

801-821 Lincoln Road & 1650 Meridian Avenue
Lincoln-Meridian Building
Miami Beach, Florida



Prepared for

Terranova

801 Arthur Godfrey Road, Suite 600
Miami, Beach, FL 33140

Historic Resources Report
submitted March 20, 2013 by

Shulman + Associates

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Preliminary Remarks

The present study comprises a survey of 801-821 Lincoln Road, a contributing historic property located in the Miami Beach Architectural District. It was prepared for Terranova Corporation in anticipation of a restoration and addition Project designed by Shulman + Associates.

The proposed project comprises the restoration/reconstruction of historic facades, and a new three-story structure stretching from Meridian Avenue to Lincoln Lane North. The restoration work will reconstruct the original appearance of the building when it was completed in 1929 as the Lincoln Metropolitan Salon (and other shops). The restoration includes the original taller windows and decorative stone work. The new structure will step back from Meridian Avenue on the second floor, and from Lincoln Lane at the third floor. It includes substantial glass walls toward the north.

This study presents the building historically, based on available documentation and site verification. It includes historical imagery and the building card. A photo survey of the current condition is also included.

Historical Analysis and Imagery

Historical Outline

Contextual History:

This landmark Art Deco-style commercial building occupies the northwest corner of Lincoln Road and Meridian Avenue in Miami Beach, on the east half of Lot 1 of Block 36 in the Golf Course (Amended) Subdivision of Miami Beach. This subdivision was platted by Carl Fisher's Alton Beach Realty Company in April 1920, although Fisher had laid out and named Lincoln Road itself several years earlier as the centerpiece of his development of Miami Beach.

By the mid-1920s Lincoln Road was a hub of social activity, with an indoor tennis court, the Community Church, the Community Theater, the Lincoln Hotel, high-end shops, and several luxury automobile showrooms. These included a Packard showroom built in 1928 as part of the original Sterling Building, and a Cadillac showroom built in 1929 at the corner of Pennsylvania Avenue. To these was added the subject building, designed by architect Russell Pancoast in 1929, with its corner storefront occupied by the Dade Motor Sales Company, headed by S.A. Ryan.¹ Fortuitously located on Lincoln Road, already known as "the Fifth Avenue of the South," it was a showroom for Lincoln automobiles.

The Lincoln Motors Company had been founded by Henry and Wilfred Leland and was known for its high quality standards, producing "the finest car in motordom." At the same time, Henry Ford was known as "the master manufacturer in quantity production," producing "the best low-priced car." In February 1922, Ford took over the struggling Lincoln Company, with the stated intention that Leland's mechanical excellence should not be lost, and also adding a luxury product to the Ford line. Subsequently, Ford stepped up its marketing and stated that "the scope of the distributors will be enlarged by the appointment of dealers in the smaller cities."² No doubt the Lincoln Road showroom was part of that effort. It had its grand opening on January 2, 1930, in the wake of the stock market crash.

Specific History:

The Building Permit Card indicates that the structure originally cost \$85,000.00 and consisted of several storefronts in addition to the showroom. It extended 150' from 801 to 821 Lincoln Road, and 135' along Meridian Avenue. Pancoast's original plans of this building were not found in the Miami Beach Building Department, and only partial original plans are extant.

Four photographs of the building from circa 1930 were found in the Matlack archive at HistoryMiami (#190-10, 191-10, 197-10, and 200-10). Two show the exterior, which differs from the building's current appearance. The entrance to the auto showroom is at the corner, which is rounded and has a stepped-up parapet above the word "Lincoln" (which had a double meaning). At ground level, plate-glass windows line both the east and south elevations; above them is a

1 "Lincoln Salon Draws Numerous Visitors," *Miami Herald*, Jan. 2, 1930; p. 8.

2 "Ford Purchases Entire Lincoln Motor Interest," *Miami Metropolis*, Feb. 17, 1922; p.11.

line of transom windows topped by a corresponding row of decorative bas-relief panels, probably of cast stone, that sweep around the corner.

On Meridian Avenue, north of the showroom, two double-height vertical window panels are seen, which still survive, followed by a double driveway entrance to what was originally a mechanical garage: "5000 square feet of space to take care of the service requirements of Miami Beach Lincoln owners."³ A rooftop wall running east-to-west between the showroom and the garage still survives.

The additional storefronts facing Lincoln Road to the west of the showroom are seen in a rendering in the October 6, 1929 *Miami Herald*, as well as the photographs. These show a pointed archway with grillwork; an adjoining storefront with more bas-relief panels over transom windows; and a clay barrel-tile roof above a square storefront with cornice and three rounded storefronts. The 1931 Polk's City Directory lists the Lincoln Rug Galleries at 811-815 Lincoln Road, adjoining Dade Motor Sales, as another tenant in the Lincoln-Meridian Building. In 1932, a shoe store, gift shop and luggage store occupied 817, 819, and 821 Lincoln Road.

Two of the Matlack photographs show interior views of the automobile showroom; "Lincoln Galleries" and "Dade Motor Sales Co." are written on the front window and door, positively identifying the location. The intricate wooden coffered ceiling is clearly shown, which still survives intact. The floor was various-sized clay tile, and there were two lamps of frosted-glass panels suspended from the ceiling. On the north wall of the showroom, a stairway on the left side led up to mezzanine office space. To the right of the stair were three small window openings and a balconet. The stair landing and the balconet both have decorative metal railings and are supported by brackets, and all five openings have a shallow ziggurat contour at the top. At the far ends are two decoratively perforated panels opening into the office space behind. At floor level, a built-in display panel with geometric decoration occupies the space beneath the window openings. Car parts are displayed here, probably for the education of customers. An engine block is also seen mounted on the showroom floor.

Later Alterations:

In 1938, Dade Motor Sales was replaced by the Isaac Miller shoe store, and the building underwent a transformation. The Building Card documents a small "remodeling" in November 1938, and the addition of a "balcony in rear of store" in June 1939; then a \$16,000.00 remodeling designed by the original architect, Russell Pancoast, occurred over the summer of 1939.

Only one sheet of plans, split into two parts, was found for this project, on Microfilm #12661. It is not very legible and shows only the floor plan. A photograph of this new storefront, however, appears in the February 24, 1941, *Life* magazine article on Lincoln Road (p.21). The exterior was faced in white marble, with delicate convex vertical facets wrapping around the rounded

3 "Display Building on Miami Beach," *Miami Herald*, October 6, 1929, p.5.

corner. "I. Miller Beautiful Shoes" was the signage above the scalloped door, which was flanked by two large, round display windows. The storefronts along Lincoln Road had knee-walls, but otherwise are obscured by large awnings.

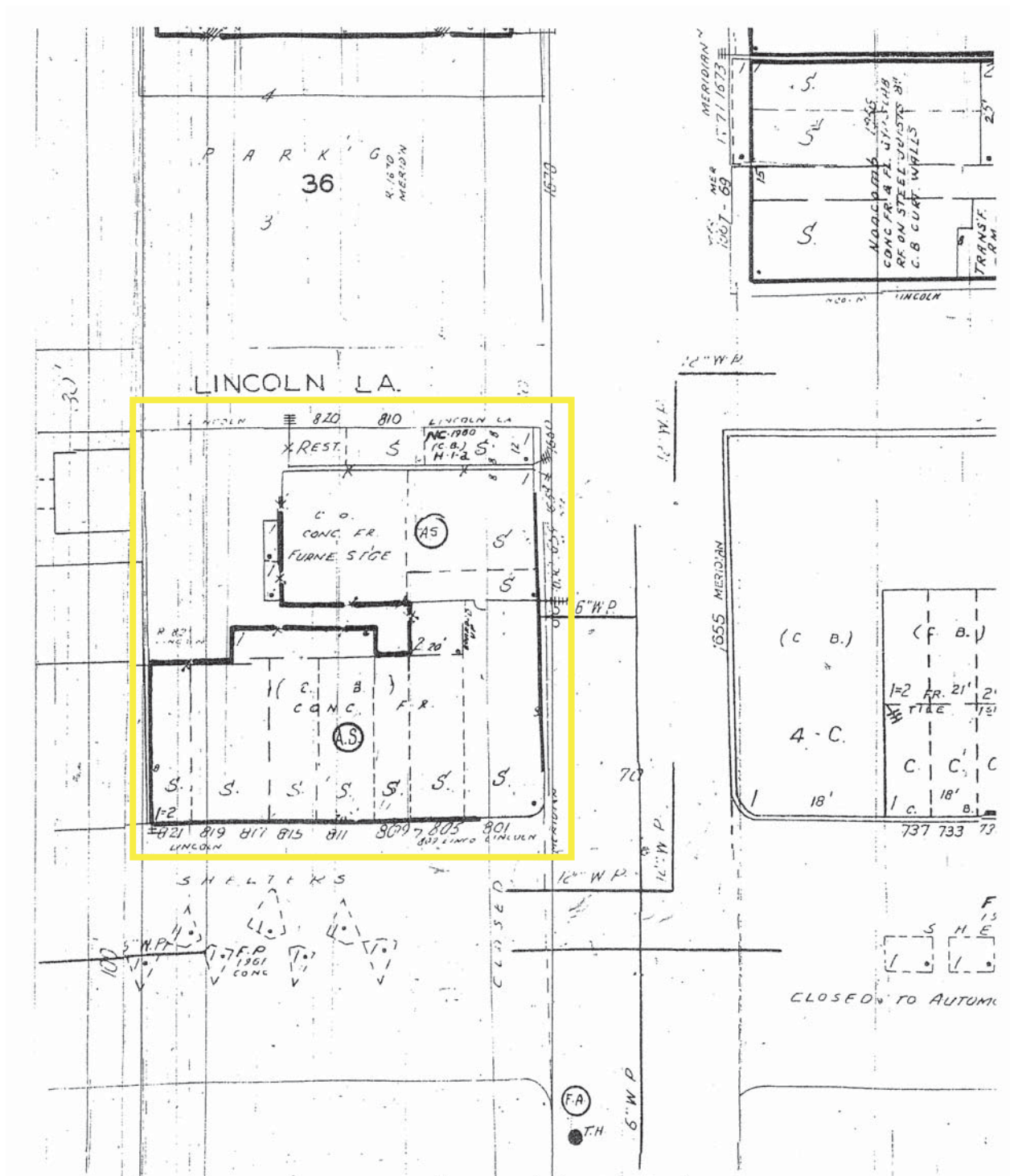
City directories document that there were additional storefronts at 1650 through 1658 Meridian Avenue, in what had been the original garage, from 1942 to 1959. In 1960, architect Melvin Grossman designed a \$10,000.00 addition on the north side of the building (1660 Meridian Avenue) that was completed in 1962, according to the Permit Card. It measured 15 by 100 feet, running along North Lincoln Lane. The Camelot jewelry store is listed here until 1974. In approximately 1983 the Meridian Avenue stores were converted to restaurant use, and extensively remodeled in 1988. In recent years this was well-known as David's Café II. In 2012 David's was replaced by the Abuela Restaurant.

Subsequent permits issued for 801-821 Lincoln Road include a renovation in 1987, which was probably when the round display windows at the corner were removed; they are absent in a 1990 photograph in the Planning Department database. This photograph shows the corner tenant as an Italian restaurant at that time. This was followed by other restaurant entities: "Noodles of Asia," and "Suva." An interior demolition and buildout for the Ghirardelli chocolate company occurred in 2002. The corner space was remodeled as Dylan's Candy Bar in 2012.

Edited from text by Carolyn Klepser, researcher
Dec. 22, 2011 with corrections & additions, Feb. 18, 2013

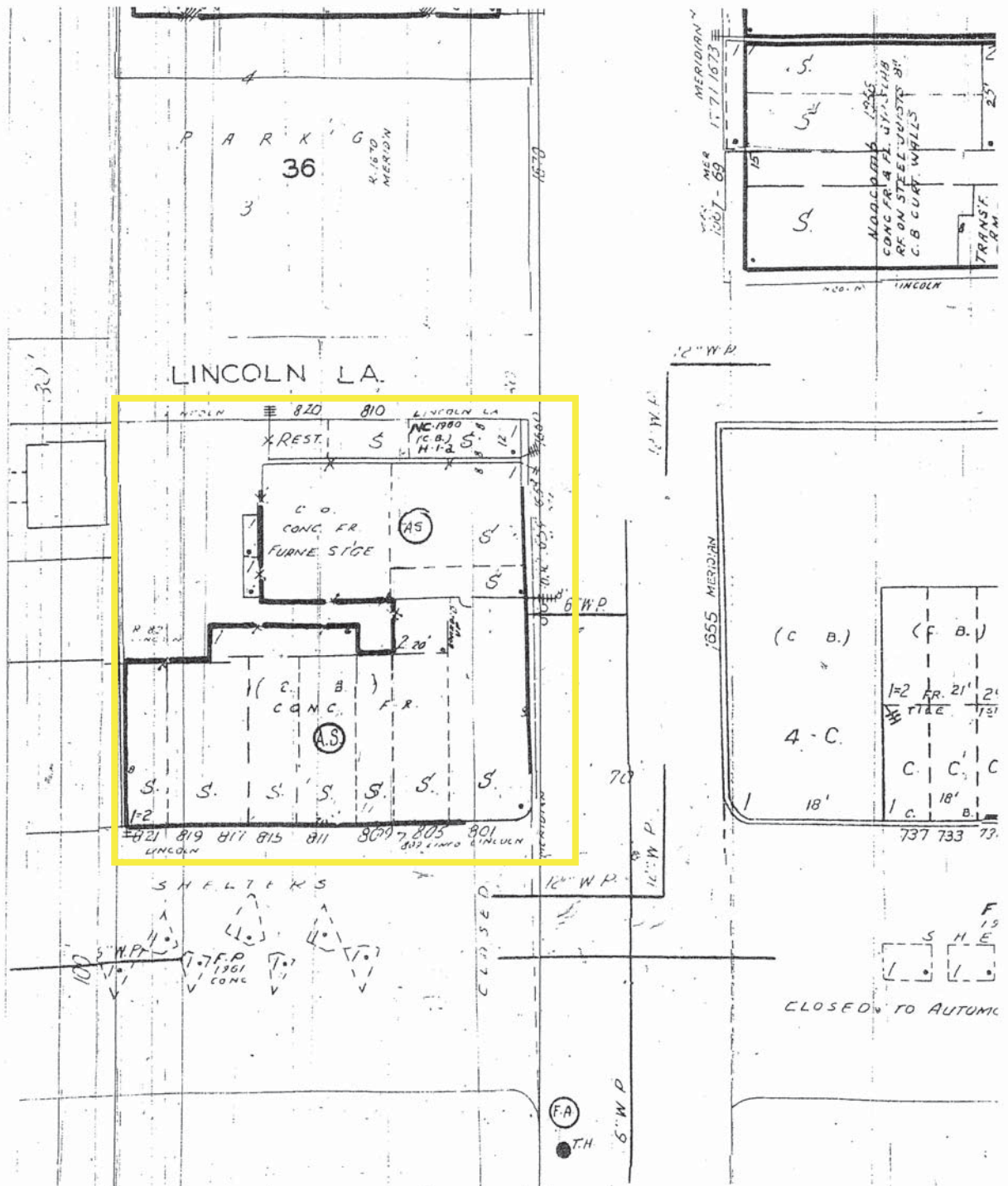
ARCHITECT BIOGRAPHY:

Russell T. Pancoast (1899-1972) was born in Moorestown, New Jersey, but grew up in Miami Beach as the grandson of pioneer John S. Collins and the son of Thomas J. Pancoast, early Miami Beach mayor and founder of the local Chamber of Commerce. Russell Pancoast studied architecture at Cornell, then returned to Miami Beach where he worked from 1925 to about 1955. Here he designed such notable buildings as the Collins Memorial Library (now the east wing of the Bass Museum), the Surf Club, the Miami Beach Woman's Club, and the Mead Building (901 Lincoln Road). His buildings range in style from Mediterranean Revival to Art Deco and Postwar Modern.

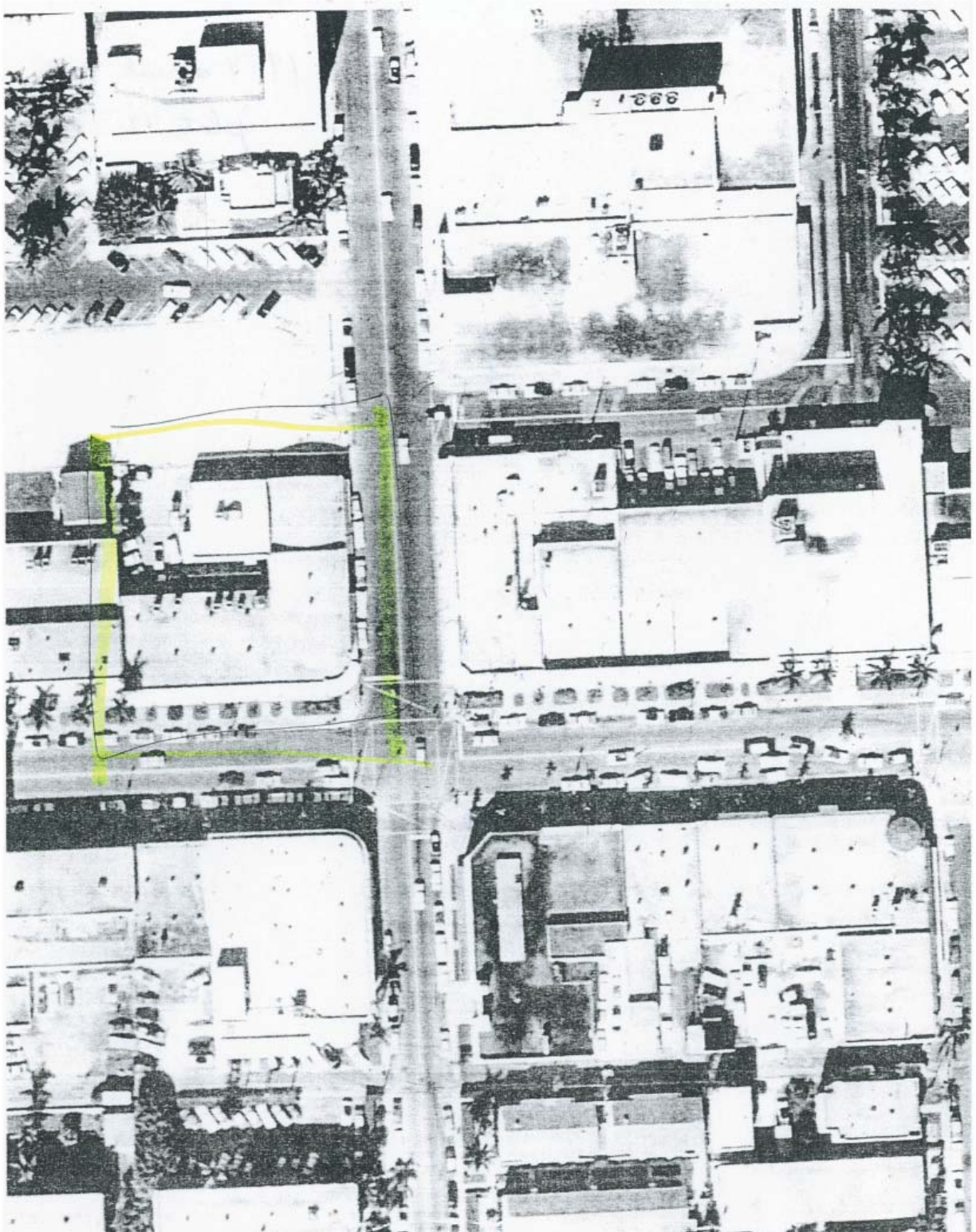


1952 Hopkins Platbook, Plate 8

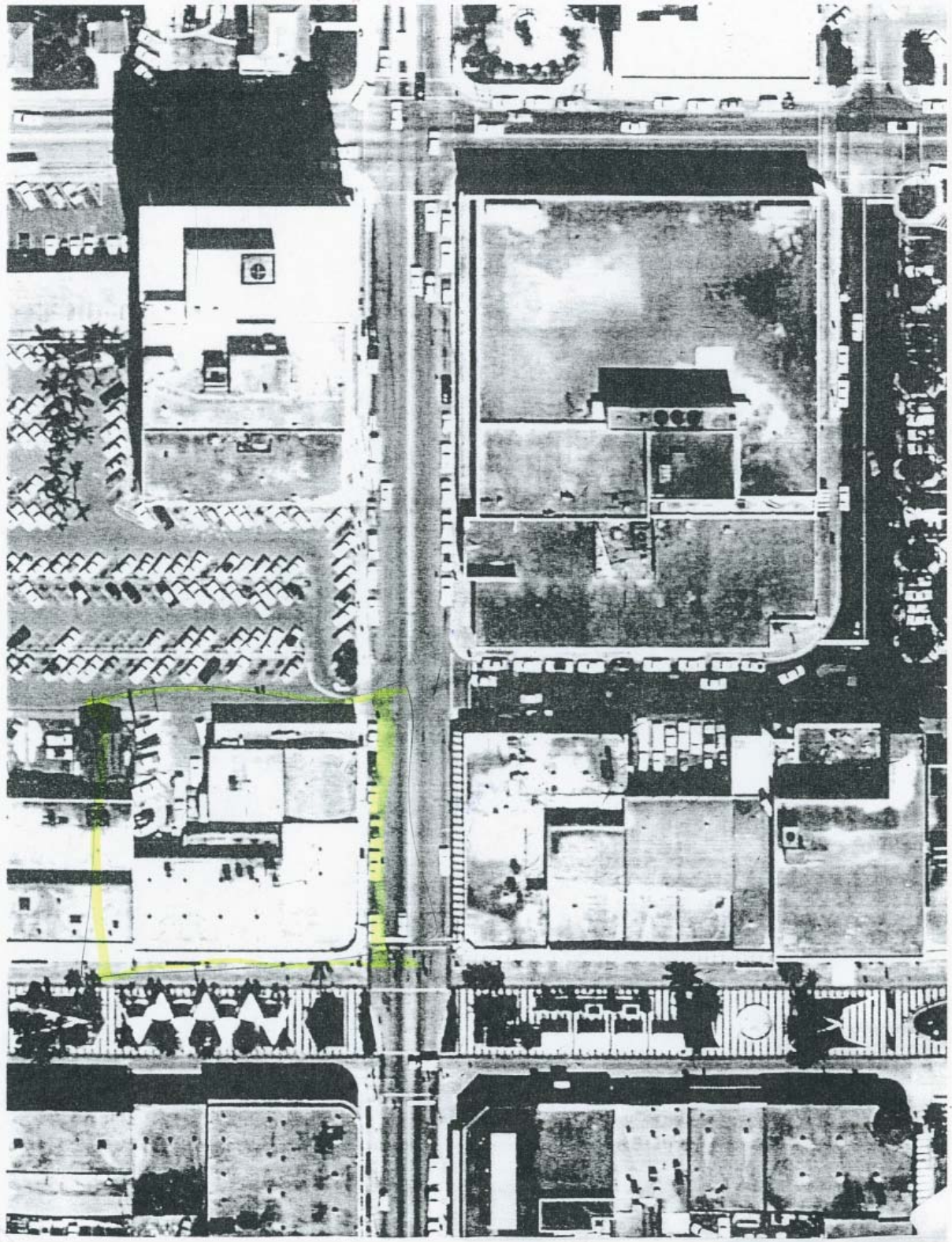
801-821 Lincoln Road & 1650 Meridian Avenue
 Lincoln-Meridian Building
 Miami Beach



1972 Sanborn Fire Insurance Map, p. 52A



801 Lincoln Road, aerial view, ca.1959

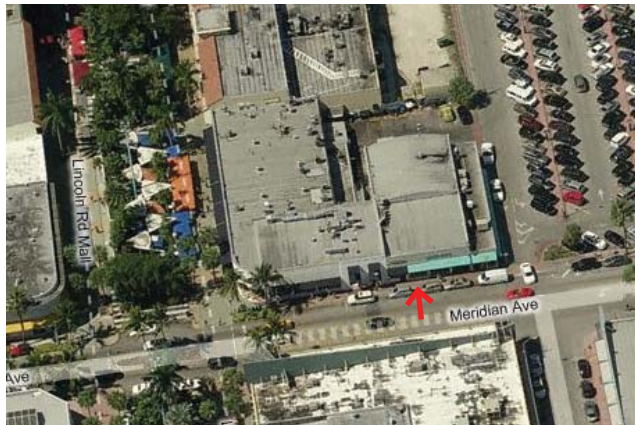


801 Lincoln Road, aerial view, ca.1965

801-821 Lincoln Road & 1650 Meridian Avenue
Lincoln-Meridian Building
Miami Beach



Bird's eye of
Lincoln Rd facade



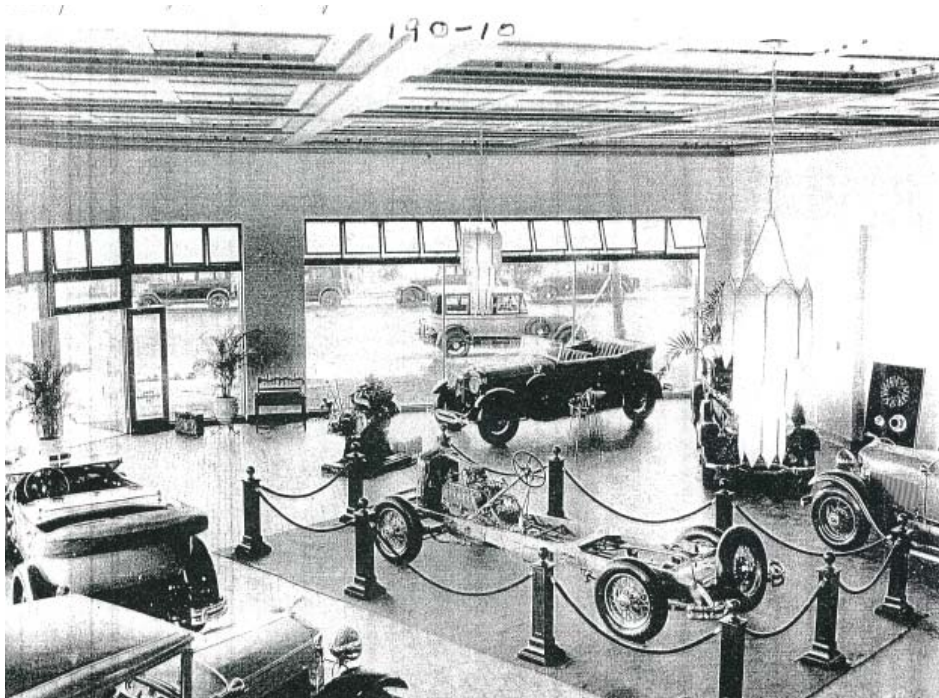
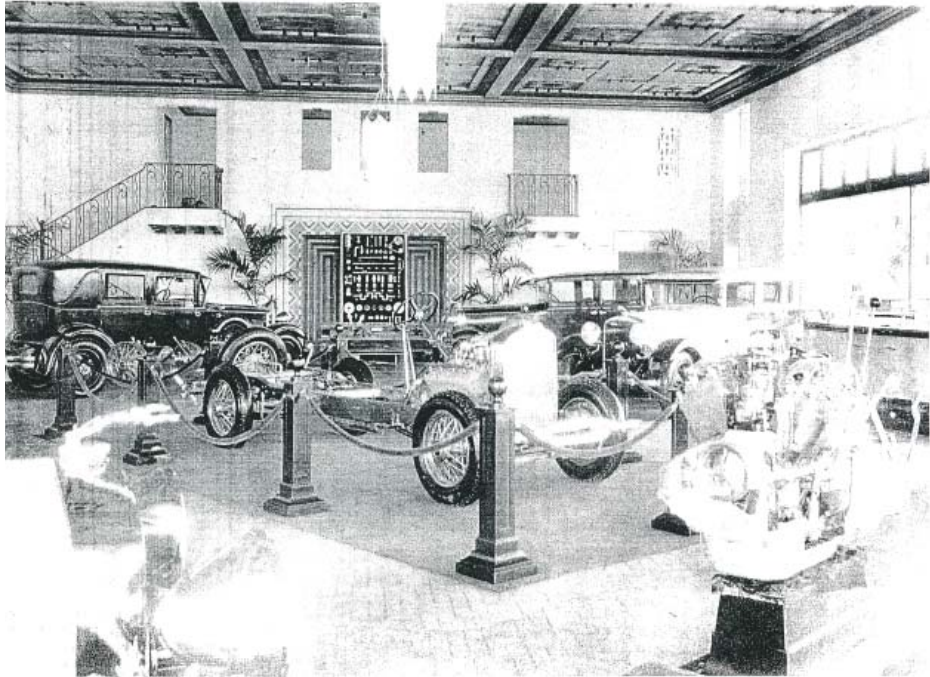
Bird's eye of
Meridian facade



Present-day aerial of site and context



801 Lincoln Road, Claude Matlack, photographer, ca. 1930. Courtesy History Miami, Matlack Collection #200-10



801 Lincoln Road (Lincoln Galleries) interior, Claude Matlack, photographer, ca. 1929.
Courtesy History Miami, Matlack Collection #191-10

last night, hopped off from the N. C., at 2:30 p. m. yesterday a contemplated non-stop flight to Miami had not arrived at the municipal airfield early today. Aviationists believe she stopped at a field of here and will continue her trip today.

At the Watson Hotel, where she had reservations, no word had been received.

Smith took off from Holmes Airfield, N. Y., early yesterday for Miami, arriving at Charlotte. She was accompanied by several other officials of the line.

Fear for their safety was expressed.

It was recalled that when several planes of the line made a pioneer trip to Miami several weeks ago they had their schedule on the way and had several days late, after including a number of additional cities in their itinerary.

The Eastern Air Express proposes to inaugurate regular passenger service between New York and Miami late this month.

NARCOTIC PRISON TRACTS OFFERED

Bidders From 14 States Present
150 Possible Sites.

WASHINGTON, Oct. 5. (AP)—Bidders from 14 states in the Southwestern and Northeastern areas offered the government more than 150 tracts of land to choose from which to choose a site for one of the narcotic prison farms to be maintained in this country.

The bids were opened today and the land will be selected after all features have been given consideration.

There were 148 bidders, distributed as follows: Texas, 10; Arkansas, 15; Kansas, 4; Missouri, 5; Oklahoma, 9; Georgia, 38; Mississippi, 1; Virginia, 8; North Carolina, 23; South Carolina, 11; Virginia, 4; Alabama, 13; Tennessee, 3; Kentucky, 4.

TH SENTENCED TO

tence, when called recently, and sentence was postponed pending her recovery.

MOTOR FIRM BUILDING MIAMI BEACH BRANCH

Construction Begins On Large
Display and Service Structure In Lincoln Road.

S. A. Ryan of the Dade Motor Sales Company, Lincoln and Ford dealers, whose general offices and sales and service headquarters are at 400 S. W. Second avenue, Miami, announces the closing of a long-term lease with the Lincoln-Meridian Company, of Miami Beach, for the erection of a Lincoln and Ford display and service building in the fashionable Lincoln road shopping center, Miami Beach, as a branch of the Miami Lincoln and Ford business.

The building will be of very beautiful modernistic design, with ornamental stone and wrought iron treatment in the facade, and one of the outstanding buildings along Lincoln road.

Mr. Ryan, in making the formal announcement yesterday, said the primary object of locating this branch of the Dade Motor Sales Company at Miami Beach is for the purpose of rendering a superior service to that large and important group of Lincoln owners who come to Miami Beach every winter season. This building, designed by Russel T. Pancost, Miami Beach architect, will make it convenient for Miami Beach residents and visitors to examine in a leisurely way during the winter season one of the most important displays of Lincoln automobiles.

Please Turn to Page 5.

DAVID LEYD GEORGE III.

NOTTINGHAM, Eng., Oct. 5. (AP)—

After delivering a speech to the Liberal party convention, former Premier David

This preparatory conference is to consider also the importance and urgency of the coal problem in various aspects.

The countries to be represented at his first examination of the problem are Germany, Austria, Belgium, France, Great Britain, The Netherlands, Poland and Czechoslovakia.

METHODISTS TO GIVE APPOINTMENTS TO

CHATTANOOGA, Tenn., Oct. 5. The one hundred and sixteenth annual session of Holston conference, Methodist Episcopal Church, South, will begin with the announcement of appointments by Bishop H. M. Dubose tomorrow. The pastors' assignments were completed today.

The conference today adopted a budget calling for the expenditure of \$168,579 with \$79,279 for general assessment and \$89,000 for conference work.

A resolution, addressed to the general conference, urging the retention of Bishop Dubose to Holston conference was unanimously adopted at the session held today.

GOVERNMENT BONDS.

NEW YORK, Oct. 5. (AP)—U. S. government bond closings: Liberty 96.20; first 4 1/2s, 98.6; fourth 98.14; treasury 4s, 102; treasury 106.12.

THE MIAMI HERALD

HAS PUBLISHED

262,400

Paid Classified
Advertisements
So Far This Year

he figures do not indicate are fewer children here than but that there are fewer kindergartens than last year. There now are 320 children in the public out 300 fewer than at this year. A charge of \$1 per day for kindergarten tuition. law provision for free education for children from the years up. No kindergarten charged in Miami Beach public which are amply financed. There are in operation in the schools, with attendances: Citrus Grove, 27; Buena Coral Gables, 33; Miami Miramar, 27; Riverside, 44; in elementary, 40; Santa; Shadowlawn, 25; Silver Six kindergartens have been ed because they did not have ed enrollment which now is 5 pupils. Where two schools combined enrollment of 30 pupils can be taught by one teacher be allowed to continue. ed enrollment is distributed as: White elementary schools, site junior and senior high, red, 4,385

ERIES SHOW VICT'S RETURN

*'s Wife Bound and Her
ther Held Prisoner.*
Continued From Page 1.

nervous and profane and
to kill them unless they
s commands.
ber drove up to the side on-
the shop in a motor car
no license plate. He en-
store with his left arm over
part of his face and an au-
stol in his right hand. Yar-
d Stubbs were standing by
register.
n up, put 'em up," the robber
as he advanced. Yarbrough
bs raised their hands but
robber requested they turn
money, Yarbrough replied: "If
the money, you will have to

and consented to accompany the de-
tectives back to New York in the plane
for his first ride in the air.

DISPLAY BUILDING ON MIAMI BEACH

*Dade Motor Sales Company
Closes Long Lease.*

Continued From Page 1.

in America, with special bodies de-
signed and created by America's fore-
most body builders.

The winter salon showing of Lincoln
models will present original and exclu-
sive body styles which will also be ex-
hibited at the New York body salon in
the Commodore Hotel in New York in
December. In addition to the special
salon showing, there will be standard
models of the Lincoln emphasizing the
latest improvements brought about by
the engineering skill of the Ford Motor
Company. In conjunction there will
also be a special display of the latest
deluxe Ford models.

In connection with the elaborate
display room, which will be especially
embellished and architecturally treated
by Mr. Pancoast, creating a beautiful
background for the display of Lincoln
automobiles, the new building will pro-
vide 5,000 square feet of space to take
care of the service requirements of
Miami Beach Lincoln owners.

Mr. Ryan said he desires to emphasize
that both Lincoln and Ford service
will be continued in a major way at
400 S. W. Second avenue, Miami, in the
large building occupied by the Dade
Motor Sales Company, the Miami Beach
branch being utilized for auxiliary dis-
play and service. He believes that his
many friends in the North, as well as
the friends and customers of the Dade
Motor Sales Company, will be appre-
ciative of the additional facilities pro-
vided for their convenience, all of which
will conform with the established
policy of the Ford Motor Company in
providing everywhere convenient and
adequate display and service for the
Lincoln automobile.

PHILIPPINE TRIBESMEN FIGHT CONSTABULARY

MANILA Oct. 5 (AP)—The Philippine

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Herald Oct. 6, 1929 p. 5

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THE HERALD, MIAMI, FLORIDA

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NEW LINCOLN AND FORD STRUCTURE IS ANNOUNCED



This is the architect's drawing of the new Miami Beach branch of the Dade Motor Sales Company, now under construction on Lincoln road at Meridian avenue, as formally announced by S. A. Ryan. The builders are the Lincoln-Meridian Company, who are under contract to complete the structure by December 15. Russell T. Pancoast is the architect. The building will be ornate, in keeping with its location in this exclusive shopping center, and will comprise an elaborate display salon and all modern service facilities.

The quiet stay at the Rapidan camp will serve as a recreation for the premier, after his sea voyage to New York and strain of the welcome accorded him in New York and Washington.

the freight and passenger steamships on the Great Lakes and including extensive docks, terminals and warehouses along the lakes.

When rail lines were forbidden, by act of congress, to own, operate or

DADE COUNTY SCHOOL
ENROLLMENT 22,338

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"New Lincoln and Ford Structure is Announced," *The Miami Herald*, October 6, 1929, p. 5

HERALD TELEPHONE 27401

THE HERALD, MIA

LECTURER IN MIAMI FOR SERIES OF TALKS

Fritz Kunz, lecturer, who will deliver four addresses in Miami under the auspices of the Miami Lodge of the Theosophical Society. Mr. Kunz, a native of Illinois and a graduate of the University of Wisconsin, lived and studied in the Orient for several years.

8 AMBERJACK TAKEN BY PARTY OF ANGLERS

Kingfish Also Are Plentiful As Day's Catches Are Displayed On Pier.

A catch of eight amberjack ranging in weight from 25 to 35 pounds, 18 kingfish and a small shark was recorded yesterday by Dr. and Mrs. James Morrissey, and Walter Zunkley of Yonkers, N. Y., and featured a fine day of fishing. The Morrisseys and Mr. Zunkley are guests at the Breakers Hotel, Miami Beach. The party fished from Capt. C. H. Fine's yacht, Ambron II.

A number of other fine catches were recorded with kingfish and amberjack playing an important part in the day's activities.

Howard Devise, Bill Browning and Charles Kroger, the three fishermen of Newport, Ky., once again registered an excellent catch. They accounted for 14 kingfish from Capt. Dick Morgan's yacht, Miss Blaise.

Arthur Herbert of Bozadale, N. Y., C. J. Smith, E. M. Lake and Charles E. Birge returned with a fine catch, including a snailfish, a large barracuda, two dolphin, two large amberjack and

LINCOLN SALON DRAWS NUMEROUS VISITORS

Occasion Also Signifies Opening of Dade Motor Sales Company's Branch.

The Lincoln Motor Car salon, previously announced by S. A. Ryan, Dade Motor Sales Company executive, was inaugurated yesterday in the company's new building in Lincoln road at Meridian avenue, Miami Beach. The hundreds of visitors to the salon also were given the opportunity to inspect the new motor sales and service structure, which Mr. Ryan said has been built in order to render a superior type of service to the large number of Lincoln motor car owners who come to Miami Beach every winter season.

Among the new Lincoln body styles exhibited as examples of the fine coachwork of leading body builders are a striking new body type by LeBaron, a coupe sedan on a Lincoln chassis, a LeBaron collapsible cabriolet, a convertible sedan by Dietrich.

Visitors will find in the new Lincoln touring car a studied provision for increased riding space through many innovations that have been incorporated to allow the maximum of room and comfort while on long tours or shorter jaunts. The body is lower and streams from a gravity center with such fluent balance that fleetness becomes its dominant theme.

Curtains which usually conceal auxiliary seats back of the drive have been omitted in the Lincoln touring car. Instead, scooped out places are found for increased leg room. In the floor at the foot of the kneeseat is a depression that also gains greater roominess and comfort for passengers.

Whether the top is up or down, this new body spells trimness and speed, refinement, security and distinction. Shatter-proof glass is used as in all Lincoln motor cars.

Marvelous blocks, accurate to one-quarter of one-millionth of an inch, will be used to explain the precision with which Lincolns are constructed. These Johansson gages, the most precise measuring instruments in the history of the world, played a large part in the standardization of the inch by the United States Bureau of Standards, and the Ford Motor Company built the blocks which the government uses. Other sets have been turned out for use all over the world.

Other mechanical displays include a copper-plated chassis, a parts board, a rear axle assembly, an in-take manifold assembly and a crankshaft and pin assembly.

TORONTO ELECTS MAYOR.
TORONTO, Jan. 2, (AP)—Berl S. Wemp was elected mayor yesterday and a \$10,000,000 city planning proposal was

LINCOLN SALON BEGINS IN

Yesterday, the opening day of the Lincoln and Ford dealers in Miami, drew a large sales and service building, located in Lincoln road, modern interior, remaining to inspect and admit been completed, is the permanent branch of 10 a. m. to 10 p. m. daily from now until June building.

MURDER TRIAL SNYDER-GRAY

Chicago Salesman Goes On Trial For Killing Victim Is Facing Same Charge; Killing of Wife of Defendant Collapses In Court

(BY UNITED PRESS.)
CHICAGO, Jan. 2.—A 1930 version of the Snyder-Gray trial started here today when Samuel H. Dorr, insurance salesman, was charged in court with the murder of William O'Brien, street car conductor. O'Brien's widow, Genevieve, will be tried later on the same charge.

Mrs. Dorr, said by the state to have been spurned by her husband for Mrs. O'Brien, collapsed after attending the opening session of the trial.

Previously she had kissed her husband hysterically when he was brought into the courtroom.

Selection of a jury was started with the prosecution demanding the death penalty in qualifying veniremen, much in the manner of similar demands made at the Snyder-Gray trial. The state charges that the murder

street car clerk in result of O'Brien a O'Brien ing on ti Police fou The lat ne a resul she made said she shooting. The bill killing of to collect which Do a few we SPANIS

"Lincoln Salon Draws Numerous Visitors," The Miami Herald, January 2, 1930, p. 8

THE HERALD, MIAMI, FLORIDA

HERALD TELEPHONE

RAWS SITORS

Lincoln Salon Begins in Handsome New Beach Structure

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Yesterday, the opening day of the Lincoln motor car salon, now being held by Dade Motor Sales Company, Lincoln and Ford dealers in Miami, drew a large attendance. Hundreds of visitors came to the handsome new sales and service building, located in Lincoln road at Meridian avenue, to view its ornate exterior and ultra-modern interior, remaining to inspect and admire the Lincoln models on display. The building, which has just been completed, is the permanent branch of the Dade Motor Sales Company. The salon will be open from 10 a. m. to 10 p. m. daily from now until January 16. Russell T. Hancock is architect of the new Lincoln building.

MURDER TRIAL LIKE

IRIS GOES INTO DITCH

"Lincoln Salon Begins in Handsome New Beach Structure" *The Miami Herald*, January 2, 1930, p. 8

A NOTABLE DISPLAY OF
DISTINGUISHED MODERN MOTOR CARS
WILL BE PRESENTED
AT THE
LINCOLN
METROPOLITAN SALON

AT THE SHOWROOM OF
DADE MOTOR SALES COMPANY
LINCOLN ROAD AT MERIDIAN, MIAMI BEACH, FLORIDA
JANUARY 2nd TO 16th

FOR NINE YEARS the Lincoln has been known as one of the finest cars built anywhere in the world. Its name has stood for superb engineering and beauty of appearance. That tradition has been scrupulously maintained. Today the Lincoln is a better, more beautiful automobile than it has ever been.

The purpose of the Lincoln Metropolitan Salon is to bring to this city once a year the latest examples of distinguished custom coachmaking and the most modern developments in automotive engineering. This is your opportunity to see for yourself to what an extraordinary degree the craft of fine automobile making has been brought. The Lincoln appeals most strongly to those discriminating people who appreciate the highest achievements in motor car mechanism and body design.

The cars you will see are representative of the skill of the country's leading custom coachmakers—Jenkins, Willoughby, LeBaron, Bruhn, Dietrich and others. A number of the body types which have recently been added to the Lincoln line are making their first appearance in this city. Others represent the latest refinements made on body types which have everywhere been

acclaimed as consummate achievements in the coach-builders' art. In a sense, this is more than a Lincoln exhibit—it is a presentation of the finest work done by the foremost custom coachmakers in the industry.

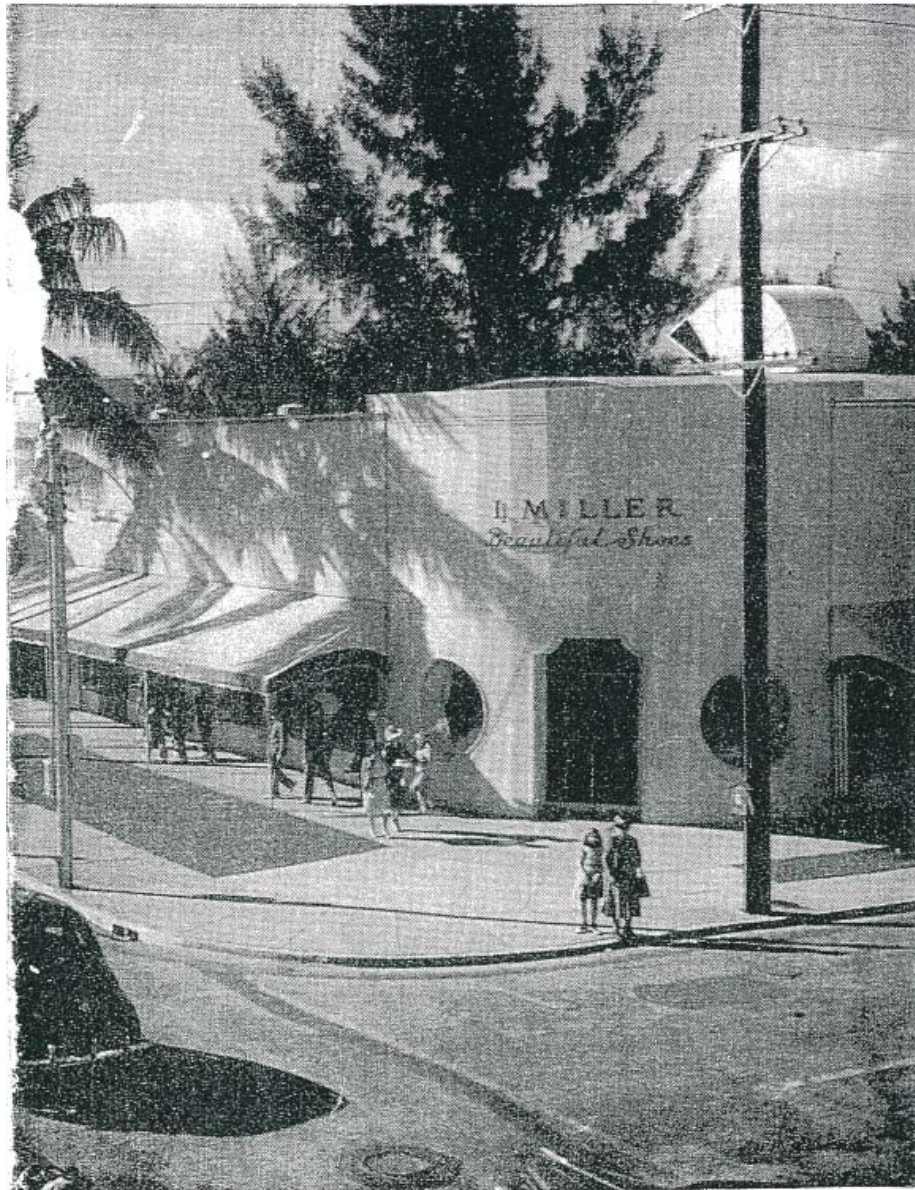
You will be interested in the mechanical exhibits which give an insight into the Lincoln methods of precision craftsmanship in building fine motor cars. You will see a set of the famous Johanson gages, accurate to four-millionths of an inch, which make possible the delicate precision in machining and adjusting all parts of the Lincoln mechanism. An exhibit of Lincoln parts, finished with the utmost possible precision, will show you the practical results of this painstaking method of production.

You will also see a copper-plated display chassis, a cutaway motor, an aluminum body, a rear axle assembly, and other interesting mechanical exhibits.

The body types displayed will include the Phaeton, Sixpassenger Coupe, Jenkins Berlina, Locke Club Roadster, Willoughby Limousine, Dietrich Convertible Sedan, Willoughby Town Sedan, Standard 7-passenger Sedan, Jenkins Coupe.

THE **LINCOLN**

Advertisement, *The Miami Herald*, January 2, 1930

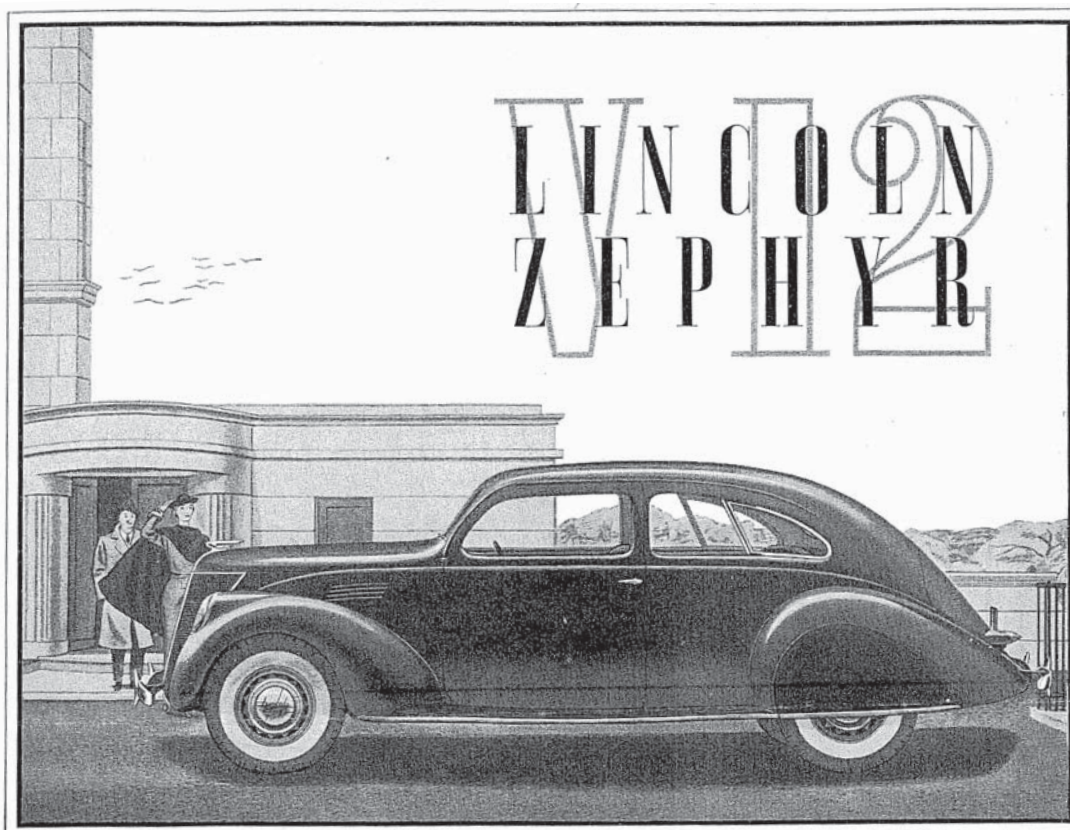


SO ONLY THE SHOPS ON THE NORTH SIDE HAVE TO PUT UP THEIR AWNINGS

AFFORD FUN FOR ALL

Around the most exciting windows, which are all kept brightly

801 Lincoln Road featured in "Afford Fun for All" *Life Magazine*, February 24, 1941, p. 75



TWELVE CYLINDERS POWER THIS NEW CAR OF MANY-SIDED APPEAL

THE first person who purchased a LINCOLN-ZEPHYR was the president of a railroad. A fair cross-section of owners reveals, also, eminent physicians . . . executives who travel much . . . society matrons with children of school age. Their reasons for buying this car are varied and practical. Underlying them all, typical of them all, is this: "It is a new kind of car. It offers a new kind of value!"

It is an unusual idea to place a 12-cylinder engine in a car of medium price. The engine itself is new. Designed by Lincoln, built by Lincoln, it is the culmination of years of research and experiment. It develops 110 horsepower. Because of its exclusive


design; because of its great power and flexibility; because it pulls a car low in weight for its size, *owners are getting 14 to 18 miles a gallon!*

It is a new idea to streamline a car as fully as this car is streamlined. But the graceful, flowing contours simply grow out of the body structure beneath. Steel trusses form a rigid bridge over which steel panels are welded — top, sides, bottom. Six passengers, or one, are gently cradled in the framework, and poised forward of the rear axle. You ride near the center even when in the back seat.

It is a new idea, finally, to provide so much power, size, comfort in a car selling for \$1275.

But a conviction of the builder is that engineering experience, precision methods, and vast resources, applied intelligently, can do what otherwise could not be done. This car combines Ford ability to give great value at low cost with the Lincoln tradition to build without regard to cost. It does for the medium-price field what these other cars do for their own fields.

Learn, today, what outstanding value Lincoln has built into a car new in idea, new in appearance, new in performance!

 PRICED FROM **\$1275**
 F. O. B. DETROIT
 AVAILABLE IN TWO SEDAN BODY TYPES

S. A. RYAN'S
 DADE MOTOR SALES COMPANY
 THE LINCOLN GALLERIES, 801 Lincoln Road, Miami Beach

Society Pictorial, February 29, 1936



Metro's Ristorante Italiano, undated photograph

801-821 Lincoln Road & 1650 Meridian Avenue
Lincoln-Meridian Building
Miami Beach

Building Data

#801 I. Miller) SURVEY FILE

Owner LINCOLN-MERIDIAN CO. Mailing Address
East 1/2 Lot 1 'Block 36 Subdivision GOLF COURSE
General Contractor William F. Bonsack
Architect Russell Pancoast

Permit No. 3274
Address 801 to 821 Lincoln Road
Bond No. 800 to 1650 to 1658 Meridian ave.
Engineer

Zoning Regulations: Use BAA Area 19
Building Size: Front 150' Depth 135' Height
Certificate of Occupancy No.

Type of Construction CBS Foundation Wood pile & Reinforced concrete Roof ? Date Sept. 30, 1929

Plumbing Contractor # 4358 Dulbs
Fixtures ?
Sewer Connection Date Oct. 7, 1929
Temporary Closet Date

Plumbing Contractor
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 Automatic Sprinkler Company \$ 5,000.. December 16, 1929.

Electrical Contractor # 809 Hardy Electric
Switch Range Motors
OUTLETS Light 100 HEATERS Water
Receptacles Space
Refrigerators
Irons

No. FIXTURES 48
Electrical Contractor # 1251 Hardy Electric
Date Dec. 30, 1929

FINAL APPROVED BY
Date of Service December 30, 1929

Address
Fans
Centers of Distribution
Sign Outlets

Building Card. City of Miami Beach.

Building Permits-# 30831	Store front - remodeling & mezzanine not to be over 1/3 of store space - Escot Construction Co., contr. #2 CBS	\$ 1,000....	Sept. 21, 1949
# 31233	Provide partition to create two stores & remodeling front-Owner -	\$ 4,000....	Oct. 27, 1949
# 31469	12 ton air conditioning unit - Conditioned air Corp., contr. #4,000....	\$ 4,000....	Nov. 21, 1949
# 31582	Flat wall sign - 22 sq ft: Tropicalites: \$ 300. 12/1/1949: Nov. 21, 1949	\$ 300.00	Nov. 21, 1949
# 31618	Store Fixtures - Herman Popkin, contractor \$ 2,000 - Dec. 2, 1949	\$ 2,000.00	Dec. 2, 1949
# 31658	Entrance awning - Miami Beach Awning Co. \$ 250.... Dec. 8, 1949	\$ 250.00	Dec. 8, 1949
# 31679	Install fixtures - Ameritec Associates \$ 175.... Dec. 9, 1949	\$ 175.00	Dec. 9, 1949
# 31708	Flat wall sign- channel letters on wall - 22 sq.ft.-Tropicalites, Inc. \$ 250.... Dec. 15, 1949	\$ 250.00	Dec. 15, 1949
# 31733	Flat wall sign- 12 sq.ft.-Electro Neon Sign Co. \$ 100.... Dec. 19, 1949	\$ 100.00	Dec. 19, 1949
# 31860	Storage in store building- 53' x 16' x 12' - Edwin T. Reeder, arch: Interstate Construction Co., contractor \$ 3,000.... Jan. 16, 1950	\$ 3,000.00	Jan. 16, 1950
# 32924	Stalls and painting - Owner \$ 1,000.... June 26, 1950	\$ 1,000.00	June 26, 1950
# 32982	Flat wall sign - Tropicalites \$ 400.... July 5, 1950	\$ 400.00	July 5, 1950
# 33593	Remodeling store front - E.T.Reeder, arch: Interstate Construction Co. \$ 1,800.... Sept. 20, 1950	\$ 1,800.00	Sept. 20, 1950
# 33630	Shelves, partitions & painting - no work on store front or stairs- Adler Construction Co., contr.: E. H. Reeder, arch. \$ 900.... Sept. 26, 1950	\$ 900.00	Sept. 26, 1950
# 34417	Air conditioning - 7 1/2 tons-Conditioned Air Corp. \$ 2,500.... Dec. 4, 1950	\$ 2,500.00	Dec. 4, 1950
# 35200	Flat wall sign - Tropicalites \$ 275.... Feb. 19, 1951	\$ 275.00	Feb. 19, 1951
# 38520	Air conditioning - 3 ton - Seaboard Air Condition, Inc. \$ 1,200.... May 21, 1952	\$ 1,200.00	May 21, 1952
# 38803	Wet sandblasting - All American Sandblasting Co. \$ 100.... June 27, 1952	\$ 100.00	June 27, 1952
# 38844	Waterproofing - Perma-Sec Co. Inc. \$ 400.... July 7, 1952	\$ 400.00	July 7, 1952
# 39029	Remodeling store front-above glass- new 3 x 4 angle- E.T.Reeder, arch: R.L.McNeil, contr. \$ 1,000.... July 28, 1952	\$ 1,000.00	July 28, 1952
# 39951	Flat Wall Sign, 33 sq.ft. - Tropicalites - - - \$ 450.... Nov. 3, 1952	\$ 450.00	Nov. 3, 1952
# 40301	Flat Wall Sign, 10 sq.ft: Tropicalites: \$ 200.... Dec 2, 1952	\$ 200.00	Dec 2, 1952
# 42580	Addition for storage 8'x 13'x 10': John Woodruff: \$ 645: Sept 1, 1953	\$ 645.00	Sept 1, 1953
# 44863	by Owner: Remodeling store front: \$ 1000: June 8, 1954	\$ 1,000.00	June 8, 1954
# 45159	One Flat Wall Sign: Tropicalites: \$ 400.00 July 9, 1954	\$ 400.00	July 9, 1954
# 45816	Tropicalites....Flat wall sign.... \$ 250.00 Sept. 15, 1954	\$ 250.00	Sept. 15, 1954
# 48259	Biscayne A. C. Co: Install one - 7 1/2 ton A. C. System and one - 7 1/2 cooling tower OK, Pleaf 9/20/55 Aug. 8, 1955	\$ 2,000.00	Aug. 8, 1955
# 49203	by owner, day labor: Shelving and showcases \$ 750.00 Nov. 15, 1955	\$ 750.00	Nov. 15, 1955
# 50009	Tropicalaire Eng. Co: Install one - 5 ton A. C. Unit \$ 1,500 Dec. 23, 1955	\$ 1,500.00	Dec. 23, 1955
51103	FLAT WALL SIGN ---"Boutique" A. B. C. Neon Sign \$ 325.00 July 30, 1956	\$ 325.00	July 30, 1956
# 52056	FLAT WALL SIGN (Neon) Claude Southern Corp. \$ 400.00 November 9, 1956	\$ 400.00	November 9, 1956
1650 Meridian #54667	Geopack and Southern Electric: Addition: storm shutters \$ 500-10/11/57	\$ 500.00	10/11/57

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.
1-8-88		REMOVE EXISTING AWNING + CLEAN STOPS	\$500.00				31605
2-18-88		DEMOLITION OF INTERIOR + STORE FRONT	\$4,000.00				31845
2-22-88		REPAIR WORK + REPOINTING 200 sq.	\$70,000.00				31860
2-25-88		DEMOLISH OF INTERIOR FINISH	\$4,000.00				31880
4-21-88	032	EXTERIOR + INTERIOR REMODELING	\$150,000.00				92574
7-27-88		INSTALL FABRIC AWNINGS	\$28,125.00				5888126
8-1-88		RESTAURANT REMODELING	\$75,000.00				88801122

805 Lincoln Road

805 Lincoln Road

Building Card. City of Miami Beach.

BUILDING PERMITS: #31605 - 1-8-88 - CRF Inc. - Remove existing awnings and clean stores - \$500.00
 #31845 - 2-18-88 - Econo Build - Demolition of interior store front and partial interior - \$4,000.00
 #31860 - 2-22-88 - Milton and Thompson Roofing - Repair work and reroofing - 220 sqs. - \$70,000.00
 #31880 - 2-25-88 - Econo Build Inc. - Demolish of interior finish - \$4,000.00
 #92514 - 4-21-88 - Econo Build Inc. - Exterior and interior remodeling - \$150,000.00
 #SB881295 - 7-27-88 - Dade Canvas Products - Install fabric awnings - \$28,193.00
 #B8801122 - 8-1-88 - Econo Build - Restaurant remodeling - \$75,000.00
 #M8801331 - Norca A/C & Refrig. - 3-10kw Central heating, 2-5ton A/C wind, 1-3ton A/C central, mechanical ventilation - 8-17-88

ELECTRICAL PERMITS: #82879 - Gorden Hedden - Disconnect for demolition - 2-18-88
 #82880 - Gorden Hedden - Disconnect for demolition - 2-18-88
 #82908 - Hedden, Gorden - Construction demolition - 2-25-88
 #83248 - Gorden Hedden Electric - 24 Light outlets, 8 125A service size in amp's, 24 fixtures - 5-11-88
 #E8801354 - Gorden Hedden Electric - 19 Switch outlets, 51 light outlets, 43 receptacles, 400A service size in amp's, 5 appliance outlets, 1 water heater, 5 motors, 2-5ton A/C, 2-10kw strip heater, 2 special purpose, 51 fixtures - 8-19-88
 #E8800286 - Hedden Gorden - New electrical repairs - 12-5-88
 #E8800379 - Gorden Hedden Electric - New electrical repairs - 12-28-88
 #BE891602 - Dade Electric Service - New central a/c unit - 8-30-89

PLUMBING PERMITS: #65292 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65291 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65293 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65298 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65311 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65290 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65289 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65288 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65287 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #P8801171 - Call A Plumber - 1 Dishwasher, 5 floor drain, 1 grease trap, 5 lavatory, 1 sink, pot, 1 sink, residence, 1 sink, slop, 1 urinal, 5 water closet, 1 indirect wastes, 1 water supply, 1 heater-new installation, 1 sewer connections - 8-5-88

NEW CARD OLD ONE IN SURVEY

Owner **Lincoln-Meridian Co.** Subdivision **Golf Course** Block **36** East 1/2 Lot **1** Permit No. **3274** Cost **\$85,000**

General Contractor **William F. Bonsack** Address **801 to 821 Lincoln Road** Bond No. **800 to 820 Lincoln Lane, 1650 to 1658 Meridian Ave.** Engineer **1660**

Zoning Regulations: **Use BAA** Area **19** Stories **1660**
Building Size: **Front 150'** Depth **135'**

Certificate of Occupancy No. **Use STORES & SHOW ROOM**

Type of Construction **CBS** Foundation **WOOD PILE & REINF. CON** Roof **Use** Date **Sept. 30, 1929**

PLUMBING Contractor **Stolpmann Plumb. #48228** Sewer Connection **Temporary Water Closet** Date **2/2/71**

2 rgh Water Closets 2 sets
2 rgh Lavatories 2 sets
Bath Tubs
Showers
Urinals
Sinks
Dish Washing Machine
Laundry Trays
Laundry Washing Machines
Drinking Fountains
Floor Drains 2 sets
Grease Traps
Safe Wastes

Swimming Pool Traps
Steam or Hot Water Boilers
Down Spouts
Wells

ROUGH APPROVAL ALT 770 CRD. #75-34
FINAL APPROVAL DATE: 12-4-1975

GAS Contractor
Gas Ranges
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers
GAS Rough APPROVAL
GAS FINAL APPROVAL

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

ELECTRICAL Contractor **Bartnett Elect. #69174** Date **10/13/71**

OUTLETS
1 Switches
8 Lights
8 Receptacles

HEATERS
Water
Space

FIXTURES
min.

Ranges
Irons
Refrigerators
Fans
Motors
Appliances
Electrical Contractor

Temporary Service
Neon Transformers
Sign Outlets
Meter Change
Centers of Distributions
Service meter change
Violations

FINAL APPROVAL
By
Date

Building Card. City of Miami Beach.

Building Permits:

#00565-Duall Inc.-Flat wall signs (plastic) mounted on wall-\$100-2-14-72

FILE #1712 - ZBA Meeting of Nov. 1, 1985:

APPLICANT REQUESTS THE FOLLOWING VARIANCE IN ORDER TO INCREASE THE SEATING CAPACITY OF AN EXISTING RESTAURANT:

1. Applicant wishes to waive all the required 6 off-street parking spaces, in order to increase the seating capacity of an existing restaurant from 10 chairs to 32 chairs.

GRANTED. SUBJECT TO THE CONDITIONS AS SET FORTH BY THE DIRECTOR OF PUBLIC WORKS. (SEE FINAL ORDER.)

#M09082 - Chanin Air - 1 A/C (Central) - 7-1-87

File #1104 - Action was taken by the Design Review Board on 7-21-87 with conditions.
See D.R.B. File.

Plumbing Permits:

Building Card. City of Miami Beach.

Lot N $\frac{1}{2}$ of 7 Block 36
all 8

Subdivision Golf Course

ALTERATIONS & ADDITIONS

Building Permits:

Plumbing Permits:

#51947-McCormick Boyett- 1 sink, residence-12-31-74

Electrical Permits:

#65634 C. J. Kay Elect. Co.: 6 switch and 5 light outlets, 10 receptacles - 4/5/68

#65738 C. J. Kay Elect. Co.: 10 switch and light outlets, 20 receptacles - 5/10/68

#65878 C.J. Kay Elect. Co.: 20 Switch Outlets, 20 Light Outlets, 40 Receptacles \$12.00, 1 Bell Transformer \$1.00, 1 Reinspections X-ray \$5.00, \$18.00, 6/19/68

Lot	Block	Subdivision	ALTERATIONS & ADDITIONS
Building Permits:			
#82568	Scot-Twin Const.	- Interior alterations no structural changes as per plan \$1,500.00	6/24/69
#83176	Duall, Inc.	Change of copy of existing flat wall sign SCHEINMAN HOCHSTIN & TROTTA, MEMBERS NEW YORK STOCK EXCHANGE \$500.00	10/22/69
#84615	Owner	- Interior alterations non structural	\$250.00 7/10/70
#85920	Scot Twin Const. Corp.	- alteration 6 floor	\$2,500.00 4/7/71
85921	Scot Twin Const. Corp.	- alteration 8 floor	\$2,500.00 1/7/71
#00296	owner	- painted wall sign \$25.00	12/22/71
#04333-Alan Stein	Remodeling(non structural)	-\$4000-10-2-73	
Building Permit 88574-J. Miller Constr- Interior remodeling-\$5000-6-24-74			
Plumbing Permits:			
#46662	Service Plumbing Co.	8 Lavatories \$16.00	7/16/68
#47637	Peoples Gas System	- 4 gas heater space or steam	3/6/70
#48518	Service Plumb	- 6 rgh 6 set sink residence - 2 rgh 2 set water closet	7/1/71
#49448	Rightway Plumbing Co.	- 1 Gas-10-17-72	
#50056	Serota Plumbing	- relocate lavatory-7-24-73	
#50205	Service Plumbing	- 1 lavatory; 1 water closet-9-25-73	
#51287	Service Plumbing	- 2 lavatory	2-14-74
#51406-Super Plumbing	major water repairs	-8-13-74	
Electrical Permits:#51795-McCormick Boyett-5 office sink, 2 indirect waistes-11-21-74			
#67108	C. J. Kay Electric Co:	10 switch outlets, 30 light outlets	10 receptacles 6/25/69
#67109	C. J. Kay Electric Co:	3 switch outlets, 7 light outlets	4 receptacles 6/25/69
#67110	C. J. Kay Electric Co:	10 switch outlets, 20 light outlets	10 receptacles 6/25/69
#67438	Duall Inc.	- 1 reconnect sign 10/22/69	
#68528	C. J. Kay Elect.	- 1 repairs	1/14/71
#68529	C. J. Kay Elect.	- 1 repairs	
#70914-Sherba Bros.	-17 switch outlets	16 light outlets	
1 special purpose Xray; 19 fixtures-10-25-73			
#71509	Robert-N-Lewis Electrical	- 3 special purpose-outlets-8-13-74	
#71675	Lavigne Electric	- 3 light outlets; 23 receptacles; 1 range outlet; 1 special-10-17-74	

Building Card. City of Miami Beach.

6062

BUILDING PERMITS: #SB881503 - 9-1-88 - Install neon trim on upper roof - \$2,000.00- Abzacadabra
#M8801422 - Atlantic Fire Equip. - 1 Fire sprinkler systems - 9-16-88
#M8801452 - Victor Abiscaiman - Mechanical ventilation - 9-30-88
#M8800026 - ABA Fire Equipement - Fire sprinkler systems pre-engineered - 10-4-88
#M8800061 - Evercool A/C Inc. - Refrigeration, violation, double fine, mandatory 303.3 - 10-14-88
#SB880140 - 10-31-88 - Econo Build - Repair and paint interior walls - \$6,000.00
#SB880138 - 10-31-88 - Econo Build - Repair and paint drywall interior only - \$1,500.00
#5413 - Certificate of Occupancy - Buccino's Inc. d/b/a Pietro's Restaurant - 11-10-88-Temp.
#B8800032 - 11-14-88 - Econo Build Inc. - Interior remodeling 800 sq. ft. - \$10,000.00
#B8800031 - 11-14-88 - Econo Build Inc. - Interior remodeling - \$10,000.00
#M8800149 - Norca A/C & Ref. Corp. - 1-10kw Central heating, 1-5ton A/C central - 11-14-88
#M8800150 - Norca A/C & Ref. Corp. - 1-10kw Central heating, 1-3ton A/C central - 11-14-88
#M8900321 - Norca A/C & Ref. - Installation of 1 bathroom exhaust fan - 1-13-89
#M8900320 - Norca A/C & Ref. - Installation of 1 bathroom exhaust fan - 1-13-89
#88027 - Certificate of Completion - 801-821 Lincoln Road - #92514 - 1-24-89
#SB890616 - 2-2-89 - A&A Signs & Service - Painting sign on awning - \$125.00
#SB890619 - 2-10-89 - AIA Sign & Service - Painted sign on awning 11 sq. ft. - \$125.00
#SB890624 - 2-10-89 - A&A Sign Co. - Paint sign on awning (801 Lincoln Rd.) - \$125.00
#SB890622 - 2-10-89 - AIA Signs & Service - Painted sign on awning 6 sq. ft. - \$125.00
#SB890621 - 2-10-89 - AIA Sign & Service - Painted sign on awning 11 sq ft. - \$125.00
ELECTRICAL PERMITS: #E8801412 - Abzacadabra - New electric sign - 9-1-88
#E8801529 - Hedden Electric - Power test - 9-27-88
#E8801531 - Hedden Electric - 3 Switch outlets, 8 light outlets, 20 receptacle
1-5ton A/C, 1-7kw strip heater, 10 fixtures - 9-27-88
#E8801532 - Hedden Electric - 3 Switch outlets, 8 light outlets, 20 receptacle
1-5ton A/C, 1-7kw strip heater, 10 fixtures - 9-27-88
#E8801533 - Hedden Electric - 3 Switch outlets, 8 light outlets, 20 receptacle
1-5ton A/C, 1-7kw strip heater, 10 fixtures - 9-27-88
#E8800032 - Gorden Hedden - New electrical repairs - 10-7-88
PLUMBING PERMITS: #P8801240 - Wiginton Fire Sprinkler - 130 heads, new fire sprinkler system - 9-7-88
#P8800056 - Serota Plumbing - Gas piping - 10-20-88
#P8800224 - Call A Plumbing - New fixtures - 12-16-88

Building Card. City of Miami Beach.

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.
9-1-88		Install neon trim on upper roof	\$2,000.00				58881503
10-31-88		REPAIR + PAINT dry wall interior	\$1,500.00				58880138
10-31-88		REPAIR + PAINT interior walls	\$6,000.00				58880140
11-14-88		Interior Remodeling	\$10,000.00				68800031
11-14-88		Interior Remodeling 800 sq. ft.	\$10,000.00				68800033
2-2-89		Painting sign on awning	\$125.00				58890616
2-10-89		Painted sign awning 115sq. ft.	\$125.00				58890621
2-10-89		Painted sign on awning 65sq. ft.	\$125.00				58890622
2-10-89		Painted sign on awning	\$125.00				58890624
2-10-89		Painted sign on awning 118sq. ft.	\$125.00				58890619

Building Card. City of Miami Beach.

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.

March 21, 2013
Shulman + Associates

BUILDING PERMITS: #BM891144 - Sam L. Hamilton Inc. - 1-5ton a/c central, heating kw replace
unit on roof - 8-30-89
#BM891187 - Dade Sheet Metal - Duct work only - 9-11-89
#BM891233 - Seford Industries - Duct work only - 9-29-89

Building Card. City of Miami Beach.

Lot	Block	Subdivision	ALTERATIONS & ADDITIONS
Building Permits:			
#82568	Scot-Twin Const.	- Interior alterations no structural changes as per plan \$1,500.00 6/24/69	
#83176	Duall, Inc.	Change of copy of existing flat wall sign SCHEINMAN HOCHSTIN & TROTTA, MEMBERS NEW YORK STOCK EXCHANGE \$500.00 10/22/69	
#84615	Owner	- Interior alterations non structural \$250.00 7/10/70	
#85920	Scot Twin Const. Corp.	- alteration 6 floor \$2,500.00 1/1/71	
85921	Scot Twin Const. Corp.	- alteration 6 floor \$2,500.00 1/7/71	
#00296	owner	- painted wall sign \$25.00 12/22/71	
#04333-Alan Stein0Remodeling(non structural)-\$4000-10-2-73			
Building Permit 88574-J. Miller Constr- Interior remodeling-\$5000-6-24-74			
Plumbing Permits:			
#46662	Service Plumbing Co.	8 Lavatories \$16.00 7/16/68	
#47637	Peoples Gas System	- 4 gas heater space or steam 3/6/70	
#48518	Service Plumb	- 6 rgh 6 set sink residence - 2 rgh 2 set water closet 7/1/71	
#49448	Rightway Plumbing Co.	- 1 Gas-10-17-72	
#50056	Serota Plumbing	- relocate lavatory-7-24-73	
#50205	Service Plumbing	- 1 lavatory; 1 water closet-9-25-73	
#51287	Service Plumbing	- 2 lavatory 2 water closet \$27.50 7-9-74	
#51406-Super Plumbing- major water repairs-8-13-74			
Electrical Permits: #51795-McCormick Boyett-5 office sink, 2 indirect waives-11-21-74			
#67108	C. J. Kay Electric Co.	10 switch outlets, 30 light outlets, 10 receptacles 6/25/69	
#67109	C. J. Kay Electric Co.	3 switch outlets, 7 light outlets, 4 receptacles 6/25/69	
#67110	C. J. Kay Electric Co.	10 switch outlets, 20 light outlets, 10 receptacles 6/25/69	
#67438	Duall Inc.	- 1 reconnect sign 10/22/69	
#68528	C. J. Kay Elect.	- 1 repairs 1/14/71	
#68529	C. J. Kay Elect.	- 1 repairs 1/14/71	
#70914-Sherba Bros.-17 switch outlets, 16 light outlets, 12 receptacles; 1 appliance refig; 1 special purpose Xray; 19 fixtures-10-25-73			
#71509-Robert-N-Lewis Electrical- 3 special purpose-outlets-8-13-74			
#71675-Lavigne Electric- 3 light outlets; 23 receptacles; 1 range outlet; 1 special-10-17-74			

602 -
Building P.#06653-Owner- Stairways and sheet rock wall-\$200-12-24-74
Plumbing 52425-Lincoln Lane Jewelers-Silver Plumbing- gas line repl.4-23-75
6/18/80 replace cold water service #58574 Silver Plumbing
7/17/80 #58648 Silver Plumb - water service repair
7/18/80 #58672 Pirsch Plumbing 1 bidet, 2 lavs, 1 water closets
#20759--Owner--Drop ceiling & paneling(wood) all interior work--\$1,200.00--8/24/81
#M05432 9/11/81 Ward & Son Inc. - 2 drops duct work only - no permit violation (extend 2 a/c drops to new ceiling)

Electrical Permits: #68013 - A.B.C. Neon 10 sign outlets lamps 6/11/70
#1559 - ~~Air Cond & Appl. Center~~ - air cond wind 1-30,000 - 5/6/71
#69258 - Kammer and Wood - violations 11/9/71
#69374 - Bartnett Elect. - 4 switch - 4 light 4- receptacles outlets - 10 fixtures 1/10/72
#69781-Acolite Sign Co.- 6 Sign Outlets, Fluor Lamps-6-29-72
#71745-C J Kay Electric- repairs to service-11-14-74
#73254- Holbert Electric Inc. Repairs \$3 7-6-76
#73262-A B C Neon- 1-10 sign tubes-7-13-76
801 Lincoln Rd-#73376-Holbert Electric- violation-8-23-76
811 Lincoln Rd-#74767-Griffith Electric- violation corrected-5-30-78
#75199-817 Lincoln Rd-#75152-Griffith Electric- correct violation-11-14-78
817 Lincoln Rd-#77399--Mesa Bros. Electric--6 fixtures--8/25/81
#77518 10/19/81 Crime Control, Inc. - 1 alarm panel, 2 devices

Building Card. City of Miami Beach.

Building Permits:

#815 Lic. #29244 Central Air Conditioning & Sheet Metal: Install one duct extension - \$329 - 11/3/69
#81402 - A.B.C. Neon - 30 sq. ft. of sign. Approval of City Manager 6/9/70 "MATERNITY MODES"
\$200.00 6/10/70

#86210 - Miami Beach Painters - exterior painting \$200.00 3/1/71
#1559 - Air Cond. & Appl. Center - 1 - 30,000 air cond wind 5/6/71

#87697 - Kresslys Commercial Interiors Corp. - reinstall 1 hr fire rate partition and front door, interior alterations no structural changes \$3,800.00 10/8/71

#01347 - Acolite Sign Co.: install wall sign as per plan; \$475.00 - June 28, 1972 (819 Lincoln)

#01502-Jalco, Inc.- Install aluminum storm panels on two doorways-\$70-7-27-72

#05117-Palmers Roofing-Re-roof 58 sqs-\$3500-2-25-74

#06218-Modern Display-Channel letters-\$2000-9-23-74

#06523-Modern Display-Flat Wall Sign-Hendon Florits-\$200-11-19-74

#09141-Owner-#809 Lincoln Rd-Interior remodeling-\$600-5-24-76

#09223-Twin City Glass-Replace doors-\$300-6-8-76

#09371-A B C Neon-Claire Imports-Install sign-\$200-7-13-76

#818-Temperature Design-1 33.37 replacement of cooling tower-12-8-76

M-04485-Sears-central a/c-9-20-79

4/16/81 - #M05181 - N.V. Rams, Owner - Install Rain Gutter - \$25.00

#M05378 8/11/81 Ward & Son Inc. - 2 drop duct work only extend 2 a/c supply reg to new dropped ceiling

#20733--Lincoln Rd 817--Paint, drop ceiling (Interior)--\$1,000.00--8/18/81

#M05436 9/15/81 (817 Lincoln Rd) 7 fire sprinkler systems Moore Pipe & Sprinkler

#M05437 9/15/81 Moore Pipe & Sprinkler (819 Lincoln Rd) 8 fire sprinkler systems

#21331 12/8/81 ABC Neon install platsttic flat wall sign "house of Beads" 35 sq.ft. \$800.

#M05724 4/9/82 Sears - 1 air cond central replacement to existing ductwork

#22606--Twin City Glass--Replace glass 14 windows & 2 doors(front only)also aluminum frames including entrance--\$3,700.00--8/10/82

#22621--Owner--Replace sheetrock & furring strips(only) \$1,000.00--8/13/82

#23033 11/9/82 Germain Canvas & Awning - install awning over front of store \$800.

Plumbing Permits:

<u>BUILDING PERMITS 1982 Z</u>	
#22996 10/29/82	Linares Signs - plastic letters on wall sign \$750.
Electrical Permits:	#82236 - Brink's Home Security - 1 Burglar Alarm & 6 Devices - 7-30-87

Building Card. City of Miami Beach.

Continued - other side ----

Electrical Permits:	
# 8585	Goddard: 3 Motors, 1 center of distribution, May 4, 1937 Final 5/7th
Barney's Food Market: # 13587	Neon Sign & Display 3 Neon transformer, Oct. 23, 1939
Barney's Food Market: # 13697	Lyon Electric: 3 Switch outlets, 7 Light outlets, 4 Receptacles, 3 Motors, Centers of distribution, November 2, 1939
Outlaw Barber Shop --	Lyon Electric: 12 Fixtures, October 24, 1940 - OK Lincoln Brown, Jr. 10/24th
# 16836	Abbott Electric: 6 Light outlets, 6 Fixtures, 1 Refrigerator, 1 motor, Final Ok T.J. Bell, 2/10/1941 -- Feb. 5, 1941
# 17520	Lyon Electric: 1 Service: August 22, 1941
# 18295	Lyon Electric: 2 Switch outlets, 6 Light outlets, January 9, 1942
# 18800	Lyon Electric: 7 centers of distribution, 1 service equipment, Aug. 28, 1942
# 19428	Lyon Electric: 1 Appliance outlet, April 14, 1943
# 19702	Ace Electric: 1 Light outlet, 3 Receptacles, 4 Appliance outlets, 10/13/43
# 19953	Biscayne Electric: 1 Light outlet, January 4, 1944
# 20281	Neon Sign & Service: 4 Neon transformers: May 29, 1944
# 20329	Abbott Electric: 11 Light outlets, 11 Fixtures, 3 Appliances, 2 Fans, 6 Motors, 1 Sign outlet, June 22, 1944
# 20551	Lyon Electric: 1 Switch outlet, 3 Light outlets, 1 Receptacle, 1 Fixture, 1 Fan outlet, 1 Motor, 2 Centers, October 12, 1944
# 20555	Astor Electric: 3 Switch outlets, 10 Light outlets, 5 Receptacles, 10 Fixtures, 2 Fans, 2 Centers, Oct. 14, 1944
# 20703	Neon Sign & Service: 1 Neon transformer: Nov. 21, 1944
# 21382	Neon Sign & Service: 2 Neon transformers: October 5, 1945
# 21682	Neon Sign & Service: 2 Neon transformers, November 21, 1945
# 21744	Astor Electric: 1 Switch outlet, 3 Light outlets, 14 Fixtures, 3 Motors, 1 motor, 1 center of distribution, December 4, 1945
# 21779	McRae & Shepard: 5 Switch outlets, 5 Light outlets, 5 Fixtures, 3 Motors, 1 Center of distribution, Dec. 6, 1945
# 21780	McRae & Shepard: Partial permit: December 6, 1945
# 23627	Lyon Electric: 2 fan outlets, 1 motor, 1 center of distribution, Dec. 27, 1946: Woodmansee 1/2/47
# 26626	1 service equipment, 1 temporary service, Dec. 27, 1946
# 26421	Astor Electric: Re-inspection, June 25, 1948
# 27638	Ace Electric: 1 Motor, 2 Centers of distribution, (violations) 6/24/1948
# 29595	Tropicalites: 3 Fixtures, 6 Appliances, Nov. 15, 1948
# 29605	Astor Electric: 1 Neon transformer, Sept. 20, 1949
# 29848	Hill York Corp: 3 Receptacles, 26 Fixtures, 2 Appliances, Sept. 20, 1949
# 49691	Electro Neon Sign: repaint and connect April 12, 1957

OK Meginniss- 10/28th, 49

3/1/54

Moody Bakery
1448 Wash. Ave.
1446 Wash. Ave.
1448 Washington Ave #46292
OK, Fidler 12/30/1955
1448 A Wash. Ave. 46492 Electro Neon: two neon transformers, 165 bulbs January 3, 1956
407 Espanola Way #51019 E & E Elec: 4 switch outlets, 11 receptacles, 3 light outlets, 4 fixtures, 1 service equipment - October 10, 1957 OK 10-11-57 Rosser
419 Espanola Way #52516 E & E Elec: 1 center of distrib, 1 meter change, 1 motor (1HP)-8/18/58 OK 9/9/58 Newbold
407 Espanola Way #52522 Jonesey Elec: 2 light outlets, 2 fixtures, 1 water heater gas, 26 appliance outlets, 1 center of distribution, 1 service equipment - Feb. 27, 1959 OK 8/7/59 Fidler
409 Espanola Way #52438 Acolite Neon Sign Co: 2 Neon Transformers - March 23, 1959
448 Washington Ave. #56721: violation 5/12/61 OK Meginniss 5/12/61
#59177 Metropolitan Elec: (1448 Washington) 3 switch outlets, 7 receptacles, 3 light outlets, 3 fixtures -- 12/27/62 OK Scarborough 1/4/63
#62218 Sun State Elec. Inc.: 1 motor, 2-5 hp - 4/26/65 OK Scarborough 5/4/65

Building Card. City of Miami Beach.

1650 Meridian Ave # 43507 Kammer and Wood...one service.....November 26, 1954 OK, Fidler 2/3/1956.
1654 Meridian Ave # 45343 Lysinger and Wirick: 3 centers of distribution, 1 service, 2 motors, 0-lhp, OK, Flaag 9/20/55 1 motor, 6-10 hp August 12, 1955

815 Lincoln Road # 45502 Lowry Electric: one motor August 29, 1955 OK Flaag 11/25/1955
819 Lincoln Road # 46305 Bond Electric: 2 switch outlets, 35 light outlets, 35 fixtures, 1 motor 0-1 OK, Fidler 2/14/1956 1 motor, 2-5hp December 6, 1955

817 Lincoln Road 46112 A. B. C. Neon Sign Co: two neon transformers July 30, 1956
817 Lincoln Road 48236 Astor Electric: 1 receptacle, 12 light outlets August 10, 1956 OK, Fidler 8/13/56

805 Lincoln Road 48842 Edison Neon: 2 Neon transformers: 10-30-54
821 Lincoln Road # 48890 Claude Southern Corp: 3 Neon Transformers: November 9, 1956

827 Linc. #53045 Electro Neon: 1 Neon Transformer - Nov. 30, 1950

817 Lincoln Road B & W Electric 10 light outlets, 53296 2/13/59

817 Linc. Rd. #53422 B & W Elec: 8 switch outlets, 5 receptacles, 19 light outlets, 19 fixtures, 1 motor(LHP)- 3/19/59 OK 3/18/59
815 Linc. Rd. #53478 Astor Elec: 2 Auto Transformers - April 6, 1959 OK 4/27/59 Fidler
821 Linc. Rd. #53583 Claude Southern: 1 neon transformer - April 30, 1959
801 Linc. #54551 Astor Elec: 3 Neon Transformers - Dec. 10, 1959 OK Fidler 1/19/60

1660 Meridian #55192 B & W Elec: 1 Service Equip. - May 26, 1960 OK Newbold 5/31/60

1660 Meridian #55343 B & W Elec: 12 switch outlets, 23 receptacles, 27 light outlets, 27 fixtures, 1 water heater outlet, 3 fan outlets, 1 service equipment, 3 motors (LHP)- June 27, 1960 OK 10/3/60 Newbold

810 Linc. Lane: #55690 ABC Neon, 1 neon transformer, 8/26/60
820 Linc. Lane #55691 ABC Neon, 1 neon transformer, 8/26/60
817 Linc. #56818 Brown Elec. Co., Inc.: 7 switch outlets; 8 receptacles; 23 light outlets; 29 fixtures; 1 iron outlet; 2 centers of dist.; 1 service-equip.; 1 meter change - June 5, 1961

815 Linc. #56852 Astor Elec. Serv., Inc.: 3 switch outlets; 1 receptacle; 2 light outlets; 9 fixtures; 1 sign outlet - 4/12/61
801-821 Linc.: Electrical Violation - 8/17/61 (Violation Notice to George B. Nobil)
801-21 Linc.: Electric Construction, Inc.: 1 serv. equip. - 9/28/61 Permit #57390 - OK Fidler 10/24/61

801 Linc. Rd.: Astor Elec. Serv. Inc.: 3 auto transformers - 6/25/62

821 Linc. Rd. #58714 Arc Electric: 5 receptacles, 25 light outlets, 25 fixtures - 9/7/62 OK Scarborough 10/10/62
821 Linc. Rd. #58877 Arc Elec: 13 fixtures - 10/10/62 OK Scarborough 10/10/62

810 Linc. Lane #60764 Acollite Neon: 1 neon transformer - 3/19/64
822 Linc. Lane #60981 Astor Elec. Serv. Inc.: 4 fixtures; 2 refig. outlets; 1 motor, 0-1 hp; 2 appliance outlets - 5/27/64

820 N. Linc. Lane (Mayfield Coffee Shop) #61063 Astor Elec. Serv. Inc.: 1 motor, 2-5 hp - 6/18/64
805 Linc. #61113 Griffin Elec. Contr., Inc.: 1 motor, 6-10 hp - 7/2/64

Plumbing Permit - see other page

Electrical Permits:	
MILLER'S	# 11174 F. C. Ast Electric: 1 Center of distribution, November 7, 1938
I. Miller	# 12090 Brill Electric: 15 Fixtures, December 13, 1938
elen Gordon	# 12190 F. C. Ast: 26 Fixtures, 1 center of distribution, December 20, 1938
COBB'S	# 12355 F. C. Ast: 1 Iron, January 16, 1939 Final - Lincoln Brown, Jr. 1/17th
	# 12432 Neon Sign & Service Co: 1 Neon transformer, February 1, 1939
	# 13090 F. C. Ast: 1 Temporary service, July 26, 1939
	# 13252 F. C. Ast: 17 Switch outlets, 52 light outlets, 12 receptacles, 52 fixtures, 1 fan, August 28, 1939
.650 Meridian	# 13900 F. C. Ast: 10 Switch outlets, 12 light outlets, 12 receptacles, 12 fixtures, 1 center of distribution, November 25, 1939 Final, Inman 12/8th
Davidson	# 14379 F. C. Ast: 3 Light outlets, 2 receptacles, 3 fixtures, 1 iron, January 13, 1940
Gordon	# 14571 Lyon Electric: 1 Light outlet, 1 receptacle, 1 fixture, February 27, 1940
Sutton	# 15842 Lyon Electric: 4 Fixtures, October 10, 1940 Final OK - Lincoln Brown, Jr. 10-15th
	# 16011 Neon Sign & Display: 2 Neon transformers, October 26, 1940
	# 16931 F. C. Ast: 3 Switch outlets, 29 Light outlets, 29 Fixtures, 1 Iron, 1 center, March 7, 1941
Dee David	# 17014 Claude Neon Southern Corp: 2 Neon transformers, April 3, 1941
	# 17201 F. C. Ast: 5 Appliances, 2 Motors, 5 Centers, June 5, 1941
.658 Meridian	# 19722 Ace Electrical Service: 2 Light outlets, 1 iron outlet, 1 service change, 10/21/1943
urlander #811	# 19974 F. C. Ast: 5 Receptacles, 5 Fixtures, January 10, 1944
COBB'S #819	# 20481 Lyon Electric: 3 Fixtures, September 14, 1944
.654 Meridian	# 20705 Neonite Sign Co: 1 Neon transformer, November 22, 1944 (October 8, 1945
.658 Meridian	# 21393 Astor Electric: 1 Switch, 4 light outlets, 2 receptacles, 4 fixtures, 2 irons,
111 Lincoln	# 22660 Southeastern: 3 Motors, 2 centers of distribution, 1 service, 1 motor, 6-12-1946
.654 Meridian	# 24695 Angler Electric: 8 Switch outlet, 6 light outlets, 7 receptacles, 72 fixtures, 2 sign outlets, 1 center of distribution, August 21, 1947
817 Lincoln Rd: #24759	Straw: 3 Motors, 2 centers of distribution, 1 meter change, Sept. 4, 1947
.654 Meridian	# 25174 Dade Electric: 3 Neon transformers, November 8, 1947
317 Lincoln Rd.	# 27657 Tropicalites: 1 neon transformer & Nov. 15, 1948
315 London Shop	# 29904 Astor Electric: 8 Switch outlets, 32 Fixtures, 2 Centers, Oct. 25, 1949 OK - 11-3rd
1654 Meridian	# 30039 Angler Electric: 1 motor - Nov. 8, 1949 - OK Meginniss--- 11/21st, '49
301-801-A Lincoln--30096	Astor Electric: 10 Switch outlets, 15 Receptacles, 20 light outlets, 40 fixtures, 12 centers of distribution, Nov. 11, 1949--OK Meginniss 5/23/50
301 Lincoln Rd	30199 Astor Electric: 1 Temporary service, Nov. 21, 1949
09 Lincoln	# 30310 Angler Electric: 1 Switch outlet, 6 light outlets, 19 Fixtures, 12-7-49 OK RW 12-7
801 Lincoln	# 30252 Astor Electric: 4 centers of distribution, 3 motors - Nov. 28, 1949
815 Lincoln	# 30282 Tropicalites: 1 neon transformer - Dec. 1, 1949
805 Lincoln Rd.	# 30414 Tropicalites: 1 neon transformer - Dec. 15, 1949
311 Lincoln Rd	# 30590 Astor Electric: 1 Center of distribution, Jan. 10, 1950 Meginniss 1/11/50
301 Lincoln Rd	# 30703 Gray Electric - 6 Switch outlets, 2 Receptacles, 3 Light outlets, 3 Fixtures, Jan. 3 1950
	OK Meginniss 2-1-1950

Building Card. City of Miami Beach.

1658 Meridian #56084 Sheet Metal Specialty Co: Reroof gravel decks - \$600 - 5/8/58
Lincoln Road #56692 Karl Frey \$400.00 July 8, 1958

1658 Meridian #56084 J. Miller Co: Change store front by lowering bulkhead - \$900.00 Nov. 4, 1958
805 Linc. #59936 A.S. Greene Construction: Rework interior of shop (shelves & painting) - \$1000- Sept. 2, 1959

805 Linc. #59943 Electro Neon Sign Co., Inc.: Metal letters on building - Stagg 12' x 3', total 36 sq. ft., \$70, 9/2/59
805 Linc. #61664 Loyal Air Cond. & Heating: 1 - 1 1/2 HP window air conditioners - \$300- 4/21/60 OK 5/2/60 Plagg
1660 Meridian #61899 Turchin Construction: 100 x 15 Addition on concrete piling at no. property line creating 3 stores, Type II,
Melvin Grossman, Architect - E. D. Freedman, Engineer - \$10,000.00 - May 18, 1960 Compl. Saperstein 4/2/62

1660 Meridian #42399 Sewer Plumbing: 3 water closets, 3 lavatories - May 22, 1960 - 4 Gas Duncan Sawyer
810 Linc. Lane #62531 Geiger Distributors: 1-2 HP pkg air conditioner with compressor - \$400- 7/26/60 OK 7/27/60 Plagg
820 Linc. Lane #62530 Geiger Distributors: 1-2 HP pkg air conditioner with compressor - \$400- 7/26/60 OK 7/27/60 Plagg

810 Linc. Lane #62815 ABC Neon: Flat wall neon sign, 33 sq. ft., \$500, 8/26/60
820 Linc. Lane #62814 ABC Neon: Flat wall neon sign, 14' x 3 1/2', 49 sq. ft., \$200, 8/26/60
1660 Merid. #62810 ABC Neon: Flat wall sign 14' x 3 1/2', 49 sq. ft., \$200, 8/26/60
321 Linc. Rd. #62941 Turchin Construction, M. Grossman, Arch., B.D. Freedman, eng., 16' x 90' addition extending to Linc. Lane CBS Type II on concrete piles, storage room, \$7,000 9/14/60 NOT BUILT

317 Linc. #63919 Owner: Remove temporary non-bearing partitions - \$200. - May 5, 1961
317-19 Linc. #64762 Owner: Remodel 2 stores into one; shelving and fixtures built on premises; floor to ceiling partition lath and plaster both sides; footing, bulkhead and glass front by others. - \$2000. - May 24, 1961 Comp. Saperstein 3/30/62

815 Linc. Rd. #64977 Owner: Rework interior of store - \$600. - May 26, 1961 Compl. Saperstein 4/2/62
821 Linc. Rd. #67954 Joseph R. David: remodel entry to store - \$4,000 - 8/29/62 OK Saperstein 10/10/63
810 Linc. Lane #71219 Owner, Sutton Optical Service: 3/4 partition, cabinets and painting - \$500. - 3/12/64
810 Linc. Lane #71252 Acclite Neon: Flat painted wall sign "SUTTON OPTICAL SERVICE" - \$100. - 3/19/64
820 Linc. Lane #71601 Bolster Ref. Co.: One 1-hp AC compressor - \$200. - 5/12/64 Permit #71906 - OK Plagg 2/18/65
805 Linc. ("The Stag Shop") Brandon Air Cond. Corp.: 1 - 10 ton built up system air cond. (split syst.) - \$5,000. - 6/29/64.
1658 Meridian Owner, Brill: Paint exterior - \$50.00 - 10/20/65

Electrical Permits:

805 Lincoln Road # 31657 Tropicalites: 1 neon transformer, July 5, 1950
821 Lincoln Road # 32237 Astor Electric: 1 switch outlet, 2 receptacles, 11 light outlets, 11 fixtures - Sept. 28, 1950
821 Lincoln Road # 32379 Emanuel Electric: 1 centers of distribution, 1 meter change, 1 motor - Oct. 13, 1950
821 Lincoln Road # 32428 Emanuel Electric: 5 switch outlets, 15 light outlets, 15 fixtures - Oct. 23, 1950

821 Lincoln Road # 33478 Tropicalites: 1 neon transformer - Feb. 19, 1951 2/7/51 Meginniss
815 Lincoln Road # 35510 Astor Electric: 1 receptacle, 3 fixtures - Nov. 15, 1951 OK-11/19/51 HOR
809 Lincoln Road # 36629 A & M Electric Inc.: 1 motor - May 28, 1952 OK, H. Rosser, 1-27-53
801 Lincoln Road # 37942 Tropicalites Co: 2 neon transformers..11-3-52
801 Lincoln Road # 38119 Astor Electric Service: 1 switch outlet, 1 sign outlet; Nov 19, 1952 - OK, H. Rosser, 11/25/52

811 Lincoln Road # 38227 Tropicalites: 1 Neon transformer, 12/2/1952
817 (Barbara West) # 41114 Astor Elec Serv: 2 Light Outlets, 4 Fixtures: Dec 29, 1953 Rosser, 1-5-54
815 OK, Rosser 11- # 42188 Astor Electric: relocate existing panel and miscellaneous: June 10, 1954
815 #42454 Tropicalites: 2 neon transformers.....7/9/54 OK, Rosser 10-21-54

Building Card. City of Miami Beach.

ALTERATIONS OR REPAIRS

Building Permits:

I. Miller # 11843	Remodeling:	J. H. Mann & Son, contractor:	200.....	Nov. 9, 1938
I. Miller # 11920	Awning:	Dade Awning Company	500.....	Nov. 21, 1938
L. Miller # 11998	SIGN	Van Dyk Sign Co.	80.....	Dec. 1, 1938
COBB'S # 12220	SIGN	Neon Sign & Service	100.....	Feb. 1, 1939
# 12551	Remodeling (building balcony in rear of store)		\$ 200.....	June 3, 1939
# 12661	Alterations: Grover Hodge, contr:	R. Panoost, Arch:	\$ 16,000...	July 6, 1939
# 13119	Canopy: Biscayne Tent & Awning Company		800.....	Oct. 18, 1939
# 13306	Changing front of 3 stores:		1,000...	Nov. 21, 1939
1650-1658 Meridian Ave:	John C. Gaffney, supt.			
# 1658	Alterations & repairs:	(Vincent Bejtman)	350.....	Jan. 2, 1940
SUTTON'S # 13572	Sign: Schaeffer Sign & Display Studio		30.....	Dec. 29, 1939
# 13736	Sign: Art Center Restaurant - Scolite Sign Co:		75.....	March 1, 1940
# 14725	Putting doors in place of 2 large windows; addition of ceiling fan: Owner builds			
# 14907	SIGN: Exercise Company: Neon Sign & Display Co:		100.....	Oct. 2, 1940
# 15506	SIGNS: Claude Southern Corporation.		125.....	Oct. 26, 1940
# 17582	Alterations for store front: Wm. S. Green, contractor.		250.....	April 3, 1941
I. Miller # 18761	Repairing and replacing marble: Miami Tile & Marble		185.....	Sept. 14, 1943
# 18906	Painting: Lyons & Quod, painters		150.....	Aug. 5, 1944
# 20893	Move partition: Owner		300.....	Sept. 5, 1944
# 25064	Wrecking partitions: building 2 new toilets & 2 new offices: E.T. Reeder, arch: Owner builds:		900.....	Oct. 10, 1948
# 25973	Flat wall sign - 30 sq ft - Dade Neon		3,000...	July 31, 1947
# 28784	Shelves and counters, - Day Labor		200.....	Nov. 7, 1947
# 28809	Flat wall sign - Tropicalalites		200.....	Nov. 12, 1948
# 29689	Re-roofing - G. & L. Roofing Company, contr.		275...	Nov. 15, 1948
# 51947	Flat Wall Sign - Edison Neon. 48 sq. ft.		975...	Apr. 11, 1949

Plumbing Permits:

# 11515	Stolpmen - 4 Fixtures - no gas - November 12, 1938
# 12784	Leinecker: 2 water closets, 2 lavatories, November 29, 1939
# 13108	Leinecker: 2 Gas (Bottled gas) February 24, 1940
# 19762	Alex. Orr, Jr. 1 safe waste drain, 1 air condition unit, May 27, 1946
# 37284	J. C. Lindgren: one safe waste drain, 1 water to A. C. tower Aug. 9, 1955
# 42405	Serota Plbg: 1 - 4" Sewer - May 27, 1960 OK Rothman 8/4/60
# 42393	Serota Plbg: 3 water closets, 3 lavatories, 1 bunsen burner, 5/23/60 OK Rothman 8/4/60
# 2515	Service Plbg: 3 lavatories, 1 elec. hot water heater - Aug. 8, 1960
# 3314	Beach Plumbing: 5 gas bunsen burners - 4/24/62
# 42959	Paul Rhyme: 2 lavatories; 1 elec. hot water heater - 10/4/63 OK Jenks 10/11/63
# 44261	M. S. Plumbing: 1 grease traps; 1 floor drains-sand traps - 5/12/64 OK Jenks 5/22/64
# 44274	M. S. Plumbing: 2 gas ranges; 1 gas water heater - 5/26/64 OK Jenks 5/22/64
# 44293	Peoples Gas: 1 gas outlet - 6/5/64
# 5323	Peoples Gas: 3 gas torches - 5/20/66

Building Card. City of Miami Beach.

#801 I. Miller) SURVEY FILE

Owner LINCOLN-MERIDIAN CO. Mailing Address Permit No. 3274 Cost \$ 65,000....

Address 801 to 821 Lincoln Road

Subdivision GOLF COURSE

General Contractor William F. Bonsack

Architect Russell Panceast

6062

Zoning Regulations: Use BAA Area 19

Building Size: Front 150' Depth 135' Stories

Certificate of Occupancy No.

Type of Construction CBS Foundation Wood pile & Reinforced concrete Roof ? Date Sept. 30, 1929

Use STORES & SHOW ROOM

Plumbing Contractor # 4353 Dulbs Fixtures ? Date Oct. 7, 1929

Plumbing Contractor

Water Closets Bath Tubs Floor Drains

Lavatories Showers Grease Traps

Urinals Sinks Drinking Fountains

Gas Stoves Gas Heater Rough Approved Date

Gas Radiators Gas Turn On Approved

Septic Tank Contractor Tank Size Date

Oil Burner Contractor Tank Size Date

Sprinkler System Automatic Sprinkler Company \$ 5,000.. December 16, 1929.

Electrical Contractor # 809 Hardy Electric Address Date Oct. 19, 1929

Switch Range Motors

OUTLETS Light 100 HEATERS Water

Receptacles Space

Refrigerators

Irons

Sign Outlets

No. FIXTURES 48 Electrical Contractor # 1251 Hardy Electric Date Dec. 30, 1929

FINAL APPROVED BY Date of Service December 30, 1929

Building Card. City of Miami Beach.

Building Card. City of Miami Beach.

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 %	BUILDING PERMIT NO.
1-8-88		REMOVE EXISTING AWNING + CLEAN STOPS	\$500.00			31605
2-18-88		DEMOLITION OF INTERIOR + STORE FRONT	\$4,000.00			31845
2-22-88		REPAIR WORK + REFOOTING 200 SQ.	\$70,000.00			31860
2-25-88		DEMOLISH OF INTERIOR FINISH	\$4,000.00			31880
4-21-88	032	EXTERIOR + INTERIOR REMODELING	\$150,000.00			90514
7-27-88		INSTALL FABRIC AWNINGS	\$28,193.00			5888188
8-1-88		RESTAURANT REMODELING	\$75,000.00			88801122

Building Card. City of Miami Beach.

BUILDING PERMITS: #31605 - 1-8-88 - CRF Inc. - Remove existing awnings and clean stores - \$500.00
 #31845 - 2-18-88 - Econo Build - Demolition of interior store front and partial interior - \$4,000.00
 #31860 - 2-22-88 - Milton and Thompson Roofing - Repair work and reroofing - 220 sqs. - \$70,000.00
 #31880 - 2-25-88 - Econo Build Inc. - Demolish of interior finish - \$4,000.00
 #92514 - 4-21-88 - Econo Build Inc. - Exterior and interior remodeling - \$150,000.00
 #SB881295 - 7-27-88 - Dade Canvas Products - Install fabric awnings - \$28,193.00
 #B8801122 - 8-1-88 - Econo Build - Restaurant remodeling - \$75,000.00
 #M8801331 - Norca A/C & Refrig. - 3-10kw Central heating, 2-5ton A/C wind, 1-3ton A/C central, mechanical ventilation - 8-17-88

ELECTRICAL PERMITS: #82879 - Gorden Hedden - Disconnect for demolition - 2-18-88
 #82880 - Gorden Hedden - Disconnect for demolition - 2-18-88
 #82908 - Hedden, Gorden - Construction Demolition - 2-25-88
 #83248 - Gorden Hedden Electric - 24 Light outlets, 8 125A service size in amp's, 24 fixtures - 5-11-88
 #E8801354 - Gorden Hedden Electric - 19 Switch outlets, 51 light outlets, 43 receptacles, 400A service size in amp's, 5 appliance outlets, 1 water heater, 5 motors, 2-5ton A/C, 2-10kw strip heater, 2 special purpose, 51 fixtures - 8-19-88
 #E8800286 - Hedden Gorden - New electrical repairs - 12-5-88
 #E8800379 - Gorden Hedden Electric - New electrical repairs - 12-28-88
 #BE891602 - Dade Electric Service - New central a/c unit - 8-30-89

PLUMBING PERMITS: #65292 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65291 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65293 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65298 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65311 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65290 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65289 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65288 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #65287 - Call A Plumber - 1 Lavatory, 1 water closet, 1 water service - 4-27-88
 #P8801171 - Call A Plumber - 1 Dishwasher, 5 floor drain, 1 grease trap, 1 sink, pot, 1 sink, residence, 1 sink, slop, 1 urinal, 5 water closet, 1 indirect wastes, 1 water supply, 1 heater-new installation, 1 sewer connections - 8-5-88

Photo Survey



Context along Lincoln Road



Context along along Meridian Avenue



Context along Lincoln Lane



801-821 Lincoln Road, corner of Meridian



1650 Meridian Avenue, corner Lincoln Lane



Lincoln Road (South) Facade - marble



Meridian Avenue (East) Facade - included in original Lincoln showroom



Meridian Aveune (East) facade - altered window and door openings



North facade



Existing service access and parking on NW corner of site.



Service Alley and Stair to 2nd floor access at 801 Lincoln Road



One-story additions to rear of original building - currently used as storage



Restored historic ceiling in 801 Lincoln Road



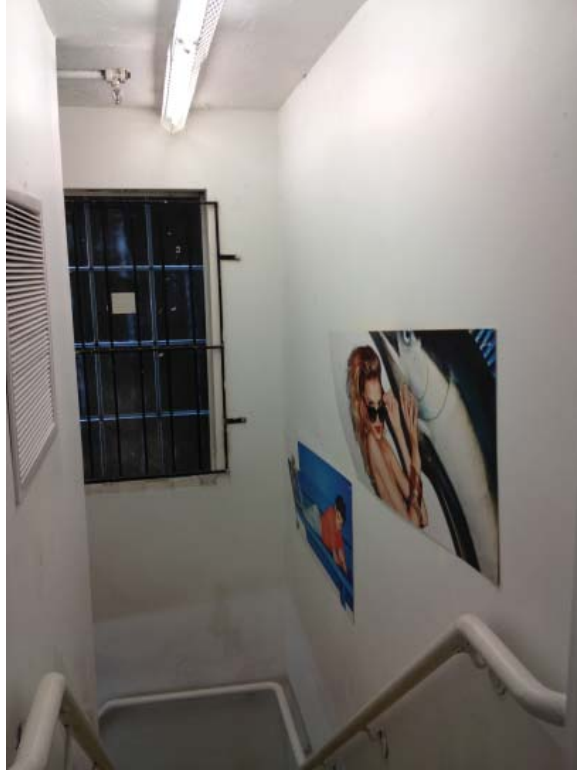
Dropped ceiling in 805 Lincoln Road, possibly obscuring historic wood ceiling



Additional storage space in 815 Lincoln Road



New ceiling in 811 Lincoln Road



Stair to mezzanine in 815 Lincoln Road



Mezzanine in 815 Lincoln Road



Interior conditions in 815 Lincoln Road with dropped ceiling



South facade marble detail



Existing awnings detail



Altered terrazzo in 801 Lincoln Road



New tile in 805 Lincoln Road, historic terrazzo possibly underneath



Terrazzo in 811 Lincoln Road



Exposed ceiling in 817 Lincoln Road



New tile in 817 Lincoln Road



Varying terrazzo in 819 Lincoln Road



Terrazzo and tile motif repeated at entrances throughout building



Terrazzo motif detail