



HISTORIC RESOURCES REPORT

FOR

2618 COLLINS AVENUE

AKA PRINCE MICHAEL HOTEL AKA WENTWORTH APARTMENTS

MIAMI BEACH, FLORIDA 33140

FOR

2618 COLLINS CAPITAL HOLDINGS LLC

2618 COLLINS AVENUE

MIAMI BEACH, FLORIDA 33140

BY

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

SEPTEMBER 5, 2017

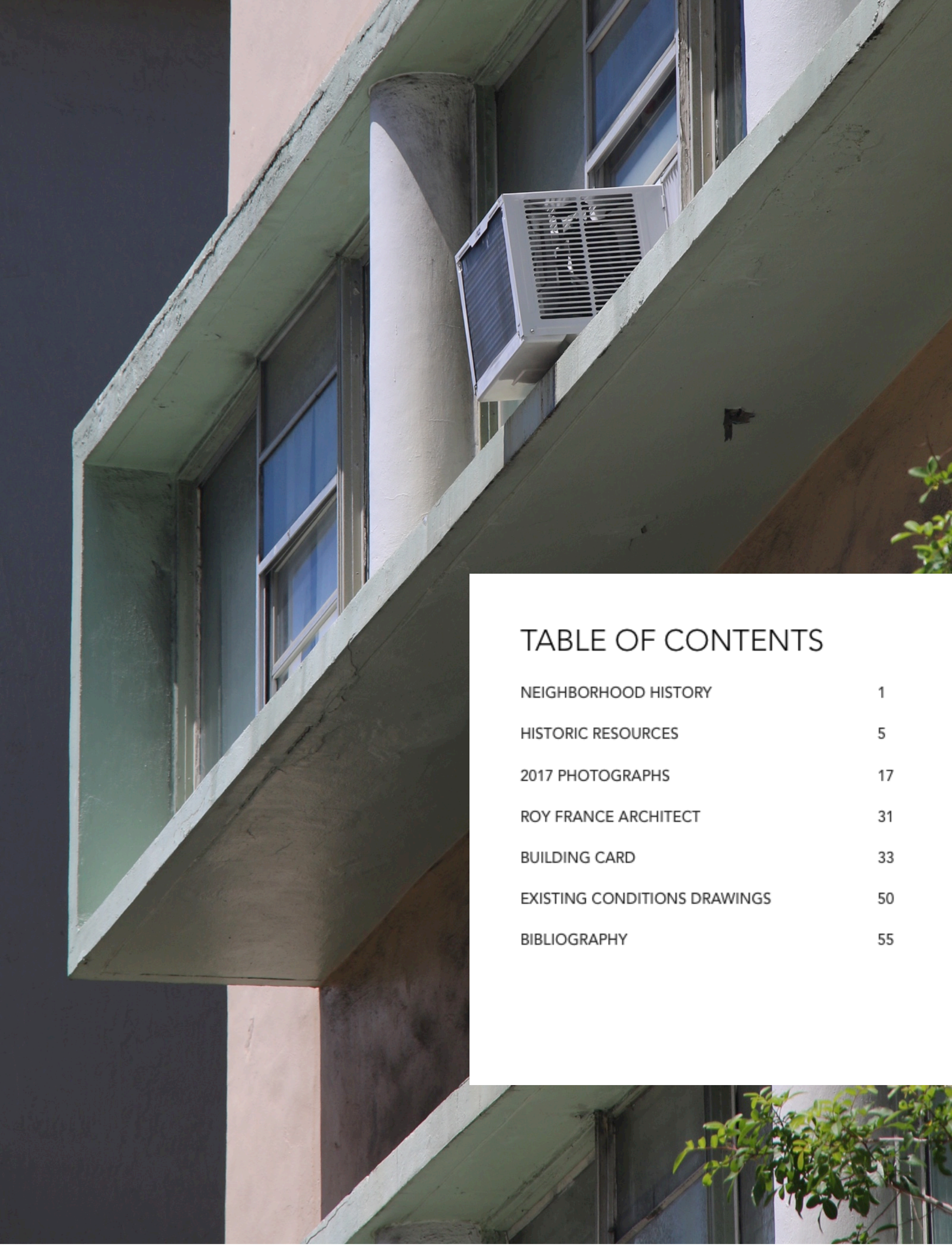
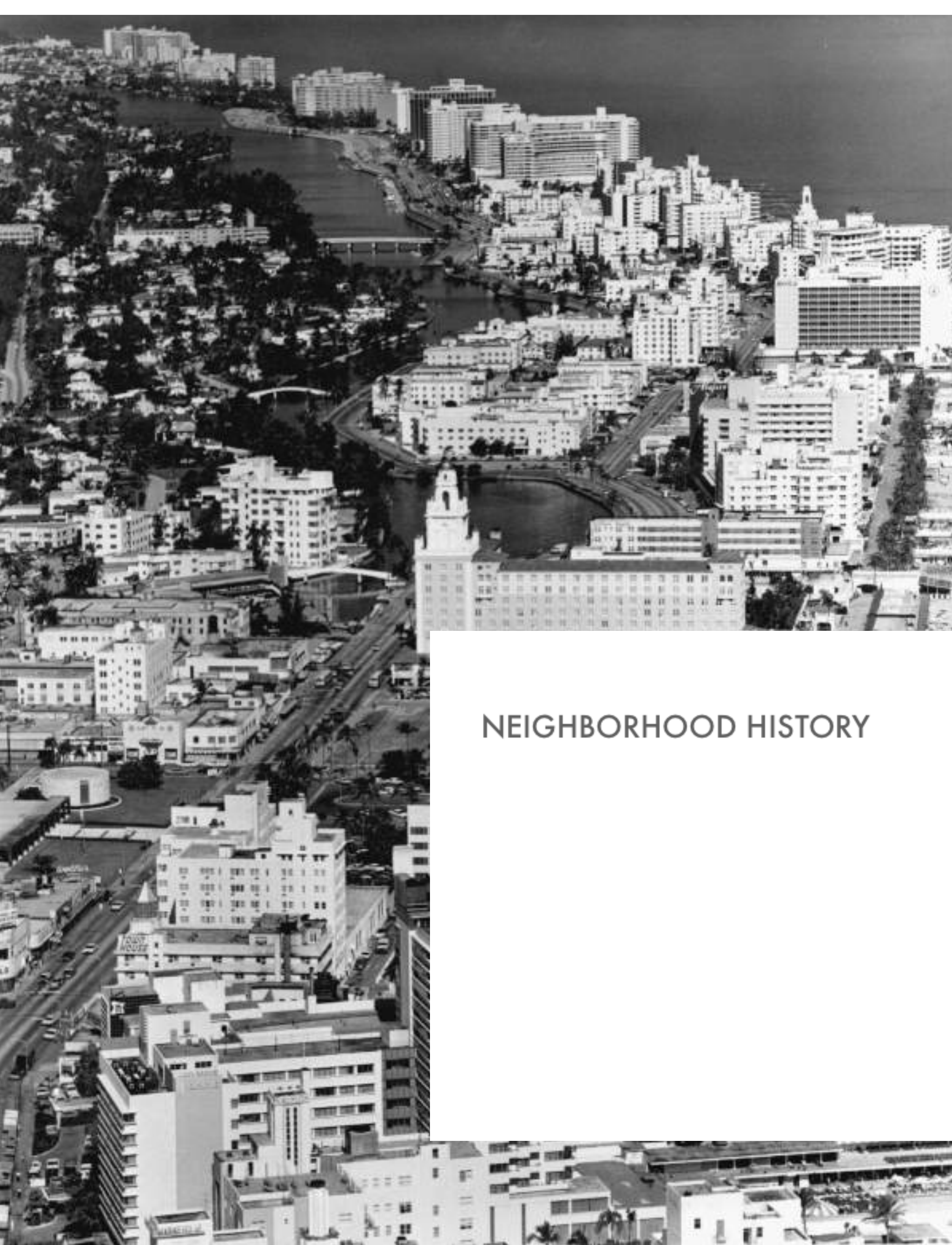
A photograph of a building's exterior corner, showing a balcony with a white air conditioning unit and a window. The building has a light-colored facade and a dark roofline. The image is used as a background for the table of contents page.

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NEIGHBORHOOD HISTORY

NEIGHBORHOOD HISTORY

(This) "Collins Avenue oceanfront neighborhood is closely associated with the first known settlement of the barrier island that would become Miami Beach. Except for the small area west of Lake Pancoast, this land was first platted in 1916 as the Oceanfront Subdivision by the Miami Beach Improvement Company, the realty company founded by Miami Beach pioneer John Collins in 1912. The company name was the first official use of the term "Miami Beach." (1)

The dredging and opening of the Collins Canal as well as the construction and opening of the wooden Collins Bridge (in 1913) across Biscayne Bay made the island conveniently accessible." (1)

"The shore's of the Lake were the site (in 1914) of the original homestead of Collins and of his son-in-law Thomas J. Pancoast, who was the City's second mayor, founded the Chamber of Commerce and contributed greatly to the early days of the City's development as a resort." (2)

"The completion of the Canal not only afforded transportation of Collins' agricultural produce, but also allowed land-fill and building materials to be brought by barge into the core of the Beach. The earliest buildings to be constructed in the proposed historic district were the properties of the Collins and Pancoast families, but they no longer exist." (3)

"It was also in 1913 that the Collins family deeded a portion of their oceanfront property between 21st and 22nd Streets...as a permanent park and recreation ground. This area is still known today as Collins Park. Collins Avenue, previously known as Atlantic Boulevard, was renamed in Collins' honor in 1914." (3)

"In 1914 the Pancoasts opened the Miami Beach Casino on the Ocean at 23rd Street. It was the island's third bathing pavilion and the first to have a swimming pool. Carl Fisher bought it two years later, refurbished it and renamed it the Roman Pools, with a distinctive windmill that served as a pump to fill the pools with seawater. The windmill was heavily damaged in the 1926 hurricane, but remained standing as a beach front concession stand when it was demolished in the 1960s." (3)

The real landmark in the neighborhood was the original Roney Plaza Hotel at 23rd & Collins Avenue. Additional pioneering hotels in the 1920's in this part of Miami Beach included the Pancoast Hotel and the Good Hotel.

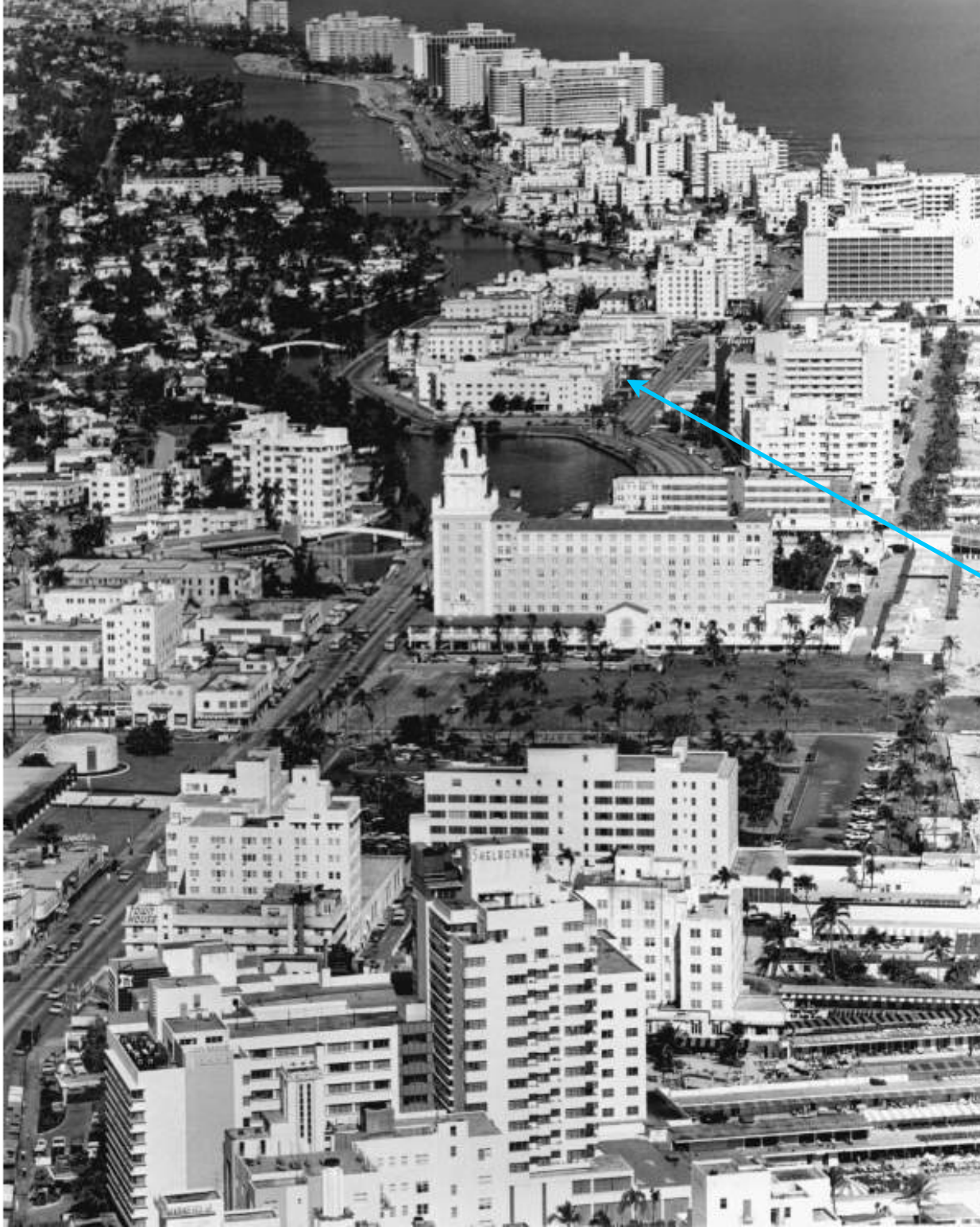
TOP PHOTO: PANCOAST HOME ON LAKE PANCOAST 1925

MIDDLE TOP PHOTO: MIAMI BEACH CASINO circa 1920's

LOWER MIDDLE PHOTO: RONEY PLAZA HOTEL, CIRCA 1920'S THE APPROXIMATE VIEW FROM THE FUTURE PRINCE MICHAEL

LOWER PHOTO: PANCOAST HOTEL, OPENED 1923

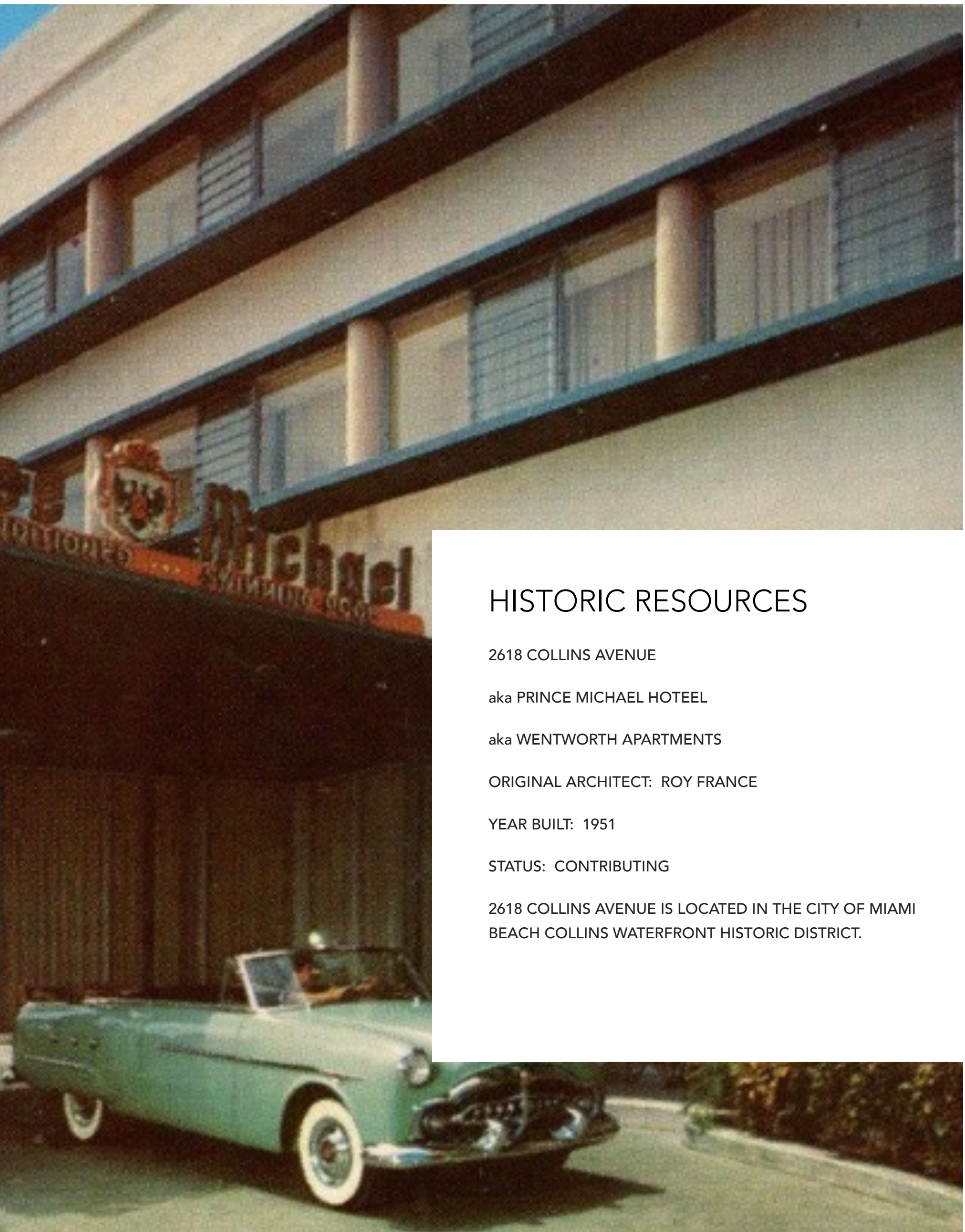




AERIAL PHOTOGRAPH WITH LAKE PANCOAST AT CENTER WITH 2618 COLLINS AVENUE HIGHLIGHTED BY ARROW. (5)

BELOW: POSTCARD COLORED PHOTOGRAPH OF INDIAN CREEK BELOW 41ST STREET. THE PINKISH TOWER AT CENTER LEFT IS THE CADILLAC HOTEL BY ARCHITECT ROY FRANCE. (6)





HISTORIC RESOURCES

2618 COLLINS AVENUE

aka PRINCE MICHAEL HOTEEL

aka WENTWORTH APARTMENTS

ORIGINAL ARCHITECT: ROY FRANCE

YEAR BUILT: 1951

STATUS: CONTRIBUTING

2618 COLLINS AVENUE IS LOCATED IN THE CITY OF MIAMI
BEACH COLLINS WATERFRONT HISTORIC DISTRICT.



PHOTOGRAPH FROM POSTCARD CIRCA 1950'S

2618 COLLINS AVENUE is an excellent and often over-looked example of small scale urban MiMo mid-century architecture. The strong front horizontal window bands recall the words of Architect Erich Mendelssohn, "who espoused the "horizontal tendency", claiming it by nature more appropriate to a democratic industrial society with its parallel connections of elements." (4)

The impactful architecture along Collins Avenue indeed becomes a strong horizontal branding element for the hotel, instantly identifying this facade in the neighborhood.

It is ironic that the Architect for this building - Roy France - is best known for his series of beach-front skyscraper hotels in Miami Beach. His advice regarding design was, "Let in the air and sun. That's what people come to Florida for."

After World War II he went on to contribute such landmarks of the Post War Modern style as the Saxony and the Sans Souci Hotels on Collins Avenue at 32nd Street, and the Casablanca further northward.

The coordinated flagstone clad columns and partial front and rear facing flagstone walls appear to be historic as they appear in historic photographs as seen above. Unfortunately there are no original architectural drawings. And stone was a preferred accent material in mid-century buildings.

Neon signage was also all the rage in 1950's Miami Beach. As the Architect for many hotels in the neighborhood, France typically utilized the hotel signage as a decorative foil to the lines of the architecture.

The Building Card noted 5 neon signs:

- 1) Roof Sign reading "Prince Michael"
- 2) Flat wall signs reading "Prince Michael"
- 2) Flat wall signs reading "P M"

In addition to the Porte Cochere signage



POSTCARD PHOTOGRAPHS OF THE POOL AREA, CIRCA 1960.

Jacob Snyder on Constitution. Report of sort of Norman: Joseph Abraham Har- Information, Press by Pre-

members by the Dec. 15 deadline.

Androns Acquire New Prince Michael Hotel on Miami Beach

The Andron Hotel organization has acquired the newly built and just complete Prince Michael Hotel, located on Collins Ave. at 26th Street in Miami Beach. The Prince Michael extends from Collins Avenue through to Indian Creek, and has private dock facilities. The hotel is completely air-conditioned with individual control in each room, and heated throughout. It also includes private salt-water swimming pool and sun deck, the Regal Dinery and Terrace, spacious and ultra-modern lobbies, solarium and steam rooms, play rooms and outdoor patio.

David S. Andron and Eli Andron will operate the Prince Michael Hotel. The Androns have owned and operated hotels for over thirty years in New York, Pennsylvania and Miami Beach. They are the owners, together with David Levinson, of the Sorrento Hotel, of the fabulous Loon Lake Hotel in the Adirondacks in Loon Lake, N.Y., a resort city, with over 350 guest rooms, 60 cottages and 35 additional buildings, as well as 6 lakes, an 18-hole championship golf course and every sports facility. Among other Northern hotels which the Androns have conducted are the famous Mountain House in Haines Falls, N.Y., the Brighton and Hamilton Hotels in Long Beach, L.I., and Camps Delanore and Delawaxen in the Poconos.

Among the hotels which they have been operating in Miami Beach are the Alamac, Senator, Ocean Spray, Ocean Grande, Pierre and Crest Hotels, and most recently,

Zionist Organization Convention Toronto.

Pioneer Women's Organization Council meeting, Labour Zionist Centre, 8.30 p.m.

TUESDAY, 8th

Shaar Hashomayim Women's Institute, 1.30 p.m.

Ladies Auxiliary Mount Sinai Sanatorium luncheon, 12.30 p.m.

Baron de Hirsch Institute and Jewish Child Welfare Bureau, Board of Directors meeting, Board Room, 7 p.m.

Talmud Torahs' campaign, January 8th-12nd.

WEDNESDAY, 9th

Jewish Junior Welfare League luncheon.

THURSDAY, 10th

Mount Royal Lodge, B'nai B'rith general meeting, Mount Royal Hotel, 8.30 p.m.

JEWISH CALENDAR (LUACH 5712)

1951	
Rosh Hodesh Tevet.....	Sat. Dec. 29
1952	
Rosh Hodesh Shevat.....	Mon. Jan. 28
Hamisha Asar B'Shvat.....	Mon. Feb. 11
*Rosh Hodesh Adar.....	Wed. Feb. 27
Rosh Hodesh Nisan.....	Thurs. Mar. 27
Passover (1st day).....	Thurs. Apr. 10
*Rosh Hodesh Iyar.....	Sat. Apr. 26
Lag B'Omer.....	Tues. May 13
Rosh Hodesh Sivan.....	Sun. May 25
Shavuot (1st day).....	Fri. May 30
*Rosh Hodesh Tammuz.....	Tues. June 24
Rosh Hodesh Av.....	Wed. July 23
Tisha B'Av.....	Thurs. July 31
*Rosh Hodesh Elul.....	Fri. Aug. 22
5713—1952	
Rosh Hashanah (1st day).....	Sat. Sept. 20

Holidays begin the evening of the preceding day.

*The second day of Rosh Hodesh, which is the first day of the new month, is given.

the Tower and Albion Hotels. The Prince Michael had its premiere opening last week.

elder son, just plans in the future York company to the English prov

On the person an effervescent, sort of fellow. wife have been years, and have sons. They ma Los Angeles, Ca permanent home ades."

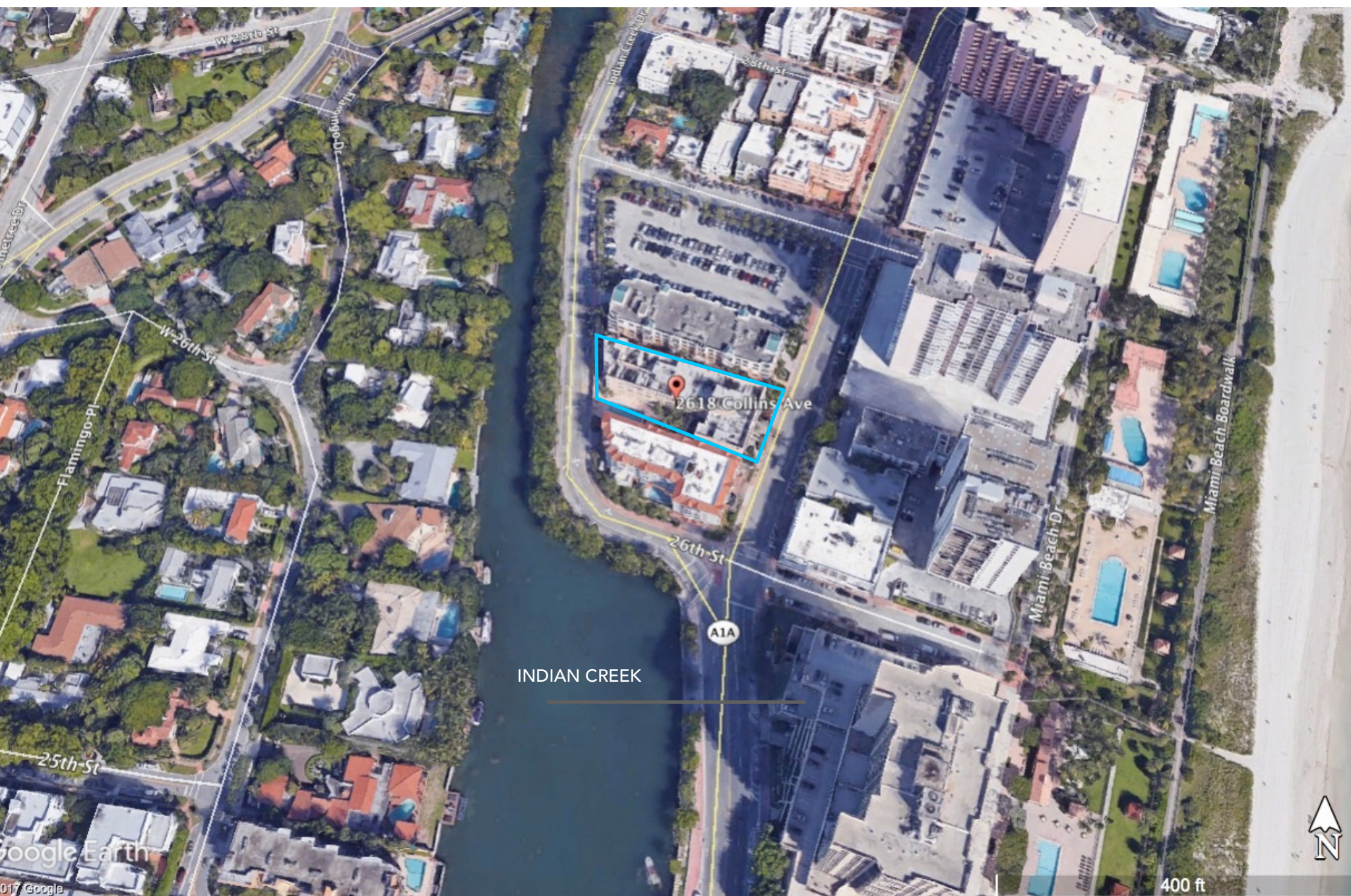
What could favorite dish borscht. Here Katz gave me. when Mickey v Betty Hutton d did some show key discovered restaurant there this recipe for his wife.

1 lb. fat fl
1 lamb breas
1 large can t
1 large head
2 or 3 quart
3 large onion
salt, sugar
taste. If
are used,
size of a

Shred cabbag
Then wash the
boiling water
water off. Sim
meat together,
water so it do
meat is three-f
or 3 quarts of
the ingredients
citric acid and
most done (ab
hours) add le
keep tasting,
Cook for one

in the open being spon- mmittee. The ks ago, was rtakover.

Organization organization rty in Israel. ting was A. tive director ation for La-



AERIAL PHOTOGRAPHIC VIEW OF IMMEDIATE NEIGHBORHOOD COURTESY GOOGLE EARTH



POSTCARD CIRCA 1950'S - FRONT PHOTOS
AND BACK WITH DESCRIPTION OF HOTEL
(COLLECTION OF ARTHUR MARCUS)

