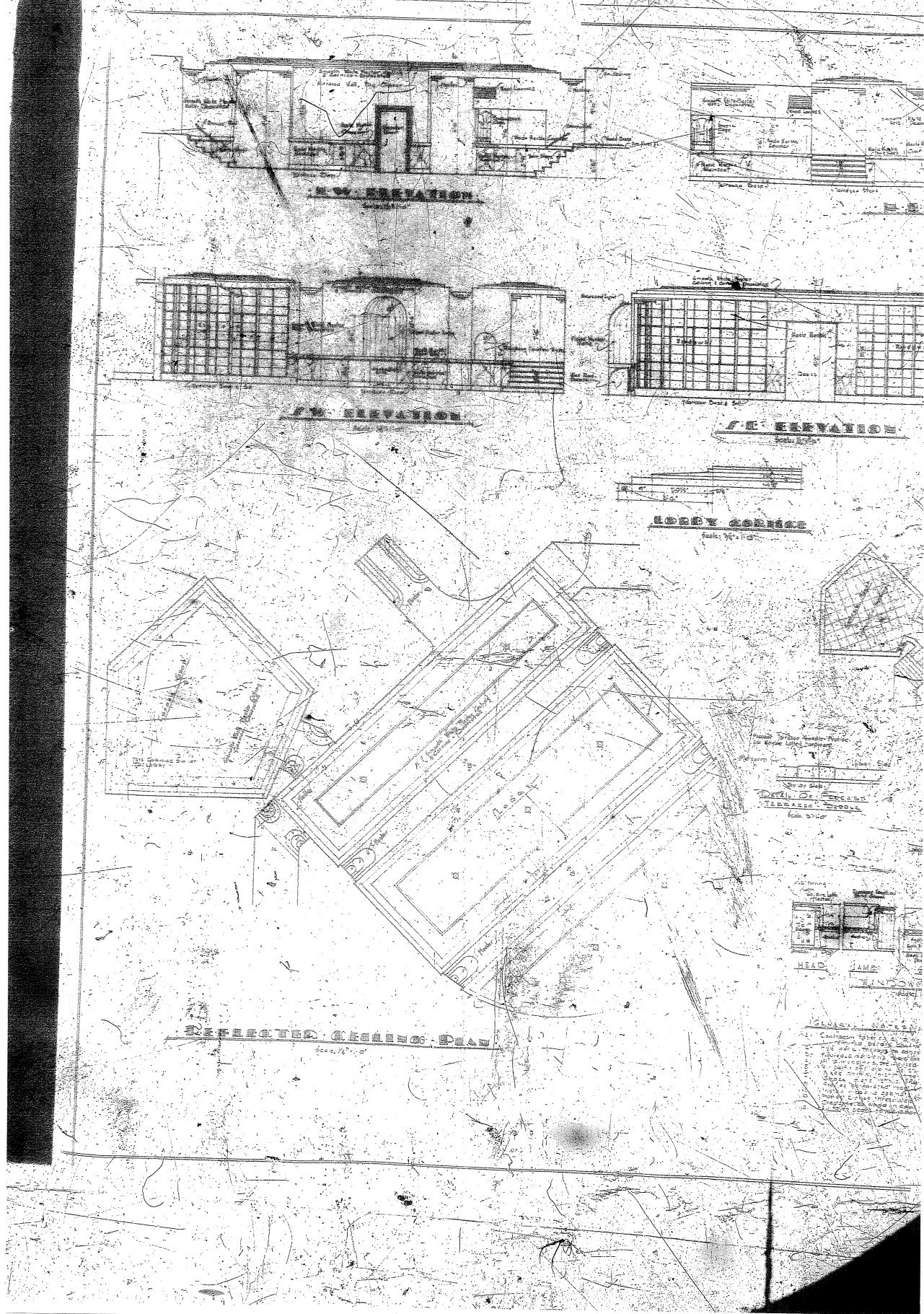


COLLINS PARK: ORIGINAL ARCHITECTURAL DRAWINGS
HENRY HOHAUSER ARCHITECT
INCLUDING FIRST FLOOR LOBBY TERRAZZO FLOOR DESIGN PLAN + INTERIOR ELEVATIONS
FROM CITY OF MIAMI BEACH RECORDS SEARCH 5.17.12



COLLINS PARK: ORIGINAL ARCHITECTURAL DRAWINGS

HENRY HOHAUSER ARCHITECT

INCLUDING FIRST FLOOR LOBBY REFLECTED CEILING PLAN + INTERIOR ELEVATIONS

FROM CITY OF MIAMI BEACH RECORDS SEARCH 5.17.12

ARCHITECTURAL SITE DATA SUPPLEMENT

ARCHITECT	<u>Hohausen, Henry</u>	<u>872==</u>
BUILDER	<u>J. Y. Gooch Co., Inc.</u>	<u>874==</u>
STYLE AND/OR MODE	<u>Streamline</u>	<u>964==</u>
PLAN TYPE	<u>L-shape</u>	<u>966==</u>
EXTERIOR FABRIC(S)	<u>stucco</u>	<u>854==</u>
STRUCTURAL SYSTEM(S)	<u>masonry</u>	<u>856==</u>
FEATURE OF STRUCTURE (942):		
FOUNDATION:	<u>spread footing</u>	<u>942==</u>
ROOF TYPE:	<u>flat</u>	<u>942==</u>
SECONDARY ROOF STRUCTURE(S):	<u>parapet</u>	<u>942==</u>
CHIMNEY LOCATION:		<u>942==</u>
WINDOW TYPE:	<u>casement, 4 panes; fixed, multi-paned</u>	<u>942==</u>
MATERIALS (882):		
CHIMNEY:		<u>882==</u>
ROOF SURFACING:		<u>882==</u>
INTERIOR WALLS:		<u>882==</u>
ORNAMENT INTERIOR:		<u>882==</u>
ORNAMENT EXTERIOR:	<u>stucco</u>	<u>882==</u>
QUANTITATIVE DATA (950-960):		
NO. OF STOREYS	<u>3</u>	<u>950==</u>
NO. OF CHIMNEYS		<u>952==</u>
OTHER (SPECIFY)		<u>954==</u>
		<u>956==</u>

OTHER NOTABLE FEATURES OF BUILDING (FREE TEXT) (865==):

ROOF STRUCTURAL SYSTEM: 861--
 862--

863-- MAIN ENTRANCE: southeast; inside corner of "L" shape; wood and glass; 864--
 (2) wood frame doors with fixed sheet of glass, transom decorative stucco
 865-- reliefs above, "fluted" broad pilasters flanking, one concrete step in 866--
 867-- front; main entry is set in curved protruding 1 story mass with parapet & sign above
 WINDOW PLACEMENT: 11 bays 1st floor; 16 bays 2nd and 3rd floor 868--
 869--

870-- WINDOW SURROUNDS AND DECORATION: flat concrete overhangs, horizontal 871--
 scored lines in between paired windows, protruding continuous sills, long
 872-- vertical bands and ornate decorative plaques at central 2nd and 3rd floor 873--
 874-- windows above main entrance; central windows above 3rd floor with decorative balcon-
 PORCHES, VERANDAS, GALLERIES AND BALCONIES: 875--
 876--
 877--

878-- EXTERIOR ORNAMENT AND COLOR: white with blue trim; fluted trim at 879--
 parapet; horizontal narrow bands at corners of building 880--
 881--

882-- INTERIOR COMMENTS: 883--
 884--
 885--

886-- OTHER (SPECIFY): parapet steps up at truncated inside corner of "L"; 887--
 articulations with rounded corners at foot and leg of "L" shape
 888-- Large building, Deco features under central windows; army station 889--
 during war; typical Streamline Streamline with Art Deco features. 890--

MAJOR ALTERATIONS (FREE TEXT) (857==): 891--
 892--
 893--

894-- OUTBUILDINGS (FEATURES OF SITE) (876==): corner lot open walkway from main 895--
 entrance to sidewalk corner, terminating with hotel sign 896--
 897--
 898--

899-- SURROUNDINGS (CLASSIFICATION) residential, apartments 900==

901-- RELATIONSHIP TO SURROUNDINGS (FREE TEXT) (859==): on northwest corner 902--
 of Park Avenue and 20 Street 903--
 904--

FLORIDA MASTER SITE FILE
HISTORIC SITE DATA SHEET

	Site No.	FDAHRM 802== 1009==
	Site Name	2000 Park Ave. 830==
Other Name(s) for Site	Hotel Collins Park; Collins Park Hotel	930==
Other Nos. for Site		906==
NR Classification Category:	Building	916==
County	Dade	808==
Instruction for locating (or address)	2000 Park Ave. Miami Beach, FL 33139	813==
Location:	M.B. Imp. Co. Ocean Front / G / see continuation <small>subdivision name block no. lot no.</small>	868== sheet 868==
Owner of Site: Name:	G&S Realty Corp.	
Address:	2000 Park Ave. Miami Beach, FL 33139	902== 902==

Statement of Significance (use continuation sheet if necessary)

This masonry construction apartment building represents a fine example of Streamline architecture in Miami Beach in the 1930's and 1940's. It is architecturally noteworthy for its stylistic features, Art Deco details, and its cohesiveness within the neighborhood. It was built in 1939 at a cost of \$77,000. The owner was The 2000 Park Avenue Corporation. The architect, Henry Hohausser, was one of the most prolific architects on Miami Beach during the 1930's and 1940's. During World War II, the hotel was used by the United States Army Air Force Technical Training Command.

COLLINS PARK HOTEL

Owner THE 2000 PARK AVE. CORP Mailing Address Permit No. 12462 Date May 8-1939

Lot 2500 Block G Subdivision M.B. IMP. CO. O.P. Address 2000 Park avenue

General Contractor J. Y. GOOCH CO. INC. 17029 Bond 2009 Address 125 N 125 46 Nat. Rms

Architect Henry Hohauser RE-19 Address 1 Otis Elevator 6000 S CIBR, 2000 W

Front 110 Depth 110 Height 38 Cost \$ 77,000.00 Stories 3 Use Hotel- 58 rms

Type of construction c-b-s- Foundation spread footing Roof flat

Plumbing Contractor Alex Orr- # 12018 and 2 sewer Date May 11-1939

Plumbing Fixtures Rough approved by GAS-OK JJ Farrey 6-22-1939 Date

Alex. Orr, Jr. # 12062- 60 water closets - 60 lavatories - 38 bath tubs - 1 grease trap

Gas Stoves 2 floor drains - 1 drinking fountain - 3 slop sinks -

Gas Heaters Address Date

Sewer connection² Final approved by Septic tank Address Date

Electrical Contractor Lowry Electric Co. # 12854 Address Date June 6-1939

Switch 131 Range Motors 3 Fans Temporary serv May 11-1939

Light 234 HEATERS Water Space Centers of Distribution 15 *** # 12760 Lowry

Receptacles 195 Neon transformers 2 Address Date Oct. 10-1939

Electrical Contractor Lowry # 12507 - 10 switch - 31 light outlets - 18 receptacles - 2 refrigerators - 10 centers

No. fixtures set 266 Final approved by Lincoln Brown, Jr. Date

Date of service October 10- 1939

Alterations or repairs #12855- 1 Oil Burner and 275 gal tank \$600.00- Alex. Orr, Jr. Aug. 22-1939

16545 - Painting - H. Griner - painter \$ 150: Dec. 1, 1941

21533 Painting - Weinglass & Rothchild, painters \$ 2,660: Dec. 4, 1945

METRO ORD. # 75-34

PERMITS SECTION DATE: 1-2-38

#6954

ARMY RETURNED TO OWNER 12/6/45

ALTERATIONS & ADDITIONS

Building Permits: # 31210 Painting - exterior - Coastal Painting Co., contr. \$ 700. Oct. 26, 1949

#51825 Herman Vinocur: Exterior Painting - \$1000.00 - Oct. 30, 1957

#57211 Owner: Converting 6 hotel rooms into 3 apts - Rooms 103 & 104; 203 & 204; 303 & 304. Permission granted by Council for conversion of above on Sept. 3, 1958 as a hardship case without the parking requirements. Weintraub, Architect - \$200.00 - Sept. 3, 1958 C-0#3617 1/30/59

#5792 Owner: Convert 6 hotel rooms into 3 apts - Rooms 101-102, 201-202, 301-302. Permission granted by Council for conversion of above on Sept. 3, 1958, as a hardship case without parking requirement. Weintraub, Architect-\$200-10/13/58 Refer to Plan #57211

#78993 A. C. Gonzalez: Exterior painting. \$2,000. 9/22/67 OK WHITE 1/16/68

18034 W. Morris Roofing reroof, 60 squares, gravel \$ 8000. 5-9-80

#85733 - Owner - enclose stairway as required by fire prevention \$300.00 12/3/70

#05087-Manolo Horta Painting-Clean and paint exterior building-\$3250-9-19-73

#18777-L. V McNab--Exterior Painting--\$2,300.00--8/25/80

#22978 10/28/82 Jones Prod Inc. - install new windows 187 windows \$20,000. (double fee)

Plumbing Permits: #41037 M & S Plbg: 6 Sinks - October 13, 1958 OK 11/26/58 Rothman

#46538 Morgen Plbg.: 10 lavatories - 4/29/68

~~#47026 Morgen Plbg. 2 Lavatories 4/17/69~~

#50719-Peoples Gas- 1 nat meter set-2-25-74

#54283-Silver Plumbing- repair gas-11-9-76

#57877-Pitsch Plumbing-1 heater-replace, 1 gas piping-11-12-79

#57972-Peoples Gas System- 1 meter set(gas)12-10-79

Electrical Permits: # 21871 Army- 7 light outlets----Restoration no violation---11-19-45

43551 Astor Electric...2 receptacles, 1 appliance outlet, 1 center of distribution outlet, 1 center of distribution December 3, 1954 OK, Rosser 13/2/1954

#52691 E & E Elec: 6 refrigerator outlets, 6 iron outlets, 1 service equip- 10/24/58 OK 2/3/59 Newbold

#65457 Miami Beach Electric Co.: 58 receptacles, 1 service-equipment 400A - 2/5/68

#72870-Caribbean Electric- 6 pull stations, 8 bells, 1 master panel-1-23-76

BUILDING PERMITS CONTINUED

#24516 9/27/83 owner paint interior, install kitchen cabinets in rooms #101,104,115,209,314 \$1,000.

#24517 9/27/83 Edgys Paint - pressure clean, paint exterior \$8,000 (double fee)

#24518 9/27/83 owner struct repairs per letter from eng. (eng to supervise & give letter of certification prior to final inspection \$2,000 (double fee)

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: _____

ALTERATIONS & ADDITIONS

BUILDING PERMITS

ZBA MEETING OF SEPT. 4, 1986, FILE #1766: APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO OPERATE A COFFEE SHOP IN THE SUBJECT BUILDING THAT CONTAINS LESS THAN 100 UNITS:

1. Applicant wishes to waive Sections 6-7B.7. and 7-3B.5. that requires an apt./hotel building to contain at least 100 units to qualify for the operation of an accessory use, and instead, be permitted to operate a coffee shop with 36 seats in this building that contains 52 units (46 hotel rooms and 6 apts.).
2. Applicant requests the waiving of all of the required 4 off-street parking spaces for the operation of said coffee shop with 36 chairs.

GRANTED. APPLICANT HAS AGREED TO ADOPT THE RECOMMENDATIONS OF THE PLANNING AND PUBLIC WORKS DEPTS.

LAURENCE FEINGOLD HAS BEEN DESIGNATED AS THE BOARD'S REP TO REVIEW THE COMPLETE PLANS (Files #1765 & 1766 were heard together).

#29390 11/5/86 owner remodel exist kitchen - tile walls & floor, painting variance 1766 \$500.

ZBA MEETING OF DEC. 5, 1986, FILE #1765 & 1766: DAVID PEARLSON APPEARED FOR CLARIFICATION OF CANOPY USAGE IN REFERENCE TO HIS PREVIOUS VARIANCE REQUESTS.

ZBA MTG. OF JAN. 9, 1987, FILE #1765 & #1766: DANIEL HOLTZ HAS BEEN DESIGNATED AS THE BOARD'S REPRESENTATIVE, REPLACING LAURENCE FEINGOLD (AT MR. FEINGOLD'S REQUEST).

PLUMBING PERMITS

- #62949 11/12/86 Federico Binilla 1 rgh, 1 set dishwasher, 1 rgh, 1 set floor drain, 1 rgh, 1 set grease trap, 1 rgh, 1 set lavatory, 1 rgh, 1 set sink pot/3 comp, 1 rgh, 1 set water closet 1 indirect wastes
- #62948 11/12/86 Federico Bonilla 1 gas range, 1 gas piping

ELECTRICAL PERMITS

#81562 11/15/86 Ocean Elec - 15 appliance outlets, 2 motor 0-1 hp

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: _____

ALTERATIONS & ADDITIONS

BUILDING PERMITS #30546 - 6-18-87 - Owner - Painting interior & exterior & minor repairs - \$1,500.00

COLLINS PARK: BUILDING CARD - PAGE 3

PLUMBING PERMITS

ELECTRICAL PERMITS



COLORED RENDERING BY: SWANKE HAYDEN CONNELL ARCHITECTS 2002

ADAMS: RENDERING 2002

L. MURRAY DIXON ARCHITECT

“The Adams is a triumph of integration of the streamlined style with its site. The building comes powerfully close to the street line and, like its neighbor next door the Tyler and the Plymouth across the street, has all its landscaped areas in back.” (1)

The sweep of the Adams Hotel as it turns the corner, with its continuous banding of eyebrows and third floor windows rising above a relatively blank second floor glazing pattern, makes a vibrant connection with the Bass Museum building and Collins Park across the way as central features of the neighborhood.

“The Adams tower, one of the most elaborate in the district, is chamfered in the Mayan manner of the buildings of San Francisco’s Golden Gate International Exposition that opened in 1939. The Adams was a precursor to Dixon’s Collins Avenue corner towered buildings.”(2)

(1) Barbara Baer Capitman, *Deco Delights*, 1988p.94.

(2) *Ibid.*

