



HISTORIC RESOURCES REPORT

FOR THE

NAUTILUS HOTEL aka JAMES / NAUTILUS HOTEL

1825 COLLINS AVENUE

MIAMI BEACH, FLORIDA 33139

BY

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

FOR

SHUTTS & BOWEN LLP

200 SOUTH BISCAYNE BLVD. SUITE 4100

MIAMI, FL 33131

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

January 13, 2025



POSTCARD AFTER NAUTILUS WAS CONSTRUCTED IN 1950 AND PRIOR TO CONSTRUCTION OF WESTERN PORTION SHELBORNE HOTEL IN 1957

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PLEASE NOTE THAT THERE WERE NO HISTORIC DRAWINGS OR ARCHITECTURAL PLANS OF THIS HOTEL. IN THE FILES OF THE CITY OF MIAMI BEACH HISTORIC PRESERVATION.

HISTORIC CONTEXT

The portion of the expanded district north of 14th Street was recorded by Carl Fisher's Alton Beach Realty Company in 1914.

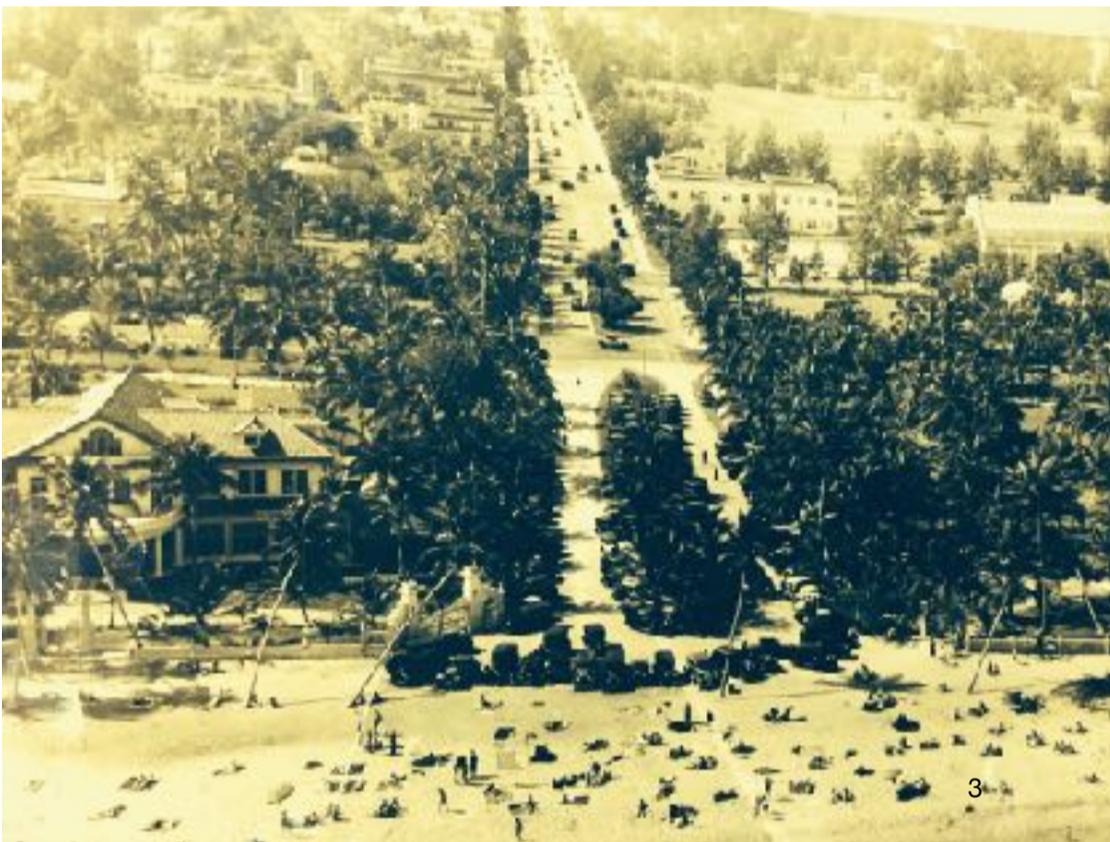
The first road through the expanded district was Collins Avenue (originally known as Atlantic Boulevard) in 1913, paid for by Dade County, J.N. Lummus and Carl Fisher. Lummus, Fisher and Collins paid the Miami Electric Company to have the first electrical lines laid across Biscayne Bay. Drinking water was obtained from 14 foot deep wells, pumped by windmill. Sewage disposal was by septic tanks.

The layout of blocks and streets remaining in the expanded district is consistent with the original developments. Originally in both the Fisher and Collins developments north of 15th Street, Collins Avenue was predominantly single family residential with large estate type residences north of 15th Street on both sides of Collins Avenue and to the west.

The area was planned and developed as a resort mecca and built-up in a relatively short period of time.

In the streamline buildings there is a strong industrial influence in the use of materials such as chrome and glass block. The building forms are rounded and simplified similar to the aerodynamic design of automobiles, trains and airplanes of that time.

This evolution of local Art Deco architecture toward the skyscraper hotel continued until WWII when construction activities stalled and ended shortly after the war began. After the war the international style began to take hold.



TOP PHOTO: THE CREATION OF LINCOLN ROAD IN 1905 BEING HACKED OUT OF THE MANGROVE FOREST.

MIDDLE PHOTO: THE EASTERN END OF LINCOLN ROAD IN 1921. THE FISHER RESIDENCE IS AT LEFT AND AT RIGHT BENEATH THE TREE CANOPY IS THE SEIBERLING RESIDENCE ON THE SITE OF THE FUTURE RITZ CARLTON DILIDO AND SAGAMORE HOTELS. THE INDOOR TENNIS COURTS CAN BE SEEN AT THE MIDDLE RIGHT EDGE OF THE PHOTO.

LOWER PHOTO: 1921 VIEW OF THE PIER INTO THE OCEAN THAT ONCE STOOD AT THE EASTERN END OF LINCOLN ROAD. (CLAUDE MATLACK PHOTOGRAPHER)

HISTORIC CONTEXT

Lincoln Road was the first major east-west thoroughfare to cut through the mangrove forest from ocean to bay as originally planned by Carl Fisher - who dredged and literally re-formed the islands of Miami Beach from wild undeveloped and overgrown yet prime beachfront property into the cultivated plat that is now all of Miami Beach.

In 1914 this eastern end of Lincoln Road also gained notoriety when Carl and Jane Fisher decided to build their home on the beach at the foot of Lincoln Road - which they named 'The Shadows.' Fisher was the consummate real estate professional and was setting the example for his wealthy friends in developing this prime property directly on the beach at the beginning In both sides of Lincoln Road.

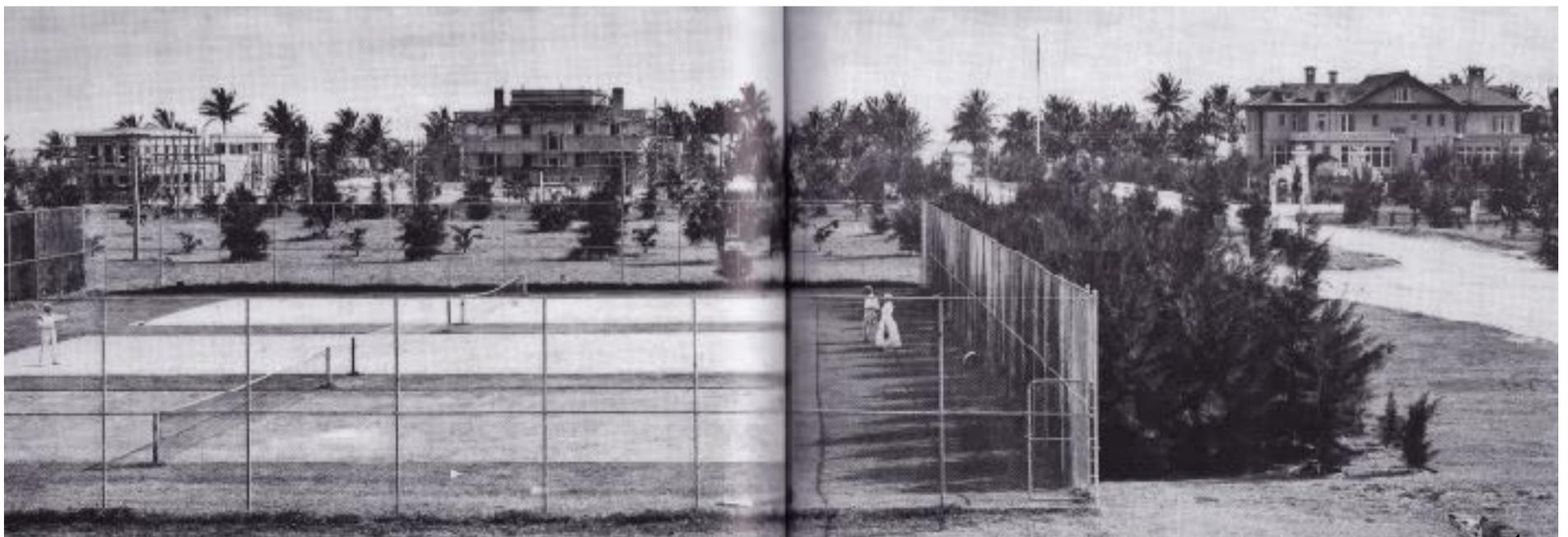
By 1915 a residence was constructed on the sites of the present day Ritz Carlton DiLido and Sagamore Hotels across Lincoln Road from the Fishers. It was originally built by and for John H. Hanan of New York.

However by 1921 it had become the residence of Frank A. Seiberling, who co-founded the Goodyear Tire and Rubber Company of Akron, Ohio in 1898 and had been one of the investors in Fisher's Lincoln Highway project. This was a distinguished Beaux-Arts mansion with two-story Corinthian columns flanking the porch and facing the ocean with quoins at the corners and a stone balustrade around the roofline"

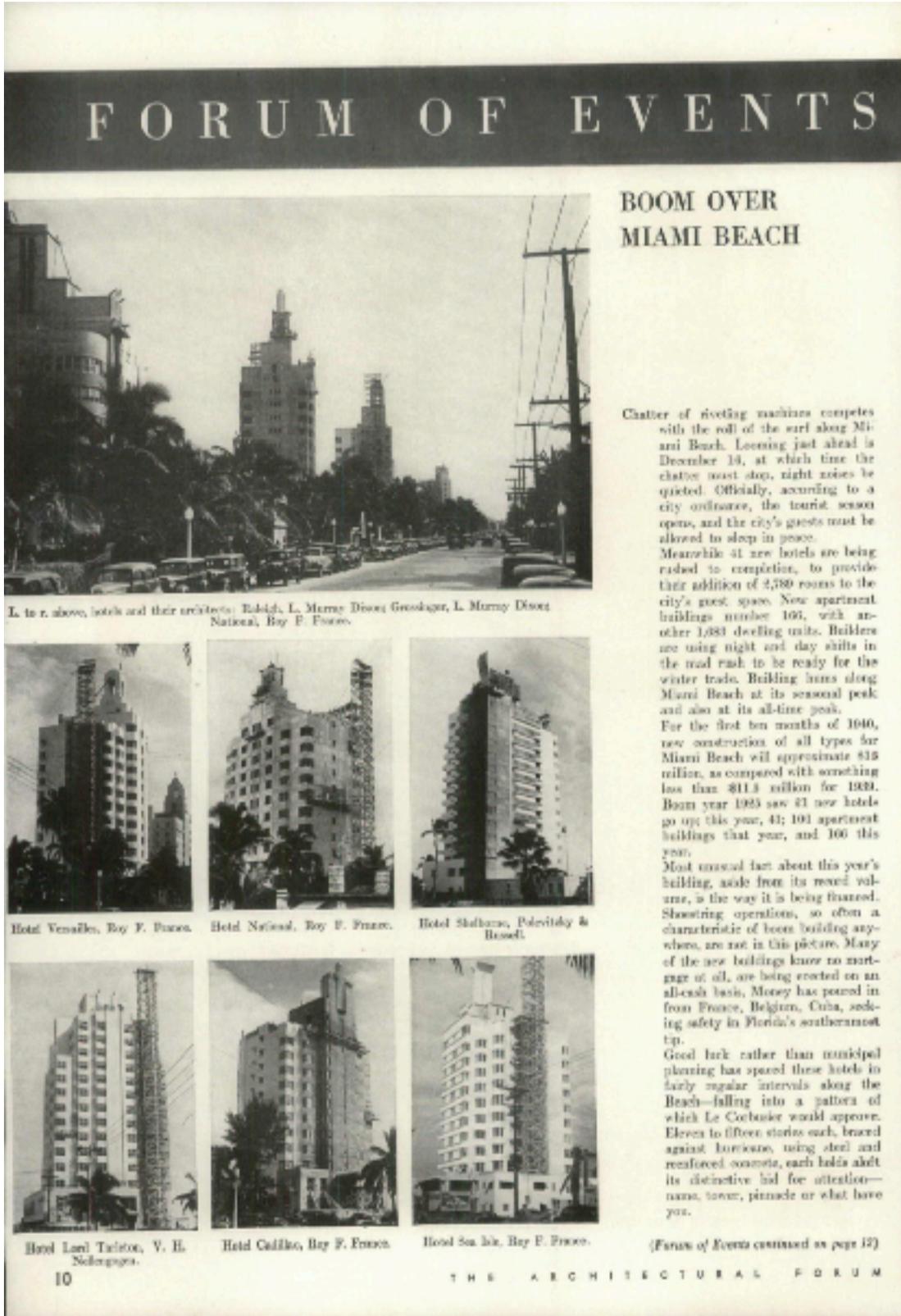
TOP PHOTO: CIRCA 1949 WITH NEW HTELS BEING BUILT AS SOME OLD OCEANFRONT ESTATES ARE LEFT STANDING.

MIDDLE PHOTO: OCEANFRONT SKYLINE

LOWER PHOTO: OUTDOOR TENNIS COURTS ON JAMES AVENUE WITH OCEANFRONT ESTATES BEYOND.



HISTORIC CONTEXT



Zoning + Skyscraper Hotels = Location + Location -+Location

It did not take long for the original oceanfront mansions and estates to give way to larger and larger hotel properties. The lifetime of buildings on Miami Beach was and still can be precariously short. These oceanfront mansions were built after Carl Fisher first constructed his home in 1914. Yet by the 1930's and 1940's there was a proliferation of oceanfront hotels throughout South Beach which supplanted the single family oceanfront estates.

This property at 18th & Collins quickly became very desirable property in Miami Beach, in terms of its location and convenience to Lincoln Road and to the rest of the City.. Three blocks to the north was the Roney Plaza Hotel. The city's then active night life area was located around Collins Park - three blocks north and west. And Lincoln Road remains just two blocks south.

With the promise of larger hotels bringing higher land values - especially on oceanfront properties - Miami Beach property owners were themselves typically the ones behind proposals for re-zoning. Re-Zoning being just a code word for Up-Zoning.

One of these famous zoning lawsuits involved the former Firestone Estate, which originally stood on the site of the Fontainebleau Hotel. "The bank for Firestone's heirs sued the city council to change the zoning...from the estate category enacted in 1930 ...to permission for hotel use. It argued that the new neighboring hotels infringed on the estate's privacy and lowered its value.: also, its property value as a hotel site would be quadruple that of a private home. The lawsuit, *City of Miami Beach v. First Trust Company*, went to the Florida Supreme Court, which ruled on March 10, 1950, that the estate zoning was unfair."

There was always a tradition of building tall hotels in Miami Beach. Carl Fisher set the precedent back in the 1920's with his Flamingo and Nautilus and Boulevard Hotels.

EARLIEST SKYSCRAPER HOTELS in MIAMI BEACH

Flamingo Hotel (demolished)	1920
Nautilus Hotel (demolished)	1924
Roney Plaza Hotel (demolished)	1925
Fleetwood Hotel (demolished)	1925
Floridian Hotel (demolished)	1925
Boulevard Hotel (demolished)	1926
Blackstone Hotel	1929
Whitman Hotel (demolished)	1935

TOP PHOTO: BOOM OVER MIAMI BEACH 1940
 LOWER PHOTO: HISTORIC SKYLINE WITH NAUTILUS HOTEL AT FAR LEFT.



HISTORIC CONTEXT

Hotel Construction Records Broken



THE PRESIDENT ROOSEVELT IS BEING RUSHED TO COMPLETION AT 125 COLLINS AVE., MIAMI BEACH

Big New York Deal Negotiated By Miamian

News & News, Miami, Fla. ...

The story says the ...

Miami Beach Real Estate Trade Gains

Real estate business in ...

New Roosevelt Plans Gala Birthday Opening

Plans for completion ...

... will be ...

New Real Estate Office Announced

The Miami Herald ...

Paint - Minu

It's Amazing NU-ANTI-FUN for the Outside

- Year house chemicals with Anti-Fungus ...

Prevent Daily Deterioration

WE ARE THE THIS NU-ENAM ...

Investigate This OFFICE OPEN ...

SHADE KING advertisement for window treatments.

VENETIAN BLINDS advertisement for wood or aluminum blinds.

... of the ...

... of the ...

Alterations Near Finish ...

... of the ...

HOME OWNERS! PROPERTY

LIKE Magic advertisement for a home improvement product.

Modernage contract furniture is now located in bigger and better quarters at 3841 N.E. 2nd ave.

MOTION PICTURE THEATER advertisement for a local theater.

Heart of Coral Gables advertisement for a real estate listing.

"BROSSIER" advertisement for a business or service.

... of the ...

... of the ...

... of the ...

MASE-COTE advertisement for a scientific formula for home improvement.

This fascinating article was published in the Miami Herald in November, 1990. What is now the Nautilus Hotel was originally slated to have been called the President Roosevelt Hotel. This is confirmed by the CMB Building Card which lists the Roosevelt Hotel in addition to the Nautilus Hotel.

In 1950 the three principal architectural players were at very different stages in their respective careers.

Albert Anis was one of the grand old men of Miami Beach Architects, part of the three major Art Deco architects Henry Hohaus, Lawrence Murray Dixon and Albert Anis who reinterpreted the architectural principles of the International Style while incorporating the tropical ornamentation themes of Miami Beach,

Morris Lapidus was just beginning his own career in Miami Beach in 1949, having just completed his role as Associate Architect for the Sans Souci Hotel

And in 1950 Melvin Grossman (1914 - 2003) was an young architect just beginning his career working for Morris Lapidus who very shortly was to become Lapidus' protege and trusted confidant; and began his own firm.

Thus it is no surprise that this newspaper article states that the design work would be shared by Anis and Grossman, since Grossman was so trusted by Lapidus.

The essential architectural forms of the hotel are already contained in the preliminary rendering shown in this article with densely packed guest room wings. While the tower design has yet to be finalized; the massing has been set.

Since zoning would not permit a taller building then the architects maximized the density of guest room layouts with the modified in and out facade facing south towards the Shelborne.

And just like the owners were not quite ready to publicize the true name of this new hotel; they were also not quite ready to publicize the final design of the front facade of the new hotel tower.

HISTORIC CONTEXT - THE ORIGINAL NAUTILUS HOTEL



The original Nautilus Hotel was one of the five high rise hotels built by Carl Fisher on Miami Beach constructed in 1924 on Biscayne Bay at 43rd Street. Fisher is the Developer credited with turning a vast forest of mangrove trees into modern day Miami Beach.

Arguably Fisher's most luxurious hotel, and his second hotel built, it was composed of 183 rooms and villas with its total cost valued at \$1.25 million.

The original Nautilus Hotel was designed by the noted architectural firm of (Leonard) Shultze (1887-1941) and (Spencer Fullerton) Weaver (1865 - 1940) and opened in January of 1924. They established themselves as the foremost hotel designers in the country. The Miami Beach Architect Lawrence Murray Dixon was strongly influenced by his employment at Schultze & Weaver where Architecture was practiced as a total design concept. For his entire career Dixon followed this precept. In 1929 Dixon left Schulze & Weaver and settled permanently in Miami Beach.



Miami Beach was still a fantasy land even in the depths of the Depression. And the original Nautilus Hotel with its storybook island swimming pool added to the fantasy island look. Mediterranean Revival decorative building elements included a Baroque entrance, curved parapets and twin church-like towers. During World War II the facility served as a Military Hospital and never again returned to being a hotel.

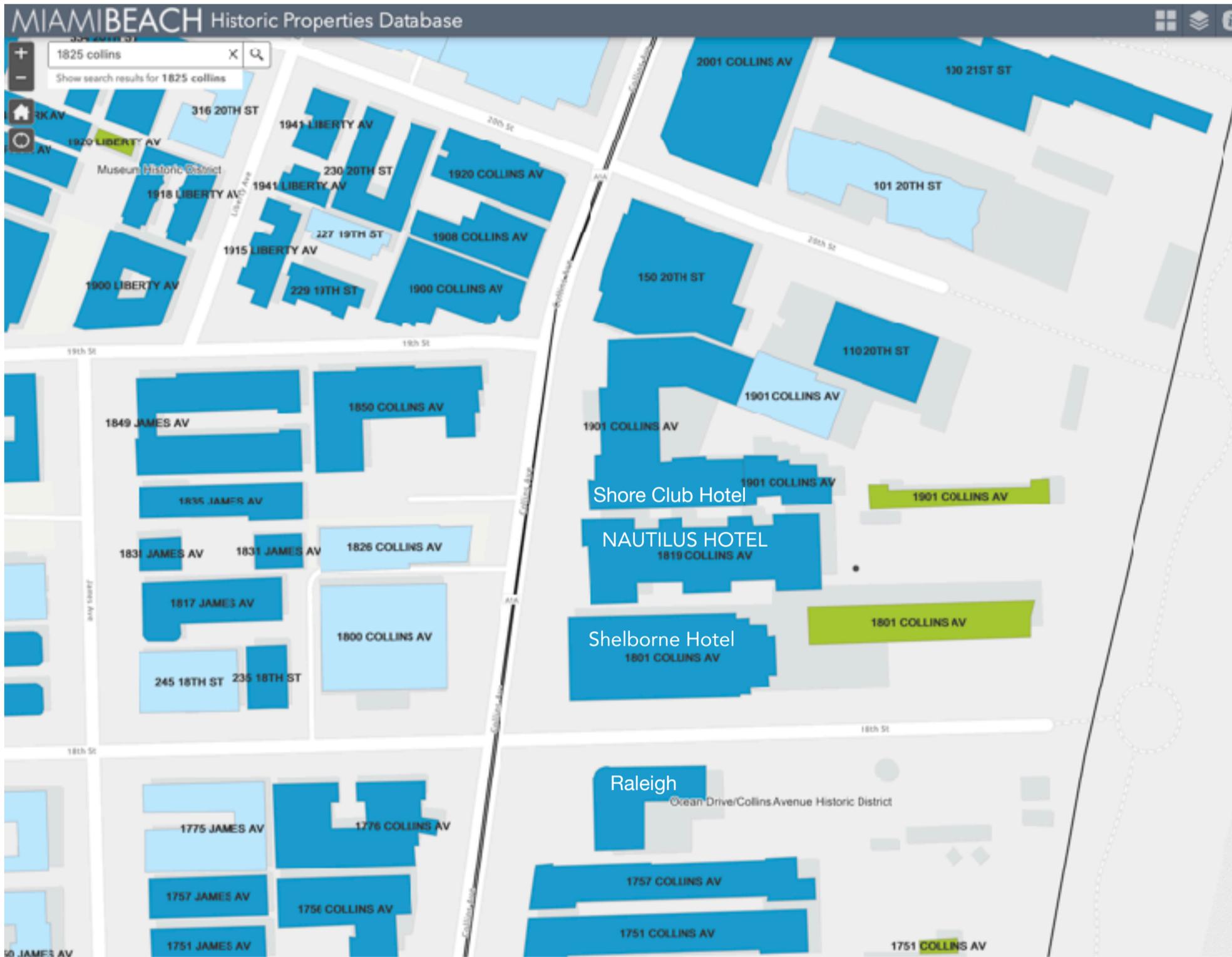


The City of Miami Beach eventually sold the hotel and grounds for \$1.00 to an Philanthropic Organization of Jewish doctors and businessman created to found a hospital where Jewish physicians might practice medicine without discrimination.

After extensive renovations Mount Sinai Hospital opened in the former Nautilus Hotel on December 4, 1949, In 1968 the original structure which had formerly been the Nautilus Hotel was demolished to provide for a more modern medical facility.



The New Nautilus on Collins Avenue is part of the 1950's and 1960's high-rises added which included the the West wing of the Shelborne Hotel, the Shore Club Hotel, Sea Isle Hotel, the Delano Hotel and National Hotel among others. The 1950's brought a Manhattan type of urbanization to this portion of Collins Avenue.



* DARK BLUE INDICATES CONTRIBUTING BUILDING

* NAUTILUS HOTEL GOES BY BOTH ADDRESSES OF 1819 AND 1826 COLLINS AVENUE.



HISTORIC NAME: NAUTILUS HOTEL
ADDRESS: 1819 & 1825 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139
ARCHITECTS: ALBERT ANIS WITH MORRIS LAPIDUS AND MELVIN GROSSMAN
DATE of CONSTRUCTION:: 1950
ARCHITECTURAL STYLE: MiMo
HISTORIC STATUS: CONTRIBUTING
LOCATED IN THE: OCEAN DRIVE / COLLINS AVENUE LOCAL HISTORIC DISTRICT.
MIAMI BEACH NATIONAL ARCHITECTURAL HISTORIC DISTRICT

The Nautilus was originally constructed with 246 hotel rooms on seven stories at a cost of \$725,000.00 In 1963 a variance was granted by the City to permit conversion of 30 existing hotel rooms into 30 apartments. In 1964 a variance was approved to permit the conversion of an additional 48 hotel rooms into apartments and the conversion of an additional 24 hotel rooms into 12 apartments.

Since the zoned building height was apparently not all that tall on these deep oceanfront parcels, the Architects maximized the horizontal floor plans and room counts .

It is also understood that all previous orders of the City of Miami Beach Historic Preservation Board regarding the Nautilus Hotel have previously been incorporated into the property..



DESIGN INSPIRATION

The design inspiration for the contrasting tower design at the Nautilus Hotel has some precedent. Architect Albert Anis had preceded his tower design for the Nautilus with his 1939 design for the Bancroft Hotel (middle left) and in his 1951 design for the Dezerland Hotel (above right)

These were both in turn influenced by the seminal building renovation and additions to the Berliner Tageblatt newspaper building in Berlin, Germany in 1921-1923 by the Architect Erich Mendelsohn. (lower left)

The newspaper's owners already had the printing presses located in the existing lower floors of the building, where they desired to retain large portions of the existing facades. They now wanted to add 2-3 floors above to accommodate the newspaper offices.

Mendelsohn and his assistant the young Richard Neutra, made a bold decision to visually separate the old and new portions of the building and keep the wonderful dissonance between the old and new window forms.





PORTE-COCHERE

One of the defining design elements of the hotel building design as shown in the early postcard and photographic images of the front façade porte-cochere; shows a tapered concrete canopy projecting from the building towards the street, where its end is turned up.

The canopy sits on one tapered column at the street side. Nautilus signage was originally located at either side of the canopy. This original canopy has since been replaced a number of times, yet never equal to the original designs.

One of the features of the porte cohere was the illuminated strip lights on the canopy underside.





ABOVE: POSTCARD OF REAR (EAST) ELEVATION OF HOTEL WITH ORIGINAL BRICK RAILINGS

BELOW: VIEW FROM HOTEL TOWARDS POOL AND OCEAN (CABANAS AT RIGHT ARE PART OF SHELBORNE HOTEL)



ALBERT ANIS ARCHITECT

Albert Anis (1889–1964) was one of the most famous architects practicing before and after World War II in Miami Beach. His noted architectural style morphed from pre-war Art Deco and Modern to post-war MiMo.

He was one of a group of American-born architects working in Miami Beach who synthesized the austere architectural principles of the International style of architecture coming from Europe in the 1920's - with their own brand of modernism and art deco - while at the same time incorporating tropical ornamentation and themes.

Miami Beach hotels and apartment buildings of the 1930's frequently aspired to monumental effects, appearing like miniaturized grand hotels. Sculpted with a precision as if by industrial designers, they evinced a maximum of thematic economy while eschewing "pretensions to infinity, sublimity and the artistic."

Other important buildings of 1939 included the Cleavelander, the Winterhaven and the Bancroft Hotels, all by Albert Anis.

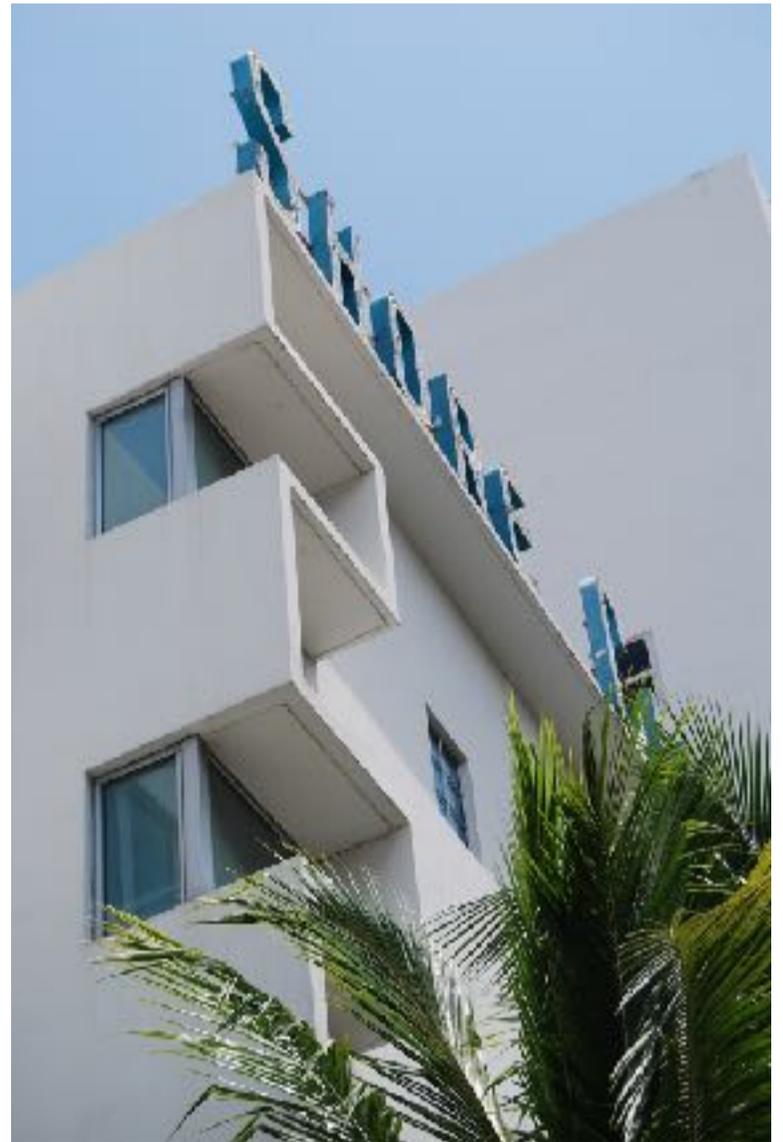
"Dixon, Hohaus, Anis, France, Skisiewicz, Kiehnel & Elliott, Polevitzsky & Russell, and so many other Architects, formed an ensemble cast of actors, at work designing and building a new city. As in a theater, they exchanged roles and tirades, and they tried to outshine each other, but they shared and read the same text; the language and the 'architecture of the city.'"



ALBERT ANIS ARCHITECT

REPRESENTATIVE PROJECTS :

- Abbey Hotel 300 21st Street Miami Beach FL 1940)
- American Savings 341 Lincoln Road Miami Beach (1945)
- Avalon Hotel 700 Ocean Drive Miami Beach (1941)
- Bancroft Hotel aka Ocean Steps Miami Beach, FL (1939)
- Berkeley Shore Hotel 1610 Collins Avenue Miami Beach (1940)
- Cadet Hotel 1701 James Avenue Miami Beach (1941)
- Chesterfield aka Helmor Hotel, Miami Beach FL((1938)
- Claremont Hotel 1700 Collins Avenue Miami Beach (1947)
- Clevelander Hotel 1020 Ocean Drive Miami Beach (1938)
- Colonnade Apartments (1946) 2365 Pinetree Drive, Miami Beach
- Dezerland Hotel Miami Beach, FL (1951)(demolished)
- Don-Bar Apartments 1565 Pennsylvania Ave. Miami Beach (1939)
- Flamingo Theater 318 Lincoln Road Mijami Beach (1945)
- Gaylord Hotel 2700 Collins avenue Miami Beach (1939)
- Gamshire Apts 2035 Washington Ave. Miami Beach, FL (1953)
- Leslie Hotel (1937) 1244 Ocean Drive Miami Beach FL
- Lord Charles Apartments Miami Beach, FL (1953)
- Majestic Hotel 660 Ocean Drive Miami Beach (1940)
- Mantell Plaza 255 24th Street Miami Beach, FL (1942)
- Mercantile National Bank Building, 420. Lincoln Road FL (1940)
- Monte Carlo Hotel, Collins Avenue. 1951
- Nassau Apartments 1414 Collins Ave. Miami Beach (1936)
- Pineview aka Tradewinds Apts (1947) 2351 Pinetree Dr., Miami Beach -
- Paramount Plaza 455 Ocean Drive Miami Beach (1941)
- Poinciana Hotel 1555 Collins Avenue Miami Beach (1939)
- Sagamore Hotel 1671 Collins Avenue Miami Beach 1948)
- Shirley Apartments 1424 Collins Ave. Miami Beach (1935)
- Shore Club Hotel 1901 Collins Avenue Miami Beach, FL (1949)
- Tarleton Hotel 2469 Collins Avenue Miami Beach (1948)
- Tyler Hotel 430 21st Street Miami Beach, FL (1940)
- Temple Emanu El, Miami Beach, FL (1947)
- Viscay Hotel Miami Beach, FL (1941)
- Whitelaw Hotel 808 Collins Avenue (1936) Miami Beach FL
- Waldorf Towers Hotel (1937) 860 Ocean Drive Miami Beach
- Winter Haven Hotel 1400 Ocean Drive (1939) Miami Beac



MORRIS LAPIDUS ARCHITECT

(1902-2001) was born in Russia and emigrated to New York as a child. He graduated from Columbia University and began working in New York City as a retail designer. His storefronts were noted for their innovative shapes, curving forms and receding show windows to draw in shoppers.

He first visited Miami Beach in 1929 on his honeymoon and then returned after World War II to design hotels. His first major project was the interior of the Sans Souci Hotel, with additional interior work on the Algiers, Nautilus, DiLido and Biltmore Terrace Hotels.

In 1954 Lapidus was retained to design an entirely new hotel on the site of the former Firestone estate on the ocean. The Fontainebleau Hotel was destined to become one of Miami Beach's most famous hotels. His designs were initially panned by the architecture critics as being overly decorative, yet the public loved the fantasy environments Lapidus created.

In 1955 Lapidus designed the Eden Roc Hotel next door to the Fontainebleau. This began a famous battle between the owners of both properties. In 1958 the Fontainebleau constructed a new high-rise North Tower designed by A. Herbert Mathes with a blank wall facing the Eden Roc property, blocking the sun from the Eden Roc pool. This new North Tower became nicknamed as the 'Spite Wall.'

Lapidus became one of Miami Beach's most well known and respected architects. The titles of two of his books summarize his approach to design; "The Architecture of Joy" and "Too Much is Never Enough."

REPRESENTATIVE PROJECTS

- Algiers Hotel, Miami Beach
- Americana Hotel, Bal Harbour (demolished)
- Aruba Caribbean Hotel, Aruba
- Biltmore Terrace aka Dezerland Hotel, Miami Beach
- Crystal House, Miami Beach
- Daniel Tower Hotel, Israel
- Fontainebleau Hotel, Miami Beach
- Eden Roc Hotel, Miami Beach (top right photo)
- International Inn, Washington D.C.
- Pedestrian Mall, Miami Beach (
- Sans Souci Hotel, Miami Beach
- Saxony Hotel, Miami Beach
- Seacoast Towers, Miami Beach
- Summit Hotel, New York, New York
- Temple Menorah, Miami Beach (Middle right photo)
- Trelawny Hotel, Jamaica L





MELVIN GROSSMAN ARCHITECT

(1914 - 2003) worked with Albert Anis Architect in 1950 on the Nautilus Hotel and was also the protege of Morris Lapidus, prior to leaving the Lapidus firm and forming his own firm. After collaborating on the Nautilus, the three Architects worked together again on the Biltmore Terrace Hotel, prior to collaborating on the DiLido Hotel.

Grossman and Lapidus partnered in designing the DiLido Hotel in 1953, influenced by both Anis and Lapidus, Grossman would go on to design the Seville Hotel in 1955, the 593 room Deauville in 1957 and the Doral Beach hotel. He also exported the MiMo style in designing the original Caesar's Palace Resort in Las Vegas and the Acapulco Princess Hotel in Mexico.

REPRESENTATIVE PROJECTS

Acapulco Princess Hotel

Algiers Hotel w/ Henry Hohausser and Morris Lapidus

American Hotel, Bal Harbour

Biltmore Terrace aka Dezerland Hotel (demolished)

Caesar's Palace Hotel, Las Vegas

Deauville Hotel, Miami Beach

Di Lido Hotel with Morris Lapidus, Miami Beach

Doral Beach Hotel, Miami Beach

Imperial House, Miami Beach

International Inn, Miami Beach

King Cole Condominium, Miami Beach

Nautilus Hotel, Miami Beach

Seville Hotel, Miami Beach

5600 Collins Avenue , Miami Beach

2025 PHOTOGRAPHS



COLLINS AVENUE (SETAI, SHORE CLUB, NAUTILUS, SHELBORNE HOTELS)



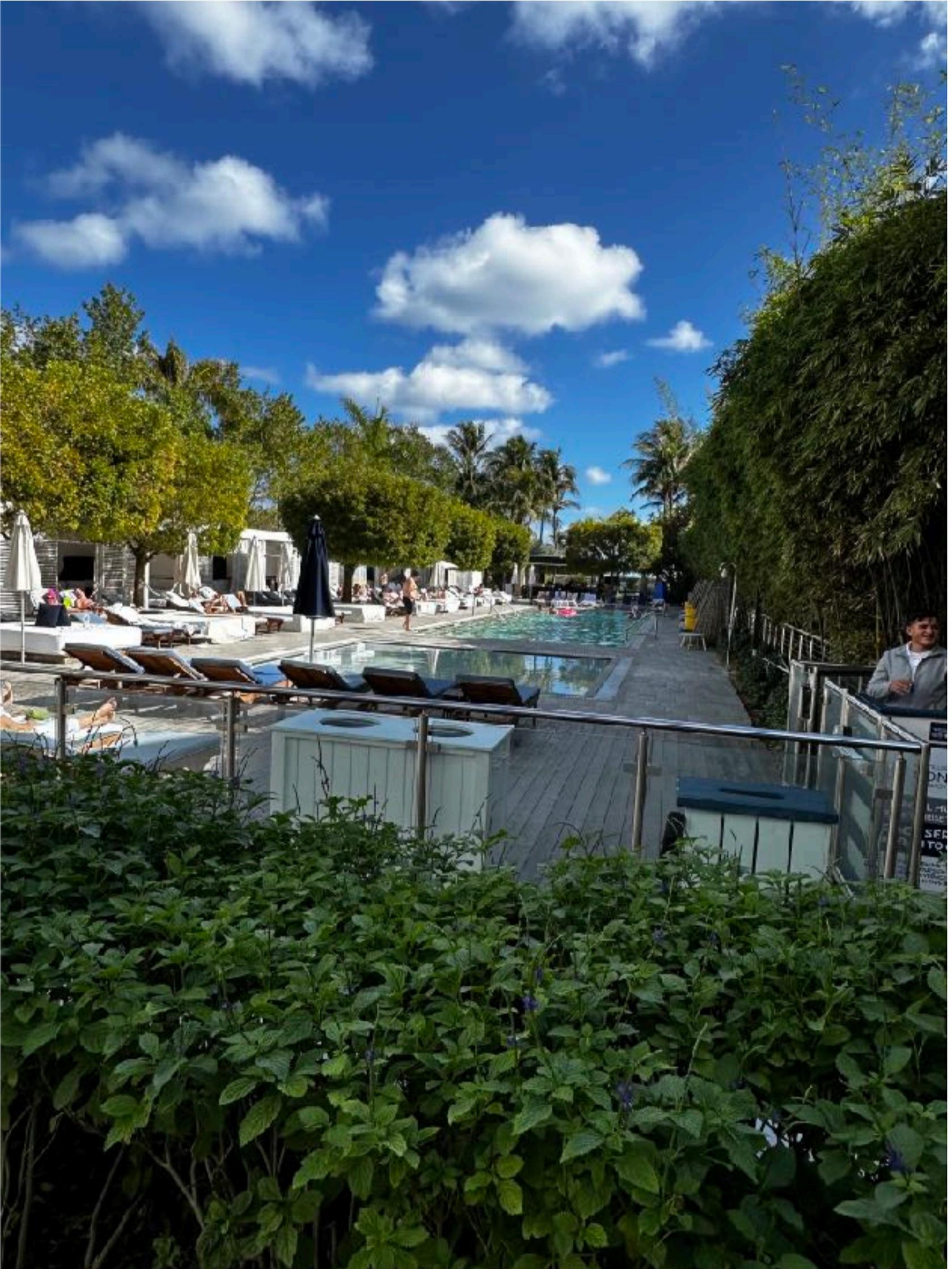
FRONT (WEST) ELEVATION



FRONT ENTRANCE



DETAIL PHOTOGRAPH OF TOWER





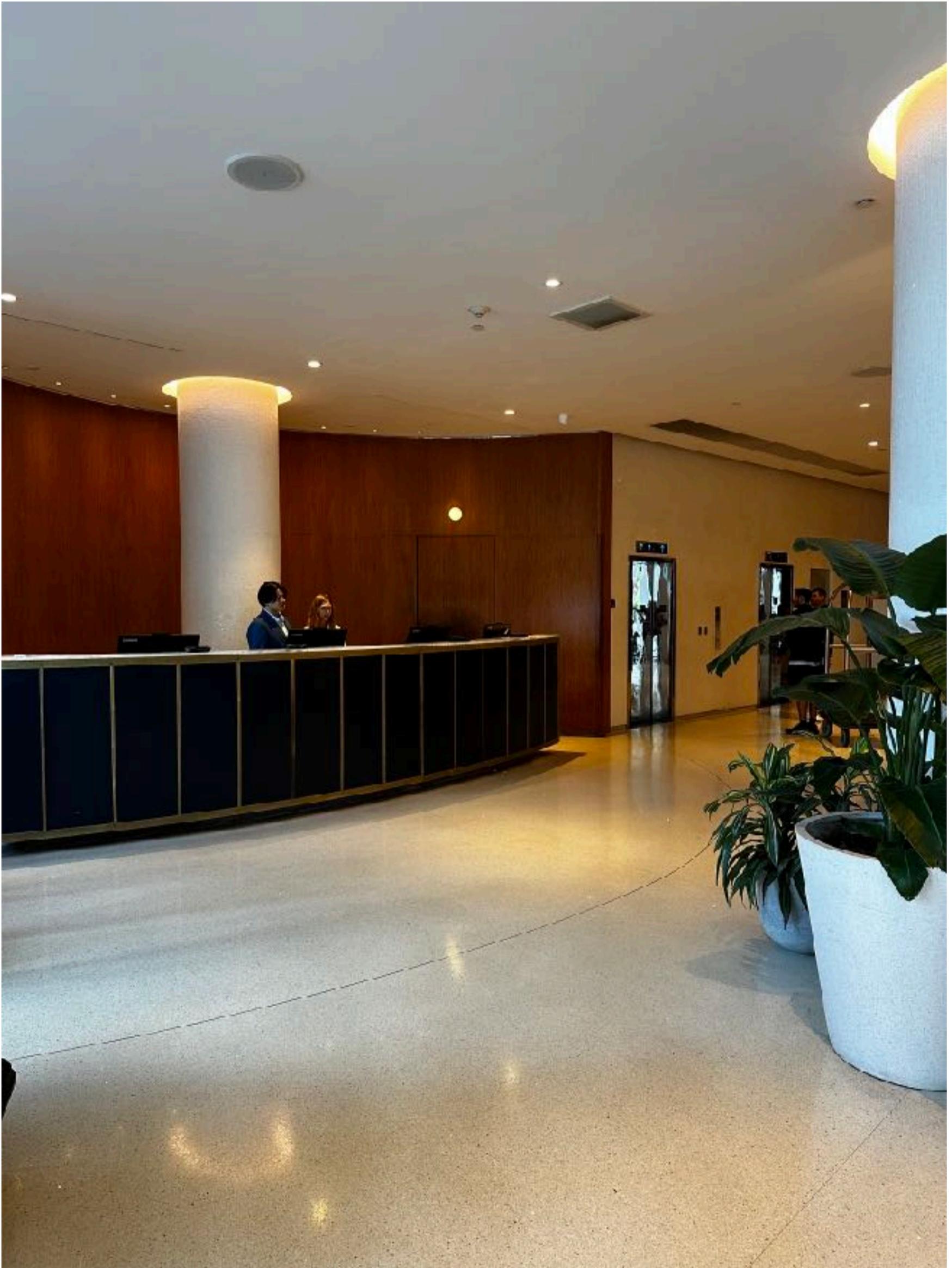
REAR (EAST) ELEVATION WITH NEW GLASS RAILINGS AT BALCONIES



LOBBY LOOKING WEST TOWARDS ENTRANCE



SUNKEN PORTION OF LOBBY WITH 'STAIRS TO NOWHERE BEYOND'



RECEPTION DESK & ELEVATORS
PER PRIOR HPB APPROVALS

BUILDING CARD

NAUTILUS HOTEL Roosevelt Hotel
 OCEAN FRONT HOTEL, INC. *Copied 9-21-56 New card 1/51* **Sool**

Owner ^{3 & 4,} Lot 11 & 12, Block 1 Subdivision FISHER'S FIRST Permit No. 33548-all plans Cost \$ 725,000...
 General Contractor Chavez Construction Company Address 1819 Collins Avenue \$ 275,000...
 Architect Albert Anis Morris Lapidus, Associate Bond No. 4681 Engineer Richard A. Belshan
 Zoning Regulations: Use RE Area 15 & 12 Lot Size 100 x 526
 Building Size: Front 90' Depth 254' Height 56' Stories 5 & 2
 Certificate of Occupancy No. 1324-March 29, 1951 Use HOTEL-164 rooms & 164 baths- total 246 hotel room
 Type of Construction #1 CBS Foundation Spread Footing SWIMMING POOL- 35' x 80' - 16' ABANAS- 16' Date Nov. 14, 1950
 PLUMBING Contractor # 30538 Murray Plumbing Sewer Connection 1 - 8" Date Oct. 3, 1950
 Kitchen equip. & ponthouse-- # 31113 Fixxit system Temporary Water Closet 2 Date Jan. 30, 1951
 (no kitchen plumbing) # 30821 Fixxit System; Date Dec. 1, 1950
 Water Closets 257, 6* Swimming Pool Traps Down Spouts
 Lavatories 261, 6* Steam or Hot Water Boilers Wells
 Bath Tubs 246, 6* ROUGH APPROVAL Potato Peeler 1
 Showers 22 FINAL APPROVAL L. Rothman 3/26/51
 Urinals
 Sinks 13, 6*
 Dish Washing Machine
 Laundry Trays
 Laundry Washing Machines
 Drinking Fountains 4
 Floor Drains 8*
 Grease Traps
 Safe Wastes
 Stand Pines 4
 AIR CONDITIONING Contractor
 SEPTIC TANK Contractor
 OIL BURNER Contractor
 SPRINKLER Contractor

GAS Contractor
 Gas Ranges - - - 4* Gas Frylators - - - 1*
 Gas Water Heaters Gas Pressing Machine
 Gas Space Heaters Gas Vents for Stove
 Gas Refrigerators Gas Coffee Urn 1*
 Gas Steam Tables 2*
 Gas Broilers
 GAS Rough APPROVAL
 GAS FINAL APPROVAL L. Rothman 3/23/51

ELECTRICAL Contractor # 32314 B & W Electric (Partial \$100.00) 10/6/50 Date Jan. 4, 1951
 # 33051 B. & W Electric
 OUTLETS Switches 353 Ranges
 Lights 96L Irons
 Receptacles 1115 Refrigerators
 Fans 2
 Motors 49
 Appliances 3
 HEATERS Water
 Space
 FIXTURES 96L Electrical Contractor Date

Temporary Service # 32199
 Neon Transformers
 Sign Outlets
 Meter Change
 Centers of Distributions 32
 Service - Equipment 1
 Violations

Palm Electric 9-20-50
 FINAL APPROVAL
 By H.O. Rosser
 Date 3/28/1951

Lot ^{3 & 4} 11 & 12 Block 1 Subdivision FISHER'S FIRST 1819 Collins Avenue

ALTERATIONS & ADDITIONS

Building Permits: # 38681 Roofing - Gordon Roofing Co., contr. \$ 100. June 12, 1952
 # 38723 Addition of storage room and filter room on east end of Cabanas - M. Grossman, arch; Star Construction Co., contr. \$ 900.. June 18, 1952
 # 39272 Storm blinds - Jones Shutter Products \$ 200.. Aug. 22, 1952

Plumbing Permits: # 33597 Smith Brothers: 3 water closets, 2 lavatories, 1 urinal, 2 floor drains, OK, L. Rothman, 10-22-53 July 9, 1952
 37178 Economy Plumbing Co: one gas pressing machine June 28, 1955

Electrical Permits: # 36853 Astor Electric Service: 1 switch outlet, 3 light outlets, 3 fixtures, 1 motor OK, Resser 5/3/1955 # 44040 Astor Electric Service, Inc. one motor February 25, 1955
 June 25, 1952

ALTERATIONS & ADDITIONS

Building Permits: # 34741 Two passenger elevators- 2,000-lbs. each & One Service Elevator 2,000 lbs.-
 Otis Elevator Company \$ 59,160... January 2, 1951

35074 Insulation covering all air conditioning pipes only- Graydon-Thorn Inc. \$ 7,000.... Feb. 5, 1951

35425 One flat wall sign-25 sq.ft.- Two on edge of Marquee -26 sq.ft. -Total 51 sq.ft.-
 Acolite Neon Co. \$ 900.... Mar. 22, 1951

35427 One flat wall sign- Acolite Neon Co. \$ 200.... Mar. 22, 1951

(Filed with 33548) # 35441 Air conditioning- Drawings pages 1-5 - Approx. 240 tons- also take care of bath r
 ventilation -Order given to Giffen before 1/13/51- Sarnett & Bennett, engra:
 Giffen Industries, Inc., contr. \$145,000.... Mar. 23, 1951

35469 PENT HOUSE ADDITION- 10' Hotel room- Job started before 1/13/51- Chavez Constr. Co.
 and Taylor Constr. Co., contractors \$ 30,000.... Mar. 29, 1951

Plumbing Permits:

Electrical Permits: # 33018 Otis Elevator Co: 6 motors - Jan. 2, 1951

33721 Acolite Neon: 28 neon transformers - March 22, 1951

33722 Acolite Neon: 1 neon transformer - March 22, 1951

33837 Bauer & Wronker, Inc. 27 Switch outlets, 40 receptacles, 31 light outlets, 31 fixtures,
 5 refrigerators, 5 irons, 5 ranges, 2 centers of distribution,
 April 10, 1951 ok -HOR

34503 Austin Electric: 4 sign outlet - July 18, 1951 4-2-1952

THE NAUTILUS HOTEL

Owner	OCEAN FRONT HOTEL, INC.	ROOSEVELT HOTEL	Permit No.	33548 & 34141 *	Cost	\$ 725,000: 275,000: *
11 & 12	Lot 3 & 4 & Block 1	Subdivision	FISHER'S FIRST	Address	1819 Collina Avenue	
General Contractor	Chaves Construction Co:	5001	Bond No.	4681	3234-19-003	
Architect	Albert Anis --Morris Lapidus, Assoc:		Engineer	Richard A., Belsham		
Zoning Regulations:	Use RE 4	Area	15 & 12	Lot Size	100 x 526	
Building Size:	Front 90'	Depth	254'	Height	56'	Stories 5, 62 (7)
Certificate of Occupancy No.	1324 (3/29/1951)	(Total 246 Rooms)	Use	HOTEL - 164 rooms-164 baths:Swimming Pool		
Type of Construction	# 1 CBS	Foundation	Spread Footing	Roof	FLAT	Date Sept. 14, 1950
PLUMBING Contractor	#30538 Murray Plumbing:		Sewer Connection	1 (8")		Date Oct. 3, 1950
#30821	-Fixxit System -Dec. 1, 1950:		Temporary Water Closet	2		
Water Closets	257 6*	Swimming Pool Traps	#31113	-Fixxit System-Kitchen Equipment & Penthouse:		Jan. 30, 1951
Lavatories	261 6*	Steam or Hot Water Boilers		(no kitchen plumbing)		
Bath Tubs	246 6*	ROUGH APPROVAL				
Showers	22	FINAL APPROVAL	L. Rothman	3/26/1951		
Urinals						
Sinks	13 6*	GAS Contractor				
Dish Washing Machine		Gas Ranges	--- 4*	Gas Frylators	-- 1*	
Laundry Trays		Gas Water Heaters		Gas Pressing Machine		
Laundry Washing Machines		Gas Space Heaters		Gas Vents for Stove		
Drinking Fountains	4	Gas Refrigerators		Gas Coffee Urn	--1*	
Floor Drains	8*	Gas Steam Tables	--2*			
Grease Traps		Gas Broilers		GAS Rough APPROVAL		
Safe Wastes	Stand Pipes 4,			GAS FINAL APPROVAL	L. Rothman	3/23/51
AIR CONDITIONING Contractor	--see over					
SEPTIC TANK Contractor						
OIL BURNER Contractor						
SPRINKLER Contractor						
ELECTRICAL Contractor	#33051 B & W Electric:	Date	Jan. 4, 1951	Temporary Service	#32199-----Palm Electric	9/20/1950
OUTLETS	Switches 353 Lights 964 Receptacles 1115	Ranges		Neon Transformers		
#32314 B&W Electric		Irons		Sign Outlets		
10/6/1950		Refrigerators		Meter Change		
(Partial \$100.)		Fans	2	Centers of Distributions	32	
HEATERS	Water Space	Motors	49	Service-equipment	1,	
FIXTURES	964	Appliances	3	Violations		
		Electrical Contractor		Date		

ALTERATIONS OR REPAIRS

FINAL APPROVAL
By H.O. Rosser
Date 3/28/1951

THE NAUTILUS HOTEL

Building Permits:

- #85833 - Acolite Sign Co. - SIGN NAUTILUS Total of 60' sq. ft.
approved by Warren Field \$750.00 12/16/70
- #02886-DeMotts Boilers- repairing of boiler-\$800-2-1-4-74
- #3094-DeMotts Boilers- 1 steam boiler-\$2000-9-16-74
- #3515-Hill York Sales and Service-1 cooling towers-\$15000-3-5-76
- #M-04150 - DeMott's Boiler & Burner Ser. - steam boilers 2 major repair - 4/28/78
- M04421-DeMotts Boiler and Burner-2 steam boilers-7-13-79
- #15538-Owner-Demolition of wall and re building of same CBS wall 3 ft. hgt-\$1000-8-21-79
- M04521-Hill York Sales- 1 10ton central a/c-1-5-79
- #20018--Owner--Take down covered walkway--\$2,500.00--4/3/81
- 4/21/81 - #20127 - Owner - demolition of interior partitions only site preparations for future remodeling - \$2,500.
- 5/4/81 - #20180 - Delta Painting Corp. - Exterior cleaning & painting - \$20,000
- 5/27/81--#20317--Campbell-Settle Pressure6 : Gunite repair to balconies on east side of hotel--\$2850.00
- 5/27/81 - Richard Lee Johnson - #20336 - Interior demolition of non-bearing walls & partitions - \$17,000.00
- #20645 7/28/81 Se-Go Security Windows furnish and install 2 singl hung and 1 picture wind. \$789.
- #20662 7/31/81 Se-Go Security Windows replace single hing windows and picture windows in 457 openings \$85,000.00
- #90453--Richard Lee Johnson--Remodeling 1st fl & mezz. level & 3rd thru 8th flrs only;creating 6 hotel rooms & 23 apt units
on each fl (3-8 fl) total 36 hotel rms(no cooking facilities) & 138 apt units. Penthouse--
level to remain as existing \$825,000.00--8/14/81
- # M05418 9/9/81 Say Electric - 1-60 ton air cond central - 2-20 & 1-15 ton mechanical ventilation - 1 1/2 ton air handles
5 ton air handlers - 10 ton air handlers (dollar value 340,000.
- 20940 9/28/81 Richard Lee Johnson - demolish unsafe cabana structure \$4,000.
- #21008 10/9/81 McGrath & Assoc - sandblast and repair primiton pool beam and patio \$6,000.
- #21428 12/31/81 Twin City Glass Co - install frames, temperae glass and floors as per plans submitted by AIV ----
permit #90453 \$6,200.
- #M05775 5/6/82 Otis Elevator - 3 elevator install spec emerg service on elevators 223917-8-9

Plumbing Permits:

- #53958-Harold Jaffer- 1 swimming pool-wall-8-3-76

THE NAUTILUS HOTEL

Building Permits:

- ELEVATOR #34741 Two passenger elevators (2000 lb ea) and one service elevator (2000 lb) OTIS ELEVATOR CO: \$ 59,160...Jan. 2, 1951
 - #35074 Insulation covering all air conditioning pipes only: Graydon-Thorn, Inc. : \$ 7,000...Feb. 5, 1951
 - #35425 One Flat Wall Sign (25-sq-ft), Two on edge of Marquee(26-sq-ft) Total of 51-sq-ft Acolite Neon Company : \$ 900...Mar 22, 1951
 - File with ---#35441 Air Conditioning: approx 240-tons: (drawings pages 1-5) Also take care of bath room ventilation Order given to Giffen before 1/13/1951 Sannett & Bennett, engrs: Giffen Industries, Inc. contr : \$145,000...Mar.23, 1951
 - Pent House #35469 Pent House Addition - 10 Hotel rooms-(job started before 1/13/51) Chaves Constr.Co & Taylor Constr.Co: contrs : \$ 30,000...Mar.29, 1951
 - #38681 Roofing: Gordon Roofing Company : \$ 100...June 12, 1952
 - #38723 Addition of storage room and filter room on east end of casbaras: M. Grossman, arch: Star Construction Co: : \$ 900...June 18, 1952
 - #39272 Storm Blinds: Jones Shutter Products : \$ 200...Aug. 22, 1952
 - #52725 Owner: Rearranging & partitioning under existing roof. The barber shop & beauty shop to provide an efficiency apartment of 400 Sq. Ft. Plumbing & electrical permits to be obtained separately - \$1500.00 - Feb. 26, 1957
 - #64372 Pearce Roofing Co: Roof Repairs - \$1320.00 - Jan. 18, 1961
 - #68205 Owner, Nautilus Hotel: Convert 4 rooms into 4 apts., providing 6 parking spaces - Rooms 19-21-28-30 - \$200, 10/10/62
 - #68306 Owner-Nautilus Hotel: Convert rooms 719-21-28-30; 619-21-28-30 Providing 15 parking spaces \$200.00 10/24/62
- ON MAY 10, 1963, ZONING BD. OF ADJUSTMENT GRANTED VARIANCE TO PERMIT CONVERSION OF 30 EXISTING HOTEL ROOMS INTO 30 APARTMENTS, EACH 400 SQ.FT., WITHOUT PROVIDING PARKING SPACES.**ON MAY 15, 1963, CITY COUNCIL APPROVED VARIANCE. FILE #203
- #69678 Scott Twin Constr.: convert 30 hotel rooms into 30 apartments without providing off-street/parking spaces, as per variance dated and approved May, 1963. - \$15,000 - 7/3/63
 - #71617 Owner, Nautilus Hotel: Partitions around two baths first floor - \$200. - 5/14/64 OK Brown 3/15/65
- ON JUNE 22, 1964, ZONING BD. OF ADJUSTMENT GRANTED VARIANCE TO PERMIT CONVERSION OF 48 HOTEL ROOMS INTO 30 APARTMENTS WITHOUT PROVIDING PARKING SPACES. ON JULY 1, 1964, CITY COUNCIL APPROVED VARIANCE. FILE #297.
- #73035 Owner, Nautilus Hotel: Convert 24 hotel rooms to 12 apts., Kitchen sinks to be added to Rooms 318, 418, 518, 618, 718, 818, 322, 422, 522, 622, 722, 822 (This is part of variance granted by City Council on 7/1/64, File #297) \$1,000 - 11/23/64 - State Hotel Comm. #0632, 11/23/64. OK Brown 3/15/65
 - #75700 McPhail Sheet Metal: Replace kitchen exhaust, duct - \$2,000 - 1/24/66 OK Flaag 2/3/66
 - #80314 Fences Unlimited of Florida: 100 L. F. of 6' high aluminum fence - \$745 - 5/22/68 OK HAW 6/13/68

#55744-S & R Plumbing- repair leak-2-8-78

#55852-S & R Plumbing- repair leak-3-10-78

#55992-S & R Plumbing-re pipe-4-17-78

#56365-S & R Plumbing- replace riser-8-22-78

#56488-S & R Plumbing- replace risers-9-27-78

#56607-S and R Plumbing- riser replace-11-1-78

#57173- S and R Plumbing- pool pipe repair-4-10-79

#57427-DeMott Boiler and Burner- 100' gas piping 3"-6 7-10-79

#57855-Peoples Gas- 1 meter set(gas)11-9-79

#58934 Action Septic/soakage pit/10-10-80

Electrical Permits: #68488 - Acolite Sign Co. - 6 sign flur lamps 12/16/70

#73297-Levitz Electric- 1 service repair-7-27-76

#75773-Ocean Electric- boiler connection-10-11-79

1-16-81/076862/telephone booth/County Wide Electric Inc/\$10

#77439

#77439 9/3/81 Say Elect - 700 switch outlets, 1000 light outlets, 1000 receptacles - 1-16--A service size in amps - 183 appliance outlets, 129 range tops - 10 motors 1-3 hp - 3 motors - 508 hp - 6 motors -8-10 hp - 1 motors 25-100 hp 256-1/5 air cond fan - 256 5 kw strip heaters - 1300 lights & fans fixtures - 1 antenna - 183 television outlets 183 smoke detectors - 1 annunciator - 5 heat detectors - 56 speakers - 66 photocell - 57 exit lights - 59 battery 22 - 200A panels - 18-150A breakers - 8-200A breakers This permit does not include work in penthouse level

#33597 Smith Brothers: 3 Water closets: 2 Lavatories: 1 Urinal: 2 Floor drains: 7/9/1952
OK Rothman 10/22/1953

#37178 Economy Plumbing Co: 1 Gas pressing machine: June 28, 1955

#39157 Service Plmbg: 1 Water Closet, 1 Lavatory, 1 Bath Tub, 2/28/57

#43510 McCann Plumbing: 12 sinks - 10/19/62 Cancelled 11/8/62. See letter attached to this card.

#43543 Serota Plumbing: 12 sinks - 11/14/62 OK

#43746 Serota Plumbing: 30 sinks - 9/27/63

#44279 Serota Plumbing: 3 water closets; 2 lavatories - 5/28/64 OK TR

#59720--Minority Systems Inc.--1 bathtub, 26 sinks--residence, 7th fl only--8/20/81

#59816 10/15/81 McGrath & Assoc - pool piping

Electrical Permits:

#33018 Otis Elevator Co: 6 Motors, January 2, 1951

#33721 Acolite Neon Co: 28 Neon Transformers, March 22, 1951

#33722 Acolite Neon Co: 1 Neon Transformer, March 22, 1951

#33837 Bauer & Wrenker, Inc: 27 Switch outlets, 40 Receptacles, 31 Light outlets,
31 Fixtures, 5 Refrigerators, 5 Irons, 5 Ranges,
2 Centers of distribution, April 10, 1951 OK- 4/2/1952 HOR

#34503 Austin Electric: 4 Sign outlets, July 18, 1951

#36853 Astor Electric Service: 1 Switch outlet, 3 Light outlets, 3 Fixtures,
1 Motor, June 25, 1952

#44040 Astor Electric Service, Inc: 1 Motor, February 25, 1955 OK 5/3/1955 Rosser

49544 Jonsey Electric: 3 Switch Outlets, 2 Receptacles, 5 Light Outlets, 5 Fixtures, 1 Range Outlet -
March 7, 1957 OK 4/5/57 Fidler

59089 Lyon Electric: 12 refrig. outlets; 12 range outlets, 12 cent. dist. - 11/27/62

#60373 Jonesey Elec: 30 receptacles, 30 range outlets, 30 refrig. outlets, 31 cent. dist., 1 service-
11/18/63

#61042 Jonesey Elec: 1 meter change - 6/12/64

#61043 Jonesey Elec: 6 receptacles; 6 range outlets; 6 refrig. outlets; 6 cent. of dist. - 6/12/64

#61855 Jonesey Elec: 12 switch outlets; 32 light outlets; 4 receptacles; 40 fixtures; 12 refrig. outlets; 1 fan outlet;
1 motor, 0-1 hp; 12 cent. of dist.; 1 serv. equip. - 12/24/64



NAUTILUS HOTEL MATCHBOOK MEMORABILIA

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History Miami

Please note that this is the last page of report.

