



HISTORIC RESOURCES REPORTS

FOR

1666 JAMES AVENUE

AND

1670 JAMES AVENUE

A.K.A.

THE CREST HOTEL

MIAMI BEACH, FLORIDA 33139

BY

ARTHUR J. MARCUS ARCHITECT P.A.

18000 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

FOR

MARCELO TENENBAUM

CREST HOTEL GROUP LLC

1111 KANE CONCOURSE #217

BAY HARBOR ISLANDS, FLORIDA 33154

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

June 1, 2018

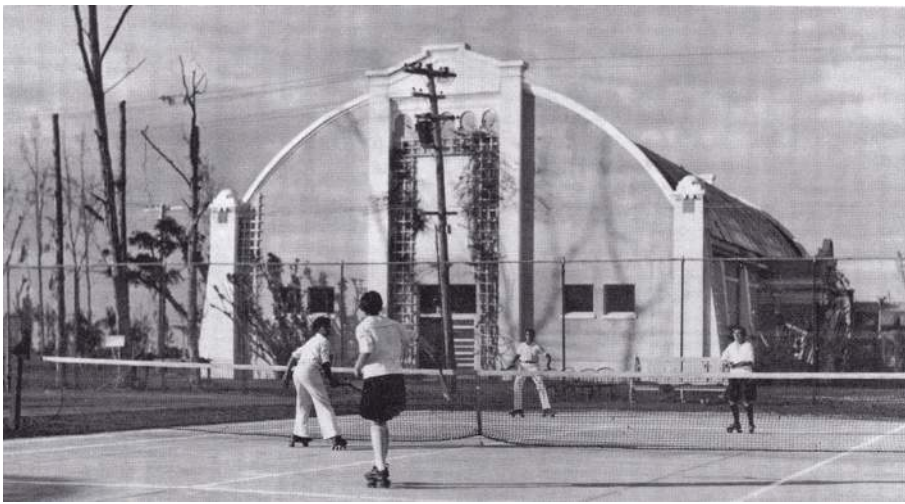


UNDATED POSTCARD RENDERING OF 1666 + 1670 JAMES AVENUE

Table of Contents

Neighborhood Context	2
Site Plan	10
1666 James Avenue	12
* Floor Plans	13
* 2018 Photographs	15
* Carlos Schoeppl Architect	21
* City of Miami Beach Building Card	22
1670 James Avenue	28
* 2018 Photographs	30
* 2018 Interior Public Lobby Photographs	33
* Edward A. Nolan Architect	36
* City of Miami Beach Building Card	37
Neighborhood Landmarks	42
Bibliography	43

Neighborhood Context



These properties at 1666 + 1670 James Avenue have actually played witness to a remarkable history in Miami Beach. By 1915 there were outdoor tennis courts located at the future location of the Albion Hotel, as seen in the photo at left. And in 1917 Carl Fisher retained Architect August Geiger to design a new indoor tennis court with iron trusses supporting a glass roof. This glass roof can be seen in the 1928 aerial photograph at left on this page.

Tennis... "was one of many sports - golf, polo, motorboat racing - that Fisher would promote in order to attract a young, active crowd to Miami Beach. In 1917 August Geiger (Architect) designed an enclosed tennis court to the north of the surface courts, on the north side of Lincoln Road between James and Washington Avenues. It was lighted, so one could play day or night." (6) This indoor court was at the future location of 1666 + 1670 James Avenue.

"The property at 1700 James Avenue (aka Casa Tua Restaurant) is an example of the single family architecture originally prominent in this area." (1) As the central city Miami Beach hotel district gradually expanded from the oceanfront and Collins Avenue hotels, James Avenue has become a relatively quiet respite from the surrounding urbanity.

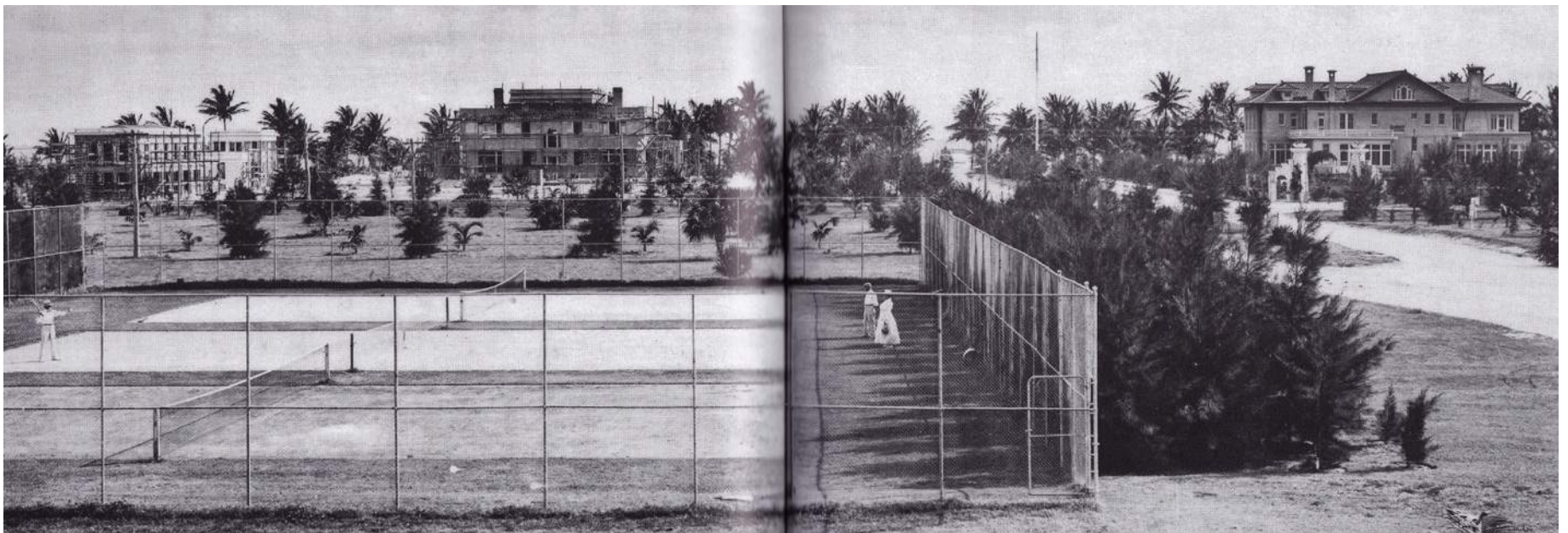
"Within the district, at James Avenue north of Lincoln Road, Fisher developed an indoor tennis complex within iron trusses supporting a glass roof. Further north, at Collins and 23rd Street, was Fisher's Miami Beach Bath and Beach Club, a bathing and entertainment complex which along with the golf course and tennis pavilion comprised the recreation amenities of Fisher's development." (3)

The location of these former Tennis Courts is confirmed in the City of Miami Beach Historic Data Base Files which states: "In 1935 L7 & L8 are part of the 'Tennis Garden;' in 1952 L7 is vacant." Location Sketch is shown on page 10.

TOP PHOTO: 1928 AERIAL PHOTOGRAPH SHOWING GLASS ROOF OF INDOOR TENNIS COURT ON JAMES AVENUE WITH OUTDOOR COURTS AT THE CORNER OF LINCOLN ROAD AND JAMES AVENUE.(11)

TOP MIDDLE PHOTO: 1917 INDOOR TENNIS COURT FORMERLY EXISTING AT 1666-1670 JAMES AVENUE (9)

LOWER PHOTOGRAPH: EAST END OF LINCOLN ROAD AND JAMES AVENUE IN 1915 WITH CARL FISHER'S HOME 'THE SHADOWS' AT FAR RIGHT AT LINCOLN ROAD AND THE ATLANTIC OCEAN.(9)



Neighborhood Context



Carl Fisher literally created Miami Beach in the early 20th century as much as a marketing concept and brand as a physical entity. And Fisher believed in being an integral part of this development by building his own home, called 'The Shadows' - located at Lincoln Road at the Atlantic Ocean. Within two blocks of Fisher's home was his real estate office at Collins & Washington and his tennis courts at Lincoln Road and James Avenue.

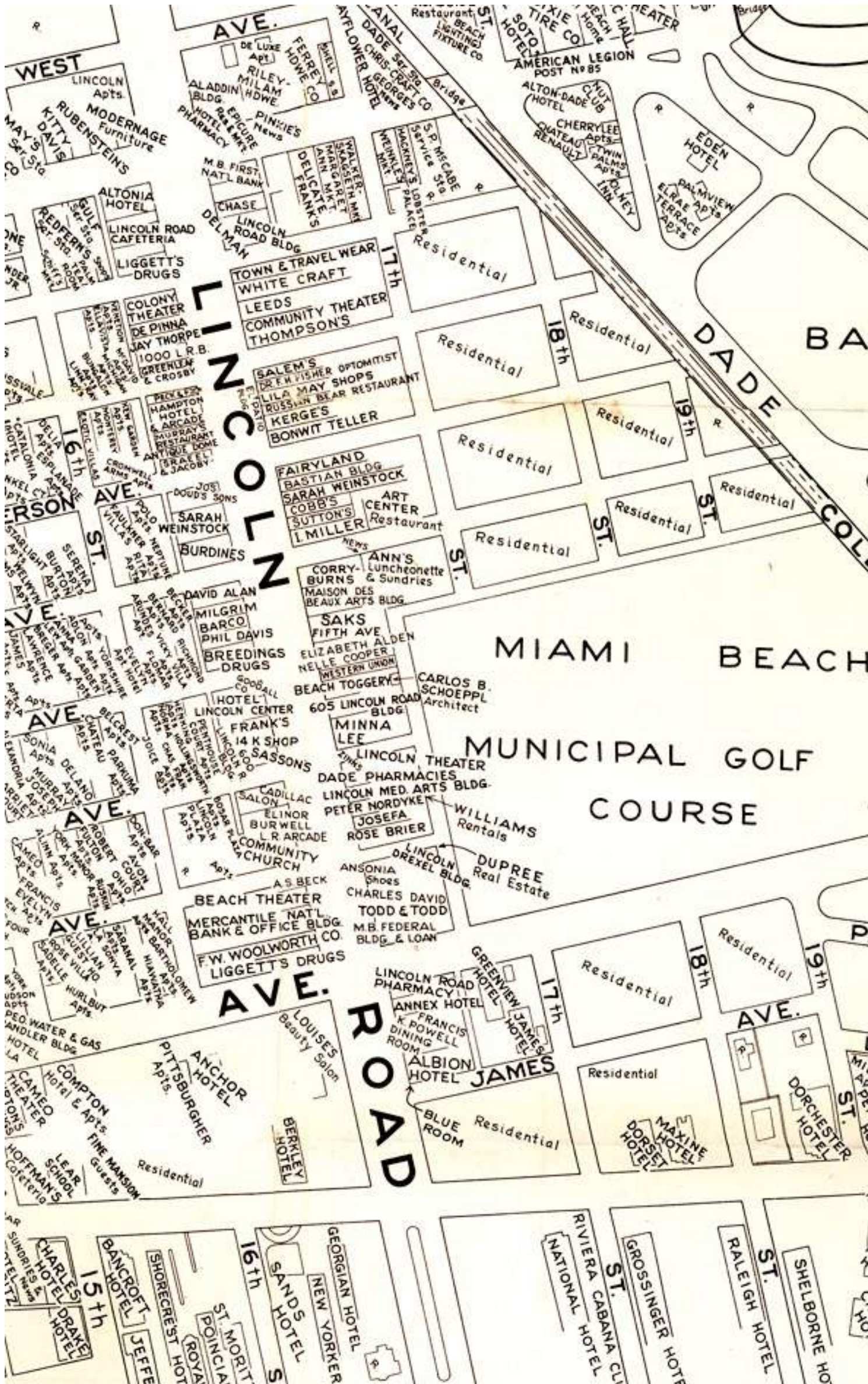
"The layout of blocks and streets remaining in the expanded district is consistent with the original developments, although some street names have changed (ie. Cardinal Avenue became Park Avenue, Sheridan became Liberty Avenue, Miami Avenue became Washington Avenue, etc) . Land use surrounding and within the district evolved as development pressures increased from the boom-time 1920's into the even more successful 1930's and 1940's." (2)

"The majority of the buildings within the expanded district were constructed after the land bust of 1926 and the depression of 1929. This second major period of construction lasted from 1930 through World War II up to 1948-49. During this period, as Miami Beach recovered from the bust, architectural design shifted from the traditional to the modern. " (4)

"The land area west of the district, now occupied by the Jackie Gleason Theater of the Performing Arts and the Miami Beach Convention Center, was originally the Alton Beach Golf and Country Club, a private golf course developed by Carl Fisher. The 21st street Community Center Clubhouse was built in 1916 as the golf course's clubhouse. The 21st Street Community Center site was designated a local historic site in 1984." (5)

TOP PHOTO: ALBION HOTEL BY ARCHITECT IGOR POLEVITZSKY IN CIRCA 1940 PHOTOGRAPH BY MIAMI NEWS.
MIDDLE PHOTO: CARIB THEATER AT LINCOLN ROAD AND JAMES AVE.
LOWER PHOTO: VIEW LOOKING WEST FROM JAMES AVENUE ON





LINCOLN ROAD MAP, 1941

THE FUTURE SITES OF 1666 +
1670 JAMES AVENUE ARE STILL
VACANT.



TOP PHOTO: 1940 LOOKING EAST ON LINCOLN ROAD
FROM JAMES AVENUE, (11)



MIDDLE PHOTO: LINCOLN ROAD 1947 (11)

LOWER PHOTO: TEMPLE EMANU EL,
17th & WASHINGTON AVENUE (10)





1941 AERIAL PHOTOGRAPH FROM 2.24.1941 LIFE MAGAZINE HIGHLIGHTING THE PROPERTIES AT 1666 + 1670 JAMES AVENUE AS YET UNBUILT UPON.

Lincoln Road runs 13 blocks from ocean to bay. Luxury shops are jammed into nine blocks, bounded at one end by Liggett's and at the other by Modernage. The frontage along it sells for \$1,100 a foot.



1941 AERIAL PHOTOGRAPH FEATURING 1670 JAMES AVENUE IN THE LOWER LEFT HAND CORNER
THE LAND REMAINS VACANT FOR THE FUTURE 1666 JAMES AVENUE.

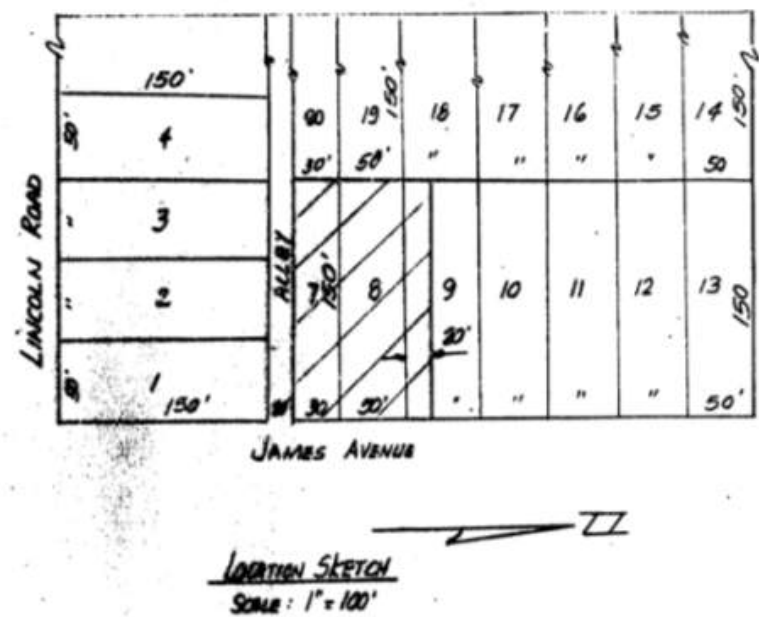


1958 AERIAL PHOTOGRAPH TAKEN OVER THE ATLANTIC OCEAN LOOKING WEST AT LINCOLN ROAD.
BOTH 1666 AND 1670 JAMES AVENUE ARE FEATURED.

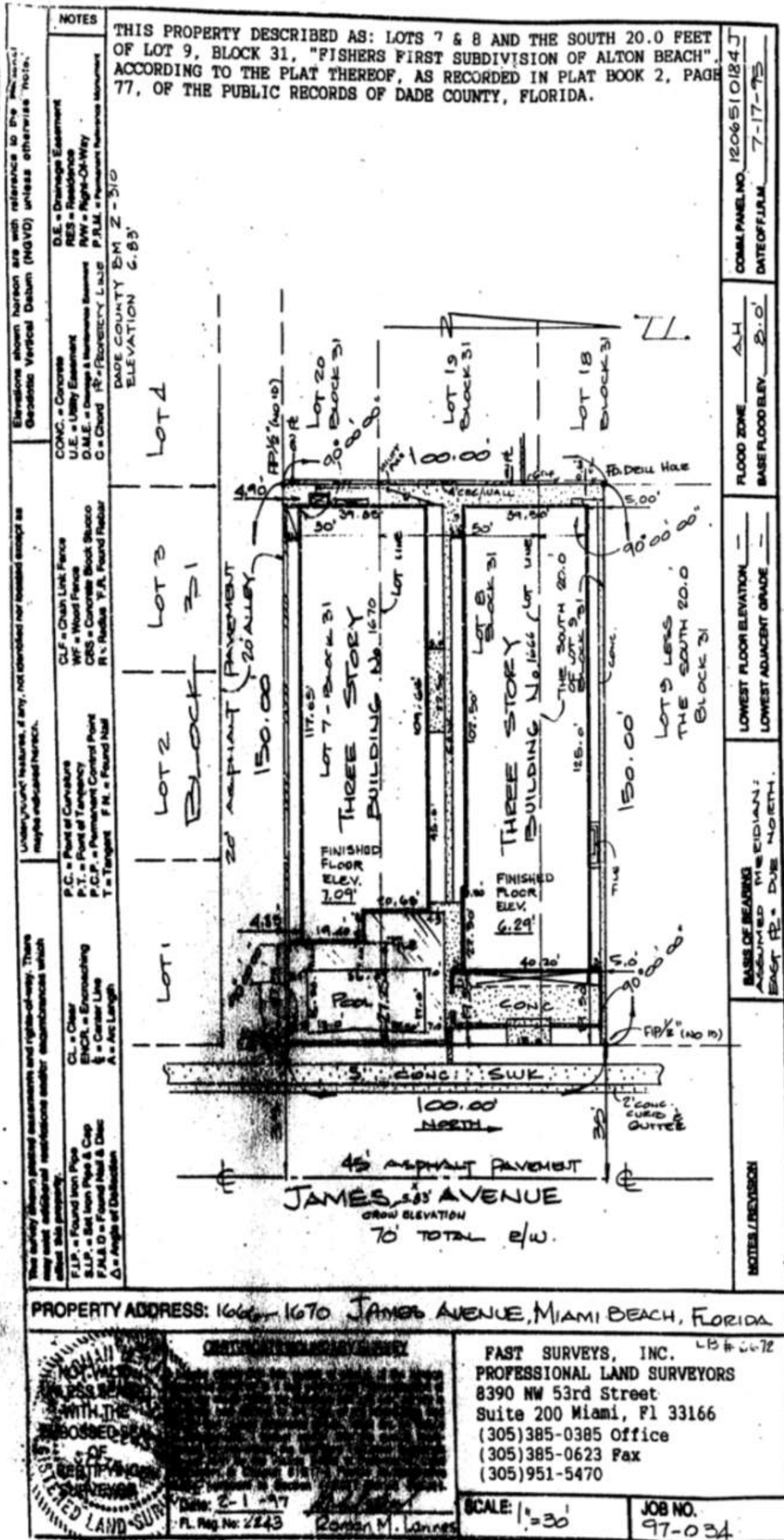


1959 AERIAL PHOTOGRAPH
FEATURING BOTH 1666 AND
1670 JAMES AVENUE (8)

Site Planr

NOTES	PAGE 2 OF 2	
<p>Underground features, if any, not identified nor located except as maybe indicated herein.</p> <p>Errors shown herein are with reference to the National Geodetic Vertical Datum (NGVD) unless otherwise noted.</p>	<p style="text-align: center;">CERTIFICATIONS:</p> <p>I HEREBY CERTIFY TO CREST GROUP, INC., TOTALBANK, FIRST AMERICAN TITLE INSURANCE COMPANY AND GUTTMAN & DEL VALLE, P.A. THAT THIS SURVEY REPRESENTS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON FEBRUARY 1, 1997; THAT THESE BUILDINGS DO NOT ENCROACH ON ANY STREET, TITLE OR BUILDING LINES, NOR ARE THERE ANY ENCROACHMENTS BY IMPROVEMENTS FROM ADJOINING PROPERTIES, AND THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE.</p> <p style="text-align: center;"><i>R. M. Lannes</i> ROMAN M. LANNES PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 2243</p> <p style="text-align: center;">AREA OF LAND: 15,000 SQUARE FEET</p> <div style="text-align: center;">  <p>LOCATION SKETCH SCALE: 1" = 100'</p> </div>	
<p>CL = Chain Link Fence WF = Wood Fence CBG = Concrete Block Block R = Radius F.R. = Found Rebar</p> <p>P.C. = Point of Curvature P.T. = Point of Tangency P.C.P. = Permanent Control Point T = Tangent F.N. = Found Nail</p> <p>CL = Clear ENCR. = Encroaching C = Center Line A = Arc Length</p> <p>F.I.P. = Found Iron Pipe S.I.P. = Set Iron Pipe & Cap F.N.A.D. = Found Nail & Disc Δ = Angle of Deflection</p>	<p>D.E. = Drainage Easement R.E.S. = Residence R.W. = Right-Of-Way P.R.M. = Permanent Reference Monument</p> <p>C.O.N.C. = Concrete U.E. = Utility Easement D.M.E. = Change & Measure Easement C = Chord P.L. = Property Line</p>	
<p>LOWEST FLOOR ELEVATION _____</p> <p>LOWEST ADJACENT GRADE _____</p> <p>BASES OF BEARING _____</p> <p>NOTES / REVISION: ARE W/SLIP 3-14-97</p>	<p>FLOOD ZONE _____</p> <p>BASE FLOOD ELEV. _____</p> <p>COMM. PANEL NO. _____</p> <p>DATE OFF F.R.M. _____</p>	
<p>PROPERTY ADDRESS: _____</p>		
<p>NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF CERTIFYING SURVEYOR</p>	<p style="text-align: center;">CERTIFYING SURVEYOR</p> <p>I hereby certify that this sketch of survey of the herein described property is a true and correct representation of a survey made under my direction and that the survey is correct and correct to the best of my knowledge and belief, and within the limits shown, there are no visible encroachments. I further certify that the survey was prepared in accordance with the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors in Chapter 21017-6 Florida Administrative Code, pursuant to Section 490.07 Florida Statutes.</p> <p>Date: <u>2-1-97</u> PL. Reg. No: <u>2243</u> <i>R. M. Lannes</i></p>	<p>FAST SURVEYS, INC. LB# 6672 PROFESSIONAL LAND SURVEYORS 8390 NW 53rd Street Suite 200 Miami, FL 33166 (305) 385-0385 Office (305) 385-0623 Fax (305) 951-5470</p> <p>SCALE: _____</p> <p style="text-align: right;">SHEET 2 OF 2 JOB NO. <u>97-034</u></p>

PROPERTY PLAT PLAN



SITE PLAN

1666 James Avenue

Address: 1666 James Avenue
Crest Hotel Suites

Architect: Carlos B. Schoeppl
1997 Renovations by
Perez & Perez Architects

Date of Construction: 1941

Architectural Style: Moderne

Zoning District: RM-1

Historic Districts: Museum Historic District (Local)
Miami Beach Architectural District
(National Register District)

This three story multi-family apartment building was designed by the noted local Architect Carlos Schoeppl, and constructed in 1955 for the Owners - Mr. & Mrs. Israel Schultz.. The building originally contained a total of 24 apartments - 9-efficiencies and 15-one bedroom/1-bath units. It was constructed of concrete and concrete block atop spread concrete footings with a flat roof..

Designed in the MiMo (Miami Modern) style with an asymmetrical facade cut by vertical banding of roman brick utilized as decoration. Part of the facade is flush with the building line with continuous ribbon windows and concrete sunshades. The other part of the facade is recessed behind the building line to provide for the open-air stairwell.

The primary decorative building feature are the stair railings on the front facade of the building. The original railings were likely constructed of stone or aluminum and these were also likely replaced by the current aluminum railings in the 1990's renovation by Perez & Perez. These railings feature repetitive vertical bands on both horizontal walkways and diagonal stairs. These railings gave the building its distinctive appearance.

The exterior porch is located on the front facade of the building featuring terrazzo floors. Primary entryway is behind a fence that surrounds the building. A pool is located directly in front of the property within the fenced perimeter.



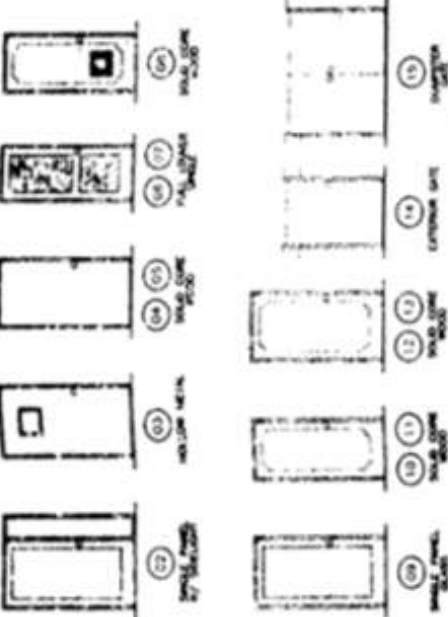
1989 PHOTOGRAPH COURTESY CITY OF MIAMI BEACH HISTORIC DATA BASE FILE

DOOR SCHEDULE

NO.	LOCATION	TYPE	TEST	TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
1	10000	10000	10000	A	10000/10000	10000	10000	10000	10000
2	10000	10000	10000	A	10000/10000	10000	10000	10000	10000
3	10000	10000	10000	A	10000/10000	10000	10000	10000	10000
4	10000	10000	10000	A	10000/10000	10000	10000	10000	10000
5	10000	10000	10000	A	10000/10000	10000	10000	10000	10000
6	10000	10000	10000	A	10000/10000	10000	10000	10000	10000
7	10000	10000	10000	A	10000/10000	10000	10000	10000	10000
8	10000	10000	10000	A	10000/10000	10000	10000	10000	10000
9	10000	10000	10000	A	10000/10000	10000	10000	10000	10000
10	10000	10000	10000	A	10000/10000	10000	10000	10000	10000
11	10000	10000	10000	A	10000/10000	10000	10000	10000	10000
12	10000	10000	10000	A	10000/10000	10000	10000	10000	10000
13	10000	10000	10000	A	10000/10000	10000	10000	10000	10000
14	10000	10000	10000	A	10000/10000	10000	10000	10000	10000
15	10000	10000	10000	A	10000/10000	10000	10000	10000	10000

Year	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357
Year	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257																																																																																																				

TYPICAL DOOR TYPES

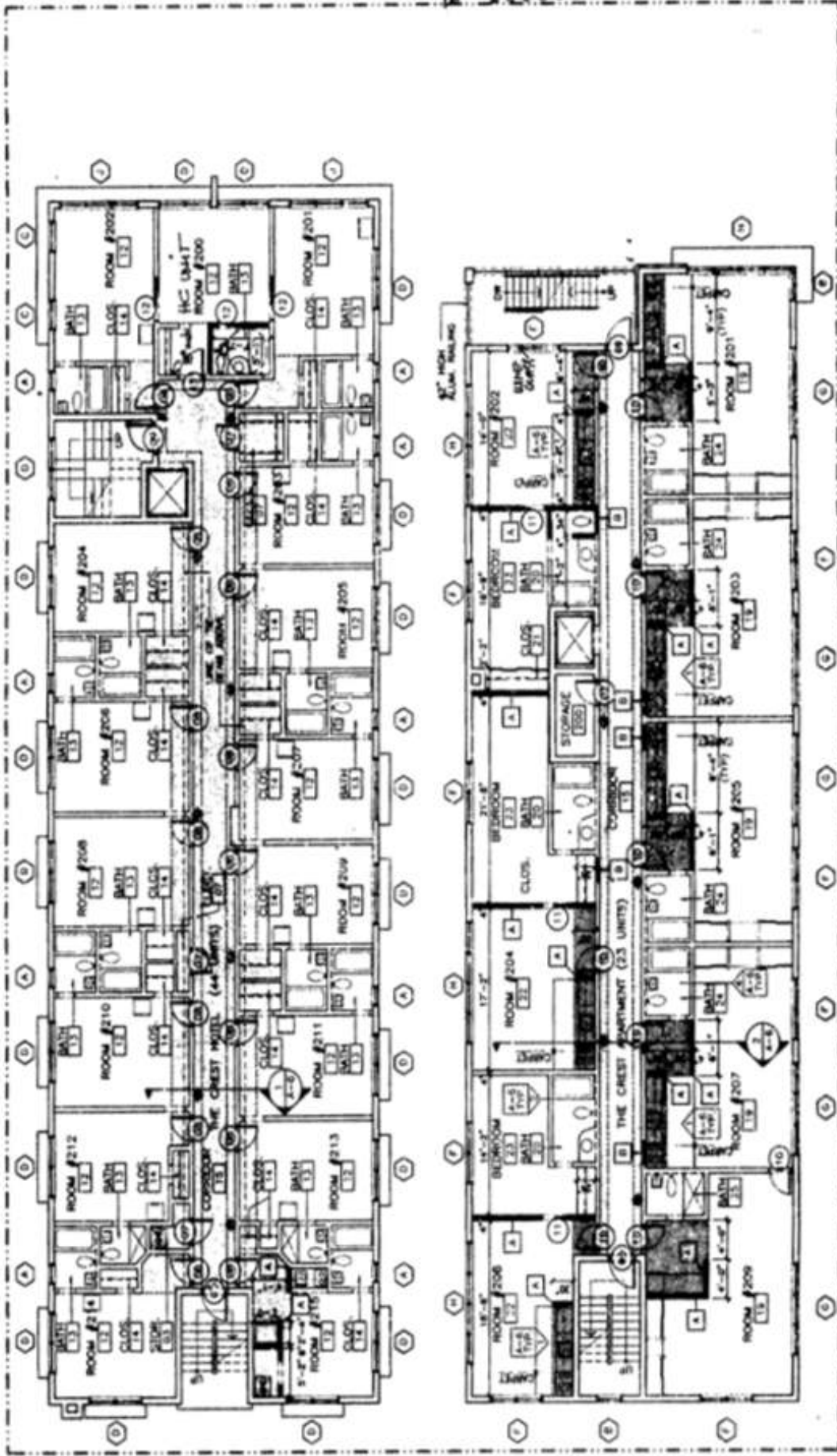


OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING

BUILDINGS _____
 CEMENTS _____
 FURNITURE _____
 PLUMBING _____
 ELECTRICALS _____
 MECHANICALS _____
 PAINTS AND PAINTING _____
 ENGINEERING _____
 PUBLIC WORKS _____
 STRUCTURAL _____
 ACCESSIBILITY _____
 EDUCATION _____

DESIGN REVIEW BOARD
 BOARD APPROVAL
 APPROVED DATE: 5-1-97
 COMMENTS: [illegible]
 DATE APPROVED: 5-1-97
 BY: [illegible]



SECOND & THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"

NOTE: FLOOR PLAN SIMILAR FOR FINISH AND DOOR SCHEDULE. SEE SHEET A-7 FOR SPECIFICATIONS AND/OR DETAILS.

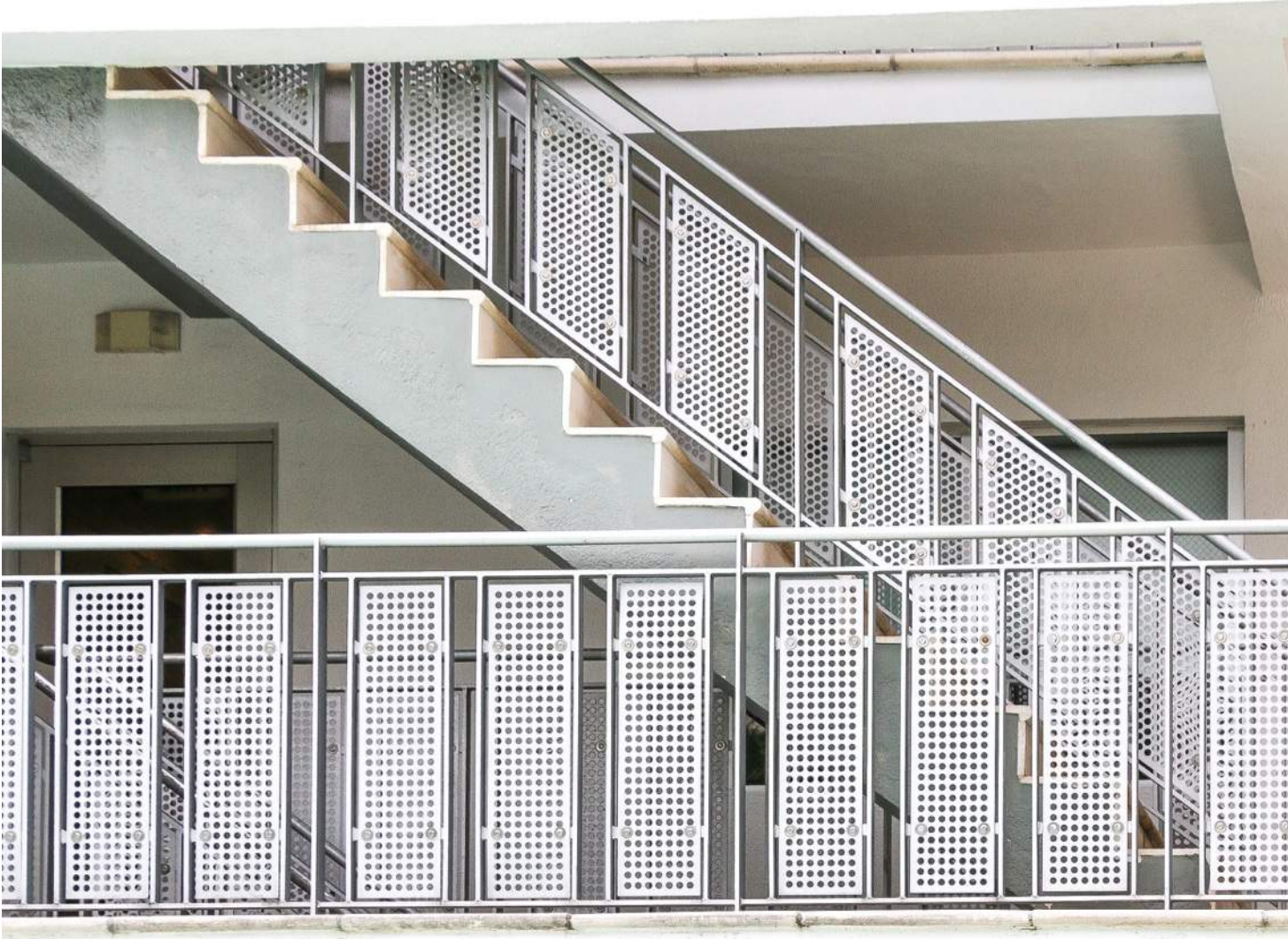
1666 James Avenue - 2018 Photographs



1666 JAMES AND 1670 JAMES AVENUE



1666 JAMES AVENUE



DETAIL VIEW AT RAILINGS @ 1666 JAMES AVENUE



DETAIL VIEW 2 OOF RAILINGS @ 1666 JAMES AVENUE



SECOND FLOOR STAIR LANDING



LEFT PHOTO: SOUTH ELEVATION AT 1670 JAMES AVENUE

LOWER PHOTO: WEST (REAR) ELEVATIONS AT 1666 JAMES AVENUE AT RIGHT AND 1670 JAMES AVENUE AT LEFT.



Carlos B. Schoeppl Architect

Carlos B. Schoeppl Architect (1898-1990) was born in Texas and studied architecture at UCLA. A larger-than-life character, he had an early interest in aviation and counted Howard Hughes and Eddie Rickenbacker among his friends, who called him 'Shep.' He moved to Jacksonville in 1926 to work with developer D.P. Davis and came to Miami Beach in 1933. Despite the Depression, he received many commissions to design luxurious winter homes for the wealthy along Florida's "Gold Coast" specializing in the Mediterranean style. In the 1930's he partnered with Arnold Southwell, who was born in Washington state and had worked in New York City." (7)

REPRESENTATIVE PROJECTS:

1666 James Avenue
2700 Bay Avenue
2954 North Bay Road
5030 North Bay Road
546 Lincoln Road Cadillac Building 1929
625 Lincoln Road 1935
1228 Collins Avenue Palm Apartment Hotel 1931
911 3rd Street 1946
610-612 16th Street Jean Sandra Apartments 1931
326 Meridian Avenue 1934
222 Ocean Drive 1932
Sahara Motel 1953 Sunny Isles
Park Cross Village Apartments 1951 Bal Harbour Village
5027 Collins Avenue for William G. Potts (demolished)

4101 Collins Avenue Lucerne Hotel 1955

TOP PHOTO: PARK CROSS VILLAGE 1951

MIDDLE PHOTO: 2954 NORTH BAY ROAD 1931

LOWER PHOTO: 5030 NORTH BAY ROAD 1937



spot survey ns

Owner MR. & MRS. ISRAEL SCHULTZ
Lot 7 and **Block** 31
Subdivision FISHER'S FIRST
General Contractor C. W. James Construction Co. Inc.
Architect C. E. Schoeppl
Permit No. 47797
Address 1666 James Avenue
Bond No. 5992
Engineer Zurwelle-Khittaker, Inc.
Lot Size 50 X 150
Height 33'
Stories Three
Use RE
Area 14
Front 39.10' **Depth** 117'
Building Size: 3023 June 5, 1956
Certificate of Occupancy No. 3023 June 5, 1956
Type of Construction #2 CBS
Foundation 12x30 Spread footing
Roof Flat
Use APARTMENT HOUSE 24 Units: 15--1-bedrm-1-bath
Date June 15, 1955
Cost \$ 114 000:

PLUMBING Contractor #37359 B. K. Gunn and Son
Sewer Connection #37266 1- Date Sept. 7, 1955
Temporary Water Closet 2 B. K. Gunn 6/2/1955
Down Spouts 2
Wells

Swimming Pool Traps
Steam or Hot Water Boilers
ROUGH APPROVAL OK, Rothman 9/27/1955
FINAL APPROVAL OK, CCK 12/22/1955

Water Closets 24
Lavatories 24
Bath Tubs 24
Showers
Urinals
Sinks 24
Dish Washing Machine
Laundry Trays 2
Laundry Washing Machines
Drinking Fountains
Floor Drains
Grease Traps
Safe Wastes

GAS Contractor
Gas Ranges
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers
Gas Frylators
Gas Pressing Machine
Gas Vents for Stove

AIR CONDITIONING Contractor #49493 by owner: Install 15-1-ton Units and 9 - 3/4 ton Units 14,800
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

GAS Rough APPROVAL OK, Rothman 10/2 /1955
GAS FINAL APPROVAL OK, Rothman 10/2 /1955
December 22, 1955

ELECTRICAL Contractor #45633 M & N Electric Co. Date September 15, 1955

OUTLETS
Switches 52
Lights 60
Receptacles 72
Ranges
Irons 24
Refrigerators 24
Fans
Motors 24
Appliances

HEATERS
Water 1
Space 24

FIXTURES 60
Electrical Contractor

Temporary Service
Neon Transformers
Sign Outlets
Meter Change
Centers of Distributions 26
Service 1
Violations

FINAL APPROVAL
By OK, Rothman
Date 6/5/1956

Alterations or Repairs Over

ALTERATIONS & ADDITIONS

Building Permits:

#49291 Eastern Elevator Co: one, 1,200 pound elevator \$ 7 000 Nov. 28, 1955
 49409 Edison Neon Sign Co: One Pole Sign in private property 30 square feet
 - 46537 ADDITION OF SWIMMING POOL 18' x 36' 3" of gunite on 8" blocks in filter room
 Both walls concrete columns every 20 feet in 5 foot fence. Robert F. Witt,
 engineer: W. C. Rudisill, contractor \$ 11 000 Dec. 4, 1954
 50643 by owner: Concrete curb 8" high, 8" wide, 130' long \$ 100.00 June 4, 1956

#02177-Pan American Roof-Exterior painting-\$650-12-4-72

Fire Dept. 15976

Plumbing Permits: #37540 Amber Fuel Oil Co: one hot water boiler, 1 oil burner, 275 gallons Nov. 9, 1955
 37702 B. K. Gunn: 24 gas ranges January 5, 1956 O.K., Cox 1/5/1956

#Morgen Plumbing Co.: 1 laundry washing machine; 1 gas drier - 11/18/64

#53348-Pitsch Plumbing- 1 heater-replace-1-22-76

#53392-Peoples Gas-meter set(gas)2-4-76

Electrical Permits:

#46223 Eastern Elevator Co: one motor, 2-5hp November 28, 1955
 46352 Edison Neon Sign Co: two neon transformers December 9, 1955
 46508 Astor Electric: 1 sign outlet January 4, 1956
 46533 Tri City Electric Co: one service equipment January 10, 1956
 65113 C. J. Kay Elec. Co.: 1 meter change. 10/2/67

OK, Fidler 2/3/1956
 OK, Rosser 6/5/1956

Lot	Block	Subdivision	ALTERATIONS & ADDITIONS
Building Permits:			
651			#81804 Owner Install a flag pole on roof \$500.00 1/27/69
			#87514 - Burk Bldgs. - alterations to existing office bldg. \$200,000.00 9/7/71
			#00075 - Cuyahoga Wrecking Corp. - interior walls 17' x 13 corner demolish \$17,000.00 11/16/71
			#1900 - Sam L. Hamilton Inc. - 54 tons air cond central-1-1000 mech. ventilation 1/14/72
			#1951- Elevator Sales & Service, Inc.- 1 Elevators, 3 floors-2-25-72, \$18,000
			#00803-The Zack Co.-Built up roofing 8 sqs.-\$3500-3-29-72

Plumbing Permits:

Electrical Permits: #69475-Brite Electric-525 Light Outlets, 416 Receptacles; 525 Fixtures-
4 Motors, 0-1 HP, 1 Motors, 6-10H.P.-; 1200A Service-Equipment-Strip Heaters-2-23-72

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits: #2148-Stiles Conveyors Transmissions- Elevator-7-13-72
 #11811-Miller and Solomon Inc.-Remove a partition and add new partition and finishes-\$3500-7-28-77
 #MO6350 8/16/83 Ft Lauderdale Air Cond - 9 duct work only \$9,000.

Plumbing Permits: #49426-American Sprinkler Co,- 1 Lawn Sprinkler System-9-25-72
 #61170 8/19/83 Ft Lauderdale Air Cond - 2 set drinking gountain, 2 set lavatory, 1 set sink res., 2 set water closet

Electrical Permits: #78907 10/3/83 Tri Star 148 switch outlets, 74 lamps

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	COMMENTS	BUILDING PERMIT NO.
11387		REPOOF	\$4,200.00				31255

BD.
BUILDING PERMITS: #M8800212 - Spring Air - Replace 4 ton condensate unit change out on roof -12-5-88
#M8800213 - Spring Air - Replace two condensor units on roof 10tons15ton -12-5-88.

ELECTRICAL PERMITS: #E8801413 - Triangle Emergency Safety & Fire - 1 Control panel, 17 devices -
9-1-88 ✓

ELECTRICAL PERMITS:

#BE891190 - Quality Service Contr. - New fire alarm and devices - 6-12-89 *CL*
#BE891189 - Elpidio Morejon Electric - Power for fire alarm and emergency light
6-12-89 *CL*

1670 James Avenue

Address: 1670 James Avenue
aka Crest Hotel

Architect: Edward A. Nolan

Date of Construction: 1941

Architectural Style: Moderne

Historic Districts: Museum Historic District (Local)
Miami Beach Architectural District
(National Register District)

Note that there were no original plans or elevations available from the City of Miami Beach Building Department Records Desk for this property.

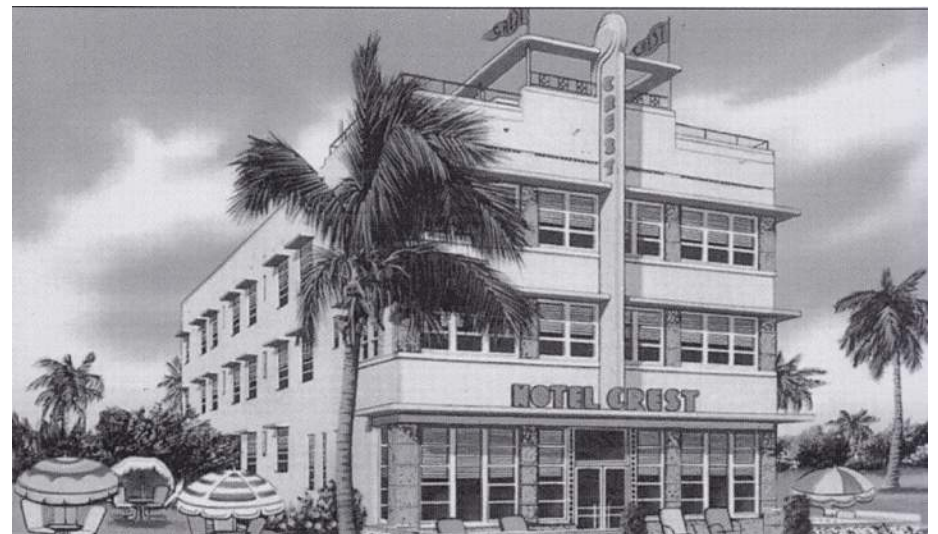
This three-story hotel is located one half block from Lincoln Road and was originally constructed in 1941 in the Moderne architectural style at a cost of \$63,000.00 as the Crest Hotel - according to the City of Miami Beach Building Card.

Moderne - aka Streamline Moderne - was the evolution of the Art Deco architectural style in the late 1930's into the more streamlined Moderne style, with the use of curving forms, long horizontal lines and allusions to speed and machinery.

The Crest Hotel originally contained 44 rooms according to the Building Card. It is constructed of concrete and concrete block atop a spread footing foundation and with a flat roof and concrete parapet.

The front facade is designed in a symmetrical manner, with tall glazed panels on the 1st floor and with ribbon windows on the 2nd and 3rd floors. The centered vertical marquee signboard begins at the concrete sunshade above the 1st floor doors and continues up three stories to become a sculptural hat for the building. Seen from the angle in the upper photograph on this page - this rooftop construction almost appears as a giant winged bird taking flight.

Pink oolitic limestone is featured at the building base and in highlighted vertical banding adjacent to the ribbon windows on the 2nd and 3rd floors, as well as on the 1st floor columns. An outdoor porch is located on the east front facade of the building with an elaborate stone balustrade surrounding the porch. The primary entryway is located centrally on the front east facade of the building and features a central glazed double door with clerestory windows above and flanked by fixed windows at both sides.



TOP PHOTO: CREST HOTEL BLACK + WHITE REPRODUCTION OF AN ORIGINAL COLORED POSTCARD, DATE UNMARKED.

LOWER PHOTO: CREST HOTEL COLOR PHOTOGRAPH, 1989



TOP PHOTO: CREST HOTEL
PHOTOGRAPH, 1970



LOWER PHOTO: CREST HOTEL
PHOTOGRAPH, 1968



1666 JAMES AVENUE
AT LEFT (10) AND
1670 JAMES AVENUE
AT RIGHT (10)

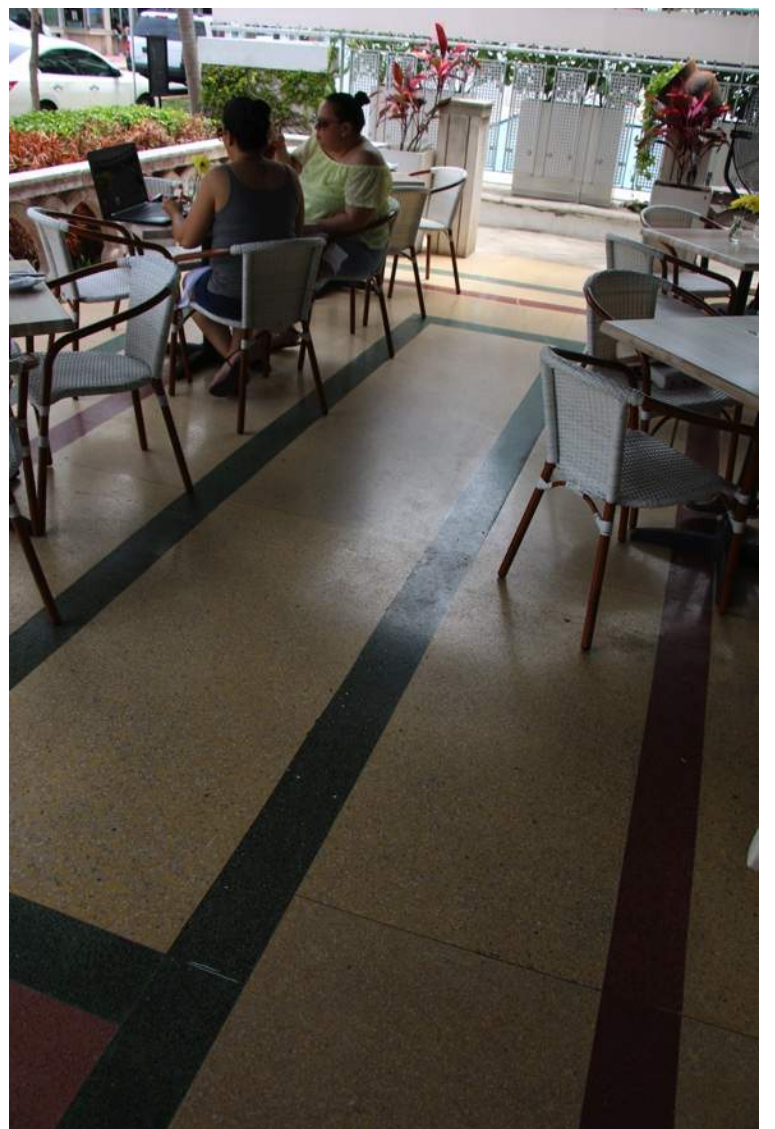


1670 JAMES AVENUE
(10)



TOP RIGHT + TOP LEFT PHOTOS: FRONT
(EAST) ELEVATION (10)

LOWER RIGHT PHOTO: TERRAZZO BANDING
DESIGNS AT FRONT PORCH (10)





TOP PHOTO: 1670 JAMES AVENUE - THE
CREST HOTEL INTERIOR PUBLIC LOBBY,
2018 PHOTOGRAPH LOOKING SOUTH
(10).



RIGHT PHOTO: INTERIOR PUBLIC RECEPTION
DESK AT HISTORIC LOCATION (10)



INTERIOR PUBLIC LOBBY RAISED STEP AT NORTH END OF LOBBY, PHOTOGRAPH 2018 (10)

INTERIOR PUBLIC LOBBY FIREPLACE MANTLE AT SOUTHERN END OF LOBBY (10)





EXTERIOR PASSAGEWAY BETWEEN 1666 AND 1670 JAMES AVENUE (10)



Edward A. Nolan Architect

REPRESENTATIVE PROJECTS

1670 James Avenue Crest Hotel

1676 James Avenue Chatham Apartments 1941

717 Jefferson Avenue Sunny Harbor Apartments 1941

734 Jefferson Avenue 1940

755 Jefferson Avenue Augusta Court Apartments 1941

1110 Euclid Avenue Siesta Apartments 1940

901 4th Street 1941

810 7th Street Meldor Plaza Apartments 1940

542 Jefferson Avenue 1924

1040 Jefferson Avenue 1941

421 Meridian Avenue 1940

255 Michigan Avenue 1941

551 Michigan Avenue 1940

559 Michigan Avenue 1940

729 Meridian Avenue

735 11th Street Bee Bee Apartments 1941

TOP PHOTO: 735 11th STREET BEE BEE APARTMENTS

MIDDLE PHOTO: 810 7th STREET

LOWER PHOTO: 1676 JAMES AVENUE - NOTE THE

SIMILARITY IN DESIGN TO 1670 JAMES AVENUE

DOWN THE BLOCK (10)

1670 JAMES AVENUE - CMB BUILDING CARD

Owner THE WHITTIER, INC. Mailing Address Subdivision FISHER'S FIRST
 N 30' of Lot 8 & Block 31 Taylor Construction Company
 S 20' of General Contractor 5068

Permit No. 16171 Cost \$ 63,000:
 Address 1670 James Avenue
 Bond No. 2951
 Engineer Alex. Kononoff
 Lot Size 50 X 150
 Building Size: Front 39'4" Depth 124'10" Height 39' Stories three
 Certificate of Occupancy No. Use HOTEL - 44 rooms -

Type of Construction #2 CBS Foundation Spread footing Roof Flat Date Sept. 24-1941

Plumbing Contractor Markowitz & Resnick #15900 Sewer Connection 1, 6" Date 9-25-41
 #15903 Temporary Closet 2, Date 9-25-41

Plumbing Contractor Date
 Water Closets 50 Bath Tubs 38 Floor Drains 1, Sewer sump 1,
 Lavatories 50 Showers 9 Grease Traps
 Urinals 1, slop Sinks 2, Drinking Fountains
 Gas Stoves Gas Heaters 9, Rough Approved.....Bell.... Date Nov. 13-1941
 Gas Radiators Gas Turn On Approved ..Bell- Jan. 20, 1942
 Septic Tank Contractor Tank Size Date
 Oil Burner Contractor #16239 - Gibbs Oil Co: 1 burner Tank Size 275 gals Date Nov. 20-1941
 Sprinkler System

Electrical Contractor Lowry Electric # 17967 Date Nov. 12, 1941
 Switch 95 Range Motors 1,
 OUTLETS Light 184 HEATERS Water
 Receptacles 174 Space
 Refrigerators
 Irons
 No. FIXTURES 178 Electrical Contractor
 FINAL APPROVED BY H. C. Inman Date of Service February 11, 1942
 Alterations or Repairs—Over
 Elec. # 18422- Eastern Elevator Co: motors- Feb. 26, 1942
 Elec. # 18644- B.L. Reiser- 5 neon transformers- Dec. 8-1941

Sign Outlets
 Lowry Electric # 18244 Date 12/31/41
 #18344- Eastern Elevator Co - Jan. 24, 1942
 1 motor -
 Centers of Distribution 10
 Fans Temporary Service 9-25-41
 B. Haskell- #17669

ALTERATIONS & ADDITIONS

Building Permits: # 16767- Elevator- 1,000 lbs capacity - Eastern Elevator Company \$ 4,300: March 1942

17417 - Painting and changing door - (owner) \$ 1,500: Aug. 3, 1943

17463 - Painting - Neham-Cannon, Inc. \$400: Aug. 12, 1943

17534 - 1 Pole sign' ANDRON'S CREST HOTEL' Neonite Sign Co: \$ 250: Sept. 1, 1943

28578 Wall sign - Karl Zaret, sign writer \$ 25: Nov. 22, 1948

34148 Painting, exterior - Roy Adams, contr. \$ 1,400: Nov. 14, 1950

46352 by owner...Install 44 - 1/2 ton A. C. Units \$ 6 600 Nov. 10, 1954 OK, Flinn 5/11/55

51759 Painting exterior - Rene Fonerleau, cont. \$ 450. 10/10/56

Plumbing Permits #36658 Hurst Drilling & Equipment - one 2 1/2" supply well for swimming pool: 1 - 4" drain well...Dec. 16, 1954

36702 Trowell & Harbin...11 scum gutter drains..Dec. 28, 1954 OK, Cox 1/3/55

37359--24-Water-and-Sewer--24-Water-elocaters--24-Inventories--24-Bath-tubs, -24-Sinks--2-Laudry-brays--2-down-spouts--September-7-1955-

XX

#44388 Edwin M. Green: 1 swimming pool trap - 9/1/64

#46747 Morgen Plbg. Inc. 37 Lavatories 9/6/68

Electrical Permits: # 19609 - Neonite Sign Co: 2 neon transformers- Sept. 1, 1943

19747... Biscoyne Electric.. 1 receptacle.. Nov. 3, 1943

23650 Astor Electric: 2 receptacles, 2 fixtures, Jan. 2, 1947

23716 Astor Electric: 1 meter change, Jan. 9, 1947

43605 Mutual Neon Company.....two neon transformers....December 8, 1954

#43787- Grimm Electric Co: 2 Light outlets, 2 Fixtures, 2 Motors, Jan. 10, 1955 OK, Rosser 2/1/55

#44432 Astor Electric Company: one violation May 9, 1955 OK, Rosser 7/19/1955

#45001 M and M Electric Company: one temporary, barricade lights July 2, 1955

#45187 Astor Electric Service: 4 centers of distribution, 1 meter change, 40 meters 7/26/55 OK, Rosser 7/26/1955

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits: #01871-Orkin Ext. Co., Inc.-DWT-1200-10-6-72

#2348-Dewey Hawkins A.C.- 2 2½hp Wind A/C-\$600-11-20-72

Plumbing Permits: #49359-Silver Plumbing- 1 Water Service, replace-8-24-72
#53378-Pitsch Plumbing- 1 heater-replace; 1 gas piping-2-3-76
#53416-peoples Gas- meter set(gas) 2-6-76

Electrical Permits:

#71490-Able Electric- 1 service repair/meter change-8-5-74

#71510-Able Electric- 1 service repair/meter change-8-13-74

#72273-Gettel & Associates-1 fire alarm panel; 6 pull stations, 6 horns-5-19-75
#73773-Amengual Electric-1 master panel, 3 bells, 6 pulls-1-12-77

#76662 County Wide Electric Inc/telephone booth/10-10-80

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

#Expert Sandblasting Co. - sandblast front of building, must comply with Ord. 1060 \$220.00 10/7/69

Plumbing Permits:

Electrical Permits:

PLUMBING PERMITS: #BP890074 - Pitsch Plumbing - Remodel plumbing - 10-20-89

CH

Neighborhood Landmarks



TOP LEFT PHOTO: CADET HOTEL 1701 JAMES AVENUE (10)
ALBERT ANIS ARCHITECT

MIDDLE LEFT PHOTO: JAMES HOTEL 1680 JAMES AVENUE
(10) ALBERT ANIS ARCHITECT

LOWER LEFT PHOTO: KASCADES , 300 17th STREET (10)

LOWER RIGHT PHOTO: ALBION HOTEL 1650 JAMES AVENUE
(10)

Bibliography



- (1) Museum Historic District - Expanded District Designation Report, by the City of Miami Beach Historic Preservation and Urban Design Division, May, 1992, p.5.
- (2) Ibid.
- (3) Ibid.
- (4) Ibid.
- (5) Ibid., pp. 3-4.
- (6) Lost Miami Beach by Carolyn Klepser, 2014, p.96.
- (7) Ibid., p.66.
- (8) Courtesy City of Miami Beach Public Works
- (9) Courtesy Lost Miami Beach by Carolyn Klepser, 2014,
- (10) Arthur Marcus Photographer
- (11) Courtesy City of Miami Beach / FIU Photo Archives