

1201, 1221, 1227-1229 Collins Avenue
Miami Beach, Florida



Prepared for:

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Report prepared October 31, 2007

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Preliminary Remarks

The present report accompanies the project to construct a new hotel on the site of the original Senator Hotel at 1201 Collins Avenue, and to preserve, rehabilitate and adaptively reuse the existing buildings at 1221, 1227, and 1229 Collins Avenue. The existing buildings are contributing historic structures in the Ocean Beach Subdivision Addition #2.

The project proposes the partial reconversion of the existing commercial buildings to residential use, as well as the preservation and restoration of existing historic facades, with interior and minor exterior alterations to accommodate hotel rooms and ground floor retail. A new five story building is proposed on the existing parking lot at 1201 Collins Avenue with ground floor retail, hotel rooms, and a roof top pool and deck area. The project would to add approximately 41,300 SF.

The attached study provides an historical overview of the existing buildings, based on available documentation. It includes photos of existing conditions and surrounding context, as well as microfilm plans of the Splendor and Molbar Studio Apartments. The City of Miami Beach building cards are also provided for each building.

Historical Analysis

Historical Outline

Early History

The project site comprises lots 9, 10, 11 & 12 in Block 11 of the Ocean Beach Subdivision Additions #2. As late as the mid-1930's these lots, like much of South Beach, remained substantially undeveloped. The 1921 Sanborn map indicates a small one-story garage structure at the rear of lot 9, with no accompanying house. In addition, the rear (alley frontage) of lot 12 was occupied by a small two-story building built in 1924 by owner Bert R. Corlies. It had two apartment residences over a ground floor garage. All facades of this concrete block structure were unadorned except for ziggurat parapets along the east and west facades. Single-run concrete staircases led to the second floor apartments. One sleeping room and storage room were added in 1936 by then-owner Mr. Suskind.

Development of the site occurred swiftly in the 1930's. The new Splendor, Molbar and Senator buildings, comprising elements of Art Deco and Streamline Moderne styling, illustrate a cross-section of local architectural themes of the 1930's and 1940's. The buildings established a small and coherent enclave while embracing their neighbors through urban form.

The Splendor Apartments at 1227-29 Collins Avenue, built in 1936, filled the front portion of the lot occupied by the original 1924 structure. The 12-unit concrete block structure was designed by M.J. Nadel and R.M. Nordin, and built by the Normandy Construction Company for owner Max Maisel. The Splendor was a walk-up type building, with its main façades facing south. Three stoops marked by planters identify the entrances. The facade rhythm wrapped from the south facade around to the west facade facing Collins Avenue.

At the apartment entrances, each doorway is flanked by stucco pylons projected the full height of the facade, which form a small stepped parapet. Doorways are surrounded by twisted rope motifs and accessed by three steps in between wedge-shaped concrete planters. Above each doorway is a balcony visually supported by the stucco pilasters and wrapped in a wrought iron picket railing with a centered circular motif. A cornice was provided by a modern dentil motif. At one point in the building's history, a porch with benches and a railing shaded by an awning was added to the facade. It has since been removed and no longer functions as a porch.

The Molbar Studio Apartments at 1221 Collins Avenue (originally Weissman Apartments) was built in 1939 by general contractor Morris Treib for owner Benny Weissman. This three/two story, 14-unit building was designed by architect Henry Hohauser in the popular Streamline Moderne style of the late 1930's and early 1940's.

Like the Splendor, the Molbar was a walk-up type building with three entrance stoops on its south side. Unusual for buildings of its type, it had a lobby at its southwest corner. The entrance to this lobby was accentuated by one of the building's most notable features, a *porte-cochere* type covering for pedestrians. Notable features included balconettes beneath various windows which form an inverted ziggurat with rounded ends, scored checkerboard patterns in stucco at the rounded corners, racing stripes, eyebrows, nautical porthole windows, and curved planters.

Built in 1939, shortly after the Molbar Studio Apartments, the Senator Hotel was designed by Miami Beach architect L. Murray Dixon and built by P.J. Davis Construction Company for owner Morris Newmark. Influenced perhaps by Henry Hohauser's earlier Essex Hotel, the Senator Hotel is an L-shaped building that opens to the southeast breezes and oceanfront views. Its main mass was raised on pilotis, allowing the ground floor to be recessed to create a porch entry. Deploying motifs of Streamline Moderne styling, it featured projecting eyebrows that connected several windows, a rounded corner topped by a spire. The corner comprised a sophisticated play of convex glass nested in a concave wall form." Life-sized cast stone pelicans guarded the entrance, lending the building the dignity of a civic structure."¹ The building featured etched glass windows, finial spire, open air terrace, nautical details, terrazzo floorings, and pale lime-sherbet green keystone. The keystone color, once revealed during building cleaning in the 1980s, inspired restoration entrepreneur Margaret Doyle to paint the building a pale lime-sherbet color.²

Spire-topped rounded or chamfered facades, enhanced by neon illuminated signs, were similarly employed by the Essex, Tudor, Beach Plaza and Tiffany Hotels. The Senator can thus be understood as belonging to a type of building that occupied northeast corner lots on Collins Avenue, and marked their intersections.

World War II and the Postwar

Like so many hotel and apartment buildings on Miami Beach, the Molbar Studio Apartments were occupied by the U.S. Army Air Force Technical Training Command (USAAFTTC) during World War II. The building was returned to the owner on June 30, 1944. Subsequently, the building took on a few interior and exterior alterations. In 1947, architect Donald G. Smith remodeled the lobby into a room. In 1952, the owner built an awning covered concrete patio with benches and a wrought iron railing that has since be removed. And in 1958, the original steel casement windows were replaced with glass jalousie windows, a common trend during that time.

Between 1953 and 1956 the Senator Hotel underwent a series of renovations which resulted in the remodeling of several hotel rooms into 22 apartments. This turned the Senator into an apartment/hotel with 21 hotel rooms and 21 apartment units. Later, in 1984, a request for a variance was made to the Miami Beach Zoning Board of Adjustment to reconvert the 21 apartments back into 42 hotel rooms making the building again a 63 room hotel. A variance was needed because under the zoning density laws of the time, only 52 hotel units were permitted. It is not clear whether or not this was completed.

Demolition of the Senator Hotel (1986-88)

By the early 1980s, the Senator Hotel, as well as the Cardozo, Carlyle, Victor, Cavalier, and Leslie hotels, were at least partly owned by Art Deco pioneer Andrew Capitman, son of historic preservation activist Barbara Baer Capitman. Capitman's investment groups, Senator Hotel Partners Ltd and Art Deco Hotels Inc., were early developers of historic properties in the new

1 Jean-Francois Lejeune and Allan T. Shulman, The Making of Miami Beach: 1933-1942: The Architecture of Lawrence Murray Dixon (New York: Rizzoli, 2000), 36-37.

2 Beth Dunlop, "The Palette of the Past", The Miami Herald, September 5, 1982.

Miami Beach Architectural District. Capitman's work soon faced economic difficulties. He was accused of violating federal tax laws by not turning in payroll-deduction taxes since October 1981. In March 1983, the Internal Revenue Service (IRS) placed two tax liens against Capitman's companies. Capitman agreed that these charges were serious and promised to pay tax debts amounting to more than \$36,000 within thirty days. According to the Miami Herald, Capitman was confident that he could pay back this debt as the hotels were beginning to turn a small profit. Capitman was optimistic about Miami Beach's new historic district: he envisioned that Ocean Drive would one day rival New Orleans' Latin Quarter as a hub of activity.³

Capitman's taxes were eventually left unpaid, and in October 1983 the six hotels were bought by the Royale Group Ltd. A loan was secured from FCA Mortgage Corp. for the renovations and preservation of the hotels. Royale initially promised the renovations would take no more than two months. A year and a half later, only a third of the hotels were near completion. Renovations to the Victor and the Senator had barely begun. Given the importance of Royale's properties to the success of the Architectural District, preservationists and residents become impatient for the grand opening of a refurbished Ocean Drive. Nancy Liebman, then vice president of the Miami Design Preservation League, noted that "The Art Deco District is the Great White Hope of the city. Royale owns the biggest part of it. This is an incredible, really mysterious delay. I feel they are holding Miami Beach hostage."⁴ Royale's reasoned that the delay stemmed from their lawsuit against FCA Mortgage Corp. in January 1986. The lender had stopped funding for the restorations.

By April 1987, The Royale Group revised their plans for the Senator Hotel. They needed, according to company representatives, a parking lot which would serve their other recently opened hotels on Ocean Drive, including the Carlyle, Cardozo, Leslie and Victor hotels. Royale reasoned that a large number of historic buildings were either newly re-opened or under restoration, and South Beach had a shortage of parking. They proposed demolishing the Senator Hotel in order to create the parking lot. Royale's demolition plans set off the most intense preservation battle in the history of Miami Beach, galvanized public support of historic preservation and led to important changes in the city's preservation ordinances.

The imminent demolition of the Senator triggered an intense debate over the value of individual historic buildings within the fabric of the city. Royale's executive vice president Jacob Der Hogopian did not consider the Senator to have architectural significance, and believed that demolition was part of a necessary process of modernization. Hogopian likened the Senator's demolition to a necessary medical procedure. "...You have to think of the parking problem like a cancer that is getting worse. If you have cancer in your leg, do you die of cancer or cut off your leg?"⁵ On the other hand, preservationists argued that if companies began to tear down historic buildings, there would be nothing left to call an historic district. "[The Senator is] unquestionably one of the most exceptional buildings on Collins Avenue," claimed Miami Design Preservation League president Richard Hoberman⁶. As one of a group of similar corner hotels on Collins Avenue, it was also an

3 Michael Kranish, "Tougher Deco-District Law Set for Miami Beach Vote," The Miami Herald, April 5, 1983.

4 Debbie Sontag, "District Waits Restlessly for Deco Hotels to Open," The Miami Herald, June 30, 1985.

5 Christopher Boyd, "Owners Plan to Level Deco Hotel for Parking," The Miami Herald, May 7, 1987.

6 Christopher Wellisz, "Deco Hotel to be Razed", The Miami Herald, April 9, 1987.

important part of the urban fabric of the district. Herald architecture critic Beth Dunlop wrote, "It is an important building in an important location, a hotel that ought to be a gateway to the beach in the heart of the restoration area. Tearing it down would be tantamount to losing an irreplaceable diamond in a priceless five-diamond setting."⁷

On July 10, 1987, the Royale Group submitted their permit application to demolish the Senator Hotel along with two smaller apartment buildings, the Splendour and Molbar Apartments. Within days a campaign called "Save the Senator," or S.O.S., was initiated.

The demolition permit for the Senator Hotel included the Splendour and Molbar buildings as well. Inexplicably, these buildings were not eventually demolished.

According to the city's original preservation ordinances, applications the City of Miami Beach's Historic Preservation Board to demolish an historic building could not be denied, only delayed by a moratorium of up to six months, allowing time to identify a buyer who may want to preserve the building.⁸ Such was the case with the Senator Hotel. The demolition request was heard by the Historic Preservation Board Hearing on August 6, 1987, and it was agreed that the demolition would be delayed for six months. The city was subsequently tasked to come up with some alternatives that the owner would agree to by February 6, 1988.

Preservationists were outraged at the city's weak ordinances. They realized that they needed to toughen up the city's preservation laws and ordinances. As Nancy Liebman of the Preservation Board said, "The six-month waiting and goodbye – that's not even an ordinance. That's not preservation. That's just playing a game."⁹ A new proposed ordinance introduced in 1988 could deny the demolition, which the owner could then appeal to the City Commission. Unfortunately, this new law would not take effect in time for the Senator Hotel.

The City of Miami Beach, citizens and preservationists mobilized to stop the demise of the Senator Hotel. They attended several conferences, local and national. The City proposed to build two parking garages at Collins Avenue and 13th Street. Dade Heritage Trust proposed swapping a nearby city-owned parking lot for the hotel, a plan rejected by Royale. Royale offered the city a plan to move the Senator hotel to a new site. Nancy Liebman and Richard Hoberman opposed the plan on the basis that it was neither feasible nor appropriate in an historic district.¹⁰ They argued the money should be spent finding another site for a parking facility. On the day before the Royale could legitimately demolish the building, city officials realized that there was nothing they could do to prevent the demolition unless Royale would agree to a 90-day reprieve. Royale eventually agreed, and the city had another chance to save the Senator.

In May 1988, Royale obtained a demolition permit, although he agreed to trade the hotel and its two adjacent properties for four parking lots at the northeast corner of 13th and Collins Avenue,

⁷ Herald Staff, "Hold the Wrecker's Ball", The Miami Herald, February 5, 1988.

⁸ Christopher Wellisz, "Deco Hotel to be Razed," The Miami Herald, April 9, 1987.

⁹ Stephen Smith, "Senator Flap Could Bring Tougher Building Law," The Miami Herald, August 9, 1987.

¹⁰ Mary Ann Equivel, "Campaign to Save Hotel Reaches End of the Line", Miami Herald, March 6, 1988.

acquiring the La Flora Hotel. Yet Royale Group was currently involved with foreclosure actions, and had to present to the city a clear title for the Senator. The lender would have to release the Senator and its adjacent properties from foreclosure proceedings in federal court within a certain amount of time. Royale did not submit this in time, once again opening the door to demolition.

Although the Royale Group gave Miami Beach city officials four more months to find an alternative to tearing down the Senator Hotel, the city gave up in September 1988, claiming that there was nothing more they could do. On October 13, 1988, the fight to “Save the Senator” was over, and the hotel was demolished in ten days. Preservationists and residents were speechless with regret. Barbara Capitman, founder of the Miami Design Preservation League, and mother of Andrew Capitman (the previous owner), was immediately hospitalized for chest pains. The syncopation that the Senator once created along with the Tiffany, the Essex House, and the Tudor was promptly destroyed.

The 1990s

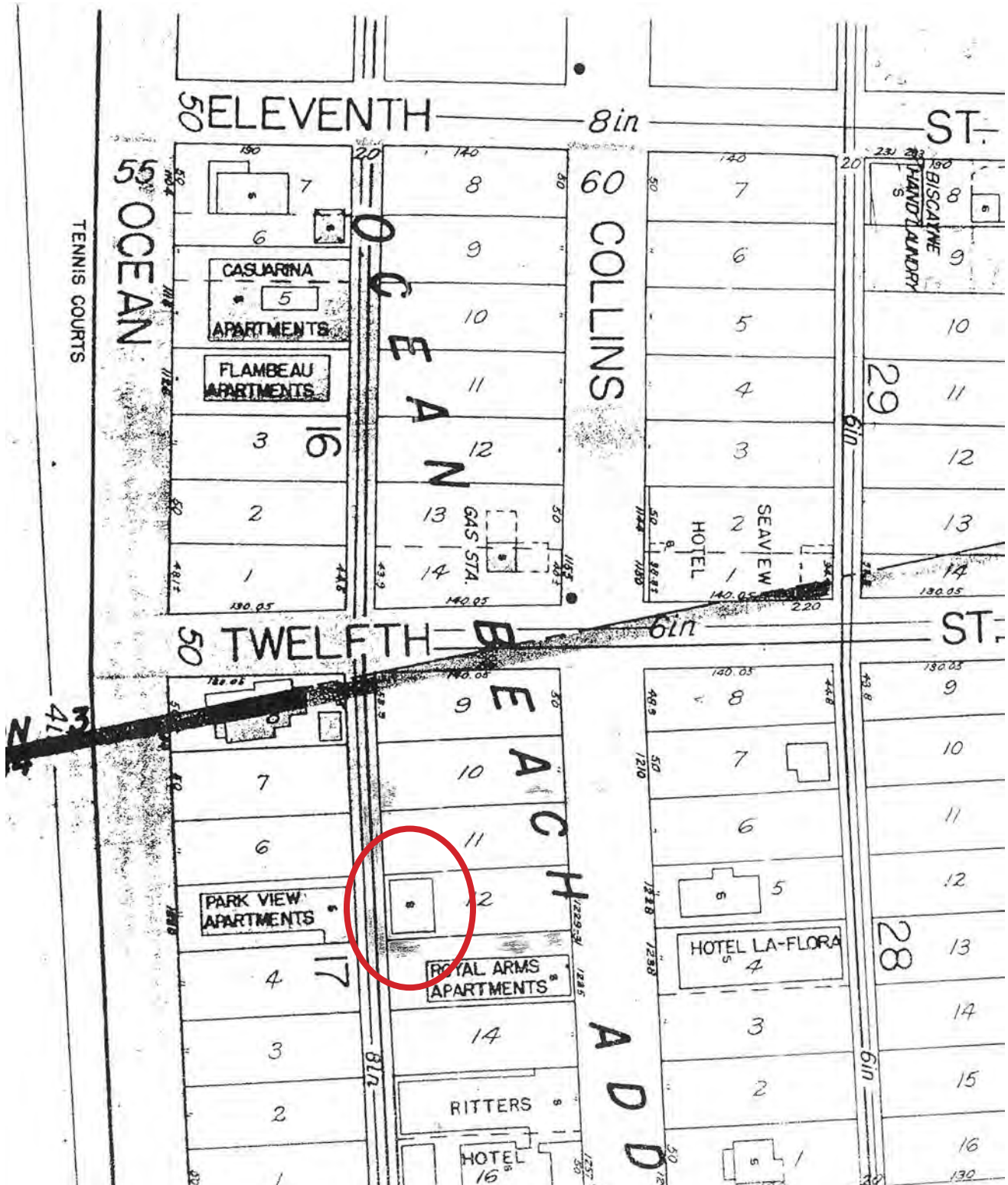
The Splendor and Molbar buildings were fully converted to commercial use in the 1990s by Island Outpost for owner Chris Blackwell. The Molbar was largely reconstructed, with a new ground floor slab at grade level and new stairs and elevators. The roof level was also raised. The Splendour was converted to office use, with new stairs and a new elevator.

Historic Maps & Images

1201, 1221, 1227-1229 Collins Avenue
Miami Beach

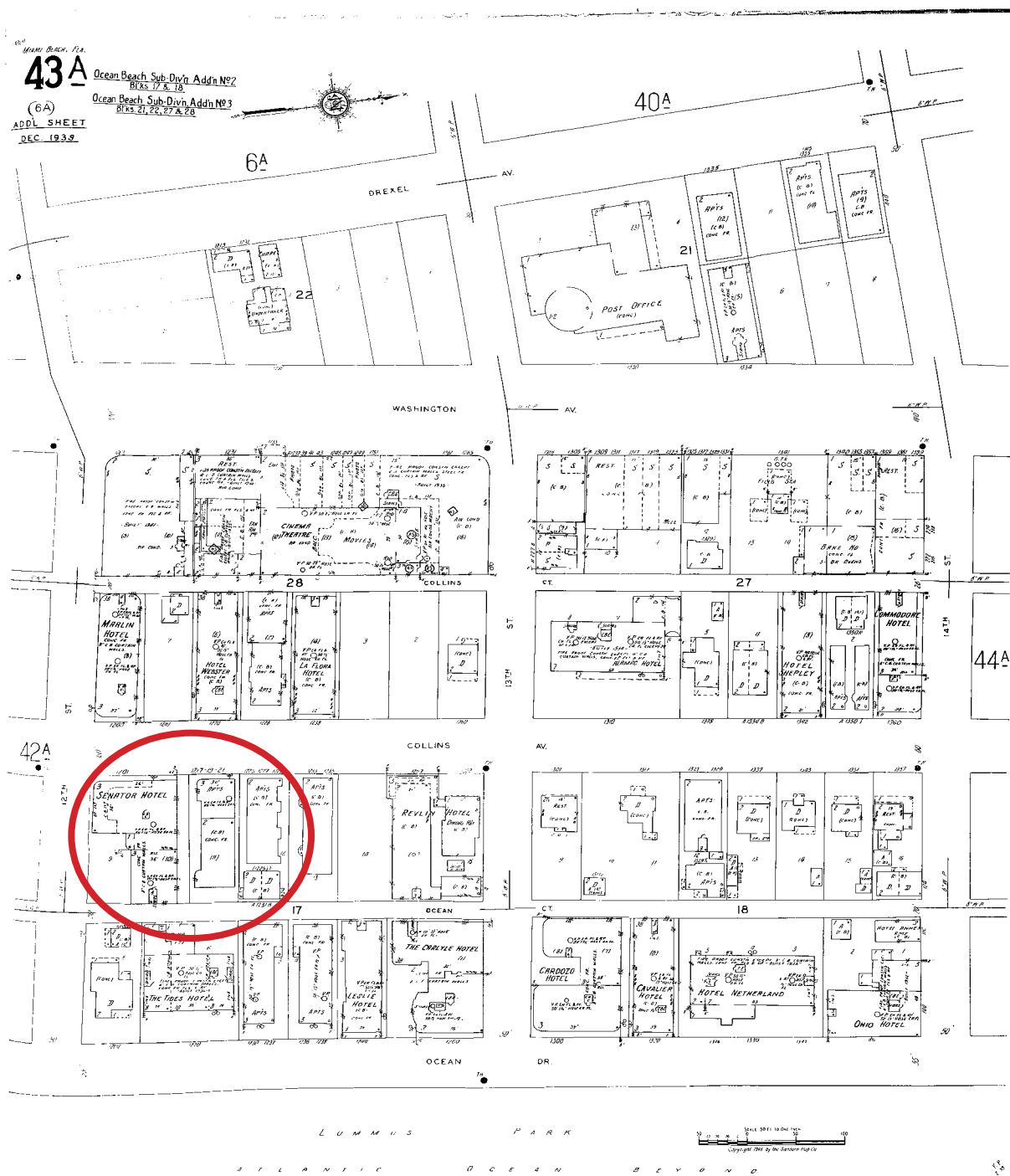


Sanborn Map 1921 - Garage Structure at 1201 Collins Avenue



City Atlas 1935 - Residence at 1229 Collins Avenue
City of Miami Beach Building Department, plate #5
Courtesy of Caroline Klepser

1201, 1221, 1227-1229 Collins Avenue
Miami Beach



Sanborn Map 1939 - Project Site



City Atlas 1944 - Splendor Apts., Molbar Studio Apts., and The Senator Hotel
City of Miami Beach Building Department, plate #5
Courtesy of Caroline Klepser

1201, 1221, 1227-1229 Collins Avenue
Miami Beach



City Atlas 1952 - Splendor Apts., Molbar Studio Apts., and The Senator Hotel
City of Miami Beach Building Department
Courtesy of Caroline Klepser

1201, 1221, 1227-1229 Collins Avenue
Miami Beach



The Senator Hotel
1201 Collins Avenue
Photograph by Moser & Son
Gift of Richard B. Dixon

1201, 1221, 1227-1229 Collins Avenue
Miami Beach

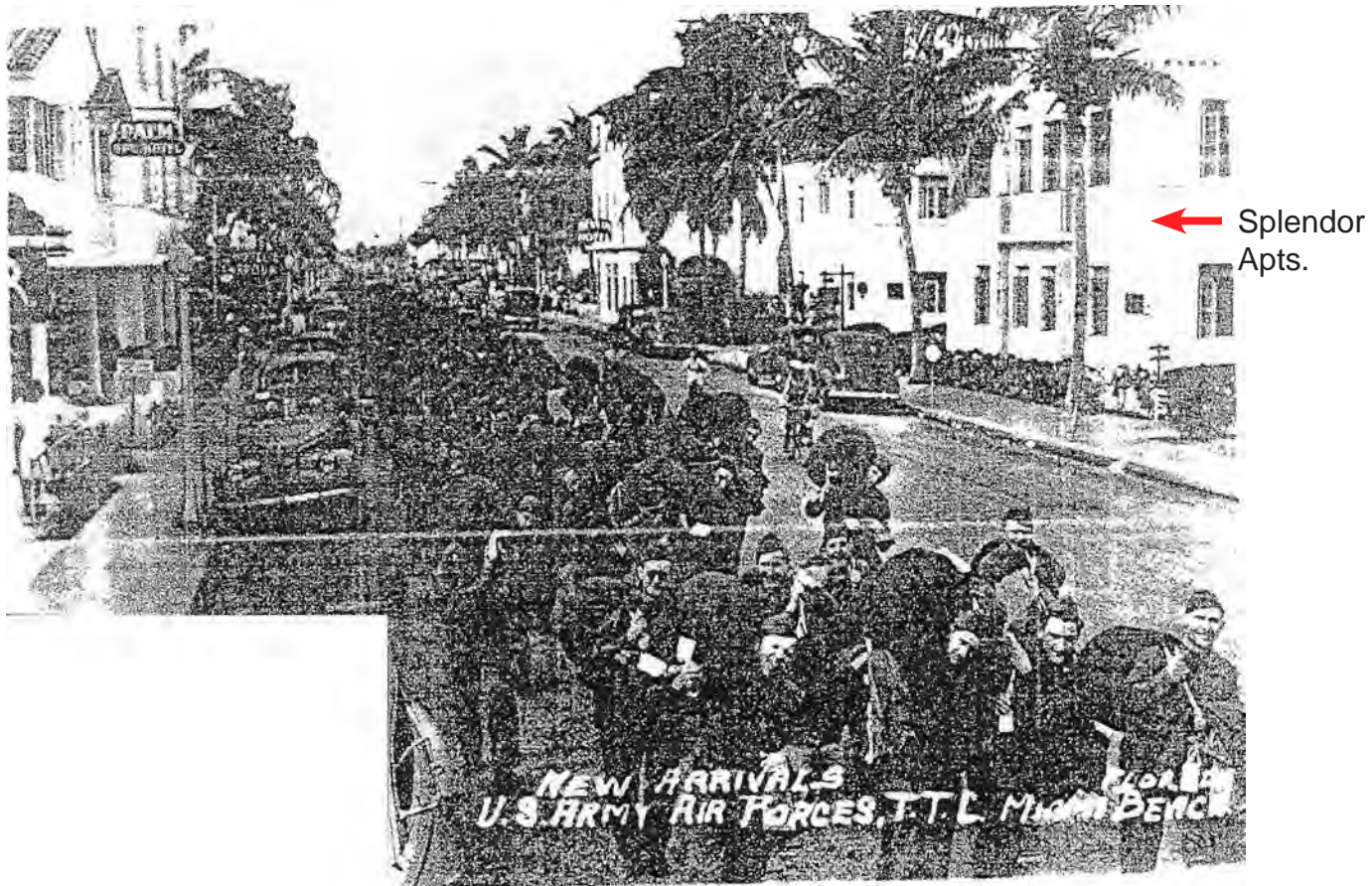


The Senator Hotel
1201 Collins Avenue
Undated; Courtesy of Larry Wiggins

1201, 1221, 1227-1229 Collins Avenue
Miami Beach



The Senator Hotel
1201 Collins Avenue
Undated; Courtesy of Larry Wiggins

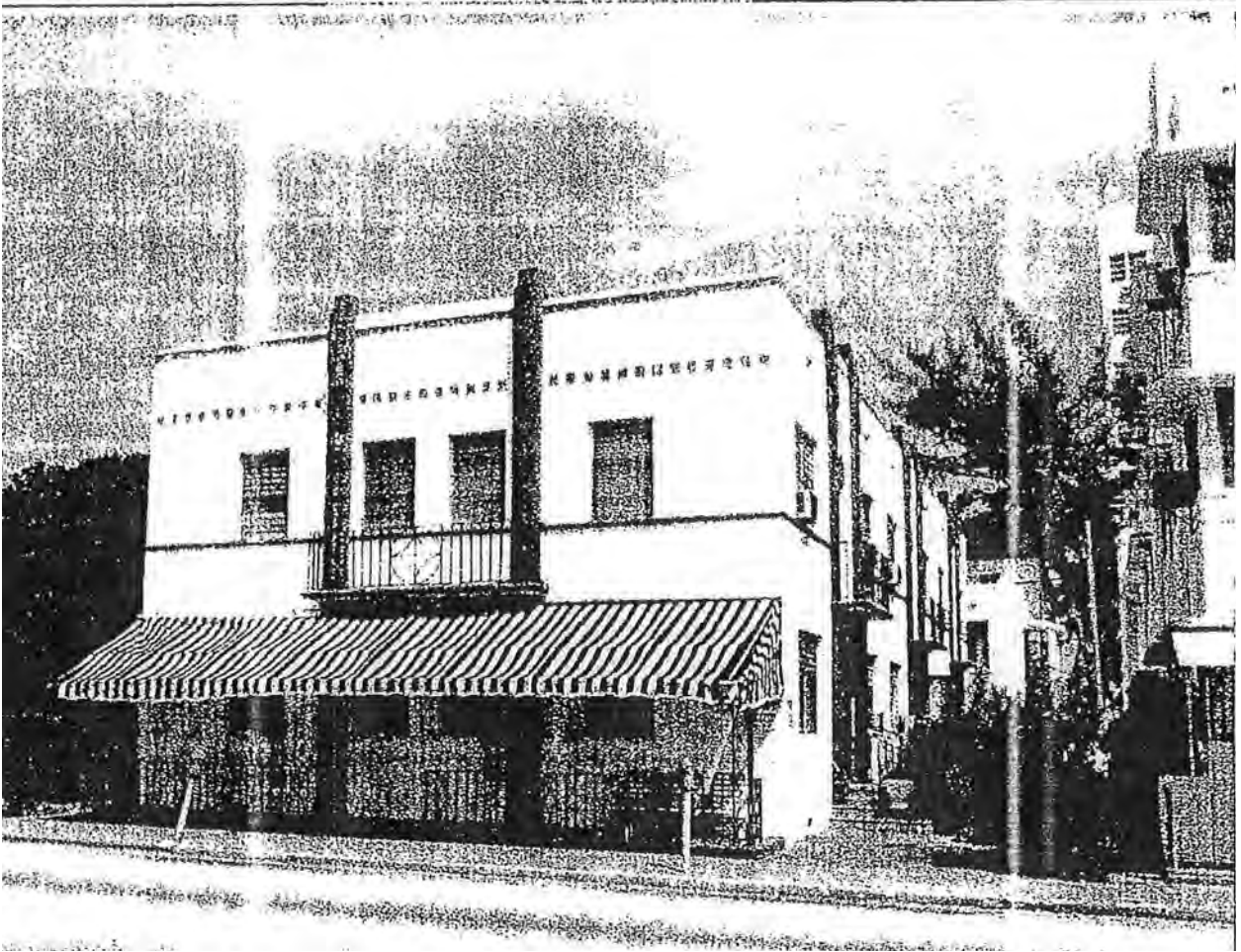


Postcard of the U.S. Army Air Force Technical Training Command
arriving to Miami Beach

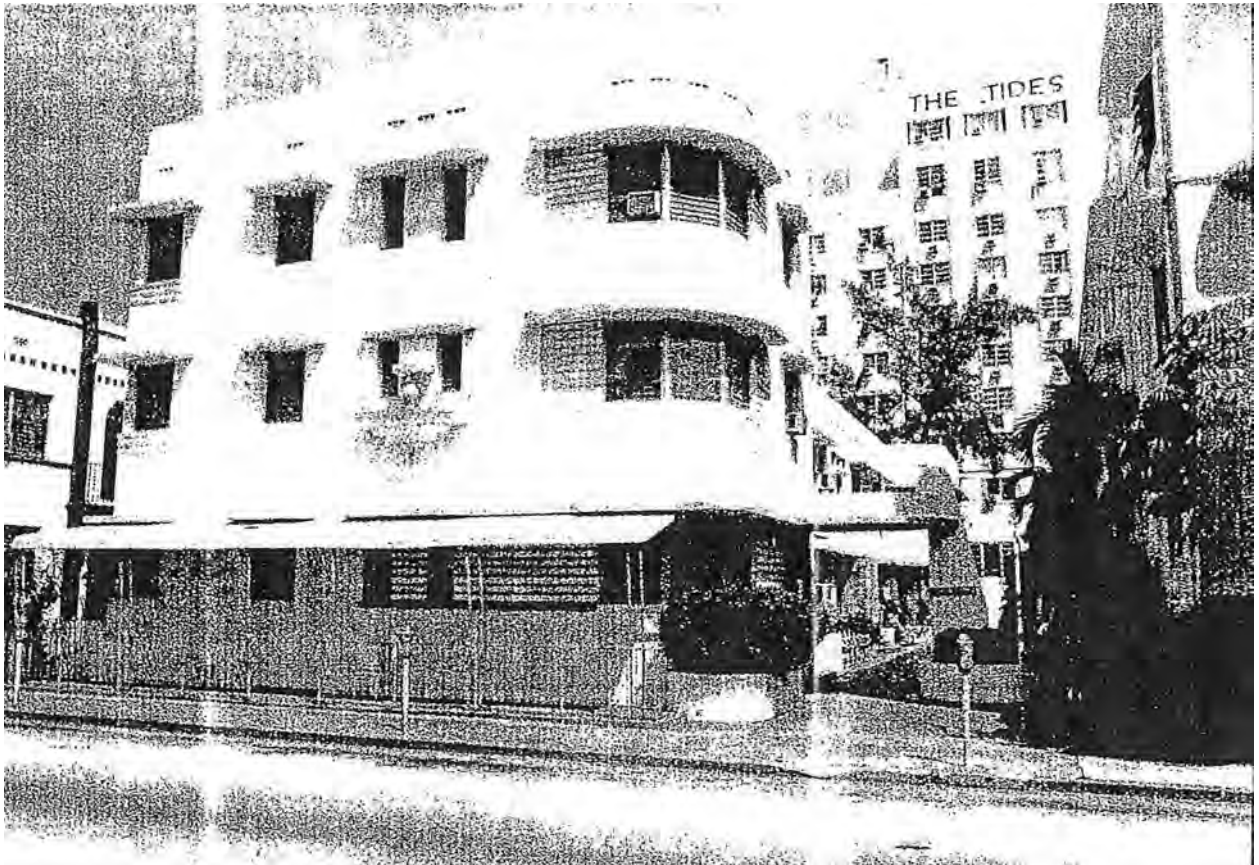
12th Street and Collins Avenue looking North, ca. 1942

City of Miami Beach Building Department

Courtesy of Caroline Klepser



Splendor Apartments, ca. 1985
City of Miami Beach Building Department Property Database
Courtesy of Caroline Klepser



Molbar Studio Apartments, ca. 1985
City of Miami Beach Building Department Property Database
Courtesy of Caroline Klepser

Building Data

1201 Collins Avenue

#302

USAAFTTC RETURNED TO OWNER*6/30/144

Owner Morris Newman

General Contractor P. J. Davis Construction Company

Architect L. Murray Dixon

2-V Zoning Regulations: Use RE

Building Size: Front 83'

Certificate of Occupancy No. 221

Type of Construction CBS

PLUMBING Contractor #12014 Alexander Orr, Jr. (May 26, 1939)

#12061 Alexander Orr, Jr. (May 26, 1939)

Water Closets 68

Lavatories 68

Bath Tubs 59

Showers 6

Urinals 1

Sinks 2, Slop sinks 3,

Dish Washing Machine

Laundry Trays

Laundry Washing Machines

Drinking Fountains 3

Floor Drains

Grease Traps

Safe Wastes

Swimming Pool Traps

Steam or Hot Water Boilers

ROUGH APPROVAL #1180 ORD. #75-34

FINAL APPROVAL DATE: 9-25-29

Gas Contractor

Gas Ranges 2

Gas Water Heaters 8

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables

Gas Broilers

Gas Frylators

Gas Pressing Machine

Gas Vents for Stove

SEPTIC TANK Contractor (MIDG #12850) Alex. Orr, Jr. 1 Burner & 275-gal Tank (\$600) August 22, 1939

AIR CONDITIONING Contractor Jackson Refrigeration (Bldg #47327) Eleven 1-ton units: \$2,200; 4/22/1955--*

OIL BURNER Contractor (MIDG #12850) Alex. Orr, Jr. 1 Burner & 275-gal Tank (\$600) August 22, 1939

ELECTRICAL Contractor 313066 Miami Beach Electric Date July 24, 1939

OUTLETS

Switches 71

Lights 186

Receptacles 155

Ranges

Irons

Refrigerators

Fans

Motors 3

Water Space

Appliances

HEATERS

Water Space

Appliances

FIXTURES 190

(see additional outlets below)

Electrical Contractor #13669 Miami Beach Electric Date Nov. 1, 1939

ALTERATIONS OR REPAIRS

Permit No. 12457

Address 1201 Collins Avenue

Bond No. 2008

Engineer R. A. Belsham

Lot Size 90 x 140.05'

Height 42-8'

Use HOTEL - 19 Rooms - see below

Foundation Spread Footing

Roof Flat

Sewer Connection 1

Temporary Water Closet 1

Wells

Cost \$ 86 000:

(see below)

(1 OTIS ELEVATOR)

Stories 3

Date May 8, 1939

Date May 9, 1939

By H.C. Inman

Date 11/20/1939

M. B. Electric-5/8/1939

#13273

9/1/1939

Permits:

Flat Roof: Gerard Pitt, arch: Owner builds:

| | | | | |
|--------------|--------|--|--------------|-----------------|
| 12-apt units | #36074 | R.A. Belsham, engr: Geo. Kramer Co. contr: | \$ 14,000.00 | October 2, 1950 |
| | #43096 | Painting: (outside) W. & R Painting: | \$ 300.00 | June 8, 1951 |
| | | REMODELING for 12 new apartment units on | | |

3- apt units #46061 Painting exterior: L.L. Gray & Co: \$ 500.00 October 13, 1954
#47039 REMODELING hotel rooms #106-07, #212-13, #312-13,

| File Number | Subject | Date | Source |
|--------------|---|----------------|--------|
| 6 of 0 #3073 | (#50263 ADDITION of Sun Deck over Pool & Patio, | March 3, 1955 | OK |
| 7/5/1956 --- | ((Jerome Construction: Gerard Pitt, Architect: | April 27, 1956 | FOX |

ENCLOSE patio under a roof with glass Jalousies:
Construction Co: Contr: Wm. A. Friedman, arch: \$ 1,000.00 April 27, 1956)
#50953 REMODELING rooms #210 & 310 in apartment of /
Apts

C.O. #3425 Jan. 8, 1958 400-sq-ft or more (same as room #108 which should be 400-sq-ft (work done by owner) \$ 500.00 July 11, 1956

#63420 Weatherproofing Products Co: Reroofing 2 squares - \$100 - Oct. 31, 1960
#64754 Twin City Glass Co.: Replacing existing doors with aluminum frames and glass. - \$750. - May 4, 1961

#70557 Perfect Seal Window Co.: Replace 126 casement type windows with awning type - \$4500. - 9/30/63
#73059 Levy Gray: Roof repairs - \$750 - 10/22/65
#77725 Lemm Gruene: Roof repairs - \$1000 - 10/22/65

#79173 Levy Gray; Roof repairs 6 squares - \$785.00 - 10/24/67

#81097 Nivalso Vichot Clean and Paint must comply with ord. #1060 \$2,000.00 10/1/68

| | | |
|---|----------|---------|
| #85068 - Gordon Roofing Co. - roof repair 8 squares | \$400.00 | 9/23/70 |
| #85067 - Gordon Roofing Co. - roof repair 5 squares | \$390.00 | 6/16/70 |

| | | |
|--|----------|--------|
| #86410 - Gordon Roofing - repair leaking area | \$500.00 | 4/5/71 |
| #1616 - Nestor Air Cond. air cond wind 1-12,00 | | 6/3/71 |

#21057 10/21/81 Eddys Painting pressure cleaning paint \$7,006.

Building Permits:

Senator 1201 Collins

#06332-Owner-Exterior painting-\$900-10-15-74
#03411-Belcher Oil- 1 300,000 hot water boilers-\$1200-11-3-75
#09641-Brooks Painting-Exterior paint-\$1500-83-0-76

#17162-James Gilco Roofing-Re roof 36 sqs-\$3200-12-3-79
#17201-James Gilco Roofing-Re-roof 48 sqs-\$6000-12-11-79

#20899 9/17/81 owner/bidger - min hous violation compliance with C.E. repairs \$1,000.
#24587 10/13/83 P & L Roof - use alley only reroof 5 sqs \$2,500.
#91377 9/13/84 Edgardo O. Meneses over all repair work - alarm syst emerg. syst, masonry opgs for ndac (exist 42 units) \$50,000.

ZONING BOARD OF ADJUSTMENT - DECEMBER 7, 1984 - APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO CON-

VERT AN EXISTING 42 UNITS APARTMENT HOTEL BUILDING (21 APARTMENTS AND 21 HOTEL ROOMS), INTO A TOTAL HOTEL
HOTEL BUILDING WITH 63 HOTEL ROOMS: 1. APPLICANT REQUESTS PERMISSION TO EXCEED BY 11 UNITS THE MAXIMUM
PERMITTED DENSITY OF 52 UNITS AS A HOTEL (WITH 40% BONUS), IN ORDER TO RE-CONVERT THE EXISTING 21 APARTMENTS
21 APARTMENTS INTO ITS ORIGINAL DESIGN CREATING 42 HOTEL ROOMS. (IN DOING THIS RECONVERSION THE KITCHENS
WILL BE REMOVED). THE NEW TOTAL DENSITY WILL BE 63 HOTEL ROOMS. 2. APPLICANT WISHES TO WAIVE AN AVERAGE
OF 125 SQ. FT. OF THE MINIMUM 400 SQ. FT. OF FLOOR AREA PER UNIT FOR THE NEW 42 HOTEL ROOMS. 3. APPLICANT
REQUESTS THE WAIVING OF 21 REQUIRED (ADDITIONAL) OFF-STREET PARKING SPACES FOR THE ADDITIONAL 21 UNITS.
APPROVED: SUBJECT TO: 1. THE RECOMMENDATIONS OF THE DIRECTORS OF THE PLANNING AND PUBLIC WORKS DEPARTMENT
2. OBTAINING THE BUILDING PERMIT WITHIN SIX (6) MONTHS OF THE DATE OF THIS HEARING. 3. COMPLETION OF
THE WORK WITHIN TWELVE (12) MONTHS OF THE DATE OF THIS HEARING.

#26529 2/6/85 Dade Const & Roof - reroof 80 sqs \$10,000.

Permits:
#14837 - 1 Sign
#16382 Repair
#18645 Renov
#23543 Flat V
#26116 Paint
#30765 ADDITI

#32481 Paint
#32671

POOL-

Plumbing Permits:
#51842-Peoples Gas- d & c range-12-4-74

#53107-Sservice Plumbing-Renew section-11-4-75

Temporary parking lot
#9017

Markowitz: 1 Water closet, 1 Shower, October 13, 1949
Rida Fuel Oil Co: 1 Oil Burner & 275-gal tank replaced: October 19, 1949
Colmann Plumbing Co: Swimming Pool - September 27, 1950
Hurst Drilling & Equipment Co: 6" Drain well & 4" supply well: October 6, 1950
Service Plumbing Co: 1 Sink; October 14, 1954 OK Rothman 11/5/54
Jel Oil: 1 Hot Water Boiler - April 30, 1957
C.J. Pitsch Plumbing/gas piping for burner/10-10-80
Peoples Gas System/gas meter set/11-20-80

Complete Denial

\$30,000

May 3 1988

Electrical Permits:

** - -----#13823 Miami Beach Electric: 158 Light outlets, 59 Fixtures, 1 Refrigerator,
1 Iron, 9 Centers of Distribution: Nov. 17, 1939

#13847 B.L. Reisner: 9 Neon Transformers, Nov. 20, 1939

#15934 Neon Sign & Display: 3 Neon Transformers, October 18, 1940

#20501 Astor Electric: 2 Receptacles, 2 Fixtures, September 16, 1944

#23304 Tropicalites: 1 Neon Transformer: November 12, 1946

#23590 Astor Electric: 1 Switch outlet, 2 Light outlets, 2 Fixtures, Dec. 20, 1946

#23670 Astor Electric: 5 Light outlets, 5 Fixtures, January 6, 1947

#32877 J.J. Jones Electric: 4 Switch outlets, 4 Light outlets, 2 Centers of distribution,
2 motors, December 11, 1940

#40840 Lyon Electric: 2 Switch outlets, 2 Receptacles, 2 Light outlets, 4 Fixtures,
2 Refrigerators, 2 Irons, 2 Centers, Nov. 17, 1953 OK 11/18/53 HOR

#41863 Mutual Neon: 4 Neon transformers: May 5, 1954

#43687 Lyon Electric: 3 Refrigerator outlets, 3 Iron outlets, 3 Range outlets, 1 Center
of Distribution: December 21, 1954 OK 1/12/1955 Rosser

#47493 Lyon Electric: 2 Switch outlets, 4 Receptacles, 14 Light outlets, 14 Fixtures,
1 center of distribution: May 17, 1956 OK 7/25/56 Fidler

#47943 Lyon Electric: 6 Refrigerator outlets, 6 Range outlets, 8 Centers of distribution,
OK 8/2/1956 Rosser July 10, 1956 OVER**

Senator 1201 Collins

Building Data

1221 Collins Avenue

Owner **DEAN F. WILSON** Mailing Address **12362** Permit No. **12362** Date **Apr. 13-1939**

Lot **11 & MO Block 17** Subdivision **OCEAN BEACH** Address **1221 Collins Avenue**

General Contractor **Morris Treib**

1208
Bond # 1990

SAFETY returned to Architect **Henry Hohauser**

Address

Front 38 Depth 116-4

Height 35

Stories 3

Use Apartment 14 units

Type of construction c-b-s-

Cost \$ 31,500.00

Foundation spread footing, Roof flat

Certificate of occupancy # **215--**

Plumbing Contractor **Markowitz & Resnick # 11912** Address

Date **Apr. 14-1939**

Plumbing Fixtures **73**

Rough approved by **GAS -OK JJ Farrey May 11-1939**

Date

Gas Stoves **13**

Gas Heaters

Address

Date

Final approved by

Date

Sewer connection **1**

Septic tank

Make

Date

Electrical Contractor **Unity Electric Co. # 12707**

Address

Date **Apr. 27-1939**

Switch **65**

Range

Motors

Fans

Temporary service

OUTLETS Light **65**

HEATERS Water

Space

Centers of Distribution **1- Apr. 14-1939 - Temp**

Receptacles **93 1/2**

Irons **14**

Address

Date **July 11-1939**

Electrical Contractor **Unity Electric # 12999**

Final approved by **H C. Inman**

Date

No. fixtures set **78**

Date of service **July 17-1939** # **13023- Bankler Bros- 1 motor for oil burner - 7/18/1939**

lec-#13951- Unity Electric; 10 switch, 10 light outlets; 18 receptacles; 4 refrigerators; 4 irons; Alterations or repairs 9 centers of distribution - Date **Dec. 1-1939**

lec. # 19091 Lyon Electric - 18 centers of distribution- Jan. 13, 1943

lec. # 19128 - USAFTTC 1 meter change (temporary service) Jan. 18, 1943

lec. # 20270. USAFTTC - Restoration of metering... May 24, 1944

BUILDING PERMIT # 18832 - Painting (inside and out) Renovation after Army occupation - \$2,500. Aug. 21, 1944
day labor Over

ALTERATIONS & ADDITIONS

December 29th-1952

Building Permits:

| | |
|---|---------------------------|
| 22728 - Painting - exterior - Leichter & Klein - \$450. | July 8, 1946 |
| 4683 Remodeling lobby into one room. Donald G. Smith, architect. | June 9, 1947 |
| 39157 Concrete patio - 5' x 10' - Owner | \$ 150.... August 8, 1952 |
| 5484 General Window Corp: Remove steel casement windows, replace with glass. Jalousies - \$1550.00 - Feb. 4, 1958 | |
| 78430 A. C. Gonzalez: Exterior painting - \$1250 - 6/19/67 | |
| 03207-Dennis Behlin-Exterior painting, pressure cleaning-\$900-5-22-73 | |
| #06642-Gordon Roofing-Re-roof 35 sqs-\$1800-12-19-74 | |
| 11032-Owner-Concrete slab-\$150-3-25-77 | |
| #18032 Slavco Zehltinski Exterior painting | \$3000. 5-9-80 |

Plumbing Permits:

1906-Peoples Gas-meter set(gas)-6-6-77

Electrical Permits:

BUILDING PERMITS: #D8801009 - 9-15-88 - Cuyahoga Wrecking - Demolish apartment building - \$15,000

LOT: _____

BLOCK: _____

SUBDIVISION: _____

ADDRESS: _____

1217-19-21 Collins A

1217-19-21 Collins A

ALTERATIONS & ADDITIONS

Ocean Beach
Addition #2

BUILDING PERMITS

SUBJECT: 1201 COLLINS AVENUE

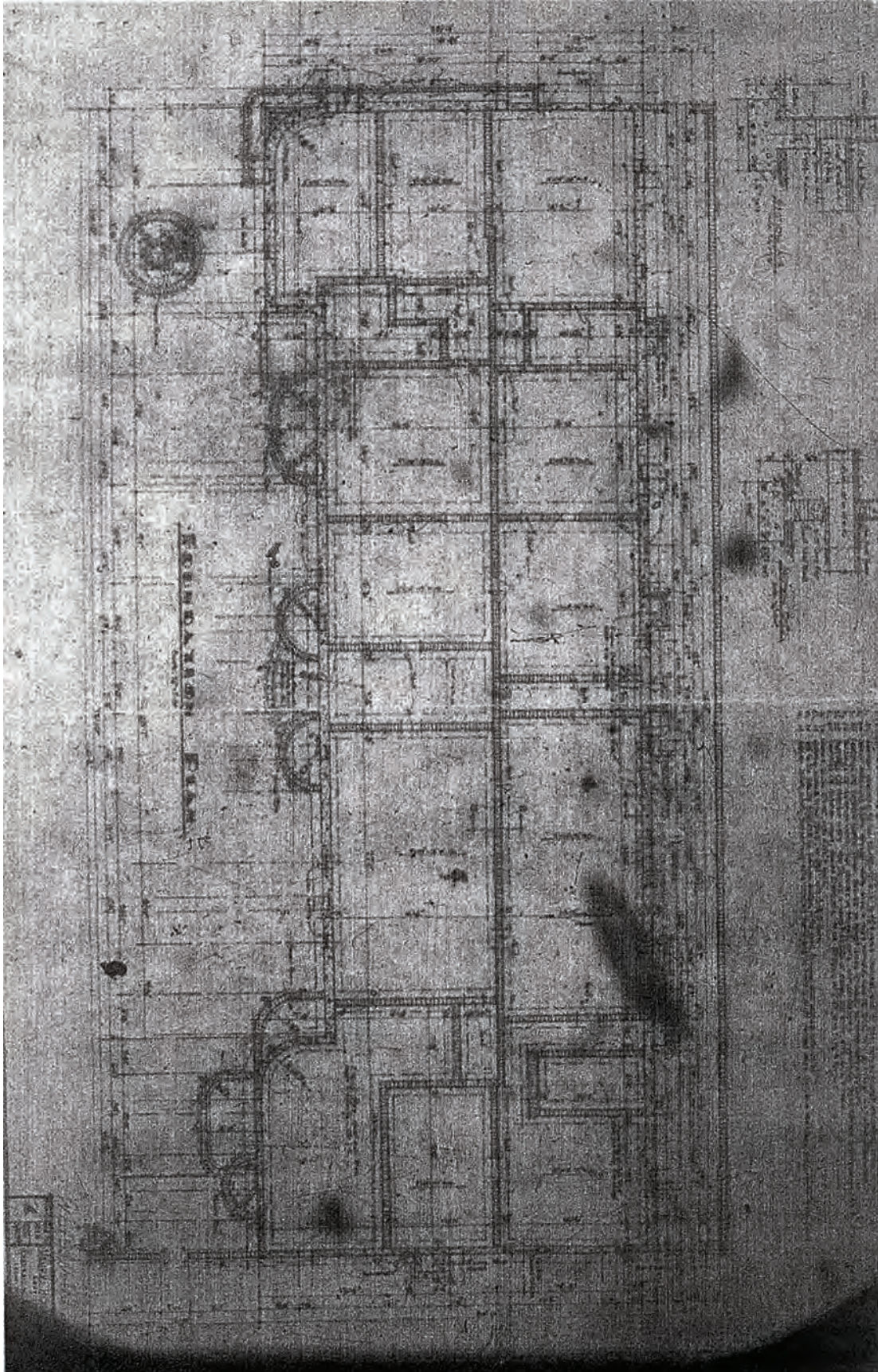
1217 - 19 - 21 COLLINS AVENUE
1225 - 27 - 29 COLLINS AVENUE

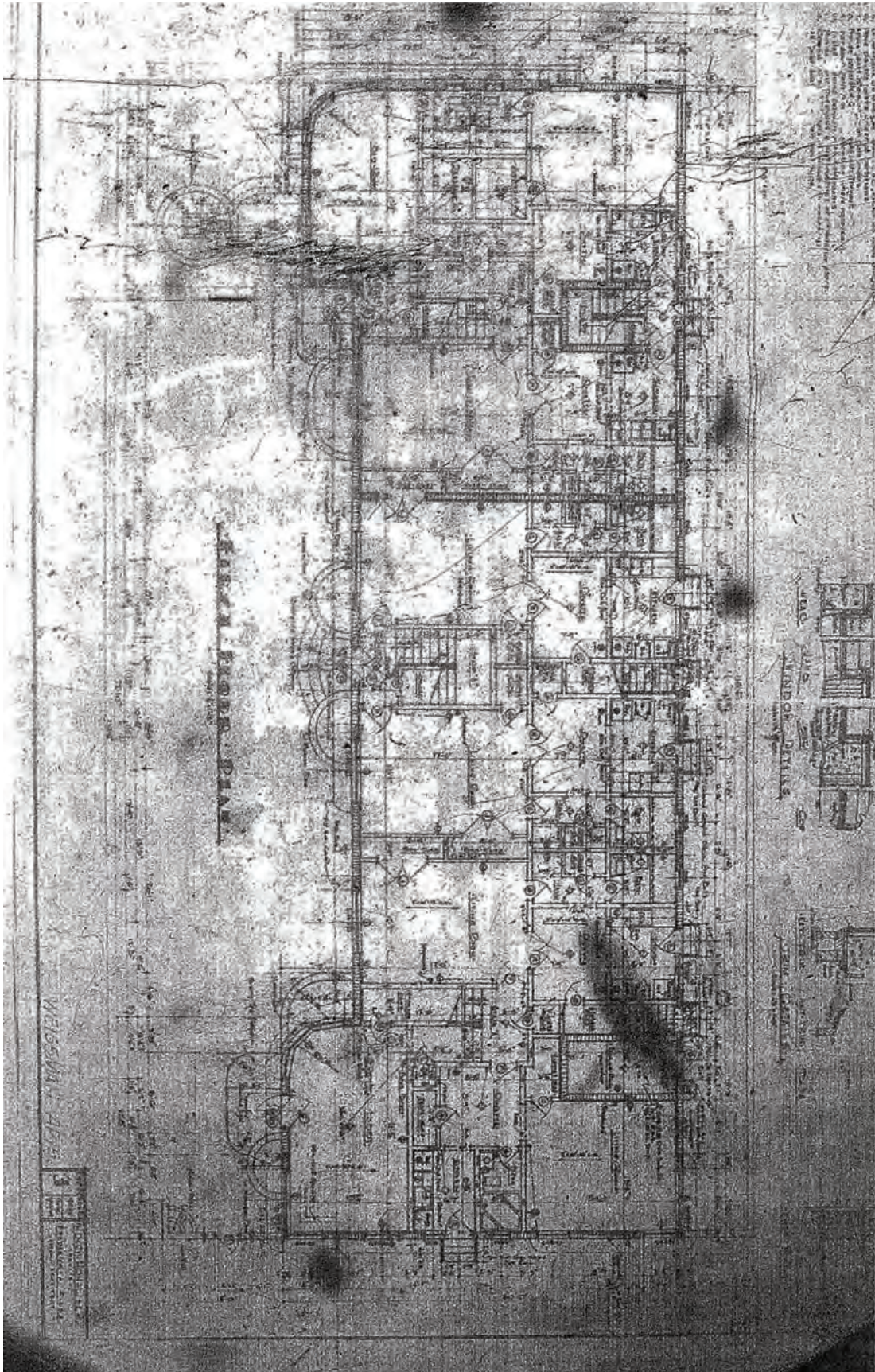
At its August 6, 1987 meeting, the Historic Preservation Board denied requests for Certificates of Appropriateness for the demolition of the above noted three (3) properties. In accordance with Section 22-6(C)(4), the Board may prohibit the issuance of a demolition permit for a maximum of six (6) months from the date of the denial (meeting date).
Please add the above action to the official records of the subject properties.

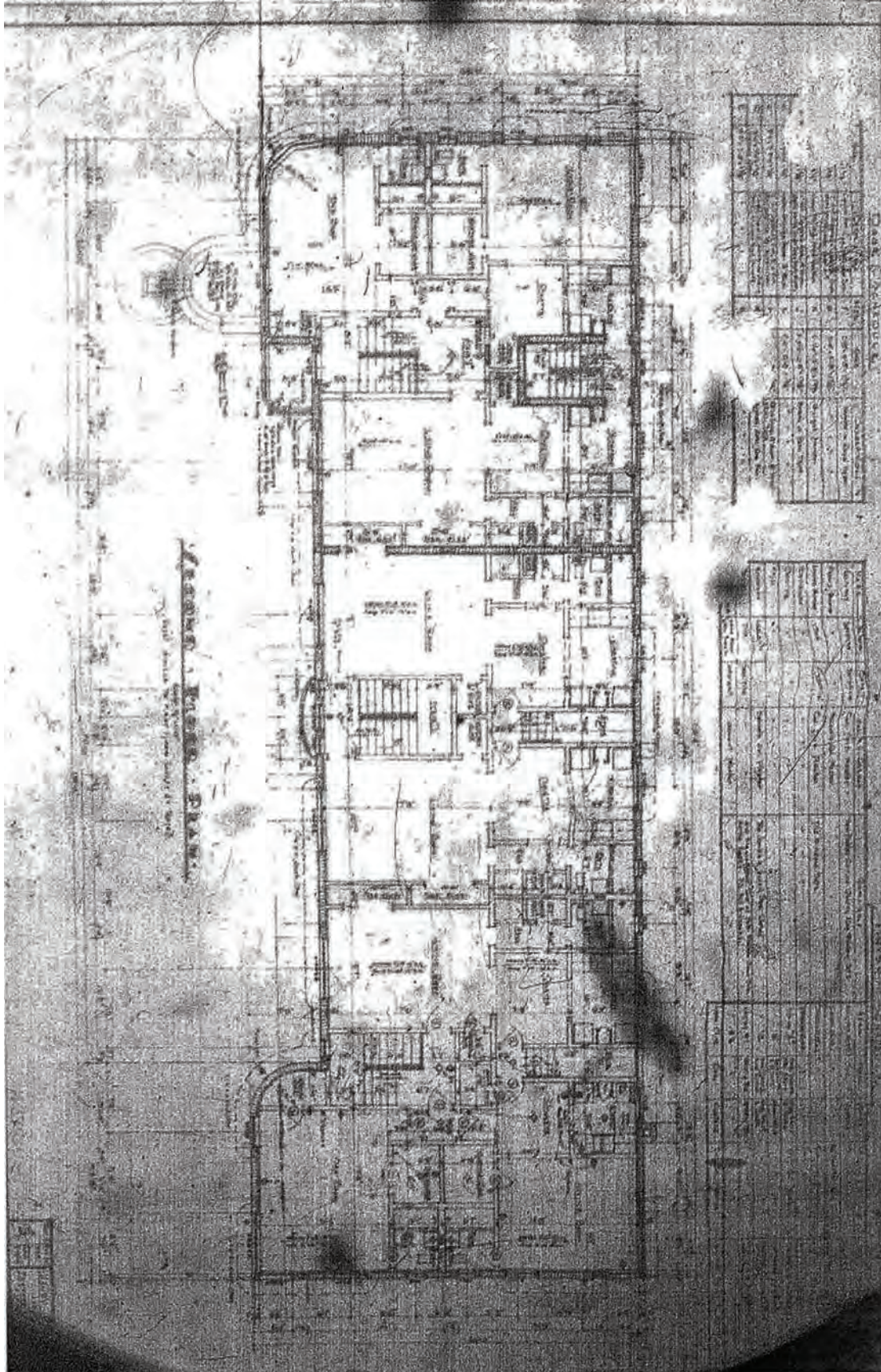
PLUMBING PERMITS

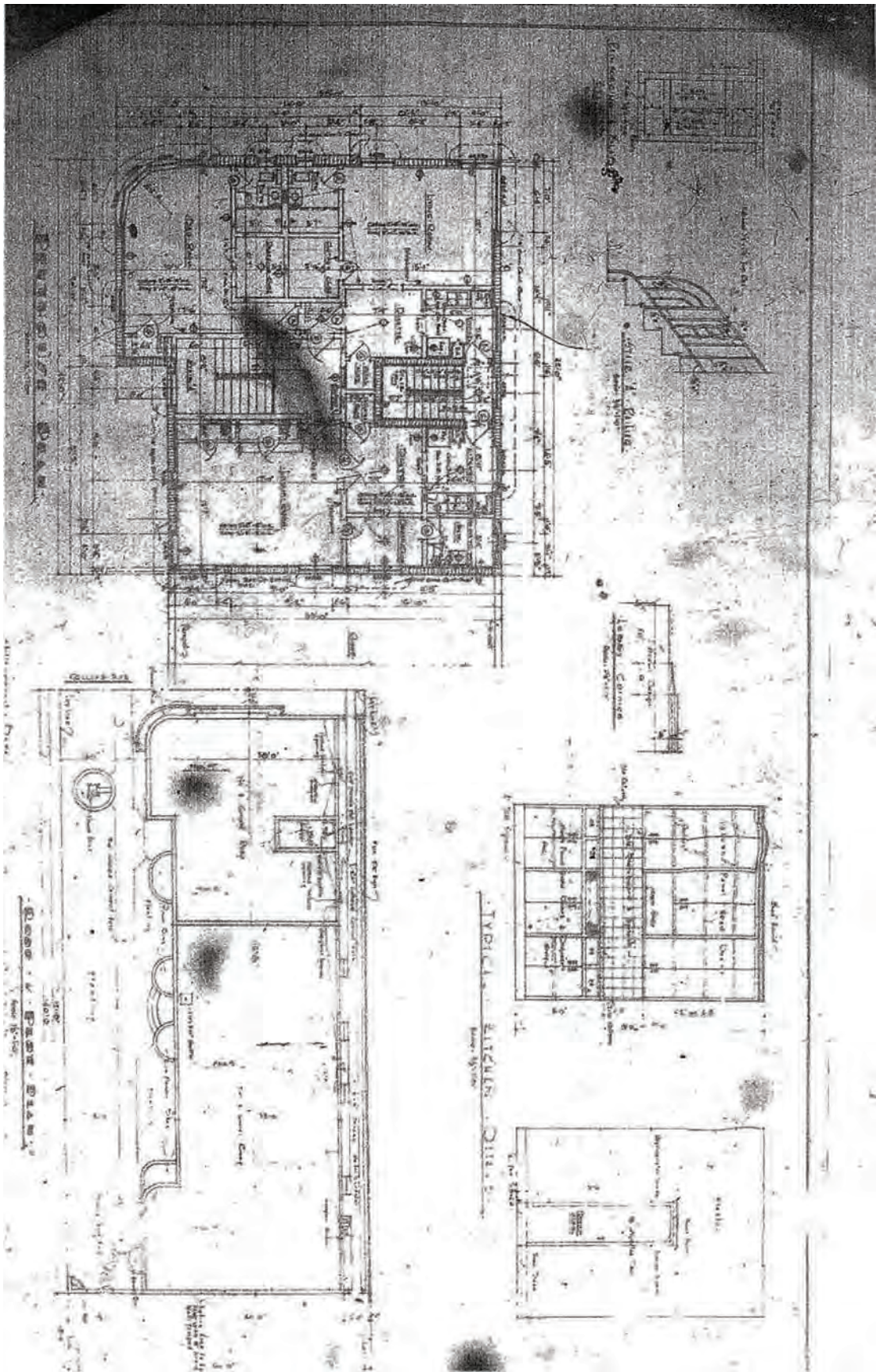
ELECTRICAL PERMITS











Building Data

1227 Collins Avenue

METRO CRD. #75-34 *7-31-86 New*
RECEIPT DATE *3-4-76*

| | | | | |
|-----------------------|--------------------------------------|-------------------|-------------------|----------------------------|
| Owner | SPLENDOUR APTS. INC. Mailing Address | | Permit No. | 6499 |
| Lot 12 | Block 17 | Subdivision O. B. | No. 1227 | Street Collins Av. |
| General Contractor | Normandy Construction Co. | | Address | 1209 1229 |
| Architect | W. J. Nadel & R. W. Nordin | | Address | |
| Front | 95-10 | Depth 35 | Height | |
| Type of construction | c-b-8- | Cost | \$ 25,000.00 | Foundation reinf. concrete |
| Plumbing Contractor | Joe Leinecker | # | 9205 | Address |
| No. fixtures | 48 | Gas 12 | Rough approved by | Date July 24-1936 |
| No. Receptacles | | | | |
| Plumbing Contractor | | | | |
| No. fixtures set | | | Final approved by | Date |
| Sewer connection | | | Septic tank | Make |
| Electrical Contractor | Standard Electric Co. | # | 6064 | Address |
| No. outlets 126 | Heaters | | | Date Aug. 17-1936 |
| Receptacles | 72 | Stoves | 1 | Motors |
| Rough approved by | | Sign | 1 | Meters |
| Electrical Contractor | | | | 13 |
| No. fixtures set | 63 | | | |
| Date of service | Oct. 14-1936 | | | |
| | | | Final approved by | Date |

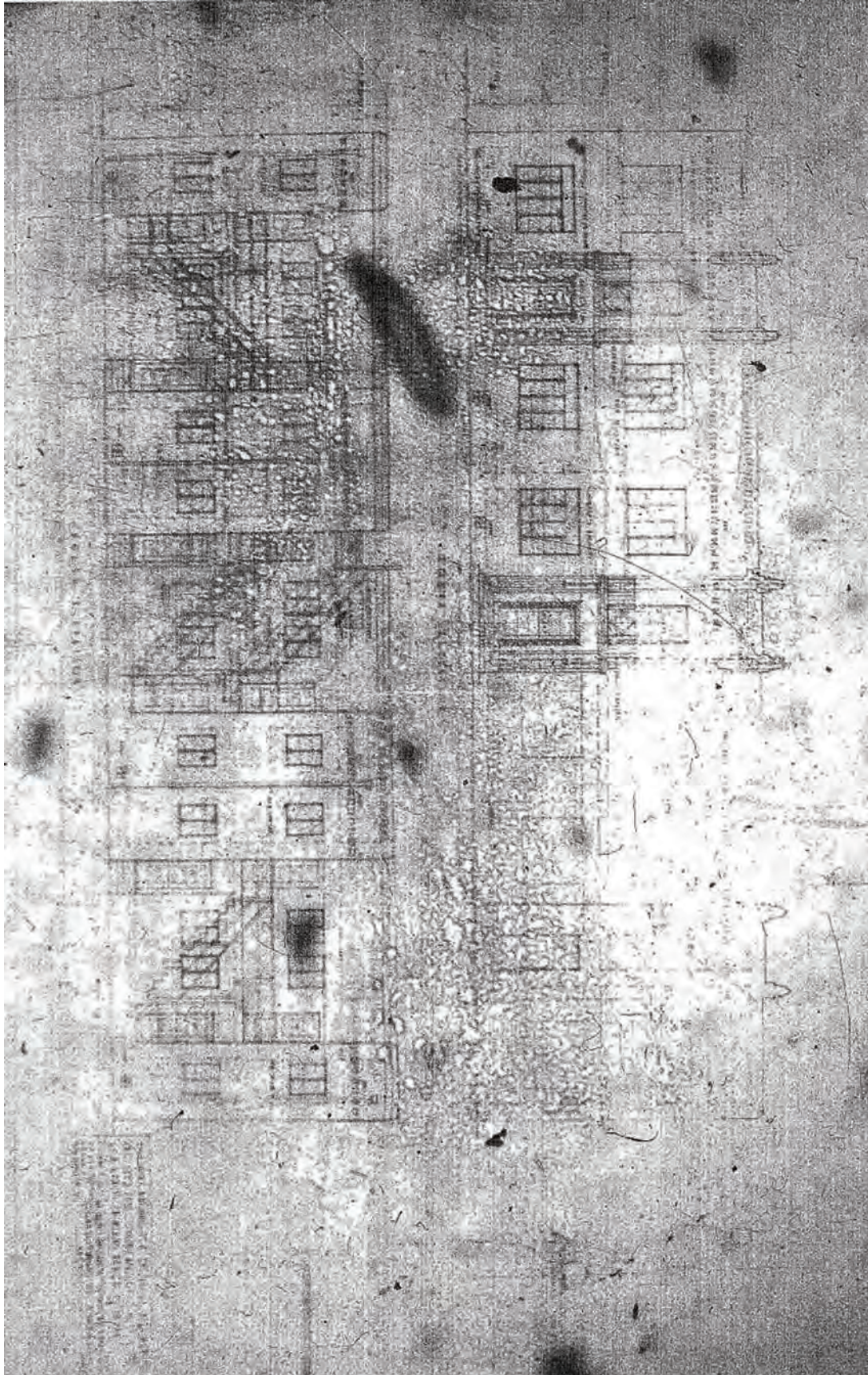
Alterations or repairs

PLUMBING PERMIT # 15865 - W.J. Harper - remove all gas water heaters -
PLUMBING PERMIT # 15894 - Gibbs Oil Burner Co: 1 oil burner and 275 gal tank - 9-23-41
PLUMBING PERMIT # 16071 - Frank Silver - replace 2 sinks - 10-24-41
ELECTRICAL PERMIT # 17831 - Lyon Electric - 5 receptacles; 15 fixtures - Oct. 24, 1941
BUILDING # 17225 - Exterior waterproofing - \$ 350. H. A. Griner, painter - Apr. 12, 1943

#304

#68947 Modern Precasting Co.: 50' of 48" high Louvre fence - \$200. - 3/8/63 OK Saperstein 9/5/63
#77327 - Owner: Exterior Painting - \$300. - 11/8/66
#23463 2/22/83 owner scratch and paint interior & exterior white only \$1,000.

PLUMBING PERMITS: #61521 4/11/84 A & T Plumb - gas repair





Building Data

1229 Collins Avenue

| | | | | | |
|--|---------------------------------|------------------|---------------------------|----------------|--------------------|
| REAR OF Lot 12 | Block 17 | Subdivision C.B. | No. 1229 | Street Collins | Date Apr. 4, 1924 |
| General Contractor Bert E. Cottles | | | Address 1229 Collins | | (Near) |
| Front 29' | Depth 28' | Height 22' | Stories 2 | Use 2nd fl. | |
| Type of construction Cam. tiles. | | | Foundation 2x12. concrete | Roof 3. | |
| Plumbing Contractor E. F. Swisher | | | Address 1229 Collins | | Date Apr. 20, 1924 |
| No. fixtures 16 | Rough approved by E. F. Swisher | | Address | | Date 4-9-27 |
| No. fixtures set | Final approved by | | Date | | |
| Sewer connection | Septic tank | Make | Date | | |
| Electrical Contractor E. F. Swisher | | | Address Miami Beach | | Date Apr. 28, 1924 |
| No. outlets 16 | Heaters 2 | Stoves 2 | Motors | Fans | Temporary service |
| Rough approved by W. B. Martin | | | Date May 12, 1924 | | |
| Electrical Contractor E. F. Swisher | | | Address Miami Beach | | Date June 1, 1924 |
| No. fixtures set 16 | Final approved by W. B. Martin | | Date | | |
| Alterations or repairs #8339 -- ADDITION of 1 SLEEPING ROOM & STORAGE ROOM - | | | Date June 4-1936 | | |
| Rose & Sayle, Inc. contractors- (Suskind, owner) | | | cost -- \$725.00 | | |
| Plumbing Brunson # 9099 - 3 fixtures - | | | Date June 9-1936 | | |
| Electrical #6681- Goddard - 6 outlets - 4 receptacles - | | | Date June 9-1936 | | |
| #6803- Goddard - 4 fixtures - | | | Date July 7-1936 | | |

BUILDING PERMIT # 18625 - Block in space under stairway -Giller Contracting Co. \$ 50..July 3,1944
#10327 BUILDING PERMIT # 35914 Open terrace with iron railing on top; Day labor: \$ 200...May 22, 1951
#46207 painting.....by owner \$ 200 Octo. 26, 1951

05896-Cadon Roofing-Misc repairs-\$500-7-15-74

#03076-A/C and Appliance Center- 16 16 ton wind a/c-\$3200-8-27-74

#08447-Al Springer Roofing-Re-roof 39 sqs-\$2800-1-12-76
#10327-Sam Levy-Painting and plastering-\$600-12-1-76

PLUMBING PERMIT # 19688- Alex Orr- 1 gas range replace-----5-11-46
19857 Pitsch & Morgen..... 2 showers.....6-15-46

54745-Service Plumbing- 10 heater-replace-4-19-77

#54853-Peoples Gas-meter set(gas)-5-16-77

#57824-Silver Plumbing-repipe hot water section-10-31-79

#18972 Sam Levy/paint exterior/\$650/9-29-80

ELECTRIC PERMITS: #69097 - C.J. Kay Elect. - repairs to service equip. no additional service. \$ 9/13/

#70065-Miami Beach Electric- 13 switch, light, receptacles; 150A Service; 1 motors, 0-1 H.P.;
1 motors, over 1-3- H.P.; 1 Bath Room fan; 8 fixtures;10-17-72 Store No.1

70066-Miami Beach Electric-13 switch, light, receptacles; 150 A Service; 1 motors, 0-1 HP; 1 motors,
over 1-3-HP; 1 bath room fan; 8 fixtures-10-17-72 Store No. 2

70067-Miami Beach Electric Co.-13 switch outlets - 1 light outlets; receptacles; 150 A Service; 1 motors
-1 HP; 1 motors, over 3-5 HP; 1 bath room fan; 8 fixtures-Store No. 3 10-18-72

70065-Miami Beach Electric- same as above for store No.4
0065-Miami Beach Electric- same as above for store No. 5

067-Miami Beach Electric- 13 switch outlets, light outlets, receptacles; Service 200 Amps; 1 motors, 0-1
motors, over 1-3- HP; 1 bath room fan; 17 fixtures;10-17-72

#71508-Ocean Electric- 1 meter change; 16 a/c window-8-13-74

LOT: _____

12

BLOCK: _____

17

SUBDIVISION: _____

Ocean Beach Addition #2

ADDRESS: _____

1285-27-29 Collins Ave

ALTERATIONS & ADDITIONS

BUILDING PERMITS

SUBJECT: 1201 COLLINS AVENUE

1217 - 19 - 21 COLLINS AVENUE
1225 - 27 - 29 COLLINS AVENUE

At its August 6, 1987 meeting, the Historic Preservation Board denied requests for Certificates of Appropriateness for the demolition of the above noted three (3) properties. In accordance with Section 22-6(C)(4), the Board may prohibit the issuance of a demolition permit for a maximum of six (6) months from the date of the denial (meeting date).
Please add the above action to the official records of the subject properties.

PLUMBING PERMITS

ELECTRICAL PERMITS

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

| DATE | PROCESS | DESCRIPTION | WORK COST | CUMULATIVE WORK COST | APPRAISED BLDG. VALUE BEFORE REMODEL. | % | COMMENTS | BUILDING PERMIT NO. |
|---------|---------|-------------|---------------|----------------------|---------------------------------------|---|----------|---------------------|
| 9-15-88 | ISSUED | NO. | Complete demo | \$20,000.00 | | | | D880610 |

Photo Survey - Surrounding Context

1201, 1221, 1227-1229 Collins Avenue
Miami Beach



1201 - Northeast corner of 12th Street and Collins Avenue



1221 - Molbar Studio Apartments facing Collins Avenue



1227 - Splendor Apartments and 10 story building at end of street facing Collins Avenue





10-story building facing Collins Avenue and 13th Street



Northeast corner of Collins Avenue and 12th Street



Context looking East on 12th Street



Context opposite alley behind project site (Tides Hotel on the left)



Context opposite alley behind project site (Tides Hotel in center)



Context opposite alley behind project site



Alley behind project site looking north



1221 and 1229 East facades facing alley looking north



Alley behind project site looking south



Adjacent parking lot at 1155 Collins Avenue, Southeast corner of 12th Street and Collins Ave.



Parking lot at 1155 Collins Avenue, Southeast corner of 12th Street and Collins Ave.



Parking lot at 1155 Collins Avenue, Southeast corner of 12th Street and Collins Ave.



Parking lot at 1155 Collins Avenue, Southeast corner of 12th Street and Collins Ave.



The Kent Hotel facing Collins Avenue adjacent to parking lot



In front of the Marlin Hotel looking South on Collins Avenue (Kent Hotel on the left)



The Marlin Hotel - West side of Collins Avenue opposite the Molbar Studio Apts.



Hotel Webster - West side of Collins Avenue opposite the Splendor Apts.



Context Shot sourced from Google

**Photo Survey -
Existing Conditions**
1201 Collins Avenue



1201 Collins Avenue, former site of The Senator Hotel - Parking Lot



1201 Collins Avenue - Parking Lot looking Northeast



1201 Collins Avenue - Parking Lot looking North



1201 Collins Avenue - Parking Lot looking East

**Photo Survey -
Existing Conditions**
1221 Collins Avenue



1221 Collins Avenue - Molbar Studio Apartments, West facade



Molbar Apartments - South facade



Molbar Apartments - South facade



Molbar Apartments - South facade



1Molbar Apartments - Pedestrian Porte-Cochere on South facade



Molbar Apartments - Pedestrian Porte-Cochere on South facade



Molbar Apartments - South facade looking West



Molbar Apartments - East facade facing alley



Molbar Apartments - North facade looking West



Molbar Apartments - Typical planter on North facade after removal of rear doors and steps in the 1990s



Molbar Apartments - Typical planter on North facade after removal of rear doors and steps in the 1990s



Molbar Apartments - Typical planter on North facade after removal of rear doors and steps in the 1990s



Molbar Apartments - North facade looking East



Molbar Apartments - Northwest corner



Molbar Apartments - Detail of stucco feature



Molbar Apartments - North and West facades



Molbar Apartments - West facade



Molbar Apartments - Detail of Balconette feature



Molbar Apartments - Looking East



Molbar Apartments - Looking West



Molbar Apartments - Looking Northwest



Molbar Apartments - Looking East



Molbar Apartments - Interior



Molbar Apartments - Interior



Molbar Apartments - Interior



Molbar Apartments - Interior



Molbar Apartments - Interior



Molbar Apartments - Interior

**Photo Survey -
Existing Conditions**
1227-1229 Collins Avenue

1201, 1221, 1227-1229 Collins Avenue
Miami Beach



Splendor Apartments, 1227-1229 Collins Avenue, West facade



Splendor Apartments, 1227-1229 Collins Avenue, South facade



Splendor Apartments - South facade looking West



Splendor Apartments - East facade



1229 Collins Avenue - West facade



1229 Collins Avenue - West and South facades



1229 Collins Avenue - Roof



1227 Collins Avenue - Roof



Typical Entrance stoop with planters on South facade



South facade looking East



1227 Collins Avenue - Interior



1227 Collins Avenue - Interior



1227 Collins Avenue - Interior



1227 Collins Avenue - Interior



1227 Collins Avenue - Interior



1227 Collins Avenue - Interior



1227 Collins Avenue - Interior



1229 Collins Avenue - South and East facades



1229 Collins Avenue - East facade facing alley



1229 Collins Avenue - Concrete stair on South facade



1229 Collins Avenue - Concrete stair on South facade

USAAFTTC returned to owner July 28, 1944

USAAFTTC

THE TIDES

Owner THE TIDES, INC. Mailing Address Permit No 8203 Cost \$ 166,500.
Lot 6 & 7 Block 17 Subdivision OCEAN BEACH #2 Address 1220 Ocean Drive 3234-08-041

1205

General Contractor Prufert-Wein Construction Co. Bond No.
Architect L. Murray Dixon Engineer

Zoning Regulations: Use RE Area 28 Lot Size 2 Otis Elevators
Building Size: Front 55' Depth 88' Height 12 Stories

Certificate of Occupancy No. Use HOTEL 114 Rooms
Type of Construction Reinforced concrete Foundation Wood piling Roof B

Plumbing Contractor # 9014 Markowitz & Resnick Sewer Connection 1 Date Apr. 29, 1936

Plumbing Contractor 383 outlets - 30 gas outlets: Temporary Closet Date May 18, 1936

Water Closets Bath Tubs Floor Drains Date
Lavatories Showers Grease Traps

Urinals Sinks Drinking Fountains Date
Gas Stoves Gas Heater Rough Approved

Gas Radiators Gas Turn On Approved Tank Size Date
Septic Tank Contractor Tank Size Date

Oil Burner Contractor
Sprinkler System

Electrical Contractor # 7222 Lowry Address Date Oct 1, 3, 1936

Switch Range Motors 1-5hp Fans Temporary Services April 29, 1936
OUTLETS Light 717 HEATERS Water 2-7 1/2 # 6535-Martin & Stone

Receptacles 400 Space Centers of Distribution
Refrigerators Sign Outlets

#8014 Lowry Dec. 30, 1936 60 outlets, 2 motors
Flashing service: Irons Electrical Contractor
No. FIXTURES 462 Date

FINAL APPROVED BY H.C. Inman Date of Service August 24, 1947
Temporary- Nov. 28, 1936 #7705 Lowry Electric

METRO ORD. #75-34

CERTIFICATION DATE: 3-25-37

Building Permits:

#51715 Add 4" slab on fill - 30' x 40' on first floor: by owner \$ 500.00 Oct. 8, 1956

#71600 Jos. Lowe: Exterior Painting - \$4,000. - 5/12/64

#71894 R. J. Dykes Iron Works, Inc.: Repair fire escape on south side - \$1300. - 6/29/64 OK Brown 1/27/65

#81320 Owner Interior Painting only \$900.00 11/6/68

#83363 Tides Hotel (Owner): Dumb waiter, one story lift. \$300 11/24/69

#02031-I. Rene Yndlan-Pressure clean and painting outside-\$5700-11-9-72

#2365-All Metal Fabrications-Range hood and assoc. ductwork-\$2000-12-1-72

#02227-ABC Neon-Sign-\$100-12-11-72

#04530-Osvaldo Silvera-70 windows replacement-\$3000-11-7-73

#06285-Owner-Painting interior and minor repairs-\$400-10-7-74

#06360-Joseph Morano-Replace steel cabinets

#07937-Owner-Painting and minor repairs-\$1000-9-11-75

#10026-Owner-Painting, patching, plastering, carpets, minor repairs-\$5000-10-19-76

#10301-Owner-Repair existing exterior stairway, dimensions to be changed-\$4200-11-24-76

#10881-Owner-Minor painting, plastering-\$200-3-4-77

#12192-Owner-Painting, plastering and minor miscellaneous repairs-\$1000-10-13-77

#13373-Owner-Paint, minor repairs-\$1000-6-30-78

#04275-Superior Elevator- 1 elevator -10-26-78

#04278-Owner- 10-7,000BTU a/c wind-10-26-78

#04374-Owner-7tons central a/c-Owner-4-16-79

#15272-Denmark Art Stone- 32' of 16 x 16 decor blocks, 3' high on existing porch-\$500-7-3-79

#15337-Eddys Painting-Pressure cleaning and paint exterior=\$9000-7-17-79

#58962 Unique Plumbing/waterline repair/10-22-80

23646 4/4/83 Se-Go Ind/Security Windows install 3 single hung windows \$725.

#23857 5/3/83 Se-Go Ind/Security Windows install 4 single hung windows in exist openings \$493.

#28137 5/17/86 owner interior painting in rooms only, comply with violation case #22855 \$1,000.

Plumbing Permits:

Electrical Permits:

7984 Triangle Electric: 7 Neon transformers, December 28, 1936
 # 8461 B. Haskell : 1 Switch outlet, March 31, 1937
 # 9717 Larkin - Alterations: October 29, 1937
 # 9952 Larkin: 2 outlets, 1 Receptacle, 1 motor, November 22, 1937
 # 10061 Larkin: Alterations, December 3, 1937
 # 10264 Triangle Electric: 2 Neon transformers: December 23, 1937
 # 11800 Neon Sign & Service: 2 Sign outlets, November 14, 1938
 # 13099 Triangle Electric: 12 neon transformers, July 28, 1939
 # 20276 USAAFTTC Restoration of wiring: May 24, 1944
 # 20502 LaVigne Electric: 25 Light outlets, 25 receptacles, 10 fixtures, September 19, 1944
 # 20546 Biscayne Electric: 2 Receptacles, October 4, 1944
 # 18533 Lyon Electric: Correction of violations: June 6, 1942 - USAAFTTC
 # 19089 USAAFTTC: 10 switch outlets - 10 light outlets, 4 receptacles, 10 fixtures, January 13, 1943
 12 motors, 1 center of distribution, January 13, 1943
 # 42191 Flamingo Electric: 48 motors.....June 11, 1954 OK, Rosser 6/30/54
 4/23/81 - #77136 - County Wide Electric Inc. - 1 telephone booth - \$10.00

BUILDING PERMITS:

ZEA MEETING OF 9/23/85 - FILE #1706 - Applicant requests the following variances in order to operate a restaurant/cafe open to the general public with indoor/outdoor seating, and a nightclub as an accessory use to this hotel:

1. Applicant wishes to waive Section 7-2 that prohibits the operation of an accessory commercial use in a residential district visible from public way in order to operate a restaurant/cafe with 40 outdoor chairs.
2. Applicant requests permission to provide access to an accessory commercial use (restaurant/cafe and nightclub) directly from the street, and not through the main lobby as required.
3. Applicant wishes to waive Sections 11-1M.8. and 7-2D. that prohibits the display of any exterior sign indicating the existence of an accessory commercial use in a residential district; and instead, be permitted to install a 30" x 18" neon sign to advertise accessory uses.
4. Applicant requests the waiving of all of the required 50 off-street parking spaces for the operation of a cafe/restaurant with 120 chairs, a nightclub with 180 chairs, and a meeting room with capacity for 70 seats.

APPROVED - Subject to conditions as set forth by the Planning Director, amending item #1 to require the applicant to pay an amount equal to 9 parking decals as a contribution to the City at the time of obtaining a building permit and purchasing 9 parking decals at the time of obtaining a Certificate of Occupancy. The 9 parking decals to be purchased each year from then on. Subject to conditions that building permit is obtained within 120 days and the work is completed within 9 months. Subject to conditions as recommended by the Public Works Director. SEE FINAL ORDER.

NEW 12-STORY HOTEL AT

OCEAN AND BAY VIEW FEATURED AT THE TIDES

Solaria, Kosher Restaurant and Cocktail Lounge Included

The Tides, 12-story hotel at 1220 Ocean drive, Miami Beach, has opened for the season. The new fireproof structure is directly on the ocean front overlooking Lummus park.

The lobby, decorated in modern style in white, cream, yellow, blue and brown, is distinguished by glass brick paneling and pastel-colored murals. Underwater scenes are painted on one wall, while the principal mural depicts the ocean tides flooding around the base of a buoy.

The cocktail lounge, bar and soda fountain are executed in light woods and cream, yellow and blue lanterns.

Writing rooms, card rooms, powder rooms and other conveniences for the guests are decorated to harmonize with the lobby and lounges.

A dining room and coffee shop also are open to guests. Service is on the modified American plan, and a strictly Kosher cuisine is observed throughout the hotel.

A patio, terrace and terrazzo dance floor are open to guests, with music for dancing nightly.

Two solaria have been built on the roof, with trained attendants in charge.

The bedrooms are designed according to six different color schemes. There are oceanfront rooms, while those facing toward the bay have a view of the skyline of Miami and Miami Beach. The penthouses have private terraces and sundecks. Each room has private bath, tropical ventilation in doors and windows and twin beds.

Morton Kirsch is manager of the Tides hotel. Meyer Cohen, Samuel Grundberg and Nathan Ginsberg, widely known for their Kasruth responsibility, are owners.

Firms which contributed in the building of the Tides include Carl Nobis, who did all ornamental iron work; L. Murray Dixon, architect; Miami Roofing & Sheet Metal Co. roofing metal; Conkle & Co. foundry.

TIDES HOTEL COMPLETES TALLEST TOWER ON MIAMI BEACH



This exterior of the new Tides hotel at 1220 Ocean drive Miami Beach shows a view of the 12-story building, including the tower, which makes the new hotel the tallest building on the beach.

Thou shalt not Love

by Alma Stouck Scarberry



Synopsis of Preceding Installments:

Jocelyn (Josh) Reilly, a year out of college, succeeded Mary Lou Temple, now 70, who for years conducted a love advice column for a New York syndicate. The editor asks her if she has a boy friend, she says no, and he gives her the job, saying a woman in love is the most useless thing in the world. Since the death of her once wealthy father Josh has supported her selfish mother Malda, her beautiful blonde twin sister, Jacqueline (Jake), and 10-year-old tom-boyish Suzie (Sue). When Jinx is hit by a car, Dr. Reley Lawell, a new neighbor, carries her to her home and attends her. He has been delayed at a hospital. Josh cracks him

wouldn't tell a lady a lie on Christmas Eve for the world.

"Well, Jinx wet her white lips and plunged, 'don't you think Jake is a very lovely girl?'"

"Absolutely. Without a doubt Jake is a charming lady."

"Well, you used to think she wasn't. Didn't you?"

Kel hedged.

"Why, I didn't quite understand her. I thought she was a little

chin defiantly. "You promised to tell the truth."

Line leaned toward her, smiling in exasperation.

"I-I'm afraid the answer is yes, you little devil!"

Suzie gave him the same display of affection that she had given him when he admitted his love for Jake. Her eyes glowed, halfway between tears and laughter.

"I knew it. I guess you weren't fooling me!"

Line took her hands, to say in a deadly earnestness:

"But you must promise me something, too, Suzie. Promise you'll never, so long as you live, tell Josh about it."

"And why pray tell?"

"Because" Line's face set grimly, "she happens to be in love with

CONSTRUCTION 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. |
|----------------|----------------|---|--------------|-------------------------|---|----------|------------------------|
| 4-19-88 | | Rebuild Afterscape for 2-3 floors. | \$5,000.00 | | | | 32197 |
| 9-1-89 | | Replac int. wood sq. ft. slab + exp. hole fl. | \$3,000.00 | | | | BS892003 |
| 9-19-89 | | Int. Impr. ceiling partition, doors | \$3,000.00 | | | | BS8900440 |
| 9-26-89 | | Re Roof 2300 sq. ft. | \$5,800.00 | | | | BS892157 |

BUILDING PERMITS: #32197 - 4-19-88 - Fernando R. Gomez Pina - Rebuild a firescape for 2-3 floors,
\$5,000.00 ✓
#B5832003 - 9-1-89 - Savoy Construction - Replace interior 1000 sq. ft. slab &
expl. hole fl. - \$3,000.00 ✓
#B8900440 - 9-19-89 - Savoy Construction - Interior improvement ceiling, partition,
doors - \$30,000.00 ✓
#BS892157 - 9-26-89 - J. Valiente Roofing - Reroof 2300 sq. ft. flat roof-rear of building -
\$5,800.00 ✓
#BM890004 - Royce A/C - 1-7-5kw Central heating, 1-5ton a/c central, duct work - 10-3-89 ✓

PLUMBING PERMITS: #65408 - Serota Plumbing - Gas piping testing - 6-1-88 ✓
#BP891187 - A-Z Plumbing - Remolding new fixtures - 9-26-89

ELECTRICAL PERMITS: #BE891712 - B & B Electric - New receptacles, a/c, fixtures - 9-22-89 ✓

ALTERATIONS OR REPAIRS

| Building Permits: | # | 9376 Neon Sign & Service: | 1 Sign: | \$ | 400..... | Dec. 28, 1936 |
|-------------------|--|------------------------------------|---------|----|---------------------------------|-------------------|
| # 10797 | Neon Sign & Service: | 1 Roof sign: | | \$ | 1,290... | Dec. 23, 1937 |
| # 11099 | East Coast Painters & Decorators: | Painting | | \$ | 3,000... | April 29, 1938 |
| # 11872 | Neon Sign & Service: | 1 Pole sign | | \$ | 200... | Nov. 14, 1938 |
| # 11903 | Biscayne Tent & Awning Co: | 1 Canopy (entrance) | | \$ | 400... | Nov. 18, 1938 |
| # 12670 | Enlarging dining room: | David T. Ellis, architect: | | \$ | 3,500.... | July 7, 1939 |
| # 18746 | Painting - (inside - removing after Army occupation) | Henry Angelo, painter | | \$ | 3,000.... | August 1, 1944 |
| # 18877 | Painting (outside - after Army occupation) | Owner | | \$ | 1,200... | August 29, 1944 |
| # 18956 | Miami Roofing & Sheet Metal Co. | Roofing - | | \$ | 2,800.... | Sept. 14, 1944 |
| # 18954 | Removing broken glass & replacing same | " broken during Army occupation | | \$ | 700.... | Sept. 14, 1944 |
| # 19062 | Removing old concrete installed by Army - day labor | | | \$ | 200 ... | October 5, 1944 |
| # 19067 | Tile in toilets and terrazzo in lobby: | American Terrazzo & Tile Company: | | \$ | 625.... | October 5, 1944 |
| # 19113 | Concrete slab - | Milone, contractor: | | \$ | 200.... | October 12, 1944 |
| # 19497 | Pressed wood screen in kitchen: | day labor | | \$ | 15.... | December 12, 1944 |
| # 22475 | Re-roofing: | Miami Roofing & Sheet Metal Co: | | \$ | 200.... | May 21, 1946 |
| # 25673 | Painting: | Archie Binnie, painter: | | \$ | 1,500.... | October 20, 1947 |
| # 27300 | Terrace in rear yard 3- x 36 - also additional wall on north lot line 5' high - | | | \$ | 450.... | May 20, 1948 |
| # 32760 | James. M. Andersoh | | | \$ | 500.... | June 7, 1950 |
| # 32760 | Repairing cement floor in dining room - Owner | | | \$ | 1,100.... | Nov. 2, 1950 |
| # 33972 | Painting - J. Weinglass, contr. | | | \$ | 5,000: | Oct 15, 1953 |
| # 42939 | Replace Steel Windows with Aluminum Windows: | Crossly Window Corp., contr:: | | \$ | 600: | Nov 2, 1953 |
| # 43130 | Painting: L.L. ray, contr: | | | \$ | Units: \$5,000: | 5/24/54 |
| # 44678 | Airko A. C. Co: Install 24 - 1/2, & 6 3/4 Ton A. C. | | | \$ | V.H. Vollenbagen-architect..... | |
| # 45125 | Remodeling 10 h.t. rooms into 5 - 1 BA-2 Bath Apts: | by owner: | | \$ | 1000.00 | Jul. 7, 1954 |
| # 59195 | Vilaro Paint Co.: Painting exterior of bldg., | \$2,000.00, 6/5/59 | | \$ | | |
| # 16903 | Dick Crawford: 5 sinks, 1 dish washing machine, 2 grease traps, 2 safe drains, 1 oil burner, 4 sand traps, 1 potato peeler, 1 coffee urn, 1 bake oven, 5 gas ranges, 1 gas water heater, 2 steam kettles, 2 deep fat fryers: | Jan. 16, 1943 | | \$ | | |
| # 17716 | P.M. Levi: 6 sinks, 2 dish washing machine, 1 grease trap, 1 floor drain, 3 gas ranges, 1 steam kettle, 1 coffee urn, September 1, 1944 | | | \$ | | |
| # 18153 | Alex. Orr, Inc. 1 sand trap, March 28, 1945 | | | \$ | | |
| # 36813 | Serota Plumbing... 2 sinks..... rooms 903, 905 | 904-906 | | \$ | | |
| # 37585 | Florida Fuel Oil Co: one hot water boiler | November 25, 1955 | | \$ | | |
| # 39795 | Fla. Fuel Oil Co: 1 500 Gal. oil burner - August 26, 1957 (Fire Dept. #6488) | Feb. 10, 1955 OK Rothman 2/10/1955 | | \$ | | |

Suites for ad-joining
104
902, 903, 906

Plumbing Permits:

59195

16903

17716

18153

36813

37585

39795

#20273-Silver Plumbing- repairs-11-26-73
#32341-Silver Plumbing- general repairs-4-8-75

#52961-Silver Plumbing-general repairs-9-19-75

#53192-Silver-3 comp sink-12-3-75

#56282-S & A Plumbing- ³⁰lavatory, ~~48~~ sink, residence-7-19-78 *Returned as per instructions C.M.D. 039/12-1-78*

#56417-Silver Plumbing-general repairs-9-6-78

#56426-Pro Plumbing- 62 lavatory, 30 sink, residence- 9-13-78

#56580-Pro Plumbing- 30 gas range-10-20-78

#57398-Pro Plumbing- re pipe-6-25-79

#62383 12/20/85 Silver Plumb - set gas repair

#63345 - Port-O-Let - 4 Temporary Water Closet - 6-8-87

Electrical Permits:

#66430 Jones Electric Emerg. Ser. 1 Outlets Telephone 11/26/68.
#72888-Amengual Electric- 18 bells, 22 pulls, 1 panel-1-30-76

#75051-C.J.Kay Electric- 12 smoke detectors repairs-10-10-78

#75411-Ocean Electric- 60 a/c window-3-29-79

The Tides South Beach

A Masterpiece Transformed

The property before the Tides Hotel

"Year 1870 Henry and Charles Lum purchase 165 acres on South Beach for 75 cents (per) acre for the purpose of planting and harvesting coconuts. (By 1886) Charles Lum builds the first home on Miami Beach at the site of the present Tides Hotel."¹

In 1913, "Carl Fisher, owner of the Indianapolis Speedway (recognized) that South Beach needed... vision, land clearing, shaping, molding, roads, and a highway to bring people to it... South Beach was born... The whole spit was thick with mangrove swamps and all of this had to be leveled, filled in and covered with top soil from the Everglades, then planted over with coconut trees, royal palms... He completely terraformed the landscape and as the beach grew, he had himself a paradise island out of a swamp."²



3

¹ Miami Beach 411. *Miami Beach History Historic Events Timeline: 1870's*.
http://www.miamibeach411.com/History/history_timeline_1.htm

² North, Sam. *Miami a Wonderful Invention*. 2001. <http://www.hackwriter.co.uk/Miami.htm>.

³ Miami Dade Public Library, photograph from 1939.



"In 1926 came the famous Hurricane that stopped all development in its tracks for a while...The next few years saw people defaulting on loans, surrendering land and when the stock market crashed in '29, Florida vacations were the last thing on anyone's minds... The next surge of building occurred post 1931 after gambling was legalized... From the tip of South Beach to 68th street, streamlined hotel were thrown up to cope with the new style of visitor... It was estimated that by the mid-thirties around six hundred millionaires were wintering in Florida among them household names such as Maytag, Hoover, Florsheim, Hertz, Firestone...The depression never really happened in South Beach and if one set of millionaires went bust, another would take their place." ⁵

⁴ Miami Dade Public Library, *The Tides Hotel*, photograph from 1939

⁵ North, Sam. *Miami a Wonderful Invention*. 2001. <http://www.hackwriter.co.uk/Miami.htm>.

The Tides Hotel



6



7

⁶ Miami Dade Public Library, *The Tides Hotel*. photograph from 1939

⁷ Miami Dade Public Library, *The Tides Hotel*. photograph from 1939

"Year 1930 Miami Beach population: 6,500."⁸

"Year 1935 Miami Beach population: 13,350."⁹

1936 The Tides Hotel is built

"The 1936 Tides Hotel (1220) is considered to be one of L. Murray Dixon's masterworks. The Tides is built on the site of what was probably the first family home on Miami Beach... The first mayor of Miami Beach, J.N. Lummus, chose the lot on the corner (1200 Ocean Drive) for his home, Salubrity, in 1914. These historic structures are lost to us now."¹⁰

"Year 1940 Population: 28,000."¹¹

Year 2003 Population: 88,000 March 26, 2003, the City of Miami Beach celebrates it's 88th birthday."¹²



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⁸ Miami Beach 411. *Miami Beach History Historic Events Timeline: 1870's.*

⁹ Miami Beach 411. *Miami Beach History Historic Events Timeline: 1870's.*

¹⁰ Beaubien, Richard & Valerie. *Discovering South Beach DECO.* Pg. 77

¹¹ Miami Beach 411. *Miami Beach History Historic Events Timeline: 1870's.*

¹² Miami Beach 411. *Miami Beach History Historic Events Timeline: 1870's.*

¹³ Miami Dade Public Library, *The Tides Hotel.* photograph from 1938



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1939 Photograph (The Tides Hotel located in the middle)

¹⁴ Miami Dade Public Library, *The Tides Hotel*. photograph from 1938



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¹⁵ Miami Dade Public Library, Authentic Postcard 1937.

Authentic 1939 postcard
Front and Back

The Tides Hotel

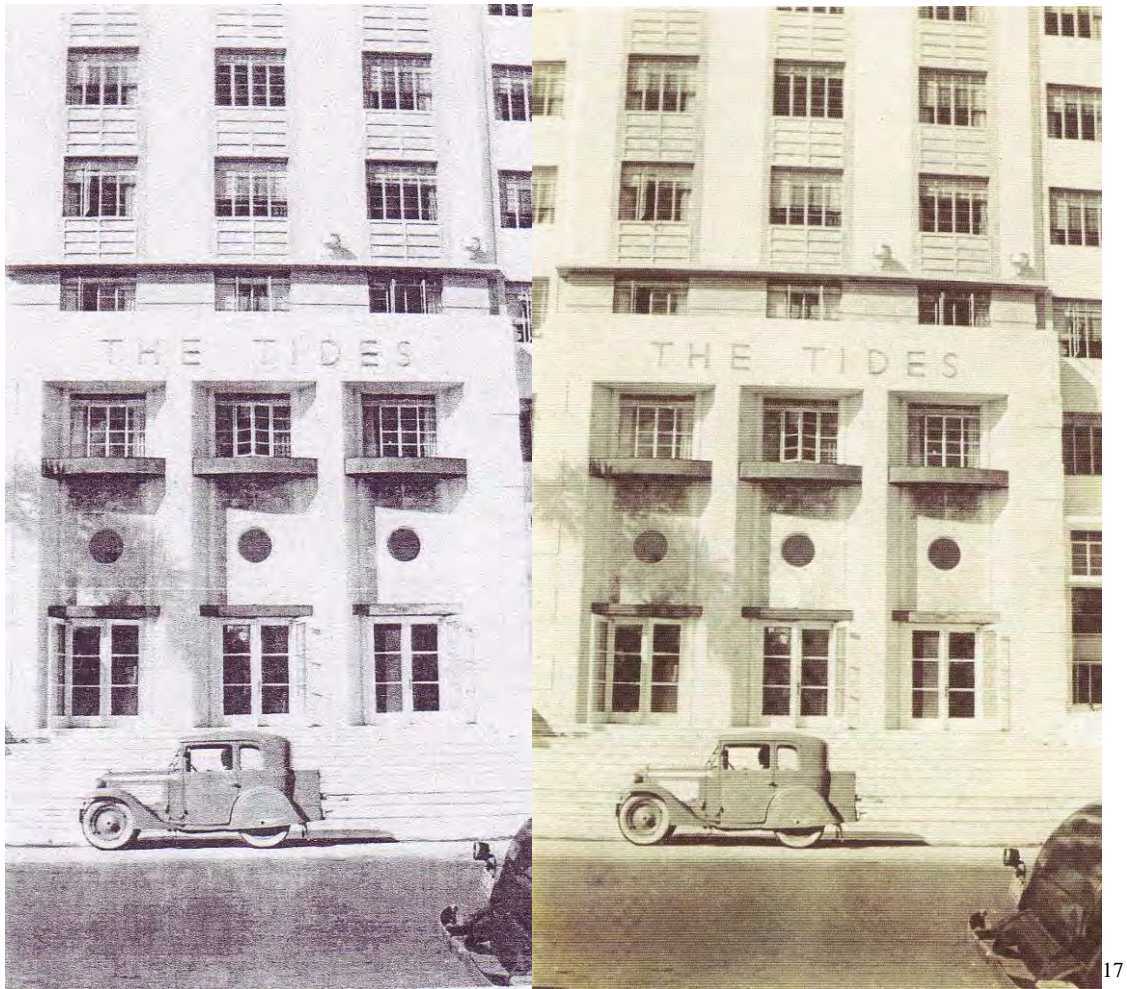


The Tides Hotel



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¹⁶ Miami Dade Public Library, Authentic Postcard 1939.



1935 Photograph (when the hotel was almost finished)

¹⁷ Miami Dade Public Library, Photograph 1935.

Ownership of the Hotel

"The Tides was once owned... by Chris Blackwell of Island Records. Blackwell recently sold the building to the Magna Hospitality Group for \$12 million, which is a far cry from the expensive (in 1936) \$167,000 it cost to erect it."¹⁸



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How room rates have changed over time

"In what has become one of the jewels in the rebirth of South Beach, the Tides opened in 1936 embodying every guest feature and featured low Summer rates beginning at \$1.50 per room per night."²⁰

"The Tides, Edison and Breakwater were projects of the Falor Company, which also purchased the upscale Cheeca Lodge in Isamorada. The escalating value of the South Beach Properties is evidenced by the 2004 announcement by Falor that 600-square-foot average rooms in the Tides hotel-condo will sell for between \$725,000 and \$850,000. Room rentals during the winter season, it was reported in *The Miami Herald*, will reach up to \$550 a night."²¹

¹⁸ Beaubien, Richard & Valerie. *Discovering South Beach DECO*. Pg. 78

¹⁹ Chris Blackwell. http://www.exclaim.ca/images/chris_blackwell_01.jpg

²⁰ Capitman, Barbara. *A Nationwide Tour of Architectural Delights Rediscovering Art Deco U.S.A.* Ch.3.

²¹ Capitman, Barbara. *A Nationwide Tour of Architectural Delights Rediscovering Art Deco U.S.A.* Ch 9.

The sacrifice that brought preservation for South Beach

"The Royale Group contended that by sacrificing (the Senator Hotel), other of their properties such as the Cordozo, Tides, Carlyle, Leslie and Cavalier Hotels, would be better served by additional parking spaces."²²

"Senator Hotel (demolished), 1201 Collins Avenue, Miami Beach. ARCHITECT: L. Murray Dixon, 1939. Malicious destruction of this hotel in 1988 by a bankrupt company known as the Royale Group caused such a public outcry that the city immediately adopted a much stronger preservation ordinance, and demolition in local historic zones was virtually banned."²³

Design elements and highlights

"Set back off Ocean Drive and sitting up on a terrace, the Tides carries its skyscraper heritage well. Though small (eleven stories) in comparison to its relatives in the Big City, the building's height is emphasized by the clean lines of its stepped tower, and accentuated by an expansive veranda... The impressive entrance incorporates two shades of keystone, natural and pink tinted. The pink keystone spandrels contain sizable porthole windows, the only round features on the building."²⁴



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²² Capitman, Barbara. *A Nationwide Tour of Architectural Delights Rediscovering Art Deco U.S.A.* Ch. 7

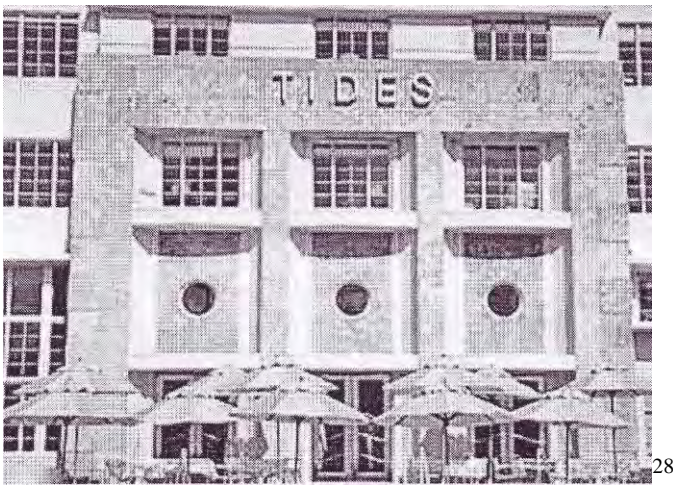
²³ Kleinberg, Howard. *Woggles and Cheese Holes The History of Miami Beach Hotels.*

²⁴ Beaubien, Richard & Valerie. *Discovering South Beach DECO.* Pg. 78.

²⁵ Bluffton University. *The Tides Hotel.* <http://www.bluffton.edu/~sullivanm/florida/miami/tides/0020.jpg>

The hotels along the water were “designed to look as if they could launch into the ocean anytime and cruise at 50 knots. Everything created to feel and look like an Astaire and Rogers movie. The most desired strip was between Fifth and Fourteenth Avenue, then as now, the only part of South beach that has style and grace with places like the newly restored and hugely elegant Tides Hotel overlooking the beach. New York had decided Miami Beach was where you came for winter.”²⁶

“The chic Tides Hotel on Ocean Drive in Miami Beach’s Art Deco district is reminiscent of a 1940s ocean liner. Its sleek lines, crisp white and cream interiors, porthole windows, and ocean views take guests back to an elegant, slower paced, and simpler time.”²⁷



²⁶ North, Sam. *Miami a Wonderful Invention*. 2001. <http://www.hackwriter.co.uk/Miami.htm>.

²⁷ South Beach Hotels: Staying in Style in Miami. *The Tides Hotel*. <http://florida-travel.suite101.com>

²⁸ *The Tides Hotel*. <http://www.centralr.com/hotel/img/TidesHotel.jpg>

Famous guests of the past that have stayed at The Tides Hotel



Gianni Versace

Marilyn Monroe and Joe DiMaggio



²⁹ <http://1fashion.ru/versace.jpg>

³⁰ http://www.mishalov.com/images/joe_marilyn54.gif

Alfred Hitchcock



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We have also had the following guests:

Jennifer Lopez

Janet Jackson

Sting

Christina Aguilera

Nelly

Yoko Ono

Back Street Boys

N' Sync

Whitney Houston

Fran Drescher

Nelly

Clive Davis

Jamie Foxx

Lennox Lewis

Jim Courier

Liz Taylor

Paris Hilton

Nicole Richie

³¹ <http://www.born-today.com>

Kelly Osborne

Gavin Rossdale

Brooke Shields

Lauren Hutton

Ellen DeGeneres

Cameron Diaz

Kara Dio Guardi

Tyra Banks

Bobby Brown

Cindy Crawford

Fran Drescher

Gabriel Union

Rick Ross

The Tides Hotel

The additional photographs in this document are prior to the 2007 renovation.



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³² <http://www.bluffton.edu/~sullivanm/florida/miami/tides/0019.jpg>

³³ <http://www.bluffton.edu/~sullivanm/florida/miami/tides/0022.jpg>

The Tides Hotel



Image of the front terrace on a beautiful sunny Miami day

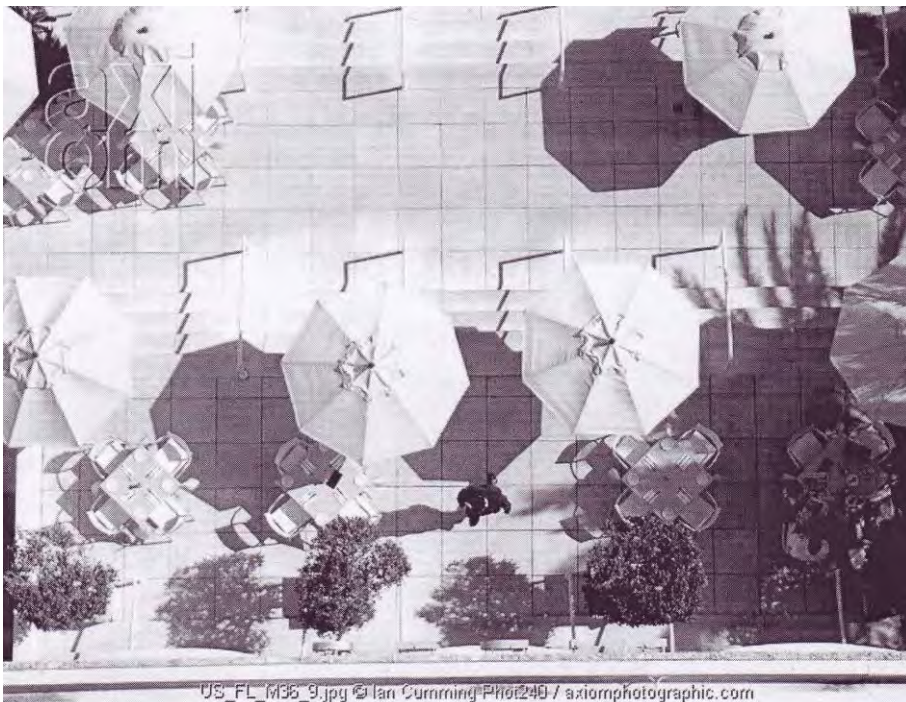


Image of the front terrace taken from the second floor

³⁴ <http://www.axiomphotographic.com/cache/pcache/00015110.jpg>

³⁵ <http://www.axiomphotographic.com/cache/pcache/00014632.jpg>

The Tides Hotel

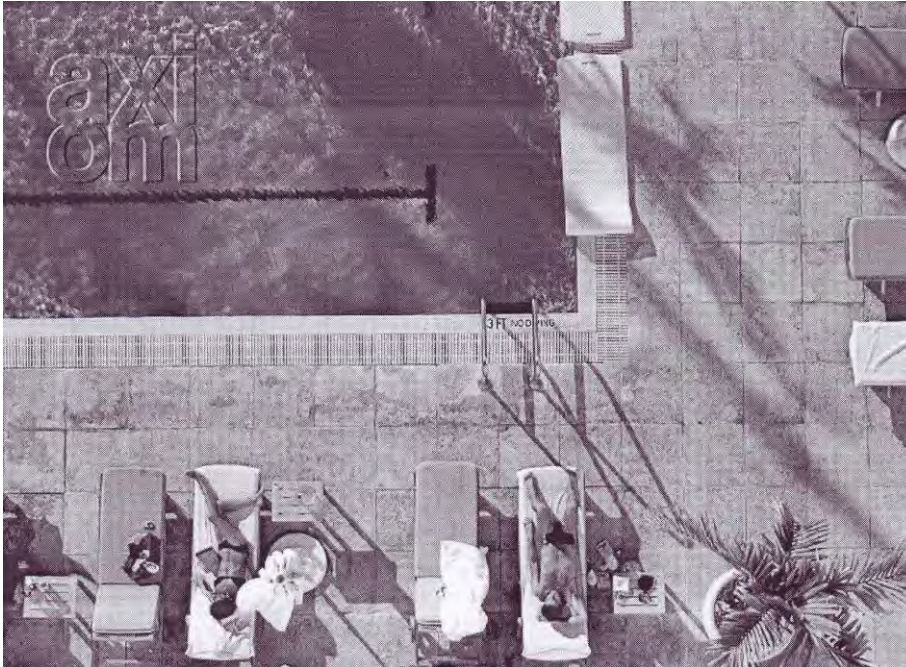
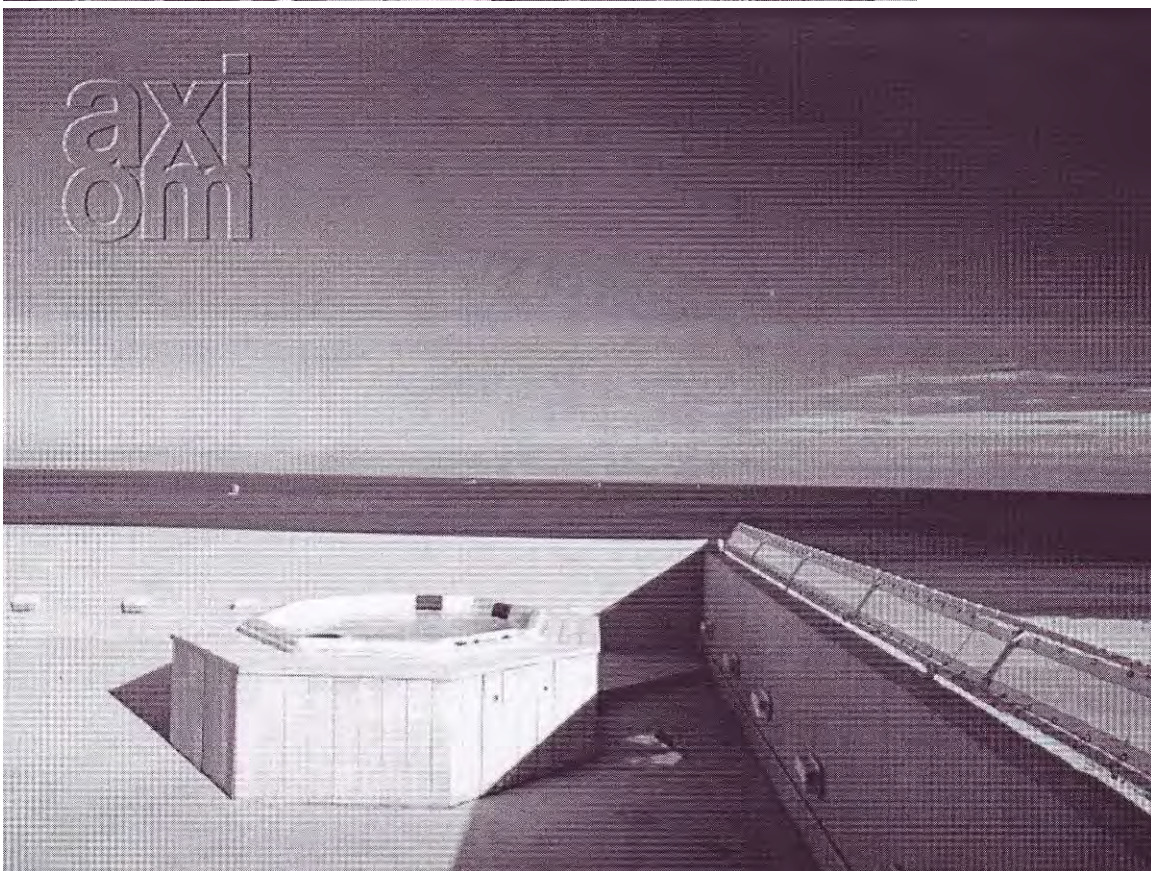


Image of the pool taken from the fourth floor

Image of the penthouse rooftop terrace



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³⁶ <http://www.axiomphotographic.com/cache/pcache/00014636.jpg>

³⁷ <http://www.axiomphotographic.com/cache/pcache/000146630.jpg>



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A night shot of the Tides Hotel in yesteryears.

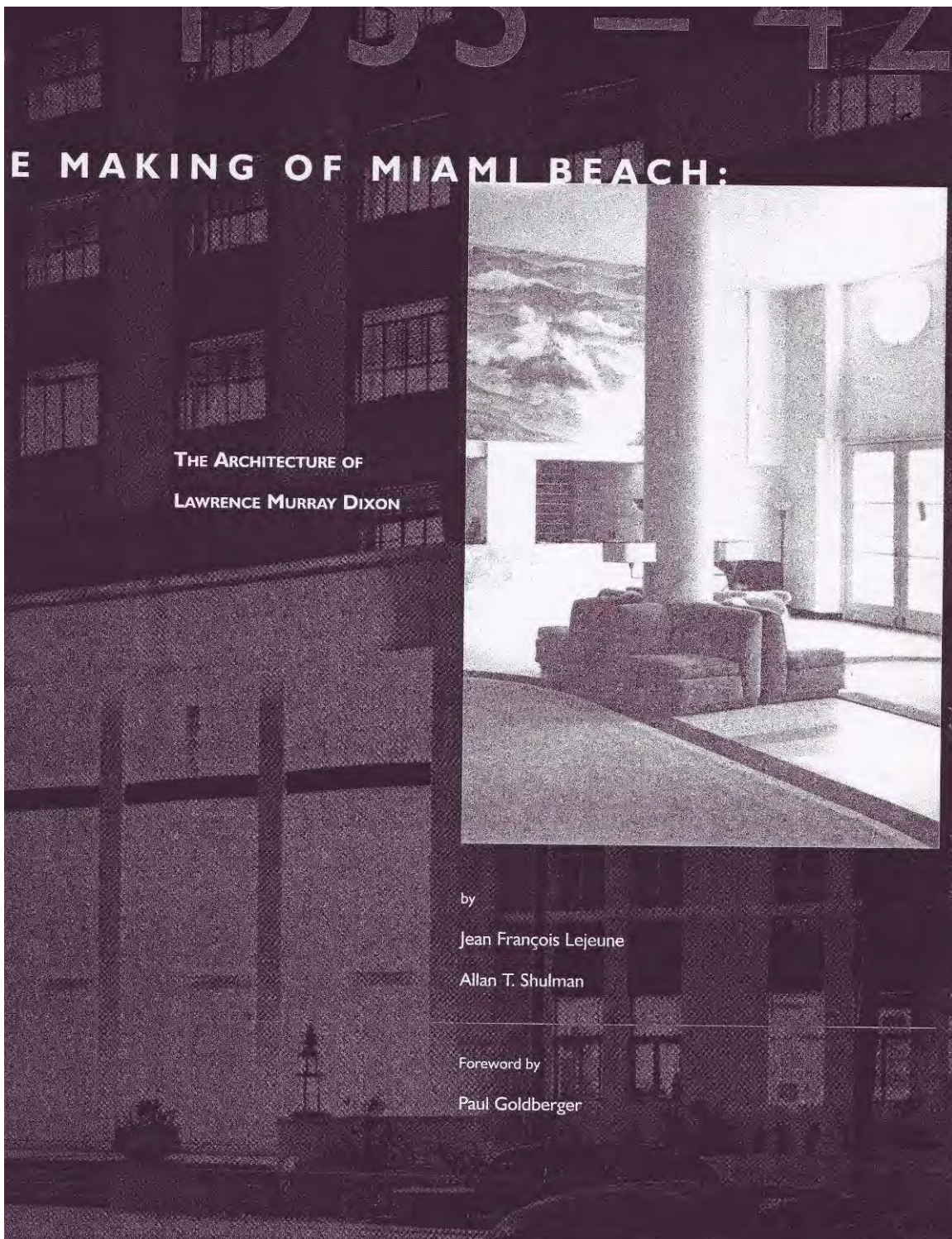
39



View of the lobby toward Ocean Drive.

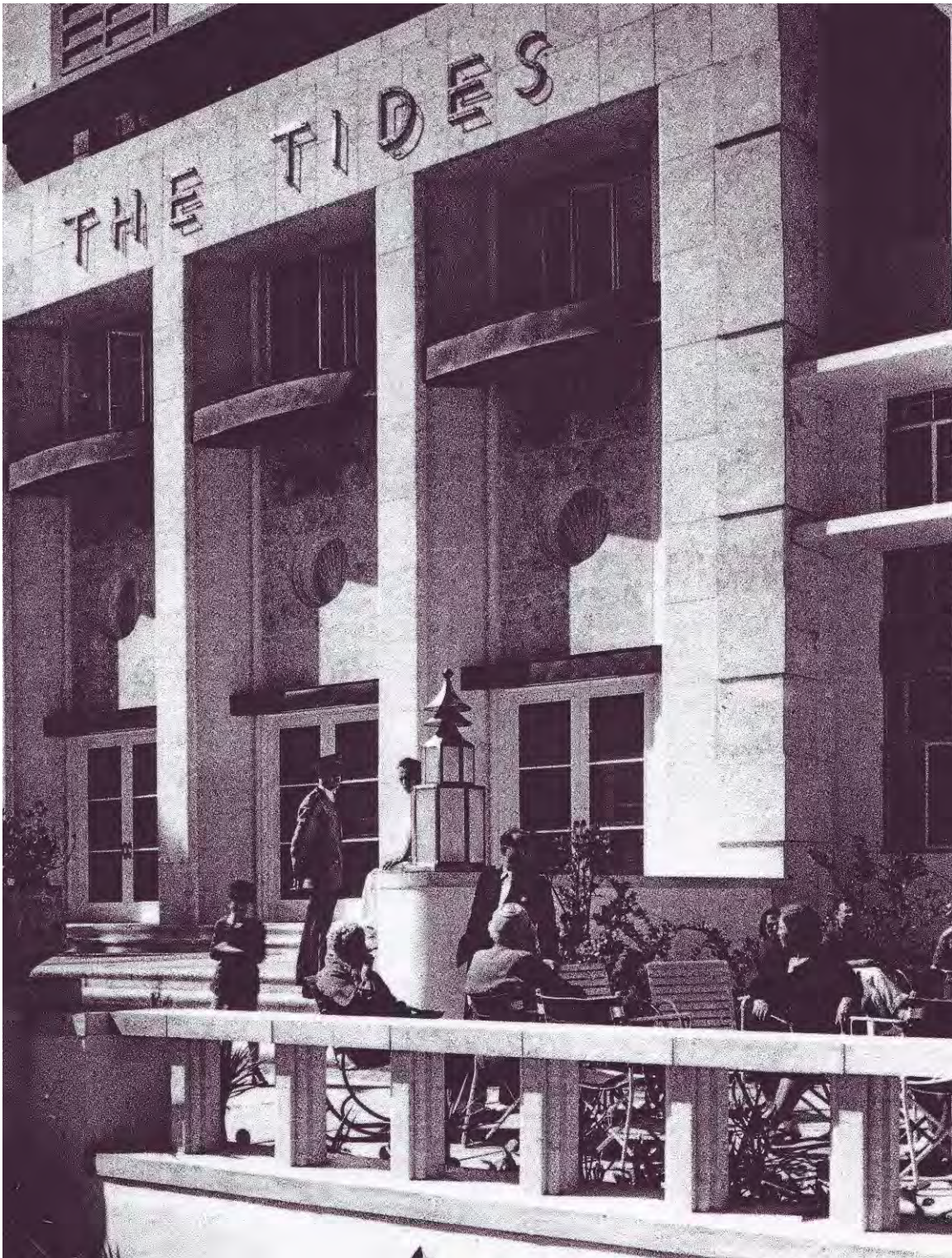
³⁸ Lejeune, Jean Francois & Allen T. Shulman. *The Making of Miami Beach*

³⁹ Lejeune, Jean Francois & Allen T. Shulman. *The Making of Miami Beach*



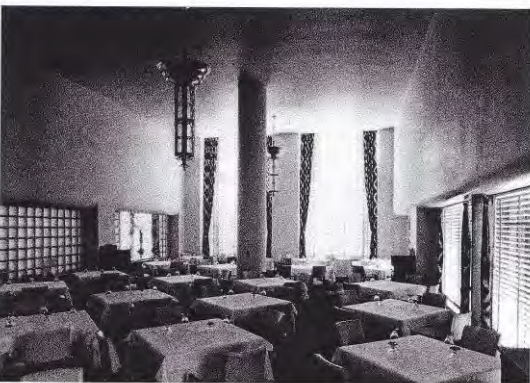
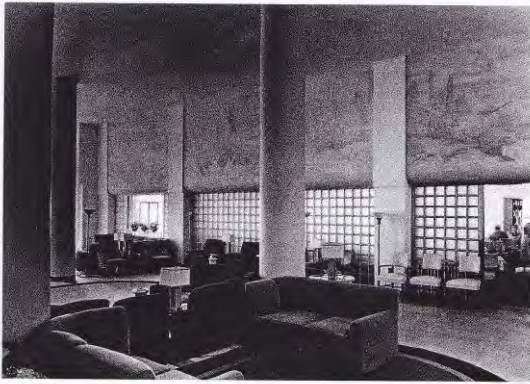
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⁴⁰ Lejeune, Jean Francois & Allen T. Shulman. *The Making of Miami Beach*



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⁴¹ Lejeune, Jean Francois & Allen T. Shulman. *The Making of Miami Beach*

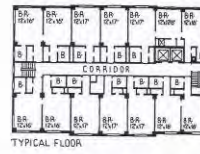


top:

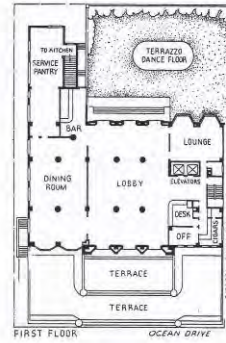
View of the lobby from the entrance toward the dining room. Photograph by Samuel H. Gottscho. © Doris Schleisner. Gift of Lawrence M. Dixon Jr.

bottom:

View of the dining room toward Ocean Drive. Photograph by Samuel H. Gottscho. © Doris Schleisner. Gift of Lawrence M. Dixon Jr.



TYPICAL FLOOR



FIRST FLOOR



BASEMENT

above (from bottom to top):

Basement plan, first floor plan, typical floor plan. From *Architectural Forum* 69 (December 1938): 452. © *Architectural Forum*.

opposite:

Detail of façade on Ocean Drive. Photograph by Samuel H. Gottscho. © Doris Gift of Lawrence M. Dixon Jr.

⁴² Lejeune, Jean Francois & Allen T. Shulman. *The Making of Miami Beach*

The Tides Hotel



These final photographs can be found at
The Tides Hotel website at
<http://www.hotelplanner.com>

Again these were all taken prior to the
2007 renovation.











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⁴³ Collinge-Larsen, Tim. *The Tides Hotel*. Photoshot. <http://www.photoshot.com>





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