



IN THESE AERIAL PHOTOGRAPHS COURTESY OF THE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT - THE EIGHT-SIDEED CUPULA CAN BE CLEARLY SEEN IN THE 1941 AND 1954 PHOTOGRAPHS. HOWEVER IT HAD BEEN REMOVED BY THE TIME OF THE 1959 PHOTO.



# EXTERIOR 2017 PHOTOGRAPHS



ABOVE: 2017 PHOTOGRAPH WITH SOUTH ELEVATION on LINCOLN ROAD AT RIGHT AND THE WEST ELEVATION (MICHIGAN AVENUE) AT RIGHT.

BELOW: 2017 PHOTOGRAPH SHOWS CORNER ENTRANCE WITH DIXON DESIGNED CLADDING WHICH ENDS NOT FAR ONTO MICHIGAN AVENUE







LEFT PHOTO: TWO STORY SECTION AT NORTHERN SIDE OF PROPERTY

PHOTO BELOW: PARTIAL WEST ELEVATION FACING MICHIGAN AVENUE







PHOTO ABOVE: VIEW OF WEST ELEVATION AT RIGHT AND NORTH ELEVATION AT LEFT

PHOTO BELOW: VIEW OF NORTH ELEVATION AT RIGHT AND EST ELEVATION AT ALLEY AT LEFT.







PHOTO ABOVE: VIEW SOUTH ALONG WEST ELEVATION

PHOTO BELOW: VIEW NORTH ALONG WEST ELEVATION







DETAIL AT TYPICAL ORIGINAL STOREFRONT





947 LINCOLN ROAD AT LEFT WITH NEIGHBORING STERLING BUILDING AT RIGHT





LEFT: DETAIL AT PARAPET

BELOW: DETAIL AT INTERIOR RETAIL STORE CEILING AT FORMER ICEBOX RESTAURANT. THE CEILING LOOKS TO BE COMPOSED OF PECKY CYPRESS WOOD PLANKS, WHICH WAS A TYPICAL INTERIOR CEILING TREATMENT IN MIAMI BEACH IN THE 1920's.





## WILLIAM FRANCIS BROWN DESIGNER

*"The designer William F. Brown (1886-1952) was one of the pioneer architects in Miami Beach. A native of London, England - Brown had previously been a seaman and had travelled around the world. Brown came to Miami Beach around 1922 and was employed by Carl Fisher." (1)*

In those days it was often not required that a designer have formal university architectural training. Instead someone like Brown may have typically worked with various architectural firms to better understand the process as well as his own abilities.

Brown designed some of the pre-eminent buildings in early Miami Beach during the first boom of the 1920's. He was fortunate to have first been employed by Carl Fisher - through whose firm he undoubtedly was introduced to everyone in town. Brown maintained the trust of a varied clientele in designing multi-family apartment as well as hotel buildings, bathing casinos, an entertainment pier and retail buildings.

### REPRESENTATIVE PROJECTS:

Biscayne Collins Hotel 1925 (demolished)  
Boulevard Hotel for Carl Fisher 1926 (demolished 1980)  
835 Lincoln Road - Bastian Building 1929  
Cook's Casino 1926 (likely architect) (demolished)  
Million Dollar Pier 1929 (demolished)  
Bernstein's Jewish Home Cooking 1929 (demolished 1941)  
540 11th Street Regal Apartments 1934  
539 13th Street 1935  
835 Lincoln Road Bastian Building 1924  
1218 Drexel Avenue Drexel Plaza 1925  
737 Jefferson Avenue Sheridan Apartments 1925  
934 Michigan Avenue Venetian Manor 1925  
1027 Pennsylvania Avenue Penn Plaza Apts. 1925  
1550 Michigan Avenue Swissvale Apartments 1931  
642 Michigan Avenue Seville Plaza 1925  
227 Michigan Avenue Ambassador Hotel 1925  
943 Lincoln Road 1924  
231 11th Street 1936  
1334 Washington Avenue Waldorf Apts. 1926  
1615 Pennsylvanian Avenue Lincoln Plaza 1925  
1127 Euclid Avenue Arvila Apts. 1925  
1017 Jefferson Avenue Brompton Manor 1925  
841 Collins Avenue Avenida Apts. 1935

TOP PHOTO: BISCAYNE - COLLINS HOTEL - 1925

MIDDLE TOP PHOTO: COOK'S CASINO - 1926

MIDDLE LOWER PHOTO - BERNSTEIN'S JEWISH HOME COOKING  
WITH THE MILLION DOLLAR PIER AT FAR RIGHT

LOWER PHOTO: BOULEVARD HOTEL FOR CARL FISHER, 1926







BASTIAN BUILDING at 943 LINCOLN ROAD DESIGNED BY WILLIAM F. BROWN IN 1924 AND RESTORED BY BEILENSON ARCHITECT  
2014 PHOTOGRAPH



## LAWRENCE MURRAY DIXON ARCHITECT

Born in the central Florida town of Live Oak on February 16, 1901 and died in New York City on October 8, 1949. Dixon attended the Georgia Institute of Technology in Atlanta, GA from 1918 - 1919 and was certified as an Architect on January 16, 1931.

Prior to moving to Miami Beach he worked for six years for the noted architectural firm of Schultze and Weaver in New York City. Dixon moved to Miami Beach in 1929 and established his own architectural studio in 1931.

Dixon was one of the pre-eminent Architects of his day and designed the over 100 still surviving buildings in Miami Beach. *"Together with Henry Hohausser, Dixon can be credited with inventing the tropical Art Deco style of architecture which has become the signature of South Beach and made the Miami Beach Architectural District worthy of designation in the National Register of Historic Places."* (19)

*"In his short life Dixon became one of Miami Beach's most prolific and talented designers...and his work continues to enhance the City and draw appreciative visitors from around the world."* (19)

*"Lawrence Murray Dixon's abrupt death, at age 48 in Long Island, New York, interrupted a brilliant career...It was at the end of a business meeting with new clients in New York that he collapsed, victim of a fatal stroke."* (20)

Although Dixon was the local forerunner of modern design in 1935 and 1936 (in Miami Beach), the competition was catching up... (17) By the eve of the second world war Miami Beach had a wealth of talented designers and architects designing a modernistic new city in the tropics.



TOP PHOTO: ATLANDIS HOTEL, MIAMI BEACH (7)

MIDDLE PHOTO: RALEIGH HOTEL LOBBY (7)

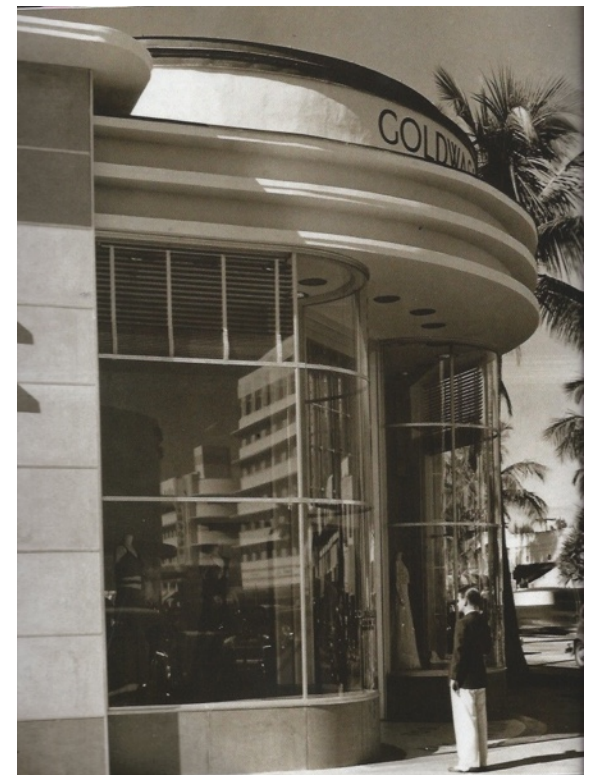
LOWER PHOTO: GOLDWASSER SHOPS aka NEXXT CAFE,  
LINCOLN ROAD, MIAMI BEACH (7)



## LAWRENCE MURRAY DIXON ARCHITECT

### REPRESENTATIVE PROJECTS:

Adams Hotel 2030 Park Avenue 1937  
Atlantis Hotel 2600 Collins Avenue 1936 (Demolished 1973)  
Beach Plaza Hotel 1401 Collins Avenue 1936  
Beachway Apartments 701 14th Street 1940  
Betsy Ross Hotel 1440 Ocean Drive 1941  
Caribbean Hotel 3700 Collins Avenue 1941  
Central Park Apartments 1341 Meridian Avenue 1940  
Clyde Hotel 1300 Ocean drive 1941  
L. Murray Dixon Residence 2871 Fiargreen Drive 1935  
Fairmont aka Fairwind Hotel 1000 Collins Avenue 1936  
Flamingo Apartments 2460 Flamingo Drive 1940  
Flamingo Plaza Apartments 1051 Meridian Avenue 1937  
Goldwasser Shops 700 Lincoln Road 1937  
Greenbrier Hotel 3101 Indian Creek Drive 1941  
Haddon Hall Hotel 1500 Collins Avenue 1941  
Harriett Court Apartments 1500 Pennsylvania Avenue 1935  
Imperial Hotel 650 Ocean Drive 1939  
Joy Apartments 1262 Pennsylvania Avenue 1940  
Kent Hotel 1131 Collins Avenue 1939  
Marlin Hotel 1200 Collins Avenue 1939  
McAlpin Hotel 1424 Ocean Drive 1940  
Milfred Apartments 936 Pennsylvannia Avenue 1940  
Miljean Hotel 1817 James Avenue 1940  
Oceanfront Apartments 1236 Ocean Drive 1935  
Normandy Plaza Hotel 6979 Collins Avenue 1936  
Palmer House Hotel 1119 Collins Avenue 1939  
President Hotel 1423 Collins Avenue 1936  
Raleigh Hotel 1777 Collins Avenue 1940  
Richmond Hotel 1757 Collins Avenue 1942  
Ritz Plaza aka Grossinger Beach aka SLS Hotel  
1701 Collins Avenue 1940  
Rhapsody Apartments 730 15th Street 1939  
Riviera Park Apartments 2000 Liberty Avenue 1948  
Seagate Apartments 1132 Pennsylvannia Avenue 1947  
Senator Hotel 1201 Collins Avenue 1939 (demolished)  
South Seas Hotel 1751 Collins Avenue 1941  
Tides Hotel 1220 Ocean Drive 1936  
Tiffany Hotel 801 Collins Avenue 1939  
Twins Apartments 1205 Meridian Avenue 1937  
Tudor Hotel 11111 Collins Avenue 1939  
Victor Hotel 1144 Ocean Drive 1937  
820 (1936) + 821 (1935) + 837 (1935) + 843 (1936) Espanola Way



TOP PHOTO: ADAMS HOTEL (7)

MIDDLE PHOTO: GOLDWASSER SHOPS (7)

LOWER PHOTO: L. MURRAY DIXON, UNDATED (7)



\*\* MORBROOK REALTY COMPANY

Owner Wm. Burbridge Mailing Address Permit No 839 - 1264 \* Cost \$ 8,000. Y  
 Lot 1 Block 37 Subdivision COMMERCIAL Address 547 Lincoln Road See below  
 General Contractor Owner 5211 Bond No. 1655 to 1671 Michigan avenue  
 Architect Wm. F. Brown Engineer 3234-18-001  
 Zoning Regulations: Use Area 16'8" Stories 1  
 Building Size: Front 50' Depth 50' Height 19'  
 Certificate of Occupancy No. 50\* Use STORE BUILDING: STORES & OFFICES  
 Type of Construction CBS CBS Foundation Reinf. conc. Piling Roof B B Date June 10, 1925\* Apr. 29, 1924

Plumbing Contractor Dulbs Sewer Connection 1, Date Dec. 30, 1924  
Dulbs. Temporary Closet 1, Date Nov. 13, 1924  
 Plumbing Contractor A. F. Dulbs -- 5 Fixtures -  
A. F. Dulbs ---- 2 Fixtures -  
 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

Electrical Contractor Electric Construction Co: Address Temporarily Date July 7, 1924  
Switch Electric Construction Co: Fans Temporary Service Jan. 5, 1925\*  
 OUTLETS Light 18 HEATERS Water 5-2-26  
 Receptacles Space  
 Electric Construction Co: Refrigerators  
1 Stove; 1 water heater;  
6 special outlets: 10/14/26 Irons

No. FIXTURES 15, 3\* Electrical Contractor Landis Fixture Company Date Dec. 31, 1924

FINAL APPROVED BY \_\_\_\_\_ Date of Service \_\_\_\_\_

ALTERATIONS OR REPAIRS \_\_\_\_\_



		PLUMBING PERMITS - OWNER					
#	Address	Permit #	Description	Owner	Amount	Due Date	Year
# 5474	Remodeling -		Remodeling of 2 feet to front of building:	S. C. Davis Construction Co.	7,000	Sept. 21, 1938	1938
# 11568	411 Lincoln Rd		Addition of 2 feet to front of building:	S. C. Davis Construction Co.	250	Nov. 15, 1938	1938
# 11878			L. Murray Dixon, arch:	Atlantic Awning Company	100	Dec. 5, 1938	1938
# 12019			2 Roll-up awnings:	Atlantic Awning Company	100	Dec. 21, 1938	1938
# 12088			Remodeling for restaurant:	Owner (Williams)	20	Jan. 9, 1939	1939
# 12159			Balcony:	Davis Construction Co.	150	Feb. 3, 1939	1939
# 12227			Name on wall:	Van Dyk Sign Co.	500	Apr. 17, 1939	1939
# 12390			Flat wall sign 1' x 10' - Neon Sign & Display:	LLOYD'S	500	Nov. 13, 1939	1939
# 13263			Plastering:	Davis Construction Company	60	Dec. 7, 1939	1939
# 13423			Remodeling for restaurant:	Owner (Jane Johnson)	30	Nov. 1, 1940	1940
# 14946			Flat wall sign: Neon Sign & Display:	LLOYD'S MENS SHOP	500	Oct. 27, 1941	1941
# 16358			Sign: Claude Neon Southern Corp: RED APPLE GRILL	contractor: HOFFMAN	78	Nov. 10, 1941	1941
# 16437			Changing store front:	J.C. Gaffney, contractor: HOFFMAN	200	Aug. 3, 1944	1944
# 18757			Sign: Coral Gables Sign Co: CARNEIGE ANTIQUE SHOP "				
# 19424	1657 Michigan		Replacing store front: General Building Repairs				
			Closing in toilet room & also ventilation stack from same:				
			Aaron Baer, contractor -				
# 20110	Brewster		Re-installing new front: General Building Repairs:		50	Nov. 27, 1944	1944
# 20549	1659 Michigan		Painting - 1 new counter, 1 new partition, Owner		200	May 21, 1945	1945
# 21616	David's 5th Ave		Remodeling front and closing up openings:		150	Aug. 9, 1945	1945
# 21711	David's 5th Ave		Painting (inside) Rose Painting Co:				
# 22030	1659 Michigan		Painting: B & C Paint Co:		3,000	Dec. 12, 1945	1945
# 23581	943 Lincoln Rd		Wood letters on building: Van Dyk Sign Co:		400	Dec. 27, 1945	1945
# 23727	1663 Michigan		Sign - York Sign Co. PETTICOAT LANE		250	March 12, 1946	1946
# 23831	1669 Michigan		Repairs (necessary because of fire) Kahn & Albert, contr:		75	Nov. 14, 1946	1946
			Continued -- other side --		55	Dec. 2, 1946	1946
					1,500	Dec. 26, 1946	1946
Plumbing Permits:							
# 11307	P.M. Levi -		3 Water closets, 3 lavatories, September 23, 1938				
# 11446	Standard -		1 Temporary service - October 1, 1938				
# 12329	Dulbs -		1 gas stove (941 Lincoln) August 10, 1939 Gas Ok Bell - 8/10/				
# 12632	O. Schweitzer:		1 Sink, November 1, 1939				
# 12726	O. Schweitzer:		3 Gas, November 16, 1939				
# 12727	O. Schweitzer:		1 Sink, 1 dish washer, November 16, 1939				
# 12763	O. Schweitzer:		5 Gas stoves, 2 Gas heaters, November 24, 1939				
# 16825	Alexander Orr, Jr:		2 Gas ranges, 1 gas water heater, November 18, 1942				
# 17275	Alexander Orr, Jr:		1 Floor drain, (2" trap for steam presser) Dec. 9, 1943				
# 17504	Alexander Orr, Jr:		1 Gas range: March 8, 1944				
# 18067	McCaughan:		1 Sink, January 29, 1945 CAMPUS RESTAURANT.				
# 18508	Alexander Orr, Jr:		1 Gas water heater: September 17, 1945				
# 27270	Economy Plumbing Company:		2 Water closets, 2 Lavatories, Sept. 30, 1948				
# 27816	Nathan Serota:		1 Shower: Jan. 25, 1949				

Continued on other side ----



# Building Permits:

945 Lincoln Rd # 25754 Projecting bracket sign: Philip Gunn, sign contractor: 100...Oct. 23, 1947  
 945 Lincoln Rd # 26557 Painting outside: Jos. Cohen, painter 700...Oct. 23, 1947  
 1657-67 Michigan # 27387 Partition (approx 50') John C. Gaffney, contractor: 900...June 1, 1948  
 947 Lincoln Rd # 28029 Remodeling for office rooms only (no other work) Owner 800...Aug. 16, 1948  
 947 Lincoln Rd # 28207 Flat wall sign: Claude Southern Corp: 150...Sept. 9, 1948  
 947 Lincoln Rd # 28393 One awning attached to front of building: Kool Vent Awnings 400...Oct. 8, 1948  
 1669 Michigan # 29779 Painting - outside - Jos. Cohen, painter: 200...April 26, 1949  
 939 Lincoln Rd # 34374 Flat wall sign - Van Dyke Sign Co. \$ 81.20...Nov. 29, 1950  
 1669 Michigan # 34745 Painted wall sign- York Sign Company \$ 40...Jan. 2, 1951  
 1671 Michigan Ave # 36463 Wet sandblasting & Painting-Acarr Sandblasting Co. \$ 850...Aug. 2, 1951  
 939 Lincoln Rd. # 37309 Roofing - Robbins Roofing Sheet Metal, contr. \$ 165...Nov. 1, 1951  
 945 Lincoln Rd. # 38938 Waterproofing-(Kahn & Alpert Insurance) Owner \$ 1,000...July 16, 1952  
 945 Lincoln Rd. # 41513 Install one 2-ton Unit Air Cond: Beach York Corp: ok Plaag 8/8 \$ 800: May 14, 1953  
 937 Lincoln Rd. # 42836 Twenty (20) Inside Partitioned Separations: Norman Meyer: \$ 1,000: Oct 6, 1953  
 943 Lincoln Rd. # 48475 Graves Construction Co: INTERIOR ALTERATIONS \$ 300.00 Aug. 30, 1955  
 2 1657 Michigan #48558 Jencks Signs: 5'x12' sign on wall (Hearing Aids) \$ 15.00 Sept. 8, 1955  
 945 Lincoln Rd # 49389 Beach York Corp: OK, Install one - 3 ton A. C. Unit \$ 900.00 Dec. 8, 1955  
 1659 Michigan Ave 50184 by owner: Approximately eight foot high partition \$ 300.00 April 18, 1955  
 1663 Michigan Ave 50384 Jencks Sign Co: Two Painted wall signs only \$ 32.00 May 10, 1956  
 947 Lincoln Road #52094 George Kramer: Remodel Front of Store and Change Entrance Way: \$2,000.00: November 15, 1956  
 941 - 947 Lincoln Road #52438 Miami Roofing Co.: Reroofing of Entire Building: \$925.00: January 8, 1957  
 941 Linc. #55157 Mutual Neon: Flat wall neon sign-"Madelaines Shop"-20 sq.ft-\$250-12/10/57  
 1655 Mich. #64362 Owner: 8'x8' Storage platform at rear of store - \$100 - March 8, 1961 OK Saperstein 9/22/61  
 945 Linc. #66438 Carlson Const. Co.: Rework front and repair smoke damage - \$900. - 11/28/61 Compl. Saperstein 4/2/62  
 947 Linc. #66703 Carlson Const. Co.: Repair fire damage to store; incorporate all recommendations of bldg. inspectors report dated 11/1/61 OK Saperstein 3/7/62  
 1671 Michigan #67361 Owner, Mr. Herbert: Alterations to store - 3/4 partitions - plaster patching and painting - \$600. - 10/14/62  
 943 Lincoln Rd. #68909 McDonald Air Conditioning Co.: One 2-hp a. c. package unit - \$400. - 2/28/63 OK Plaag 5/7/63  
 947 Lincoln Rd. #69690 Ray Boone Air Conditioning: Install 1 - 1 hp air conditioning wall unit - \$200. - 7/8/63  
 947 Lincoln Rd. #12322 Miles Sargent: 1 2-HP AC unit - \$400 - 8/25/64 OK Plaag 8/31/64  
 945 Linc. Rd. #73400 Owner, Nat Ratner: 2x4 stud wall with 1/4 in. panels, 6' high, wall 10' long - \$150 - 1/14/65  
 947 Linc. #75834 Keene Roofing Co.: Reroofing - \$365 - 2/17/66  
 1657 Michigan Ave. #79978 Ricke Ellison, Owner: Interior alteration no structural changes and painting \$900 - 3/27/68 OK 8/10/68  
 1657M Michigan Ave. #80027: One three ton package unit - 4/5/68 - \$1600 - 4/5/68  
 1667 Michigan Avenue #80275 Oscar Vazquez: Install awning 11'3" x 4'10" - \$185 - 5/16/68 OK 5/28/68  
 943 Lincoln Rd-#13308-Owner-Paint and wall panelling and carpet outside-\$600-6-22-78  
 Plumbing Permits: # 31075 H.L. Hicks Plumbing: 1 sink(3 comp), 1 grease trap, 1 gas water, 1 bottle gas heater- Jan. 24, 1951  
 Zones - 927 Lincoln -Room 207 - # 32531 - 2 Bunson burners (gas) Nathan Serota: Oct.29.1951 ok 10-30-51



1669 Michigan ave: # 34169 Service Plumbing Co: 1 Gas range: Nov.6,1952 Final ok. 11-13-52  
 945 Lincoln Rd. # 34905 J & W Plumbing Serv: 1 Waste Drain for Air Cond: May 21, 1953  
 945 Lincoln Rd. # 37614 J & W Plumbing Serv: 1 A. C. Unit waste drain November 30, 1955  
 1671 Michigan Ave.: #46116 Serota Plbg.: 1 w.c., 1 lav., 3 sinks, 1 water heater (elec.) 9/22/67.

Building Permits: #14454-Owner-Repanel, drop ceiling and 1 partition-\$800-1-8-79  
 #20584-Owner-Plastering and painting walls--\$300.00--7/16/81  
 M05325, 7/21/81, J&T Air Conditioning, 2 HP Central heating, 20,000 Air conditioning (wind)

Electrical Permits: #45254 Jonesey Electric: 2 receptacles, 2 light outlets, 2 fixtures, 2 centers of distribution, 1 meter change August 1, 1955  
 OK, Rosser 8/11/1955  
 45808 Kammer and Wood: 1 center of distribution, meter change, 2 motors, 0-lhp  
 1 motor, 1-5hp 10/3/1955 OK, Flaag 10/6/1955  
 46313 Kammer and Wood: 1 center of distribution, 1 meter change, 1 motor, 0-lhp  
 1 motor, 2-5hp December 6, 1955  
 1663 Mich. #49928 B & W Elec: 1 Switch Outlet, 3 Centers of Distrib, 1 Motor (LHP)-5/21/57 OK 1/22/57 Fiddle  
 241 Linc. #51367 Mutual Neon: 1 Neon Transformer - Dec. 10, 1957  
 1663 Mich. #53480 Astor Elec: 1 Auto Transformer - April 6, 1959 OK 4/27/59 Fidler  
 43 Linc #54714 Astor Elec: 1 switch outlet, 4 light outlets, 4 fixtures- 1/21/60 OK 1/22/60 Newbold  
 43 Linc. #54885 Astor Elec: 1 meter change, 1 motor 2-5 HP, 3/11/60 OK Newbold 3/25/60  
 1655 Mich #56422 Lyon Elec: 1 switch outlet, 7 receptacles, 3 light outlets, 3 fixtures, 1 center of distribution,  
 1 motor (LHP)- March 9, 1961 OK 3/17/61 Meginniss

945 Linc.: reinspection - 10/23/61 (Perm. #57505 - Astor Elec.)  
 945 Linc.: Phillips-Brock, Contr.#57693: 1 switch outlet; 2 fixtures - Dec. 5, 1961 OK Scarborough 2/7/62  
 947 Linc.: #57865 Phillips-Brock Electrical, Inc.: 3 switch outlets; 7 receptacles; 10 light outlets; 17 fixtures;- 1 sign outle  
 2/1/62 OK Scarborough 3/6/62  
 1671 Michigan: #58330 Arc Elec. Co.: Inspection of distribution system 1 motor 1 lhp 2/12/62 OK Scarborough 2/12/62



1659 Michigan: #58365 Astor Elec. Serv Inc.: 7 cent. of dist.; 1 serv. equipment - 8/20/62

1671 Michigan: #58688 Arc Elec. Co.: 6 switch outlets; 7 receptacles; 5 light outlets; 19 fixtures; 1 iron outlet - 9/4/62

1671 Michigan: #58688 Arc Elec. Co.: 6 switch outlets; 7 receptacles; 5 light outlets; 19 fixtures; 1 iron outlet - 9/4/62  
OK Scarborough 8/31/62

#58967 - Arc. Electric Co.: 4 light outlets, 4 fixtures, 4 iron outlets, 3 appliance outlets,

#58967 - Arc. Electric Co.: 4 light outlets, 4 fixtures, 4 iron outlets, 3 appliance outlets,  
1667 Mich. 1 centers of distribution- 10/29/62  
OK Scarborough 3/31/62

1667 Mich. 1 centers of distribution- 10/29/62

943 Linc. #59391 Griffin Electrical Construction: 1 motor 2-5 HP-3/4/63

947 L.R. #60142 Jones Elec: 1 telephone booth-9/11/63

1669 Michigan-- #60586 Angler Elec. Corp. of Miami: 1 motor, 0-1 hp; 1 meter change; 1 cent. of dist. - 1/23/64

947XANXOX1X1X3X-X-#72802-VN1ASX3aKXenVX1X1X2-ETXACXUX1X-X-3400X-X-8/25/64

1663 Michigan #64228 Brothers Elec. Inc.: 2 fixtures - 12/6/66

#65139 Miller Elect. Co.: 4 switch out.; 12 light out.; 8 receptacles; 1 water heater out.; 24 fixtures; 2 motors 2 H.P.

1 service-equip.- 10-6-67

#65212 C.J. Kay Elect. Co: 10 receptacles, 1 refrigerator outlet, 1 motor 0-1 hp. - 11/3/67

#65633 C. J. Kay Elect.: 1 motor 2-5 hp..1 violation - 4/5/68

#74818-Gurney Electric= 2 putlets commercial, violation correction=6-26-78

#77322 7/23/81 Ocean Electric - 1 light outlet, 2 receptacles



5911

(Lot Cond)

LOT 1

BLOCK 37

SUBDIVISION

Commercial

ADDRESS

943 Lincoln Rd

ALTERATIONS & ADDITIONS

Building Permits:

#20616 7/22/81 Ramesh Bhoojiwani paint interior, replace drop in ceiling panels with new fire-rated materials \$450.00

#MO5360 7/31/81 owner air cond wind 1 unit

#22132 5/6/82 lessee, owner - sales sign 9 sq ft. \$100.

#22906 10/14/82 owner store fixtures interior only \$900.

# 91037 8/10/83 JOAQUIN VAZQUEZ REPAIR BLDG. BRING UP TO CODE \$5,000 \$64.50

#27769 12/11/85 owner paint exterior w/#4a \$800.

#29957 3/6/87 Honca Roof - reroof 75 sqs \$8,000.

#30477 - 6-9-87 - Carl Strandberg - Exterior painting - \$1,200.00

#30720 - 7-21-87 - Biscayne Awning & Shade Co. - New canvas awning & frame - \$8,000.00

#31082 - 10-1-87 - James E. Cary - Paint interior only - \$150.00

Plumbing Permits:

#60688 10/15/82 Serota Plumbing - 1 rgh, 1 set grease trap, 1 rgh, 1 set sink, pot/3 comp, 1 rgh, 1 set heater, new installation

#60698 10/21/82 owner rgh grease traip, rgh, sink pot /3 comp, heater new installation

#61019 5/23/83 Peoples Gas meter set gas

Electrical Permits:

#77364 8/6/81 Abad Elect - 400 amp service size in amps

#77348 8/3/81 lessee 1 repairs (double fee)

#78282 Iro Elect - 123 service size in amps, 1 oven, 1 water heater, 1 freezer, 1 range, 2 refrigerator

#78510 3/30/83 Ocean Elect - repairs



# Electrical Permits:

Electric Construction Company - - 50 Fixtures - September 16, 1925  
 Beach Electric Service: Alterations - repairing damage done by fire - March 24, 1927  
 Electrical Construction Company - 1 Heater, 1 Ice box, 2 Hot plates, Feb. 23, 1928

# 11507 Standard Electric Co.: 20 Switch outlets, 36 Light outlets, 14 Receptacles,  
 1 Fan, 3 Sign outlets, 5 Centers of distribution, Oct. 12, 1938

Burglar alarm: C. G. Hudson, October 10, 1938  
 Standard Electric: 36 Fixtures, November 25, 1938 Final 2/13th )  
 Standard Electric: 3 Switch outlets, 6 Light outlets, 2 Receptacles, Dec. 30, 1938 )  
 Neon Sign & Display: 1 Neon transformer - LLOYD'S Feb. 3, 1939  
 Neon Sign & Display: 1 Neon transformer, December 7, 1939  
 Lyon Electric: 1 Motor, 1 Center of distribution, October 28, 1941  
 Morgen Neon Company: 1 Neon transformer, January 9, 1942  
 Morgen Neon Company: 1 Neon transformer: January 9, 1942  
 Ace Electric: 1 Switch outlet, 1 Refrigerator, 2 appliances, 1 motor, 1 center of  
 distribution, November 19, 1942 Final Ok H.C. Inman 11/21st  
 Lyon Electric: 1 Iron outlets, 9 Light outlets, 1 Receptacle, 9 Fixtures, 3 Irons,  
 F. C. Ast: 6 Switch outlets, 9 Light outlets, November 29, 1943

# 19210 Astor Electric: 2 motors, 3 centers of distribution, December 1, 1944  
 # 19824 Frank Straw: 2 Switch outlets, 16 Light outlets, 16 Fixtures, 2 Centers, Jan. 4, 1945  
 (Fannie Brewster)  
 # 20733 Ace Electric: 3 Receptacles, 2 Fixtures, 2 Irons, June 22, 1945  
 # 20859 Ace Electric: 2 Receptacles, 2 Iron outlets, 1 motor, 2 Centers: Oct. 5, 1945  
 # 21091 Ferguson & Roberts: 2 Motors, 2 Centers of distribution, Oct. 19, 1945  
 # 21374 ARMY - 1 Bell transformer, October 30, 1945  
 # 21454 Frank Straw: 35 Light outlets, 1 Receptacle, 55 Fixtures, December 26, 1945  
 # 21537 Ferguson & Roberts: 4 Motors, 4 Centers of distribution, May 31, 1946  
 # 21940 Astor Electric: 8 Receptacles, 2 Centers of distribution, June 8, 1948  
 # 22609 Frank Straw: 3 Motors, 1 Center of distribution, 1 Service, 1 meter change: 8-25-48  
 # 26468 Final Ok Woodmansee--9-3-48  
 # 27064 Claude Neon: 1 Neon transformer, September 9, 1948  
 # 27167 Astor Electric: 4 Receptacles, 6 Fixtures, 1 Service, December 10, 1948  
 # 27867 Astor Electric: 3 Fixtures, Nov. 1, 1949 OK 71/2nd Meginniss  
 # 29978 Astor Electric: 4 receptacles, 9 fixtures - Jan. 3, 1950 OK Meginniss-- 1/6/1950  
 # 30533 W. L. Austin: 7 fixtures-October 6, 1950  
 # 32312 Austin Electric: 4 Switch outlets, 4 Light outlets, 14 Fixtures, (additional) 10/31/50  
 # 32502 Kenny Electric Co: 1 appliance outlet - May 26, 1952 OK- Meginniss 7-10-52  
 # 36613 Kammer & Wood: 3 Motors (1 HP): May 18, 1953  
 # 39433



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.
10-1-87		Paint interior only	\$150.00				31082



BUILDING PERMITS: #M8800097 - International Fire Equip. - Install new fire system - 10-25-88

PLUMBING PERMITS: #65244 - Pitsch Plumbing - 1 Repair gas piping to water heater - 4-11-88

ELECTRICAL PERMITS: #BE891546 - Ocean Electric - New outlets for a/c - 8-17-89



## BIBLIOGRAPHY



## BIBLIOGRAPHY

- 1) Lost Miami Beach by Carolyn Klepser, p. 28
- 2)
- 3) The Making of Miami Beach 1933-1942: The Architecture of L. Murray Dixon by Allan Shulman and Jean Francois Lejeune, 2000, pp. 55-56.
- 4) Ibid., page 57.
- 5) Ibid., page 57.
- 6) Ibid., page 177.
- 7) Photograph courtesy of History Miami.
- 8) Original 1938 construction drawings by L. Murray Dixon Architect
- 9) Photograph courtesy of City of Miami Beach Address based historic files
- 10) Photograph courtesy of Miami Dade Property Appraiser Files
- 11) Photograph courtesy City of Miami Beach Historic Archives
- 12)