



November 28, 2016

Historical Resource Report
433-449 Lincoln Road
Miami Beach, FL 33139

Year Built: 1940
Architect: Albert Anis
Contractor: Taylor Construction Co.
Owner: Flor-El Realty Co.

Description:

1-story commercial building in the Art Deco style - symmetrical façade with curving glass blocks, stone finish on the south elevation, aluminum framing of storefront windows. The structural system is concrete block stucco over spread footing foundation.

The structure is located within the local Flamingo Park Historic District and the National Miami Beach Architectural District.

Albert Anis (1889-1964) was known for his Art Deco architecture. He was the architect for a number of outstanding Art Deco-style buildings in Chicago in the 1920s, and hotels on Ocean Drive, Miami Beach, Florida throughout the 1930s and 1940s. His vast design output would forever shape Miami Beach in the distinctive style for which it is so famous today.

Contents:

- Copy of Building Card from the Miami Beach Building Department

Owner FLOR-EL REALTY CO.

Mailing Address ^{M.B. P.O. Box 267}
^{Miami Beach 39}

Permit No 14189

Cost \$ 32,300:

Lot 2 & 3 Block 3

Subdivision LINCOLN ROAD
SUB "A"

Address 433, 435, 437, 439, 445, 449 Lincoln Road

General Contractor TAYLOR CONSTRUCTION CO.

Bond No. 2421

Architect Albert Anis

Engineer

Zoning Regulations: Use

Area

Lot Size

Building Size: Front

100'

Depth 104'10"

Height 23

Stories 1

Certificate of Occupancy No.

Use STORES- 5

Type of Construction CBS

Foundation Spread Footing

Roof Flat

Date June 13, 1940

Plumbing Contractor # 13598 A. D. Bryan

Sewer Connection 1

Date June 14, 1940

changed to Super Plumbing Co

Temporary Closet 1

Plumbing Contractor

Date

Water Closets 10

Bath Tubs

Floor Drains

Lavatories 10

Showers

Grease Traps

Urinals

Sinks

Drinking Fountains

Gas Stoves 5

Gas Heater

Rough Approved

Date

Gas Radiators

Gas Turn On Approved Bell - Sept. 3, 1940

Septic Tank Contractor

Tank Size

Date

Oil Burner Contractor

Tank Size

Date

Sprinkler System

Electrical Contractor # 15530

F. C. Ast Electric

Address

Date Sept. 3, 1940

Switch 60

Range

Motors

Fans

Temporary Service #15593 Sept. 11, 19

OUTLETS Light 214

HEATERS Water

Ast Electric

Receptacles 84

Space

Centers of Distribution 15

Refrigerators

Irons

Sign Outlets 5

No. FIXTURES 214

Electrical Contractor

Date

FINAL APPROVED BY

Date of Service

ALTERATIONS OR REPAIRS

#3109

RECEIVED
ORD. #75-34
EXPIRATION DATE 7/13/81

#433 Building Permits# 39715 Fixtures- Amertec Associates, Inc. \$ 200...Oct. 9, 1952
 #433 okPlaag4/30/53...# 41345 Install 1, 3/4-ton Wall Unit Air Cond: Tropicaire: \$ 200: Apr 30, 1953
 #441 ~~#~~ 42625 Remodeling Store Front: Albert Anis, arch: A.S. Greene, arch: \$1,725:9/8/5
 #437 ~~#~~ 42734 Installing store fixtures: Amertec Ass'n Corp: \$ 450: Sept 22, 1953
 437 Lincoln Road # 46036 Dabell Construction Co...Remodeling store front \$ 250: Oct. 11, 1954
 445 Lincoln Road # 47953 Claude Neon Sign: Flat wall sign \$ 550 July 6, 1955
 441 Lincoln Road # 49346 Tropicalites: Two Flat wall signs, 60 square feet \$ 250 Dec. 2, 1955

~~xxxxxx Lincoln Road #46036 Dabell Construction Co...Remodeling store front \$ 250: Oct. 11, 1954~~

445 Linc. #62680 Gordon Roofing: Repairs to roof - \$200 - Aug. 11, 1960
 #62926 Claude Neon: Flat wall neon sign 162 sq.ft., \$700, 9/13/60

433 Linc. #63103 Airko Air Cond: 1-15 ton pkg air conditioner with cooling tower - \$4500- 10/4/60 OK 11/17/60 Plaag

445 Linc. #63267 Rudy Glass: Rearrange entrance at Lincoln Lane - \$1700.00 - Oct. 18, 1960

441 Lincoln Road (Canaveral Grove Ests.) #65998 Electro Neon Sign Co. Inc.: 2 flat wall neon signs - CANAVERAL GROVE ESTATES;

SUBSIDIARY OF CANAVERAL INTERNATIONAL CORP. - \$1250. - 10/2/61

445 Lincoln Road #68043 Cal Kovens Const. Corp.: Alterations to existing store; new store front - \$6,000. - 9/13/62

445 Lincoln Road 68179 Airko Air Conditioning Co. install 1-15 ton Air Conditioning system 10/8/62

\$4500. OK PLAAG 12/3/62

445 Linc. #69296 ABC Neon (Baron's Slack Bar): Flat wall neon sign, 3.5' x 16 - 56 sq. ft. - BARON'S SLACK BAR - \$650, 5/7/63

437 Linc. #70287 Collins Glass Company: Rework entrance - \$430. - 10/3/63

437 Linc. #70571 Owner, Dana's Gift Shop: Fixtures, painting, rework the interior - \$2,000. - 11/13/63

441 Linc. #70572 Owner, Maggie's: rework interior of store-\$2,000.00-11/13/63

437 Linc. #70756 Lawrence E. Perrault: Repairs to outside wall - \$75. - 12/10/63

441 Linc. #71271 Owner, Berman: Remodel store front - \$200. - 3/24/64 OK Brown 2/5/65

433 Linc. #76168 Airko Air Cond. Co.: Replace 1 - 25 ton a. c. unit - \$2500 - 4/22/66 OK PLAAG 5/5/66

441 Linc. #78101 Electro Neon Sign Co. Inc.: Flat wall sign, FRUIT BOWL - \$300 - 4/13/67

441 Lincoln Road #80948 Gordon Roofing: repair roof 5 squares \$200.00 8/30/68

433 Lincoln Rd City Council on 4/2/69 approved 1 painted wall sign to read "FRUIT BOWL. ENTRANCE TO LINCOLN MALL". totaling

8 sq. ft. Bill's Sign Shop. CM #2008

433 Lincoln Rd. Bill's Sign Shop - Painted on sign FRUIT BOWL ENTRANCE TO LINCOLN MALL C.M. 2008 \$15.00

4/9/69

445 Lincoln Rd. #82825 A.B.C. Neon - flat wall sign 60 sq. ft. LOUIS ROTH CLOTHES GGG (EAGLE CLOTHES HAMMO

TON PARK CLOTHES PALM BEACH CLOTHES Council Approval 8/6/69 \$600.00 8/14/69

#84689 - Gordon Roofing - Roof Repairs \$450.00 7/28/70

#01938-Rudys Glass-All glass and lum. Store front as per drawing-\$2900-10-18-72

#02377-Velmor Engraving-Sign-\$200-1-10-73

#2533-Airko A/C- 1 7½ tons cond. unit-\$2900-3-28-73

#18741--Hurricane Glass & Mirror Inc--New Store Front-- \$25.00--8/20/80

1-7-81/#M05000/22 ton wind air cinditioning, violation, service change out/Airko Service Co/\$176

#20838 9/3/81 Robinson Shutter Co - replace track to hinges track \$500.

Plumbing Permits:

Todd & Todd	# 14943	Sign - Schaefer Sign & Display Company	\$ 50:	Oct. 30, 1940
	# 15103	One flat wall sign- Riesner Neon Company	\$ 300:	Nov. 25, 1940
Polly Manning	# 15221	Sign - Coral Gables Sign Company	\$ 100:	Dec. 14, 1940
	# 15435	Air Conditioning- Southern Air Conditioning Co.	\$ 2,100:	Feb. 21, 1941
437 Lincoln Road	# 17643	Shelving - Day Labor	\$ 250:	Oct. 4, 1943
433 Lincoln Road	# 19405	Fixing sign - H. Jarin, sign writer	\$ 25:	Nov. 24, 1944
441 Lincoln Road	# 19985	Storm shutter - Gunn & Gunn, contractor	\$ 150:	May 1, 1945
435 Lincoln Road	# 23057	Metal duct work only- Norton R. Ganger, contractor	\$ 600:	Sept. 4, 1946
433 Lincoln Road	# 23085	Painting- H.C. Cochran, painter	\$ 300:	Sept. 11, 1946
435 Lincoln Road	# 23142	Installing air conditioning unit-Priority # 4-1-679---Norton R. Ganger, contr.:	\$ 2,500:	Sept. 18, 1946
433 Lincoln Road	# 24563	Installing store fixtures and trim- Lee-Tischler Co.	\$ 500:	May 21, 1947
433 Lincoln Road	# 25599	Flat wall sign - Neonite Sign Company	\$ 275:	Oct. 13, 1947
437 Lincoln Road	# 27370	Painting - Owner	\$ 200:	May 27, 1948
441 Lincoln Road	# 28935	Painting - Lanham & Gable, contr.	\$ 485:	Nov. 26, 1948
441 Lincoln Road	# 28954	Flat wall - Claude Neon, contractor.	\$ 400:	Nov. 29, 1948
441 Lincoln Road	# 31901	Flat wall sign - 62 sq. ft.-ElectroNeon Sign Company	\$ 400:	Jan. 23, 1950
445 Lincoln Road	# 33637	Store front remodeling - Albert Anis, arch: Meyer & Sons	\$ 4,800:	Sept. 27, 1950
445 Lincoln Road	# 35248	Storm blinds-(interlock)- Double Protection Awning Co.	\$ 700:	Feb. 23, 1951
445 Lincoln Road	# 37517	Removing 5 ton replacing with 10 ton air conditioner- Seaboard Air Conditioning	\$ 2,400:	Nov. 21, 1951
433 Lincoln Road	# 39306	Remodeling store front - Donald G. Smith, arch: Louis J. Blackman, contr.	\$ 1,200:	Aug. 26, 1952
433 Lincoln Road	# 39324	Flat wall sign with neon reading "FAIRFIELDS Half & Large Sizes"- York Sign Co.	\$ 100:	Aug. 28, 1952

Continued →

Plumbing Permits: # 18043 Stolpman : 1 gas water heater		Rough OK-Pushkin 10/23/50	Jan. 18, 1945
444 Lincoln Lane	# 30621 Harry Denbitz: 1 sand trap, 1 steam presser	Final-Rothman 11/7/50	Oct. 17, 1950
445 Lincoln Road	# 30668 McMillen of M. & M. Steam Engr: One boiler- 1½ HB		Oct. 30, 1950
445 Lincoln Road	# 43556 Economy Plumbing: 1 steam boiler - 11/26/62		
445 Linc.	# 44124 Service Plmbg: 1 elec. steam boiler for pressing machine - 1/24/64		

Electrical Permits: ~~62226~~ ~~Claude Neon~~ ~~Flat~~ ~~Neon~~ ~~sign~~ ~~62~~ ~~sq~~ ~~ft~~ ~~\$700~~ ~~9/19/69~~

(435) #55763 Claude Neon: 4 neon transformers, 9/13/60

(433) #55812 Jonesey Elec: 2 switch outlets, 8 receptacles, 15 fixtures- Sept. 22, 1960 OK 10/14/60 Newbold

(433) #55863 Arc Elec: 1 center ~~off~~ distribution, 3 motors(2-5HP), 1 motor (6-10HP)-Oct. 5, 1960 OK 10/14/60 Newbold

(445 Line) #55980 Modern Elec: 2 switch outlets, 2 receptacles, 3 light outlets, 3 fixtures-11/1/60

(433 Line) #56310 Astor Elec: 1 switch outlet, 1 light outlet, 1 fixture - 1/26/61

(441 Linc) #57413 Electro Neon Sign Co.: 6 Neon Transformers - 10/2/61

(445 Linc.) #58799 Rosser Elec. Co.: 1 serv.temp - 9/24/62

(433 Linc.) #58751 C. J. Kay Elec: 1 cent. of dist. - 9/14/62

(445 Linc.) #58987 Rosser Elec. Co.: 5 switch outlets; 6 receptacles; 60 light outlets; 150 fixtures; 1 iron outlet; 2 cent. of dist.; 1 motor, 6-10 hp - 11/5/62

(445 Inc.) #59575 ABC Neon (Baron's Slack Bar) - 2 neon transformers - 5/7/63 (Bldg. Perm. #69296)

437 Linc. #60353 Angler Elec: partial - 11/13/63

441 Linc. #69351 Angler Elec: partial-11/12/63 VOID - PER J. FIDLER - 11/29/63

433 Linc. #60352 Angler Elec: 1 service-11/13/63

441 Line: #60414 Brown Elec: 3 switch outlets, 19 light outlets, 19 fixtures-11/29/63

433 Line. Rd. Angler Elec. Corp.: 1 serv.equip. - 10/15/65

422 45 line Rd #62208 Anglen Electrical Corp.: 1 serv. equipment, 4/14/66