOR SEATING OF 24 CHAIRS AND OUTDOOR SEATING CAPACITY OF 38 CHAIRS AT THE GROUND LEVEL, IN A BUILDING THAT CONTAINS 41 UNITS.-----UPON THE APPROVAL OF BOTH THE APPEAL AND VARIANCE NO. 1 THE APPLICANT REQUESTS THE FOLLOWING VARIANCE: 2. APPLICANT WISHES TO WAIVE ALL OF THE REQUIRED 36 OFF-STREET PARKING SPACES IN ORDER TO OPERATE THE ABOVE USES WHICH CONTAIN A TOTAL OF 140 CHAIRS. CONTINUANCE REQUESTED BY APPLICANT. BOARD REQUESTED A SURVEY AND A NEW COMPLETE SET OF PLANS, AS WELL AS AN ADDITIONAL FEE. NEW PLANS AND SURVEY TO BE RECEIVED BY NOV. 10, 1983 IN ORDER TO BE PLACED ON DECEMBER 2, 1983 AGENDA.

FILE NO: 1582-B DEC. 2, 1983 - MARIA KAY, OWNER - (A) APPLICANT IS APPEALING THE ADMINISTRATIVE DECISION THAT PROHIBITS THE OPERATION OF A RESTAURANT/CAFE, OPEN TO THE GENERAL PUBLIC, IN A BUILDING WITH LESS THAN 100 UNITS IN A RM-125 ZONING DISTRICT. 1. IN ADDITION, THE APPLICANT REQUESTS PERMISSION TO OPERATE A CABARET WITH A SEATING CAPACITY OF 88 CHAIRS IN THE SUBTERRANEAN LEVEL, A RETAIL STORE, AND THE ABOVE MENTIONED RESTAURANT/CAFE WITH AN INTERIOR SEATING OF 24 CHAIRS AND OUTDOOR SEATING CAPACITY OF 38 CHAIRS AT THE GROUND LEVEL, IN A BUILDING THAT CONTAINS 41 UNITS. -----UPON APPROVAL OF BOTH THE APPEAL AND VARIANCE NO. 1 THE APPLICANT REQUESTS THE FOLLOWING VARIANCE: 2. APPLICANT WISHES TO WAIVE ALL OF THE REQUIRED 39 OFF-STREET PARKING SPACES IN ORDER TO OPERATE THE ABOVE USES WHICH CONTAIN A TOTAL OF 150 CHAIRS. --DEFERRED BY BOARD OF ADJUSTMENT TO JAN. 6, 1984 MEETING.

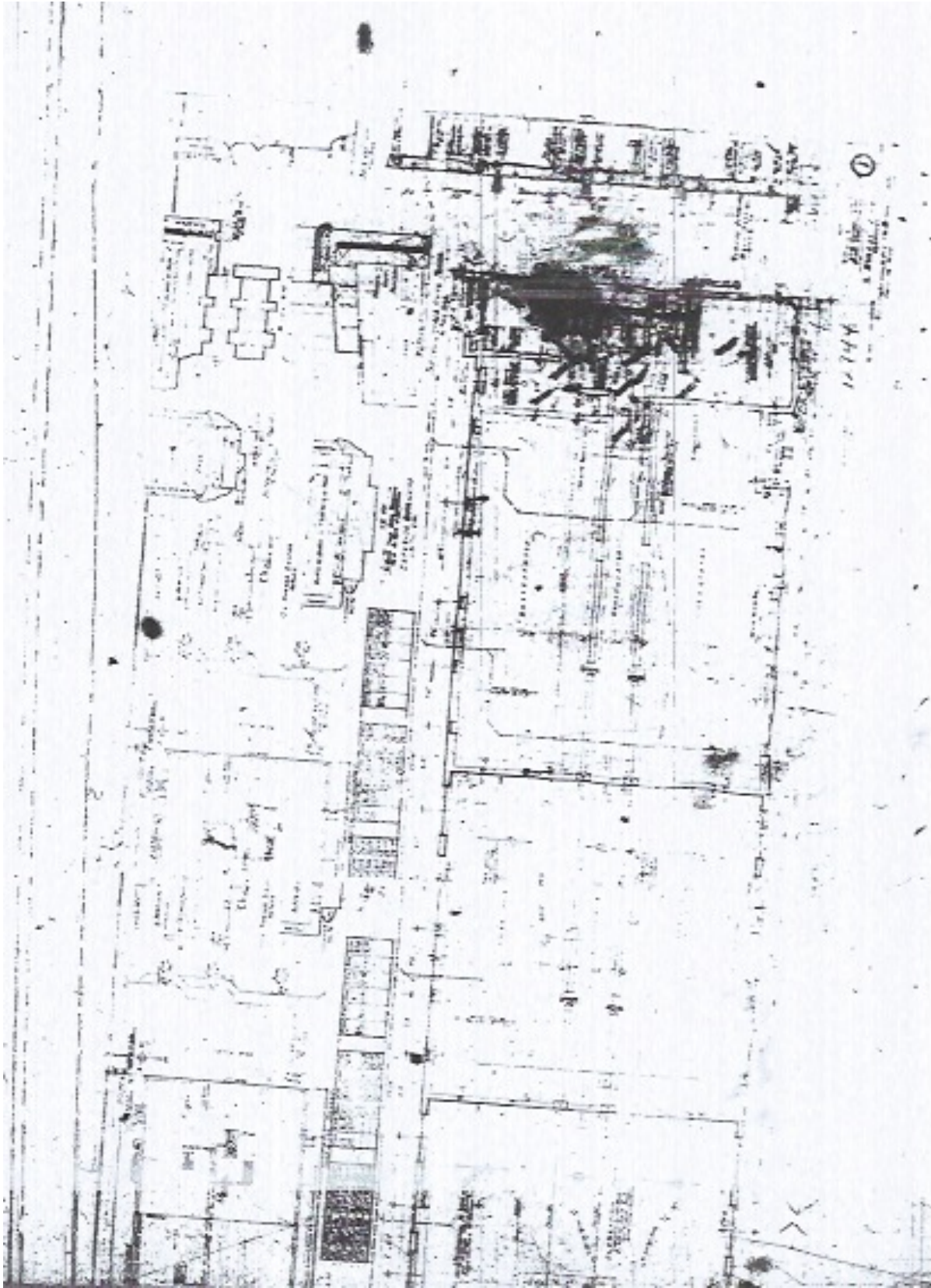
FILE NO: 1621 - MAY 11, 1984 (MARIA KAY, OWNER) APPLICANT REQUESTS THE FOLLOWING VARIANCE IN ORDER TO BE PERMITTED TO OPERATE A CABARET/RESTAURANT/CAFE (PREVIOUSLY APPROVED UNDER VARIANCE NO. 1582-C) DISPENSING BEER/WINE and/or LIQUOR: APPLICANT WISHES TO WAIVE 132 FT. OF THE REQUIRED 300 FT. SEPARATION BETWEEN THE ABOVE MENTIONED BUSINESS AND A PLACE OF WORSHIP. THE ACTUAL SEPARATION IS 168 FT. - DEFERRED BY APPLICANT TO JUNE 1, 1984 MEETING

Lot	Block	Subdivision	ALTERATIONS & ADDITIONS	
Building Permits:				9/9/71
#15143-Zenon Pawelski-Painting-\$3000-6-11-79	#87524	- Dennis Behlin	- clean and paint exterior	\$1,350.00
#26691 3/22/85 Advantage Paint co - patch exterior wall, 10' crack by 1/4" with ext plaster				\$1,000.
#26819 4/2/85 owner minor repair according to list attached				\$1,000.
#W07549 8/26/85 Acme Chute Co - trash chute repair exist apt cond				
#28627 6/6/86 owner interior painting only clean and paint				\$3,000.
#26807 7/7/86 Beloff Painting Co - exterior painting				\$6,000.
Plumbing Permits:				
#49559-M.S. Plumbing, Inc.-to connect 5 gas stoves	1-10-73			
#51062-M.S. Plumbing- 6 sink; residence; 12 gas outlets	5-17-74			
#55876- M S Plumbing- gas piping	3-15-78			
#56835-Serota Plumbing- heater-replace, gas piping	1-12-79			
Electrical Permits:				
#75111-Stallworth- 1 correct violation	10-31-78			
#79894 12/4/84 Rainbow Elect - 1 fa panel, 6 manual stations, 6 horns				
#80188 5/2/85 Ocean Elect - repairs				
#81617 12/10/86 J.C. Elec elec repairs				

IMPERIAL HOTEL



ORIGINAL ARCHITECTURAL DRAWINGS by L. MURRAY DIXON 1939: FRONT (EAST) ELEVATION



INTERIOR RENOVATION ARCHITECTURAL DRAWINGS @ FIRST FLOOR PLAN

IMPERIAL HOTEL



FOOTNOTES

- (1) "Miami Beach Art Deco Guide", by Miami Design Preservation League, 1987, page 6.
- (2) Ibid.
- (3) Ibid., p.4.
- (4) Ibid., p.7.
- (5) Ibid., p. 147.
- (6) The Making of Miami Beach 1933-1942 -The Architecture of Lawrence Murray Dixon, 2000
by Allan Shulman and Jean-Francois Lejeune, pp. 28-29
- (7) Miami Beach by Howard Kleinberg, 1996 p.211..
- (8) The Making of Miami Beach 1933-1942 -The Architecture of Lawrence Murray Dixon, 2000
by Allan Shulman and Jean-Francois Lejeune, p. 183
- (9) Deco Delights by Barbara Baer Capitman, 1988 p. 15.
- (10) Ibid.
- (11) The Making of Miami Beach 1933-1942 -The Architecture of Lawrence Murray Dixon, 200
by Allan Shulman and Jean-Francois Lejeune, p. 236
- (12) Miami Architecture by Allan T. Shulman, Randall C. Robinson & James F. Donnelly, 2010
pp. 4-5.
- (13) Art Deco Architecture by Patricia Bayer, 1992 p.84
- (17) Miami Beach Art Deco Guide by MDPL,1987 p. 7
- (18) Leonard Horowitz's Neighborhood by Marlena B. Morton, 1988
- (19) Ibid.
- (20) Ibid.
- (21) Ibid.
- (22) From "Inventory of selected Postwar Structures in the South Beach Area of Miami Beach,
Florida, 1994
- (23) The Quintessential Concierge web blog, May 17, 2012 by Kevin Doran,
Miami Beach Tour Guide
- (24) Miami Beach Art Deco Guide by MDPL,1987 p.159

HEATHCOTE APARTMENTS

PLUMBING DIAGRAM

FRONT ELEVATION

To Section

4524

BIRMINGHAM BAY
REGISTERED ARCHITECT
MIAMI, FLA.



for the

626 OCEAN DRIVE

MIAMI BEACH, FLORIDA 33139

prepared by

ARTHUR J. MARCUS ARCHITECT P.A.

HISTORIC ARCHITECTURAL PRESERVATION CONSULTANT

November 20, 2013

HEATHCOTE APARTMENTS

PHOTOGRAPHY UNLESS OTHERWISE NOTED
by
ARTHUR MARCUS