



HISTORIC RESOURCES REPORT

FOR

335 + 355 19th STREET

MIAMI BEACH, FLORIDA 33139

PREPARED BY

ARTHUR J. MARCUS ARCHITECT P.A.

HISTORIC ARCHITECTURAL PRESERVATION CONSULTANT

1800 North Andrews Avenue #7F
Fort Lauderdale, Florida 33311

PREPARED FOR

PARK HOTEL LLC

c/o Marcelo Tenenbaum

1111 Kane Concourse #217

Bay Harbor Islands, Florida 33154

FOR THE

CITY of MAMI BEACH HISTORIC PRESERVATION BOARD

May 1, 2018



1963 PHOTOGRAPH (8)

Table of Contents

CHAPTER	PAGE
Neighborhood History + Site Plans	2
335 + 355 19th Street	8
Summary Analysis	13
MackKay & Gibbs Architects	17
Notable Neighboring Buildings	18
City of Miami Beach Building Card	20
Bibliography	23

Neighborhood History

NEIGHBORHOOD CONTEXT:



“At the turn of the century, the expanded district was part of the coconut plantation owned by Esra Osborn and Elnathan Field of Red Bank, New Jersey. In the 1880's, Osborn and Field purchased a 65 mile strip of land along the ocean beginning at the Lum Plantation (approximately 14th Street) and extending north to present day Jupiter. “ (1)

“When the initial attempts at coconut farming failed, John Styles Collins (a New Jersey farmer and investor in the Osborn/Field plantation) bought out Osborn for control of approximately 1,675 acres of land north of present day 14th Street, ocean to bay. Collins and Field then utilized the property for the farming of avocados. In 1909 Field sold his percentage to Collins making him sole owner of the property. “ (2)

The expanded district includes the developments of Collins and Fisher, two of the most important pioneer developers of Miami Beach. The northern portion of the district was first platted by Collins' Miami Beach Improvement Company on February 10, 1916 (19th Street north to 27th Street). (5)

The first road through the expanded district was Collins Avenue (originally known as Atlantic Boulevard) , in 1913, paid for by Dade County, J.N. Lummus, and Carl Fisher. Lummus, Fisher, and Collins paid the Miami Electric Company to have the first electrical lines laid across Biscayne Bay. (2)

Originally, in both the Fisher and Collins developments, Collins Avenue was predominantly single family. Photo aerals from 1921 and 1927 indicate the presence of large estate type residences north of 15th Street on both sides of Collins Avenue and to the west. (3)

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. (3)

Within the district, at James Avenue north of Lincoln Road, Fisher developed an indoor tennis complex within iron trusses supporting a glass roof. (3)



TOP PHOTO: CREATING LINCOLN ROAD CIRCA 1912

MIDDLE PHOTO: LOOKING EAST ON LINCOLN ROAD FROM THE VAN DYKE BUILDING 1933.

LOWER PHOTO: AERIAL VIEW OF MIAMI BEACH GOLF CLUB WITH TUXEDO PARK NEIGHBORHOOD AT BOTTOM.



“In the 1930's, the development of property within the expanded district reflected the character of Miami Beach in the post- depression recovery period. Numerous small hotels and apartment buildings, designed in the Moderne style, were rapidly built to attract the growing numbers of middle class tourists.” (4)

“Small investors, many of them Jewish businessmen who came south for health reasons, began their semi-retirement by building and operating small apartment houses. A nice building could be put up for \$50,000.” (11)

“Resort owners from the Catskills, whose early development predated Miami Beach, expanded south in the 1930's. Thus the...Plymouth (1940) and Adams (1938) Hotels belonged to the White Roe (family).(9)

“The basic form and layout of the expanded district was established during the early platting of property between 1912 and 1916. The uniformity of plat seen in the Lummus developments south of Lincoln Road are to some degree, absent in the neighborhood surrounding Collins Park. Although still plat- ted at right angles, blocks vary in size and shape and tend to be wider, allowing greater landscape setbacks and courtyards.” (5)

“One of the earliest centers for development in south beach centered on the area around the original Roney Plaza Hotel at 23rd & Col- lins, completed in 1926. Development spread to both the north and south sides of Collins Park, especially after completion of the Bass Museum in 1935.” (5)

TOP PHOTO: 1940 PHOTOGRAPH LOOKING NORTH ON COLLINS AVENUE WITH RONEY PLAZA HOTEL AT TOP.

LOWER PHOTO: 2013 PHOTOGRAPH OF BASS MUSEUM LOOKING WEST FROM COLLINS PARK (7)



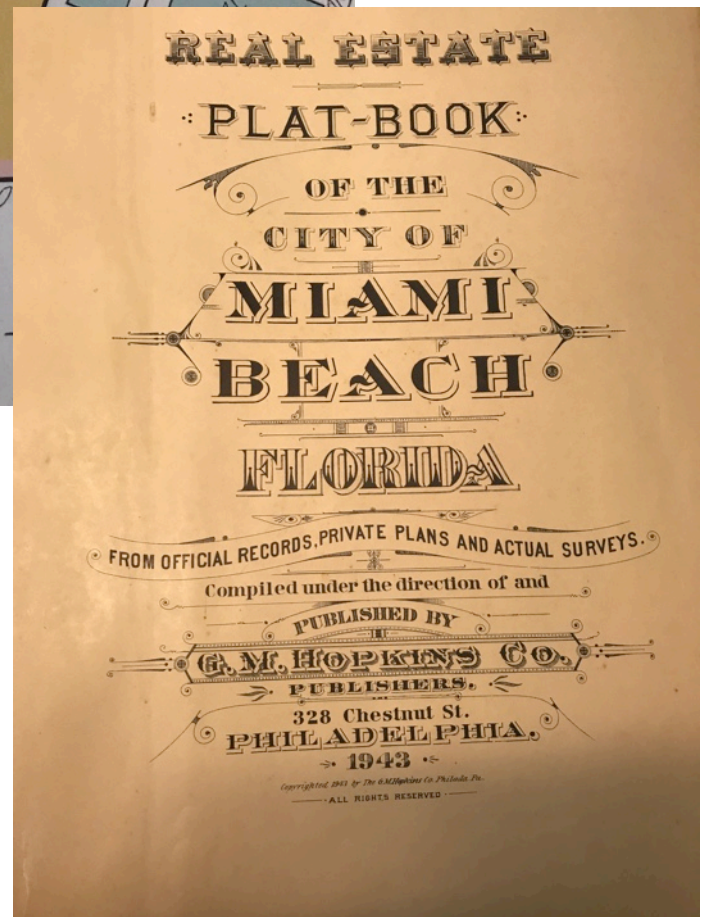
CIRCA 1960's AERIAL VIEW OF THE NEIGHBORHOOD courtesy CITY OF MIAMI BEACH / FLORIDA INTERNATIONAL UNIVERSITY
WITH NOTABLE NEIGHBORHOOD BUILDINGS HIGHLIGHTED.

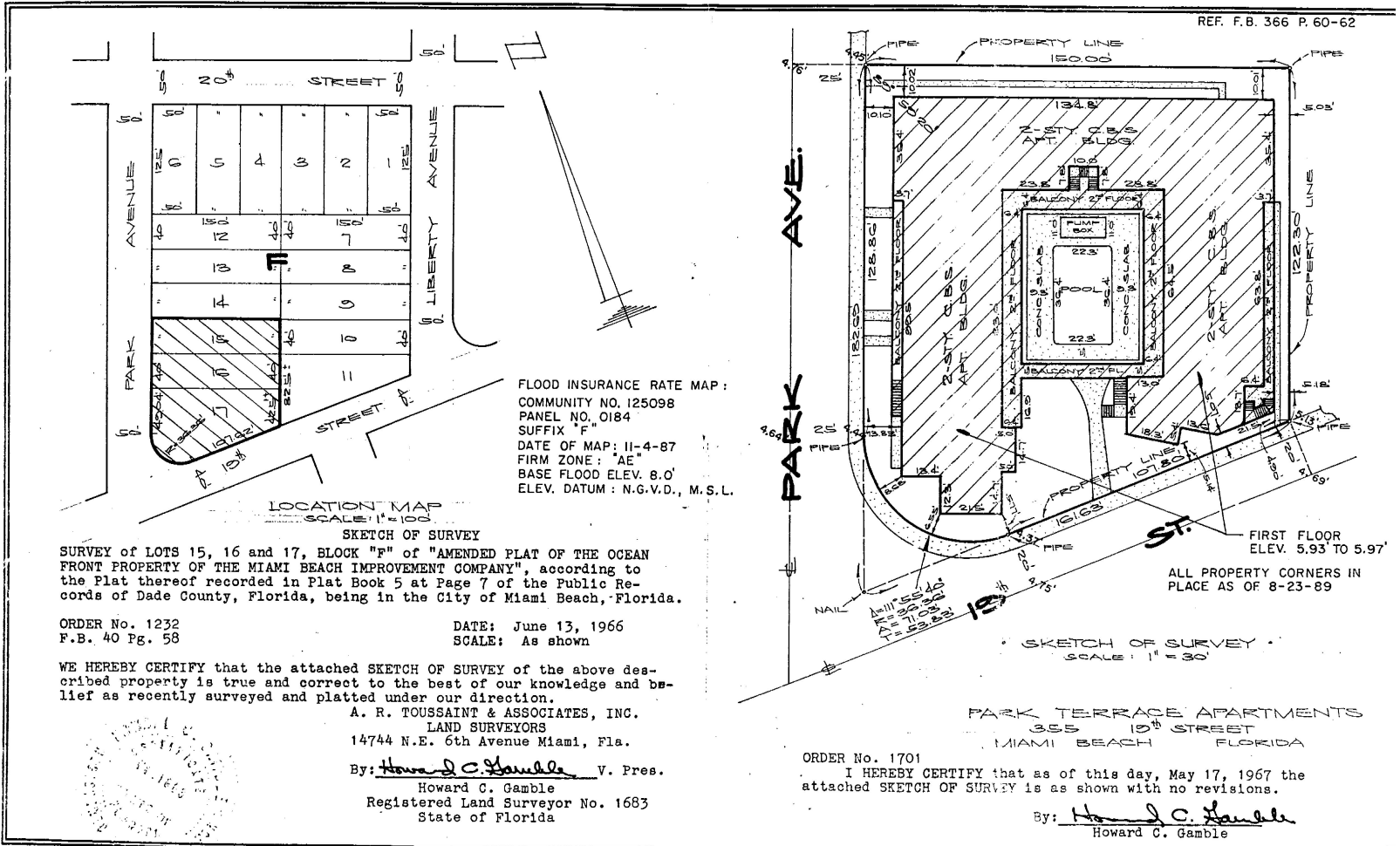


CIRCA 1960's AERIAL PHOTOGRAPH COURTESY CITY OF MIAMI BEACH PUBLIC WORKS



1943 REAL EXTATE PLAT BOOK OF THE CITY OF MIAMI BEACH BY
G.M. HOPKINS PUBLISHERS

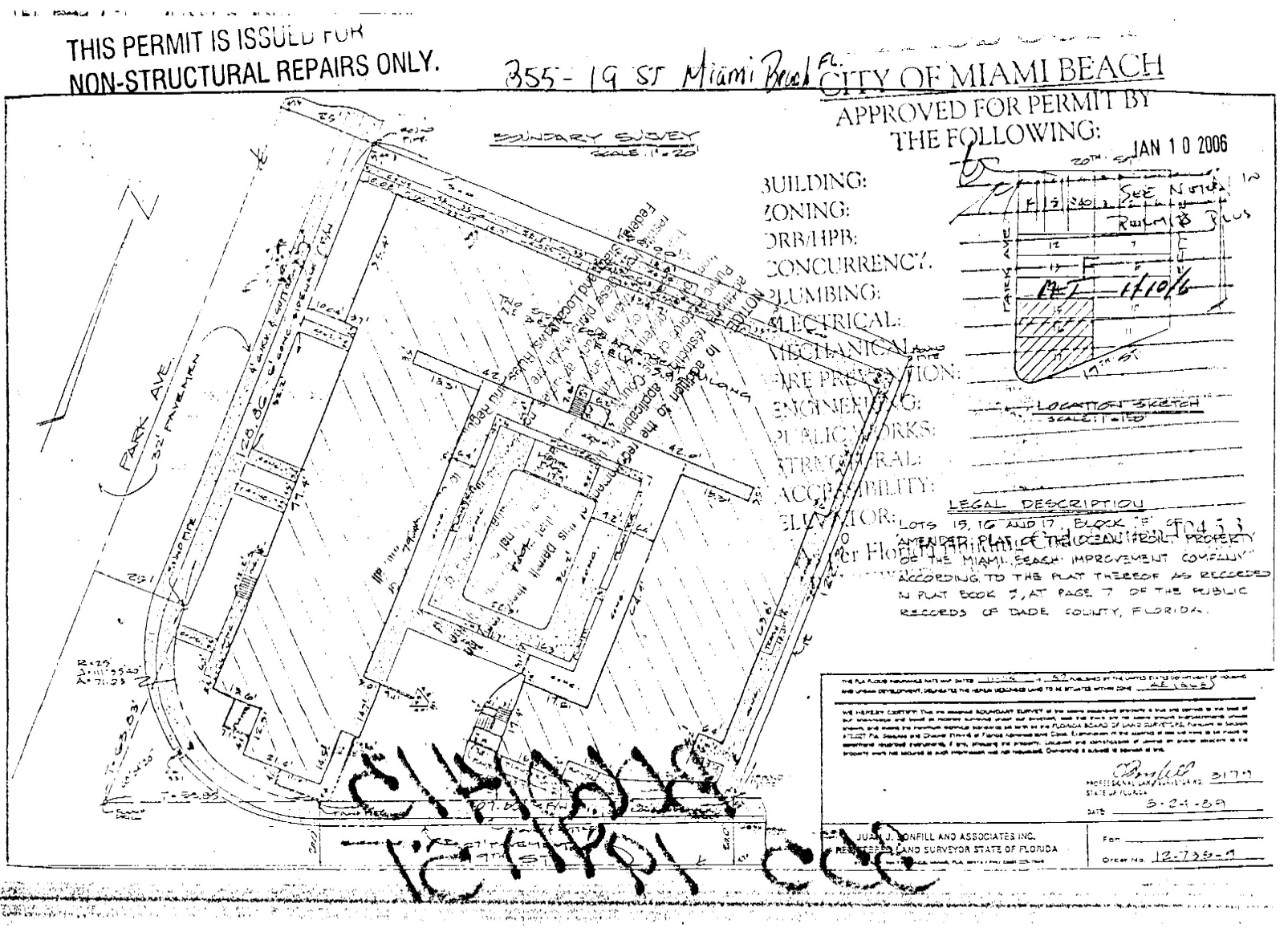




ABOVE: 1967 SITE SURVEY PLAN (11)

BELOW: 2009 SITE SURVEY PLAN (11)

NOTE THAT THESE ARE THE ONLY PLANS FOUND AT CITY OF MIAMI BEACH BUILDING DEPARTMENT RECORDS DESK



335 + 355 19th Street



ORIGINAL ARCHITECTS: MACKAY & GIBBS

YEAR BUILT: 1951

STATUS: NO STATUS

335 + 355 19th Street is located in the following Historic Districts:

- * Museum Historic District (Local)
- * Miami Beach Architectural District (National Register District)

This two story concrete and CMU multi-family apartment building is shaped asymmetrically in a 'U' shape around a central courtyard with swimming pool. The building was constructed in 1951 at a cost of \$140,000.

According to the Building Card the building originally contained 32 apartments - including 22 1-bedroom/ 1-bath apartments plus 10 efficiencies.

Two addresses have been utilized to denote this property for the building as listed in different sources - according to these different addresses.

335 + 355 19th Street is designed in the MiMo - Miami Modern style of architecture prevalent at that time. Typical MiMo details on the building include:

- * Overhanging roofs
- * Open catwalks
- * Metal balustrades
- * Irregular geometric forms along 19th Street
- * 'Park Terrace Apts.' signboard incorporated into second floor walkway railings.

TOP PHOTO: 2018 PHOTOGRAPHIC VIEW OF BUILDING LOOKING TOWARDS THE NORTHEAST AT CORNER OF 19th & PARK AVENUE. (7)

LOWER PHOTO: 2018 DETAIL PHOTOGRAPHIC VIEW OF WESTERN PORTION OF SOUTH ELEVATION. (7)



The original pedestrian entrance way formerly provided expansive views directly into the central courtyard from the street. However today the over-abundant tropical foliage obscures the view from the street into the courtyard. Otherwise the building appears for the most part - remarkably the same as when originally constructed.

TOP LEFT: 1963 PHOTOGRAPH OF FRONT ENTRANCE
(8)

TOP RIGHT: 2018 PHOTOGRAPH
(7)

LOWER LEFT: 2018 PHOTOGRAPH
(7)



The 1963 photograph at left shows what appears to be a screened enclosure over the two street-facing window openings along 19th Street.

This screened enclosure completely changes the architectural lines of this elevation, lending a sleekness to the design which is otherwise lacking. This enclosure would likely have been constructed of wood framing and screen mesh - and more than likely was blown away by the first big hurricane and never replaced..

Unfortunately for such a prominent corner location, this building does not respond to its unique neighborhood corner site. The west, north and east facades all appear as the back side of a building - even when facing major streets. The only details on these facades are the occasional concrete sunshade and the overhanging roofs.

It is especially unfortunate that the elevation facing Park Avenue does not contain any design elements. All of the architectural energy is concentrated around the central courtyard with the encircling walkways and railing signage and pool.

The most unique architectural detail is the courtyard railing containing the building name as part of the railing structure. Although barely visible through today's dense tropical foliage - this railing appears intact.

The interesting sequence of irregular architectural forms flanking the main entrance on 19th Street - is also a detail reminiscent of MIMo architecture. These irregular forms effectively reduce the visual mass of the building facing towards 19th Street.





TOP PHOTO: 1963 PHOTO OF
POOL COURTYARD (8)

NOTE THE BARELY
DISCERNIBLE SIGN INSIDE THE
WALKWAY RAILING WHICH
READS; 'PARK TERRACE APTS.'



LOWER PHOTO: 1963 PHOTO
OF WEST APARTMENT WING AT
POOL DECK (8)

NOTE THE BARELY
DISCERNIBLE SIGN INSIDE THE
WALKWAY RAILING WHICH
READS; 'PARK TERRACE APTS.'



TOP: 2018 PHOTO (7)

LOWER: 2018 PHOTO (7)

The central courtyard features the second floor walkway railing with the 'Park Terrace Apts' sign integrated into the railing.

Since the 1963 photographs of the courtyard (on preceding page) there have been code mandated pool enclosure railings installed at the first level.



TOP PHOTO: 1963 PHOTOGRAPH OF WESTERN ELEVATION ALONG PARK AVENUE. (8)

LOWER PHOTO: 2018 PHOTOGRAPH OF WESTERN ELEVATION ALONG PARK AVENUE. (7)



SUMMARY ANALYSIS

The western building elevation pictured at left facing towards Park Avenue is emblematic of the non-design of three sides of the building. This non-design affects the rest of the neighborhood and fails to acknowledge the building's neighborhood context as well as its unique site.

Although the building was designed during the MiMo era, and does contain selected common MiMo characteristics, it nonetheless lacks any defining architectural detailing or style which might make this a better building.

Although the Architects of this building have designed a few other more noteworthy buildings in South Beach, this building is not considered as a prime example of either their work or the MiMo style.

The simplicity and deep roof overhangs of 335-355 19th Street are quite typical of the MiMo era where 'the structure becomes the design.' The two level motel/apartment building type with minimal MiMo detailing was originally a novel building form. However *"this idea has been replicated so many times and became so commonplace that it has become virtually invisible in the built environment."* (10)



TOP LEFT PHOTO: 2018 PHOTOGRAPH OF NORTHERN ELEVATION (7)

LOWER LEFT PHOTO: 2018 view of EASTERN ELEVATION WITH PARTIAL SOUTHERN ELEVATION (7)

TOP RIGHT PHOTO: 2018 DETAILED VIEW OF EASTERN ELEVATION (7)





UNDATED
PHOTOGRAPHS





1989 PHOTOGRAPH FROM CITY OF MIAMI BEACH PLANNING & ZONING HISTORIC DATABASE FILE

MacKay & Gibbs Architects



SURFCOMBER HOTEL, 1988 PHOTOGRAPH BY STEVEN BROOKE in DECO DELIGHTS by BARBARA CAPITMAN W/COLORS by LEONARD HOROWITZ

"Frederick Alton Gibbs (1910-1991) was born in Miami and studied at the Carnegie Institute of Technology in Pittsburgh. He returned to Miami and worked in association with Henry Hohaus from 1934 - 1941. Edward A. MacKay was born in Flint, Michigan in 1908 and graduated from the University of Minnesota in 1934. The two formed a partnership in 1946. MacKay passed away in 1966; thereafter the successor firm of Gibbs & Wang designed several larger apartment buildings, such as the Carriage Club South (5001 Collins Avenue) and Seacoast Towers West (5700 Collins Avenue). from MiMo on the Beach" (9)

Between 1947 and 1965, MacKay & Gibbs designed many buildings in the Mid-Century Modern or MiMo style in Miami Beach, including the following:

Park Terrace Apartments 1951 335+355 19th Street (6)
Sherbrooke Apartments 1947 901 Collins Avenue
Seacomber Hotel 1737 Collins Avenue 1948 (6)
Surfcomber Hotel 1717 Collins Avenue 1948 (6)
Carriage Club North 5005 Collins Avenue
Ocean Garden 120 Ocean Drive 1949 (6)



SHERBROOKE APARTMENTS, 1988 PHOTOGRAPH BY STEVEN BROOKE in DECO DELIGHTS by BARBARA CAPITMAN

Notable Neighborhood Buildings



TOP LEFT: OCTAGON TOWERS (ACROSS 19TH STREET)

TOP RIGHT: NEW CONVENTION CENTER UNDER RECONSTRUCTION
(HALF BLOCK WEST)

LOWER LEFT: TUXEDO PARK APARTMENTS -ADJACENT BUILDING @ EAST

LOWER RIGHT: 1925 WASHINGTON AVENUE - BUILDING DIRECTLY
ACROSS PARK AVENUE



Notable Neighborhood Buildings



TOP LEFT: ADAMS HOTEL 1938

L. Murray Dixon Architect

2040 Park Avenue

MIDDLE LEFT: COLLINS PARK HOTEL 1939

Henry Hohauser Architect

2000 Park Avenue

LOWER LEFT: RIVIERA PLAZA

337 20th Street

LOWER RIGHT: PLYMOUTH HOTEL 1940

21st & Park Avenue

Anton Skislewicz Architect



Building Card

Owner ROYAL PALM HOMES, INC.		Permit No. 36867	Cost \$ 140,000.00
Lot 15,16,17 Block F	Subdivision M.B.IMP.CO.O.P.	Address 355 - 19th Street	
General Contractor Chaves Construction Co. 17028		Bond No. 5141	
Architect MacKay & G1bbs	Engineer		
Zoning Regulations: Use RE Area 17	Lot Size 150' x 160' (irregular)		
Building Size: Front 135' Depth 150'	Height 22'		Stories 2
Certificate of Occupancy No. 1559 (1/10/52)	Use APARTMENT-32 Units-10--efficiencies		22--1 bedroom & 1 bath,
Type of Construction #3 CBS	Foundation Spread Footing 12 x 30	Roof Built-up	Date Sept. 18, 1951
PLUMBING Contractor # 32322 Murray's Plbg. Co.	Sewer Connection 2 -5"	Date Sept. 17, 1951	
Water Closets 32	Swimming Pool Traps	Down Spouts	
Lavatories 32	Steam or Hot Water Boilers	Wells	
Bath Tubs 32	ROUGH APPROVAL (west wing) 10-4-51 LR		
Showers	FINAL APPROVAL L. Rothman 12/20/51		
Urinals	Gas Contractor	Date	
Sinks 32	Gas Ranges --- 32	Gas Frylators	
Dish Washing Machine	Gas Water Heaters	Gas Pressing Machine	
Laundry Trays	Gas Space Heaters	Gas Vents for Stove	
Laundry Washing Machines	Gas Refrigerators		
Drinking Fountains	Gas Steam Tables		
Floor Drains	Gas Broilers		
Grease Traps		GAS Rough APPROVAL 12-10-51 Rothman	
Safe Wastes		GAS FINAL APPROVAL 12-20-51 L. Rothman	
AIR CONDITIONING Contractor			
SEPTIC TANK Contractor			
OIL BURNER Contractor # 32609 Amber Fuel Oil Co: 1 Oil burner - 500 gal. tank- 11/14/51			
SPRINKLER Contractor			
ELECTRICAL Contractor #35162 Miller Electric	Date Oct. 4, 1951		
Switches 190	Ranges	Temporary Service #35021 Miller Electric Co: 9/18/1951	
Lights 230	Irons 32	Neon Transformers	
Receptacles 255	Refrigerators 32	Sign Outlets	
	Fans	Meter Change	
	Motors 54	Centers of Distributions 67	
	Appliances	Service ---1,	
HEATERS	Water	Violations	
Space 32			
FIXTURES 250	Electrical Contractor	Date	
		By P. Neglin	
		FINAL APPROVAL	
		Date 12/27/51	
Alterations or Repairs—Over			

OK - P. BROWN
1/8/1952

ALTERATIONS & ADDITIONS

Building Permits# 37627 SWIMMING POOL - 22x36 Alex. B. Kononoff, engr.: Geo. E. Bunnell Co.Inc., cont
ok-Plasg 10/9/52 # 38375 Air conditioning - 24 window units- Paulson Engineering Co. \$ 15,000....Dec. 6, 1951
#18726--Jalco Inc--Remove present roof, replace with new roof--\$18,000.00--8/18/80 Co. \$ 4,344... 5/1/52

Plumbing Permits:#32820 A.J. Hild: 1 pool - Dec. 21, 1951
#32857 Hurst Drilling & Equipment Co: 2" supply well - Jan. 4, 1952
#44788 Health Guard Pool Service: Replace swimming pool filter - 5/27/65
#44916 Alexander & Dulbs: 1 swimming pool traps - 9/1/65
#52327-Service Plumbing- 1 heater-replace-4-2-75
#52370-Peoples Gas- set meter-4-15-75

Electrical Permits: #44602 Asbor Electric: one switch outlet May 26, 1955 OK, Rosser 6/9/1955

ELECTRICAL PERMITS: #BE891264 - Kertz Security - Burglar alarm installation - 6-28-89

[Handwritten signature]

Bibliography



(1) Museum Historic District - Expanded District Designation Report, May 1992, pp. 3-4.

(2) Ibid., p.4.

(3) Ibid., p.5.

(4) Ibid., pp.5-6.

(5) Ibid., p.8.

(6) From 'Alphabetical Index of Architects' by Richard Rickles, 1992 City of Miami Beach Planning Department

(7) Photograph by Arthur Marcus

(8) Photograph courtesy Miami Dade Property Appraiser

(9) MiMo on the Beach website: City of Miami Beach Planning & Zoning

(10) MiMo - Miami Modern revealed by Eric P. Nash & Randall C. Robinson Jr. 2004, pp. 90 + 92

(11) Courtesy City of Miami Beach Building Department Records Desk