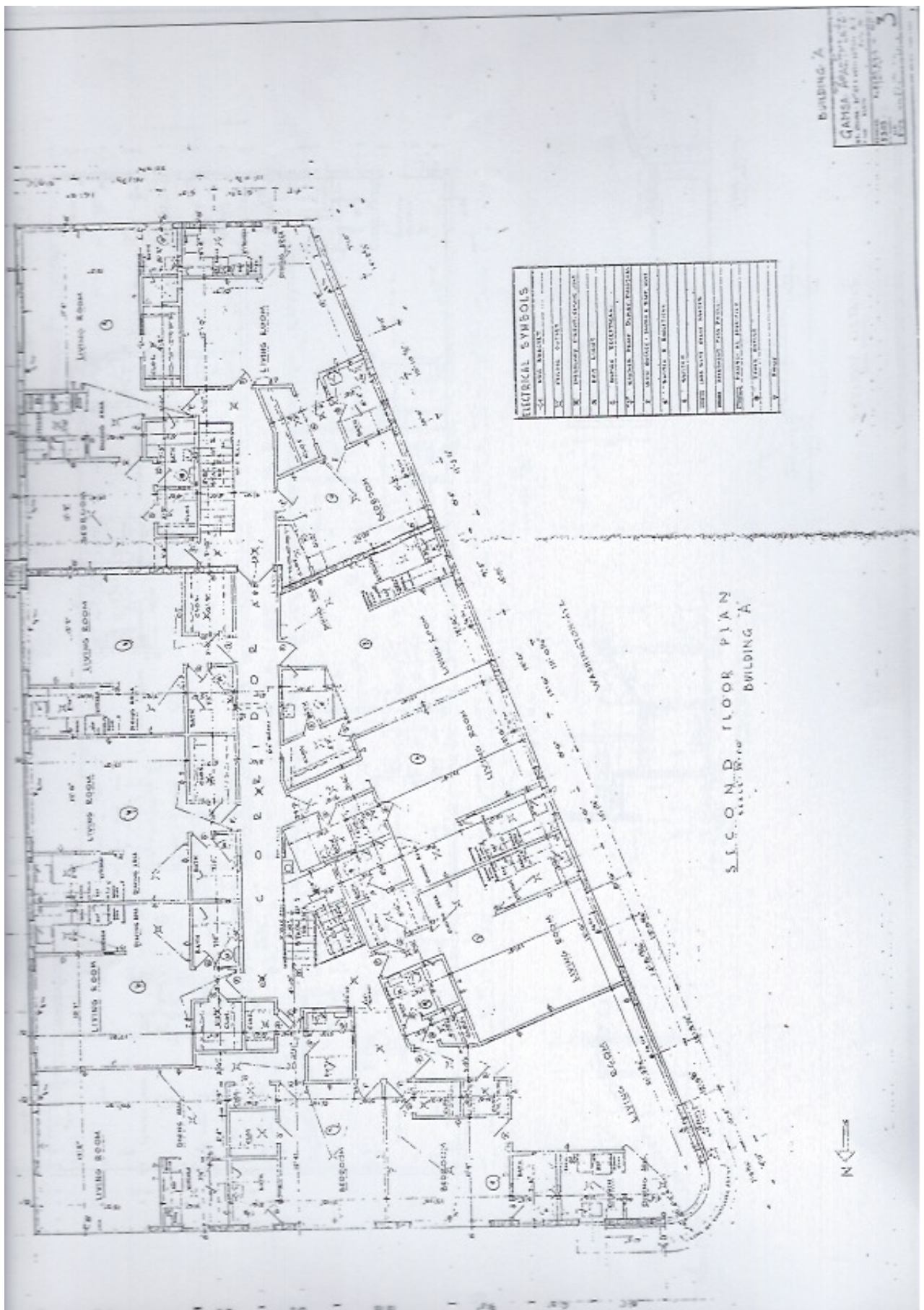


GAMSHIRE: ORIGINAL ARCHITECTURAL PLANS 1953 - LEVEL 1

ALBERT ANIS ARCHITECT

FROM CITY OF MIAMI BEACH RECORDS SEARCH 5.17.12

www.arthurmarcus.com



GAMSHIRE: ORIGINAL ARCHITECTURAL PLANS 1953 - LEVEL 2

ALBERT ANIS ARCHITECT

FROM CITY OF MIAMI BEACH RECORDS SEARCH 5.17.12

OK, BROWN, 11/20/53

Owner GAMSA APARTMENTS (BLDG. A)
 Lot Block W. part G Subdivision MBICOF
 General Contractor Fidelity Constr. Co. 17034
 Architect A. Anis
 Zoning Regulations: Use RE Area 17
 Building Size: Front 70' Depth 109'
 Certificate of Occupancy No. 2267, Nov. 20, 1953.
 Type of Construction #3 CBS Foundation spread footing

Permit No. 41880 Cost \$80,000...
 Address 2035 Washington Ave.
 Bond No. 5609
 Engineer
 Lot Size 75 x 112
 Height 21' - 6" Stories 2
 Use APARTMENTS: 19 UNITS: & 1 HOTEL ROOM --
 13 Efficiencies; 6, 1-Bedr & 1 Bath; 1 hotel room.
 Date 6-19-53

PLUMBING Contractor #35043 Serota Plumbing Co: 1, Sewer Connection 5" Date June 25, 1953
 Temporary Water Closet 1

Swimming Pool Traps
 Steam-or-Hot Water Boilers 1 Down Spouts
 Wells
 Slop Sink - 1
 ROUGH APPROVAL E. Cox, 7-16-53
 FINAL APPROVAL OK, L. Rothman, 10-29-53

Water Closets 24
 Lavatories 23
 Bath Tubs 23
 Showers
 Urinals
 Sinks 19
 Dish Washing Machine
 Laundry Trays
 Laundry Washing Machines
 Drinking Fountains 1
 Floor Drains
 Grease Traps
 Safe Wastes

GAS Contractor 19 Date
 Gas Ranges Gas Frylators
 Gas Water Heaters Gas Pressing Machine
 Gas Space Heaters Gas Vents for Stove
 Gas Refrigerators
 Gas Steam Tables
 Gas Broilers

GAS Rough APPROVAL L. Rothman, 8-25-53
 GAS FINAL APPROVAL OK, L. Rothman, 10-29-53

AIR CONDITIONING Contractor #42947 Thirty 3/4-ton Units: Tropicaire Engr: \$6,000: Oct 16, 1953 OK, Flaag 10-16-53
 SEPTIC TANK Contractor
 OIL BURNER Contractor #35323 Belcher Oil: 275-gal tank: Sept 15, 1953
 SPRINKLER Contractor

ELECTRICAL Contractor #40044 A. & M. Electric: Date July 29, 1953
 Temporary Service #39798 A & N Electric: 7/2/53 OK, Rosser, 7-2-53
 Neon Transformers
 Sign Outlets
 Meter Change
 Centers of Distributions 21
 Service Violations 1

OUTLETS
 Switches 84 Ranges
 Lights 76 Irons 20
 Receptacles 144 Refrigerators 20
 Fans
 Motors 20 (1 HP)
 Appliances

HEATERS
 Water
 Space 22

FIXTURES 76
 Electrical Contractor

By H. H. ROSSER
 FINAL APPROVAL
 Date 11/20/53

#40761 Ace Neon: 2 Neon Transformers: Nov 2, 1953
 Alterations or Repairs—Over

2035 Wash. Ave.

ALTERATIONS & ADDITIONS

Building Permits: # 43148 Horizontal Sign: Ace Neon Sign Co: \$ 160: Nov 2, 1953

#60311 Hy Weiss:Painting exterior, \$500, 10/16/59

61639 ABC Neon: Neon pole sign "Open all year daily maid service, etc." - \$500 - April 18, 1960

#72211 Romano Refrigeration: 5 - 3/4 ton wall unit air cond. - \$1,000. - 8/11/64 OK Plaag 2/16/65

#74615 Romano Refrigeration: 10 - air cond. units -- 9,500 Btu/h (approx. 3/4 ton ea.) - \$2,000 - 8/18/65 OK Plang 8/27/65

#84264 - Gordon Roofing - Reroof 40 squares \$500.00 5/22/70

#2545-Belcher Oil Co.- 1 200,000BTU hot water boilers-\$400-4-2-73

M04209-Belcher Oil-1 underground tank-7-26-78

#19181 Orkin Exterminating/nylon tent fumigation/\$1,787/11-3-80

Plumbing Permits:

#57394-DeMotts Boiler and Burner- 40' 1"pipe-6-25-79

#57593-Peoples Gas System- 1 meter set(gas) 8-28-79

55018 ABC Neon: 2 Neon Transformers - April 18, 1960

Electrical Permits:

BUILDING PERMITS (Cont.) #31253 - 11-3-87 - Owner - Paint exterior building - \$1,250.00 C.A.

"BLOCK G" (Adams/Tyler/Collins Park)

The square bordered by Washington and Park Avenues between 20th and 21st Streets in Miami Beach was originally known as Block G of the Oceanfront Subdivision, filed by the Miami Beach Improvement Company (the Collins-Pancoast family outfit) in 1916. This block and three others nearby were re-subdivided in 1921, also by the M.B.I.Co.¹ This neighborhood, bordering the Municipal Golf Course, was the site of several early apartment houses (Fowler Apts., Riviera Plaza) but apparently nothing was built on the subject block until 1938.

In chronological order, the seven properties under consideration here are:

1. Adams Hotel, 2030 Park Ave., was designed by L. Murray Dixon in 1938 as a 3-story apartment-hotel, built for the Cameo Corp. A 1938 photograph in the L.Murray Dixon archive resembles a 1938 Curt Teich postcard except that the photograph shows casement windows, a parapet railing, and a weathervane.

An advertisement in a guidebook for the 1939-40 season includes photographs of the exterior and lobby. It also promotes "all outside rooms with bath and shower, radio, telephone and heat. Lobby, lounges, card rooms and beautiful dining room. Elevator service, solarium, recreation room, large dance patio and gardens." The building card states it had "25 units - 10 rooms" (25 apartments and 10 hotel rooms) but its listing in a 1942 Hotel Guide says it has "60 rooms, all with bath." The building card does not indicate any enlargement to 60 units. Perhaps the ad is counting each apartment as two rooms.

In 1942 the Adams became one of over 300 Miami Beach properties that joined the War Effort. As documented on the building card, it was leased until Dec. 1945 by the U.S. Army-Air Forces Technical Training Command for use as a barracks for trainees.

¹ City Atlas, 1935; Planning Dept., City of Miami Beach.

2. Copley Terrace Apartments, now called Sun King Apartments #1 at 435 20th Street, was also designed by L. Murray Dixon and built in 1938. A 12-unit, 2-story apartment house, it cost \$25,000 to build. The master site file from the late 1970s finds it noteworthy as masonry vernacular architecture. It is shown in a photo in the Dixon Archive which predates the 1940 construction of its neighbor, the Allen. This photo shows the eastward orientation of the building when its two triple-door entrances (topped by "arched eyebrows") probably had a view of the ocean until the Collins Park was built.

Apparently the Copley Terrace was not used by the military in WWII.

3. Collins Park Hotel at 2000 Park Avenue was built in 1939, designed by Henry Hohauser, Miami Beach's other great Art Deco architect, as a 3-story hotel with 58 rooms. It is a well-known landmark for its expansive front yard in counterpoint to the streetcorner. 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.

From 1942-45 it too was a military barracks, and its lobby was once scrubbed by trainee Clark Gable,² who was housed at the nearby Cadet Hotel.

4. Tyler Hotel at 430 21st Street was built in 1940, designed by Albert Anis; a 3-story, 28-unit apartment house with elevator, it initially cost \$90,000. It was also, like its neighbors, a military barracks during WWII. Two postcard images (non-photographic) from the 1940s portray the Tyler but have erased the Adams next door.

(It should be noted here for context that the Allen Apartments at 2001 Washington Ave. were built in 1940, designed by Henry Hohauser. It is the only other building on the block, but not part of the present project.)

² Cosmopolitan Magazine, June 1954, cited in Florida Master Site File, Planning Dept., CMB.

5. The S & M Apartments, as it was listed in the 1953 and 1959 Polk's City Directories, is now known as the Sun King #2, at 425 20th Street. It was built in 1948 as a 2-story apartment house in the Postwar Modern style, designed by Milton Sherman. Initially it had 14 one-bedroom apartments. No early photographs of it have been found. The building card notes that its original jalousie windows were replaced in 1981.

6. Gamshire Apts. at 2035 Washington Ave., is called "Gamsa Apts. Bldg. A" on the building card but it is listed as the Gamshire Apartments in the 1959 Polk's Directory. It was designed by Albert Anis in Postwar Modern style, built in 1953 as a 2-story apartment house with 13 efficiencies, 6 one-bedroom apartments and one hotel room. No early photographs have been found.

7. Lord Charles Apts. at 450 21st Street, next door to the Gamshire, was also designed by Albert Anis, built in 1953 as a 2-story apartment building with 17 efficiencies with baths. It is called "Gamsa Apts. Bldg. B" on the building card, but the card also notes that a neon wall sign saying "Lord Charles Apts" was installed in October 1953. No early photographs have been found.

-- Carolyn Klepser, researcher

5/25/00

ARCHITECT BIOGRAPHIES

Albert Anis (4/8/1889-8/8/1964) was born in Chicago and attended the Armour Institute of Technology there, 1908-10¹. He worked in Miami Beach from the mid-1930s to the mid-'50s, designing dozens of exemplary buildings in the Art Deco, Streamline, and Postwar Modern styles, including the Barnett Bank Bldg. at 420 Lincoln Road, and the following hotels:

Clevelander	1020 Ocean Dr.
Waldorf Towers	860 Ocean Dr.
Winter Haven	1400 Ocean Dr.
Leslie	1244 Ocean Dr.
Berkeley Shore	1610 Collins Ave.
Traymore	2445 Collins Ave.
Promenade	1465 Collins Ave.
Biltmore Terrace	8701 Collins Ave. (Dezerland)

L. Murray Dixon (2/16/1901-10/8/1949)

A native of Live Oak, Florida, Dixon was educated at the Georgia Institute of Technology (1918-19)² and lived in Miami Beach as a practicing architect for the last 27 years of his life. Together with Henry Hohauser, Dixon can be credited with "inventing" the Tropical Art Deco style of architecture which has become the signature of South Beach and made the Miami Beach Architectural District worthy of designation in the National Register of Historic Places. Dixon was the architect of over 100 surviving buildings in the National Register District alone. In his short life he became one of Miami Beach's most prolific and talented designers of hotels, residences and commercial buildings, and his work continues to enhance the City and to draw appreciative visitors from around the world.

Classic examples of his work are:

The Tides	1220 Ocean Dr.
Victor	1144 Ocean Dr.
Tiffany	801 Collins Ave.
Marlin	1200 Collins Ave.
Ritz Plaza	1701 Collins Ave.
Raleigh	1777 Collins Ave.

¹ Keith Root, Miami Beach Art Deco Guide, Miami Design Preservation League, 1987, p.32.

² Ibid.

Henry Hohauser (1889-1963)

Born in New York City and educated at Pratt Institute in Brooklyn, N.Y., Hohauser came to Miami in 1932. He was a practicing architect in Miami Beach for over 20 years and was one of the most prolific. His firm designed over 300 buildings in the Miami area and he is "generally credited with being the originator of modernism in Miami Beach." (Kleinberg, p. 129) His fine execution of the Art Deco style in so many beloved buildings has contributed enormously to the success of the Miami Beach Architectural District and to its listing in the National Register of Historic Places in 1979.

Just a few of Hohauser's buildings in Miami Beach's historic districts are:

Park Central Hotel	640 Ocean Drive
Colony Hotel	736 Ocean Drive
Edison Hotel	960 Ocean Drive
Cardozo Hotel	1300 Ocean Drive
Collins Park Hotel	2000 Park Ave.
Park Washington Hotel	1020 Washington Ave.
Essex House	1001 Colliins Ave.



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The beauty is in the details

January 9th, 2019

Derek Evans
CG Construction Management LLC
2000 Park Ave
Miami Beach, FL 33139

Dear Mr. Evans,

This letter is presented as reference for the consideration of
McKenzie Craft, LLC. as the selected Division 6 Millwork contractor
for the Collins Park Hotel project.

Vincent Federici
Director of McKenzie Craft



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**McKENZIE
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Background

McKenzie is a boutique design, build and custom fabrication firm providing high-quality services to South Florida commercial and residential clients. Founded in 2005 by Owner and CEO Gavin McKenzie, the community-focused company serves as a design-builder for many of its clients and features a custom craft fabrication shop. Our craft division is a high-end millwork, metalwork and architectural concrete fabrication shop. The 25,000 sf office and workshop is located at 2247 NW 17th Street in a 1938 converted warehouse space in Miami's industrial Allapattah neighborhood.

Our work embodies our passion for creating beautiful products and spaces that improve the quality of life for those who utilize and inhabit them. We prove transparency and encourage client collaboration throughout all of our projects.

The McKenzie approach is holistic. Our proven, award-winning team of veteran project managers and senior designers, coupled with in-house journeyman carpenters, painters, and detail finishers, collectively deliver a refined and industry leading design and construction process that mitigates many of the risks and challenges inherent in construction.

For more information, visit www.buildmckenzie.com. Follow McKenzie on social media @buildmckenzie.



References

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Arnaud Karsenti

13th Floor Investments

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Credentials

AIA (G.Attick)

LEED (G.McKenzie)

Florida Preservation Award

UF Gator 100 (Twice Awarded)

11th Hospitality Design Awards

South Florida Business Journal 40 under 40

South Florida Business Journal Best Places to Work



Historical Projects



McKENZIE
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852 Collins

Built by architect Henry Hohauser in 1936, this three-story historical structure was gut-renovated by McKenzie while preserving the existing structure. With a focus on the renovation of the interior the asymmetrical arrangement of the building's facade was maintained. Formerly occupied by United States Army and Air Force during WWII, 852 Collins is now an adaptive space, featuring a hotel, with a McKenzie Craft-ed retail space in the ground floor.



McKENZIE
CRAFT



The Julia Hotel

McKenzie worked on this historic renovation, restructuring the building to include 29 rooms between the first and second floor. An homage to the founder of Miami, the hotel features paint-dipped Julia Tuttle family portraits and colorful paper mobiles suspended from 20-foot vaulted ceilings.



**McKENZIE
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