



FROM THE COLLECTION OF THE HISTORICAL ASSOCIATION OF SOUTH FLORIDA 1935

COLLINS PARK: NEIGHBORHOOD HISTORY 1935

This area was one of the first parts of the Beach to be developed and it includes some of the oldest buildings still remaining in the District today. (1) The aerial view above shows the northern half of the Collins Park area. The Park has now been mostly restored to its historic form as shown in this photo extending all the way from the Bass Museum to the Ocean.

Just north of the Park formerly existed the Roney Plaza Hotel which dominated both the skyline as well as the social life of the city, as situated at the northern edge of South Beach on the ocean.

Heading west on 23rd Street is the Palm Court Office Building (1923) (renovations and addition by Arthur Marcus Architect 1998) as well as the Shep Davis Plaza Tower (1929) one of the oldest apartment buildings on the Beach.

At the far bottom left hand corner of the photo is the u-shaped Riviera Plaza Apartments (see photo at top of page 8) originally designed and constructed by R. A. Preas Architect in 1924. This is a very grand three story building with a barrel tiled roof and rooftop shade pavilions around a magnificent entrance courtyard featuring large rooftop pergola structures.

Just to the left of the Riviera Plaza are the as yet un-developed properties west of Park Avenue where the future Collins Park, Adams, Tyler et al are yet to be constructed...

(1) Miami Beach Art Deco Guide, Keith Root, MDPL 1987 p.40.

COLLINS PARK HOTEL

IS COMPRISED OF THE FOLLOWING SEVEN HISTORIC & CONTRIBUTING
COMPONENT BUILDINGS, YEAR OF DESIGN + CONSTRUCTION



LORD CHARLES APARTMENTS, 1953



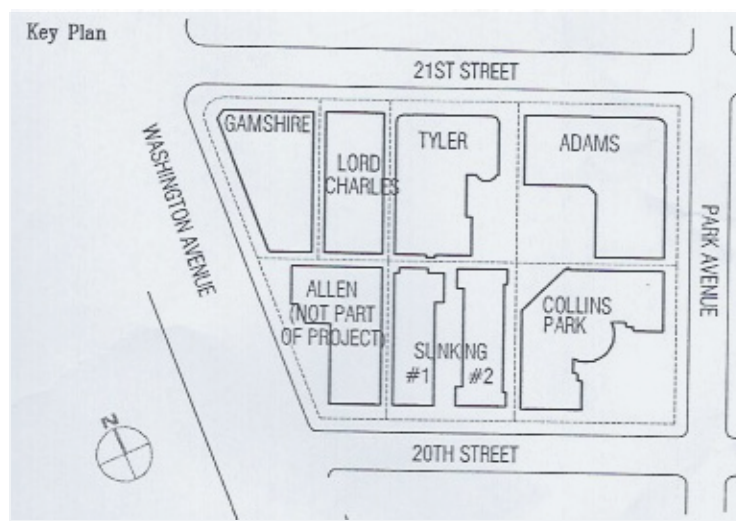
TYLER HOTEL, 1940



ADAMS HOTEL, 1938



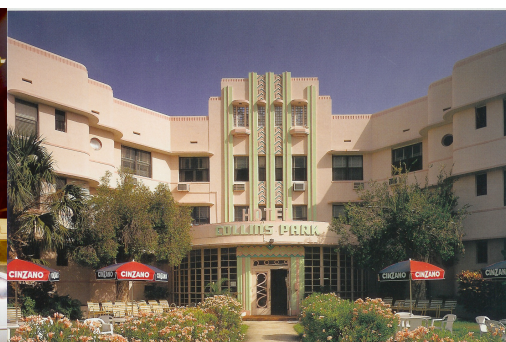
GAMSHIRE APARTMENTS, 1953



SINKING #1 (COPLY TERRACE) 1938



SINKING #2 1948



COLLINS PARK HOTEL, 1939

COLLINS PARK: STATUS of DOCUMENTATION SEARCH

COLLINS PARK:

- Original blueprints with elevations and Site Plan are in the collection of the Wolfsonian Museum and are reproduced in this report. Floor plans are also in the Museum's collection and are not included herein.
- Additional drawings were located in the recent search concluded in the City of Miami Beach on 5.17.12 and are included in this report.
- No historic pictures were found regarding the rear of the building.
- Building card found and is included in this report.

ADAMS:

- No Historic documentation has been found in CMB according to letter from CMB dated 2.24.2000. A letter attesting to this fact from the City of Miami Beach Planning & Zoning dated is included in this report. Subsequently additional drawings were located in the recent search concluded in the City of Miami Beach on 5.17.12 and are included in this report.
- Some historic photographs and postcards have been found through other resources and are included in this report.
- Original architectural plans were found in search dated 5.17.12
- Building card found and is included in this report.

TYLER:

- Original documentation found, including structural foundation plans, floor plans, elevations and site plan, as included in this report.
- Original architectural plans were found in search dated 5.17.12
- Building card found and is included in this report.

SUNKING I: (COPLEY TERRACE)

- No Historic documentation has been found in CMB according to letter from CMB dated 2.24.2000. A letter attesting to this fact from the City of Miami Beach Planning & Zoning dated is included in this report.
- An historic photograph has been found through other resources and is included in this report.
- Building card found and is included in this report.

SUNKING II:

- No Historic documentation has been found in CMB according to letter from CMB dated 2.24.2000. A letter attesting to this fact from the City of Miami Beach Planning & Zoning dated is included in this report.
- An historic photograph has been found through other resources and is included in this report.
- Building card found and is included in this report.

LORD CHARLES: (GAMSA "B")

- Original documentation has been found in CMB search dated 5.17.12 including floor plans, elevations and site plan, as included in this report.
- Building card found and is included in this report.

GAMSHIRE: (GAMSA "A")

- Original documentation has been found in CMB search dated 5.17.12 including floor plans, elevations and site plan, as included in this report.
- Building card found and is included in this report.



VIEW FROM 21ST STREET

RENDERING by SWANKE HAYDEN CONNELL ARCHITECTS 2002

www.arthurmarcus.com



TYLER 1999 (above) Front Lobby at left with Rear Lobby to right

ADAMS 1999 (left) Main Lobby looking towards corner and Bass Museum

COLLINS PARK: HISTORIC PUBLIC INTERIORS

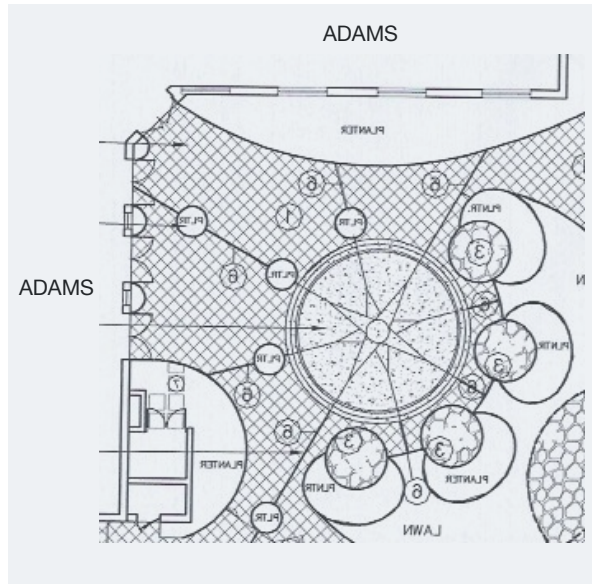
These three public lobbies are proposed to be fully restored. See specific building sections in this report for additional historic photographs.

COLLINS PARK 1999(below) Main Lobby looking out to proposed new driveway entry.





COLLINS PARK: HISTORIC TERRAZZO COMPASS: 1999



Above right is the plan of the compass as incorporated into the former courtyard proposal dating from the year 2000.

Left is a 1999 view of the historic terrazzo compass in foreground as seen from the rear door to the Adams. The Tyler is in the background to the right and the Sunking 2 is in the background to the left with the edge of the Collins Park at the extreme left side. The pool shown in this photograph has since been demolished..

The historic terrazzo compass is to be restored and re-introduced into a new courtyard landscape design plan.

COLLINS PARK: 1999

INTERIOR-OF-BLOCK COURTYARD

EXISTING ELEVATIONS

COLLINS PARK: 1999

Existing rear elevation of
Collins Park

TYLER: 1999

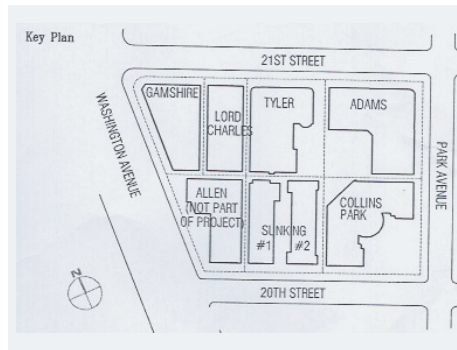
Existing rear elevation of the Tyler Hotel
The Tyler was the only building with a truly
designed rear facade. The first floor lobby
protrudes into the garden courtyard through
a semit-circular glazed entrance to a rear
lobby.

ADAMS: 1999

Existing rear elevation of
Adams Hotel with non-historic one story
addition.

TYLER: 1999

Existing rear elevation of
Tyler (left) with non-historic one story
addition at right between the Tyler and the
Adams buildings.



ADAMS: 1999

Existing rear elevation of Adams Hotel with
Historic Terrazzo compass in foreground.

TYLER (left) + ADAMS (right)

Existing rear elevation of the
Tyler Hotel to the left and the Adams Hotel
to right. Pool in photograph has since
been demolished.

TYLER (left) + ADAMS (right) in photo below
with one story non-historic addition
between buildings.



COLLINS PARK: EXISTING USE + NUMBER of UNITS

PRESENT NAME	EXISTING/FORMER OCCUPANCY	EXISTING NUMBER OF UNITS	TOTAL ROOM COUNT
COLLINS PARK	Hotel.....		57
Level 1		13 hotel rooms	
Level 2		22 “	
Level 3		22 “	
ADAMS	Hotel.....		58
Level 1		12 hotel rooms	
Level 2		23 “	
Level 3		23 “	
TYLER	Hotel.....		50
Level 1		14 hotel rooms	
Level 2		18 “	
Level 3		18 “	
SUNKING #1	Apartments.....		14
Level 1		7 apartments	
Level 2		7 “	
SUNKING #2	Apartments.....		12
Level 1		6 apartments	
Level 2		6 “	
LORD CHARLES	Apartments.....		17
Level 1		8 apartments	
Level 2		9 apartments	
GAMSHIRE	Apartments.....		20
Level 1		9 apartments + 1 hotel rm	
Level 2		10 apartments	
total number of existing units.....			228 units

Also noted in 1999 were formerly existing cooking kitchens and/or restaurants in the Collins Park, Adams and Tyler buildings. These are also mentioned in the Building Cards attached to this Report.

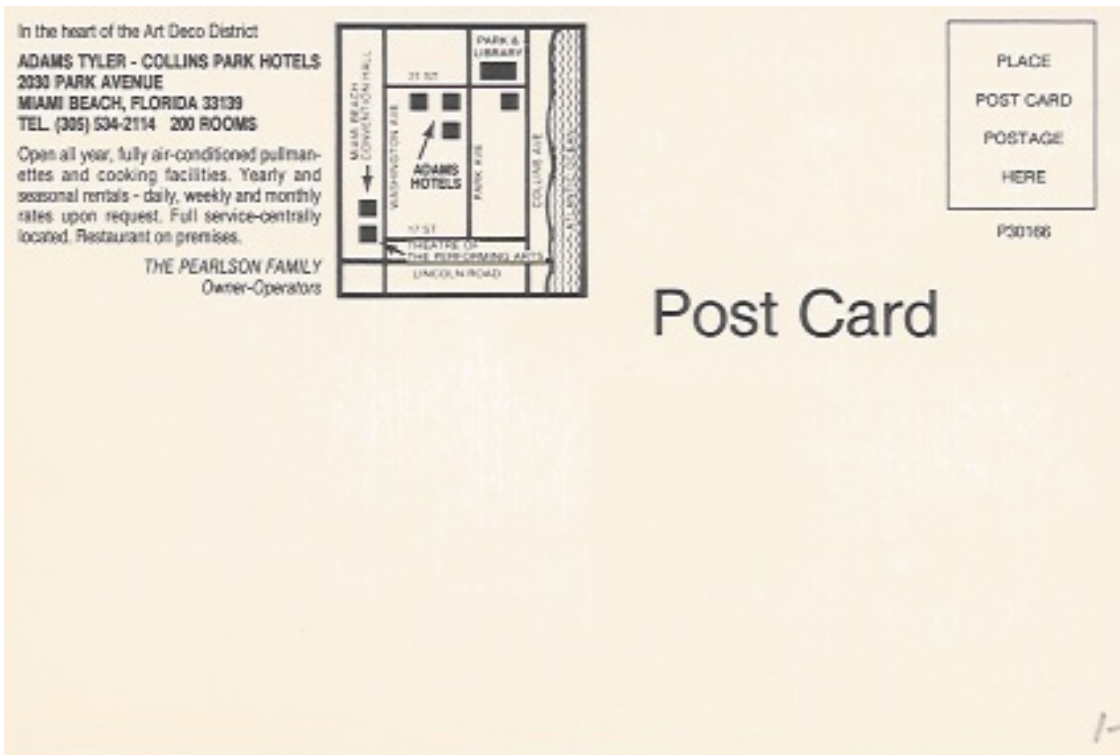


ADAMS TYLER-COLLINS PARK HOTELS



ADAMS, TYLER + COLLINS PARK: HISTORY circa 1980

Postcard advertising the combined Adams, Tyler and Collins Park Hotels.....On the back of the card it states..*"In the heart of the Art Deco district. Open all year, fully air-conditioned pullmanettes and cooking facilities. Yearly and seasonal rentals - daily, weekly and monthly rates upon request. Full service- centrally located. Restaurant on premises....The Pearlson Family, Owner-Operators."*



SWANKE HAYDEN CONNELL ARCHITECTS



COLLINS PARK
2000 PARK AVENUE

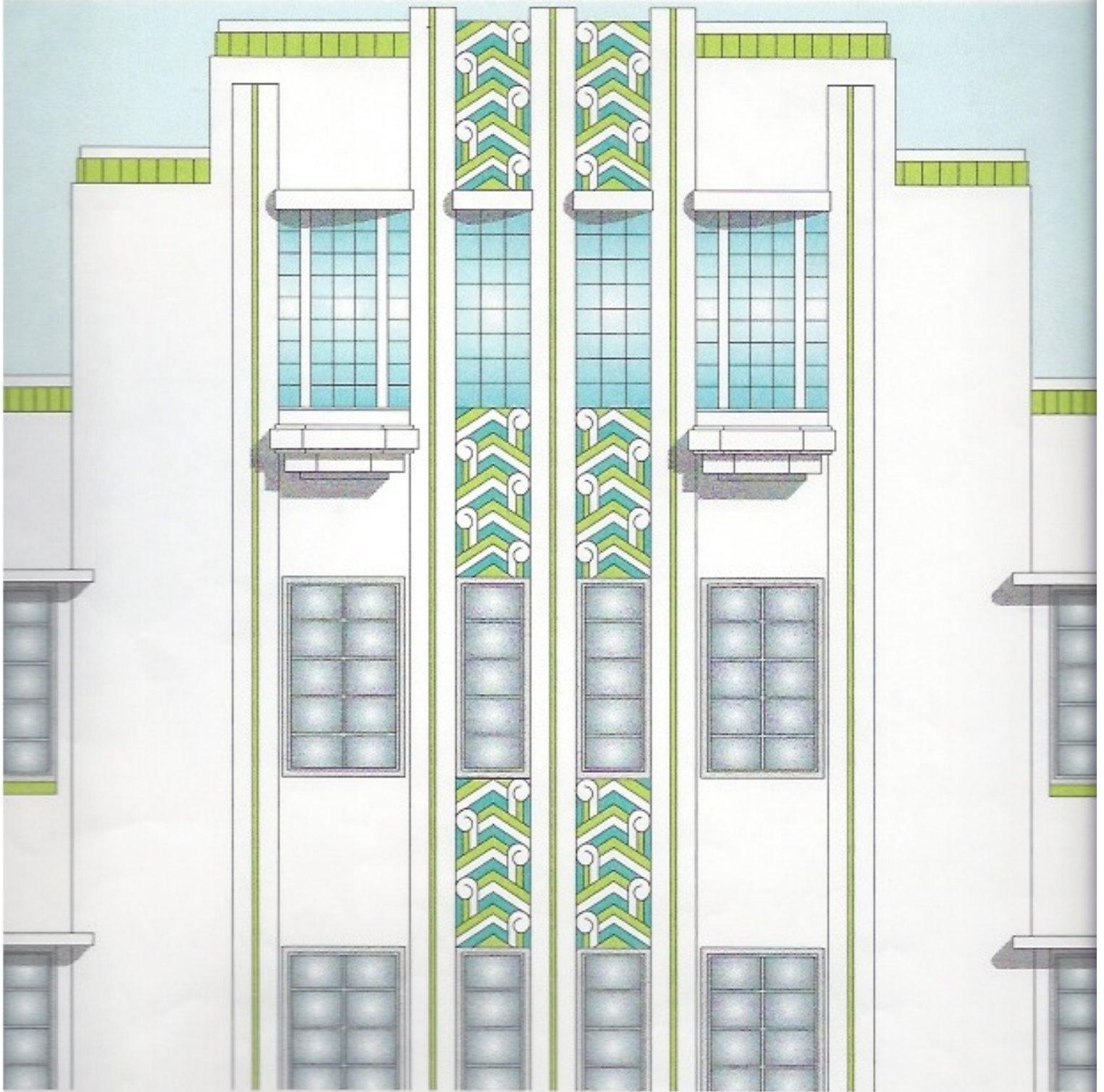
COLLINS PARK VILLAGE

MAY 15, 2002

COLLINS PARK RENDERING - SWANKE HAYDEN CONNELL ARCHITECTS 2002

COLLINS PARK: HISTORY 2002

FRONT ELEVATION SHOWING PROPOSED COLORATION



COLLINS PARK VILLAGE

COLLINS PARK RENDERING - SWANKE HAYDEN CONNELL ARCHITECTS 2002 (NOT TO SCALE)

COLLINS PARK: HISTORY 2002

DETAIL VIEW OF CHEVRON DESIGN @ FRONT ENTRANCE ELEVATION

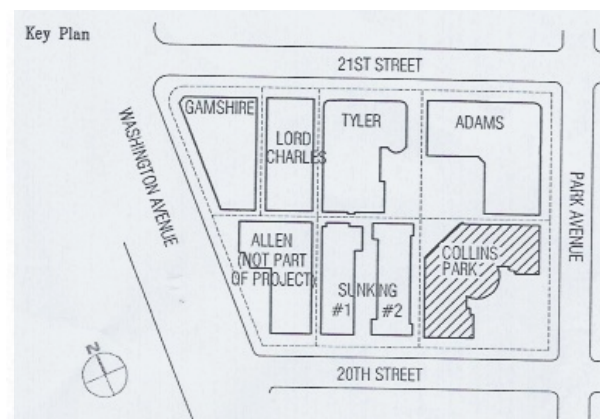
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COLLINS PARK HOTEL: HISTORY 1942

HENRY HOHAUSER ARCHITECT

Collins Park Hotel: photograph circa 1942. During World War II soldiers were stationed at the Collins Park and at all of the other South Beach hotels. Here is a photograph taken in front of the Collins Park with the soldiers jumping off trucks...



"Located at 2000 Park Avenue the Collins Park was designed by the Architect Henry Hohauser, one of the great art deco architects of Miami Beach. It has long been a well-known landmark for its expansive front yard in counterpoint to the street corner. Several early but undated postcards portray the hotel much as it appears today, except one (non-photographic) card by the Teich Co. shows a central tower that was apparently never built. Several of the postcards mention that the building included a coffee shop."⁽¹⁾ Tours of the building in 1999-2003 revealed that the rear lobby area was still utilized as a small coffee shop.

The Florida Master Site File report states that "this is architecturally noteworthy for its stylistic features, Art Deco details and its cohesiveness within the neighborhood. During World War II the hotel was used by the United States Army Air Force Technical Training Command.

The main entrance is set into a protruding semi-circular one story continuously glazed lobby set amidst the gardens around the main entrance.

(1) Collins Park Historic Resources Report by Carolyn Klepser, May 25, 2000 (attached at end of this report)