

ADDENDUM TO HISTORIC RESOURCES REPORT

CONTINENTAL HOTEL 4000 COLLINS AVENUE, MIAMI BEACH

From 2017 to 2021, the Continental Hotel was expanded with the addition of a new attached accessory building with retail space on the ground floor and three levels of parking on the upper floors. The new addition was constructed over a former surface parking lot at the corner of Collins Avenue and 41st Street.

Designed by Charles H. Benson & Associates Architects, P.A., the accessory building is of a contemporary design that integrates successfully with the “contributing” hotel building to the south. The architectural design is defined by a dynamic blue screen that wraps the upper three levels of the new building. Minor demolition of portions of the north elevation of the hotel at the ground level were completed to connect the new accessory retail use to the hotel.

Prior to the addition, the Collins Avenue façade of the Continental Hotel was restored to its original design by reintroducing the glass grid feature on the upper four stories. Original ceiling details of the interior lobby were also uncovered and restored.

Resource Material:

1. City of Miami Beach Planning Department Staff Report & Recommendation to the Historic Preservation Board, dated June 19, 2017, signed by Thomas R. Mooney, AICP, Planning Director.
2. Article, “Pebb Capital and LeaseFlorida Sell Trophy Miami Beach CVS for \$17.73 Million,” *PROFILEmiami*, May 24, 2022.



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