

**HISTORIC RESOURCES REPORT**

**CORAL REEF, PATRICIAN AND OCEAN GRANDE HOTELS**

**3611, 3621 and 3651 Collins Avenue**

**Miami Beach, Florida**



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## INTRODUCTION

A project is being planned for the properties at 3611 Collins Avenue (the former Coral Reef Hotel) and 3621 Collins Avenue (the former Patrician Hotel) in Miami Beach. The properties are listed as contributing buildings in the locally-designated Collins Waterfront Historic District. The properties are also listed as contributing buildings in the National Register-listed Collins Waterfront Architectural District. The adjacent property at 3651 Collins Avenue, the site of the former Ocean Grande Hotel, is legally incorporated into the project.

Heritage Architectural Associates (HAA) has been commissioned by MDEV6 LLC to provide an Historic Resources Report for the properties.

To prepare the report, HAA obtained information from the City of Miami Beach and from Miami-Dade County and conducted further on-line research. Additionally, on-site photography was conducted to document the buildings and their environs as they currently exist. This information has been compiled in the report, which includes a description of the historic context of the neighborhood, a history of the development of oceanfront properties along Collins Avenue and Ocean Drive, a history of the properties, biographies of the architects, and a current description of the properties. The text is supplemented by numerous historic and contemporary images.

This work was overseen by Steven G. Avdakov, R.A., principal of HAA. The report was written and compiled by Deborah Griffin of HAA. Unless otherwise specified, all photographs were taken by Steven Avdakov of HAA.

## CORAL REEF HOTEL



*Figure 1. Former Coral Reef Hotel, 3611 Collins Avenue, July 2022.*

Name:	CORAL REEF HOTEL
Address:	3611 Collins Avenue, Miami Beach
Date of Construction:	1941
Architect:	Joseph J. DeBrita
Architectural Style:	Colonial Revival with Art Deco elements
Historic Status:	Contributing
Historic Districts:	Collins Waterfront Historic District (Local 2001) Collins Waterfront Architectural District (National Register 2011)



## PATRICIAN HOTEL



*Figure 2. Former Patrician Hotel, 3621 Collins Avenue, July 2022.*

Name:	PATRICIAN HOTEL
Address:	3621 Collins Avenue, Miami Beach
Date of Construction:	1937
Architect:	Roy F. France
Architectural Style:	Art Deco
Historic Status:	Contributing
Historic Districts:	Collins Waterfront Historic District (Local 2001) Collins Waterfront Architectural District (National Register 2011)

## OCEAN GRANDE HOTEL



*Figure 3. Former Ocean Grande Hotel, 100 37<sup>th</sup> Street (3651 Collins Avenue), c.1940  
(Miami Beach Visual Memoirs)*

Name:	OCEAN GRANDE HOTEL (previously demolished)
Address:	3651 Collins Avenue, Miami Beach
Date of Construction:	1939
Architect:	Roy F. France
Architectural Style:	Art Deco
Historic Status:	Demolished
Historic Districts:	Collins Waterfront Historic District (Local 2001) Collins Waterfront Architectural District (National Register 2011)

## COLLINS WATERFRONT HISTORIC DISTRICT

The subject properties are located in the Collins Waterfront Historic District (CWHF), which was locally designated in 2001. (Figure 4) The properties are also located within the Collins Waterfront Architectural District (CWAD), which was listed in the National Register of Historic Places in 2011. The National Register district encompasses most of the area of the CWHF but has slightly different boundaries.

The following are general characteristics of an Historic District:

- A district is important as a unified entity, even if composed of a wide variety of resources.
- The district's identity is derived from interrelationship of resources, which convey a visual sense of the overall historic environment.
- The district must be significant for historical, architectural, archeological, engineering, or cultural values.
- The majority of the components that add to the district's historic character, must possess integrity, as must the district as a whole.
- A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. (How to Apply the National Register Criteria for Evaluation 1995)

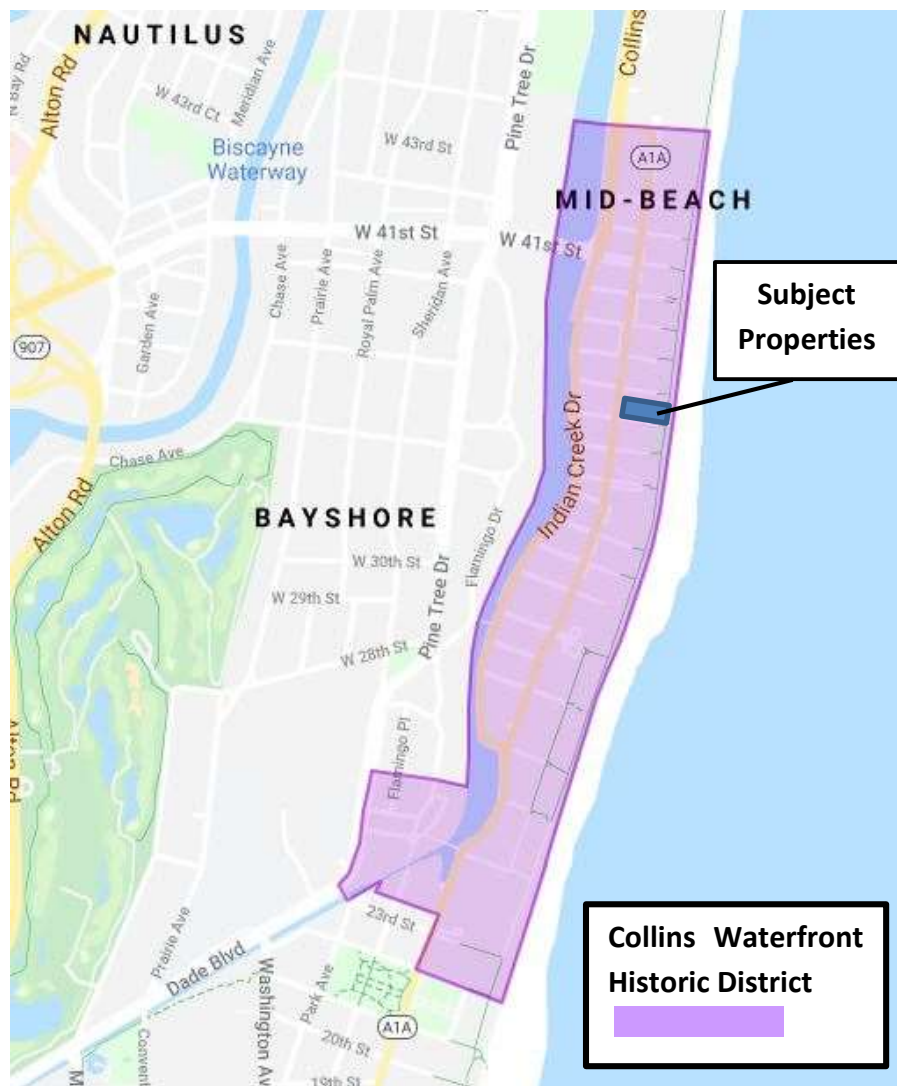
All proposed rehabilitation projects and new construction in the local CWHF are subject to review in accordance with the Miami Beach Historic Preservation Ordinance. The following excerpt defines the significance of the Collins Waterfront Historic District:

"This two-mile-long isthmus is a clearly-delineated geographic entity with an extremely cohesive encapsulation of highly significant post-World War I architecture dating from 1922 through 1968. Historically, its northern and southern borders coincide with John Collins' original Oceanfront Subdivision, filed in 1916, situated between Collins Park at 22nd Street and the mansions of "Millionaires' Row" north of 44th Street. Since its inception this subdivision has been developed almost exclusively as an area of multi-unit buildings (hotels and apartment houses) for upper-middle class tourists and residents. At its center runs Collins Avenue, the very spinal cord of the City, named for this neighborhood's earliest and most illustrious pioneer. Geographically, it is also important to note that this is a "Waterfront" district on three sides, with the Atlantic Ocean to the east, Indian Creek to the west, and Lake Pancoast and the Collins Canal at its southern end. No property in this district is more than two blocks away from a body of water, and the vast majority are within one block." (City of Miami Beach Planning Department 2000, 16)



## The Collins Waterfront Historic District:

- includes a variety of resources and styles that evolved organically over time and create a visual sense of the historic environment
- is significant for its architecture – Art Deco, Streamline Modern, Mediterranean Revival and Miami Modern (MiMo)
- represents the work of many prominent architects, including Martin L. Hampton, Russell Pancoast, Roy France, Albert Anis, Henry Hohauser, L. Murray Dixon, Carlos B. Schoeppl, Melvin Grossman, Morris Lapidus and Norman Giller
- contains the highest concentration anywhere of the work of Roy F. France, including the Patrician Hotel
- retains historic integrity.



*Figure 4. Location of the subject properties within the boundary of the Collins Waterfront Historic District (Local).  
(Miami Beach Historic Districts)*

## **DEVELOPMENT OF OCEANFRONT PROPERTIES**

The oceanfront properties along Ocean Drive and Collins Avenue, up to 44<sup>th</sup> Street, were platted between 1912 and 1924. There were three major subdivisions, Ocean Beach, Alton Beach and Ocean View Property, and two minor subdivisions, Friedman and Cope and Harrison and Hayes. Together these subdivisions include the oceanfront property along Ocean Drive and Collins Avenue from Biscayne Avenue (now South Pointe Drive) to 44<sup>th</sup> Street. The area north of 44<sup>th</sup> Street was originally divided into large estates and thus had a different development pattern from the area to the south.

### **Ocean Beach and Minor Subdivisions**

The original Ocean Beach Subdivision was platted by the Ocean Beach Realty Company in 1912. It included Biscayne Street north to 5<sup>th</sup> Street and Ocean Drive to Washington Avenue. By 1914, four additions to the original Subdivision had been recorded. In 1917, Friedman and Cope recorded a plat for property between 5<sup>th</sup> and 6<sup>th</sup> Streets from Miami (now Washington) Avenue and the ocean. In 1924, Harrison and Hayes platted a small area south of 15<sup>th</sup> Street between Collins Avenue and the ocean. Together, these plats comprised the entire area from Biscayne Street to 15<sup>th</sup> Street and from the ocean to what would become Alton Road. The platted lots were generally 50' in width.

The earliest attractions, including bath houses, dance halls, theaters and dog track, were located on both sides of Biscayne Street from the U. S. War Department Reservation (now South Pointe Park) up to 1<sup>st</sup> Street. By the mid-1930s, beachfront properties included the Simone, Somerset, Normandie, Strath Haven, Savoy Plaza, and Shoreham Hotels, which were located on the east side of Ocean Drive between 3<sup>rd</sup> and 5<sup>th</sup> Streets. Beginning at the southern border of Lummus Park at 5<sup>th</sup> Street, the Ocean Drive hotels on the west side of the street had ocean views looking across the Park. Early hotels on the west side of Ocean Drive included the Colony, Shore Park, Edison, Adrian, Netherland and Edgewater Beach.

As the area south of 15<sup>th</sup> Street was further developed, most of the new construction conformed with the scale of the existing buildings. Most of the hotels were the width of one lot, but a few hotels extended across a second lot. Corner properties often used two lots to take advantage of the additional frontage on the cross street. Examples include the Carlyle and Cardozo Hotels. (Figure 5) As the building occupied the majority of the space, there was no room for swimming pools, cabanas and other outdoor amenities. Most of the hotels south of 15<sup>th</sup> Street had no setback from the pedestrian sidewalk. Most had full-width entrance terraces, which were elevated above the grade of the sidewalk, with decorative railing systems that related to the architectural styles of the buildings. (Figure 6) Some of the entrances were covered by fabric awnings. There were no automobile drop off areas at the front of the buildings and little or no on-site parking.

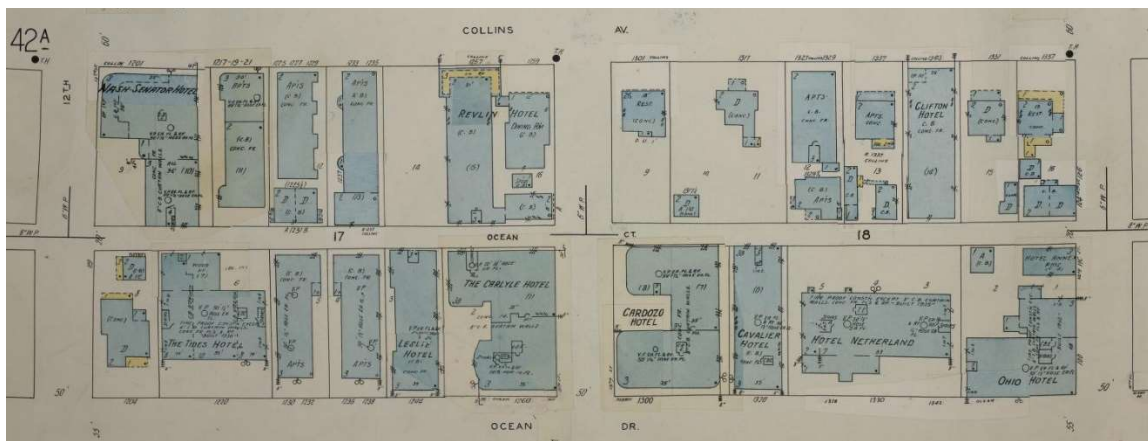


Figure 5. Sanborn Map showing Ocean Drive between 12<sup>th</sup> and 14<sup>th</sup> Streets, 1951.  
(Library of Congress)

The majority of the hotels in this area were low-scale at two or three stories. Some, such as the Clevelander, Winter Haven, Strathaven and Park Central, were five or six stories, and the Tides and Victor Hotels featured eight story towers. (Figure 7) Hotels along Collins Avenue in this area, although not oceanfront, conformed to the same patterns of scale, massing and amenities.



Figure 6. Carlyle Hotel, 1250 Ocean Drive,  
c. 1940.  
(Miami Beach Visual Memoirs)



Figure 7. View of Ocean Drive showing the Victor and  
Tides Hotels, c. 1940.  
(Miami Beach Visual Memoirs)

In general, most of the hotels in the Ocean Beach Subdivision were smaller in scale and were limited to one lot, in which the building occupied most of the space. These properties, many of which were developed before World War II, did not readily accommodate automobiles. There was no automobile drop-off in front of the building and there were no parking spaces on the property.

## Alton Beach Subdivision

Carl Fisher acquired approximately 200 acres from John Collins in exchange for Fisher providing financial assistance to complete the Collins Bridge in 1914. Fisher recorded a plat for the Alton Beach Subdivision, which included the area on both sides of Atlantic (now Collins) Avenue from south of 15<sup>th</sup> Street to 19<sup>th</sup> Street. Most of the lots were 50.7' in width. Since Ocean Drive



terminated at 15<sup>th</sup> Street, the lots on the east side of Collins Avenue were much deeper and provided ocean frontage.

Since Lincoln Road was the commercial center of Miami Beach, many oceanfront hotels were developed to the north and south on Collins Avenue. South of Lincoln Road, nearly all of the hotels were constructed in 1939-1940. These include the Bancroft, Shorecrest, Royal Palm, Poinciana, St. Moritz, Sands, New Yorker and Georgian. (Figure 8) North of Lincoln Road, a few hotels were constructed in the pre-World War II era, including the National, Ritz Plaza, South Seas, Richmond, Raleigh and Shelborne. This area was further developed in the first few years after the war, with the addition of the Sagamore, Delano, Surfcomber, Seacomber, Marseilles, Nautilus and Shore Club (Figure 9)

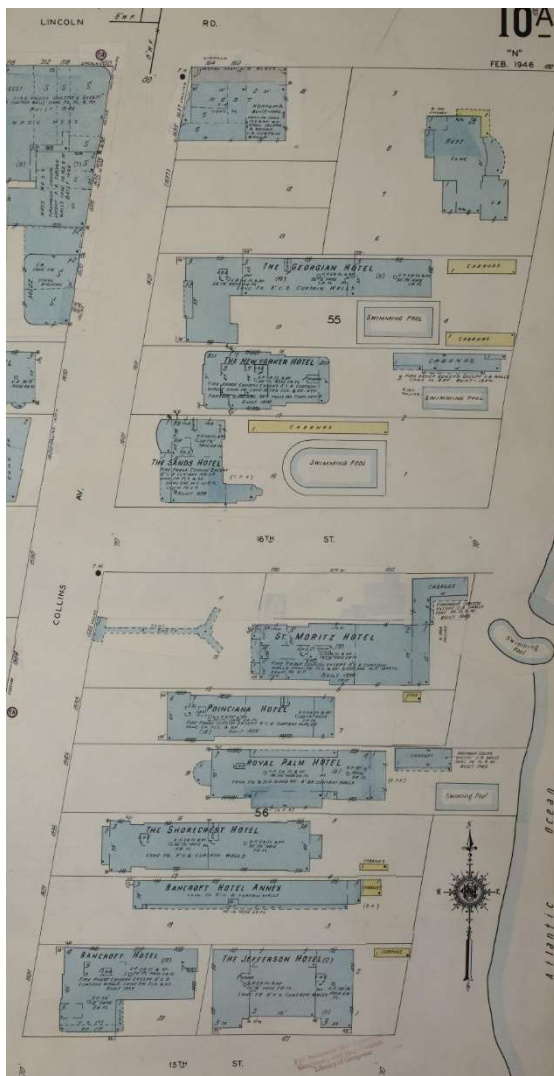


Figure 8. Sanborn Map showing the east side of Collins Avenue south of Lincoln Road to 15<sup>th</sup> Street, 1951. (Library of Congress)

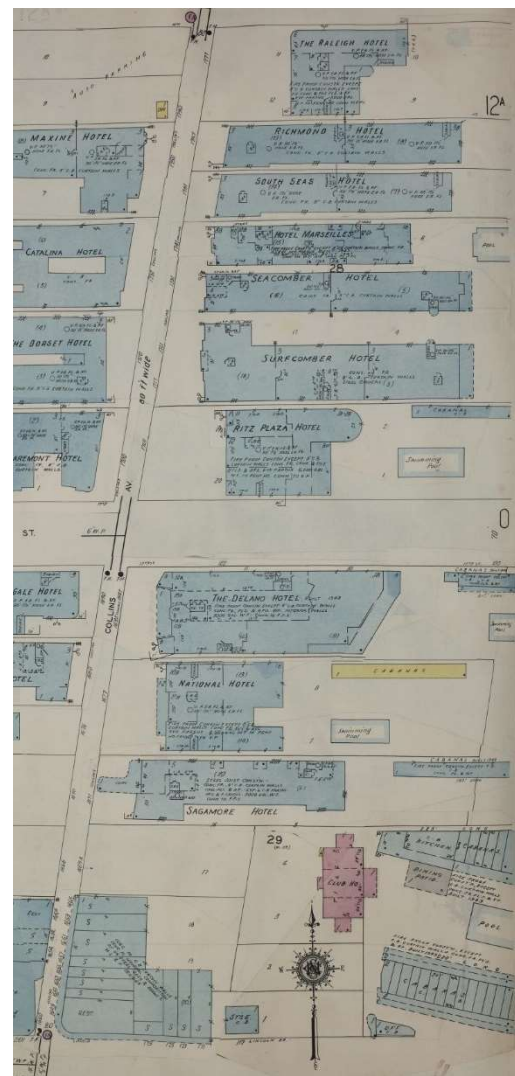


Figure 9. Sanborn Map showing the east side of Collins Avenue north of Lincoln Road to 18<sup>th</sup> Street, 1951. (Library of Congress)

Oceanfront development along Collins Avenue above 15<sup>th</sup> Street differed dramatically from the ocean-facing lots to the south. The deeper lots provided room for larger buildings, parking and outdoor amenities, such as swimming pools and cabanas. The hotels were larger in scale, and some footprints covered more than one platted lot. (Figure 8-Figure 10) Although a few buildings were three stories, many of the hotels in this area had towers of 7 to 13 stories. (Figure 10) The towers often featured decorative elements at the top, such as those at the Sands (Figure 11), Ritz Plaza (Figure 12), and Delano (Figure 13).



*Figure 10. Aerial view of oceanfront looking north from 13<sup>th</sup> Street, 1970.  
(FIU Libraries)*



*Figure 11. Sands Hotel, 1601 Collins Avenue, c. 1942.  
(Florida Memory)*



*Figure 12. Ritz Plaza Hotel, 1701 Collins Avenue, c. 1940.  
(Miami Beach Visual Memoirs)*



*Figure 13. Delano Hotel, 1685 Collins Avenue, c. 1947.  
(Miami Design Preservation League)*



In addition to the larger scale, the hotels between 15<sup>th</sup> and 19<sup>th</sup> Street were designed to accommodate automobiles. Most of the buildings featured a moderate setback to accommodate a passenger drop-off area (Figure 14), and some featured a porte-cochere. (Figure 15) The architects of the Shelborne incorporated the large setback into the design, which featured parking in front of the building and a long entrance canopy. (Figure 16-Figure 19)



Figure 14. Setback and drop-off area at National Hotel, 1677 Collins Avenue, 2024.



Figure 15. Porte cochere at Nautilus Hotel, 1819 Collins Avenue, 2024.

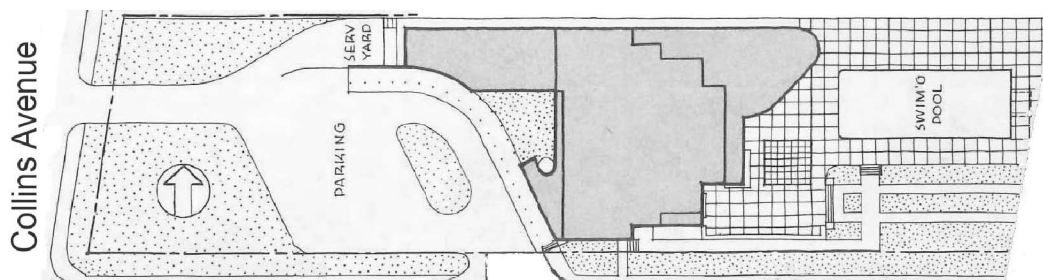


Figure 16. Site Plan, Shelborne Hotel, 1801 Collins Avenue, 1941.  
(Architectural Record)



Figure 17. Entrance sign at Shelborne Hotel, 1946.  
(Florida Memory)



Figure 18. Entrance to porte-cochere at Shelborne Hotel, c. 1941.  
(Shelborne Brochure)



Figure 19. Detail of porte-cochere at Shelborne Hotel, 1941.  
(Architectural Record)

## Ocean Front Property of the Miami Beach Improvement Company

The Miami Beach Improvement Company recorded two plats of land owned by John Collins in 1915-1916. The first plat (1915) covered the land from 19<sup>th</sup> to 31<sup>st</sup> Streets and from the ocean to Washington Avenue, the Collins Canal and Indian Creek Drive. Lot sizes varied from 40' to 75' wide. Included in the plat was a City Park (now Collins Park) and a large "Hotel Site," which was the future location of the Roney Plaza Hotel. The second plat, recorded in 1916, included land from 31<sup>st</sup> to 44<sup>th</sup> Streets from the ocean to Indian Creek Drive. The lot sizes were generally 40' to 50' wide.

Although the area contained a few smaller scale buildings with small setbacks similar to those further south, most of the buildings north of 19<sup>th</sup> Street were constructed over multiple lots and therefore had much larger footprints. Although a few hotels were 3-4 stories, most of the buildings featured towers that were between 6 and 15 stories. Prominent larger hotels between 19<sup>th</sup> and 30<sup>th</sup> Streets include the Traymore, Surfside, Atlantic and Marine Terrace. Some hotels in the area had small setbacks, but the majority of the buildings were constructed far back on the lots and closer to the ocean. This allowed room for parking and passenger drop-offs.

The Roney Plaza, constructed 1925, was located between 22<sup>nd</sup> and 24<sup>th</sup> Streets. Although it was built much earlier than the surrounding buildings, its large scale and expansive facilities anticipated the later development of resort properties along Collins Avenue. A nearby example was the Algiers Hotel, constructed 1952, which took up the entire block between 25<sup>th</sup> and 26<sup>th</sup> Streets. (Figure 20)



*Figure 20. Algiers Hotel, c. 1960.  
(HipPostcard.com)*



Between 29<sup>th</sup> and 36<sup>th</sup> Streets, the hotels on the east side of Collins occupied entire city blocks. (Figure 21-Figure 22) Due to the size of the sites, these properties featured large buildings, outdoor recreational amenities, restaurants, shops and extensive parking, usually at the front of the building. Examples of these properties include the Seville, Sea Isle, Sans Souci, Saxony, Robert Ritcher, Versailles and Shoremede Hotels. (Figure 23) These hotels had moderate to large setbacks to accommodate passenger drop-offs. Some featured elaborate porte-cochere entrances, such as the one at the Saxony (now Faena) Hotel. (Figure 24) The construction dates for these buildings range from 1939 to the mid-1950s.



*Figure 21. Aerial photo looking north from Seville Hotel at 2901 Collins Avenue, c. 1955.  
(Florida Memory)*



*Figure 22. Sanborn Map showing Collins Avenue between 31<sup>st</sup> and 36<sup>th</sup> Streets, 1951.  
(Library of Congress)*

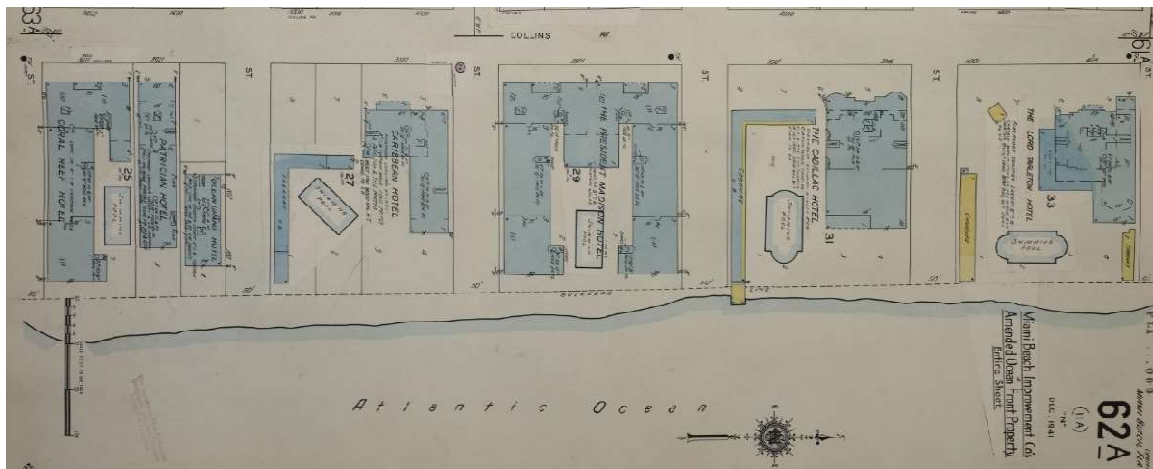


*Figure 23. View of Collins Avenue looking north from 31<sup>st</sup> Street, c. 1960.  
(Florida Memory)*



*Figure 24. Porte-cochere at Saxony (now Faena) Hotel, 3201 Collins Avenue, 2024.*

The block between 36<sup>th</sup> and 37<sup>th</sup> Streets was an anomaly that reflected the earlier type of development seen further south on Collins Avenue in the Ocean Beach Subdivision. (Figure 25) The block contained the subject properties, the Coral Reef and Patrician Hotels, and also the Ocean Grande Hotel, which faced 37<sup>th</sup> Street. The properties in this block had small setbacks with no front drop-off areas. (Figure 55, Figure 72)



*Figure 25. Sanborn Map showing the east side of Collins Avenue between 36<sup>th</sup> and 41<sup>st</sup> Streets, 1951.  
(Library of Congress)*

Between 37<sup>th</sup> and 41<sup>st</sup> Streets, the pattern of development resumed with hotels that occupied entire city blocks. (Figure 25) Examples include the Caribbean, President Madison, Cadillac and Lord Tarleton. All of these, except the Madison, featured towers of 6 to 11 stories. The hotels had moderate to large setbacks to accommodate passenger drop-off areas (Figure 26), some of which had porte-cocheres. (Figure 27)



*Figure 26. Cadillac Hotel, 3925 Collins Avenue, 2024.*



*Figure 27. Lord Tarleton (now Crown) Hotel, 4041 Collins Avenue, 2024.*



The area between 41<sup>st</sup> and 44<sup>th</sup> Streets had a mixture of smaller scale and larger buildings. Hotels included the Atlantic Tower, Hotel Good (later Vendome), Empress, Tatem (later Barcelona), Sovereign and Sorrento. (Figure 28, Figure 29)



*Figure 28. View of oceanfront hotels along Collins Avenue looking south from 44<sup>th</sup> Street, c. 1950. (Florida Memory)*



*Figure 29. View of Collins Avenue looking north from Vendome Hotel to the Fontainebleau, c. 1965. (HipPostcard.com)*

## North of 44<sup>th</sup> Street

The area north of 44<sup>th</sup> Street, which was the northern extent of the properties platted by the Miami Beach Improvement Company, was originally comprised of large estates. These properties were generally developed later than those further south of 44<sup>th</sup> Street with a different lot pattern. The Fontainebleau was constructed in 1954 at 4451 Collins Avenue, on property that once consisted of the Firestone estate. The expansive property, which was comprised of over 10 acres, was the actualization of an all-inclusive resort property.



*Figure 30. Fontainebleau Resort, 4451 Collins Avenue, date unknown. (Florida Memory)*

## Summary

The evolution of development of the oceanfront properties on Ocean Drive and Collins Avenue reflects the overall development of Miami Beach as a resort community.

The properties platted by the Miami Beach Improvement Company between 19<sup>th</sup> and 44<sup>th</sup> Streets, which include the subject properties, generally reflect the evolution of hotel properties into full-fledged resorts. Although the typology of the earlier, smaller hotels is embodied in some of the properties, the majority of the hotels, especially those built in the 1940s and early 1950s, are more expansive with larger footprints and towers up to 15 stories. Additionally, these hotels were built to accommodate automobiles with larger setbacks and porte-cocheres for passenger drop-off. The expansive lots also provided room for parking and for outdoor amenities, including swimming pools and beach cabanas.

Hotels on Ocean Drive, most of which were constructed prior to World War II, were situated on narrow lots. They had no setback from the street but were typically fronted with terraces with decorative railings which extended to the sidewalks. The properties were not designed to accommodate automobiles and lacked parking and passenger drop-off areas. They also lacked outdoor amenities, such as swimming pools and cabanas. The Alton Beach Subdivision, between 15<sup>th</sup> and 19<sup>th</sup> Streets, is a transitional area between the older, smaller properties to the south and the larger, more expansive properties to the north. The earliest oceanfront hotels date from the late 1930s. The larger lots, which resulted from the termination of Ocean Drive, provided more space for parking and outdoor amenities, such as swimming pools. Although some of the properties are lower in scale, several hotels feature towers of between 7 and 13 stories. In addition, most of the hotels have a moderate setback to allow for passenger drop-off, and some feature porte-cocheres.

The area north of 44<sup>th</sup> Street was generally developed later and with a different lot pattern from the properties to the south. The evolution of the hotel typology along Collins Avenue culminated in the development of the Fontainebleau, which is an expansive full-fledged resort property.

## NEIGHBORHOOD CONTEXT

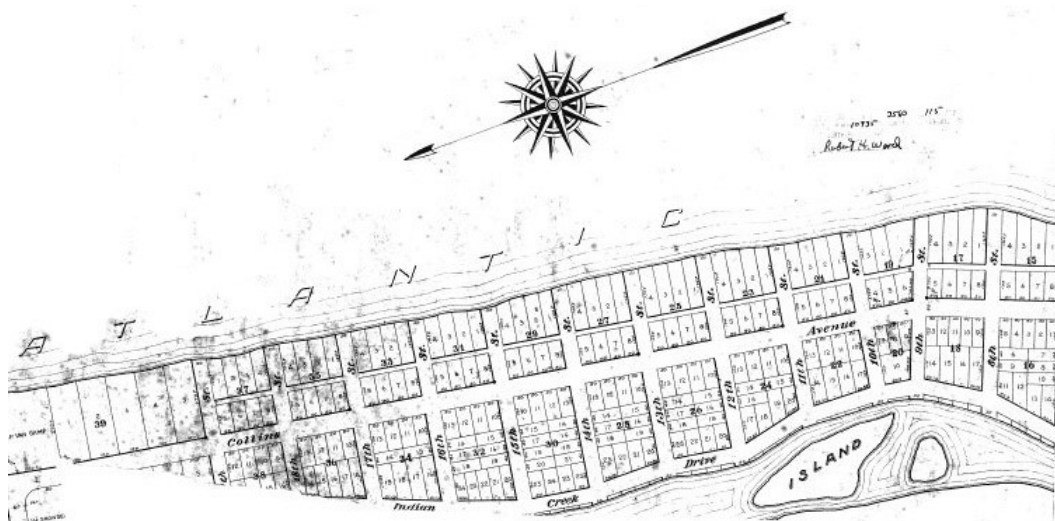
In 1895, John Stiles Collins (1835-1928) came to what is now Miami Beach from his native New Jersey to investigate a failed agricultural investment. At the time, the island was a generally uninhabited mangrove swamp. A horticulturalist, he determined that the conditions were favorable for farming, and he purchased a half interest in a 4,500 acre tract. He later purchased a partial interest in a 1,600 acre tract.

Collins planted large groves of avocados and mangoes. His land extended from north of 14<sup>th</sup> Street to approximately 67<sup>th</sup> Street, but the cultivated area was located north of 23<sup>rd</sup> Street on the west bank of Indian Creek. At the time, there were no bridges to the mainland, so Collins had to take a boat across Biscayne Bay from Miami to visit his agricultural operation.

In 1910, he began construction of the Collins Canal to alleviate drainage issues and to provide a transportation corridor to get his products to Miami. The south end of Indian Creek was dredged, and a bulkhead was constructed to create Lake Pancoast. The canal was completed in late 1912.

After the completion of the canal, Collins began construction of a bridge to the mainland. He ran short of funds and was assisted by Carl Fisher. In exchange that assistance, Collins gave Fisher 200 acres between 15<sup>th</sup> and 19<sup>th</sup> Streets from bay to ocean.

Collins' grown children and their spouses came to visit and saw the potential for the development of a winter resort in Florida. The family founded the Miami Beach Improvement Company in June 1912. Most of the family returned north, but Collins' daughter Katherine and her husband, Thomas Pancoast, settled in Miami Beach. The Collins and Pancoast families built homes in the vicinity of Lake Pancoast. They constructed the Miami Beach Casino in 1914, which was purchased by Carl Fisher two years later. The company platted a tract of land from 19<sup>th</sup> to 44<sup>th</sup> Streets in 1916. (Figure 31)



*Figure 31. Plat of northern portion of The Ocean Front Property of the Miami Beach Improvement Company, 1916.*

*(Miami-Dade County Plat Book 5, Page 8)*

The first hotel constructed in the area was the Breakers, which was built in 1917. It was followed in 1921 by the Wofford Hotel next door and the Pancoast Hotel in 1923. In early 1926, Newton N. B. Roney opened the Roney Plaza Hotel, which occupied the entire block along the ocean between 23<sup>rd</sup> and 24<sup>th</sup> Streets. Designed by the New York architectural firm Schultze and Weaver, the hotel was palatial and fashionable, and it drew visitors to Miami Beach. It featured luxury shops at the first level and a tropical garden that hosted tea dances three days a week. Although the hotel suffered damage from the 1926 Great Miami Hurricane, not only was the damage repaired, but an addition in 1930 added more shops, a swimming pool and cabanas.

The early hotels in Miami Beach were designed in the Mediterranean styles. By the mid-1930s, Art Deco had become the predominant style of skyscrapers in major U.S. cities and also of gas stations, small stores, motels and diners in cities and rural areas alike. In the late 1930s, Art Deco was beginning to be replaced by Streamline Moderne. Architects in Miami Beach designed dozens of hotels in the Art Deco and Streamline Moderne styles. A number of large hotels were built in Miami Beach, especially along Collins Avenue, from the late 1930s until the U.S. entered World War II in late 1941. After the war, Modernism was the preferred style, and Miami Modern (MiMo) developed as a regional interpretation of the Modern style.



*Figure 32. View of Collins Avenue, looking south with Patrician and Coral Reef Hotels at left, May 1955.  
(FIU Libraries)*



## Neighborhood Description

The former Coral Reef Hotel is located on Miami-Dade County Tax Parcel 02-3226-001-1560, and the former Patrician Hotel is located on Miami-Dade County Tax Parcel 02-3226-008-0001. Both parcels are located on the east side of Collins Avenue between 36<sup>th</sup> and 37<sup>th</sup> Streets. (Figure 33) The properties are located within the plat of the Ocean Front Property of the Miami Beach Improvement Company and in the Collins Waterfront Historic District.



*Figure 33. Tax parcel map showing property lines of 3611 and 3621 Collins Avenue.  
(Miami-Dade County Property Appraiser)*

Collins Avenue is a generally north-south four-lane street with light to moderate-landscaping, palm trees, and a narrow pedestrian sidewalk. Most of the properties have a moderate setback to accommodate passenger drop-offs. Some feature elaborate porte-cochere entrances. The east side of Collins Avenue, near the properties, consists of a mixture of late 1930s/early 1940s buildings, buildings constructed in the 2000s, and open space/parking lots. (Figure 34-Figure 36) The buildings constructed in the 1930s and early 1940s range in height from 3 to 14 stories, while the early 21<sup>st</sup> century buildings are taller. Hotels on the east side of Collins in this area include the Saxony (now Faena) at 3201 Collins, (designed by Roy F. France, 1948), the Versailles (designed by Roy F. France, 1941) at 3425 Collins, the former Lord Tarleton (now Crown) at 4041 Collins (designed by Victor Nellenbogen, 1940) and the Caribbean (designed by L. Murray Dixon, 1941) at 3737 Collins, which has a 2008 tower addition and is now a condominium.

A parking lot is located between 35<sup>th</sup> and 36<sup>th</sup> Streets, which was the former location of the Shoremede Hotel, which was constructed in 1936. (Figure 37, Figure 38) Brick walking paths extend from both streets to the Miami Beach Boardwalk. (Figure 39, Figure 40)



*Figure 34. View of east side of Collins Avenue, looking north from 37<sup>th</sup> Street, August 2022.*



*Figure 35. View of east side of Collins Avenue, looking southeast from 37<sup>th</sup> Street, August 2022.*



*Figure 36. View of east side of Collins Avenue, looking south from 36<sup>th</sup> Street, August 2022.*



*Figure 37. View of parking lot on east side of Collins Avenue, looking north, August 2022.*



*Figure 38. View of parking lot on east side of Collins Avenue, looking south, August 2022.*





*Figure 39. view of path to Boardwalk at 36<sup>th</sup> Street, looking east, August 2022.*



*Figure 40. View of path from Boardwalk at 36<sup>th</sup> Street, looking west, August 2022.*

The Miami Beach Boardwalk runs generally north-south between the beach and the east side of the western-facing properties along Collins Avenue. (Figure 41) It is paved with brick and concrete. Lush vegetation is present on each side of the Boardwalk. (Figure 42-Figure 46)



*Figure 41. View of Boardwalk looking north, August 2022.*



*Figure 42. View from Boardwalk, looking northwest, August 2022.*



*Figure 43. View of rear of subject buildings from Boardwalk, August 2022.*



*Figure 44. View from Boardwalk, looking southwest, August 2022.*





*Figure 45. View from beach, looking north, August 2022.*



*Figure 46. View from beach, looking south, August 2022.*

The west side of Collins Avenue in this area exhibits a lower scale than that of the architecture on the eastern side of Collins Avenue, with buildings constructed between 1930 and 1990. (Figure 47-Figure 50) Notable buildings on the west side of Collins include the Claridge Beach Hotel (designed by Martin Hampton, 1930) at 3508 Collins Avenue, the 3700 Apartments and Wilshire Hotel (both designed by Roy F. France, 1938-39) at 3700-3710 Collins Avenue, which is now a condominium, and the Croydon Arms Hotel (designed by E. Dean Parmelee, 1937) at 3720 Collins Avenue.



*Figure 47. View of west side of Collins Avenue, looking north from 37<sup>th</sup> Street, August 2022.*



*Figure 48. View of west side of Collins Avenue, looking south from 37<sup>th</sup> Street, August 2022.*



*Figure 49. View of west side of Collins Avenue looking northwest from 36<sup>th</sup> Street, August 2022.*



*Figure 50. View of west side of Collins Avenue, looking south from 36<sup>th</sup> Street, August 2022.*

## HISTORY OF EAST SIDE OF 3600 BLOCK OF COLLINS AVENUE

The properties on the east side of the 3600 block of Collins Avenue were constructed between 1937 and 1941. The former Coral Reef Hotel was located at 3611 Collins Avenue. The former Patrician Hotel was located at 3621 Collins Avenue, and the former Ocean Grande Hotel was located at 100 37<sup>th</sup> Street. The 1935 plat map of Miami Beach shows that the area west of Collins was fairly well developed by that time, but there was no development on the beach lots. (Figure 51)



Figure 51. Plat Map showing location of subject properties, 1935 (revised 1940).  
(Real Estate Plat Book of the City of Miami Beach, Florida)

By the early 1950s, most of the oceanfront lots on Collins in this area had been built out, including the sites of the Coral Reef, Patrician and Ocean Grande Hotels. (Figure 52)

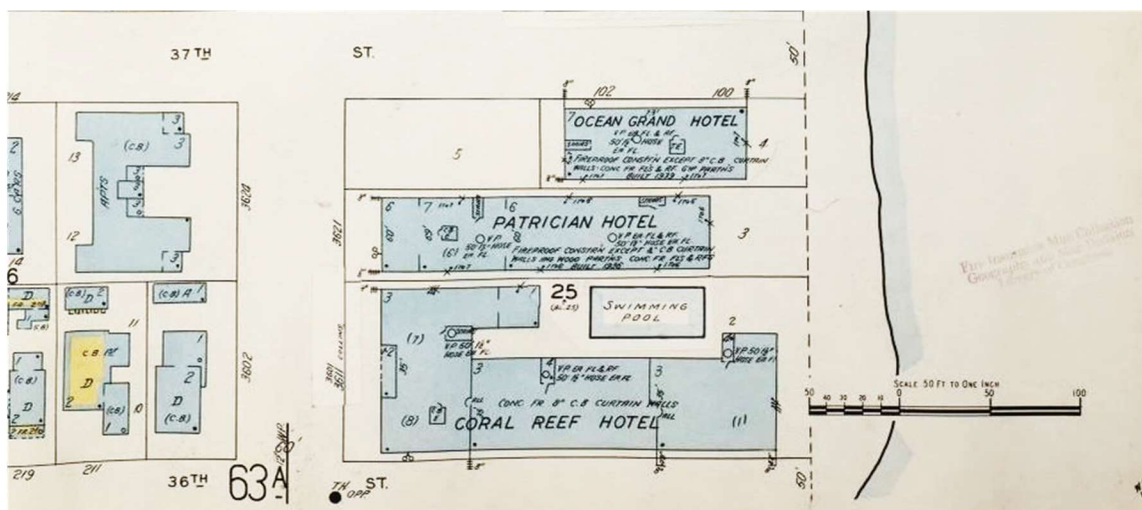


Figure 52. Sanborn Map showing Coral Reef and Patrician Hotels, 1951.  
(Library of Congress)

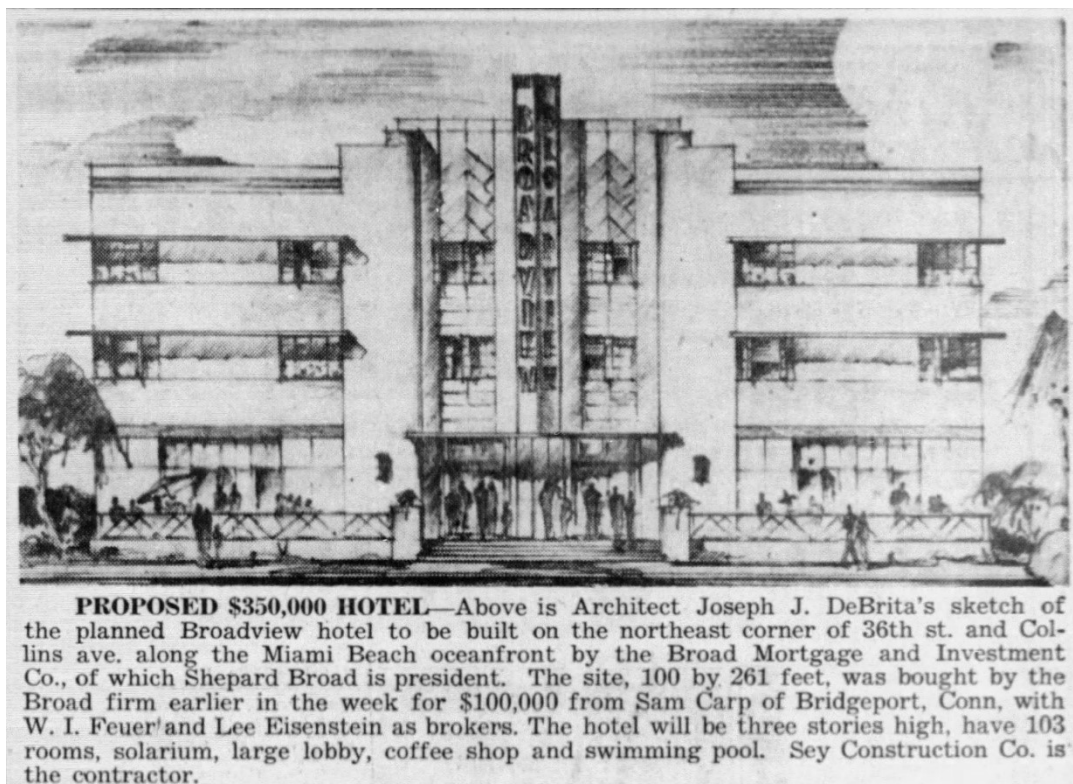


## Coral Reef Hotel

The former Coral Reef Hotel is located on Lots 1, 2, 7 and 8 of Block 25 of The Ocean Front Property of the Miami Beach Improvement Company. (Figure 51) The site was purchased in summer 1941 by the Broad Mortgage and Investment Company, the president of which was Shepard Broad. The hotel was originally to be known as the Broadview Hotel with Art Deco styling. (Figure 53)

In September 1941, it was announced that a 10-year lease had been signed with the Coral Reef Hotel Corporation. The design was changed to “refined Colonial” to suit the desires of the new tenants. The three-story hotel was to have 103 rooms, a solarium, a swimming pool, a cocktail lounge, a coffee shop and a large lobby. The architect was Joseph J. DeBrita, and the engineer was Alex B. Kononoff. Sey Construction Company was the contractor. (Figure 54) The hotel was of concrete block construction with a spread footing foundation. The initial permit was issued on August 26, 1941. A permit for the swimming pool was issued October 14, 1941.

The hotel was scheduled to be completed in December 1941, but the opening was overshadowed by the attack on Pearl Harbor and the subsequent entrance of the U.S into World War II. There were no newspaper notices of a grand opening celebration. The hotel operated for approximately 11 months before it was taken over by the U.S. Army in late November 1942. (Figure 55-Figure 60)



*Figure 53. Rendering of the proposed Broadview Hotel, 1941.  
(Miami News, 8/24/1941, p. 32)*



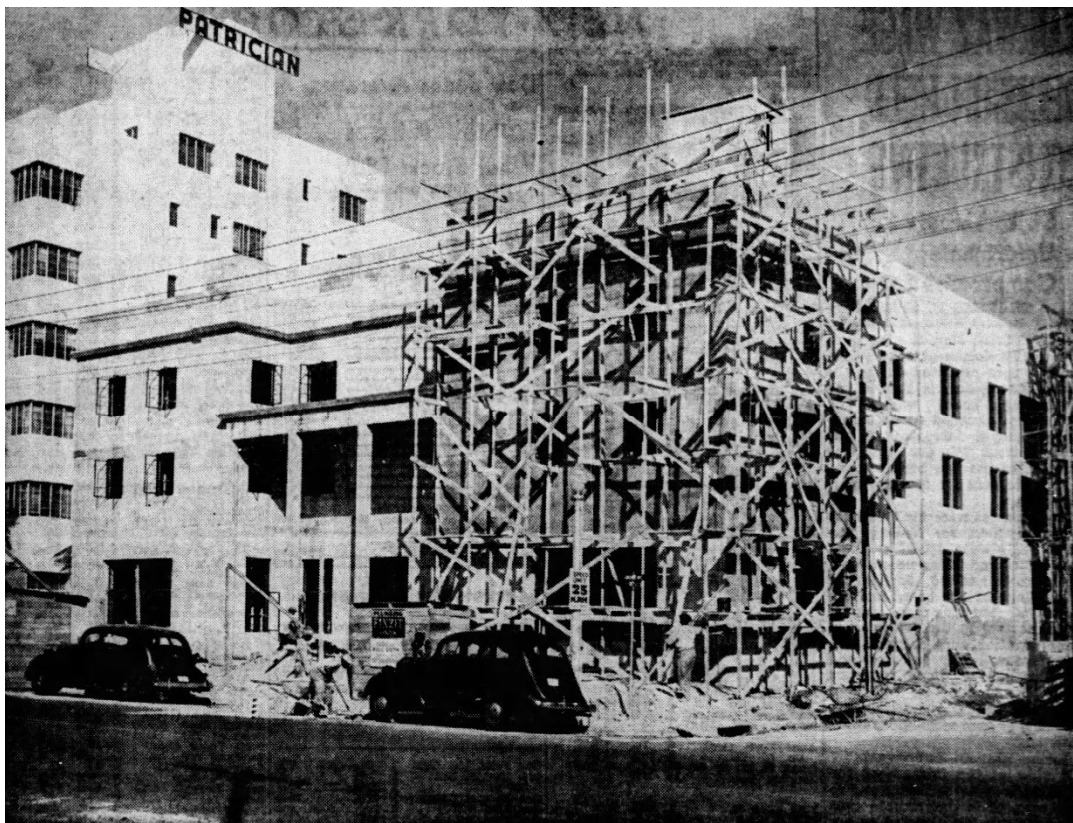
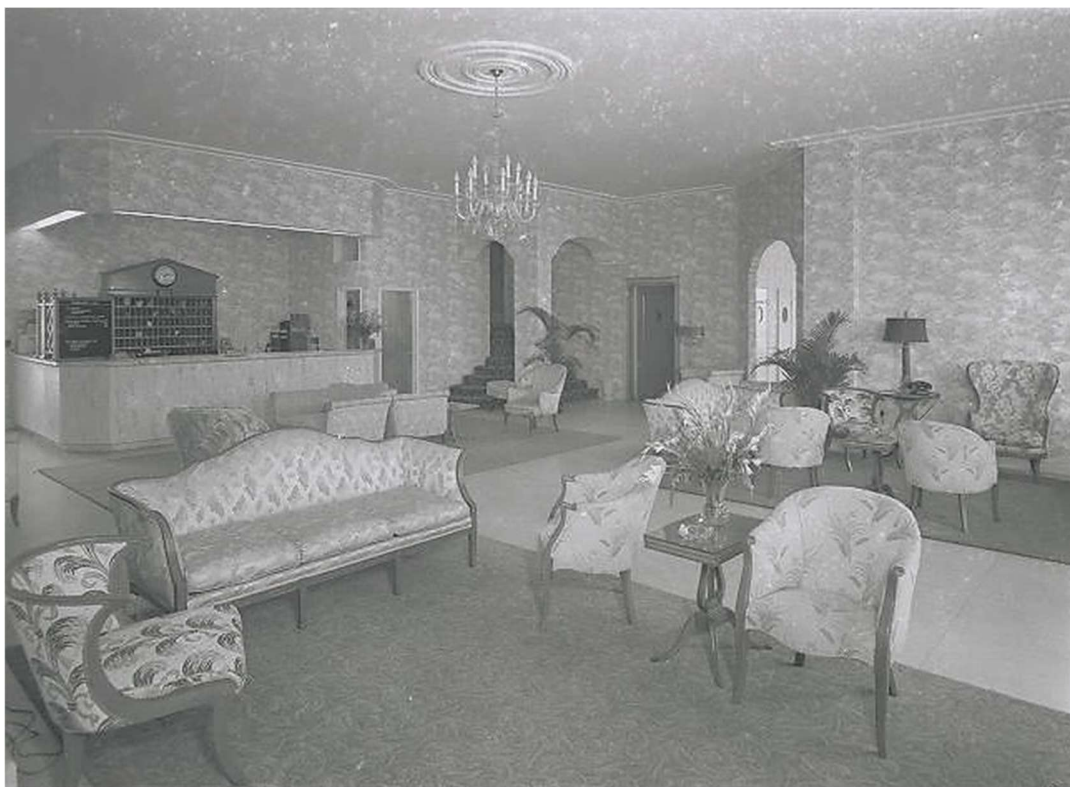


Figure 54. Coral Reef Hotel under construction, 1941.  
(Miami News, 11/9/1941, p.26)



Figure 55. Coral Reef Hotel, with Patrician Hotel in background, c. 1942.  
(ebay.com)





*Figure 56. Coral Reef Hotel Lobby, 1942.  
(Miami-Dade County Public Library System)*



*Figure 57. Coral Reef Lounge and Card Room, 1942.  
(Miami-Dade County Public Library System)*





*Figure 58. Coral Reef Dining Room, 1942.  
(Miami-Dade County Public Library System)*



*Figure 59. Coral Reef Guest Room, 1942.  
(Miami-Dade County Public Library System)*



*Figure 60. Postcard depicting Coral Reef Hotel, c. 1942.  
(Miami Beach Visual Memoirs)*

The hotel was sold in October 1943 to the Savoy Corporation. The president, Khadouri Chaachou, also owned the Savoy Plaza Hotel. The Coral Reef was returned by the Army to the new owner on November 10, 1945. After the Army vacated, a permit for remodeling work was issued. The front entrance was modified in 1947, and some fencing was added in 1950. (Figure 61-Figure 62)



*Figure 61. Newspaper advertising for Coral Reef Hotel, 1946.  
(Miami Herald, 2/2/1946, p. 9)*





Figure 62. Postcard depicting the Coral Reef Hotel, c.1947.  
(ebay.com)

Chaachou sold the hotel to Sterling LaVine and Moe Brownarnik in 1951. (Figure 63) Several permits were issued for the property in 1951-52, including a diving tower for the pool, a block wall, replacement of windows and doors, new roof signage, air conditioning and other minor improvements. The hotel underwent other minor improvements between 1953 and 1960. At some point before early 1960, Chaachou re-acquired the hotel. A permit for a 70' masonry fence was issued in February 1960.

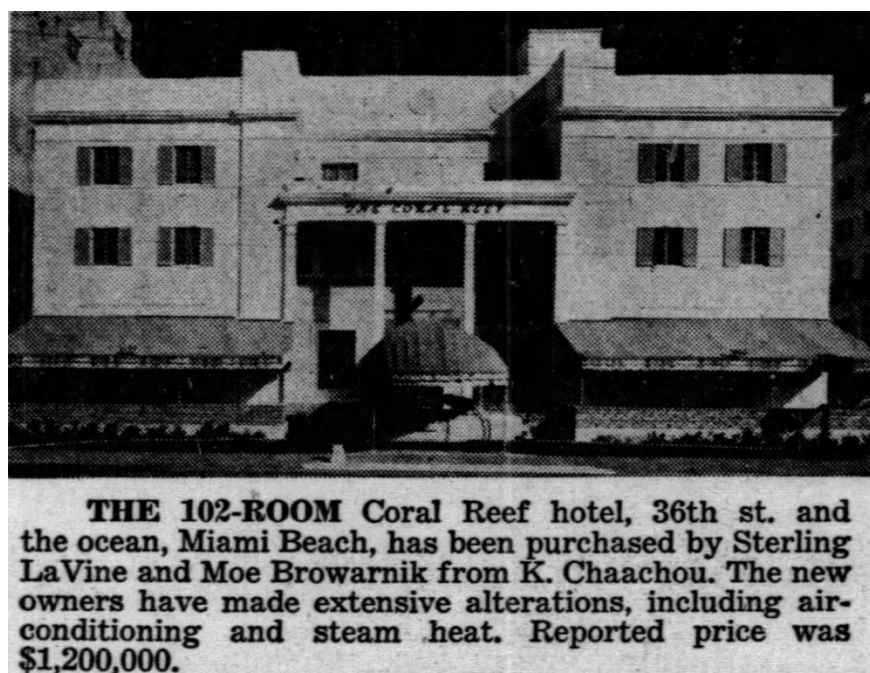


Figure 63. Notice of sale of Coral Reef Hotel, 1951.  
(Miami News, 10/28/1951, p. 84)

Beginning in July 1952, Chaachou was the respondent in a lengthy and bitter divorce proceeding filed by his common-law wife. He denied that there was a legal marriage and contended that his supposed wife was not entitled to any of his wealth. After eight years, and more than one hearing before the Florida Supreme Court, the common-law marriage was found to be a legal marriage. His wife was granted a share of his hotels, his residence and alimony. He lost on appeal and was jailed for refusing to pay. Chaachou, who claimed to have spent over a million dollars fighting the suit, fired his 32<sup>nd</sup> lawyer while he was in jail. His four hotels, including the Coral Reef, were put up for auction to pay his debts. The former Mrs. Chaachou purchased the Coral Reef in 1962, ending a 10-year battle between the two.



*Figure 64. Coral Reef Hotel, 1964  
(Miami-Dade County Property Appraiser)*

Mrs. Chaachou died in 1964, and her executors sold the property to Crown Royal Hotel, Inc. in August 1965. (Figure 64) A permit to replace 100 windows was issued in October 1965. In October 1966, the property was sold to Copacabana Inn, Inc., and the name was changed to the “Copa Cabana Hotel”. New signage and a new pool, along with other minor improvements and repairs, were permitted in 1966. (Figure 65)





*Figure 65. Copa Cabana Hotel, 1968.  
(Miami-Dade County Property Appraiser)*

The property was sold in 1971 to the MSM Corporation. It appears that kitchens were added to the hotel rooms at this time. (Figure 66-Figure 67)



*Figure 66. Copa Cabana Hotel, 1975.  
(Miami-Dade County Property Appraiser)*

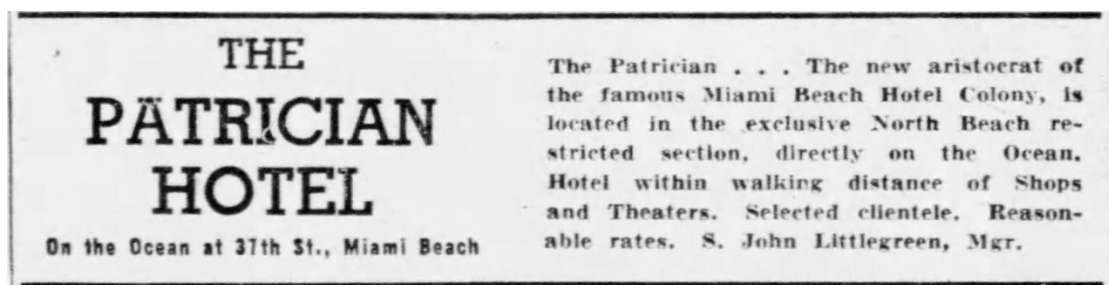


*Figure 67. Copa Cabana Hotel, 1977.  
(Miami-Dade County Property Appraiser)*

The hotel was sold a few times in the 1970s. In 1980, it was purchased by Copacabana Operating, Inc., which held the property until 1993. It appears that there was a small fire in 1986. In 1987, a major remodeling was undertaken to create 46 apartments. At some point before 1993, the building became known as the Coral Reef Apartment Hotel. The building was sold in 1993 to C. Reef LC, which sold it to Signature Resorts, Inc. (Sunterra) in 1997. A market and deli were installed in 1997. Most of the other work permitted between 1987 and 2002 was maintenance-related. Sunterra converted the building into a timeshare hotel and operated it as the Coral Sands. In 2003, the building was sold to Westgate. In the mid-2000s, permits were issued for new kitchen counters and new Jacuzzi tubs and showers in the units. Other interior renovations were also performed at that time. Recent work includes the remodeling of the market and deli space, electronic upgrades, and maintenance items.

## Patrician Hotel

The former Patrician Hotel is located on Lots 3 and 6 of Block 25 of The Ocean Front Property of the Miami Beach Improvement Company. (Figure 51) The hotel was constructed in 1937 by owners Carl Green and Mrs. Dorothy Evans of the Patrician Hotel Company. The Patrician was designed by Roy F. France, and the engineer was Jorgensen & Schraffler. The general contractor was Carl Green. The hotel was six stories tall with 105 rooms, a dining room, a tap room and a penthouse. The building had a spread footing foundation and concrete block walls. (Figure 69- Figure 72) The hotel was initially constructed without a swimming pool. The initial building permit was issued in March 1937. The hotel opened for the 1938 winter season. A newspaper advertisement from January 1938 stated that the hotel was open to “selected clientele”, which meant Gentiles only. (Figure 68)



*Figure 68. Newspaper advertising for the Patrician Hotel, 1938.  
(Miami News, January 16, 1938, p. 23)*



*Figure 69. Patrician Hotel Ocean Lobby, 1939.  
(Miami-Dade Public Library System)*





*Figure 70. Patrician Hotel guest room, c. 1939.  
(Miami-Dade Public Library System)*



*Figure 71. Patrician Hotel, looking northeast, 1942.  
(Miami-Dade Public Library System)*



Shortly after the hotel's opening, the facility and its owners became involved in various lawsuits. The most noteworthy was between the two owners of the Patrician Hotel Company, Mrs. Dorothy Evans and Carl Green, who each owned 50% of the hotel. Mrs. Evans sued Green in March 1938, claiming that he froze her out of her share. A receiver was appointed and the dispute dragged on for several years. In the meantime, Abe Kurman initiated foreclosure proceedings on a second mortgage. In early 1940, the owners petitioned the court to allow them to sell the property, pay off the debts, and split the remainder. It appears that sale was never consummated. In July 1941, a lien for three years of back income taxes was filed against the Patrician Hotel Company. The company was dissolved in September 1941.



*Figure 72. Patrician Hotel, looking east, c. 1942.  
(ebay.com)*

When the Patrician Hotel was taken over by the Army in December 1942, a newspaper article listed the owners as Dorothy Evans as trustee for Anne and Tatum Evans, minors, and Abe and Nettie Kurman. It appears that the Kurmans obtained Green's share of the property, likely at the time the company was dissolved in 1941. The Army held the property until November 1945.

The initial neon signage, installed in 1937, extended beyond the ends of the penthouse. (Figure 71). In 1946, a permit was issued for two signs painted on the walls with neon overlays at the penthouse. (Figure 73-Figure 74)



*Figure 73. Postcard depicting Patrician Hotel, 1951.  
(ebay.com)*



*Figure 74. Postcard depicting Patrician Hotel, c. 1951.  
(ebay.com)*



After the end of the war, there continued to be legal disputes regarding the property. The lease to operate the hotel changed hands several times in the 1950s, including twice between late 1951 and late 1952. (Figure 75)



*Figure 75. Newspaper account of new lessee, 1952.  
(Miami News, 12/14/1952, p. 56)*

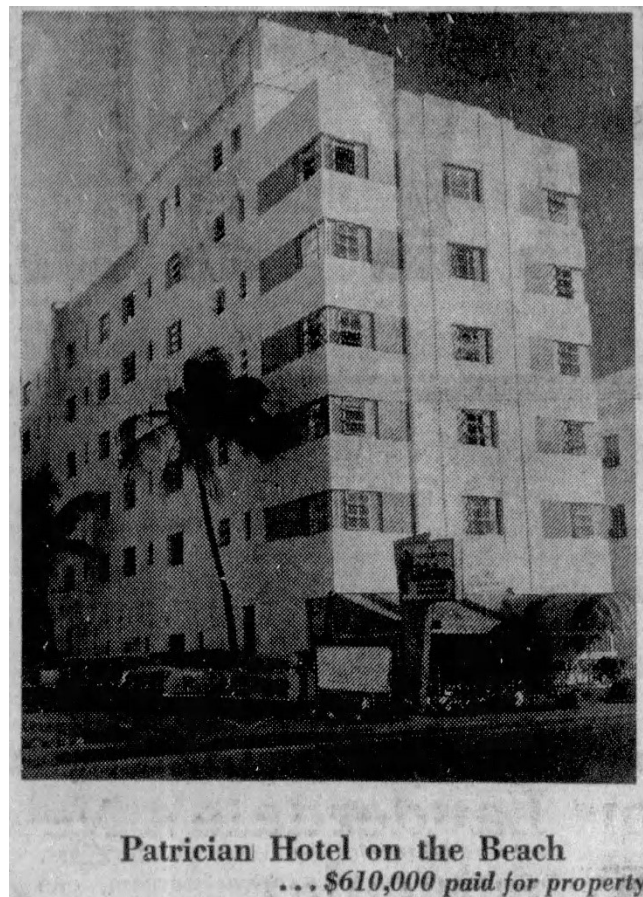
In late 1952, several permits were issued for work on the property, including new aluminum windows, a swimming pool, remodeling of the cocktail lounge and other items. Between the mid-1950s and early 1970, the only permits were for maintenance items and signage. (Figure 76) In 1970, a permit was issued for 14 aluminum windows.





*Figure 76. Patrician Hotel, 1955.  
(FIU Digital Collections)*

The hotel property was sold by Ann Evans Capp and Nettie Kurman to the Patrician Hotel Corporation in June 1971. The corporation sold the property to another entity in October 1971. (Figure 77) The name of the hotel was changed to the All Seasons Hotel in approximately 1973. Permits issued in the 1970s were for maintenance items and minor improvements.



*Figure 77. Newspaper photo of Patrician Hotel, 1971.  
(Miami Herald, 10/10/1971, p. 131)*

The former hotel was converted to the All Seasons Condominium in 1980. Two additional bathrooms, wall air conditioning units and a few maintenance items were permitted during the 1980s. Beginning in the 1990s, there were many building violations cited. By the late 2000s, the upper two floors were deemed unsafe. In 2010, the condo board voted unanimously to sell the property to Patrician Hotel LLC. After the buyer negotiated a sale with each unit owner, the association tried to cancel the deal. The issue ended up in litigation, and the court ruled in favor of the buyer. Some of the units were included in a bankruptcy proceeding that was filed in 2019 and settled in 2022. The building is currently vacant.

## Ocean Grande Hotel

The former Ocean Grande Hotel was located on Lot 4 of Block 25 of The Ocean Front Property of the Miami Beach Improvement Company. (Figure 51)

In 1939, a building permit was granted to Pearl Carroll for construction of the Ocean Grande Hotel at 100 37<sup>th</sup> Street. (Figure 78) The seven-story Art Deco style building, which was designed by Roy F. France, featured 76 rooms. The hotel opened in early 1940.



*Figure 78. Former Ocean Grade Hotel, 100 37<sup>th</sup> Street, c. 1940.  
(Miami Beach Visual Memoirs)*

In March of 1941, the hotel was sold by Mrs. Pearl A. Carroll and Mrs. Alice P. Arnold to Samuel Lachman. At the time, the hotel was reported to have 76 rooms, solarium, lounge and dining room. The hotel had been advertised for sale as early as April 1940.

During World War II, the hotel was used by the U.S. Army as part of its troop rotation efforts. While still under lease to the Army, the hotel was sold in April 1945. The new owners were Mr. and Mrs. B. Gittleman, who also owned the Ocean Spray Hotel. The Ocean Grande was returned to the new owners in late 1945. A swimming pool was constructed on the site c. 1950.

In 1950, the Seaboard Hotel Operating Corporation was formed to manage a chain of local hotels. In addition to the Ocean Grande, the chain included the Caribbean, Shoremede, Scott-Bryan, Tradewinds, El Morocco and Dayton Hotels. The chain allowed the member hotels to pool their purchasing power and to rotate entertainment offerings.

In October 1957, the entire contents of the hotel were offered for sale at a public auction. It appears that the hotel may have been closed for a time for refurbishment. The next mention in the newspapers advertised the “all new” Ocean Grande Hotel in October 1959. The owner-



manager at that time was Bill O'Sullivan. In the early 1960s, the facility was advertised as a hotel-motel. The hotel was once again refurbished in 1963 under the new ownership of Sam Dweres. The refurbishment provided a new pool and coffee shop, and kitchenettes were available in some of the units. In 1964, the hotel was sometimes advertised as the Ocean Grande Motor Inn. The hotel was sold several times during the 1960s and early 1970s. A building permit for a small addition was issued to Hotel Ocean Grande, Inc. in 1983. In 1985, a number of variances were requested in order to operate a sidewalk café.

In late 2004, Beachfront Properties LLC requested a Certificate of Appropriateness (COA) for the partial demolition, renovation and alteration of the existing hotel structure and the construction of a six level residential structure. The project appears to have stalled, and in August 2006, OG Development Group requested modifications to allow for the procurement of a building permit by September 2007 and completion by September 2009. In 2007, Longkey LLC requested a change in the COA to demolish the entire building and perform a substantial reconstruction. The property was sold again, and in 2010, Morabito Properties LLC obtained approval for the demolition of the existing structure and the construction of a new multifamily residential condominium on the existing lot and the lot fronting Collins Avenue. Beach House 8, located at 3651 Collins Avenue, is a contemporary 10-story building that contains eight residential condominium units. (Figure 79) It was designed by Arquitectonica and completed in 2016.



*Figure 79. Beach House 8 Condominium, 3651 Collins Avenue.  
(Google Maps)*

# THE ARCHITECTS

## Joseph DeBrita

Joseph Julian DeBrita was born in Lucera, Foggia, Italy on January 18, 1901. His family immigrated to the United States in 1905 and settled in Manhattan, New York City. They moved to Corona, in Queens, New York, between 1910 and 1915. Joseph attended the University of Virginia and graduated with a Bachelor of Science in Architecture in 1923. After graduation, he returned to New York. He worked as a draftsman in the offices of John Russell Pope (1923), James G. Rogers (1925), and Voorhees, Gmelin and Walker (1926-28), all of which were prestigious New York architectural firms. He founded his own firm, Joseph J. DeBrita, Architect, in 1930. He established a practice in Miami around 1936 with an office located at 6809 Biscayne Boulevard.

DeBrita was first mentioned in the Miami newspapers in 1936 as the architect, along with Vladimir E. Virrick, for the Frazure residence at Pine Tree Drive and 63<sup>rd</sup> Street. Between 1936 and 1939, he designed single family residences, apartments and a few commercial buildings. He designed a number of spec houses for builder George J. Burckel.

By 1939, DeBrita was well established as an architect in South Florida. Among his hotel commissions were the Charlton (Figure 80) and Sir William (Figure 81) on Biscayne Boulevard in Miami and the Somerset (Figure 82) and Ocean Blue Hotels on Ocean Drive in Miami Beach. In addition, he produced designs for several commercial buildings, apartment houses and single-family residences.



*Figure 80. Rendering of the Charlton Hotel, 7350 Biscayne Boulevard, Miami, 1939.  
(Miami Herald, 12/3/1939, p. 26)*





Figure 81. Sir William Hotel, 7100 Biscayne Boulevard, Miami, 1939.  
(Miami News, 12/17/1939, p. 19)

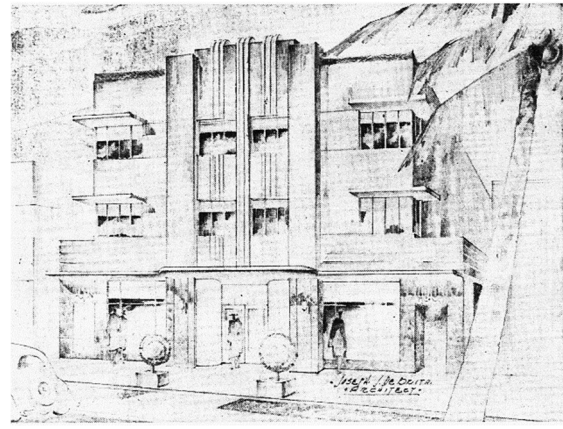


Figure 82. Rendering of the Somerset Hotel, 335 Ocean Drive, Miami Beach, 1939.  
(Miami News, 8/6/1939, p. 31)

In 1940, DeBrita designed residences, apartments, commercial buildings and several hotels, including the Melborne (later Walburne), Harriet and Georgian. (Figure 83)



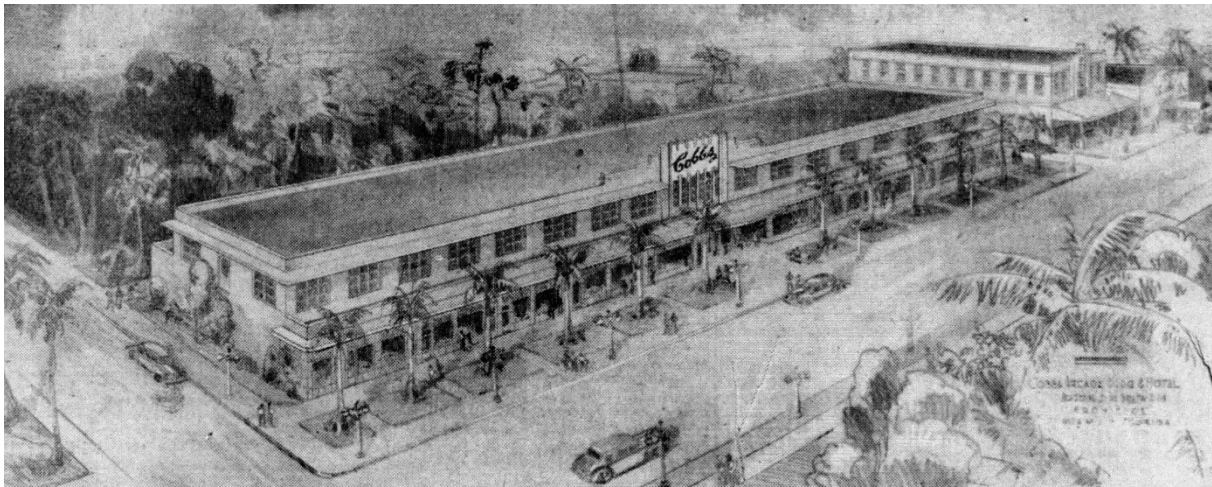
Figure 83. Postcard depicting the Georgian Hotel, 1621 Collins Avenue, Miami Beach, date unknown.  
(Miami Beach Design Preservation League)

He designed the Art Deco Broadview Hotel in 1941. (Figure 53) By the time the hotel was under construction at 3611 Collins Avenue, the name had been changed to the Coral Reef, and the design had been changed to the Colonial Revival style. (Figure 55) Although smaller in scale, the Coral Reef bears a strong resemblance to the earlier Georgian Hotel.

During World War II, DeBrita served in the public works office of the U. S. Navy. During the latter stages of the war, he was commissioned to design several buildings for construction, once

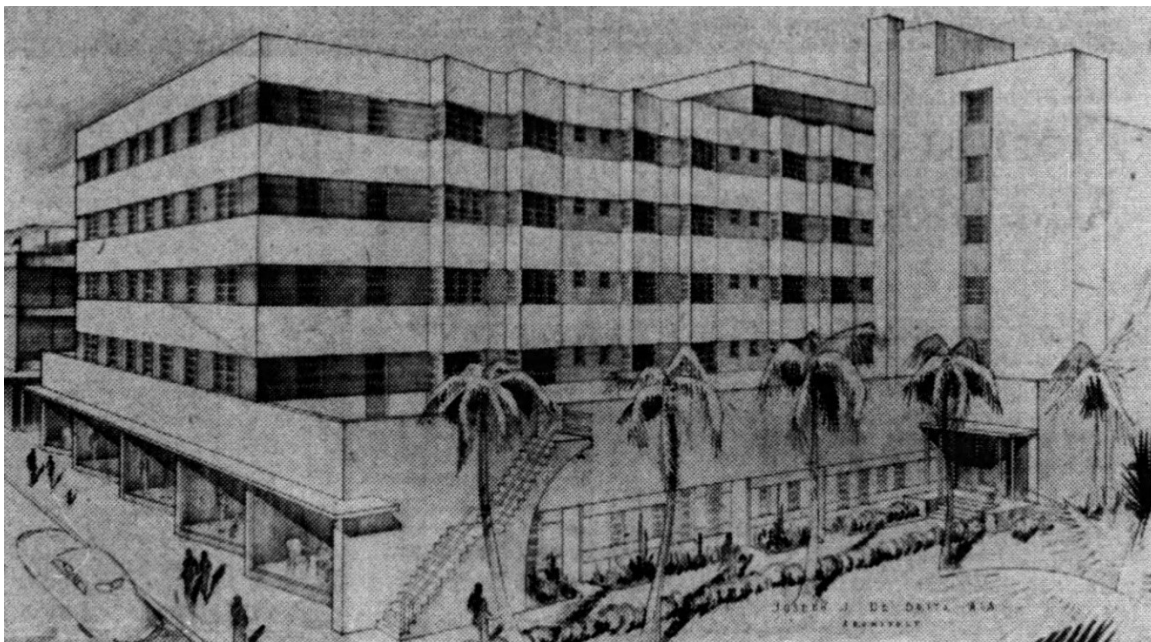


materials were available. The Paragon Hotel was to be constructed on Flagler Avenue in Miami, and the Cobbs Arcade and Hotel was to be constructed on NE 2<sup>nd</sup> Avenue between 82<sup>nd</sup> and 83<sup>rd</sup> Streets. (Figure 84)



*Figure 84. Rendering of Cobbs Arcade and Hotel, NE 2nd Avenue, Miami, 1945.  
(Miami News, 11/11/1945, p. 32)*

In early 1946, DeBrita designed an apartment building at 1530 Washington Avenue, which was said to be the largest in Miami Beach at the time. (Figure 85) Other work in the immediate post-war era included several apartment buildings, hotels, commercial buildings and residences. He was the architect for most of the homes in the Belle Meade development at Biscayne Boulevard and NE 79<sup>th</sup> Street. He also designed many of the Florida Sundeck homes in Hialeah.



*Figure 85. Rendering of 1530 Washington Avenue, Miami Beach, 1946.  
(Miami News, 4/14/1946, p. 44)*

Most of DeBrita's early commercial designs were in the Art Deco style. He began to transition to Modern styling after the end of the war, such as in the apartment building at 8250 Harding Avenue in Miami Beach. (Figure 86) In the 1950s, DeBrita continued to design homes for the Florida Sundeck development in Hialeah, and he also designed ten homes in the Chasebrook Homes development in Miami Shores. His non-residential work included many public buildings, such as the Public Library, City Hall, Police Station, Fire Station and National Guard Armory, all in North Miami. He also designed a large number of elementary schools, including Carol City Elementary School in Miami Gardens. (Figure 87)



*Figure 86. 8250 Harding Avenue, Miami Beach, 2018.  
(Miami Beach Historic Districts)*



*Figure 87. Entrance canopy at Carol City Elementary School, 4375 NW 173<sup>rd</sup> Street, Miami Gardens, 2021.  
(Google Maps)*

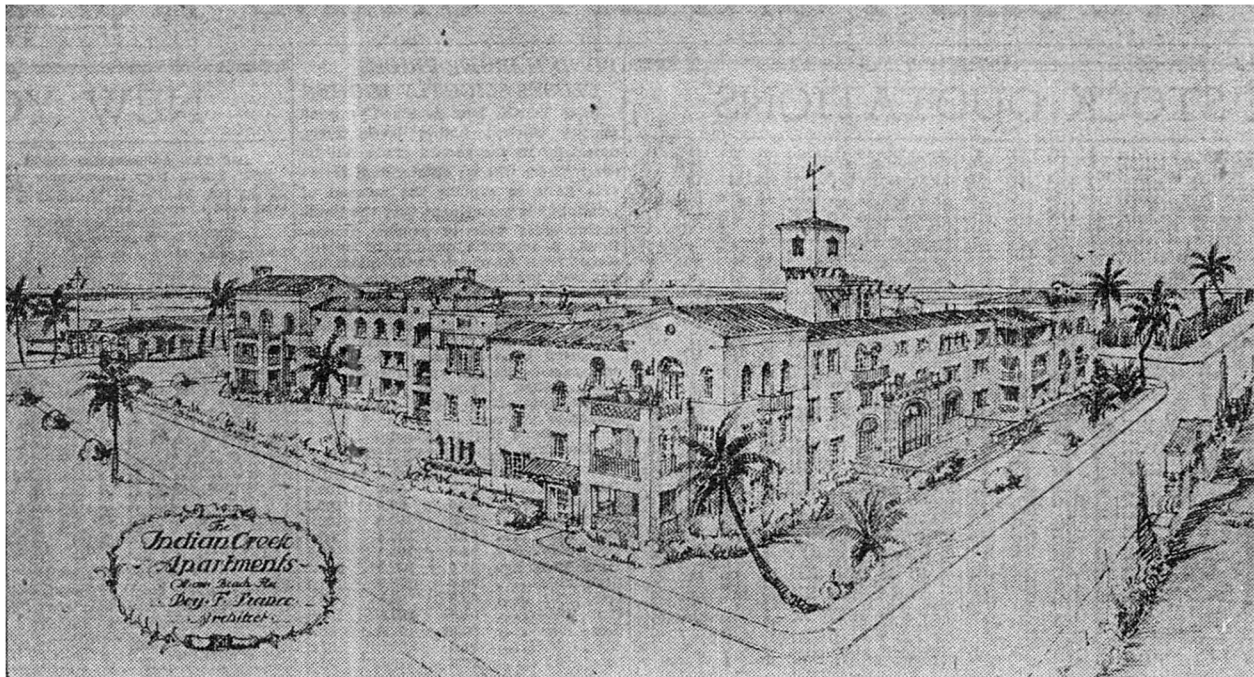
It appears that DeBrita was semi-retired by the mid-1960s. He completed a few commissions in the early 1970s, including Grace Lutheran Church in Fort Lauderdale in 1971. He moved to Jensen Beach in 1975 and died there in 1992. His obituary stated that he had architectural offices in Miami, North Miami and Boca Raton. He was a member of the American Institute of Architects from 1942 to 1964.



## Roy F. France

Roy Franklin France was born in 1888 in Hawley, Minnesota, where his father kept a hotel. At some time between 1895 and 1900, the family moved to Fargo, North Dakota. They moved to Chicago before 1910. He attended the Armour Institute of Technology and the Chicago Technical School for approximately two years. He was listed as an architect in the 1910 Chicago city directory. He maintained a successful practice in Chicago for many years.

The first mention of France in the Miami newspapers was in April 1930 as the designer of a co-op apartment complex located on 15<sup>th</sup> Street between Pennsylvania and Euclid Avenues in Miami Beach. It appears that this complex was not constructed. France designed the Indian Creek Apartments, 3300 Collins Avenue, for William Whitman in 1931. (Figure 88) Newspaper accounts for both of these projects list France as “of Chicago.” The Whitman-France association continued with the Whiteman Hotel, constructed in 1935. (Figure 89)



*Figure 88. Rendering of Indian Creek Apartments, 3300 Collins Avenue, Miami Beach, 1931.  
(Miami Herald, 5/2/1931, p. 7)*





*Figure 89. Former Whitman Hotel (later Robert Richter Hotel), 3315 Collins Avenue, Miami Beach, c. 1946.  
(Miami Beach Visual Memoirs)*



*Figure 90. Shoremede Hotel, 3300 block Collins Avenue, Miami Beach, c. 1936.  
(Miami Beach Visual Memoirs)*

France designed dozens of prominent apartment buildings and hotels in the Art Deco, Streamline and Modern styles that were adapted to the local sub-tropical environment. Hotel designs completed 1935-1938 included the Edgewater Beach (1935), Braznell (1936), Shoremede (1936) (Figure 90), Cavalier (1936) (Figure 91), Patrician (1937), Belmar (1937) and Atlantic Beach (1938).



*Figure 91. Cavalier Hotel, 1320 Ocean Drive, Miami Beach, 2013.  
(Miami Beach Historic Districts)*



*Figure 92. Ocean Grande Hotel, 100 37<sup>th</sup> Street, Miami Beach, c. 1940.  
(Miami Beach Visual Memoirs)*

In 1939, he designed the Ocean Grande (Figure 92), St. Moritz (Figure 93), Sands and Wilshire Hotels, and his 1940 works included the National (Figure 94), Cadillac (Figure 95) and Sea Isle (Figure 96) Hotels. He designed the Versailles (Figure 97), Lord Baltimore (Figure 98) and Sovereign (Figure 99) Hotels in 1941, just prior to the entrance of the United States into World War II.





Figure 93. St. Moritz Hotel, 1565 Collins Avenue, Miami Beach c. 1939.  
(Miami Beach Visual Memoirs)



Figure 94. National Hotel, 1677 Collins Avenue, Miami Beach, c. 1941.  
(Miami Beach Visual Memoirs)

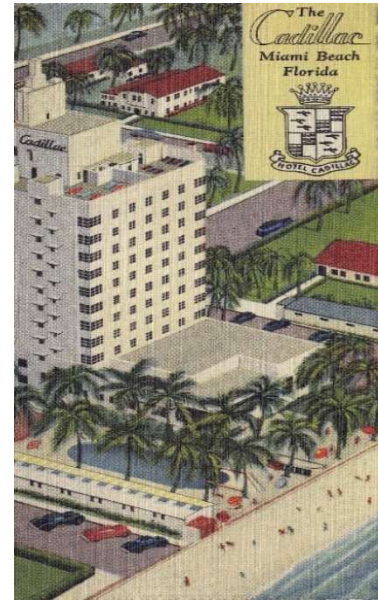


Figure 95. Cadillac Hotel, 3925 Collins Avenue, Miami Beach, c. 1940.  
(Miami Beach Visual Memoirs)



Figure 96. Sea Isle Hotel, 3025 Collins Avenue, Miami Beach, c. 1940.  
(Miami Beach Visual Memoirs)



Figure 97. Versailles Hotel, 3425 Collins Avenue, Miami Beach, c. 1941.  
(Miami Beach Visual Memoirs)



*Figure 98. Lord Baltimore Hotel, 3030 Collins Avenue, Miami Beach, c. 1941.  
(Miami Beach Visual Memoirs)*



*Figure 99. Sovereign Hotel, 4385 Collins Avenue, Miami Beach, c. 1941.  
(Miami Beach Visual Memoirs)*

The greatest concentration of France's buildings anywhere is located within the Collins Waterfront Historic District. (Figure 100) He is credited with virtually creating the mid-beach skyline. (City of Miami Beach Planning Department 2000, 37) His pre-war Art Deco and Streamline buildings located on Collins Avenue between 30<sup>th</sup> and 40<sup>th</sup> streets include the Sea Isle, Lord Baltimore, Atlantic Beach, Versailles, Whitman (demolished), Shoremede (demolished), Patrician, Wilshire, and Cadillac.



*Figure 100. L-R: Robert Richter (formerly Whitman), Saxony,, Sans Souci, and Sea Isle Hotels, Collins Avenue, Miami Beach, c. 1949.  
(Florida Memory)*

After World War II, France designed the Martinique (1946), Saxony (1948) (Figure 101), Sans Souci (1949), Casablanca (1949) (Figure 102), and San Marino (1951) (Figure 105) in the Modern



style. He was the architect of a 1949 Streamline Moderne commercial building (Figure 103) on Lincoln Road that originally housed an Arthur Murray Dance School. He designed the 1950 Carib Theater (Figure 104) on Lincoln Road with Michael J. DeAngelis.



*Figure 101. Saxony Hotel, 3201 Collins Avenue, Miami Beach, c. 1950.  
(Florida Memory)*



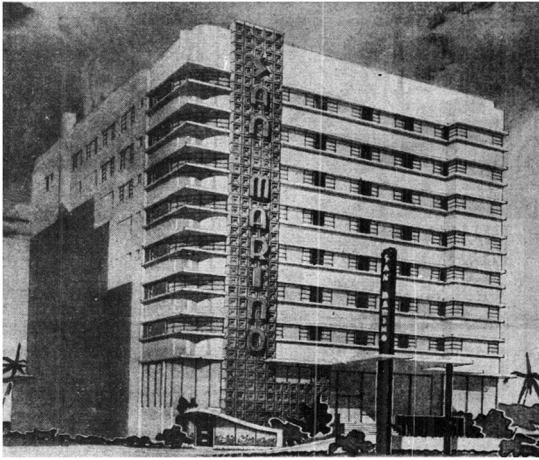
*Figure 102. Casablanca Hotel, 6345 Collins Avenue, Miami Beach, c. 2004.  
(MiMo Miami Modern Revealed)*



*Figure 103. 501 Lincoln Road, Miami Beach, 2013.  
(Miami Beach Historic Districts)*



*Figure 104. Carib Theater, 230 Lincoln Road, 1951.  
(Cinema Treasures)*



*Figure 105. San Marino Hotel, 4299 Collins Avenue, Miami Beach, 1951.  
(Miami News, 4/15/1951, p. 36)*



*Figure 106. 1133 Normandy Drive, Miami Beach, 2018.  
(Miami Beach Historic Districts)*

His son, Roy F. France, Jr., was also an architect and practiced with his father from the late 1930s until his death in 1957. The elder France appears to have completed only a few projects in the 1950s, many of which were oceanfront hotels in the Bahamas, Puerto Rico and the Dominican Republic. He also designed a few apartment buildings, including one at 1133 Normandy Drive in Miami Beach. (Figure 106) One of his last commissions was for the North Hialeah Baptist Church, which was completed in 1967. He retired in 1969 and died in 1972.

# ARCHITECTURAL DESCRIPTION

## Coral Reef Hotel (1941)

### Site

The site is a rectangular 33,800 square foot lot located on the east side of Collins Avenue. The lot borders the former Patrician Hotel (3621 Collins Avenue) on the north, Collins Avenue on the west, 36<sup>th</sup> Street on the south, and the beach on the east. (Figure 33) Both Collins Avenue and 36<sup>th</sup> Street are lined by public pedestrian walkways.

At the west, the building is oriented parallel with Collins Avenue and has a shallow setback. The vehicular entrance to the property is a very shallow curved one-way drive, which is accessed from the south off Collins Avenue. (Figure 107) The drive is paved with concrete pavers painted red. A shallow concrete-walled planting bed with low shrubs and small palm trees lines the drive. (Figure 108)

A one-car parking area is located at the north end of the drive. Adjacent the north end of the drive is an accessible ramp with metal balustrade and railing. (Figure 109) The ramp provides access to a storefront door at the north end of the front façade. (Figure 110) A porch, which extends the full width of the front façade, is lined by a concrete wall covered with stucco. (Figure 111) The porch is accessed via two concrete steps flanked by piers with light fixtures. (Figure 112)



*Figure 107. Detail of curved drive off Collins Avenue, August 2022.*



*Figure 108. Detail of planter adjacent curved drive, August 2022.*





Figure 109. Detail of entrance to accessible ramp, August 2022.



Figure 110. Detail of accessible ramp at north end of front façade, August 2022.



Figure 111. Detail of concrete and stucco porch wall, August 2022.



Figure 112. Detail of steps to porch, August 2022.

Planting beds line the south elevation along 36<sup>th</sup> Street. (Figure 108, Figure 113) A concrete and stucco wall extends from the southeast corner of the building. (Figure 114) It makes a 90 degree turn to the south and connects with white metal fencing along the public walkway to the beach. The eastern boundary of the property is lined by white metal fencing. (Figure 115) The northern boundary of the property, adjacent the former Patrician Hotel, is lined by a board fence. (Figure 116)



Figure 113. Detail of planting beds adjacent south elevation along 36<sup>th</sup> Street, August 2022.



Figure 114. Detail of concrete wall extending east from southeast corner of building, August 2022.





*Figure 115. Detail of metal fencing along eastern boundary of property, August 2022.*



*Figure 116. Detail of board fence along northern boundary of property, August 2022.*

The building is roughly J-shaped with two wings that extend east from the main block. A short wing extends from the north end of the main block, and a much longer wing extends from the south end of the main block. Between the two wings lies a narrow courtyard that is lined with planting beds. (Figure 117) All of the paving in the rear yard is square brick pavers. The narrow courtyard opens to a wider patio with an accessible ramp lined with concrete and stucco railings and ornamental balustrades. (Figure 118, Figure 119) The ramp provides access to the pool area. (Figure 120) The kidney-shaped pool has rounded steps at the east end. The pool area extends to roughly the east end of the southern wing.



*Figure 117. Detail of narrow courtyard between two wings, August 2022.*

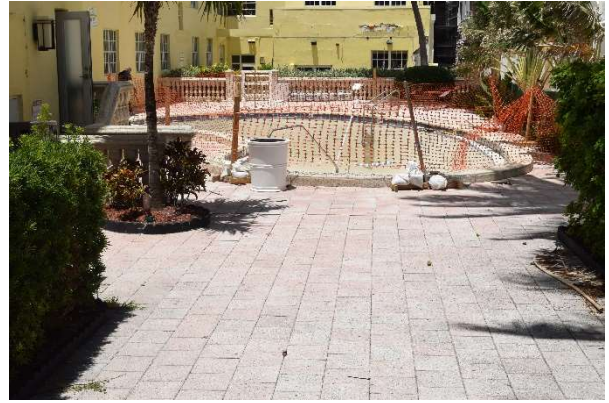


*Figure 118. Detail of access ramp from courtyard to pool area, August 2022.*





*Figure 119. Detail of accessible ramp, August 2022.*



*Figure 120. Detail of pool area, August 2022.*

A ramp with a metal railing and balustrade (Figure 121) leads from the pool area to a full-width patio adjacent the east elevation of the southern wing. (Figure 122-Figure 124) The patio is lined with concrete and stucco walls that match the walls elsewhere on the site. The walls open to a centrally-located semi-circular patio extension that provides a step down to the main area of the yard. The semi-circular extension is lined by large bowl planters and has a centrally- located metal firepit. (Figure 124)



*Figure 121. View of east end of pool area and entrance to ramp, August 2022.*



*Figure 122. View of north end of full-width patio at east elevation, August 2022.*



*Figure 123. View of south end of full-width patio at east elevation, August 2022.*



*Figure 124. View of semi-circular patio extension and yard, August 2022.*



The grass yard is surrounded by vegetation. A paved path leads southeast from the curved steps to an octagonal snack bar. (Figure 125) The path continues east from the snack bar and runs parallel to the south wall. The path provides access to two small, tented patios and turns at the east end of the yard to connect to a large patio with brick fireplace. (Figure 126)



*Figure 125. View of octagonal snack bar and tented patios, August 2022.*



*Figure 126. View of large patio and fireplace at east end of yard, August 2022.*

North of the fireplace are two additional tented patios. West of the patios is a sand volleyball court (Figure 127), and a small sand playground is located to the west of the volleyball court. (Figure 128). A path provides access from the playground to the porch.



*Figure 127. View of tented patios and volleyball court, August 2022.*



*Figure 128. View of playground at northwest corner of yard, August 2022.*



## Building

The three-story former Coral Reef Hotel is roughly J-shaped. The main block, which faces Collins Avenue, sits on a north-south axis. A short wing extends from the north end of the main block, and a much longer wing extends from the south end of the main block. (Figure 33) The construction is concrete block covered with stucco on a spread concrete footing. The building has a flat roof with parapet. The Coral Reef features Colonial Revival styling with some Art Deco elements. Colonial Revival features include the two-story portico with square columns. The vertical piers, horizontal banding and round medallions are features of the Art Deco style.



*Figure 129. View of former Coral Reef Hotel, looking east, August 2022.*

## Exterior

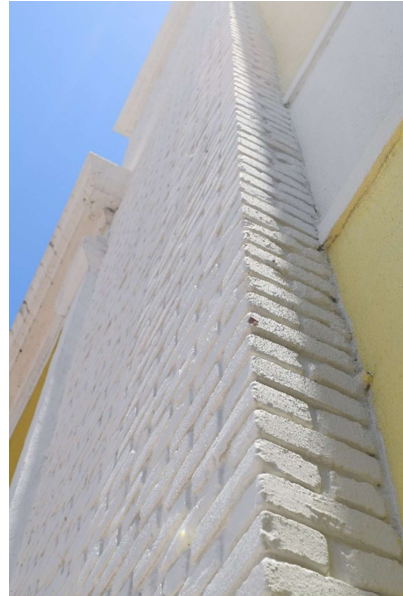
### West (Front) Elevation (facing Collins Avenue)

The front façade is generally symmetrical with a central bay flanked by projecting bays at the north and south. (Figure 129) The bays are separated by slightly projecting vertical brick piers. (Figure 130, Figure 131) The recessed central bay has a two-story integral portico supported by square columns (Figure 132) and three round medallions at the cornice. (Figure 133) A wide non-original stucco band is situated between the First and Second Levels, and narrow stucco bands are situated above and below the Third Level windows. (Figure 134) There are individual windows at the Second and Third Levels, including within the returns of the brick piers. (Figure 133-Figure 136) The main entrance is flanked by large multi-light windows. (Figure 136) A

quadruple window, each with 18 lights, is located at the First Level of the southern bay (Figure 137), and a metal storefront system is located at the First Level of the northern bay. (Figure 138) The replacement windows are multi-light 1/1 double hung and fixed with a muntin pattern that does not match the original casement windows. The entrance is via a pair of single-light metal doors. All of the openings at the First Level are topped by canvas awnings. The area within the portico is paved with gray pavers. (Figure 139)



*Figure 130. Detail of vertical brick piers flanking portico, August 2022.*



*Figure 131. Detail of brick pier, August 2022.*



*Figure 132. Detail of square column at portico, August 2022.*



*Figure 133. Detail of medallions above portico, August 2022.*





Figure 134. Detail of horizontal stucco banding, August 2022.



Figure 135. Detail of window at return of brick pier, August 2022.



Figure 136. Detail of entrance door and flanking windows, August 2022.



Figure 137. Detail of quadruple window at First Level southern bay, August 2022.



Figure 138. Detail of storefront system at First Level northern bay, August 2022.



Figure 139. Detail of paving at portico, August 2022.

## South Elevation

The south elevation continues the detailing found on the west elevation. (Figure 140, Figure 141) Additionally, the wide horizontal banding is present between the Second and Third Level windows. (Figure 142) Most of the windows are paired 1/1 double hung replacements. (Figure 143) A quadruple window, each with 18 lights, is located at the westernmost bay at the First Level. (Figure 140)



*Figure 140. View of south elevation ,looking east, August 2022.*



*Figure 141. View of south elevation, looking west, August 2022.*



*Figure 142. Detail of wide horizontal banding, August 2022.*



*Figure 143. Detail of paired windows at south elevation, August 2022.*

## East Elevation

The east elevation has two wings that extend east from the main block. A long wing extends from the south end of the main block, and a short wing extends from the north end of the main block. Features seen on the south elevation are continued on the east elevation of the long wing. (Figure 144, Figure 145) There are two places where the wide horizontal banding has been removed. The north elevation of the long wing has a projecting block with a door at the east end.



(Figure 146, Figure 147) A small one-story block is located at the interior corner of the projection. (Figure 147) The remainder of the north elevation has regular fenestration and two parapets. (Figure 148, Figure 149) The wide stucco banding is not continued on this elevation. The windows are single and paired double hung as on the other elevations. The east elevation of the main block is located between the two windows and overlooks a narrow courtyard. (Figure 150) It has a metal single-leaf storefront door with a sidelight and transom and a utility door at the First Level. The upper levels have single and paired windows per the other elevations. The west end of the south elevation of the north wing is full height and one bay wide with double hung windows. Attached to the east elevation is a one-story shed-roofed block. It has no fenestration on the south elevation. A metal double-leaf storefront door and paired windows are located on the east elevation of the one-story block. (Figure 150, Figure 151)



*Figure 144. View of south and east elevations of long wing, looking northwest, August 2022.*



*Figure 145. View of east elevation of long wing, looking west, August 2022.*



*Figure 146. View of northeast corner of north elevation of long wing, looking southeast, August 2022.*



*Figure 147. View of east end of north elevation of long wing, looking southeast, August 2022.*



*Figure 148. View of center of north elevation of long wing, looking southwest, August 2022.*



*Figure 149. View of west end of north elevation of long wing, looking southwest, August 2022.*



*Figure 150. View of west end of north elevation of long wing and east elevation of main block, looking east, August 2022.*



*Figure 151. View of east elevation of short wing, looking west, August 2022.*

## North Elevation

The north elevation was covered with scaffolding and sits very close to the neighboring Patrician Hotel. (Figure 152, Figure 153) Given that the Patrician was constructed first, this elevation likely was always utilitarian due to its limited visibility and limited views.



*Figure 152. View of north elevation, looking east, August 2022.*



*Figure 153. View of upper floors of north elevation, looking east, August 2022.*



## Interior

### Lobby

The Lobby is accessed from the main entrance located in the central bay. (Figure 154-Figure 158) A reception desk and a door to an accessible restroom are located at the east wall. (Figure 154) An arched opening with Tuscan columns clad in mosaic tile is located at the south wall. (Figure 155) The opening and columns are not original to the building. To the west of the arch is a small desk located on the south wall. (Figure 156) The floor of the Lobby is covered with marble tile. (Figure 159) Based on the historic photo (Figure 56), none of the features or materials in the Lobby appear to be original.



Figure 154. View of Lobby, looking east, August 2022.



Figure 155. View of elevator and stair opening at lobby, August 2022.



Figure 156. View of Lobby, looking south, August 2022.



Figure 157. View of Lobby, looking northwest, August 2022.

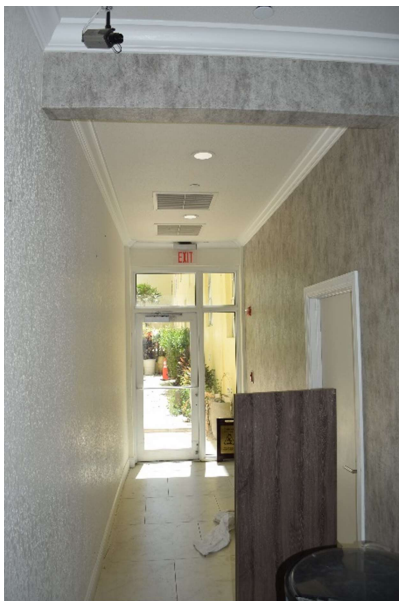


*Figure 158. View of Lobby, looking north, August 2022.*



*Figure 159. Detail of flooring at Lobby, August 2022.*

A corridor extends along the north side of the reception desk east to an exterior door at the rear of the building. (Figure 160, Figure 161) The floor is covered with the same marble tile as the Lobby. An alcove to the south of the reception desk and accessible restroom provides access to marble stairs at the east and an arched opening at the west. (Figure 162, Figure 163)

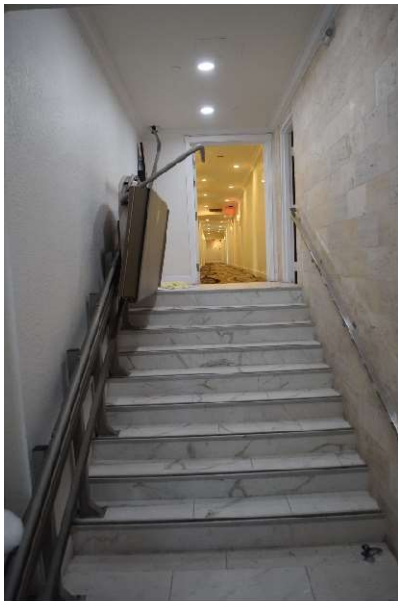


*Figure 160. View of corridor from Lobby, looking east, August 2022.*



*Figure 161. View of corridor from Lobby, looking west, August 2022.*





*Figure 162. View of marble stairs from Lobby, looking east, August 2022.*



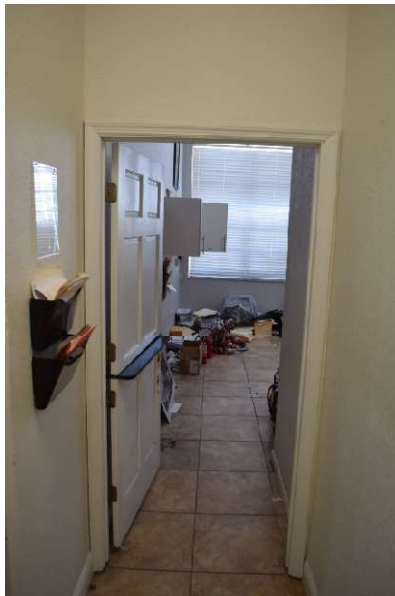
*Figure 163. Detail of door opening at west end of alcove, August 2022.*

### **Former Lounge and Card Room**

The southwest corner of the building, which formerly contained the Lounge and Card Room (Figure 57), has been divided up into a hall and five rooms. The area is accessed through the arched opening in the alcove. (Figure 163) The hall is L-shaped and provides direct access to three of the five rooms. (Figure 164, Figure 165) Four of the rooms are located at the perimeter of the space, and one room is located at the interior of the space. (Figure 166) The floor in this area is covered with square ceramic tile, and the ceilings are dropped acoustic tile. (Figure 167, Figure 168) The partition walls, doors, flooring and ceilings are all non-original.



*Figure 164. View of L-shaped hall, looking west, August 2022.*



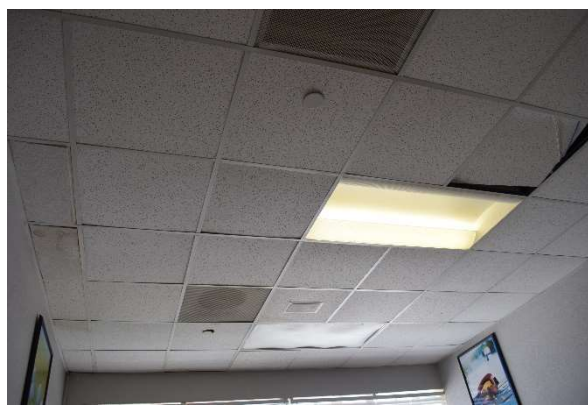
*Figure 165. View of hall, looking south, August 2022.*



*Figure 166. Detail of entrance to interior room, August 2022.*



*Figure 167. Detail of floor tile, August 2022.*



*Figure 168. Detail of dropped acoustic tile ceiling, August 2022.*

## South Wing

Beyond the stairs (Figure 162) is a long double-loaded corridor that extends the length of the south wing. (Figure 169) A perpendicular corridor extends north from approximately the center of the long corridor, and another cross corridor, that extends both south and north, is located at the east end. The corridors provide access to stairs at the north side of the wing. Both stair systems have black marble treads. The railing system at the center stair is mesh (Figure 170) and the system at the east stair is metal balustrade. (Figure 171) The stair systems do not retain any original materials.



*Figure 169. View of corridor at south wing, looking east, August 2022.*



*Figure 170. Detail of center stair at south wing, August 2022.*



*Figure 171. Detail of stair at east end of south wing, August 2022.*

## Former Dining Room

The space to the north of the Lobby formerly contained the Dining Room (Figure 58) and was most recently used as a restaurant. (Figure 172-Figure 180) A service area extends from the north



wall. (Figure 174) The floor is ceramic tile and wood laminate (Figure 177), and the ceiling is dropped acoustic tile. (Figure 173) The former restaurant space is accessed from the exterior via a metal storefront system and from the Lobby via a short corridor. (Figure 178) A restroom is located off the corridor. (Figure 181) The walls are clad with horizontal ceramic tile and the floor is covered with wood laminate flooring. (Figure 182) The restroom has no original materials or features.



*Figure 172. View of former restaurant space, looking west, August 2022.*



*Figure 173. View of former restaurant space, looking north, August 2022.*



*Figure 174. View of former restaurant space, looking east, August 2022.*



*Figure 175. View of corridor in restaurant space, looking east, August 2022.*



Figure 176. View of former restaurant space, looking south, August 2022.



Figure 177. Detail of flooring at former restaurant space, August 2022.



Figure 178. View of entrance hall from Lobby, looking north, August 2022.



Figure 179. View of former restaurant space, looking northwest, August 2022.



Figure 180. View of former restaurant space, looking northeast, August 2022.



Figure 181. View of Restroom, looking west, August 2022.



Figure 182. Detail of flooring at Restroom, August 2022.



The space to the east of the restaurant area is an open space that is under construction. (Figure 183, Figure 184) The area appears to have contained the original kitchen for the hotel. No original materials were observed.



*Figure 183. View of area east of restaurant space, looking east, August 2022.*



*Figure 184. View of area east of restaurant space, looking southeast, August 2022*

## Patrician Hotel (1937)

### Site

The site is a rectangular lot, approximately 16,900 square feet, located on the east side of Collins Avenue. The lot borders the Beach House 8 Condominium (3651 Collins Avenue) on the north, Collins Avenue on the west, the former Coral Reef Hotel (3611 Collins Avenue) on the south, and the beach on the east. (Figure 33) Collins Avenue is lined by a public pedestrian walkway.

At the west, the building is oriented parallel with Collins Avenue and has a shallow setback. There is no vehicular entrance to the property. Shallow concrete-walled planting beds flank the centrally-located entrance. (Figure 185) The planting beds have rounded corners and angle inward at the entrance. (Figure 186) One palm tree is located in the southern bed; otherwise, the beds are not currently landscaped. A walkway paved with patterned ceramic tile leads to two treads with metal handrails that provide access to the porch. (Figure 187)



*Figure 185. Detail of full-width porch, August 2022.*



*Figure 186. Detail of planter, August 2022.*

The full-width porch has concrete and stucco knee walls with angles at the corners and opening. (Figure 185) The centrally located opening features square paneled posts with caps. (Figure 188) The porch is covered by a fabric awning.(Figure 185)



*Figure 187. Detail paved walkway to porch, August 2022.*



*Figure 188. Detail of angled corner and porch post, August 2022.*



A narrow concrete-paved passageway runs along the south elevation between the Patrician and the Coral Reef to the south. A temporary wood partition wall with a metal gate is located near the west end of the passageway. (Figure 189) The gate limits access to the passageway from the west, as there is construction scaffolding mounted to the north elevation of the Coral Reef. A concrete block and stucco wall begins at the northeast corner of the Coral Reef and continues east to a grass lawn at the rear of the property. A painted Roman brick wing wall extends from the southeast corner of the Patrician. (Figure 190)



*Figure 189. View of walkway along south elevation, looking east, August 2022.*



*Figure 190. View of walkway along south elevation, looking west, August 2022.*

East of the building is a roughly square concrete pool deck and a kidney-shaped pool with a raised concrete edge. (Figure 191, Figure 192) The pool is surrounded by a temporary chain link fencing. A concrete block and stucco pool maintenance shed is located near the northeast corner of the deck. It has a hipped roof covered with asphalt sheet roofing. (Figure 193)



*Figure 191. View of swimming pool, looking west, August 2022.*



*Figure 192. Detail of concrete pool deck, August 2022.*



*Figure 193. View of pool maintenance shed, looking north, August 2022.*



*Figure 194. View of grass lawn, looking west, August 2022.*

East of the pool area is a grass lawn with a palm tree and large shrubs. (Figure 194) Board fencing lines both the northern and southern boundaries of the lot. (Figure 195, Figure 196)



*Figure 195. View of grass lawn and fencing at north boundary, looking east, August 2022.*



*Figure 196. View of grass lawn and fencing at south boundary, looking southeast, August 2022.*

At the north of the site, a fire department tap is located adjacent the northern planter at the northwest corner of the building. (Figure 197) A passageway along the north elevation is paved with concrete and bordered by a concrete curb at the north. A low concrete block and stucco wall, which appears to be part of the neighboring property, is located north of the curb. A painted Roman brick wing wall extends from the northeast corner of the building. (Figure 198)





*Figure 197. View of passageway along north elevation, looking east, August 2022.*



*Figure 198. View of passageway along north elevation, looking west, August 2022.*

## Building

The Patrician Hotel is generally rectangular in plan and has a flat roof with parapet. (Figure 199) It has six full stories and a seventh-story penthouse that is set back from the front facade. (Figure 200) Situated atop the Penthouse is a smaller elevator penthouse. The construction is concrete block covered with stucco on a spread concrete footing. The Patrician features subdued Art Deco styling.



*Figure 199. Former Patrician Hotel, looking southeast, August 2022.*



*Figure 200. Former Patrician Hotel, looking northeast, August 2022.*

## Exterior

### West (Front) Elevation (facing Collins Avenue)

The west (front) elevation is symmetrical with three bays divided by vertical banding. (Figure 201) The windows at the central bay are surrounded by a slightly projecting frame, which is flanked by double quarter-round molding and a slightly projecting unadorned pilaster. (Figure 202) Two vertical scores are located at the spandrels and above the top window. The parapet at the central bay projects slightly higher than the parapet on either side.



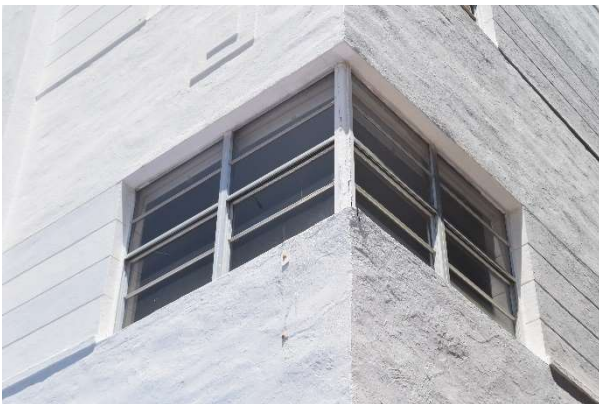


*Figure 201. View of west (front) elevation, looking east, August 2022.*



*Figure 202. Detail of vertical banding and stepped parapet at central bay, August 2022.*

The side bays feature corner windows with horizontal banding adjacent the windows. (Figure 203, Figure 204) Square-on-square medallions are situated in the spandrels on the front elevation. (Figure 204) The windows, which are non-original, appear to be a mixture of metal awnings flanked by fixed lights, paired metal awnings and sliding windows.



*Figure 203. Detail of corner window treatment, August 2022.*



*Figure 204. Detail of horizontal banding adjacent window and medallion in spandrel, August 2022.*

A porch extends the full width of the front elevation. (Figure 205, Figure 206) The paving matches the ceramic tile paving at the walkway to the porch. The side windows at the First Level are covered with plywood. The entrance is via an aluminum storefront system with transom. (Figure 207-Figure 209)



Figure 205. View of porch, looking north, August 2022.

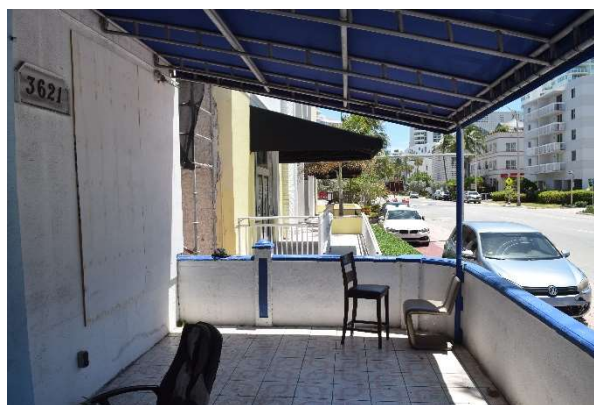


Figure 206. View of porch, looking south, August 2022.



Figure 207. View of north end of west elevation at First Level, looking northeast, August 2022.



Figure 208. Detail of main entrance, August 2022.



Figure 209. View of south end of west elevation at First Level, looking southeast, August 2022.

The west elevation of the Penthouse appears to have a slider window and door at the central bay and two sliders in each of the side bays. The elevator penthouse is a blank field. (Figure 210)

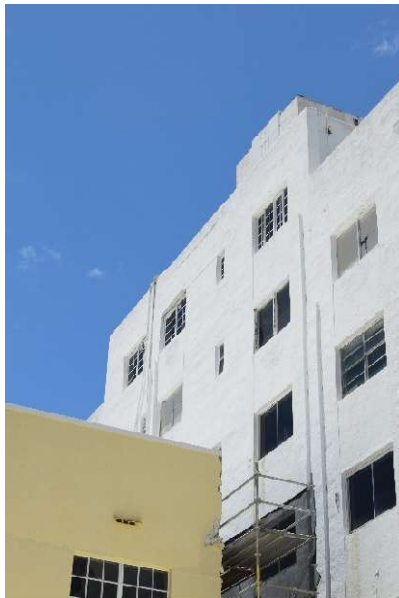




*Figure 210. View of west elevation of Penthouse and elevator penthouse, looking east, August 2022.  
(Google Maps)*

## South Elevation

The east elevation is partially obscured by the former Coral Reef Hotel to the south. It has regular fenestration with the windows vertically aligned, except at the penthouse. (Figure 211-Figure 213) Corner windows are located at both the southwest and southeast corners. The penthouse has four bays, but the westernmost window is larger than the windows below. (Figure 214) The elevator head features the same vertical trim that is featured on the central bay of the front elevation. (Figure 215)



*Figure 211. View of west end of south elevation, looking northwest, August 2022.*



*Figure 212. View of central portion of south elevation, looking northwest, August 2022.*



*Figure 213. View of east end of south elevation, looking northwest, August 2022.*



*Figure 214. View of west and south elevations of Penthouse and elevator penthouse, looking northeast, August 2022.*



*Figure 215. View of south elevation of elevator penthouse, August 2022.*

## East Elevation

The east elevation is identical in detailing to the west elevation, with the exception of the Penthouse and the porch. (Figure 216) However, the vertical and horizontal scoring is less visible due to deterioration. (Figure 217) The windows and doors at the First Level are covered with plywood.



*Figure 216. View of east elevation, looking west, August 2022.*



*Figure 217. Detail of central bay at east elevation, August 2022.*

## North Elevation

The north elevation is not readily visible due to its proximity to the building to the north. The fenestration appears to be regular, but it does not appear to be identical to the south elevation. (Figure 218) The openings at the First Level are covered with plywood.





*Figure 218. View of north and west elevations, looking east, August 2022.*

## Interior

### Lobby

The Lobby comprises the full width of the west end of the building. (Figure 219-Figure 230) It is accessed via the central bay through a metal storefront system. (Figure 219, Figure 220) A stair hall is located at the northeast corner. (Figure 221, Figure 222) A long corridor extends to the east from the east wall of the Lobby. (Figure 223) The elevator is located to the north of the corridor, and an office is located to the south. (Figure 224) Incised decoration is located at the ceiling around the square columns and at the ceiling perimeter. (Figure 226, Figure 227) The ceiling features quarter-round crown molding. (Figure 228) Quarter-round molding also serves as the base. The west and east walls feature half-round molding and a wide flat molding. (Figure 229, Figure 230)



*Figure 219. View of Lobby, looking southwest, August 2022.*



*Figure 220. View of Lobby, looking northwest, August 2022.*



Figure 221. View of Lobby, looking northwest, August 2022.



Figure 222. View of Lobby, looking northeast, August 2022.



Figure 223. View of Lobby, looking east, August 2022.



Figure 224. View of Lobby, looking southeast, August 2022.



Figure 225. View of Lobby, looking southwest, August 2022.



Figure 226. Detail of incised decoration at ceiling around square column, August 2022.





*Figure 227. Detail of incised decoration at edge of ceiling, August 2022.*



*Figure 228. Detail of quarter-round crown molding at ceiling, August 2022.*



*Figure 229. Detail of quarter-round and flat molding at west wall, August 2022.*



*Figure 230. Detail of quarter-round and flat molding at east wall, August 2022.*

## **Front Stairs**

The front stairs are located at the northeast corner of the Lobby. (Figure 231) They feature wood treads, risers and stringers. The metal balustrade has straight and curved balusters and is topped by a metal handrail. (Figure 232) The metal newel posts are square. (Figure 233) The stairs appear to be original.



*Figure 231. Detail of front stairs, August 2022.*



*Figure 232. Detail of curved and straight balusters at front stairs, August 2022.*



*Figure 233. Detail of newel post at front stairs, August 2022.*

## Offices

The Offices are located to the east of the Lobby. The outer office is located in the westernmost portion of the space. (Figure 234-Figure 237) It has a built-out wall at the north that houses mailboxes that are accessible from the Main Corridor. (Figure 234) The Inner Office is located to the east of the Outer Office. (Figure 238-Figure 240) The rooms have ceramic tile flooring and dropped acoustic tile ceilings.



*Figure 234. View of Outer Office, looking northwest, August 2022.*



*Figure 235. View of Outer Office, looking south, August 2022.*





*Figure 236. View of Outer Office, looking northeast, August 2022*



*Figure 237. View of Outer Office, looking east, August 2022*



*Figure 238. View of Inner Office, looking east, August 2022*



*Figure 239. View of Inner Office, looking northwest, August 2022*



*Figure 240. Detail of closet in Inner Office, August 2022.*

## **Main Corridor**

The Main Corridor extends from the Front Lobby to the Ocean Lobby at the east end. Three steps are located approximately one-third of the corridor length from the Front Lobby. It appears that all of the rooms at the First Level were either utilitarian or publicly-accessible rooms in the original hotel. Several of the rooms off the Corridor were inaccessible.

The western portion of the Main Corridor is accessed from the Lobby. (Figure 241-Figure 242) The flooring is marble tile with diamond insets. (Figure 243) Tenant mailboxes are located on the

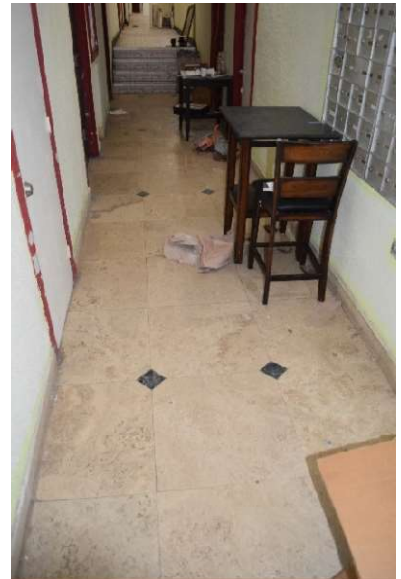
south wall. (Figure 241) The ceiling has a texture finish, and there are fluorescent light fixtures at the ceiling.



*Figure 241. View of Main Corridor, looking east, August 2022.*



*Figure 242. View of west end of Main Corridor, looking east, August 2022.*



*Figure 243. Detail of flooring at Main Corridor, August 2022.*

The eastern portion of the Main Corridor is accessed via three steps. (Figure 244) The Corridor extends to the former Ocean Lobby at the east end. (Figure 245, Figure 246) The flooring is patterned ceramic tile.



*Figure 244. Detail of steps at Main Corridor, November 2022.*



*Figure 245. View of eastern portion of Main Corridor, looking east, August 2022.*



*Figure 246. Detail of entrance to Ocean Lobby at east end of Main Corridor, August 2022*



## Room 1

The room designated as Room 1 is located north of the western portion of the Main Corridor. (Figure 247) The floor appears to be linoleum tile.

## Side Corridor 1

Side Corridor 1 extends to the north off the Main Corridor and leads to an exterior metal door. (Figure 248) The flooring is ceramic tile. (Figure 249)



*Figure 247. View of Room 1, looking north, November 2022.*



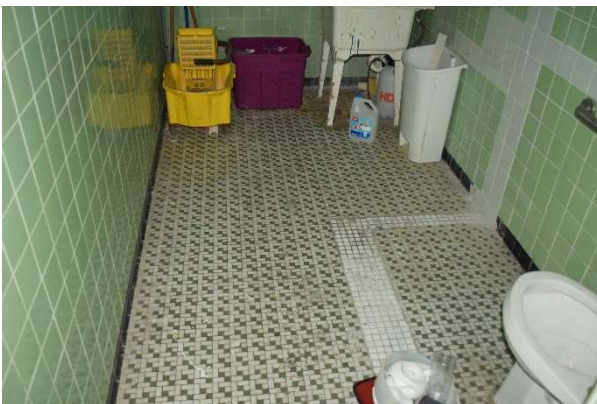
*Figure 248. View of Side Corridor 1, looking north, August 2022.*



*Figure 249. Detail of flooring at Side Corridor 1, August 2022.*

## Women's Restroom

The Women's Restroom is located north of the eastern portion of the Main Corridor. (Figure 250- Figure 254) The floor and wall tile appear to be original. A toilet is present, but the lavatory and toilet stall are missing.



*Figure 250. View of Women's Restroom, looking north, August 2022.*



*Figure 251. Detail of wall tile at Women's Restroom, August 2022.*



*Figure 252. View of Women's Restroom, looking north, November 2022.*



*Figure 253. View of Women's Restroom, looking southeast, August 2022.*



*Figure 254. Detail of floor tile at Women's Restroom, August 2022.*

## Men's Restroom

The Men's Restroom is located north of the eastern portion of the Main Corridor. (Figure 255- Figure 259) The floor and wall tile appear to be original. The toilet, toilet stall, lavatory and urinal are present.



*Figure 255. View of Men's Restroom, looking north, August 2022.*



*Figure 256. Detail of urinal and lavatory at Men's Restroom, August 2022.*



*Figure 257. View of Men's Restroom, looking southwest, August 2022.*





*Figure 258. Detail of wall tile at Men's Restroom, August 2022.*



*Figure 259. Detail of floor tile at Men's Restroom, August 2022.*

## **Storage Room**

The Storage Room is located north of the eastern portion of the Main Corridor. (Figure 260-Figure 264) It features scalloped rectangular piers (Figure 262) and original windows. (Figure 263) The ceiling is dropped acoustic tile (Figure 260), and the floor is covered with ceramic tile. (Figure 264)



*Figure 260. View of Storage Room, looking northeast, August 2022.*



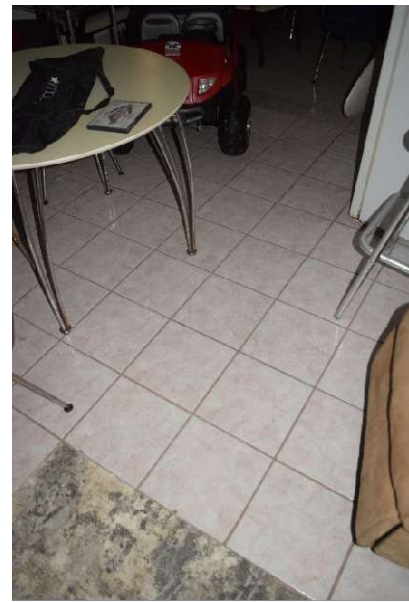
*Figure 261. View of Storage Room, looking south, August 2022.*



*Figure 262. Detail of scalloped pier in Storage Room, August 2022.*



*Figure 263. Detail of original casement window, August 2022.*



*Figure 264. Detail of flooring in Storage Room, August 2022.*

## Room 6

Room 6 is located near the east end of the Main Corridor and is currently used for storage. (Figure 265) The flooring appears to be an example of the original terrazzo. (Figure 266)



*Figure 265. View of Room 6, looking west, August 2022.*



*Figure 266. Detail of terrazzo flooring in Room 6, August 2022.*

## Side Corridor 2 and Rear Stairs

Side Corridor 2 is located at the east end of the Main Corridor and extends north to a stair hall and an exterior door. (Figure 267) The Rear Stairs are located to the west of the door. (Figure 268) The stairs have wood treads and risers and plain metal pipe handrails.





*Figure 267. View of Side Corridor 2, looking north, August 2022*



*Figure 268. Detail of Rear Stairs, August 2022.*

## **Laundry Room**

The Laundry Room is located south of the western portion of the Main Corridor. The flooring is ceramic tile. It has a door to the exterior. (Figure 269)

## **South-West Room**

A large room is located south of the western portion of the Main Corridor, to the east of the Laundry Room. (Figure 270-Figure 271) It has vinyl sheet flooring. It appears that there was paneling, or other material, mounted on the walls that has since been removed.



*Figure 269. View of Laundry Room, looking south, November 2022.*



*Figure 270. View of South-West Room, looking east, November 2022.*



*Figure 271. View of South-West Room, looking west, November 2022.*

## South-East Room

A large room is located south of the eastern portion of the Main Corridor, to the west of the Ocean Lobby. (Figure 272-Figure 273) It has original windows. The ceiling is dropped acoustic tile ceiling, and the flooring appears to be linoleum tile.



*Figure 272. View of South-East Room, looking east, November 2022*



*Figure 273. View of South-East, looking west, November 2022.*

## Ocean Lobby

The former Ocean Lobby (Figure 69) located at the east end of the Main Corridor. (Figure 274-Figure 282) The room extends the full width of the building. The east wall features metal storefront doors. (Figure 274, Figure 275) The portion of the corner windows at the north and south walls have been enclosed with brick that extends to the floor fronted by small brick planters. (Figure 274, Figure 275) The top of the entrance from the Main Corridor is ziggurat-shaped. (Figure 278, Figure 281) The flooring is ceramic tile that matches the flooring at the Main Corridor. (Figure 279) A structural column is located south of the entrance from the Main Corridor. (Figure 279, Figure 282) Two courses of flat decorative molding are located at the perimeter of the ceiling. (Figure 280, Figure 282)





Figure 274. View of Ocean Lobby, looking northeast, August 2022.



Figure 275. View of Ocean Lobby, looking southeast, August 2022.



Figure 276. View of Ocean Lobby, looking north, August 2022.



Figure 277. View of Ocean Lobby, looking south, August 2022.



Figure 278. Detail of opening at west wall of Ocean Lobby, August 2022.



Figure 279. Detail of column and flooring, August 2021.

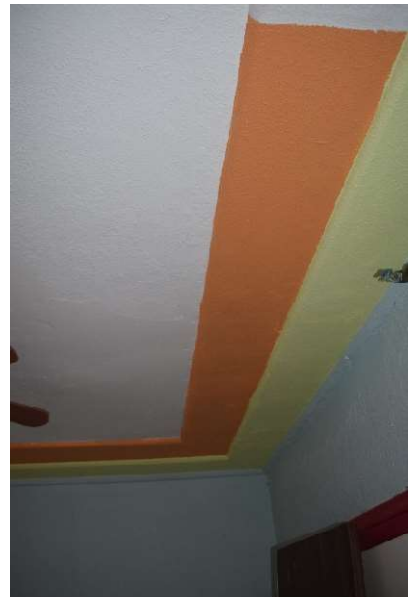


Figure 280. Detail of ceiling molding, August 2022.



*Figure 281. Detail of ziggurat top at west wall entrance, August 2022.*



*Figure 282. Detail of column and ceiling molding interface, August 2022.*



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7.



## **APPENDIX A**

### PERMIT CARDS

Owner BROAD INVESTMENT CORP. Mailing Address

Permit No 16072

Cost \$ 146,000:

Lot 1, 2, 7, 8 Block 25 Subdivision M.B. Imp. Co.  
O.F.

Address 3601 Collins Avenue

General Contractor Sey Construction Company

Bond No. 3611 2923

Architect Joseph J. DeBrita

Engineer Alex. B. Kononoff

Zoning Regulations: Use RE

Area 15

Lot Size 100 X 258

Elevator \*

Building Size: Front 89'8"

Depth 288'

Height 40'

Stories 3

Certificate of Occupancy No.

Use HOTEL - 103 rooms, &amp; dining room

Type of Construction # 2 CBS

Foundation Spread Footing

Roof Flat

Date Aug. 26, 1941

Plumbing Contractor # 15769 Fixzit System  
# 16256 Fixzit SystemSewer Connection 1, 1 (4") Date Aug. 26, 1941  
Nov. 21, 1941

Temporary Closet 2,

Plumbing Contractor # 15959 Fixzit System

Date Oct. 9, 1941

Water Closets 110, 2,

Bath Tubs 102,

Floor Drains 2, 3,

Waste Drains 3, 8,

Lavatories 110, 2,

Showers 4, 2,

Grease Traps 2, 3,

Dish Washer 1,

Urinals 1,

Sinks 4, 4,

Drinking Fountains

Gas Stoves

Gas Heater

Rough Approved

Date

Gas Radiators

Gas Turn On Approved

Septic Tank Contractor

# 16236 Florida Fuel Oil Co. - 1

Tank Size

TANK SIZE DATE 11-29-79

Oil Burner Contractor

# 24865 American Fuel Oil Co. - 1

Tank Size

1,000 gals. Nov. 19, 1941

Sprinkler System

1,000 gals. (replaced) Mar. 10, 1947

Electrical Contractor # 17698 S. &amp; S. Electric

Address

Date Oct. 2, 1941

Switch 264

Range Motors 3,

Fans

Temporary Service # 17541 Aug. 28, 1941

OUTLETS Light 291

HEATERS Water

S. &amp; S. Electric

Receptacles 352

Space

Centers of Distribution 21,

# 18124 Dec. 16, 1941

Refrigerators

S. &amp; S. Electric

Irons

Sign Outlets

No. FIXTURES 291

Electrical Contractor # 17698 S. &amp; S. Electric

Date Oct. 2, 1941

FINAL APPROVED BY

Date of Service

ALTERATIONS OR REPAIRS

### Building Permits:

- #75017 Owner, Crown Royal Hotel, Inc.: Replace 100 windows and repairs - \$1500 - 10/19/65  
#77213 Snapp, Inc.: Sandblast and gunite repairs - \$3800 - 10/19/66  
#77219 Stanley Builders: Repairs, no structural - \$3,000 - 10/20/66 OK Brown 1/20/67  
#77225 Buck Neon: Pole sign, COPA CABANA INN - \$700 - 10/20/66  
#77251 Mal De Coite: Exterior painting - \$2800 - 10/26/66  
#77265 Gordon Roofing & Sheet Metal Works, Inc.: Reroof - \$1800 - 10/31/66 OK 11/7/66 Bacon  
#77362 Pace Pools: 50 x 20 conc. pool, Health Dept 1807, dated 11/10/66 - \$10,000 - 11/10/66 OK Brown 1/10/67  
#77556 Florida Fuel Oil Inc.: Install 1 - 30 hp low pressure boiler - \$1000 - 12/15/66 OK Flaag 12/21/66  
#80030 King Fence of Miami, Inc.: 63' lin. ft. 48" high chain link fence - 4/5/68 - \$100 OK HW 4/12/68  
#82567 Richards Waterproofing Service \$585.00 6/24/69 Waterproofing windows and walls \$585.00 6/24/69  
#87873 - Hialeah Signs 80 sq. ft. wall sign as per plan \$100.00 11/3/71  
#87889 - Custom Line Cabinets - install 192 kitchen cabinets \$13,593.00 11/4/71  
#1851 - 2 - 275 gal - above ground tanks 12/10/71  
#06497-Chris Clasen-Repair water damaged floor joists(6)-\$500-11-14-74  
#09617-Owner-Exterior painting-\$1000-8-26-76

### Plumbing Permits:

- #45581 Morgen Plumbing Co.: 1 gas water heater; 1 gas booster; 1 frylator - 10/31/66  
#45610 - - - - -



#45613 Pace Pools, Inc.: swimming pool piping - Bldg. Permit #77362, 11/16/66  
#45666 Morgen Plumbing: 1 water service for pool - 12/9/66  
#45671 All State Sprinkler & Pump Co.: 1 sprinkler system, lawn - 12/14/66  
#48502 - Serota Plumb - 40 rgh 40 set sink residence 6/28/71  
#48615 - Serota Plumb - 60 rgh 60 wet sink residence - 100 gas range 9/1/71  
#49987-Peoples Gas System- 1 nat.gas meter set-6-18-73  
#55460-Serota Plumbing- 2 heater-new installation-11-10-77  
#56251-Siver Plumbing- 1 gas piping-7-6-78

**Electrical Permits:**

#64052 C. J. Kay Electric Co.: 5 receptacles; 1 motor, 2-5 hp - 10/21/66  
#66140 Jones Elect. Emerg. Serv. 2 Telephone Booths 9/3/68  
#72085-Ocean Electric- Fire Alarm system-9 bells, 10 pulls; 1 main-4-14-75

# 16494	One roof sign- Neon Sign & Service Company	\$ 1,000:	Nov. 19, 1941
*# 16558	One Eastern Elevator- Eastern Elevator Company 2,000lbs. Capacity-	\$ 4,250:	Dec. 2, 1941
# 16612	Pole Sign- Neon Sign & Service	\$ 200:	Dec. 13, 1941
# 21323	Painting, inside & outside- Ben Dickerman, painter	\$ 6,000:	Nov. 14, 1945
# 21468	Remodeling - Allied Builders, Inc.	\$ 1,500:	Nov. 28, 1945
# 25368	Replacing front door & jambs - Albert Seidenstucker	\$ 300:	Sep. 15, 1947
# 26134	Painting, outside- Joseph Cohen	\$ 900:	Nov. 19, 1947
# 26204	Remodeling entrance door and step in 5' setback, putting in glass bricks, replacing door - Seidenstucker	\$ 100:	Nov. 25, 1947
# 26205	Air Conditioning - Winters-Becker Corp.	\$ 2,043:	Nov. 26, 1947
# 26211	Concrete cap on sea wall, no other work- Taylor Constr. Co.	\$ 5,000:	Nov. 26, 1947
# 30718	Caulking all windows - C. E. Morgan, contractor	\$ 400:	Sept. 9, 1949
# 31349	Painting, outside - Joseph Cohen-	\$ 900:	Nov. 8, 1949
# 34706	Approx. 20' fence & gate- E.R. Lindabury, contr.	\$ 150:	Dec. 26, 1950
# 36105	Replace windows & doors & misc. repairs including digging flower bin- H.V. Green, contr.	\$ 1,000:	June 23, 1951
# 36182	Diving tower - 5' x 13' x 8' - Alfred Obler, engr.: H.V. Green Co.	\$ 600:	June 21, 1951
# 36298	20 ton air conditioning for bar, lobby, card room & dining room- Consolidated Engineering, contr.	\$ 6,000:	July 9, 1951
# 37786	Roof sign- (neon)-"reading "CORAL REEF"-Acolite Neon Sign Co.	\$ 500:	Jan. 4, 1952
# 40062	8-inch Block Wall, 56 inches high, 100 ft. long -	\$ 400:	Nov. 12, 1952
# 47119	owner: Repairs to roof slates	\$ 300:	March 18, 1955

#61224 Owner (K. Chachou, Pres): Approx 65' of masonry fence not over 7' above grade along the north line of Lots 2, 7- \$400-2/12/60

#65905 Bennie Wimbush: interior & exterior painting - \$1200 - 9/19/61

#72933 Johannes Mollman: Paint exterior - \$2,000 - 11/12/64

#73027 Gordon Roofing & Sheet Metal Works, Inc.: Reroofing; built up gravel; approx 30 sqs. - \$600 - 11/23/64 -OK Jenks 11/27/64

Plumbing Permits: # 16530 Fixzit System: 1 gas range, 1 gas booster, 1 pilot & grill, 1 coffee urn, 1 dish washer, 1 steam table Jan. 21, 1942

# 19062 P. M. Levi: 1 sink, 1 gas range Jan. 8, 1946

# 25507 N. Serota: 1 gas water heater Aug. 21, 1947

# 25770 Serota Plumbing Co: 1 floor drain Oct. 30, 1947

# 31742 Amber Fuel Oil Co: 1 550 gal. fuel oil tank - May 31, 1951

~~#73027 Gordon Roofing & Sheet Metal Works, Inc.: Reroofing; built up gravel; approx 30 sqs. - \$600 - 11/23/64~~

*under →*

BOARD OF ADJUSTMENT - FILE NO: 1359 - SEPTEMBER 5, 1980 - COPACABANA, INC., 3601 COLLINS AVENUE  
Applicant requests waiving 11 ft. of the required 33.4 ft. of the south side yard tower setback to  
construct a 90 unit apartment building, providing a total of 22.4 ft. APPROVED WITH THE FOLLOWING  
CONDITIONS: (1) Owner shall provide proper garbage facilities in one location only, approved by the  
Public Works Department; (2) Applicant shall submit a landscape plan to the Planning Division for their  
review and approval prior to the issuance of a building permit outlining improvements along 36th Street  
from Collins Avenue to the Erosion Control Line. With regard to the landscape plan, particular attention  
should be given to screening the parking area and deck from public view with the use of landscape material  
and a redirected berm; (3) As part of such plans, the applicant should also be required to develop and  
landscape a pedestrian linkage with the proposed new beachfront park system; (4) Applicant will be requir-  
ed to relocate the existing meter parking within the 36th Street right-of-way, construct a widened side-  
walk, and improve the right-of-way at the street end in accordance with the approved landscape plan.

BOARD OF ADJUSTMENT - FILE NO: 1390 - FEBRUARY 6, 1981 - COPACABANA, INC., 3601 Collins Avenue  
(1) Applicant wishes to waive 8.86 ft. of the required 81.69 ft. rear yard tower setback; (2) Applicant  
wishes to exceed the permitted 20% or 6,760.6 ft. lot coverage for a tower 163.38 ft. by 4.88% or 1,651.6<sup>84</sup>  
sq.ft. for a total lot coverage of the tower of 24.88% or 8,411.92 sq.ft. MATTER DEFERRED FOR TWO MONTHS  
BY APPLICANT - TO APRIL 3, 1981.



Electrical Permits: # 18013 Neon Sign & Service: 6 Neon transformers

# 18815 Biscayne Electric: 1 receptacle

# 21351 Otis Elevator Company: 1 motor

# 21517 USAAFTTC: 9 light outlets

# 22178 Lyon Electric: 3 motors

# 25357 Bankier Bros: 1 motor, 3 centers of distribution

# 29624 Astor Electric: 1 Meter change, Sept. 22, 1949

# 31227 Flamingo Electric: 10 motors

# 34371 Jennings Electric: 5 switch outlets, 10 receptacles, 15 light outlets, 15 fixtures-  
(Partial Permit) ok 12/7/51 HOR

# 35170 Jennings Electric: 102 Motors (air conditioning) Oct. 5, 1951

# 35878 Acolite Neon: 3 neon transformers - Jan. 4, 1952

# 43891 Earl C. Talelbaum.....one television antenna.....January 31, 1955

# 51471 Kenny Elec: 2 switch outlets, 2 light outlets, 2 centers of distrib, 1 motor (LHP) - 1/10/58 OK 1/14/58 Fidler

# 53331 Jones Elec: 1 light outlet telephone booth - Feb. 23, 1959

# 54562 Kenny Elec: 10 switch outlets, 5 light outlets, 5 fixtures, 2 refrigerator outlets, 1 appliance outlet,  
4 motors (LHP) - Dec. 11, 1959

# 57906 Astor Elec. Co., Inc.: 1 appliance outlet - 2/14/62

Nov. 19, 1941

Sep. 17, 1942

Oct. 2, 1945

Oct. 30, 1945

Feb. 12, 1946

Dec. 1, 1947

May 5, 1950

June 28, 1951

over →

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

[illegible]

LOT

BLOCK

SUBDIVISION

ADDRESS

*temp done*

*17152*

*3611 Collins*

ALTERATIONS & ADDITIONS

*F 17152*

Building Permits:

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**Plumbing Permits:** #59948 12/21/81 Peoples Gas System - 1 meter set gas

#63208 - Professional Plumbing - 54 Bath Tub, 54 Laundry Tray, 4 Clothes Washer, 46 Sink, Residence,  
54 Water Closet, 46 Heater-New Installation. - 4-6-87

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Electrical Permits:



LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_ ADDRESS \_\_\_\_\_

### ALTERATIONS & ADDITIONS

**Building Permits:**

- 29063 8/26/86 Dan Inc - repair fire damage exist only (repair) \$3,000.  
#29469 11/19/86 Fryd Const - partial demo interior no bearing walls involved \$1,100.  
#29752 1/30/87 Gunit Const - gunit repairs \$10,000.  
~~#92058 3/30/87 Fryd Const - interior remodel, total 46 apts, (repl. cost attached copy \$400,000.~~  
#M08979 - Frialco Air Cond. - 820 Central Heating, 105 ton A/C (Central, Mechanical Ventilation, Violation no permit, Mandatory 303.3 - 6-1-87  
#92058 3/30/87 Fryd Const - interior remodel, total 46 apts. (repl. cost attached copy) total work all permits not to exceed \$432,709 \$400,000.  
#M09179 - Valiant Products Inc. - Violation, new trash chute & mandatory 303.3 - 7-28-87  
#5268 - Certificate of Occupancy - Copacabana Operating, Inc. - 12-3-87

**Plumbing Permits:**

**Electrical Permits:**

- #81331 8/28/86 Dan Inc - repair fire damage  
#81903 - Dan Inc. - 200 Switch Outlets, 200 Light Outlets, 400 Receptacles, 1400 Service Size in AMP'S, 46 Range Top, 48 Water Heater, 3 Motors. Over 3-5H.P., 46 Air Cond. 6 Special Purpose, 46 Television Outlets 46 Smoke Detectors & 46 Telephones. 4-14-87

## COASTAL CONTROL ZONE

## CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
7-25-88		Fabric Awnings & Canopies	\$20,000.00					SB881290

DULSEASON HOTEL

3226-01-157  
Cost \$100,000.00

Owner PATRICIAN HOTEL CO. Mailing Address

Lot 3 & 6 Block 25 Subdivision MIAMI BEACH IMPROVEMENT CO.

General Contractor Carl Green (owner)

Architect Roy F. France

Zoning Regulations: Use RE

17153

Permit No. 9607

Address 3621 Collins avenue

Bond No. 1 Otis Elevator

Engineer Jorgensen & Schraffler

Lot Size 50 X 256

Height 77'7-top pent house Stories 6

Use HOTEL - 105 rooms- dining room, tap room and Pent house;

Roof Flat Date Mar. 15, 1937

N/C-Building Size: Front 40' Depth 185  
As to Building Code of 1/15/1941 -Height setback  
Certificate of Occupancy No.

Type of Construction CBS Fire Proof Foundation spread footing

Plumbing Contractor # 9985 Florida Plumbing Co. 1....Sewer Connection Date Apr. 10, 1937

Plumbing Contractor 345 Fixtures  
129 Gas outlets

Water Closets Bath Tubs

Lavatories Showers

Urinals Sinks

Gas Stoves Gas Heaters

Gas Radiators Gas Turn On Approved

Septic Tank Contractor

Oil Burner Contractor

Sprinkler System

Temporary Close

Floor Drains

Grease Traps

Drinking Fountains

Rough Approved J.J. Farre Date Jan. 12, 1938

Tank Size

Tank Size

Date

See other side.

Date

Date

METRO ORD. #75-34  
RECEIVED DATE: 24

Electrical Contractor # 8448 Goddard

Address Date Mar. 25, 1937

Switch 260 Range Motors 1,

OUTLETS Light 413 HEATERS Water

Receptacles 277 Space

Fans Temporary Service -July 27, 1937  
# 9033 - Goddard

Centers of Distribution 15,

Refrigerators

see other side

Irons

Sign Outlets

No. FIXTURES 543

Electrical Contractor # 10173 -Goddard Electric Co. Date Dec. 16, 1937

FINAL APPROVED BY

Date of Service

Alterations or Repairs—Over  
BUILDING PERMIT # 10781

3 Signs

Neon Sign & Display Mfgs:

\$ 500.... Dec. 17, 1937

OVER

ARMY RETURNED TO OWNER 11/12/45



# ALTERATIONS & ADDITIONS

**Building Permits:** 14905 Painting outside \$800. V. Engel, contractor Oct. 26, 1940

# 16659 New shower and toilet room (partitions to be fireproof) \$ 500..(owner) Dec. 24, 1941

# 21440 Painting - in & out - V. Engel, painter \$ 3,900.. Nov. 27, 1945

2-signs # 22463 Painted on wall with neon overlay 2 sides on penthouse Claude neon-Southern Corp May 17, 1946

#22781 Roof repairs - Ideal Roofing - \$150. July 15, 1946

# 26008 Painting - inside - T. Goddard - \$ 1,000:.. Nov. 10, 1947

# 26270 Painting - inside - Owner - \$ 100:.. Dec. 3, 1947

# 31288 Painting, exterior-- Jack Greco, contr. \$ 1,900.... Nov. 3, 1949

#39888 Replacing old windows with new aluminum windows - Howard P. Wilber - \$5,000..10-28-52

**Plumbing Permits:** # 16459 Markowitz & Resnick - 1 water closet, 1 lavatory, 1 bath tub, 12-24-1941

# 18942 Levi Pbbg Co.--20 sinks, 1 dish washing machine, 1 drinking fountain,  
2 steam tables-----12-17-45

**Electrical Permits:** 19211 Lyon Electric. 12 light outlets, 3 centers (correction of violations)  
Jan. 25, 1943

# 20113 Biscayne Electric - 1 light outlet March 1, 1944

# 30812 Neon Sign Service 1 bell transformer December 20, 1944

# 21520 Army-----1 switch, 7 light outlets, 1 receptacles--10-30-45

# 21757 Astor--3 light outlets, 4 fixtures, 3 motors-----12-4-45

# 22559 Claude Neon-----4 neon transformers-----5-17-46

# 22643 -Astor Electric: 1 service equipment, 1 temporary service, June 8, 1946

# 37905 Astor Elec. Service: 3 centers of distribution, 1 service-equipment, 1 meter change,  
13 motors- Oct. 29, 1952 - OK, Rosser, 9-29-53

## ALTERATIONS &amp; ADDITIONS

**Building Permits:** # 39961 SWIMMING POOL & Filter Room below grade, Approved by Mr. Morrison 10/30/52,  
OK, E. Cox, 12-22-52 . . . (no work east of Seawall) - Ludwig-Bunnell Pools - \$17,000...Nov 3, 1952  
# 40053 ROOF REPAIR - G & L Roofing Co: \$195... Nov 12, 1952  
# 40190 AIR CONDITIONING, self-contained units & ducts, (6) 7½ ton, (2) 5-ton,  
OK, Al Plaag, 2-19-53 .....(1) 3-ton: United Engineering Corp: \$17,400..Nov 21, 1952  
# 40321 Remodeling to cocktail lounge & remodeling to Florida room & hallway for  
air cond. work: J. Miller Co. Inc: \$2,500.. Dec 3, 1952  
# 43601 Painting: Belmar Contracting Co: \$ 200: Dec 15, 1953  
OK, Plaag 6/29/54 #44615 United Engineering: Install 1 - 5 ton & 1 - 7 Ton A. C. Units: \$2400: 5/18/54

**Plumbing Permits:** #34172 Hurst Drilling & Equipment: one 2" supply well, one 4" drain well -  
November 6, 1952  
#34234 A. J. Hild: 1 Pool Drain: Nov 18, 1952  
#34325 Amber Fuel Oil Co: Replacing old heater, water tank & storage tank: 12/10/52  
#34328 J & W Plumbing Co: 5 slop sinks (relocate) Dec. 11, 1952  
# 34338 Parker Plumbing Co: 1 Hot water boiler, Dec. 15, 1952  
# 34387 J & W Plumbing Serv: 2 sinks, 4 safe waste drains: Dec 30, 1952

**Electrical Permits:** #38198 Astor Electric Serv: 20 Light outlets, 20 Fixtures, 11/28/1952 OK, Rosser 9-29-53  
#38290 Astor Electric Serv: 4 switch outlets, 5 light outlets, 7 fixtures,  
1 motor (1 HP): Dec 10, 1952 OK, Rosser, 9-29-53  
OK- 6/29/54 Rosser #41892 Astor Electric: 6 fixtures, 2 motors(1HP), 2 Motors (2-5HP) May 10, 1954  
#43526 Electro Neon Co.....three neon transformers....Nov. 29, 1954

Lot

Block

Subdivision

## ALTERATIONS &amp; ADDITIONS

Building Permits: #46486 Electro Neon Sign Co....one pole sign....24 square feet...\$ 500.00 11/29/64

49695 Jacob Wexler: Painting

\$ 600.00 1/31/56

#65925 Owner, Patrician Hotel: Exterior Painting - \$2500. - 9/21/61

#73069 Johannes Mollman: Exterior painting - \$500 - 11/25/64

#73082 Claude Southern Corp.: Neon sign in accordance with CMB Code - \$400 - 11/27/64

#77250 Mal DeCoite: Exterior Painting - \$1500 - 10/26/66

#83714 - Fidelity Window & Glass Co. - Install 14 aluminum windows - \$500.00 2/6/70

#1126 - Belex Inc. - type 17153 - cooling towers 1 - 100 ton 5/25/70

#87618 - I. Rene Yncian - water pressure cleaning and painting \$3,500.00 9/24/71

#PR85918 - owner - premise permit 1971-72 fee \$150.00 cost open 11/4/71

#03106-Amber Oil Corp.- 648,000 BTU hot water boilers-\$3000-10-7-74

#13575-Turk Painting-Painting and repairs-\$5000-5-11-78

Plumbing Permits: #42916 Serota Plumbing Co.: 1 Floor Drain-Sand Trap; 3 safe waste drains - June 6, 1961

#48476 - Serota Plumb - 50 rgh 50 set sink residence 6/11/71

#48618 - Serota Plumbing - 50 rgh 50 set sink residence 9/2/71

#48771 - Banco Chemical Div. - pool piping repairs 11/22/71

#51025-Economy Plumbers- replace sink, slop; water service riser repair-5-8-74

#52946-Economy Plumbers-repairs sewer connection-9-19-75

#53409-Economy Plumbers- hot water main-2-6-76

#60559-Struning Plumbing- clothes gas line to dryer 2-3-14-77

#54735-Strunin Plumbing- 2 gas line reinspection-4-19-77

#54988-Socar Service- gas piping-6-28-77

Electrical Permits: #56892 Astor Elec. Serv: 2 refrig. outlets; 3 appliance outlets; 3 motors, 0-1hp - 6/22/61 OK Fidler

#57898 Astor Elec. Serv.Inc.: 1 cent. of dist.; 1 motors, 0-1 hp - 2/12/62 9/8/61

#60495 Astor Elec: 1 cent. dist.--12/18/63

#62762 Astor Elec. Serv.: 1 serv. equipment - 10/7/65

#69170 - C.J. Kay Elect. - 102 appliance outlets - 1 service equip 1000 amps add 11-77 1 service replace 10/11/71

#73928-C J Kay Electric- 1 control station, 1 annunciator, 22 bells, 14 pull-3-21-77

4



BUILDING PERMITS:

M94484-A11 Temp, Inc.- 1 100ton cooling tower-\$7000-9-20-79

#25906 9/14/84 LJR Construction front entrance in epoxy chattahoochee \$900.

#29729 1/26/87 Samuel Richards reroof 67 sqs \$9,000.

#m9554- owner- 3 A/C wall - 11-19-87 C.Y.

PLUMBING PERMITS: #59704 8/5/81 Nel Mar Plumb - 2 set bath tub, 2 set lavatory, 2 set water closet

ELECTRICAL PERMITS:

#76501 - 8/7/80 Dan Elect. - 1 switch outlet, 2 elevator pitt lights, 6 smoke detectors

#76624 Bermac Electric Inc/repairs/9-26-80

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
1-26-87		REROOF	\$9000	\$9000				29729

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	PERMIT NO.
1-10-89		REPAIR BEAMS & WALLS + PENTHOUSE, LEVEL A	\$750.00				66890589
9-13-89		REEROOF 660059 ft.	\$22,200.00				66892073



Building PERMITS - #SB890507 - 1-10-89 - Forti Engineering Systems, Inc. -  
REPAIR BEAMS AND WALLS + PENTHOUSE LEVEL A - C.Y. - \$750.00  
#BS892073 - 9-13-89 - Coral Springs Roof MAINT - REROOF 6600sq.  
+ INSULATED FLAT ROOF - \$22,200.00 C.Y.