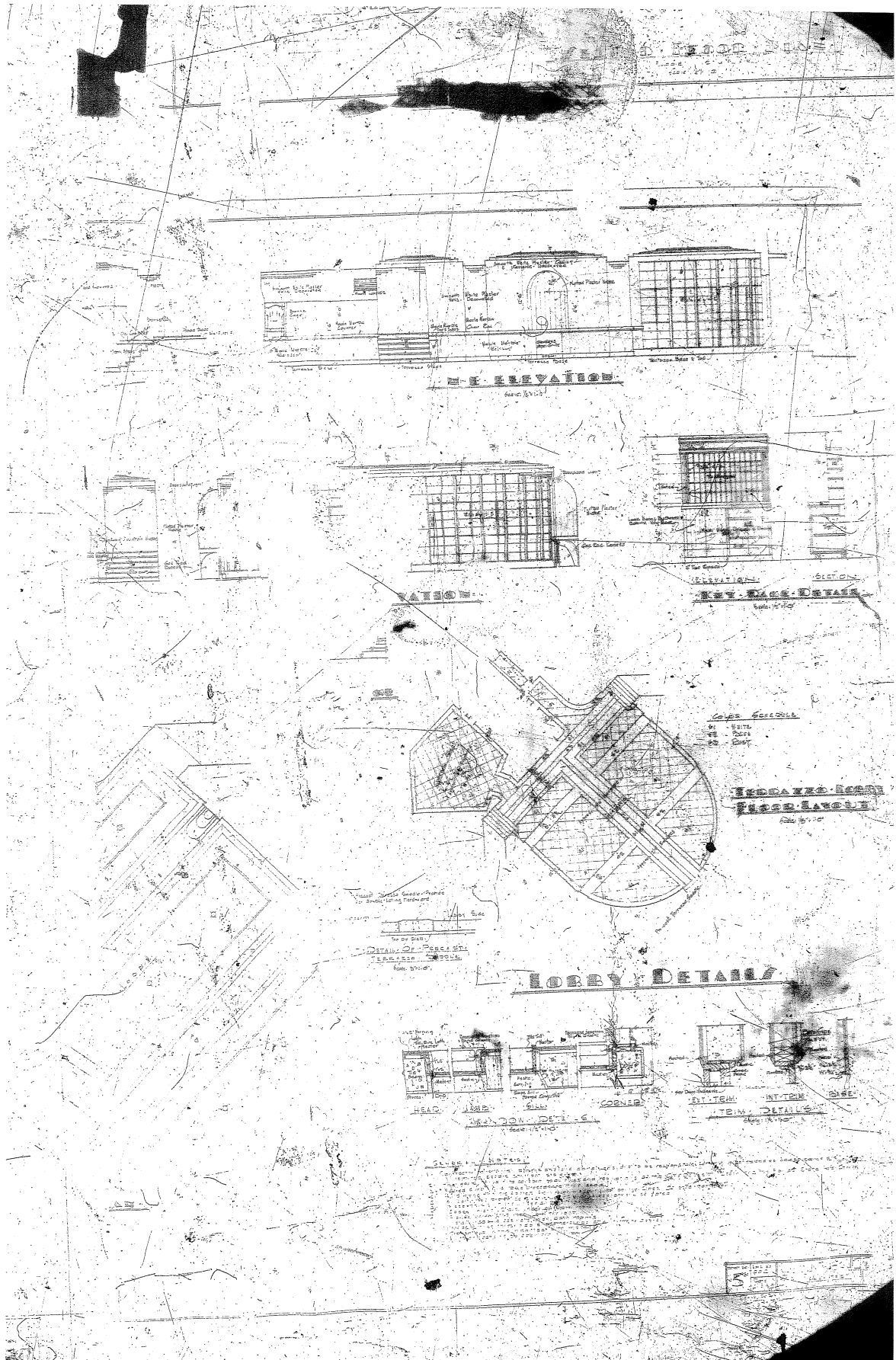
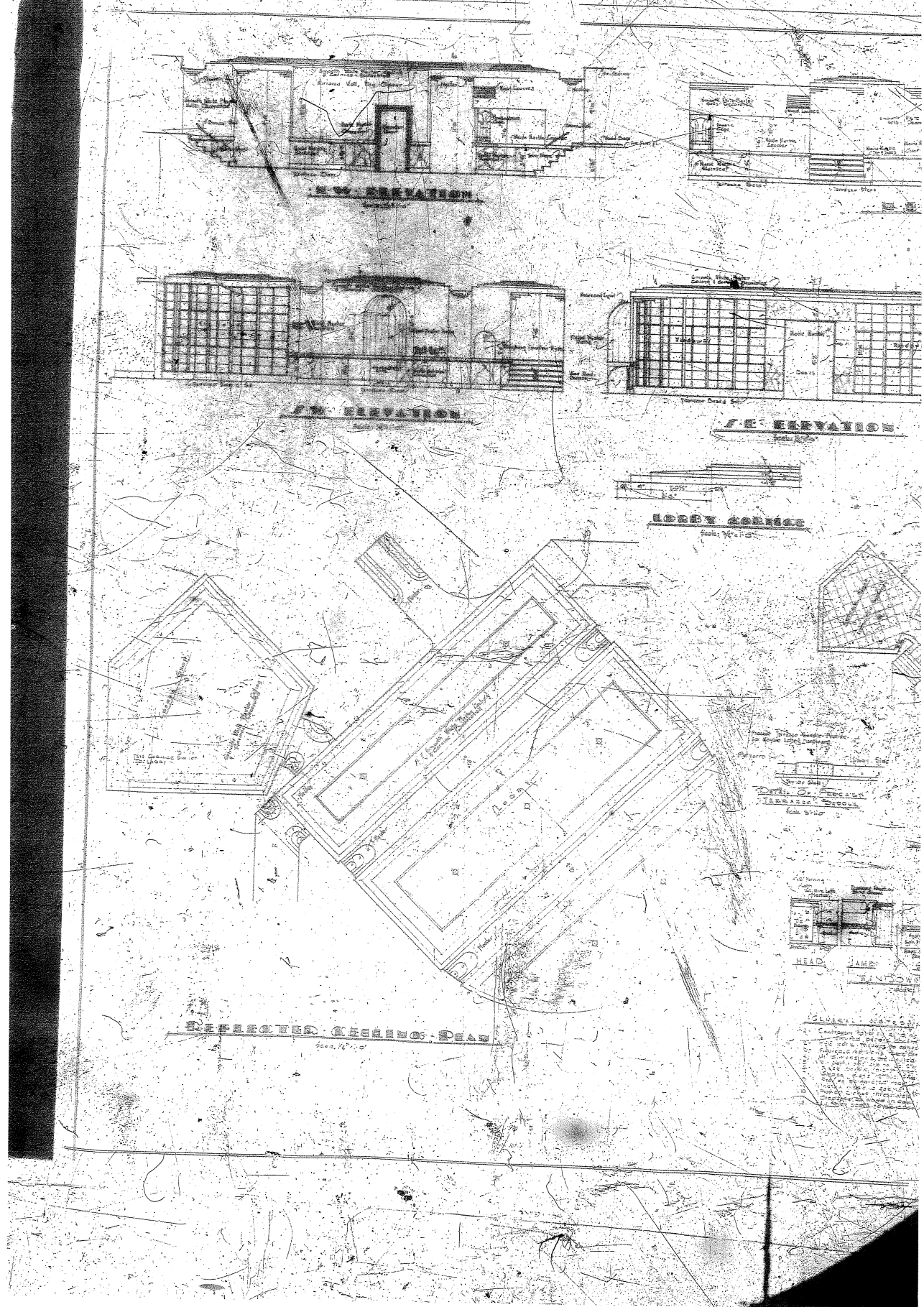




**COLLINS PARK: ORIGINAL ARCHITECTURAL DRAWINGS**  
 HENRY HOHAUSER ARCHITECT  
 INCLUDING FIRST FLOOR LOBBY TERRAZZO FLOOR DESIGN PLAN + INTERIOR ELEVATIONS  
 FROM CITY OF MIAMI BEACH RECORDS SEARCH 5.17.12



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

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

ROOF STRUCTURAL SYSTEM:

MAIN ENTRANCE: southeast; inside corner of "L" shape; wood and glass;  
(2) wood frame doors with fixed sheet of glass, transom decorative stucco  
reliefs above, "fluted" broad pilasters flanking, one concrete step in  
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

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

EXTERIOR ORNAMENT AND COLOR: white with blue trim; fluted trim at  
parapet; horizontal narrow bands at corners of building

INTERIOR COMMENTS:

OTHER (SPECIFY): parapet steps up at truncated inside corner of "L";  
articulations with rounded corners at foot and leg of "L" shape  
Large building, Deco features under central windows; army station  
during war; typical Streamline Streamline with Art Deco features.  
MAJOR ALTERATIONS (FREE TEXT) (857==):

OUTBUILDINGS (FEATURES OF SITE) (876==): corner lot open walkway from main  
entrance to sidewalk corner, terminating with hotel sign

SURROUNDINGS (CLASSIFICATION) residential, apartments

RELATIONSHIP TO SURROUNDINGS (FREE TEXT) (859==): on northwest corner  
of Park Avenue and 20 Street

FLORIDA MASTER SITE FILE  
HISTORIC SITE DATA SHEET

|                                       |                                                  |        |
|---------------------------------------|--------------------------------------------------|--------|
|                                       | FDAHRM                                           | 802==  |
| Site No.                              |                                                  | 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 | 868==  |
|                                       | subdivision name block no. lot no. sheet         | 868==  |
| Owner of Site: Name:                  | G&S Realty Corp.                                 |        |
| Address:                              | 2000 Park Ave.                                   | 902==  |
|                                       | Miami Beach, FL 33139                            | 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 Hohauser, 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. COOR Mailing Address

Permit No. 12462 Date May 8-1939

Lot as per 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 HAT Rms

Architect Henry Hohauser RE-19 6 PORS

Front 110 Depth 110 Height 38 Use Hotel- 58 rms

Type of construction c-b-s- Cost \$ 77,000.00

Foundation spread footing Roof flat

Plumbing Contractor Alex Orr- # 12018 Date May 11-1939

Plumbing Fixtures 1 temp closet and 2 sewer

Alex. Orr, Jr. # 12062- Rough approved by GAS-OK JJ Farrey 6-22-1939

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

Gas Heaters 9

Address Date

Final approved by

Sewer connection<sup>2</sup> Septic tank

METRO ORD. #75-34  
RECEIVED DATE: 1-2-38

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

Switch 131 Range Motors 3

OUTLETS Light 234 HEATERS Water

Receptacles 195 Space

Neon transformers 2

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 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

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 11/30/59

#57592 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 December 3, 1954 OK, Rossar

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.

