

# **THE BATH CLUB**

**(5937 COLLINS AVENUE)**

## **MIAMI BEACH HISTORIC SITE DESIGNATION REPORT**



The Bath Club opened in December of 1927 as an exclusive bathing club for the socially elite.

Prepared By:

5937 Collins, Inc.  
C/O Peebles Atlantic Development Corporation  
100 S.E. Second Street, Suite 4650  
Miami, FL 33131

In Cooperation With:

City of Miami Beach Planning Department

SEPTEMBER 9, 1999  
(Revised September 28, 1999)  
(Revised October 20, 1999)  
Adopted November 17, 1999 (Ordinance No. 99-3217)

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HISTORIC SITE DESIGNATION REPORT  
FOR THE  
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For the Applicant:

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5937 Collins Avenue  
Miami Beach, Florida 33140

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
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William H. Cary, Design and Preservation Manager   
Shannon M. McCartt, Planner 

## **PRINCIPLE AUTHOR**

Veronica Caminos, Project Coordinator, Peebles Atlantic Development Corporation

**THE BATH CLUB**  
**CITY OF MIAMI BEACH**  
**HISTORIC SITE DESIGNATION REPORT**

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## **BATH CLUB DESIGNATION REPORT**

### **I. DESIGNATION REQUEST BACKGROUND**

In August of 1998, 5937 Collins, Inc., a subsidiary of Peebles Atlantic Development Corporation, entered into a contract to purchase the Bath Club property at 5937 Collins Avenue in Miami Beach. For the purpose of developing a mixed-use resort hotel/condominium project on the site, 5937 Collins, Inc., submitted an application to the Planning Department of Miami Beach in March of 1999 for a rezoning of the property from RM-1 to RM-2 and a Zoning Code text change creating a maximum height of 140 feet for RM-2 oceanfront properties over 100,000 square feet in size.

At its June 22, 1999, meeting, the Miami Beach Planning Board reviewed the request and approved a motion (5 to 2) to rezone the subject property from RM-1 to RM-2 and to create a Zoning Code text change with a maximum height of 140 feet for RM-2 oceanfront properties over 100,000 square feet in size. As part of their motion of approval, the Board recommended that the applicant commit to saving original portions of the property structures and apply to designate the property as an "historic site."

Since the June 22, 1999, Planning Board meeting, 5937 Collins, Inc., met with City staff officials who requested that the historic designation application be processed concurrently with the property rezoning. This historic site designation report and application, prepared by 5937 Collins, Inc., for the property owner, the Bath Club, Inc., are being submitted in response to both the Planning Board recommendation and the request of City Planning Staff.

On July 13, 1999, the City of Miami Beach Planning Department requested the Historic Preservation Board to consider directing staff to prepare a preliminary evaluation report with recommendations regarding the possible designation of the Bath Club as a local historic site. This request was believed appropriate by staff due to the architectural design of the building and its period of construction; the reputation of its architect, Robert A. Taylor; and the historical nature of the site as a private bathing club in the early development of Miami Beach. At the same meeting, the Board reviewed said request and unanimously approved a motion (6 to 0; 2 absent, 1 vacancy) to direct staff to work in cooperation with the applicant to prepare a preliminary evaluation report with recommendations regarding the possible designation of the Bath Club as a local historic site.

At its August 18, 1999, meeting, the Historic Preservation Board reviewed the preliminary evaluation report with recommendations prepared by 5937 Collins, Inc., and the staff of the Planning Department regarding the designation of the Bath Club as an historic site. The Board found the proposed historic site to be in compliance with the criteria for designation listed in Sections 118-591 through 118-593 in the Land Development Regulations of the City Code and approved a motion (6 to 1; 1 absence, 1 vacancy) to direct staff to work in cooperation with the applicant to prepare a designation report and schedule a public hearing in a timely manner relative to the designation of the Bath Club.

## **BATH CLUB DESIGNATION REPORT**

At its September 9, 1999, meeting, the Historic Preservation Board unanimously approved a motion (7 to 0; 1 absence, 1 vacancy) to recommend approval of the designation of the Bath Club as an historic site in accordance with staff recommendations, as reflected in this designation report. The Board further recommended that the proposed historic site consist of contributing and noncontributing structures or features as identified in **Exhibit A**. The original Bath Club, constructed in 1927 under Permit No. 2188, with the exception of those portions that were essentially utilitarian in nature (such as the locker rooms and the elevated pool structure), as well as certain additions constructed between 1927 and 1938 are the "contributing" structures and features on the historic site. All structures or features constructed on the subject site after 1938, as well as any portions which were built prior to 1938 but are more utilitarian in nature, do not contribute to the special historic character of the original Bath Club and, hence, are "noncontributing" structures or features on the historic site.

On September 22, 1999, the City Commission approved the ordinance on first reading to rezone the subject property at 5937 Collins Avenue (the Bath Club) from RM-1 to RM-2 and to create a Zoning Code text change with a maximum height of 140 feet for RM-2 oceanfront properties over 100,000 square feet in size. The second and final reading public hearing for this ordinance was scheduled for November 17, 1999.

On September 28, 1999, the Planning Board unanimously approved a motion (7 to 0) to recommend approval of the designation of the Bath Club as an historic site in accordance with staff recommendations, as reflected in this designation report.

On October 20, 1999, the City Commission unanimously approved the designation (7 to 0) of the Bath Club as an historic site on first reading and scheduled the second and final reading public hearing for November 17, 1999.

On November 17, 1999, the City Commission unanimously approved the designation (7 to 0) of the Bath Club as an historic site on second and final reading. At the same meeting, the City Commission approved the ordinance on second and final reading to rezone the subject property at 5937 Collins Avenue (the Bath Club) from RM-1 to RM-2 and to create a Zoning Code text change with a maximum height of 140 feet for RM-2 oceanfront properties over 100,000 square feet in size.

## **II. DESIGNATION PROCESS**

The process of historic designation is delineated in Sections 118-591 through 118-593 in Subpart B of the Land Development Regulations of the City Code (Chapter 118, Article X, Division 4). An outline of this process is delineated below.

**Step One:** A request for designation is made either by the City Commission, the Historic Preservation Board, other agencies and organizations as listed in the Land Development Regulations of the City Code, or the property owners involved. Proposals for designation shall include a completed application form available from the Planning Department.

## **BATH CLUB DESIGNATION REPORT**

Step Two: The Planning Department prepares a preliminary evaluation report with recommendations for consideration by the Board.

Step Three: The Historic Preservation Board considers the preliminary evaluation to determine if proceeding with a designation report is warranted.

The designation report is an historical and architectural analysis of the proposed district or site. The report:

- 1) describes the historic, architectural, and/or archeological significance of the property or subject area proposed for Historical Site or District designation;
- 2) recommends Evaluation Guidelines to be used by the Board to evaluate the appropriateness and compatibility of the proposed Developments affecting the designated Site or District; and
- 3) will serve as an attachment to the Land Development Regulations of the City Code.

Step Four: The designation report is presented to the Board at a public hearing. If the Board determines that the proposed site or district satisfies the requirements for designation as set forth in the Land Development Regulations of the City Code, the Board transmits a recommendation in favor of designation to the Planning Board and City Commission.

Step Five: The Planning Board will hold a public hearing on the proposed designation, and shall consider the proposed historic designation as an amendment to the Land Development Regulations of the City Code and, subsequently, transmit its recommendation to the City Commission.

Step Six: The City Commission may adopt an amendment to the Land Development Regulations of the City Code which thereby designates the Historic Preservation Site or Historic District after (1) public hearing for a parcel of land less than ten (10) contiguous acres or after (2) public hearings for a parcel of land which is more than ten (10) contiguous acres.

### **III. RELATION TO ORDINANCE CRITERIA**

1. In accordance with Section 118-592 in the Land Development Regulations of the City Code, eligibility for designation is determined on the basis of compliance with the listed criteria set forth below.
  - (a) The Historic Preservation Board shall have the authority to recommend that properties be designated as historic buildings,

## **BATH CLUB DESIGNATION REPORT**

historic structures, historic improvements, historic landscape features, historic interiors (architecturally significant public portions only), historic sites or historic districts if they are significant in the historical, architectural, cultural, aesthetic or archeological heritage of the city, the county, state or nation. Such properties shall possess an integrity of location, design, setting, materials, workmanship, feeling or association and meet at least one (1) of the following criteria:

- (1) Association with events that have made a significant contribution to the history of the city, the county, state or nation;
  - (2) Association with the lives of persons significant in our past history;
  - (3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction;
  - (4) Possess high artistic values;
  - (5) Represent the work of a master, serve as an outstanding or representative work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;
  - (6) Have yielded, or are likely to yield information important in pre-history or history;
  - (7) Be listed in the National Register of Historic Places;
  - (8) Consist of a geographically definable area that possesses a significant concentration of sites, buildings or structures united by historically significant past events or aesthetically by plan or physical development, whose components may lack individual distinction.
- (b) A building, structure (including the public portions of the interior), improvement or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.
2. The Bath Club is eligible for designation as it complies with the criteria as specified in Section 118-592 in the Land Development Regulations of the City Code outlined above.
- (a) The Bath Club, located at 5937 Collins Avenue, is eligible for historic designation and in conformance with the designation criteria for the following reasons:



## **BATH CLUB DESIGNATION REPORT**

- (1) Association with events that have made a significant contribution to the history of the city, the County, state or nation;

*Constructed in 1927, the Bath Club became Miami Beach's earliest private bathing club. Its formation, as detailed in the Historical Background section to follow, is directly related to the rapid rate of population growth, both annual and seasonal, and to the land development boom experienced in Miami Beach during the 1920's.*

*The history of the Club itself, as detailed in the Historical Background section below, closely parallels other events in the history of the City of Miami Beach, both being affected by the same natural and social forces. Specifically, some of the social forces that can be tracked through the history of the Bath Club include: (1) the practice of ethnic segregation, commonly seen in both the early history of Miami Beach and of the Club, (2) the prevalence and importance of the military population in the City of Miami Beach and at the Club during World War II, and (3) the later wave of ethnic desegregation and the increased integration of Cuban, Central American, and South American populations into Miami Beach and finally into the Club. The Club's history also tracks the many storms that have impacted the South Florida area.*

- (2) Association with the lives of persons significant in our past history;

*The Bath Club's original member roster included many of the prominent men of business and industry who relocated to Miami Beach, building many of its earliest grand homes, and/or frequented the island in the popular winter season. Among these members were Harvey S. Firestone, of the Firestone Tire Company, who also built a grand estate at the current site of the Fontainebleau Hotel; Alfred Barton, son of Philadelphia socialites J. Hunter and Caroline Barton, who later became president of the Surf Club.*

- (3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction;

*The Bath Club's original structures are clear examples of the Mediterranean Revival style of architecture, a picturesque style originated and popularized in South Florida during the period of 1915-1940. Like most examples of Mediterranean Revival architecture in South Florida, the Club's original buildings, in particular the Club's entry areas, the Governor's*

## **BATH CLUB DESIGNATION REPORT**

*lounge, and the original dining hall, show a composite eclectic blending of various Old World architectural styles including Spanish Renaissance, Moorish, Tuscan, Venetian, Gothic, as well as classical Greek elements. The pitched roofs of red clay roof tiles stem from Spanish and Tuscan building traditions. The broad arches seen on the western side of the buildings and at the loggia outside the Governor's lounge stem from the Romanesque tradition. The loggia itself is an element dating back to early Greek architectural traditions. The pointed arches of the Governor's lounge and at each end of the entry hall are related to both Gothic and Venetian architectural traditions. The hand-hewn heavy wooden ceiling beams and the heavy wooden doors seen throughout the original structures are reminiscent of medieval Spanish architecture. The smooth, unfluted columns at the loggia surrounding the western enclosed courtyard as well as the double columns supporting arches next to the ballroom entry doors are variations on the Tuscan Order; the double column arch support is also an architectural detail very typical in Moorish architecture. The loggia-lined enclosed courtyard is a concept dating back to ancient Greek and Roman tradition, as well as being a prominent element in traditional Andalusian Moorish architecture.*

(4) Possess high artistic values;

*The Bath Club's many eclectic elements discussed above are products of the important tradition of craftsmanship that grew out of the Mediterranean Revival architectural movement in South Florida. These elements include handcrafted tile work, hand-hewn wooden ceiling beams, hand-carved wooden doors (as seen at the western end of the entry hallway), and even the hand-painted ceiling seen on the later ballroom addition.*

(5) Represent the work of a master, serve as an outstanding or representative work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;

*The Bath Club was designed by successful local architect, Robert A Taylor, in 1927. Taylor was the principal architect for N.B.T. Rooney, an early Miami Beach developer. Notable architectural works among Taylor's outstanding career include Rooney's Spanish Village on Espanola Way in 1925 and the George Browne residence at 1700 James Avenue (Browne was Rooney's sales manager) in 1925.*

## **BATH CLUB DESIGNATION REPORT**

- (6) Have yielded, or are likely to yield information important in pre-history or history;

*The Bath Club, though unlikely to yield important information regarding pre-history, serves as a valuable marker for important historical events that have affected the development and people of the City of Miami Beach. Please refer to section 1(a) above for a discussion of these historical events.*

- (7) Be listed in the National Register of Historic Places;

*Currently, the Bath Club is neither listed individually as an historic site nor is it located within an historic district in the National Register of Historic Places, although it appears to have substantial potential to be determined to be eligible for individual historic site designation.*

- (8) Consist of a geographically definable area that possesses a significant concentration of sites, buildings or structures united by historically significant past events or aesthetically by plan or physical development, whose components may lack individual distinction;

*This criterion is not applicable to an individual historic site designation.*

- (b) A building, structure (including the public portions of the interior), improvement, or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.

*Although the Bath Club's buildings have undergone numerous alterations over the years, many of the Club's structures still maintain a high degree of their original architectural integrity. These structures include the Club's entry lobby, entrance hall, Governor's lounge, original dining hall, and original restrooms. Please refer to Architectural Background section for details on the history of additions and alterations.*

*Other areas of the Club have been significantly altered but could be restored to their original states. These areas include the Club's main entry behind the 1968 porte-cochere entrance addition.*

## **BATH CLUB DESIGNATION REPORT**

### **IV. GENERAL DESCRIPTION OF BOUNDARIES**

The Bath Club is located at 5937 Collins Avenue (see **Map 1**). It is an oceanfront parcel of land situated along the eastern side of Collins Avenue. Its immediate neighbors are: the Maison Grande Condominium to the north, the Royal York (the former Pritikin Flamingo Health Center) to the south, and the Mirabella site to the west.

The total site area is 230,124 square feet (5.28 acres). Its eastern frontage, along the beach, Atlantic Ocean, and the Erosion Control Line, is approximately 538 feet; its western frontage, along Collins Avenue, is approximately 659 feet; its northern frontage, adjoining the Maison Grande property, is approximately 311 feet; and its southern frontage, adjoining the former Royal York/Pritikin Center, is 466 feet.

The legal description for the site is as follows:

Tract 1, THE BATH CLUB PROPERTY, according to the Plat thereof, recorded in Plat Book 40, Page 14, of the Public Records of Miami-Dade County, Florida. Property bounded as follows: On the East by the Erosion Control Line; on the West by the Easterly line of Collins Avenue; on the North and South by the Northerly and Southerly lines of said Tract 1.

The folio number for the property is: *02-3214-004-0010*.

### **V. GENERAL DESCRIPTION OF THE SITE IN ITS CURRENT CONDITION**

The property is currently improved with a country club facility, namely The Bath Club. The improvements include approximately 54,000 square feet of building structures, including a large ballroom, a dining hall, a lounge, a small library and card room, a large kitchen facility, a restaurant/bar, administrative offices, men's and women's restrooms, a poolside snack bar pavilion, and approximately 110 pool cabanas.

Other property improvements include: approximately 105 parking spaces, three (3) asphalt tennis courts, a handball/basketball court, a rooftop saltwater swimming pool (not in use), a freshwater swimming pool (in use), a small courtyard, a large paved pool terrace (on-grade), two (2) porte-cocheres, and a small entry guard house.

### **VI. PRESENT OWNERS**

As of the date of this report, the Owner of Record of the Bath Club site is The Bath Club, Inc. The property, however, is currently under contract for purchase as a result of a Purchase and Sale Agreement dated May 22, 1998, between The Bath Club, Inc., the seller, and 5937 Collins, Inc., the purchaser. The Purchase and Sale Agreement went into affect on July 30, 1998, upon the closing of a refinancing loan for the Bath Club, Inc., whereby the purchaser, 5937 Collins, Inc., acted as guarantor for the mortgage loan. The purchaser has the option to terminate the agreement at any time prior to December 31, 1999.

## **BATH CLUB DESIGNATION REPORT**

### **VII. PRESENT USE**

The property is currently being used as a private country club facility, namely the Bath Club. As of the date of this report, the Club has approximately 175 members.

### **VIII. PRESENT ZONING**

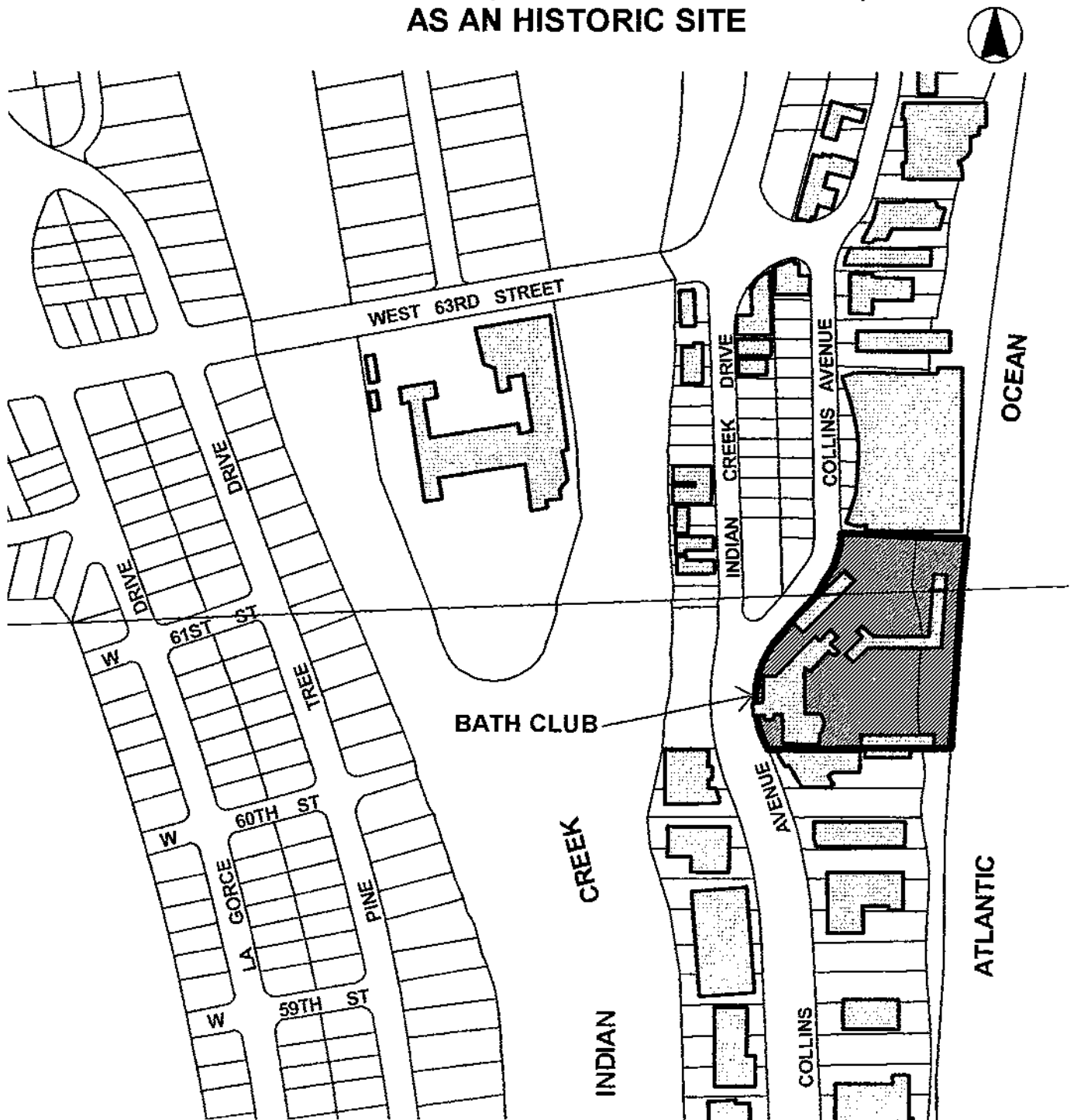
The property is currently zoned as RM-1, City of Miami Beach Multi-Family Residential Low Intensity District (refer to **Map 2**). The site was re-zoned from its prior zoning classification of RM-3 in 1994 at the property owner's request; the down zoning was approved by the Miami Beach City Commission as of April 30, 1994 (as per Ordinance Number 94-2918). The purchaser of the property, 5937 Collins, Inc., however, applied for a rezoning of the site in March of 1999. The rezoning application requested a new RM-2 (City of Miami Beach Multi-Family Medium Intensity District) designation for the site, and a Zoning Code text change allowing for an increased maximum height of 140 feet for oceanfront RM-2 properties over 100,000 square feet in size.

On June 22, 1999, the Miami Beach Planning Board reviewed the request and approved a motion (5 to 2) to rezone the subject property from RM-1 to RM-2 and to create a Zoning Code text change with a maximum height of 140 feet for RM-2 oceanfront properties over 100,000 square feet in size. As part of their motion of approval, the Board recommended that the applicant commit to saving original portions of the property structures and apply to designate the property as an "historic site."

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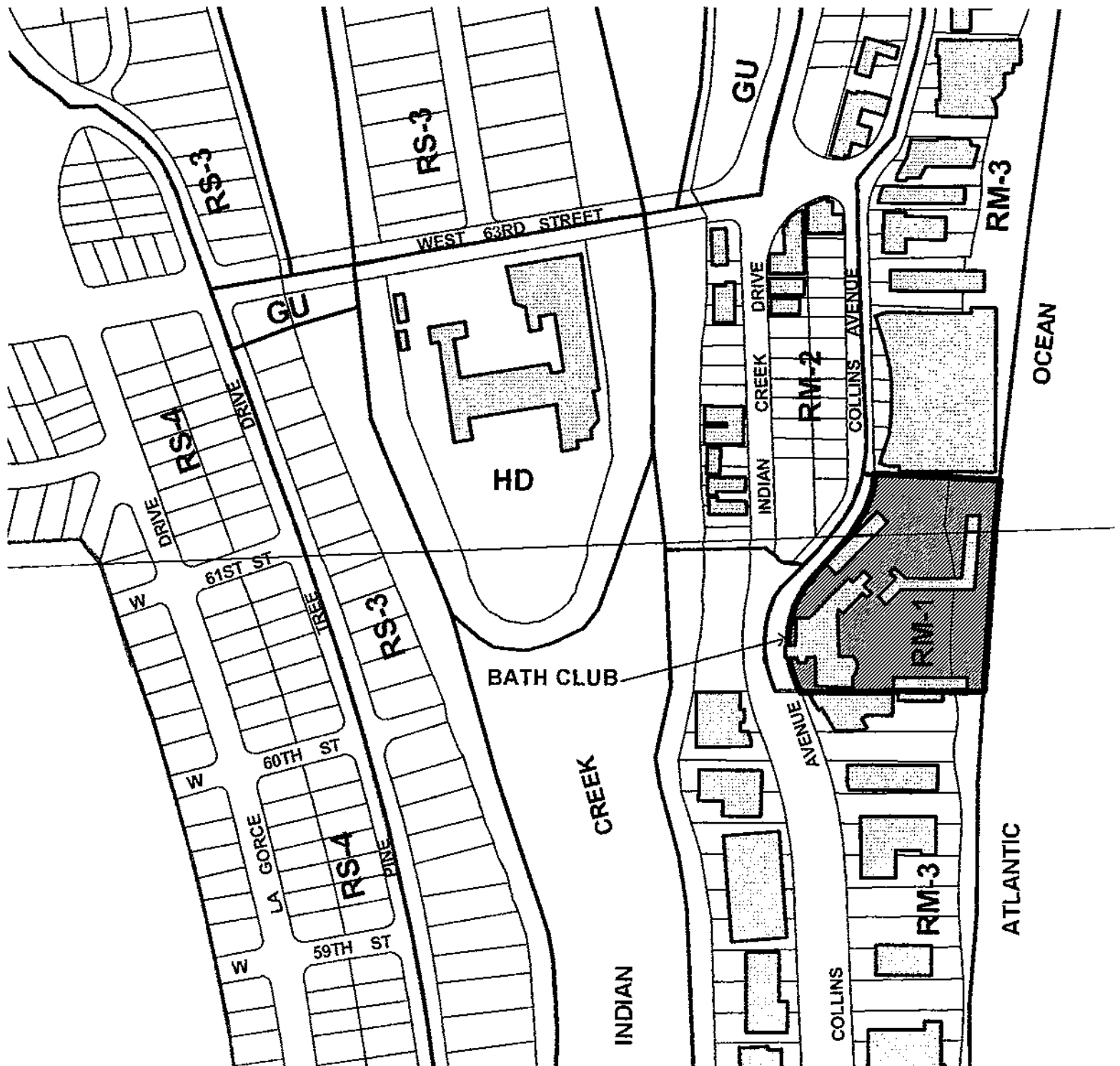
On November 17, 1999, the City Commission approved the ordinance on second and final reading to rezone the subject property at 5937 Collins Avenue (the Bath Club) from RM-1 to RM-2 and to create a Zoning Code text change with a maximum height of 140 feet for RM-2 oceanfront properties over 100,000 square feet in size.

**PROPOSED DESIGNATION OF THE  
BATH CLUB (5937 COLLINS AVENUE)  
AS AN HISTORIC SITE**



**MAP 1**

**BATH CLUB SITE LOCATION  
(5937 COLLINS AVENUE)  
AND SURROUNDING ZONING DISTRICTS**



**MAP 2**

## **BATH CLUB DESIGNATION REPORT**

### **IX. HISTORICAL BACKGROUND**

The setting for the Bath Club is the City of Miami Beach, which is located on a seven-mile long barrier island off the coast of South Florida. Miami Beach had its origins in 1896 when John S. Collins began an avocado plantation on the swampy, mangrove-covered "island". In 1905, the U.S. Government dredged "Government Cut", creating Fisher Island and a deep-water connection between the Atlantic Ocean and Biscayne Bay. The first subdivision on the island was platted by J.N. Lummus in 1912. The first bridge to the area was the wooden Collins Bridge, opened in 1913. The area was incorporated as a town in 1915, with a voting population of thirty-three, and as a city in 1917. During these early years, a large influx of vacationing Northerners began to visit Miami Beach during its mild winter seasons, especially South Beach at its southern tip. The winter population surge became so great that the Collins Bridge was replaced by the larger Venetian Way in 1926 to accommodate growing vehicular traffic.

The first organizational efforts to create a new exclusive bathing club on Miami Beach occurred in the winter of 1926. Bath Club founding members, among them many wealthy mid-Western winter citizens, joined together in the desire to form a private club that would offer its members ocean and swimming pool bathing, social rooms, dining, and dancing. Setting itself away from the crowds of South Beach, this club would also offer a more restrictive atmosphere than currently available at Miami Beach's prime bathing resorts of the time, the public Miami Beach Casino, with its popular Roman Pools, and the newer Roney Plaza Hotel, finished in 1926. These resorts were extremely crowded during the winter season, when the population of the Beach swelled with thousands of seasonal tourists and residents, and they were progressively becoming the favored bathing locations for the island's growing Jewish population.

Another factor that may have influenced the decision to build the new club may have been the aftermath of the devastating hurricane in September of 1926 and the milder hurricane in October of 1926. These hurricanes, particularly the earlier, destroyed many homes, and severely damaged many of the hotels and casinos on Miami Beach. The wake of destruction left behind may have been a cause for reflection as the great drive to rebuild and repair began. It may have sparked in many of the affluent residents of the beach the idea of starting anew farther to the north.

The specific location for the Bath Club was to be a site in the relatively desolate northern portion of Miami Beach. The site, located at Collins Avenue and then 56<sup>th</sup> Street, was part of a large avocado and mango grove, even in 1922. The parcel of land was purchased by the Bath Club organizers in 1926 from the Miami Beach Bayshore Corporation, a Carl Fisher company. The chosen architect for the Club building was Robert A. Taylor, a Miami Beach architect who had designed several buildings for Newton ("N.B.T.") Roney in his Spanish Village at Española Way and who had been hired by the Beach Club in Palm Beach to oversee remedial work on its new club buildings. Mr. Taylor designed the one-story clubhouse in the Mediterranean Revival style, with a rooftop saltwater swimming pool and fifty-seven oceanfront cabanas. Construction on the \$150,000 structure began in June of 1927



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by the M.R. Harrison Construction Company. The Club construction was finished in December of 1927, and a dinner dance celebrating its opening was held on January 7, 1928.

Initial Club rules, drafted by the original charter members of the club, including Alfred Barton (who soon-after became the president of the Surf Club), Nash Matthews, and Fred A. Poor, made very little reference to its de facto restrictive policies excluding blacks, Jews, and Catholics from membership. The Club rules limited Founder Memberships to 100 and Associate Memberships to 100. The membership fees involved an initial fee of \$1,500 and annual dues of \$200.

During its first few years of operation, the Club was open only during the winter seasons. Despite its limited operating season, the Club was an instant success, and membership began to grow quickly. As the club roster expanded, the Club began to expand its facilities by adding more cabanas and enlarging its dining facilities.

During World War II, the cities of Miami and Miami Beach became the homes of many military troops in training for wartime service. In the spring of 1941, thousands of U.S. Army soldiers arrived in Miami Beach; many of Miami Beach's hotels (over 140 hotels, in fact) and private clubs became housing barracks and training facilities for these troops. During this period, the Bath Club facilities were used by hundreds of officers of the Armed Forces and their families, both as a mess hall and for entertainment; the Club facilities operated on a year round basis.

After the end of the war, the Club returned to its limited operations during the winter seasons. During the post-war period of 1945 to 1950, Miami and Miami Beach were hit by eight (8) hurricanes. In October of 1950, Miami Beach and, therefore, the Club were hit by one of the strongest hurricanes to make landfall during the post-war period. The Club sustained significant roof damage, and many of the cabanas were destroyed. After repairing and rebuilding, the Club initiated the practice of operating during the summer months as well as the winter season. The expanded operated season was successful. As membership grew over the next nine (9) years, the Club added the fall months to its annual operating calendar.

The Club continued this pattern of growth and expanded operations over the next two (2) decades. During these times of prosperity, the Club underwent many renovations, alterations, and additions. In the late 1970's and early 1980's, its beach was replenished, and the dune was created as part of a larger beach restoration project on Miami Beach.

As the club entered into the second half of the 1980's, however, its membership began to decline. In 1988, the Club suffered a serious fire in its kitchen areas, resulting in a costly roof replacement and extensive building repairs that further depleted already reduced operating funds. During this period, the Club began to research methods to decrease overhead and taxes and control declining profits. To this end, it sold off portions of its property across Collins Avenue, selling both its "Tract 2" property (where the Club's tennis courts were previously located, now part of 6000 Collins Avenue) and its "Tract 3" property on Indian Creek Drive (previously

## **BATH CLUB DESIGNATION REPORT**

Club parking) during the late 1980's and early 1990's. To even further reduce its property taxes, the Club requested a down zoning of its remaining tract ("Tract 1") from RM-3 to RM-1 in 1994. Finally, in the late 1990's, the Club placed its remaining property tract for sale. 5937 Collins Inc. became the purchaser of the Property in August of 1998.

### **X. ARCHITECTURAL BACKGROUND**

The Bath Club is a fine example of the Mediterranean Revival architectural movement that originated and became quite popular in South Florida during the period 1915-1940. Please refer to designation criterion 1(c) above for details on the specific elements that link the building to this architectural style.

The Club's original buildings were one- to two-story structures built of reinforced concrete columns and concrete block walls sitting on a concrete spread footing and pile foundation. The walls were finished in textured stucco. The original roofs of the Club's main buildings (including the foyer, Governor's Lounge, and original dining hall) were gabled and constructed of heavy timber framing, with large hand-hewn wooden beams; these roofs were protected with ceramic barrel roof tiles. The roofs above the more utilitarian Club structures (including the original locker room area (later the restaurant) above the mechanical spaces that are housed below the swimming pool and the newer locker room wing) were flat concrete structural decks, which usually doubled as open decks supporting second story cabana structures. The Club's original cabana structures (including rooftop cabanas as well as beachfront) were single-story wood-framed shed buildings with vertical wood sheathing and a combination of wood and metal framed canopy roofing.

The arrangement of the original structures is evident from aerial photographs of the site dating back to as early as 1927: a double "u-shaped" arrangement facing the ocean. The first "u" was the larger, wider arrangement of cabanas to the south of the site. Behind this single layer of cabanas, there existed the Club's public and ancillary structures (the dining room, Governor's Lounge, foyer, swimming pool, locker rooms, etc.). These structures were arranged linearly along the eastern edge of Collins Avenue which follow the roadway's wide sweeping curve. To the north of the site was a tight u-shaped arrangement of cabanas, which again are opened to the ocean and enclosed on their western and northern edges by a plain concrete wall finished in stucco. It is interesting to note that this double "u" arrangement resulted in a development that was focused inwardly and eastwardly, almost completely turning its back on Collins Avenue. This architectural design was most certainly intended to promote the exclusivity and high degree of privacy desired by the Bath Club's founding members.

A second interesting point is that the architectural arrangement of the Club strongly favored beach bathing to bathing in the Club's swimming pool. The swimming pool deck was tucked unobtrusively along the west side of the site on a second level roof deck. Being surrounded by fairly high, utilitarian walls, possibly a consequence of its location directly adjacent to Collins Avenue, the swimming pool and its deck offered only very limited, if any, views of the ocean or the Intercoastal. The saltwater pool

## **BATH CLUB DESIGNATION REPORT**

was designed in a very functional manner; it was quite large and completely unadorned. Its surrounding pool deck was equally unadorned; it was quite narrow in comparison to the size of the pool. This pool deck was obviously not designed to comfortably accommodate a large number of sunbathers.

The Club structures have undergone numerous additions and alterations; the first of these modifications began just two (2) years after the original structures were completed. The history of these additions and alterations can be clearly traced through the building permit record and the available construction documents. The permit and drawing documentation is listed below in chronological order. (*Note: The building permit references that are written in italics do not have available architectural plans; the building permit references that are written in a plain font do have available architectural drawings.*)

- 1927**      ***Permit #2188***  
*Original Bath Club Structures.*  
*Type of Construction: CBS, Reinf. Concrete with Spread footing foundation.*  
*General Contractor: Harrison Construction*  
*Architect: Robert A. Taylor*  
*Building Size – Front: 240', Depth: 70'*  
*Cost: \$125,000*
- 1927**      **Bath Club Swimming Pool**  
Robert A. Taylor Architect (Spanish Village, Miami Beach, Florida)  
Richard A. Belsham, Engineer (Miami, Florida)
  - Only drawing that seems to remain from original 1927 Construction Documents.
- 1929**      ***Permit #2985***  
*Addition to kitchen and cafeteria; New cabanas.*  
*Contractor: Harrison Construction Co.*  
*Architect: Robert A. Taylor*  
*Cost: \$30,000*
- 1930**      **Schematic plans for the proposed addition of Cabanas at the Property to the South of the Bath Club**  
Robert A. Taylor, Architect (Miami Beach, Florida)
  - Two schemes generally drawn – one shows 24 new cabanas (with a cost estimate of \$23,784; the second shows 41 new cabanas (with a cost estimate of \$30,784).
  - Third scheme drawn in greater detail and hardlined – shows 52 new cabanas.
- 1930**      **Additions & Alterations to the Bath Club**  
Robert A. Taylor, Architect (Miami Beach, Florida)
  - Front office added to north of lobby, with a wooden Dutch door and two (2) counter windows opening up into existing lobby.

## **BATH CLUB DESIGNATION REPORT**

- New foyer added to east, underneath existing exterior stair, connecting entry hall (loggia) to the cafeteria (present-day library).
- New incinerator room added to north of new front office.
- New lounge/dining area, relocating Bath houses and locker rooms further to the northwest.

**1933      *Permit #5480***

*Tract 2 - construction of three (3) tennis courts, pro shop, and fence.*

*Contractor: Mead Construction Co.*

*Cost: \$2,500*

**1933      *Permit #5753***

*Tap Bar.*

*Contractor: Sandquist Construction Co*

*Architect: Robert A. Taylor*

*Cost: \$3,600*

**1934      *Permit #6036***

*Addition to bar; new loggia at cafeteria; addition to dance floor; new windows in great hall.*

*Contractor: John B. Orr, Inc.*

*Architect: Robert A. Taylor*

*Cost: \$8,500*

**1936      *Permit #9022***

*Addition.*

*Contractor: M.R. Harrison Construction Co.*

*Architect: Robert A. Taylor*

*Cost: \$6,000*

**1938      *Permit #11992***

*Addition and enlargement of dining room (frame construction).*

*Contractor: M.R. Harrison Construction Co.*

*Architect: Robert A. Taylor*

*Cost: \$4,800*

**1946      *Permit #22599***

*Five (5) cabanas.*

*Contractor: Owner*

*Architect: August Geiger*

*Cost: \$900*

**1947      *Permit #24273***

*Timber Wharf 5' x 10'.*

*Contractor: Ebsary Foundation Co.*

*Engineer: Zurwelle-Whittaker*

*Cost: \$1,520*

## **BATH CLUB DESIGNATION REPORT**

- 1948**      **Permit #27462**  
*Addition of two (2) cabanas.*  
*Contractor: M.R. Harrison Construction Co.*  
*Architect: C.S. Frederick*  
*Cost: \$5,000*
- 1948**      **Permit #27463**  
*Addition of two (2) toilet rooms at Tract 2.*  
*Contractor: M.A. Harrison Construction*  
*Cost: \$1,000*
- 1950**      **Permit #34468**  
*Parking lot at Tract 3.*  
*Contractor: Troup Brothers, Inc.*  
*Cost: \$1,000*
- 1950**      **Proposed replacement cabanas**  
Architect unknown
- Shows location of replacement cabanas for founding members after the destruction of the existing cabanas by the hurricane in October of 1950.
- 1951**      **Permit #36415**  
*Repairs to pool platform.*  
*Contractor: M.R. Harrison Construction Co.*  
*Engineer: N.J. Dignum*  
*Cost: \$17,000*
- 1951**      **Permit #36713**  
*Addition to Club.*  
*Contractor: M.R. Harrison Construction Co.*  
*Architect: M.R. Harrison Construction Co.*  
*Cost: \$4,500*
- 1952**      **Permit #37350**  
*Installing concrete stairs in 10' set back area.*  
*Contractor: M.R. Harrison Construction Co.*  
*Cost: \$100*
- 1952**      **Permit #38981**  
*Concrete steps 36" wide with wooden handrails at South Property line.*  
*Contractor: George E. Bunnell*  
*Engineer: Zurwelle-Whittaker*  
*Cost: \$12,000*
- 1952**      **Permit #42756**  
*Sandblasting pool.*  
*Contractor: All-American Sandblasting*  
*Cost: \$417*

## **BATH CLUB DESIGNATION REPORT**

- 1952**      **Permit #42798**  
*Sandblast and gunite swimming pool.*  
*Contractor: R.J. Walters Co. Inc.*  
*Cost: \$2,300*
- 1954**      **Permit #45113**  
*Remodeling dining room.*  
*Contractor: M.R. Harrison Construction Co.*  
*Architect: S. Zacher*  
*Cost: \$12,000*
- 1954**      **Permit #46373**  
*Install five (5) exhaust fans.*  
*Contractor: Hill Fan Company*  
*Cost: \$1,800*
- 1954**      **Alterations & New Acoustical Ceiling in Dining Room**  
Stefan H. Zachar, AIA Architect (1650 Lenox Avenue, Miami Beach, Florida)  
  - New cove, down lighting, and acoustical ceiling at dining room; microphone system added.
  - Band stand added in dining room?
  - Dining room is not as lengthy as today.
- 1955**      **Permit #47400**  
*Remove old fireplace and add new room for air conditioning.*  
*Contractor: J. Woodruff*  
*Cost: \$900*
- 1955**      **Permit #47690**  
*Install one 1-ton and one 1/2-ton unit.*  
*Contractor: Elliot Brandon*  
*Cost: \$400*
- 1955**      **Permit #47729**  
*Install one 5-ton air conditioning unit.*  
*Contractor: Central Roofing*  
*Cost: \$1,500*
- 1956**      **Permit #49995**  
*Install one 15-ton package unit.*  
*Contractor: Beach York Corp.*  
*Cost: \$4,500*
- 1956**      **Permit #50145**  
*Addition of small air conditioning equipment building.*  
*Contractor: Owner*  
*Cost: \$400*

## **BATH CLUB DESIGNATION REPORT**

- 1956**      **Permit #50207**  
*Removing one (1) wooden cabana and replace with show room; remodeling.*  
*Contractor: J.C. Woodruff*  
*Cost: \$2,000*
- 1959**      **Permit #58824**  
*One 20-HP pkg. air conditioner.*  
*Contractor: Domestic Refrigeration Co., Inc.*  
*Cost: \$6,000*
- 1959**      **Permit #60399**  
*Repair the roof of two (2) cabanas & section of a third cabana.*  
*Contractor: Ideal Roofing and Sheet Metal*  
*Cost: \$850*
- 1962**      **Permit #66637**  
*"L" shaped retaining wall (approximately 22" high, approximately 200-linear feet along west property line).*  
*Contractor: M.R. Harrison Construction Corp.*  
*Cost: \$800*
- 1962**      **Permit #68070**  
*Replace board walk with concrete; repair pool deck.*  
*Contractor: M.R. Harrison Construction Corp.*  
*Cost: \$4,000*
- 1963**      **Permit #70036**  
*Card room and alterations.*  
*Contractor: Avant Construction*  
*Cost: \$55,000*
- 1963**      **Permit #70552**  
*Install one 15-HP air conditioning system and one 10-HP air conditioning system.*  
*Contractor: New Miami Beach Refrigeration Co.*  
*Cost: \$9,000*
- 1963**      **Card Room Addition and Dining Room Alteration**  
John L. Volk & Associates Architects (Palm Beach, Florida)
- Card room (current ballroom) added; windows at Governor's Lounge east wall converted into doors.
  - Existing fireplace in dining room deactivated. Future board room extension at dining room.
  - Air conditioning building and small cooling tower added to east of dining room.
  - Ceiling and floor alterations in dining room. Speaker system added.
  - Existing conditions plan shows cafeteria in place of today's library.

## **BATH CLUB DESIGNATION REPORT**

- 1963**      **Re-survey of 1951 Site Survey**  
Zurwelle Whittaker, Inc., Surveyors
- 1964**      **Permit #72851**  
*Replace five (5) mooring piles.*  
*Contractor: Little River Marine Construction Co.*  
*Cost: \$400*
- 1964**      **Proposed Apartment Building at the Bath Club**  
John L. Volk & Associates Architects (Palm Beach, Florida)
  - Architectural plans show an apartment building planned for the northern third of the site (adjacent to present-day Maison Grande).
  - One and a half floors of parking; six (6) floors of apartments for a total of 24 apartments ranging in size from 2,235 to 3,340 square feet.
  - Project never built.
- 1965**      **Permit #75098**  
*Second-story addition consisting of 11 cabanas above existing locker and storage rooms.*  
*Contractor: Baumgartner Construction Co.*  
*Architect: John Volk*  
*Engineer: Richie and Crocker*  
*Cost: \$23,000*
- 1965**      **New Cabanas**  
John L. Volk & Associates Architects (Palm Beach, Florida)
  - 11 concrete cabanas added at roof level (above existing lockers), replacing wooden cabanas.
  - Four (4) concrete cabanas added at grade, adjacent to existing wooden cabanas.
- 1966**      **Permit #78941**  
*Sandblasting swimming pool.*  
*Contractor: Alert Sandblasting Co.*  
*Cost: \$450*
- 1967**      **Intersection Details, A1A and Indian Creek Drive**
  - Tentative plan showing widening of Collins Avenue and turning lane changes at Indian Creek directly in front of the Bath Club.
- 1968**      **Permit #81004**  
*Install new 10' high front wall and new permanent entrance canopy.*  
*Contractor: M.R. Harrison Construction Co.*  
*Cost: \$20,000*



## **BATH CLUB DESIGNATION REPORT**

**1968**

### **Front Entrance Alterations**

Wahl Snyder Architect & Associates (E. 79<sup>th</sup> Street, Miami, Florida)

- Removal of existing front wall south of the entry lobby to accommodate new entry driveway (driveway alteration consequence of Collins widening and turning lane changes, see above, in 1967); wall is relocated farther east with a new wall with arches with brick infill.
- New Porte-cochere added.

**1969**

### **Permit #81460**

*Timber docks and mooring piles as per plan.*

*Contractor: Ebeary Foundation Co.*

*Cost: \$10,800*

**1969**

### **Permit #82463**

*Re-roof ten (10) squares.*

*Contractor: [Essingblood – sp?] Co. Inc.*

*Cost: \$1,270*

**1969**

### **Permit #82795**

*Interior alterations.*

*Contractor: M.R. Harrison Construction Co.*

*Cost: \$60,000*

**1969**

### **Permit #83109**

*Re-roof ten (10) squares.*

*Contractor: Bohnert Roofing*

*Cost: \$600*

**1969**

### **Alterations & Additions to Food Service Facilities**

Severud Knight Boerema Architects (2971 Coral Way, Miami, Florida)

- New freezers, cooler, staff toilets, and bake shop room added behind existing kitchen 7 scullery.
- New chef's office built in kitchen.

**1971-**

**1973**

### **Card Room Alterations**

Gerald E. Warriner Architect (Miami, Florida)

- Cafeteria (present-day library) converted into "Buffeteria" with card room upstairs becoming a small dining hall.
- Internal wooden stairway added to connect "Buffeteria" to upstairs dining hall; proposed elevator also shown.
- Solar bronze glazing in bronze anodized aluminum frames added to exterior eastern wall's second level (outside card room/dining hall).
- Drawings show double column arches outside ballroom already in existence and former exterior stairway gone.
- Drawings show original trellis in western patio removed and proposed replacement to be a screened roofing structure.

## **BATH CLUB DESIGNATION REPORT**

- Existing columns outside western entrance of dining room removed and replaced with arches supporting a new roof structure (thus extending the exterior corridor leading to the western edge of the Governor's lounge).
- Present-day manager's office shown as the "Waiting Room".

**1972**

**Permit #88157**

*Glass and storefront work.*

*Contractor: M.R. Harrison Construction Co.*

*Cost: \$20,500*

**1973**

**Permit #88366**

*Interior remodeling.*

*Contractor: M.R. Harrison Construction Co.*

*Cost: \$5,000*

**1973**

**Permit #04036**

*Sandblasting and gunite repair to existing swimming pool.*

*Contractor: Snapp, Inc.*

*Cost: \$1,500*

**1975**

**Proposed Bar Remodeling**

William E. Tschumy, Jr. Architect (2346 Douglas Road, Coral Gables, Florida)

- Drawings show the enclosure of the area in front of the existing lounge to create a seating porch (present-day lower seating level of the restaurant). New acoustical ceiling at lounge.
- Proposed relocation of existing bar to rear of lounge side-room to the west (never done).
- Women's locker room to rear of lounge to be converted into card room.
- New tile floor and new doors at cafeteria (present-day library).
- \$40,710 cost estimate for all alterations at bar; \$20,314 cost estimate for alterations at cafeteria.

**1976**

**Permit #09676**

*Reroof 48 squares.*

*Contractor: G & L Roofing*

*Cost: \$1,500*

**1976**

**Permit #09726**

*Reroof 48 squares.*

*Contractor: G & L Roofing*

*Cost: \$1,500*

**1976**

**Permit #09792**

*Reroof 21 squares.*

*Contractor: G & L Roofing*

*Cost: \$1,500*

## **BATH CLUB DESIGNATION REPORT**

- 1976**      **Permit #10014**  
*Remodeling toilet room.*  
*Contractor: Charlie Braznell*  
*Cost: \$3,500*
- 1978**      **Permit #13804**  
*Reroof 11 squares.*  
*Contractor: G & L Roofing*  
*Cost: \$4,000*
- 1981**      **Permit #20989**  
*Gunitite repairs to columns and beams; no structural enlargement.*  
*Contractor: Snapp Ind.*  
*Cost: \$17,500*
- 1981**      **Permit #21202**  
*Partial demolition north cabanas only.*  
*Contractor: Juelle Brothers*  
*Cost: \$4,000*
- 1981**      **Permit #21296**  
*Paved parking lot, lighting, landscaping, and irrigation.*  
*Contractor: Williams Paving Co.*  
*Cost: \$35,000*
- 1982-1984**      **Bath Club Additions & Alterations**  
Johnson Associate Architects, Inc. (888 Brickell Avenue, Miami, Florida)  
Harrison Construction, Contractor? (both Johnson & Harrison were members)
- Renovation of existing locker rooms.
  - New snack bar added.
  - 121 cabanas added and 132 new parking spaces.
  - Extensive landscaping improvements.
  - Three (3) tennis courts added; clay finish specified.
  - Entrance court outside present-day restaurant renovated, rear porte-cochere added; new wall tile at exterior wall outside restaurant entrance, and new opening and doors at restaurant entrance.
  - New concrete stair up to roof above locker rooms.
- 1983**      **Permit #24703**  
*Demolition of cabanas at ground floor only; 8,000-square feet.*  
*Contractor: M.R. Harrison Construction Co.*  
*Cost: \$15,000*
- 1983**      **Permit #24744**  
*Removal of non-bearing partitions, locker room area only.*  
*Contractor: M.R. Harrison Construction Co.*  
*Cost: \$5,000*

## **BATH CLUB DESIGNATION REPORT**

- 1983**      **Permit #91141**  
*Remodel locker room area only.*  
*Contractor: M.R. Harrison Construction Co.*  
*Cost: \$350,000*
- 1983**      **Permit #91145**  
*Additions, cabanas, racquetball court not included.*  
*Contractor: M.R. Harrison Construction Co.*  
*Cost: \$800,000*
- 1984**      **File No. 1594-A**  
*Applicant requests variances to construct new cabanas: (1) applicant to waive 18 feet 3 inches of the required 20 foot front yard setback in order to replace the existing wood frame cabanas at the 2<sup>nd</sup> floor level with new concrete frame cabanas; (2) applicant requests the waiving of 9 feet of the required 50 foot rear yard setback in order to build a walkway along the rear cabanas.*
- 1984**      **Permit #24949**  
*Repair three (3) dock pilings.*  
*Contractor: Dock & Marine Construction*  
*Cost: \$750*
- 1984**      **Permit #01282**  
*Racquetball court only.*  
*Contractor: M.R. Harrison Construction Co.*  
*Cost: \$9,000*
- 1984**      **Permit #25121**  
*Reroof 159 squares; entry through parking lot.*  
*Contractor: Ideal Roof*  
*Cost: \$40,000*
- 1984**      **Permit #91234**  
*New transformer vault.*  
*Contractor: M.R. Harrison Construction Co.*  
*Cost: \$9,000*
- 1984**      **Permit #91241**  
*Entrance court renovations.*  
*Contractor: M.R. Harrison Construction Co.*  
*Cost: \$38,000*
- 1984**      **Permit #91253**  
*Remodel second floor cabanas over lockers only.*  
*Contractor: M.R. Harrison Construction Co.*  
*Cost: \$47,000*

## **BATH CLUB DESIGNATION REPORT**

- 1984**      **Permit #91254**  
*Counter at snack bar; 1,400 square feet.*  
*Contractor: M.R. Harrison Construction Co.*  
*Cost: \$6,500*
- 1984**      **Permit #26299**  
*Construct 185+ linear feet of 7-foot. high chain link fence with black vinyl cover.*  
*Contractor: Owner*  
*Cost: \$300*
- 1985**      **Permit #26523**  
*Outlot/replace four (4) existing piles as per plans.*  
*Contractor: Dock & Marine.*  
*Cost: \$3,000*
- 1985**      **Entry – March 28, 1985**  
*Tract 2 and Tract 3 have been separated from Tract 1 (Bath Club).*  
*Tract 2 = Building Card No. 21147.1 (Plate #7539).*  
*Tract 3 = Building Card No. 21041.1 (Plate #7538).*
- 1985**      **Permit #26856**  
*Paint exterior wall of building on Collins Avenue.*  
*Contractor: ?*  
*Cost: \$350*
- 1985**      **Re-survey of the 1984 Site Survey**  
*Fortin, Leavy, Skiles, Inc., Surveyors (180 NE 168<sup>th</sup> Street, North Miami Beach, Florida), Job No. 841629 (Drawing No. 284-285).*
- 1986**      **Permit #27909**  
*Swimming pool repairs, wall and floor crack patching.*  
*Contractor: V.J. Knezevich, GC Inc.*  
*Cost: \$750*
- 1986**      **Permit #29538**  
*Reroof 19 squares.*  
*Contractor: Carruth Roof*  
*Cost: \$10,500*
- 1987**      **Permit #30931**  
*Reroof.*  
*Contractor: Obenour Roofing Co.*  
*Cost: \$6,660*

## **BATH CLUB DESIGNATION REPORT**

- 1988**      **Permit #32142**  
*Remove fire damaged roof, walls, and electrical/mechanical.*  
*Contractor: Harrison Construction*  
*Cost: \$6,000*
- 1988**      **Permit #32426**  
*New roof structure with barrel tile to replace fire damaged roof, 27 squares.*  
*Contractor: Harrison Construction*  
*Cost: \$45,000*
- 1988**      **Permit #B8801172**  
*Replace kitchen and mezzanine (fire damage).*  
*Contractor: Harrison Construction*  
*Cost: \$265,000*
- 1988**      **Permit #SB881455**  
*4,000 square feet of new tile in kitchen area.*  
*Contractor: Obenour Roofing Sheet Metal*  
*Cost: \$11,000*
- 1988**      **Kitchen Fire Repairs**  
Johnson Associates Architects, Inc. (4770 Biscayne Boulevard, Miami, Florida)  
Martin-Vilato Associates, Consulting Engineers (2525 SW 3<sup>rd</sup> Avenue, #210, Miami, Florida)
- New wood railing added at wooden stair in cafeteria (present-day library).
  - Openings in cafeteria west wall blocked in.
  - New kitchen equipment and air conditioning system.
  - New pre-fabricated wood truss roof over kitchen; new roof tile.
- 1996**      **New swimming pool (at grade) and patio improvements**  
Stephen Groh, Architect
- Post-hurricane Andrew improvements.

It is interesting to note that some of the Club alterations that most significantly changed the architectural nature of the property were direct consequences of intervening forces completely out of the Club's immediate control. The addition of the front porte-cochere, the reduction in size of the Club's front patio, and the construction of a new front wall to the south of the porte-cochere were all a direct result of the widening of Collins Avenue by the City of Miami Beach in 1967. The fact that the second-story cabanas were constructed along the ocean side of the Club property in 1984 was very likely a result of the creation of a new beach dune in the late 1970's to early 1980's, which blocked direct ocean views at grade. The costly 1988 alterations and repairs that significantly altered many of the Club's areas in, around, and above the kitchen were a direct result of a severe kitchen fire in that same year. The construction of the large at-grade swimming pool and patio to the east of the Club's original buildings was directly funded by insurance money received by the Club for damage related to Hurricane Andrew in 1992.

## **BATH CLUB DESIGNATION REPORT**

Other significant architectural changes were directly related to economic forces acting within the Club itself. The wide-ranging and costly improvements undertaken by the Club during the period 1982-1984 seem to be directly related to the Club's decision to separate its Tract 2 and Tract 3 properties from the oceanfront Tract 1 property; this separation was accomplished in 1985 (as noted in the Permit record) and was a direct consequence of the Club's financial problems and its efforts to sell off portions of its properties to alleviate these problems. In anticipation of the property separation, the Club incorporated into its Tract 1 property new parking (formerly found on Tract 3) and new tennis courts (formerly found on Tract 2), evidently so as to not lose these amenities with the sale of the additional two (2) tracts.

### **XI. PLANNING CONTEXT**

Cities evolve and change over time due to an array of circumstances. Historic site designation will aid in the achievement of preserving the character and architectural integrity of historic buildings for future generations, and it will help to protect historic buildings, streetscape, and open space from inappropriate or undesirable alterations. The review and approval of projects for historic sites under the City's Design Guidelines and the Historic Preservation Ordinance will ensure smart development which is sensitive to the unique aesthetic character of the sites and respectful of their early origins. Miami Beach has one of the finest and most progressive historic preservation ordinances in the nation. It was custom designed to address the special needs of a rapidly redeveloping historic seaside resort community with a view toward wise management of historic resources in tandem with well controlled appropriate new development.

### **XII. PLANNING DEPARTMENT RECOMMENDATIONS**

1. **Criteria for Designation:** The Planning Department finds the Bath Club to be in compliance with the Criteria for Designation listed in Section 118-592 in the Land Development Regulations of the City Code.
2. **Site Boundaries:** At its August 18, 1999, meeting, the Historic Preservation Board reviewed the preliminary evaluation report and adopted the site boundary recommendations of the Planning Department for the proposed designation of the Bath Club, as indicated in **Section IV, General Description of Boundaries**.

At its September 9, 1999, meeting, the Historic Preservation Board unanimously approved a motion (7 to 0; 1 absence, 1 vacancy) to recommend approval of the designation of the Bath Club as an historic site in accordance with staff recommendations, as reflected in this designation report.

On September 28, 1999, the Planning Board unanimously approved a motion (7 to 0) to recommend approval of the designation of the Bath Club as an historic site in accordance with staff recommendations, as reflected in this designation report.

## **BATH CLUB DESIGNATION REPORT**

On October 20, 1999, the City Commission unanimously approved the designation (7 to 0) of the Bath Club as an historic site on first reading and scheduled the second and final reading public hearing for November 17, 1999.

On November 17, 1999, the City Commission unanimously approved the designation (7 to 0) of the Bath Club as an historic site on second and final reading.

3. **Areas Subject to Review:** At its September 9, 1999, meeting, the Historic Preservation Board recommended that the areas subject to review shall include all exterior building elevations, public interior spaces, and site and landscape features located within the proposed site boundaries of the Bath Club. The Board further recommended that the proposed historic site consist of contributing and noncontributing structures or features as identified in **Exhibit A**. The original Bath Club, constructed in 1927 under Permit No. 2188, with the exception of those portions that were essentially utilitarian in nature (such as the locker rooms and the elevated pool structure), as well as certain additions constructed between 1927 and 1938 are the "contributing" structures and features on the historic site. All structures or features constructed on the subject site after 1938, as well as any portions which were built prior to 1938 but are more utilitarian in nature, do not contribute to the special historic character of the original Bath Club and, hence, are "noncontributing" structures or features on the historic site.
4. **Review Guidelines:** The Planning Department recommends that a decision on an application for a Certificate of Appropriateness shall be based upon compatibility of the physical alteration or improvement with surrounding properties and where deemed applicable in substantial compliance with the following:
  - a. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as revised from time to time;
  - b. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the City Commission;
  - c. All additional criteria as listed under Section 118-564 (b) in the Land Development Regulations of the City Code;
  - d. City of Miami Beach Design Guidelines as adopted by the Joint Design Review/Historic Preservation Board on October 12, 1993, amended June 7, 1994, as may be revised from time to time.



## **BATH CLUB DESIGNATION REPORT**

### **XIII. INDEX OF VISUAL DOCUMENTATION**

This index catalogues visual documentation that accompanied the original Bath Club Historic Designation Application found in **Appendix A** of this report.

#### **Photo Booklet titled, "Photographs: Historic Designation Application to the City of Miami Beach, July 1999."**

- |                 |   |
|-----------------|---|
| Photo I:        | Aerial photograph of site taken from east. From CB Commercial Offering Memorandum, 1998.  |
| Photo II:       | Aerial photograph of site taken from southwest. From CB Commercial Offering Memorandum, 1998.   |
| Photo III (1):  | Front entrance and porte-cochere. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.                         |
| Photo III (2):  | Service entrance and porte-cochere. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.                       |
| Photo III (3):  | Front wall along Collins Avenue. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.                          |
| Photo III (4):  | Front wall along Collins Avenue. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.                          |
| Photo III (5):  | Vehicular entrance off Collins Avenue. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.                    |
| Photo III (6):  | Men's locker room exterior elevation. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.                     |
| Photo III (7):  | Women's locker room and stairs to upper pool and cabanas. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999. |
| Photo III (8):  | Upper level saltwater pool. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.                               |
| Photo III (9):  | Rear entry court at restaurant entrance. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.                  |
| Photo III (10): | Restaurant entrance. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.                                      |
| Photo III (11): | Restaurant entrance and stairway to upper cabanas. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.        |

## **BATH CLUB DESIGNATION REPORT**

- Photo III (12): Upper cabanas. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (13): Card room above library. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (14): East elevation of card room/library building. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (15): Eastern entrance to club's main hallway. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (16): North elevation of new ballroom. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (17): East elevation of new ballroom. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (18): Handball/basketball court. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (19): AC building and old telephone building east of original dining hall. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (20): Old telephone building east of original dining hall. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (21): Snack bar pavilion near main swimming pool. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (22): Cabanas south of swimming pool. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (23): Cabanas south of swimming pool. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (24): Main swimming pool. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (25): Cabanas north of swimming pool. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (26): Cabanas east of parking lot. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo III (27): Typical cabana interior. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.

## **BATH CLUB DESIGNATION REPORT**

- Photo III (28): Tennis courts and rear façade of cabana buildings. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo IV (1): Historic photo of western patio; circa early 1930's. From Bath Club photo collection.
- Photo IV (2): Current photo of renovated western patio. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo IV (3): Current photo of renovated western patio. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo IV (4): Current photo of entry hall steps from club foyer. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo IV (5): Historic photo of main entry door and club foyer; circa 1928. From Bath Club photo collection.
- Photo IV (6): Current photo of entry door and club foyer. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo IV (7): Current photo of entry door. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo IV (8): Historic photo of door at eastern end of entry hall; circa 1928. From Bath Club photo collection.
- Photo IV (9): Current photo of eastern entry hall door. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo IV (10): Current photo of ballroom addition and added gallery in front of original eastern door. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo IV (11): Current photo of added library gallery. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo IV (12): Historic photo of club entrance; circa early 1930's. From Bath Club photo collection.
- Photo IV (13): Current photo of club entrance. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo IV (14): Current photo of Governor's Lounge. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.

## **BATH CLUB DESIGNATION REPORT**

- Photo IV (15): Current photo of Performance/dance hall (original dining hall). Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photo IV (16): Current photo of ballroom interior. Taken from Appraisal report of the Bath Club written by Alan F. Friedman of Friedman & Company, Inc. in September 1998.
- Photo IV (17): Current photo of corridor along library. Taken by Veronica Caminos of Peebles Atlantic Development Corp., Summer 1999.
- Photos IV (18-20): Historic photos of swimming pool, beach front, and boardwalk; circa early 1930's. From Bath Club photo collection.
- Photos IV (21-23): Historic photos of wooden cabanas and boardwalk; circa early 1930's. From Bath Club photo collection.
- Photos IV (24-26): Historic photos of wooden cabanas; circa early 1930's. From Bath Club photo collection.

### **Other Photo and Drawing Attachments to the Bath Club Historic Designation Application, July 1999.**

- Photo 1: Aerial photo for Harrison Construction. Circa 1930. Historical Museum of Florida, Matlack Collection.
- Photo 2: Aerial photo of the Bath Club after the 1950 hurricane. Taken by Hoit Photography in October, 1950. From Bath Club photo collection.
- Drawing 1: Survey of Bath Club (re-survey of 1951 survey). Performed by Zurwelle Whittaker, Inc. in April 1963.
- Drawing 2: Survey of Bath Club. Performed by Fortin, Leavy Skiles, Inc. in November 1984.
- Drawing 3: Parcel map for the Beach Restoration Project showing the Bath Club. January 1978.
- Drawing 4: Survey of Bath Club (re-survey of 1951 survey). Performed by Zurwelle Whittaker, Inc. in September 1998.

## **BATH CLUB DESIGNATION REPORT**

### **Supplementary Photo and Drawing Attachments to the Bath Club Historic Designation Application.**

- Photo 1: North elevation of original dining hall and eastern façade of Governor's lounge (before the ballroom addition); circa early 1930's. From Bath Club photo collection.
- Photo 2: Aerial photo of Club taken from east; February 12, 1927. City of Miami Beach Public Works, 1927 Aerial Book , Photo 90A. Also in Historical Museum of South Florida: Miami Beach Aerials, #77-153-90A.
- Photo 3: Aerial photo of Club taken from above; May 22, 1929. City of Miami Beach Public Works, 1929 Aerial Book, Photo B19. Also in Historical Museum of South Florida: Miami Beach Aerials, #77-153-B19.
- Photo 4: Aerial photo of Club taken from east; December 16, 1935. Historical Museum of South Florida: Miami Beach Aerials, AT 1577 166. Hoit Photography.
- Photo 5: Aerial photo of Club taken from west; December 16, 1935. Historical Museum of South Florida: Miami Beach Aerials, AT 1578 166. Hoit Photography.
- Photo 6: Aerial photo of Club taken from directly above; 1963. Dade County Public Works. Taken from Phase I Environmental Site Assessment Report by Allied Environmental; report prepared June 1998.
- Photo 7: Aerial photo of Club taken from directly above; 1990. Dade County Public Works. Taken from Phase I Environmental Site Assessment Report by Allied Environmental; report prepared June 1998.
- Photo 8: Aerial photo of Club taken from directly above; 1998. Miami Beach and Dade County Public Works. Taken from Phase I Environmental Site Assessment Report by Allied Environmental; report prepared June 1998.
- Drawing 1-2: Sanborn Fire insurance Map showing the Bath Club Property; map corrected to 1947. Miami Dade Public Library, Floridian Collection.
- Drawing 3: Tentative plans for widening of Collins and Collins/ Indian Creek turning lane changes in front of the Bath Club. Revised May 20, 1967. State of Florida Job No. 87060-3508-51-24.
- Photos 9-17: Historic photos of the Bath Club taken while under construction; 1927.

## **BATH CLUB DESIGNATION REPORT**

### **XV. BIBLIOGRAPHY**

Author not noted. "Bath Club Formed in Miami Beach", *The Miami Herald*. April 8, 1927. Pg.8.

Author not noted. "Bath Club Opening Set for January 1st", *The Miami Herald*. December 7, 1927.

Author not noted. "Bath Club Opening Saturday Night", *The Miami Herald*. January 6, 1928. Pg. 10.

Author not noted. "M.R. Harrison Re-elected President of Miami Chapter of the Association of General Contractors of America", *The Miami Herald*. January 7, 1928. Pg. 8.

Chase, C.W. Jr. of Carl G. Fisher Properties. Letter to Miami Beach Property Owners. September 14, 1927. *Historical Museum of South Florida*.

Cibula, Frank G. (former Bath Club Manager). Barnhill, Lester R., Ed. "A History of the Bath Club". Miami Beach, Florida: Privately published, 1977.

Frazure, Hoyt (as told to Nixon Smiley). Memories of Old Miami. Miami, Florida: Privately published, no date. Pg. 9-28. *Miami Dade Public Library, Floridian Collection*.

Kleinberg, Howard. Miami Beach. Miami, Florida: Centennial Press, 1994. Pg.89-90, 101, 117-118.

Parks, Arva Moore. Miami: The Magic City. Miami, Florida: Centennial Press, 1991. Pg. 134-143.

Sessa, Frank Bowman. Real Estate Expansion and Boom in Miami and Its Environs During the 1920's. Doctoral Dissertation, University of Pittsburgh, 1950. p. 15-17.

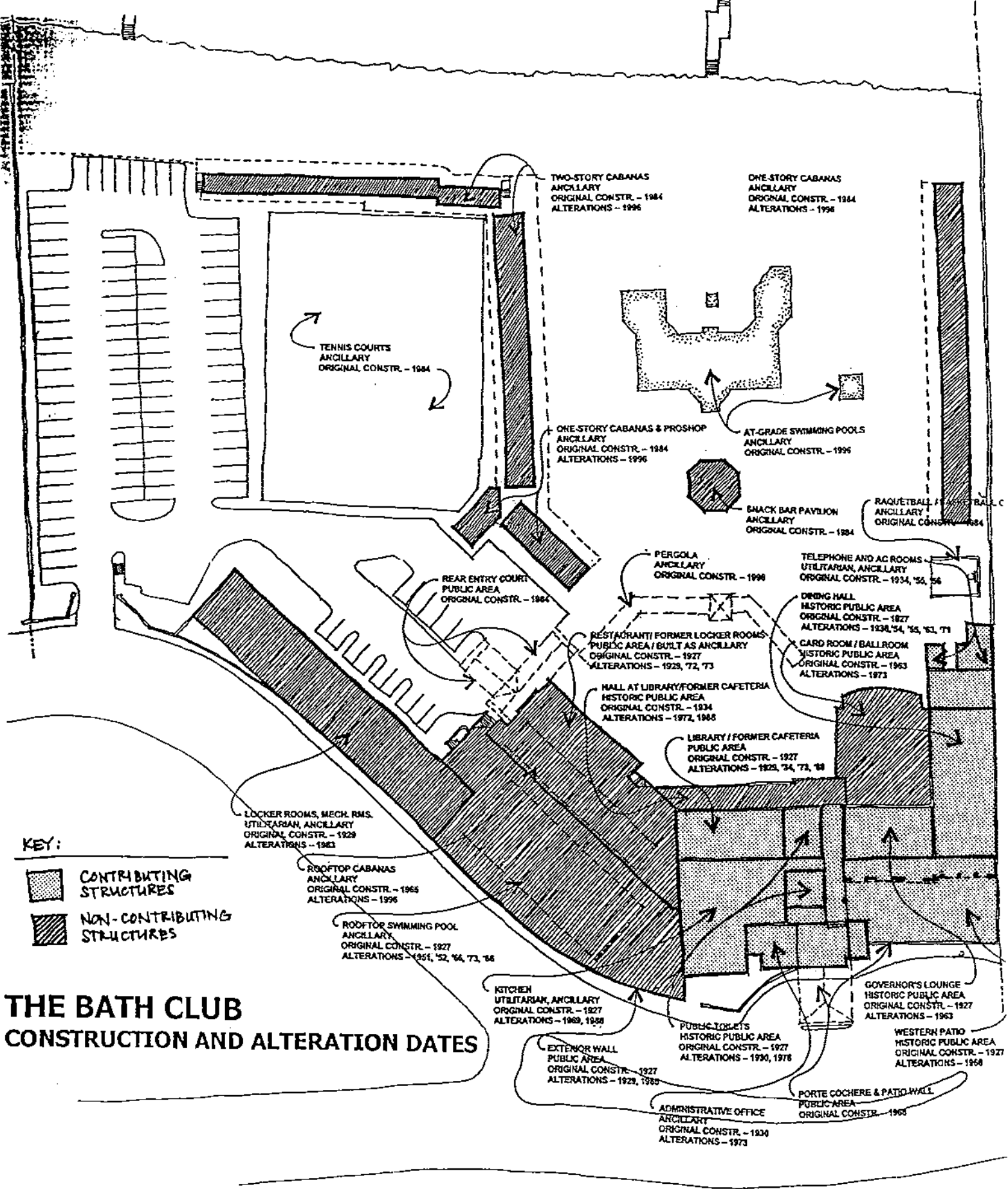
Stoneman, Frank B., Ed. In Chief. Florida, the East Coast: Its Builder, Resources, Industries, Town and City Developments. Miami, Florida: The Miami Herald, no date. Pg. 89-94.

**BATH CLUB DESIGNATION REPORT**

**EXHIBIT A**

**MAP OF CONTRIBUTING STRUCTURES AND FEATURES  
ON THE HISTORIC SITE**

(See Attachment)





## **BATH CLUB DESIGNATION REPORT**

### **APPENDIX A:**

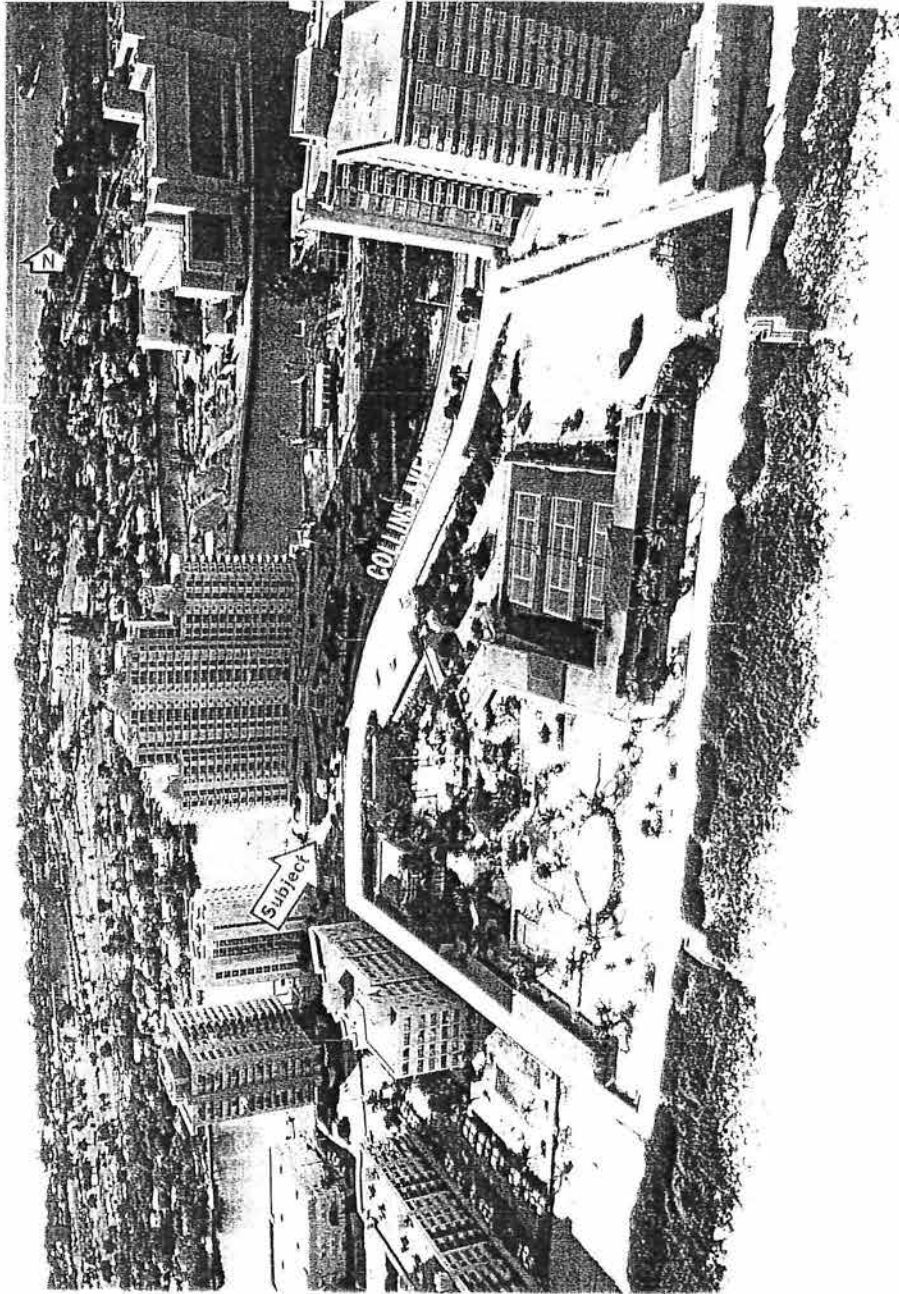
### **SUPPLEMENTARY PHOTOGRAPHS AND DRAWINGS**

THE BATH CLUB  
5937 Collins Avenue  
Miami Beach, Florida

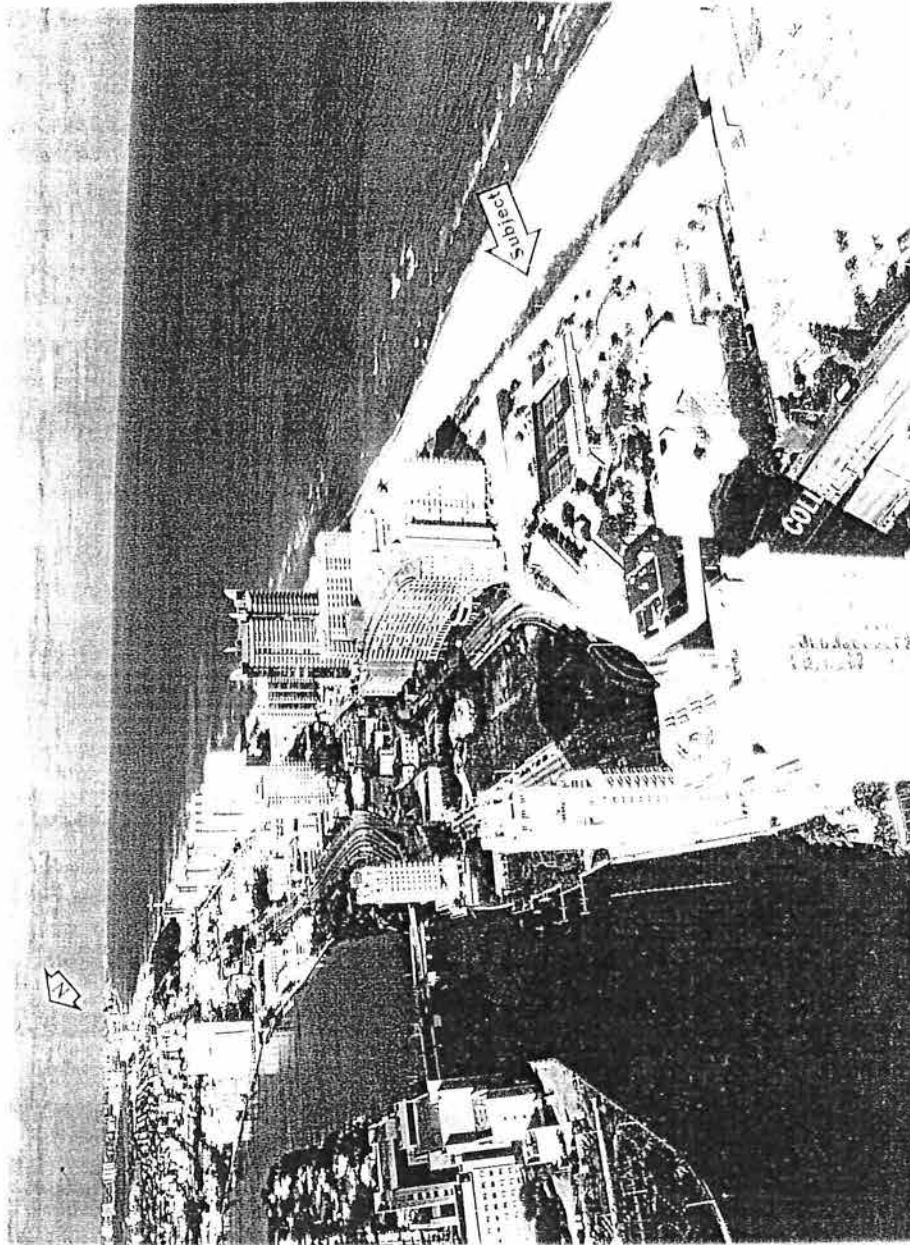
PHOTOGRAPHS  
HISTORIC DESIGNATION  
APPLICATION TO THE  
CITY OF MIAMI BEACH

JULY 1999

# I. SITE PHOTO



## II. SITE PHOTO



### III. CURRENT PHOTOS OF EXISTING STRUCTURES

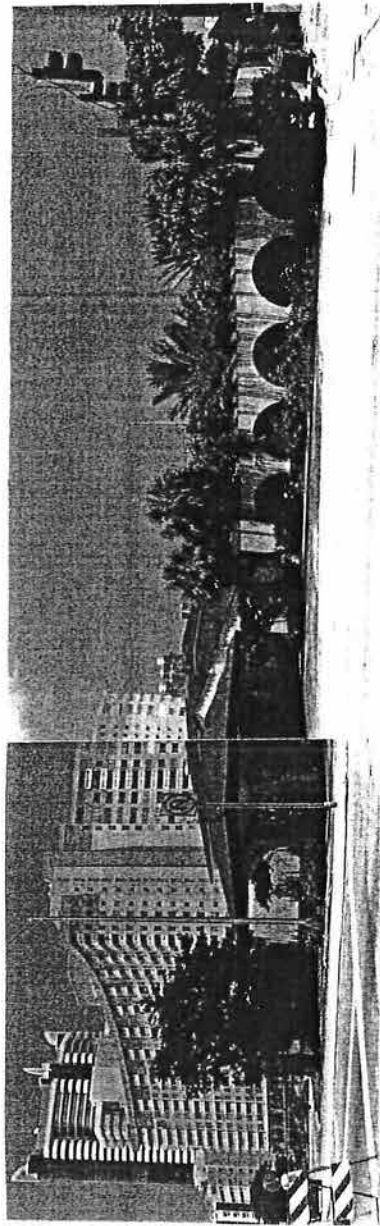
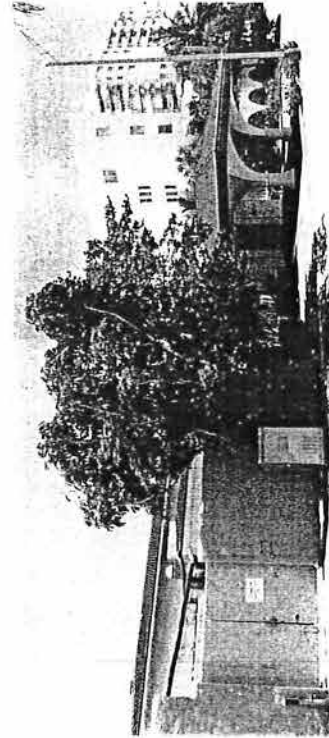
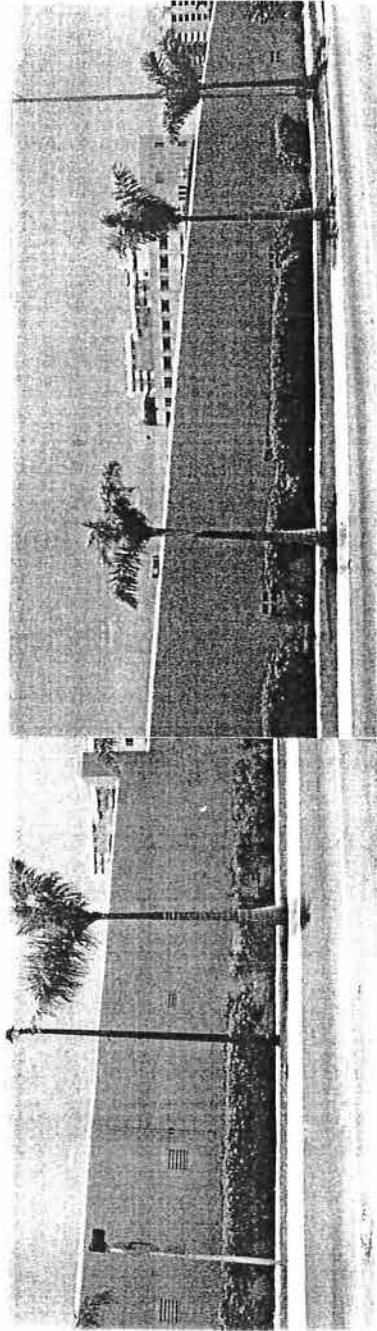
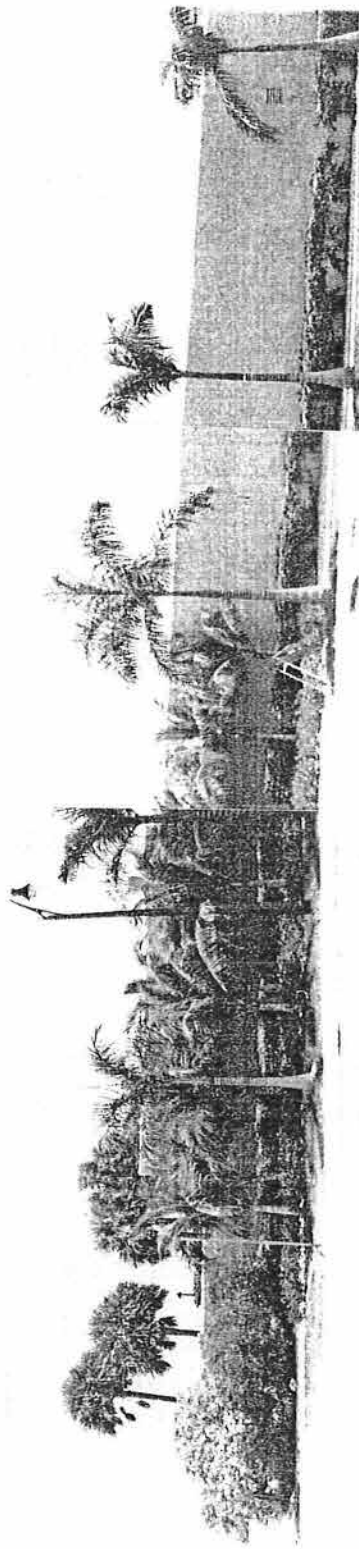


Fig. 1. Bridge structure at the intersection of the main road and the canal.

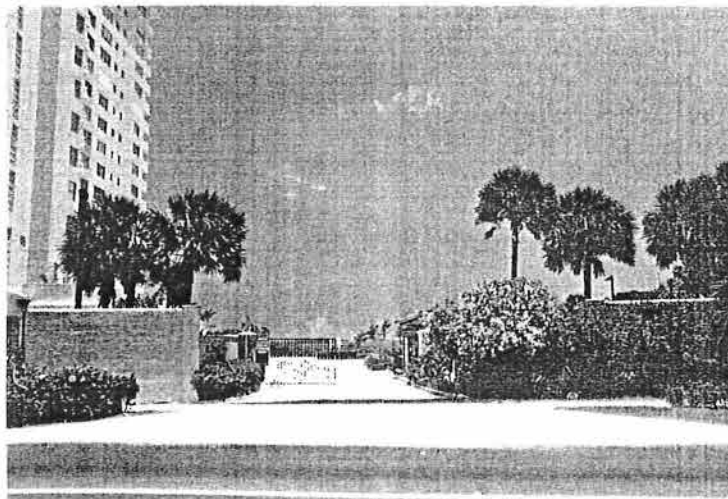




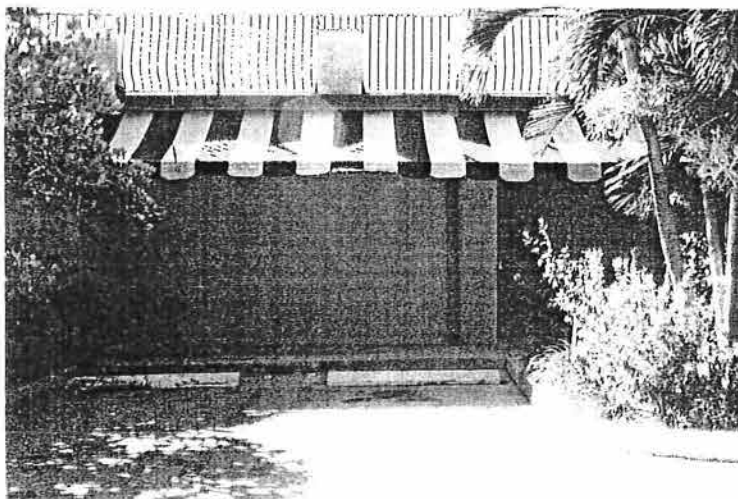
3. Front wall along Collins Avenue.



4. Front wall along Collins Avenue.



5. Vehicular entrance off Collins Avenue.



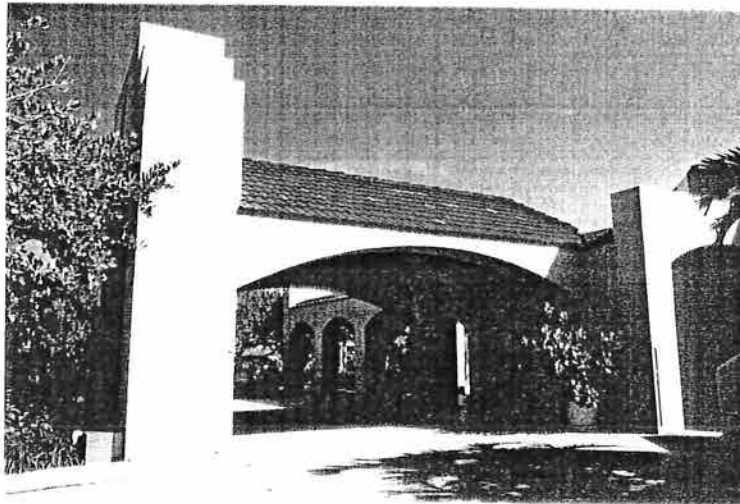
6. Men's locker room exterior elevation.



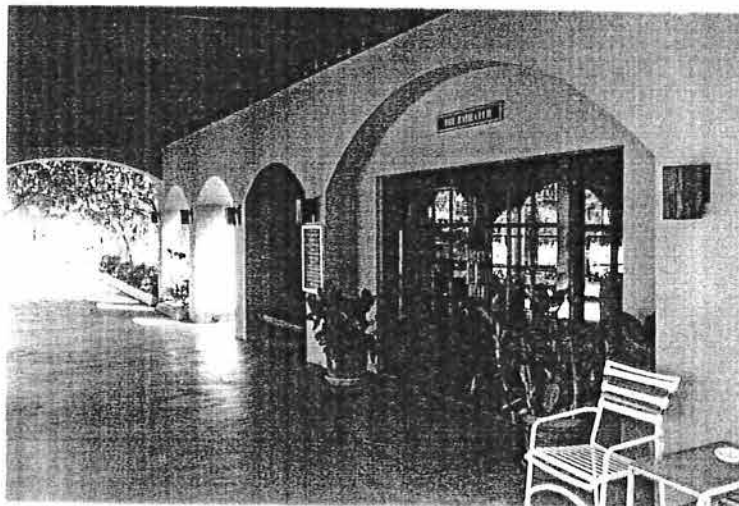
7. Women's locker room and stairs to upper pool and cabanas.



8. Upper level saltwater pool.

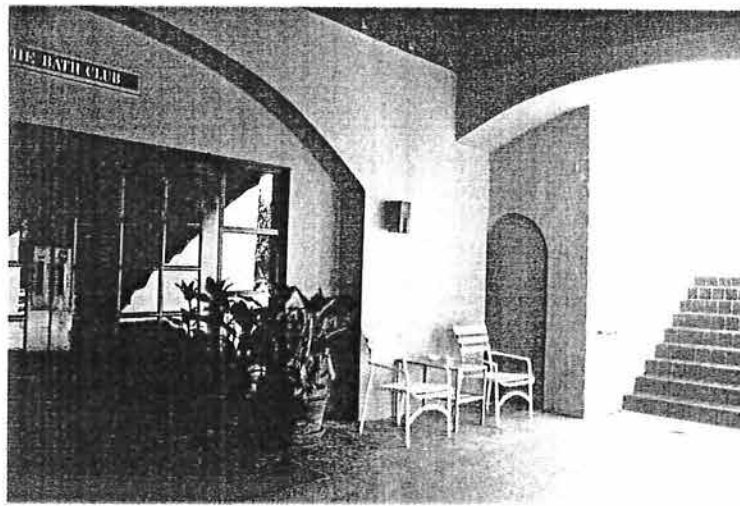


9. Rear entry court at restaurant entrance.



10. Restaurant entrance.





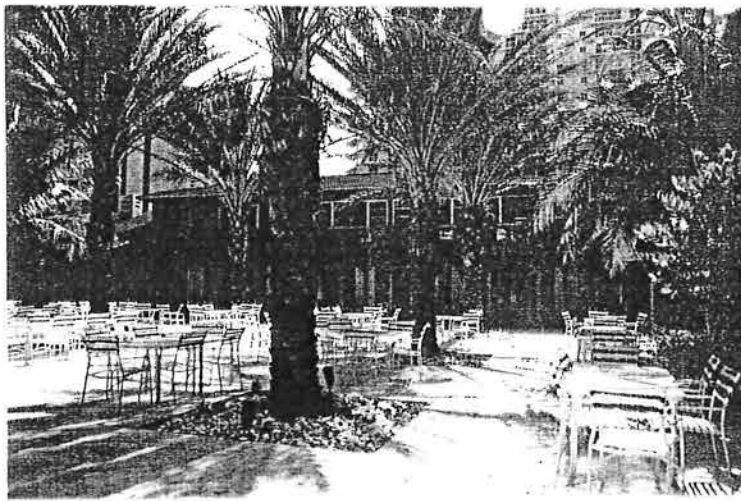
11. Restaurant entrance and stairway to upper cabanas.



12. Upper cabanas.



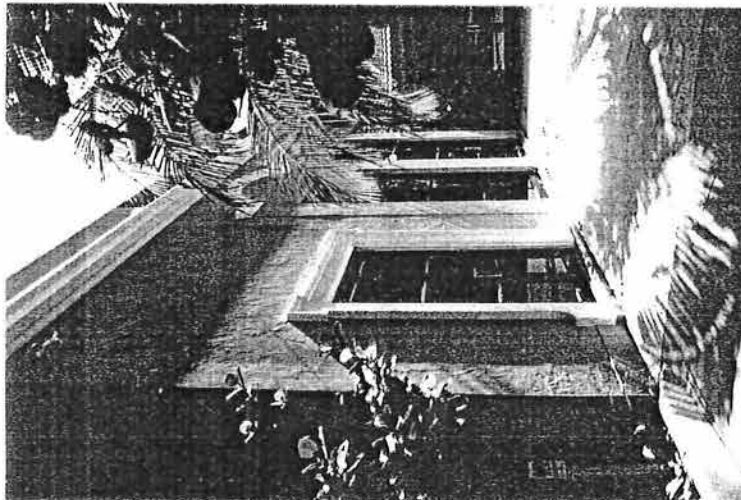
13. Card room above library.



14. East elevation of card room library building.



15. Eastern entrance to club's main hallway (loggia).



16. North elevation of new ballroom.



17. East elevation of new ballroom.



18. Handball basketball court.



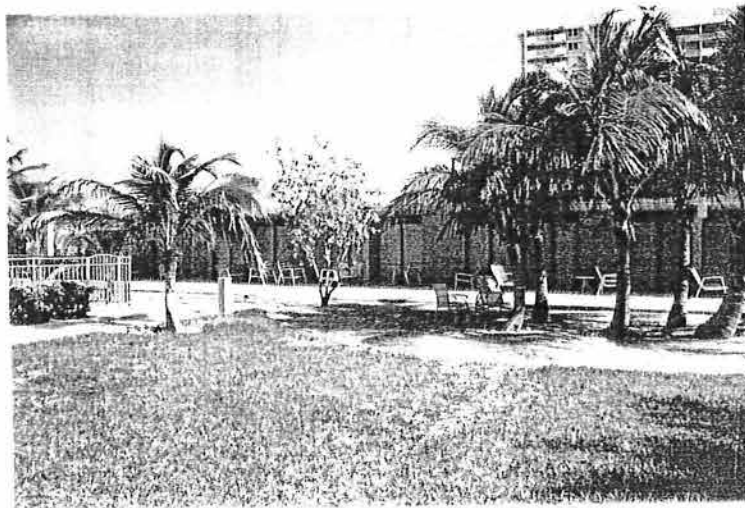
19. AC building and old telephone building east of old dining hall.



20. Old telephone building east of old dining hall.



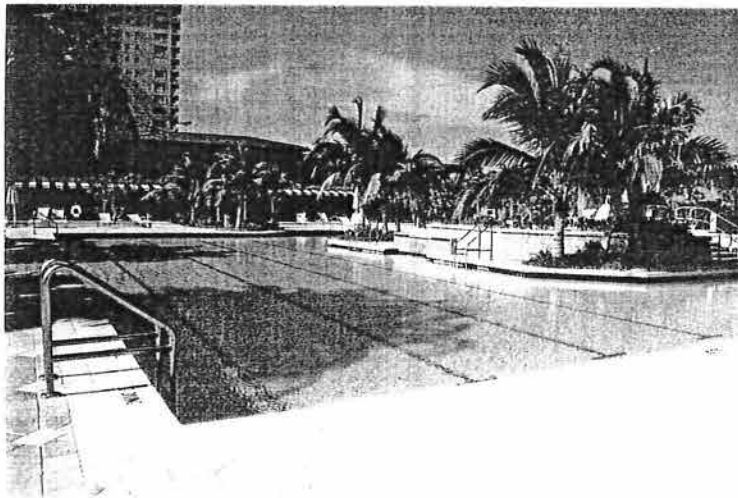
21. Snack bar pavilion near main swimming pool.



22. Cabanas south of swimming pool.



23. Cabanas south of swimming pool.



24. Main swimming pool.

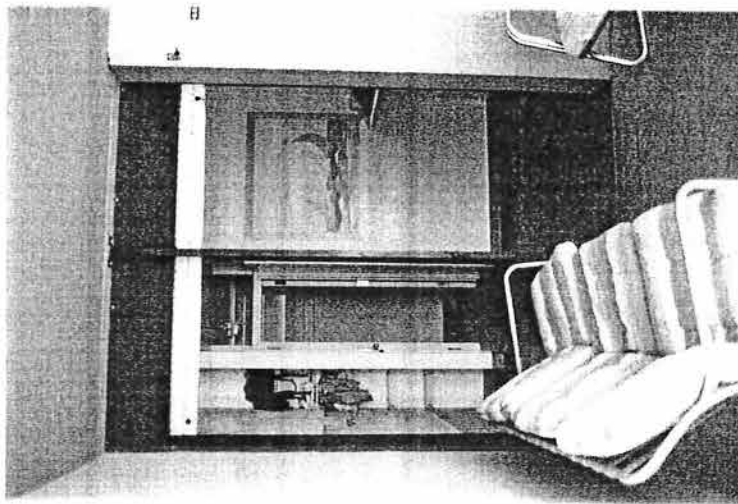


25. Cabanas north of swimming pool.

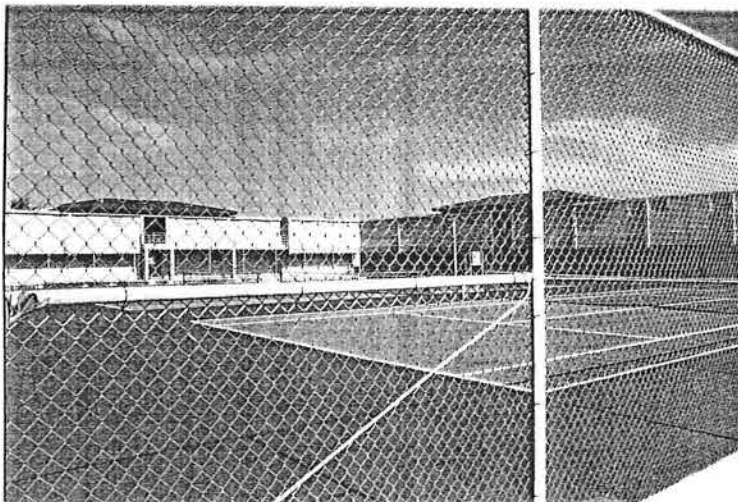




26. Cabanas east of parking lot.



27. Typical cabana interior.



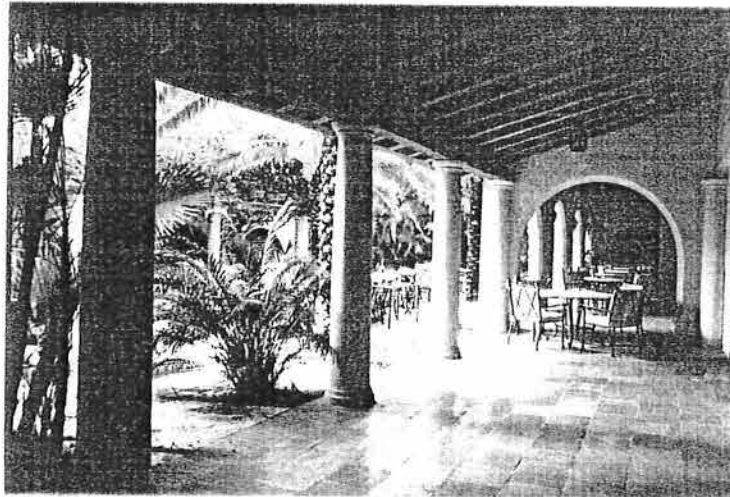
28. Tennis courts and rear façade of cabana buildings.

#### IV. HISTORIC AND CURRENT PHOTOS OF BATH CLUB BUILDINGS



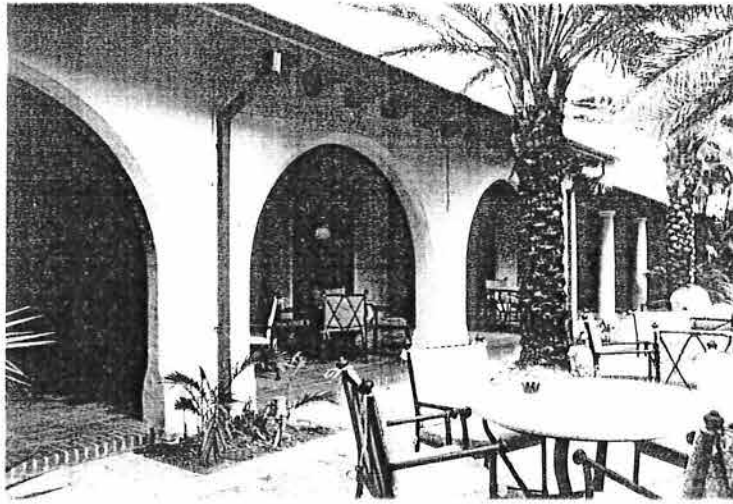
**1. HISTORIC PHOTO OF WESTERN PATIO:**

Shows arched gallery outside the Governor's Lounge, pergola structure outside of former ballroom (right side), and square opening (with central column) leading to entry hall.



**2. CURRENT PHOTO OF RENOVATED WESTERN PATIO:**

Shows new brick paving and plantings, new pergola (rear left of photo), and roofing of previously open pergola.

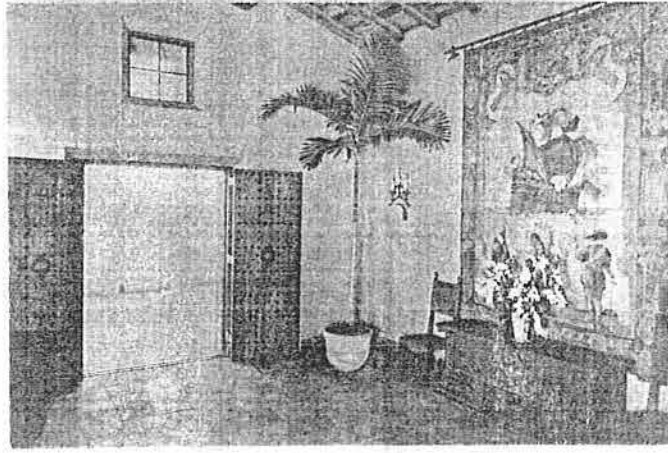


3. CURRENT PHOTO OF RENOVATED WESTERN PATIO:  
Shows new brick paving and plantings, roofing over former pergola, and new rafter ends at caves.



4. CURRENT PHOTO OF ENTRY HALL STEPS FROM CLUB FOYER:  
Shows square opening (with central column) leading out to renovated western patio.

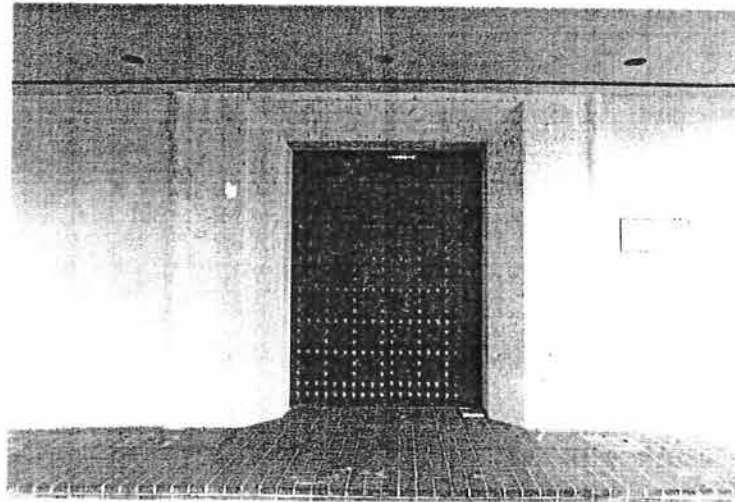




5. HISTORIC PHOTO OF MAIN ENTRY DOOR AND CLUB FOYER



6. CURRENT PHOTO OF ENTRY DOOR AND CLUB FOYER:  
Shows closed window opening above doorway (due to addition of porte cochere outside) and  
new door opening into administrative office addition.



7. CURRENT PHOTO OF ENTRY DOOR:  
Shows original door with porte cochere ceiling above.



**8. HISTORIC PHOTO OF DOOR AT EASTERN END OF ENTRY HALL:**

Shows original stairway where library gallery is today and wooden cabanas. Later ballroom addition seen today extends out along the line of the keystone border seen in the center.



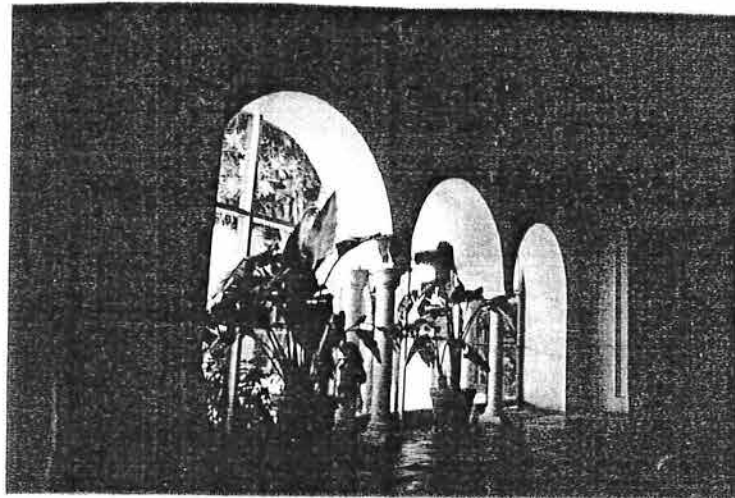
**9. CURRENT PHOTO OF EASTERN ENTRY HALL, DOOR:**

Door currently opens into southern end addition to a gallery running along the eastern side of the current library. Immediately to the left of this door is the doorway leading into the later ballroom addition.



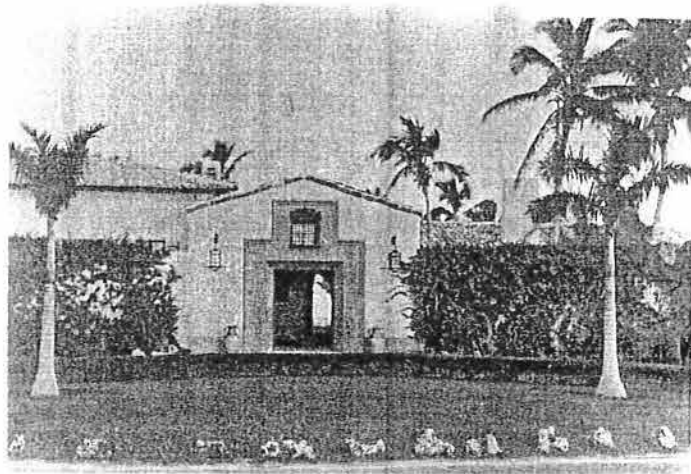
10. CURRENT PHOTO OF BALLROOM ADDITION AND ADDED GALLERY PORTION IN FRONT OF ORIGINAL EASTERN DOOR:

Shows added southern end of library gallery, recently enclosed with tinted storefront (in front of gallery arches at left side of photo) and shows the outer wall of the ballroom addition (right side).

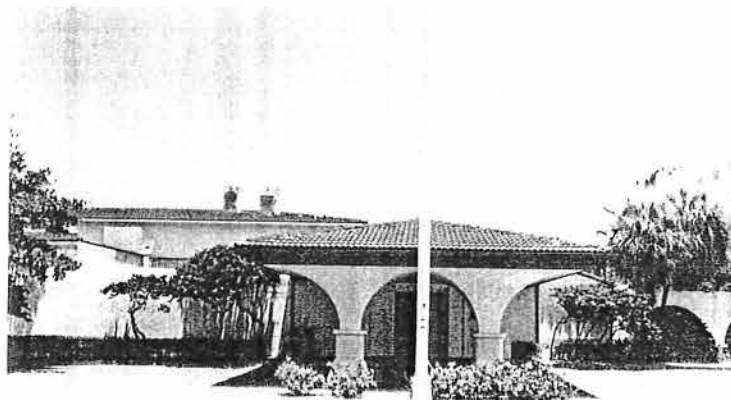


11. CURRENT PHOTO OF ADDED LIBRARY GALLERY:

Shows added arches along the exterior wall of the added southern end of library gallery with entry door into the ballroom addition at the far right.



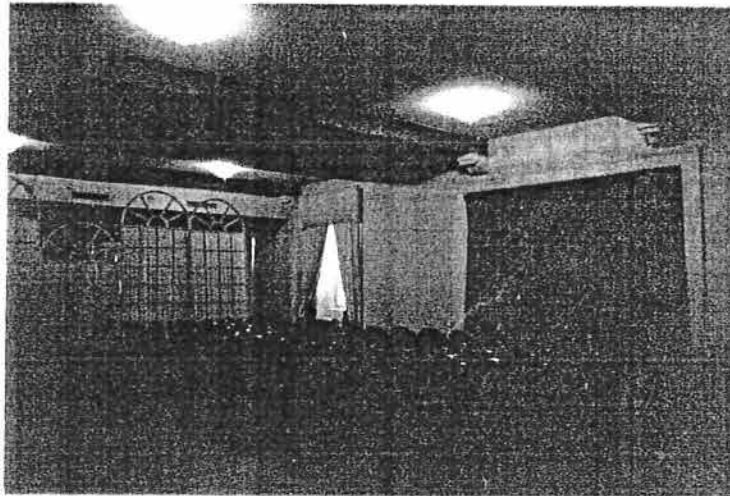
**12. HISTORIC PHOTO OF CLUB ENTRANCE:**  
Shows original driveway, window above doorway, and wall sconces.



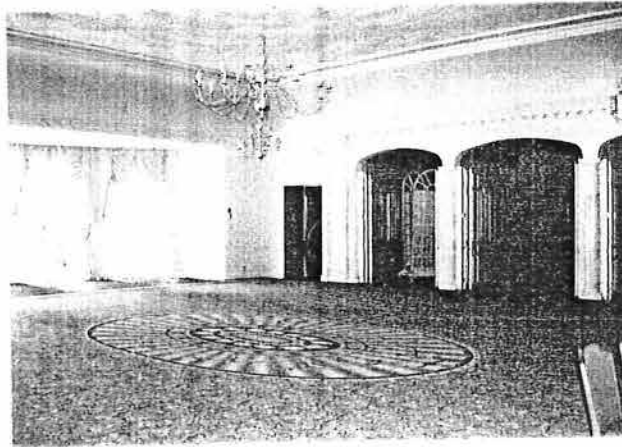
**13. CURRENT PHOTO OF CLUB ENTRANCE:**  
Shows porte cochere addition, new arched wall (with brick infill) to the right side, and larger asphalt driveway.



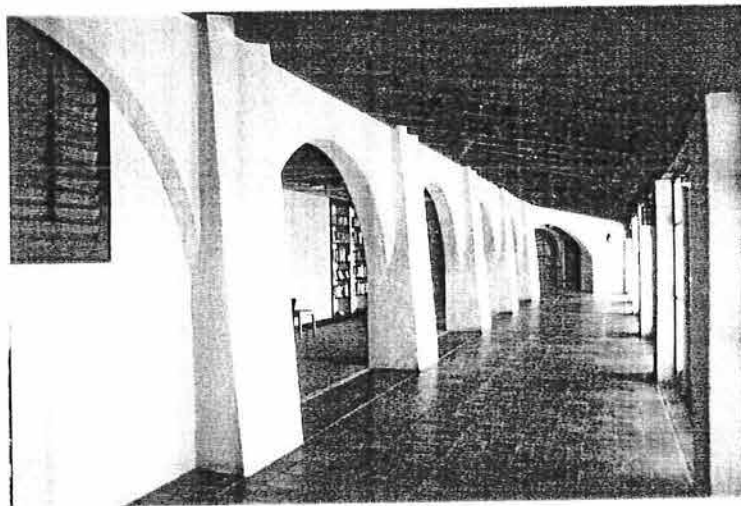
14. CURRENT PHOTO OF GOVERNOR'S LOUNGE:  
 Rooms looks onto western patio to the left and opens into ballroom addition to the right.  
 Doorway in rear opens into entry hall.



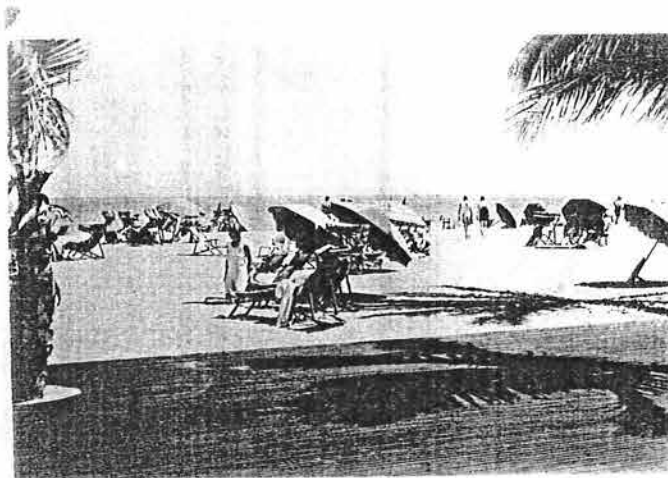
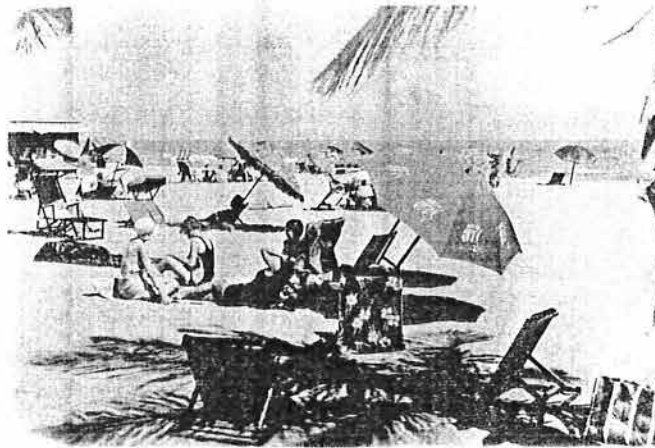
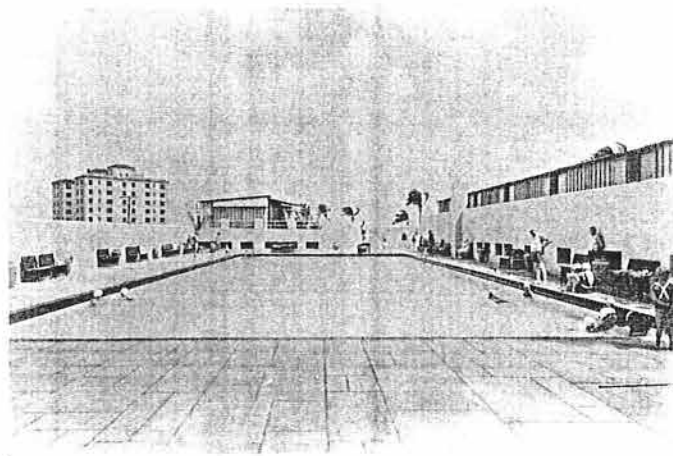
15. CURRENT PHOTO OF PERFORMANCE/DANCE HALL:  
 Hand-hewn rafters and older windows indicate that this was a ballroom original to the  
 structure or added early in the Club's history.



16. CURRENT PHOTO OF BALLROOM INTERIOR:  
Show interior of ballroom addition with the performance/dance hall to the rear.

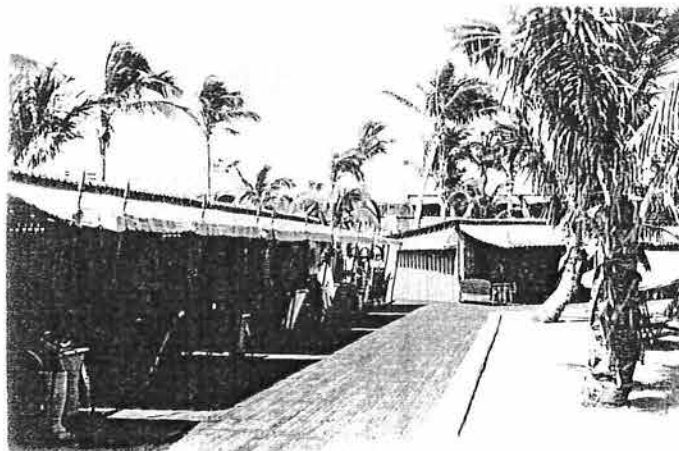
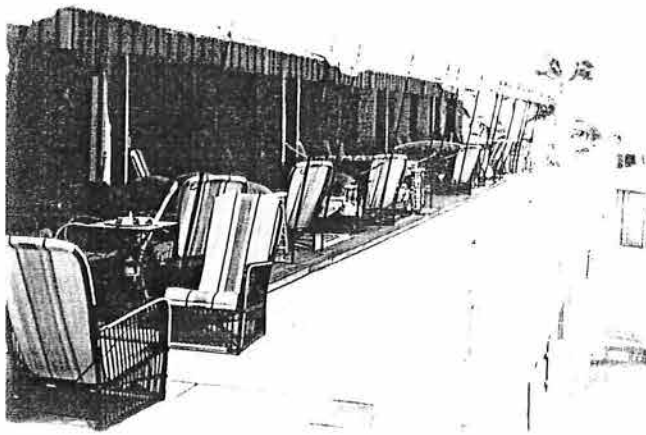


17. CURRENT PHOTO OF CORRIDOR ALONG  
LIBRARY

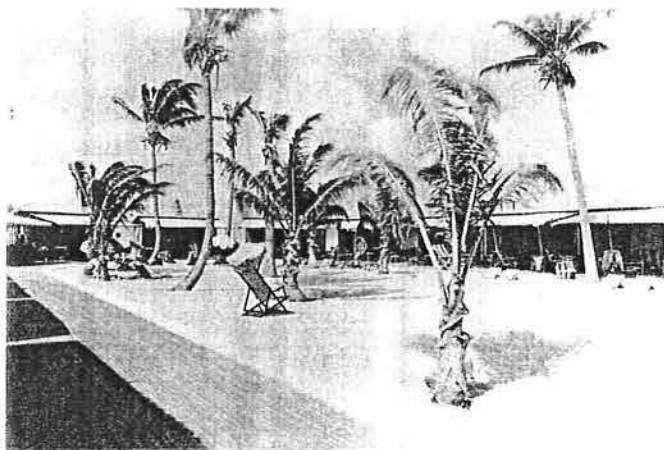
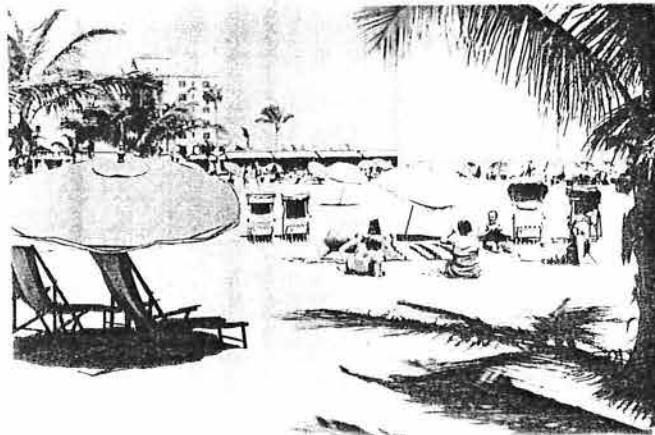
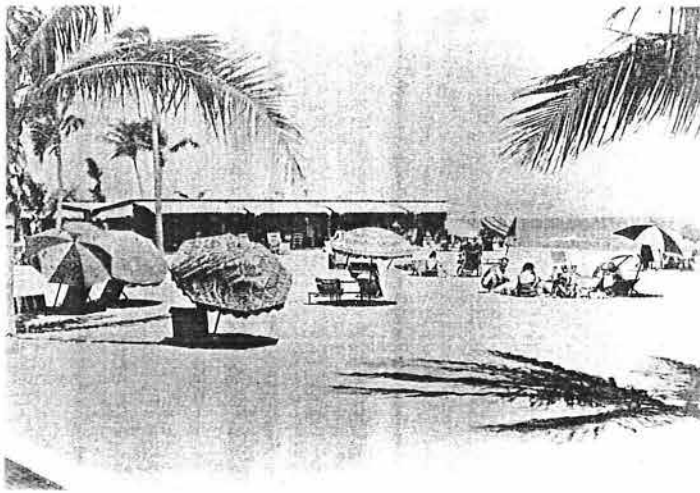


18, 19, 20. HISTORIC PHOTOS OF SWIMMING  
POOL, BEACH, AND BOARDWALK.





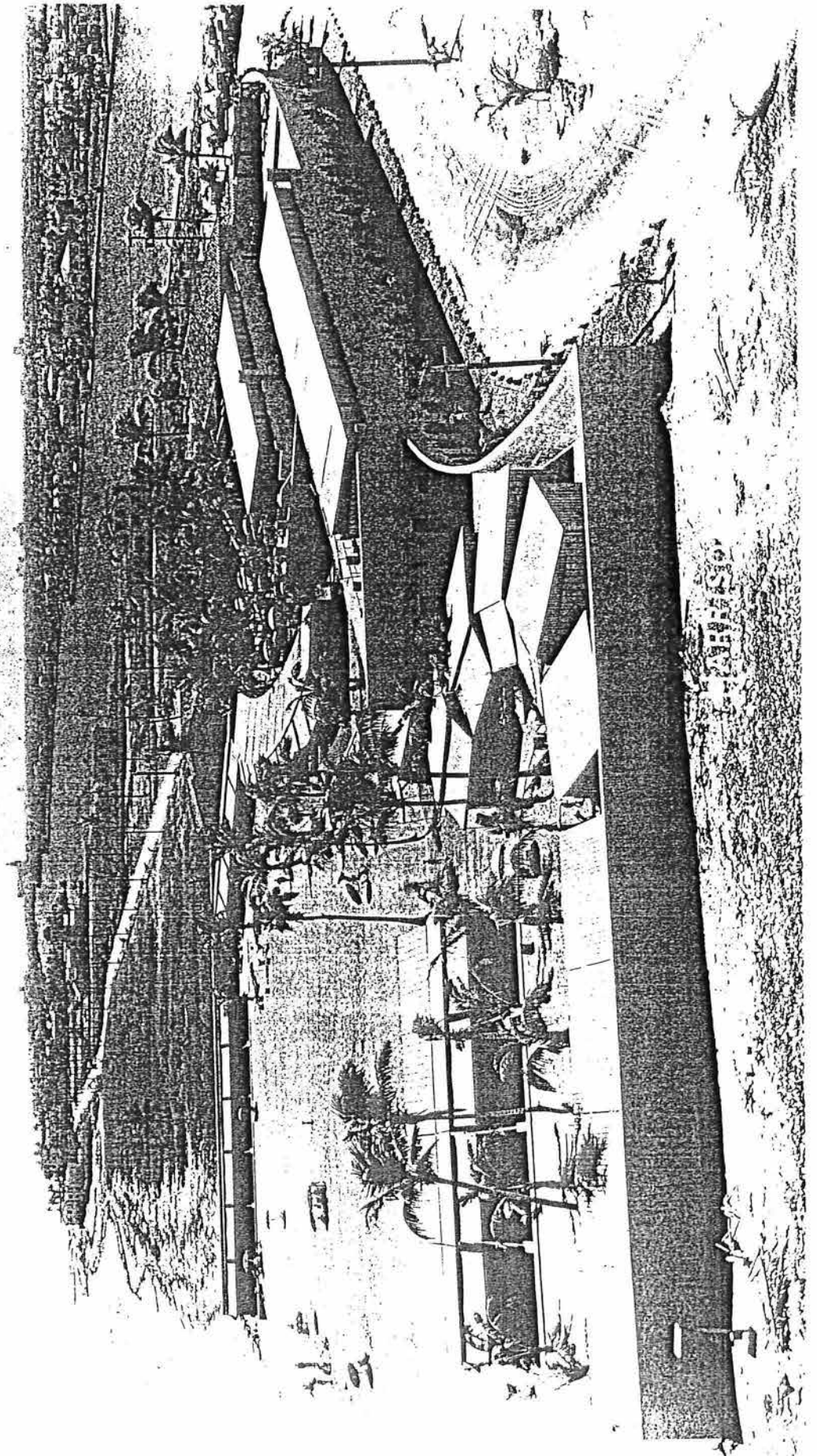
21, 22, 23. HISTORIC PHOTOS OF WOODEN  
CABANAS AND BOARDWALK.



24, 25, 26. HISTORIC PHOTOS OF WOODEN CABANAS.

OTHER PHOTO AND DRAWING ATTACHMENTS  
TO THE BATH CLUB HISTORIC DESIGNATION APPLICATION

JULY 1999



Bath Club - October 1950  
After hurricane

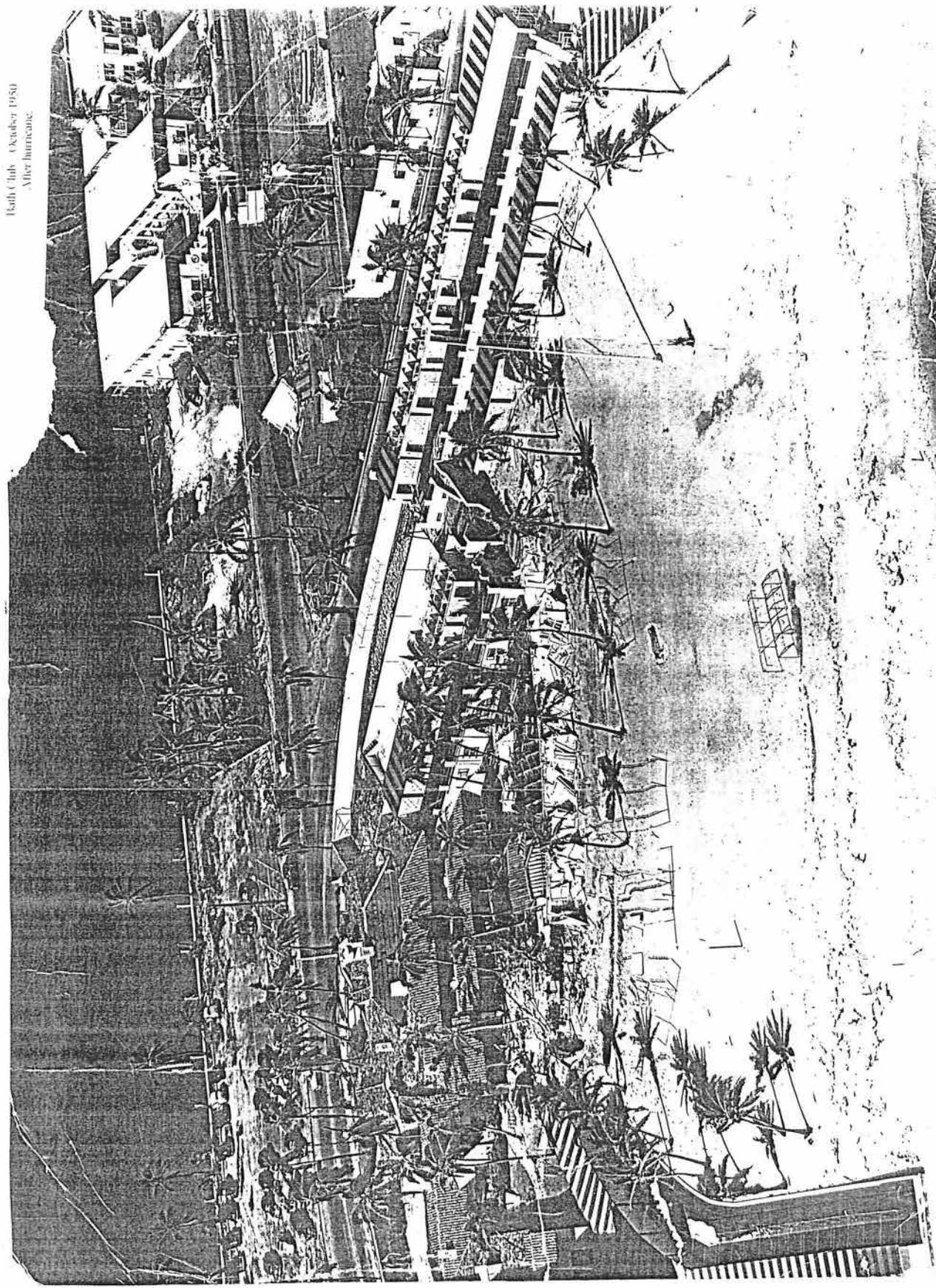
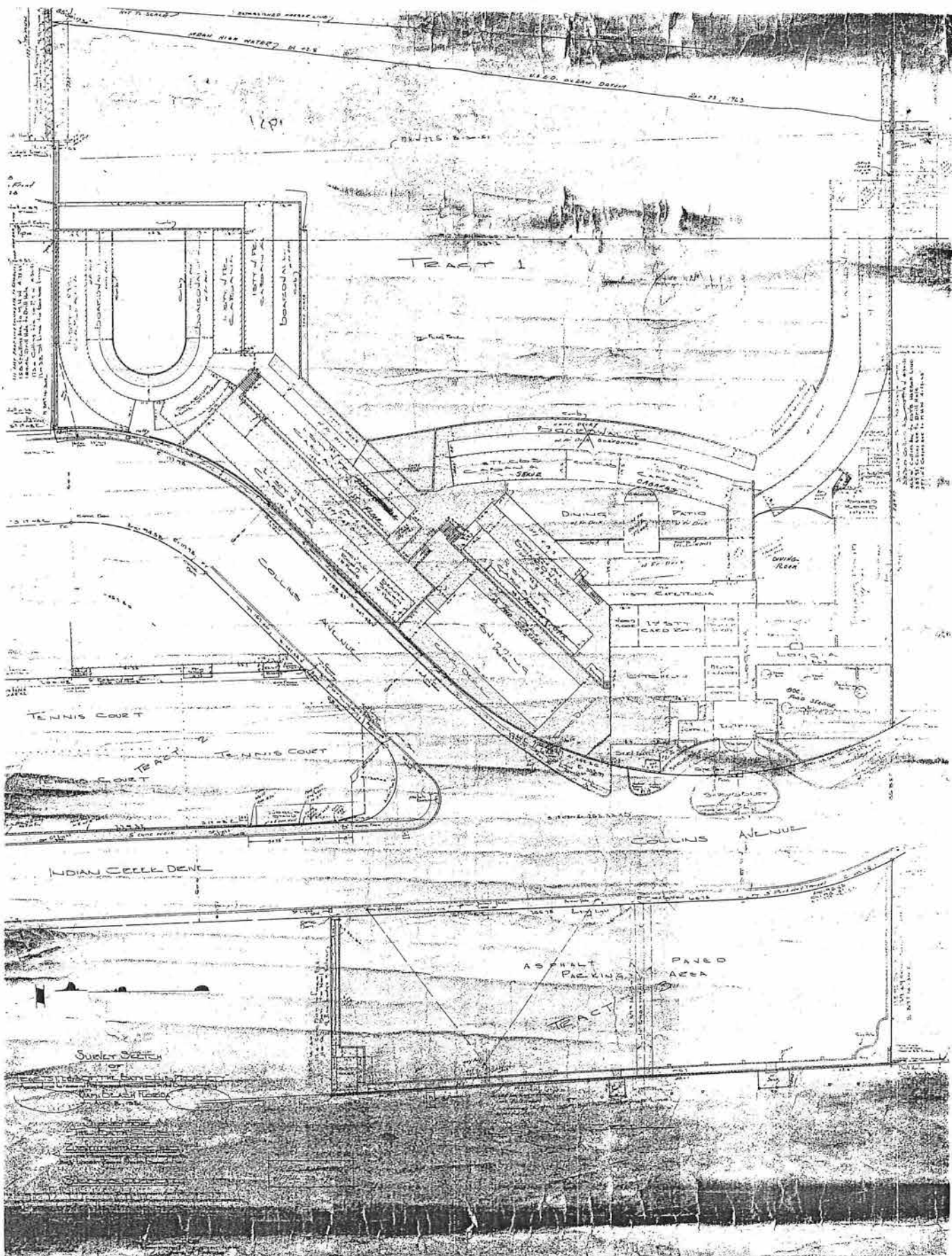


PHOTO BY  
MEKEP

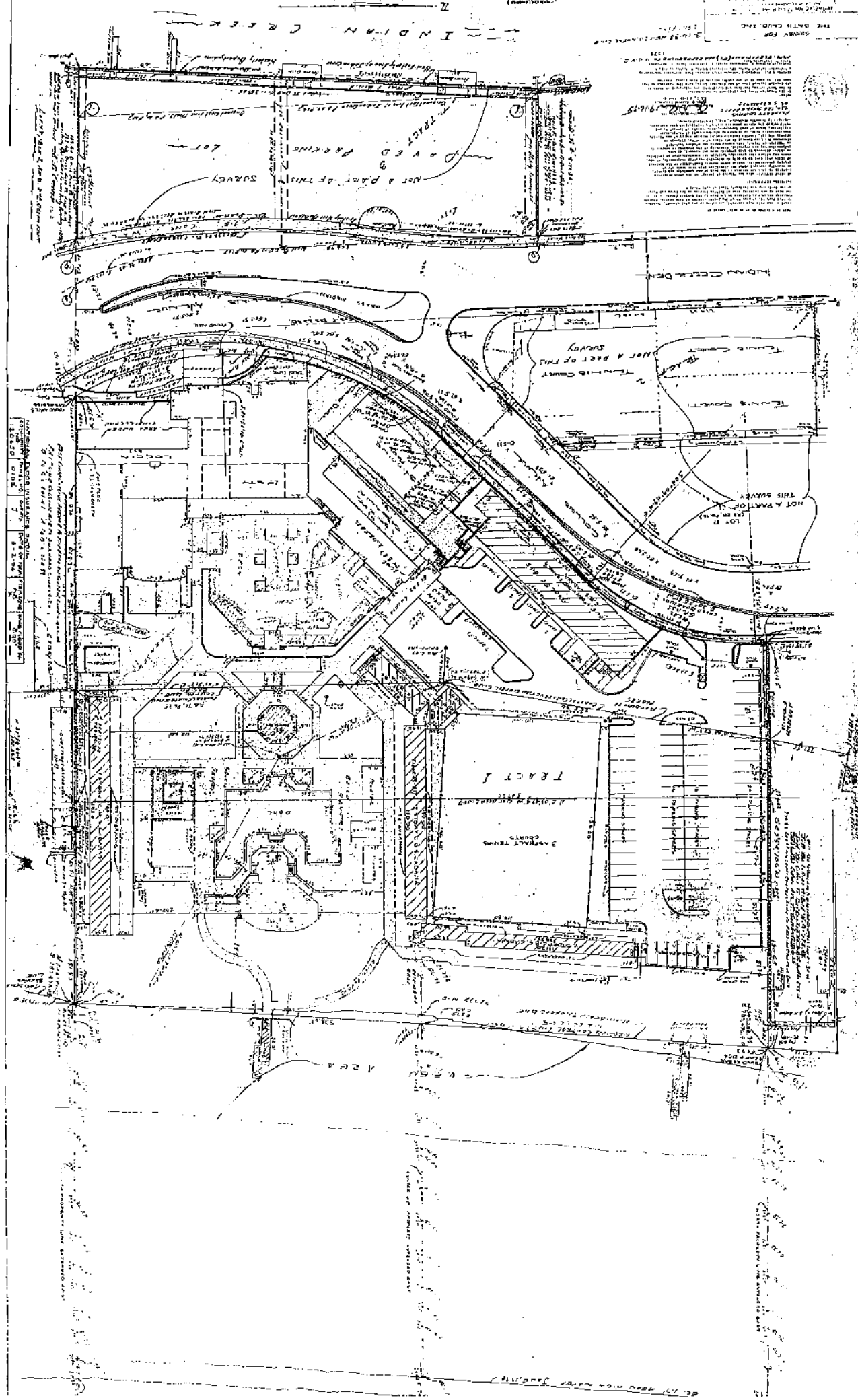












SUPPLEMENTARY PHOTO AND DRAWING ATTACHMENTS  
TO THE BATH CLUB HISTORIC DESIGNATION APPLICATION

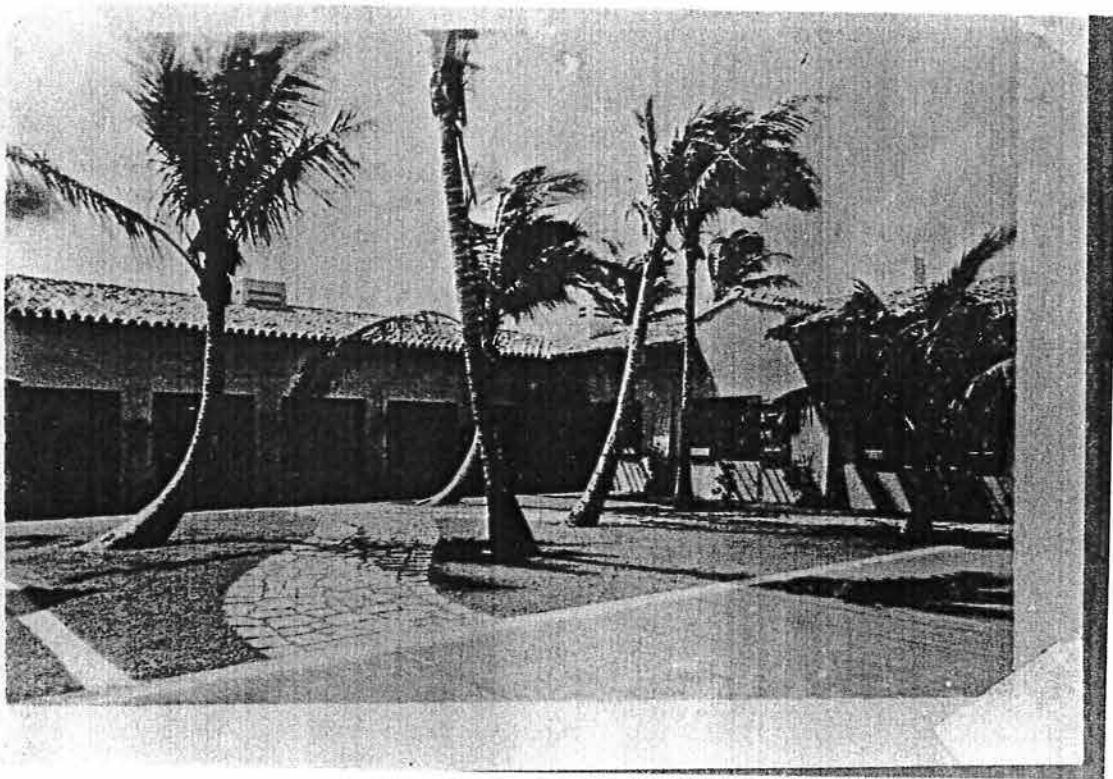


Photo 1:

North elevation of original dining hall and eastern façade of Governor's lounge (before the ballroom addition); circa early 1930's. From Bath Club photo collection.

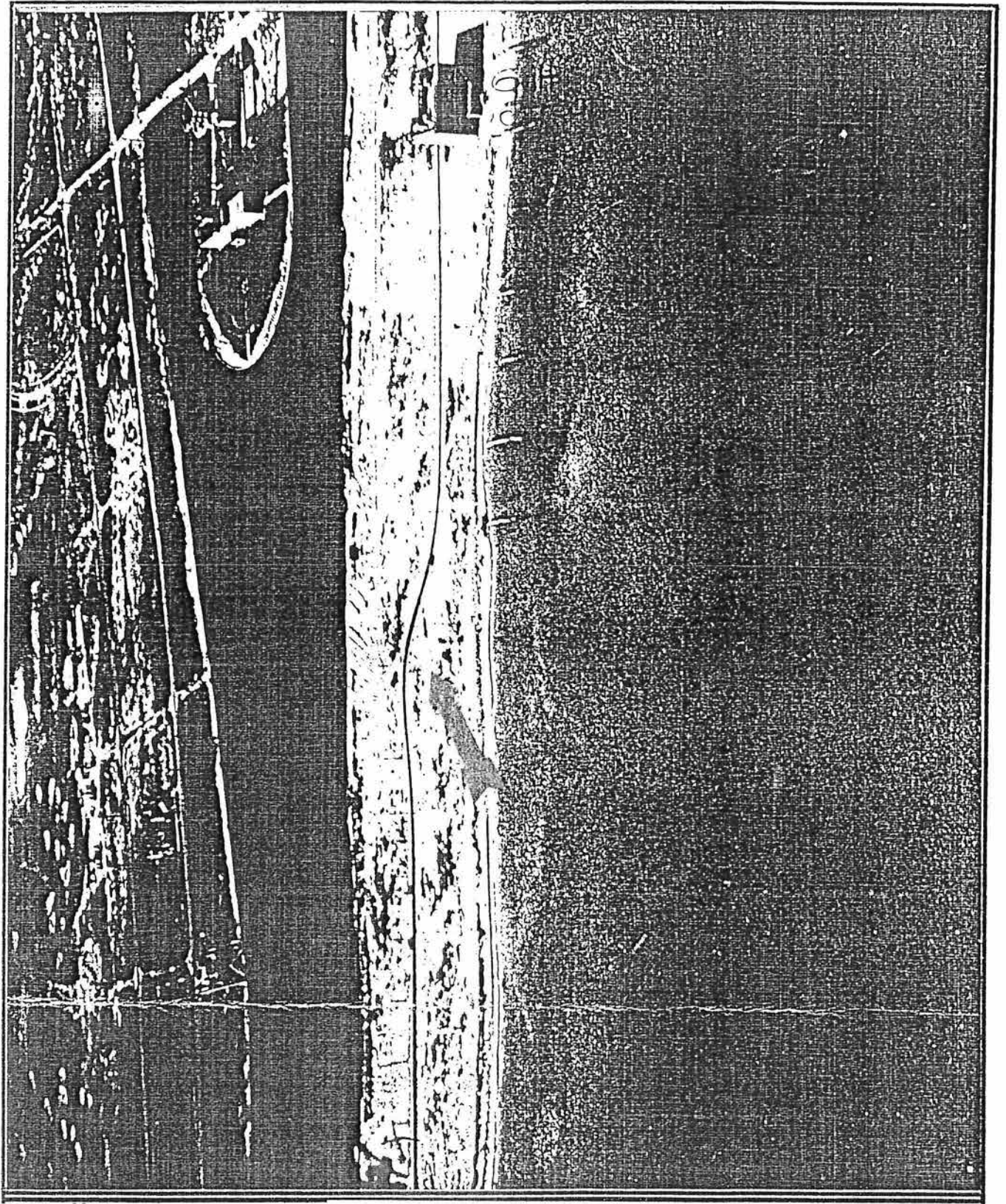


Photo 2: Aerial photo of Club taken from east; February 12, 1927. City of Miami Beach Public Works, 1927 Aerial Book, Photo 90A. Also in: Historical Museum of South Florida: Miami Beach Aerials, #77-153-90A.



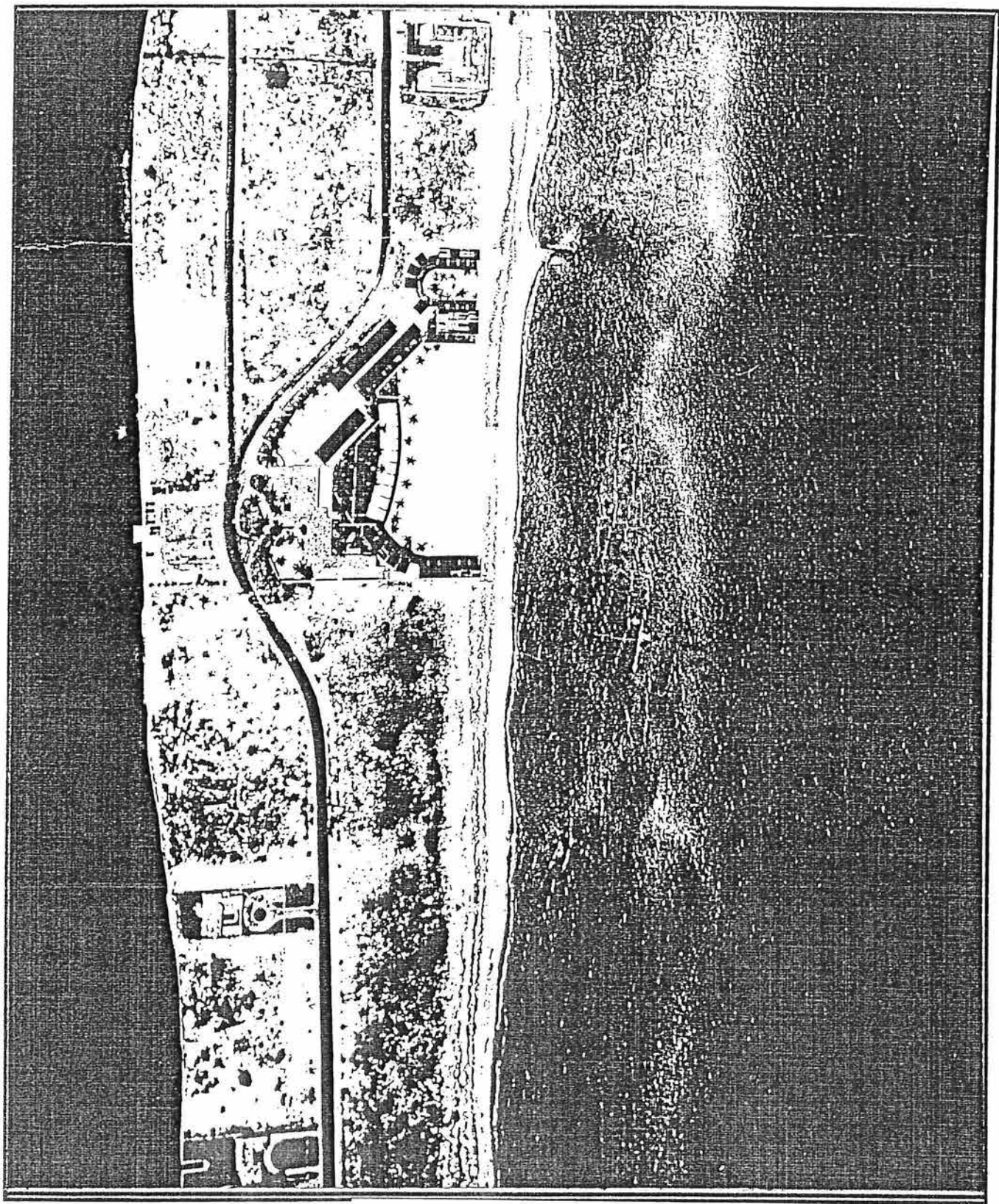
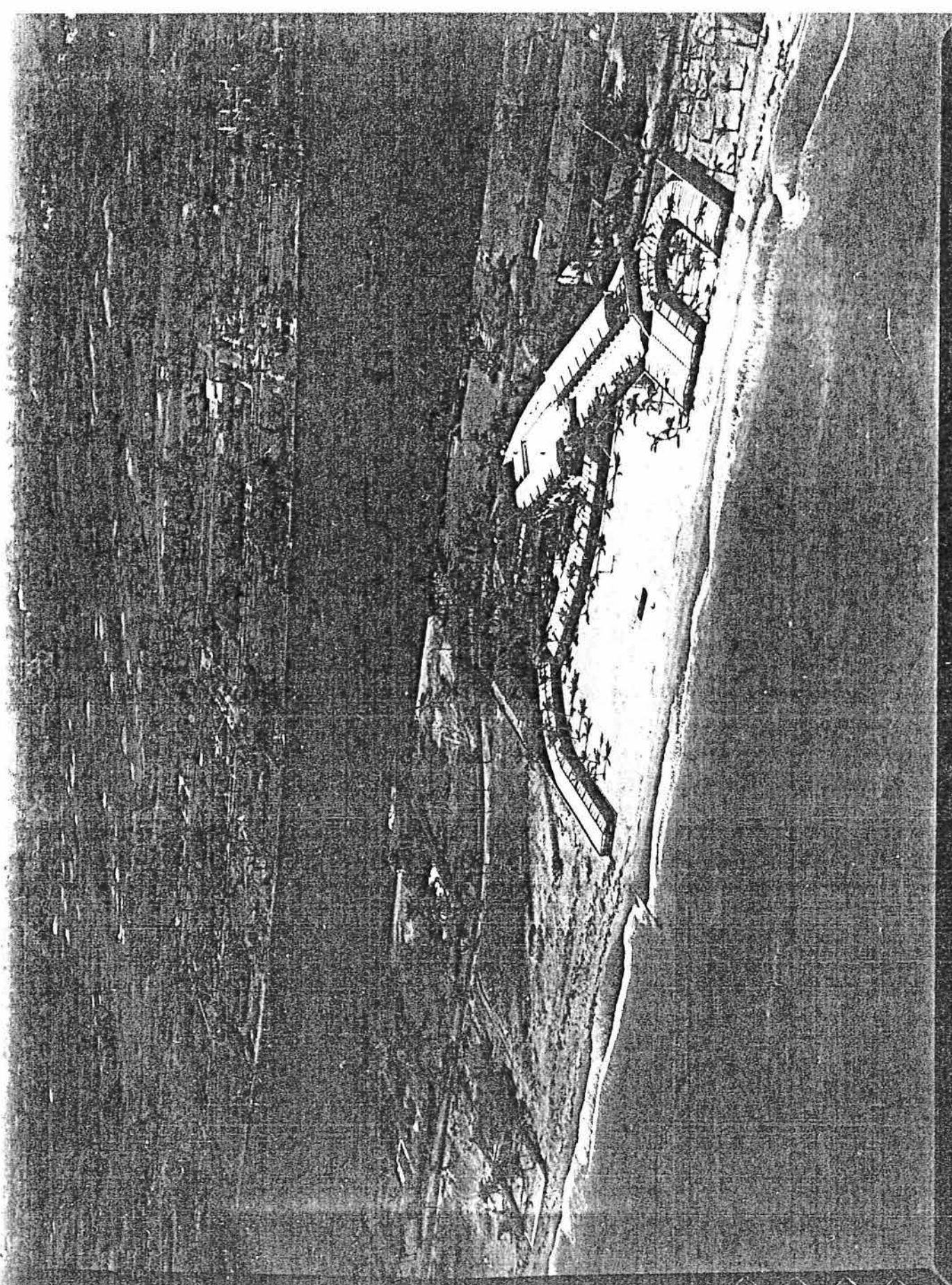


Photo 3:

Aerial photo of Club taken from above; May 22, 1929. City of Miami Beach Public Works, 1929 Aerial Book, Photo B19. Also in Historical Museum of South Florida: Miami Beach Aerials, #77-153-B19.



AT 1576

Photo 4:

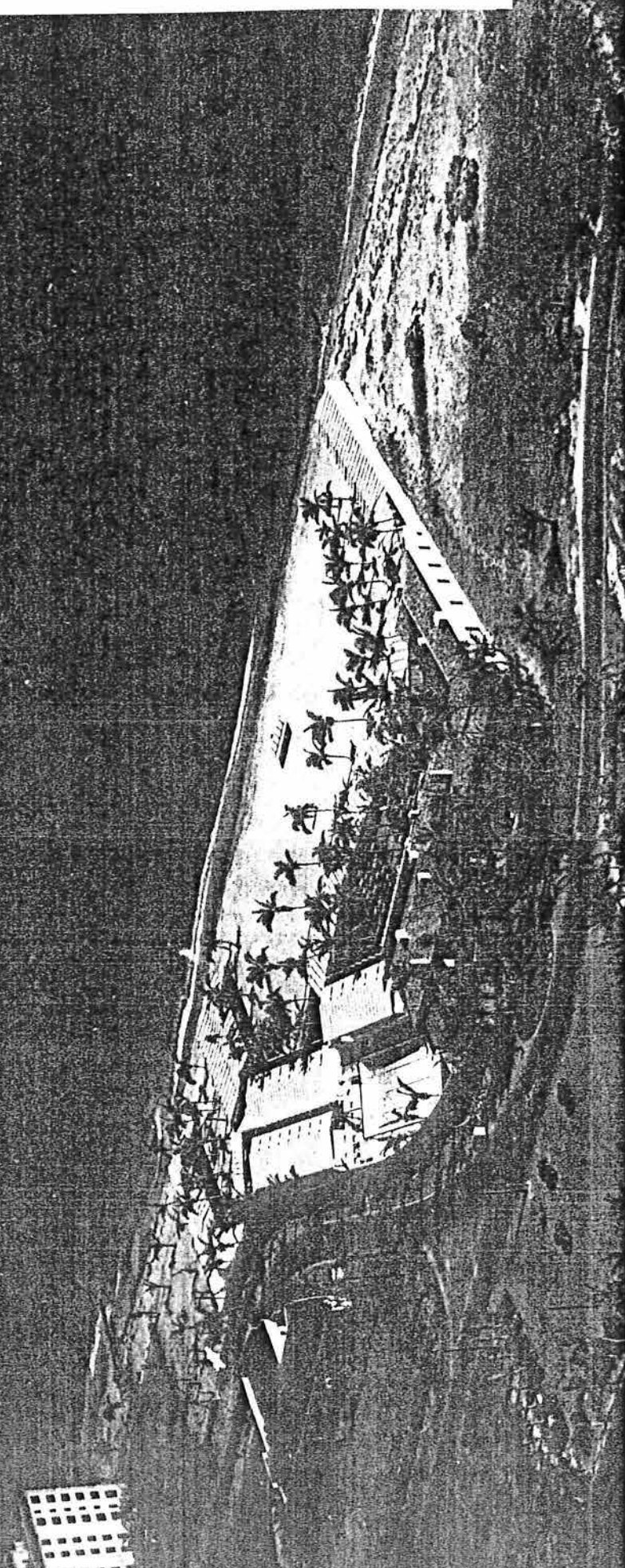
Aerial photo of Club taken from east; December 16, 1935. Historical Museum of South Florida: Miami Beach Aerials, AT 1577. 166. Hoyt Photography.



Photo 5:

Aerial photo of Club taken from west; December 16, 1935. Historical Museum of South Florida: Miami Beach Aerials, AT 1578 166. Hoit Photography.

AT 1578



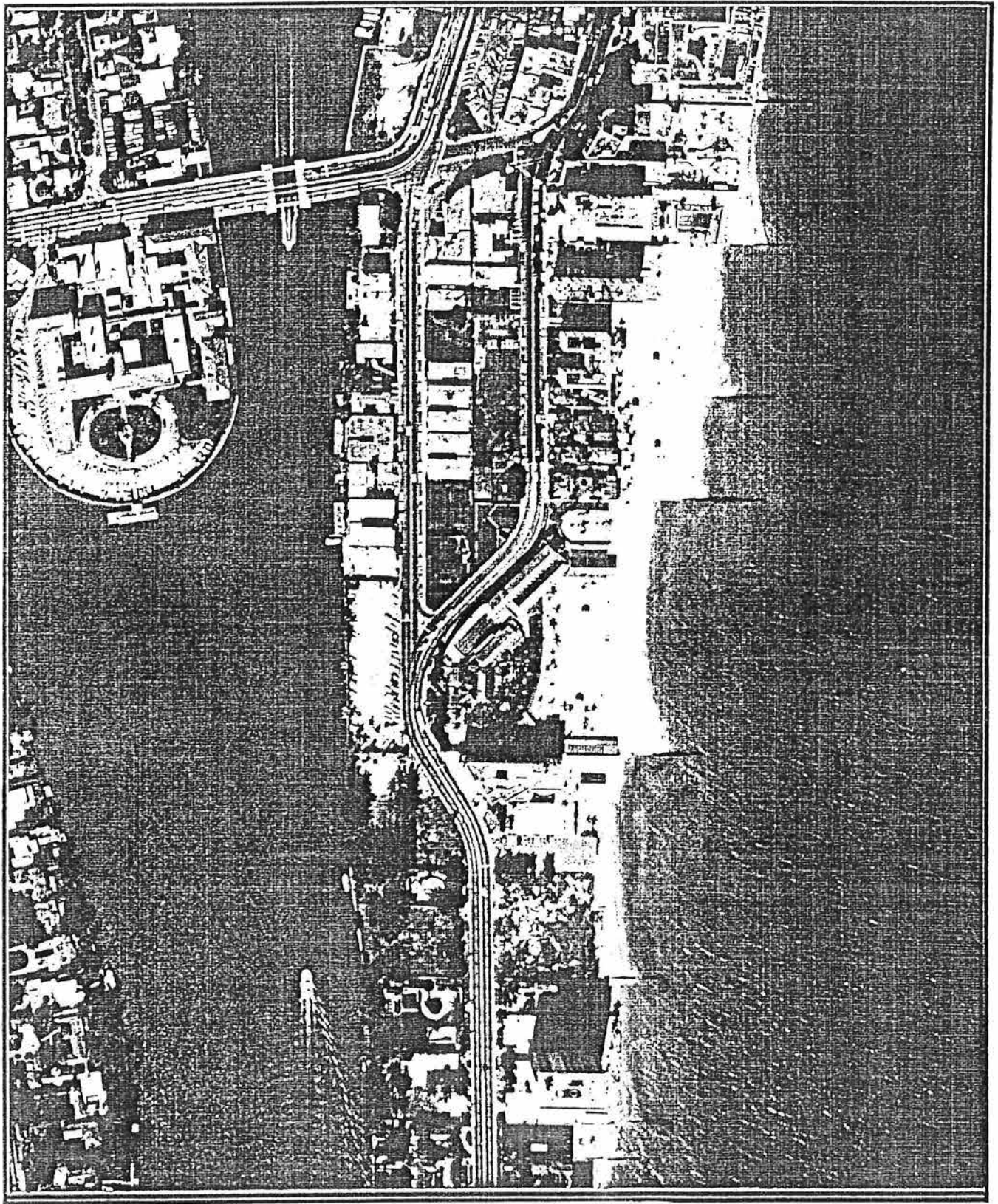


Photo 6:

Aerial photo of Club taken from directly above; 1963. Dade County Public Works. Taken from Phase I Environmental Site Assessment Report by Allied Environmental; report prepared June 1998.



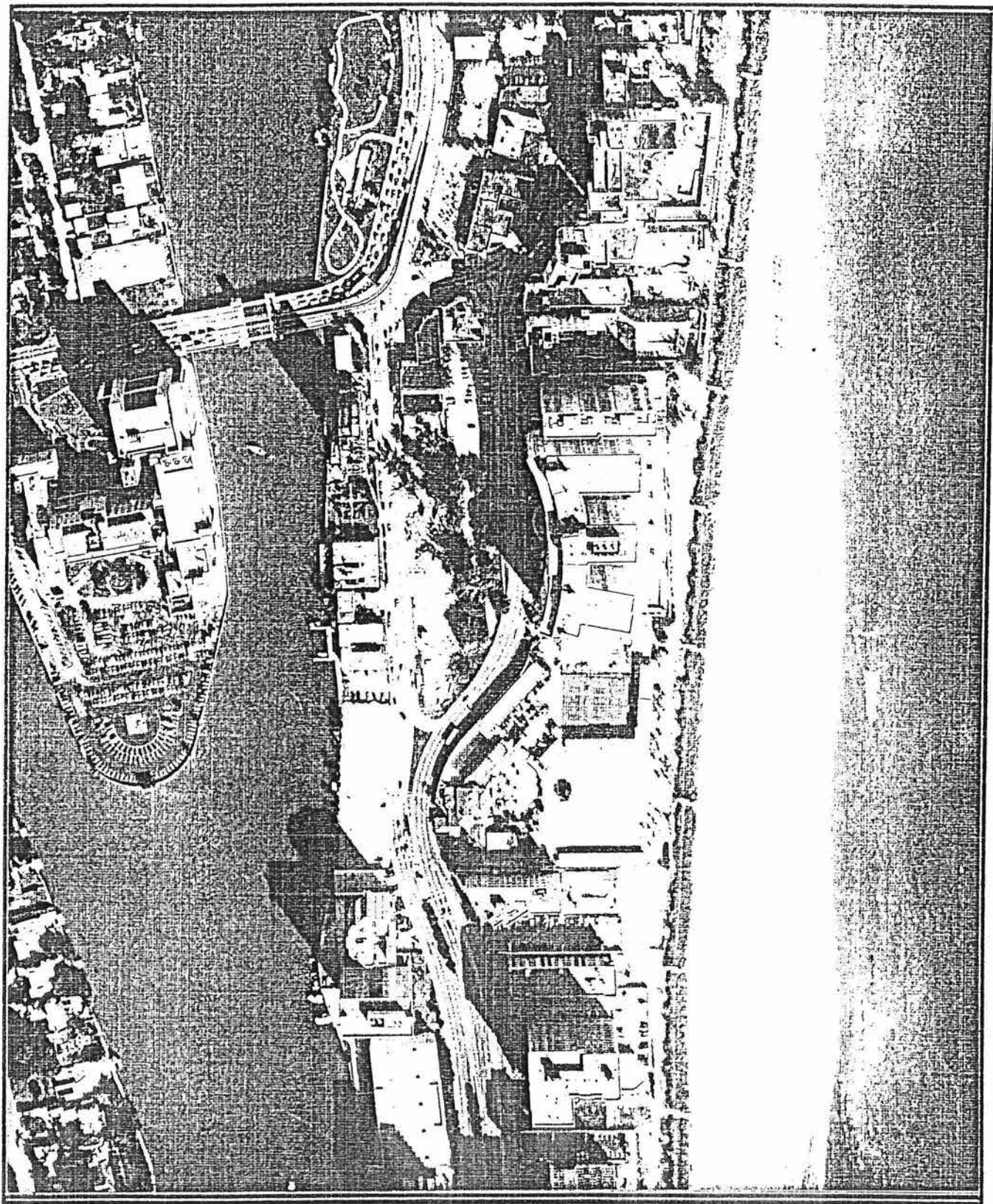


Photo 7:

Aerial photo of Club taken from directly above; 1990. Dade County Public Works. Taken from Phase I Environmental Site Assessment Report by Allied Environmental; report prepared June 1998.

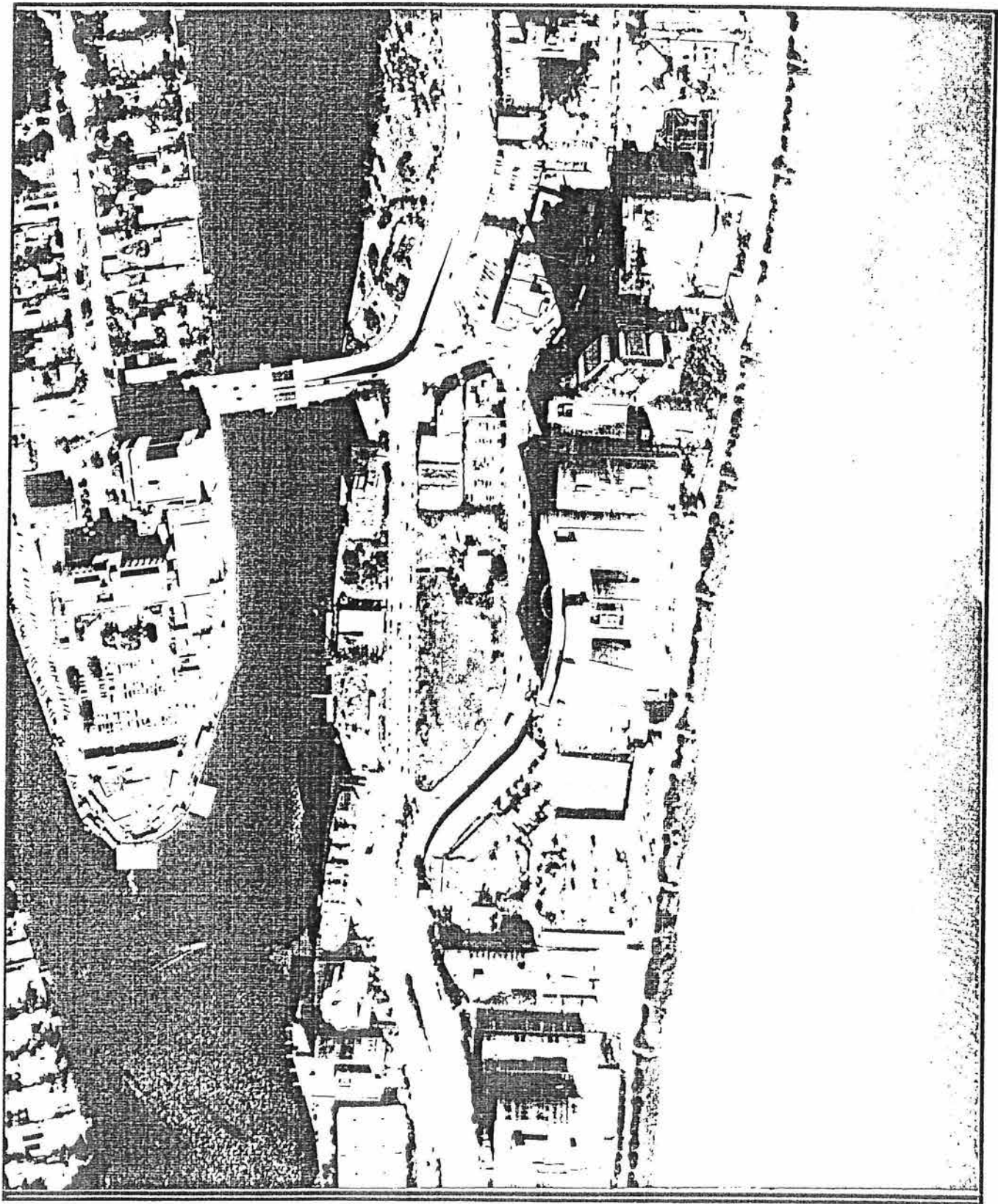
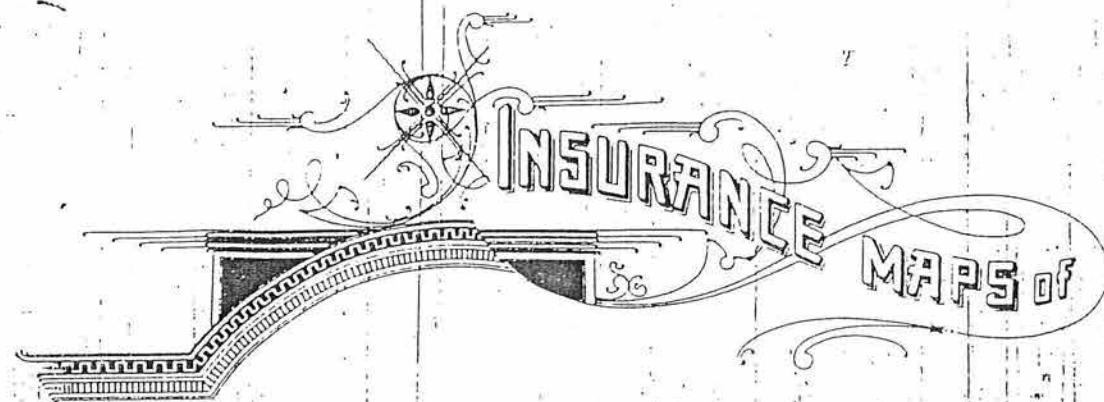


Photo 8:

Aerial photo of Club taken from directly above; 1998. Miami Beach and Dade County Public Works. Taken from Phase I Environmental Site Assessment Report by Allied Environmental; report prepared June 1998.





# MIAMI BEACH FLORIDA

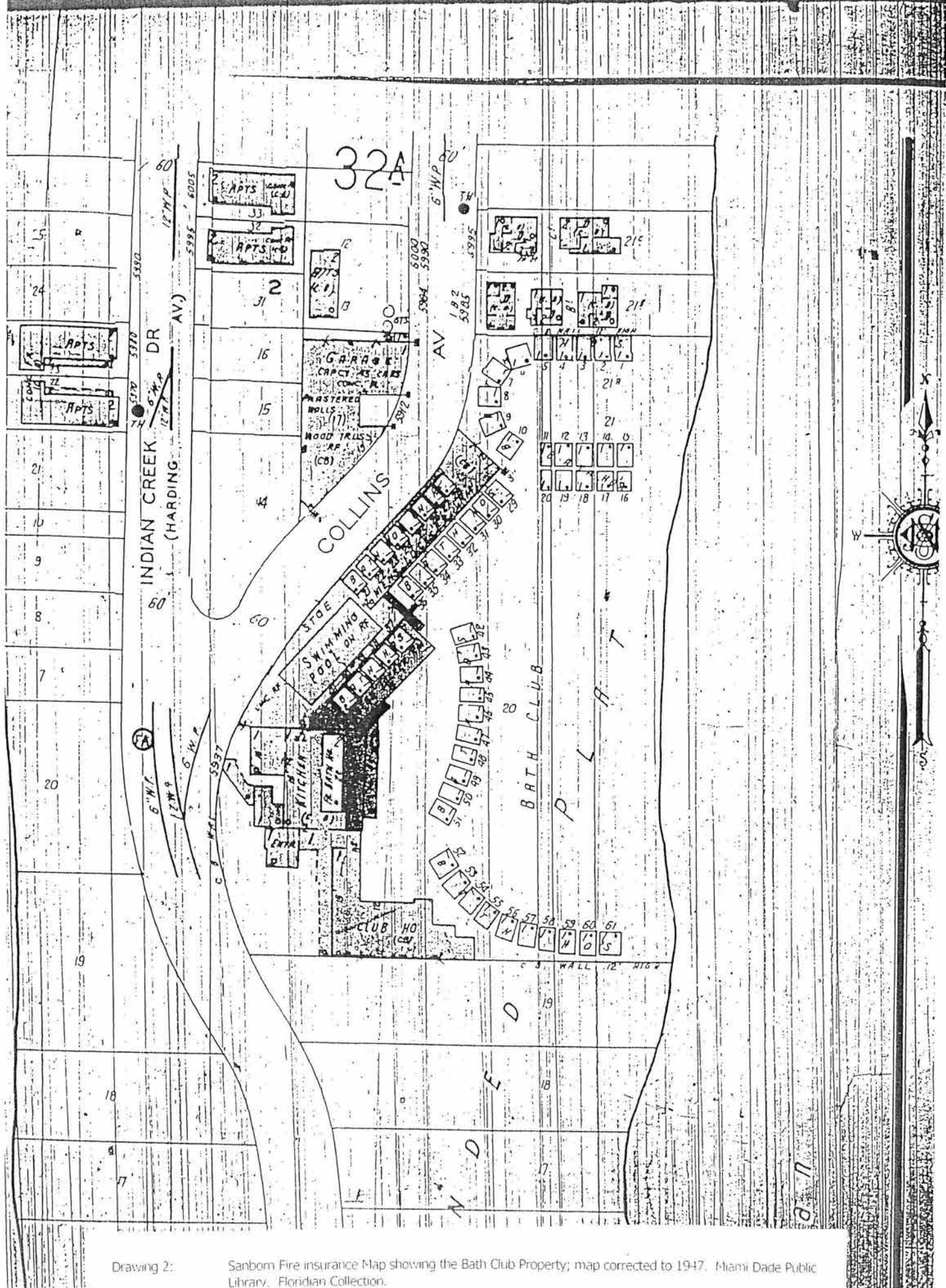
Including TOWN OF SURFSIDE

PUBLISHED BY THE  
**Sanborn** **Map** Company  
NEW YORK

1921

REPRINTED 1948  
CORRECTED TO 1947

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Drawing 2:

Sanborn Fire Insurance Map showing the Bath Club Property; map corrected to 1947. Miami Dade Public Library. Floridian Collection.





