



HISTORIC RESOURCES REPORT

FOR

THE COPLEY PLAZA aka CIRCA 39 HOTEL

AND

THE SHERWOOD APARTMENTS

3900 COLLINS AVENUE

MIAMI BEACH, FLORIDA 33140

FOR

AMS HOSPITALITY GROUP

3350 RIVERWOOD PARKWAY #2110

ATLANTA, GA 30339

BY

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FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

March 15, 2022



CIRCA 1960's PHOTOGRAPH (15)

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NEIGHBORHOOD CONTEXT

In terms of permanent settlement, the City's roots go back at least as far in this neighborhood as they do in Ocean Beach, for this was the homestead site of the Collins/ Pancoast family, and also the site of the City's earliest oceanfront hotels. (1)

Like all the rest of Miami Beach, this land was originally part of the 65-mile coastal tract that was planted with imported coconuts in a plantation scheme by New Jersey investors in 1882. One of the investors was John Stiles Collins (1837-1928), a Quaker and horticulturist. When the agricultural project Collins had invested in failed, he came to Miami to investigate: (1)

Collins, who was living in a Miami hotel, commuted to the island by boat, since there was no land connection to the mainland. He constructed a dock on Lake Pancoast and a few small dwellings were built to house the tenant farmers who oversaw the daily operations on the plantation. (1)

At that time, most of the island that would become Miami Beach was an uninhabited mangrove swamp. In 1909, at the age of 71, Collins bought 1,675 acres of land and established a farm on the rich high ground west of Indian Creek. (2)

Soon he enlarged his land holdings to include the area of present-day 14th Street to 67th Street. (2)

Collins was joined in Florida by his sons Arthur, Lester, and Irving Collins, and his daughter Katherine and her husband, Thomas J. Pancoast. On June 3, 1912 the family formed the Miami Beach Improvement Company.

This appears to be the first official use of the term "Miami Beach," even before the town was incorporated. (2)

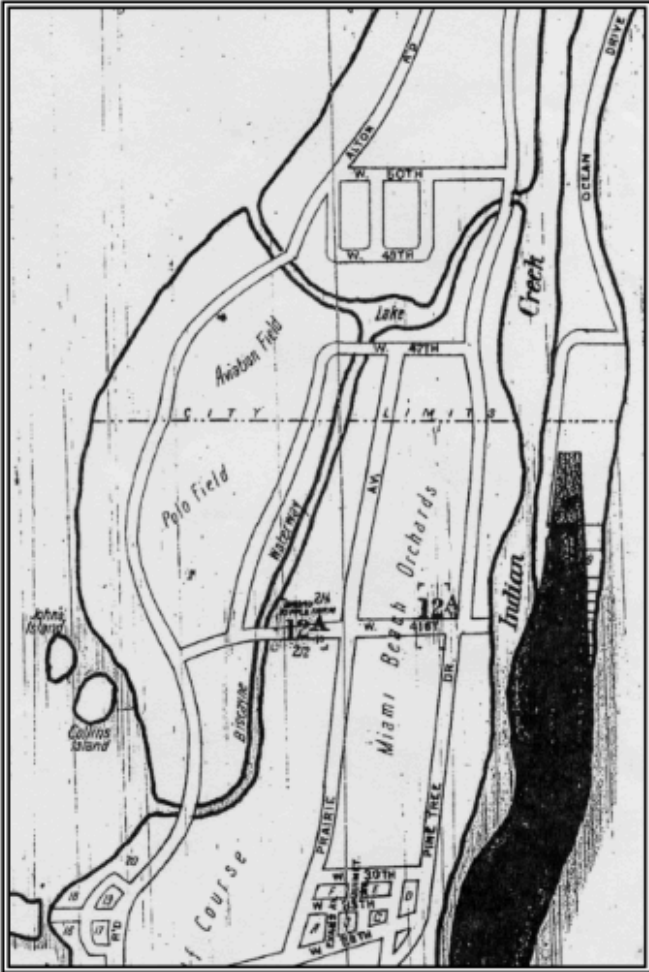


Figure 1 This 1921 Sanborn map shows the original city limits of Miami Beach near 46th Street. Here the Biscayne Waterway is identified, but Lake Surprise and its other two waterways are not yet named. The proposed historic district is situated north of West 47th Street on the west side of Pinetree Drive. John Collins' farmland, the Miami Beach Orchards, is seen to the south.

NEIGHBORHOOD CONTEXT

John Collins' grandson, at around 24th Street, later recalled that what is now Lake Pancoast was originally "a grass flat covered with six inches to a foot of water at low tide and perhaps another foot at high tide." (2)

The Company also planned two other ambitious projects: a canal linking Indian Creek to Biscayne Bay, and a 2.5-mile-long wooden bridge across the Bay. (3)

"In 1896... Collins came to Florida to see his land which, by 1907, which extended from what is now 14th Street to 67th Street. (3)

The construction of the bridge across Biscayne Bay, however, strained Collins' finances to the limit:

"A long struggle to get the permit was followed by failure of his contractors, and just when things looked blackest an angel was found in Carl G. Fisher (1912), who...provided the cash and zip to transform a desolate sand bank into the world's most dazzling resort. (4)

With Fisher's financial assistance, the Collins Bridge was completed in 1913, an engineering marvel and the longest wooden bridge in the world at the time. After only seven years of use it was replaced by the Venetian Causeway and demolished. (5)

In 1914 the Pancoasts opened the Miami Beach Casino on the ocean at 23rd Street. It was the island's third bathing pavilion and the first to have a swimming pool. Carl Fisher bought it two years later, refurbished it and renamed it the Roman Pools" since he added a second pool. (5)

TOP PHOTO: 1914 VIEW OF PANCOAST RESIDENCE ON LAKE PANCOAST
LOWER AERIAL PHOTO OF HOMES ON MIAMI BEACH CIRCA 1920'S.



Also in 1914, Thomas J. Pancoast built a 2-story mansion on the north shore of the deepened wading pond which connected the Collins Canal to Indian Creek. The pond was originally known as Indian Lake, but was later named Lake Pancoast by City Council Resolution. (5)

Other early buildings in the neighborhood included the William Whitman Estate at 33rd and Collins Avenue and the Whitman Apartments one block to the north. In 1935 Whitman built the imposing Whitman Hotel across from the apartments. all of these buildings have long since been demolished.

After Whitman died his widow sold the properties, whose profits went to buy land north of Miami Beach that their son Stanley and family went on to develop as the Bal Harbour Shops. (6)

In 1923 Arthur Pancoast, John Collins' grandson, opened the Pancoast Hotel, an elegant landmark on the beach at 29th Street that was Miami Beach's first grand hotel to be built on the ocean. (5)

The placement of Collins Avenue in this section of Miami Beach also reflects the intended land use.

Collins Avenue runs equitably through the middle, affording building lots on both the Ocean and Indian Creek, suitable for middle-class homes, hotels and apartments. (8)

In 1933 the Good Hotel was built by owner Chester A. Good at 43rd and Collins.



TOP PHOTO: PANCOAST HOTEL
MIDDLE PHOTO: WHITMAN ESTATE (LEFT) AND
WHITMAN APARTMENTS
LOWER PHOTO: HOTEL GOOD CIRCA 1940



NEIGHBORHOOD CONTEXT

The earliest true Deco-style buildings in the proposed historic district date from 1935: the Embassy Hotel and the Monroe Towers, both designed by Martin L. Hampton just a decade after his Mediterranean-style apartment buildings, the Hampton Court and La Corona. (9)

By the early 1940s Architect Roy "France had virtually created the mid-beach skyline, with the Sea Isle, Versailles, Whitman (demolished), Shoremede (demolished), Patrician, Ocean Grande and Cadillac lining the oceanfront between 30th and 40th Streets." (10)

World War II called a halt to new building in Miami Beach as elsewhere, but it was still an active period in the City's history. Beginning in 1942 the U.S. Army and Air Forces leased over 300 hotels, apartment buildings, residences, public parks and other properties and transformed Miami Beach into a major training center for an estimated 500,000 troops over the course of three years. (11). Military and other records show that at least 45 properties within the proposed historic district were leased by the military for this purpose..

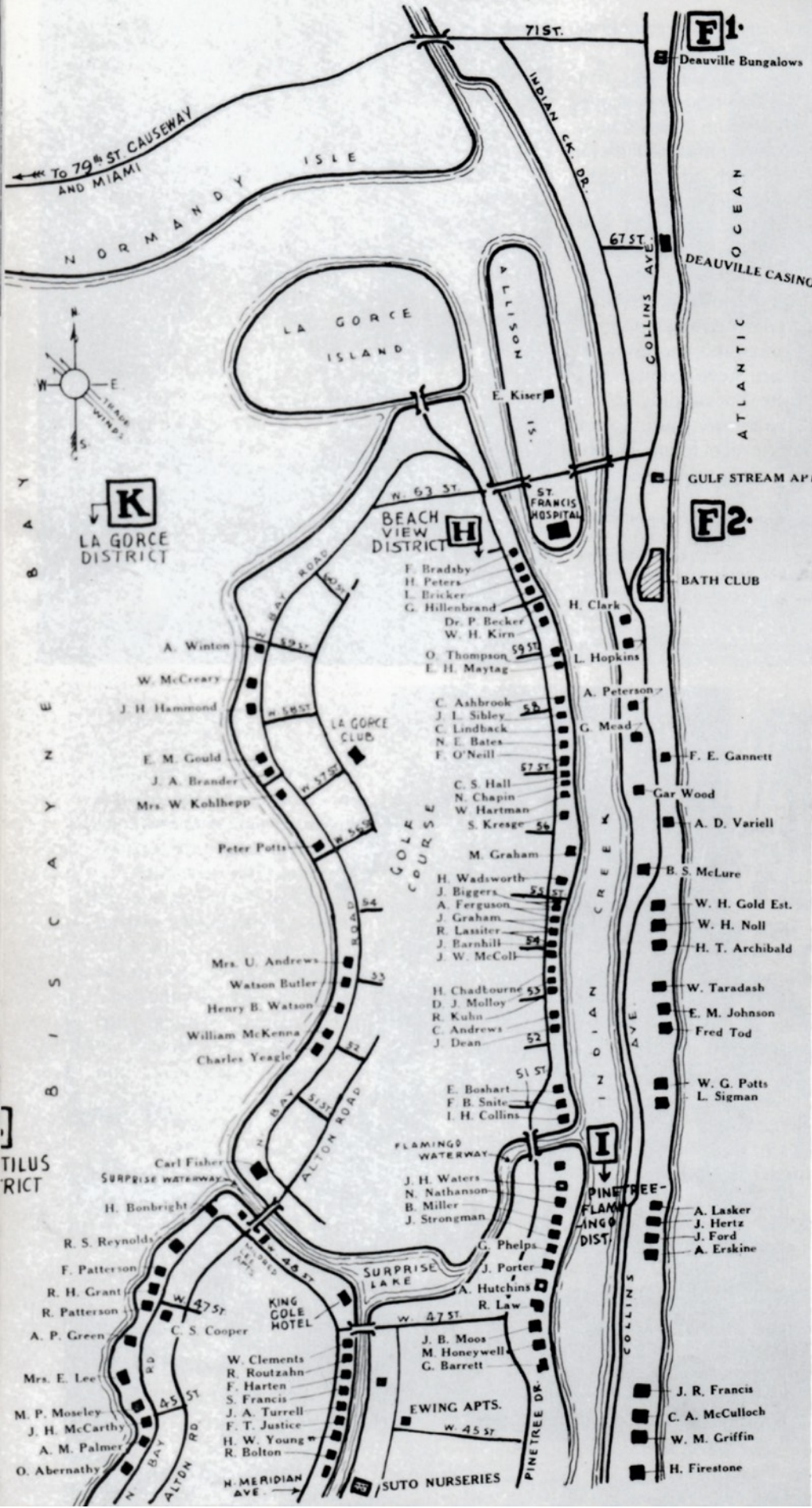
TOP RIGHT: POSTCARD VIEW OF WHITMAN HOTEL (DEMOLISHED)

TOP LEFT: VERSAILLES SHOTEL

LOWER LEFT: CADILLAC ADDITION WITH SIGN AND ORIGINAL CADILLAC TOWER TO LEFT. FURTHER LEFT IS THE CONFIDANTE HOTEL WHICH WAS ORIGINALLY THE LORD TARLETON HOTEL AND FOR MANY YEARS THE CROWN HOTEL.



RCE, PINE TREE AND OCEAN FRONT DISTRICTS OF MIAMI BEACH



1932 map of the homes of prominent persons in Miami Beach by Frank A. Stearns.



CIRC 1950 VIEW LOOKING SOUTH ON COLLINS AVENUE FROM THE FONTAINEBLEAU HOTEL.



COPLEY PLAZA HOTEL

aka CIRCA 39 HOTEL

ADDRESS: 3900 COLLINS AVE.

YEAR CONSTRUCTED : 1940

ARCHITECT: ALBERT ANIS

HISTORIC STATUS: CONTRIBUTING

HISTORIC DISTRICT: COLLINS

WATERFRONT LOCAL HISTORIC DISTRICT



The hotel is designed in the Art Deco. Architectural style. This spelling of the Hotel is from the CMB Building card, although by 1967 the spelling of Hotel had been changed to 'Copley Plaza'. This is a 3 story building with spread footing foundations and with a flat roof. The building is 40'-0" high and originally contained 70 guest rooms. The Hotel also had an original pole sign on the property.



The hotel is massed into an 'L' shaped volume with a corner courtyard - where the pool was later installed. The configuration of the building is the same today as when originally constructed. The only additions were the 28' x 65' pool in 1950, the introduction of A/C units to the exterior in 1955 for the guest rooms plus a concrete bridge at the third level in 1964 connecting the Copley Plaza to the neighboring Sherwood Apartments.

TOP PHOTO: AERIAL VIEW
MIDDLE PHOTO: 1941 PHOTOGRAPH
LOWER PHOTO: 1941 POSTCARD

3900 COLLINS AVENUE



The front facade originally featured keystone surrounding the main entrance door which was replaced in 2003 to match the existing. Vertical accent stripes of this same pale peach colored stone highlight the front facade on Collins Avenue. At either side of the entrance doors the architect designed concrete grills which becomes a part of the ground floor fenestration and is able to be seen from both the exterior as well as the interior.



The hotel contains two major interior public spaces: the Lobby and the Lounge. The lounge is on the north side of the lobby through double doors, and contains a ceiling similar to that of the lobby. The ceiling designs help to divide the lobby into smaller spaces. The fireplace is located at the southwestern end of the lobby. The reception desk appears to be in the original location although the original finishes do not appear to be still existing.



These spaces have colored terrazzo patterns in the same color as the keystone on the front facade. These terrazzo patterns follow the contours of the rooms and around the Reception Desk. The design of the ceilings in these areas contain an array of light coves and recesses.

Architectural features include a multi-stepped central parapet at Collins Avenue with a gently curved central feature, vertical banding, concrete eyebrows, keystone front facade and edging/details.



SHERWOOD APTS aka COPLEY
PLAZA HOTEL aka HEETHER
ARMS aka CIRCA 39 HOTEL

This building is also constructed in an 'L' shaped volume providing a courtyard between the Sherwood and the Copley Plaza which also opens towards 39th Street. The building does not contain an elevator and has two sets of stairs for access to the upper floors. With the addition of the concrete bridge in 1964 guests are able to utilize the elevator in the main hotel building

The building was one of the first on this block, and contains Neo-Classical elements, It was typical construction of the times with wood floors and concrete / concrete block walls.

The major design features of the building are located in the courtyard area. These features include the columns and railings on the exterior terraces and the courtyard entrance pilasters. The columns at the west side of the courtyard have a base at the first floor as tall as the adjacent railings and these columns rise to just below the floor of the third level. These columns thus stop one floor short of the roof with grillwork identical to the decorative railings. The four columns create 3 open bays.

The original owner as listed on the CMB Building Card was Hans B. Heether, and the building was at one point named after him as the Heether Arms. The building originally cost \$50,000.00 to construct and sits on concrete piles with a tar and gravel roof. The building was originally constructed as an Apartment / Hotel as noted on the CMB Building Card with 15 apartment units.

TOP PHOTO: VIEW LOOKING EAST ON 39th STREET WITH SHERWOOD APARTMENTS AT LEFT



LOWER PHOTO: COURTYARD BETWEEN THE TWO BUILDINGS WITH THE SHERWOOD APARTMENTS AT LEFT . THE "L" SHAPE OF THE SHERWOOD IS PARTIALLY HIDDEN. ONE ARM OF THE "L" IS AT LEFT WITH THE SECOND ARM OF THE "L" PARTIALLY HIDDEN BEHIND THE BUILDING BLOCK WITH THE 'WUNDER GARDEN' SIGN



COPLEY PLAZA HOTEL aka CIRCA 39 HOTEL

1940 Original construction of this three story tall with 71 guest rooms.

1944-1945 This hotel as well as many, many other hotels on Miami Beach were requisitioned for housing the Army and Air Forces - as the entire city became part of the war efforts. .

1955 New 28' x 65' swimming pool was added to the southern courtyard - plus Air Conditioning was completed in the building.

1960 Aluminum awning windows installed at southern courtyard, and 30 guest rooms were remodeled into 15 Apartments.

1967 New concrete crosswalk connecting Copley Plaza Hotel with the Sherwood Apartments..

2003 (circa) Double acting swing Entrance doors replaced with sliding entrance doors to front porch as well as swimming pool and to courtyard.



SHERWOOD APTS aka COPLEY PLAZA HOTEL aka CIRCA 39 HOTEL

1939 Original construction of this three story tall building with 15 apartment units with a total construction cost of \$50,000.00.

1943 - 1945 This hotel as well as many, many other hotels on Miami Beach were requisitioned for housing the Army and Air Forces - as the entire city became part of the war efforts.

1955 Air Conditioning completed in the building.

1967 New concrete crosswalk connecting Copley Plaza Hotel with the Sherwood Apartments.



COPLEY PLAZA Hotel and POOL — Miami Beach, Florida



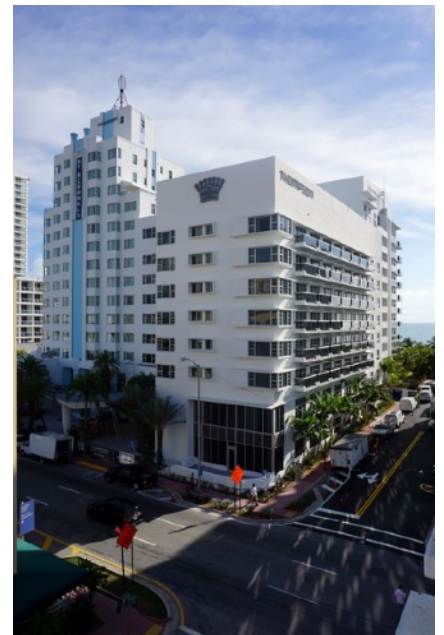
NEIGHBORING LANDMARKS

Circa 39 is located in the neighborhood of many historic buildings also constructed around 1940 like Circa 39. Across the street is the Cadillac including the historic tower building. Just north of Circa 39 `cross Collins Avenue is the Confidante Hotel which originally opened as the Lord Tarleton Hotel and then operated for many years as the Crown Hotel.

TOP PHOTO: VIEW LOOKING NORTH ON COLLINS AVENUE FROM 39th STREET.

LOWER RIGHT PHOTO: CONFIDANTE HOTEL

LOWER LEFT PHOTO: CADILLAC HOTEL TOWER





ARCHITECTS:

T. HUNTER HENDERSON

The first major building completed by the Architect Thomas Hunter Henderson II was the MacArthur Hotel in 1920 taking up the entire northern block of 5th Street between Euclid and Meridian avenues in Miami Beach

REPRESENTATIVE PROJECTS

MacArthur Hotel	1920
738 Lincoln Road (former Apple store)	1929
Astor Hotel 956 Washington Ave.	1936
Henderson Court 1051 Euclid Ave.	1937
Sherwood Apartments	1939
La Fleurette Apartments	1960
Cromwell 1614 Jefferson Ave.	
Santa Barbara 1245 Euclid Ave.	
The Leslie 1325 Meridian Ave.	
Bufferd Condo 825 Euclid Ave.	
Penn Condo 1228 Pennsylvania Ave.	
La Fleurette 4015 Indian Creek Drive	
Monroe Towers 2010 Collins Ave.	
1201 Washington Avenue aka Kress Building	



TOP PHOTO: DEATAIL AT MACARTHUR HOTEL
MIDDLE PHOTO: MACARTHUR HOTEL
LOWER PHOTO: ASTOR HOTEL



ARCHITECTS: ALBERT ANIS

Albert Anis (1889 - 1964) was one of the most famous architects practicing before and after World War II in Miami Beach. His architectural style successfully morphed from pre-war Art Deco through Streamline Moderne and then on to post-war MiMo or mid- 20th Century Modernism.

He was born in Illinois and attended the Armour Institute of Technology (now the Illinois Institute of Technology) in Chicago, Illinois, from 1908 to 1910. He was certified as an architect in Illinois in 1926 and again in 1935 when he moved to Florida.

He was one of a group of architects working in Miami Beach before World War II who reinterpreted the architectural principles of the International style while incorporating the tropical ornamentation themes of Miami Beach.

TOP PHOTO: BANCROFT HOTEL
MIDDLE PHOTO: TEMPLE EMANUEL
LOWER PHOTO: 420 LINCOLN ROAD



ALBERT ANIS

REPRESENTATIVE PROJECTS in MIAMI BEACH

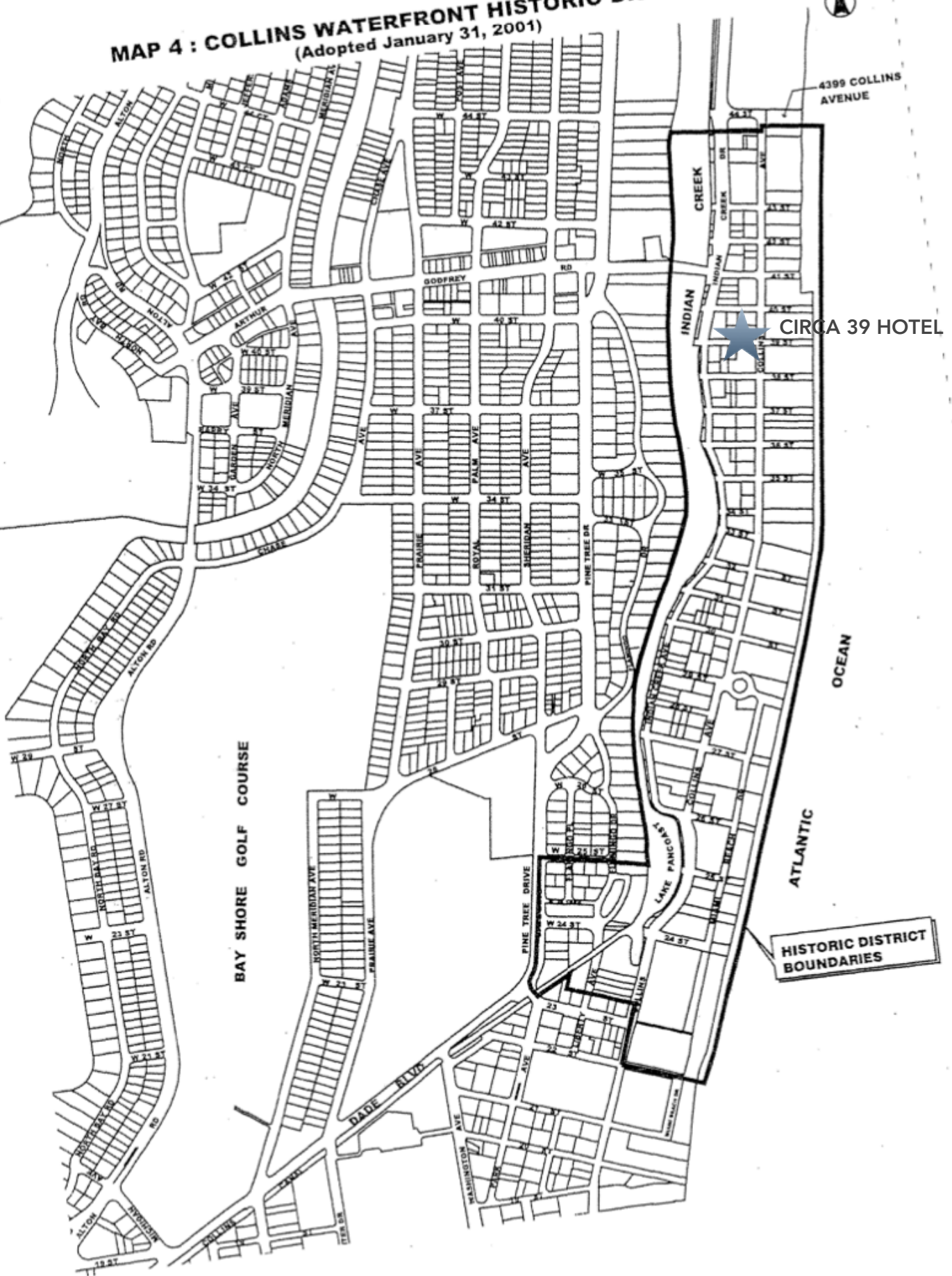
- Abbey Hotel 300 21st Street 1940)
- American Savings 341 Lincoln Road (1945)
- Avalon Hotel 700 Ocean Drive (1941)
- Bancroft Hotel aka Ocean Steps (1939)
- Berkeley Shore Hotel 1610 Collins Avenue (1940)
- Cadet Hotel 1701 James Avenue (1941)
- Chesterfield Hotel aka Helmor Hotel (1938)
- Claremont Hotel 1700 Collins Avenue (1947)
- Clevelander Hotel 1020 Ocean Drive (1938)
- Colonnade Apartments (1946) 2365 Pinetree Drive,
aka Tradewinds Apartment Hotel
- Dezerland Hotel (1951)(demolished)
- Don-Bar Apartments 1565 Pennsylvania Ave.
- Gaylord Hotel 2700 Collins Avenue (1939)
- Gamshire Apts 2035 Washington Ave. (1953)
- Leslie Hotel (1937) 1244 Ocean Drive
- Lord Charles Apartments (1953)
- Majestic Hotel 660 Ocean Drive (1940)
- Mantell Plaza 255 24th Street (1942)
- Mercantile National Bank Bldg 420 Lincoln Rd 1940
- Monte Carlo Hotel, Collins Avenue. 1951
- Nassau Apartments 1414 Collins Ave. (1936)
- Pineview Apartments (1947) 2351 Pinetree Drive, -
(currently called Tradewinds Apartment Hotel)
- Paramount Plaza 455 Ocean Drive (1941)
- Poinciana Hotel 1555 Collins Avenue (1939)
- Sagamore Hotel 1671 Collins Avenue
- Sea Gull Hotel, 100 21st Street, (19950)
- Shirley Apartments 1424 Collins Ave.(1935)
- Shore Club Hotel 1901 Collins AvenueFL (1949)
- Tarleton Hotel 2469 Collins Avenue (1948) Tyler Hotel
430 21st Street (1940)
- Temple Emanu El, (1947)
- Viscay Hotel (1941)
- Whitelaw Hotel 808 Collins Avenue (1936)
- Waldorf Towers Hotel (1937) 860 Ocean Drive
- Winter Haven Hotel 1400 Ocean Drive (1939)

TOP PHOTO: BANCROFT HOTEL + BANCROFT ANNEX

MIDDLE PHOTO: SHORE CLUB HOTEL

LOWER PHOTO: WINTER HAVEN HOTEL

MAP 4 : COLLINS WATERFRONT HISTORIC DISTRICT (Adopted January 31, 2001)



CIRCA 39 HOTEL

HISTORIC DISTRICT BOUNDARIES

2022. PHOTOGRAPHS



PHOTO ABOVE: FRONT (EAST) ELEVATION OF CIRCA 39 HOTEL FROM COLLINS AVENUE

PHOTO BELOW: SOUTH VIEW OF CIRCA 39 HOTEL FROM 39th STREET P.37





TOP PHOTO: VIEW LOOKING EAST OF POOL AREA AND SOUTH ELEVATION OF HOTEL
LOWER PHOTO: SOUTH ELEVATION OF CIRCA 39 HOTEL.





INTERIOR COURTYARD BETWEEN THE TWO BUILDINGS







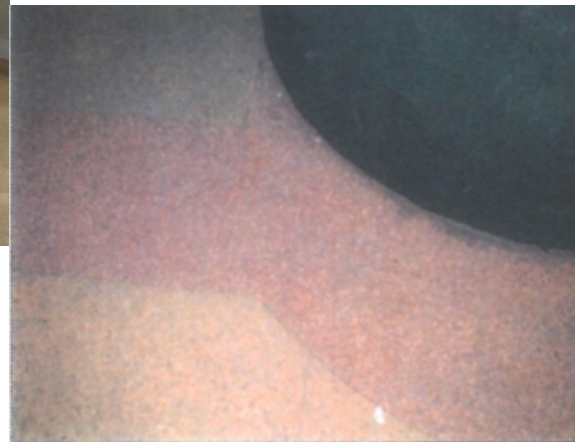
VIEW FROM 39th STREET





The photograph below is from the 2003 Historic Report by Kobi Karp Architects which shows a frame of reddish terrazzo around the curve of the Reception Deck. This cave is retained in the 2022 photograph at lower left.

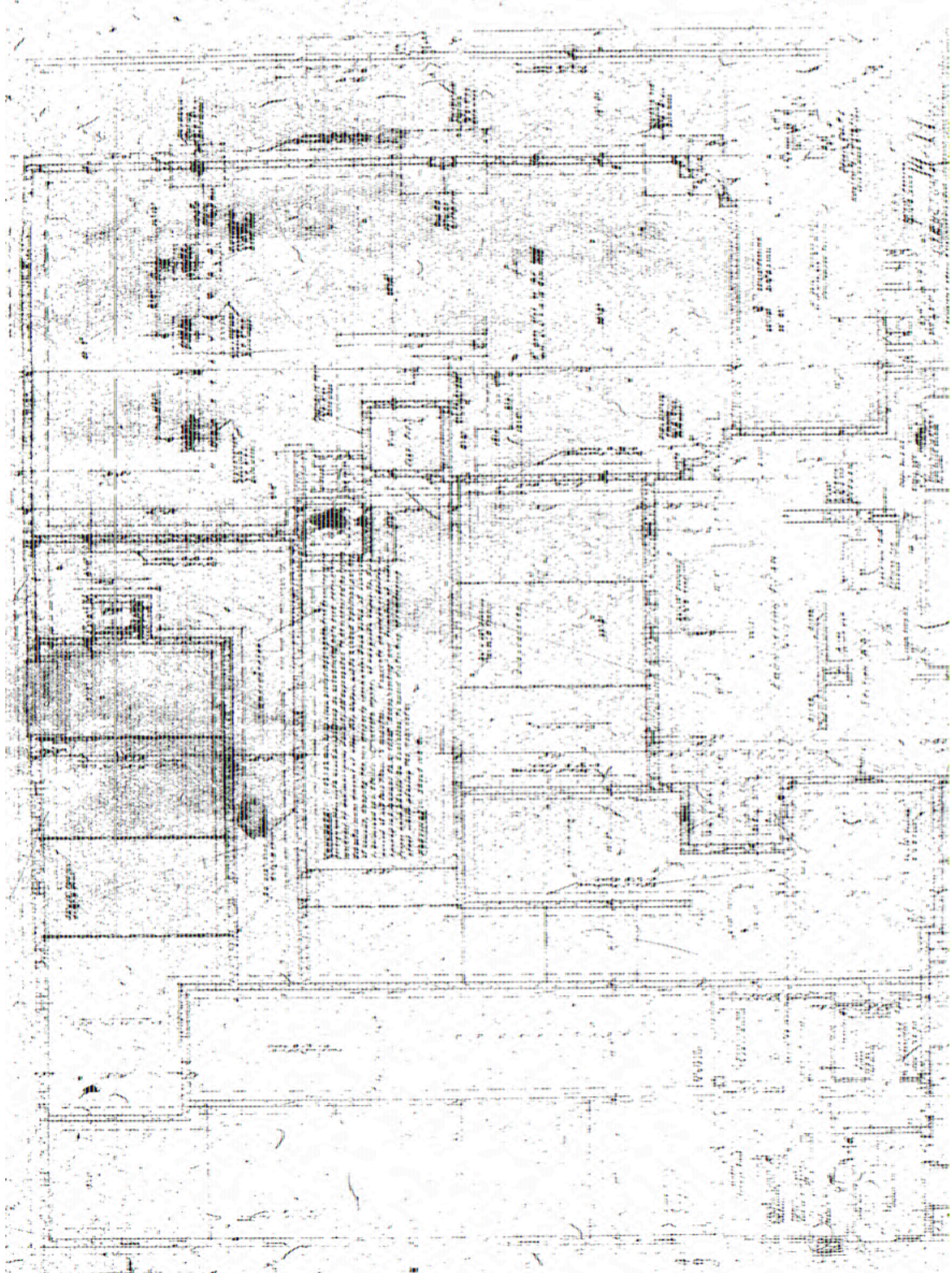
The upper photograph looks south towards the pool door through the lobby and bar/restaurant area and shows the sliding doors to the Front Porch and to the pool area..



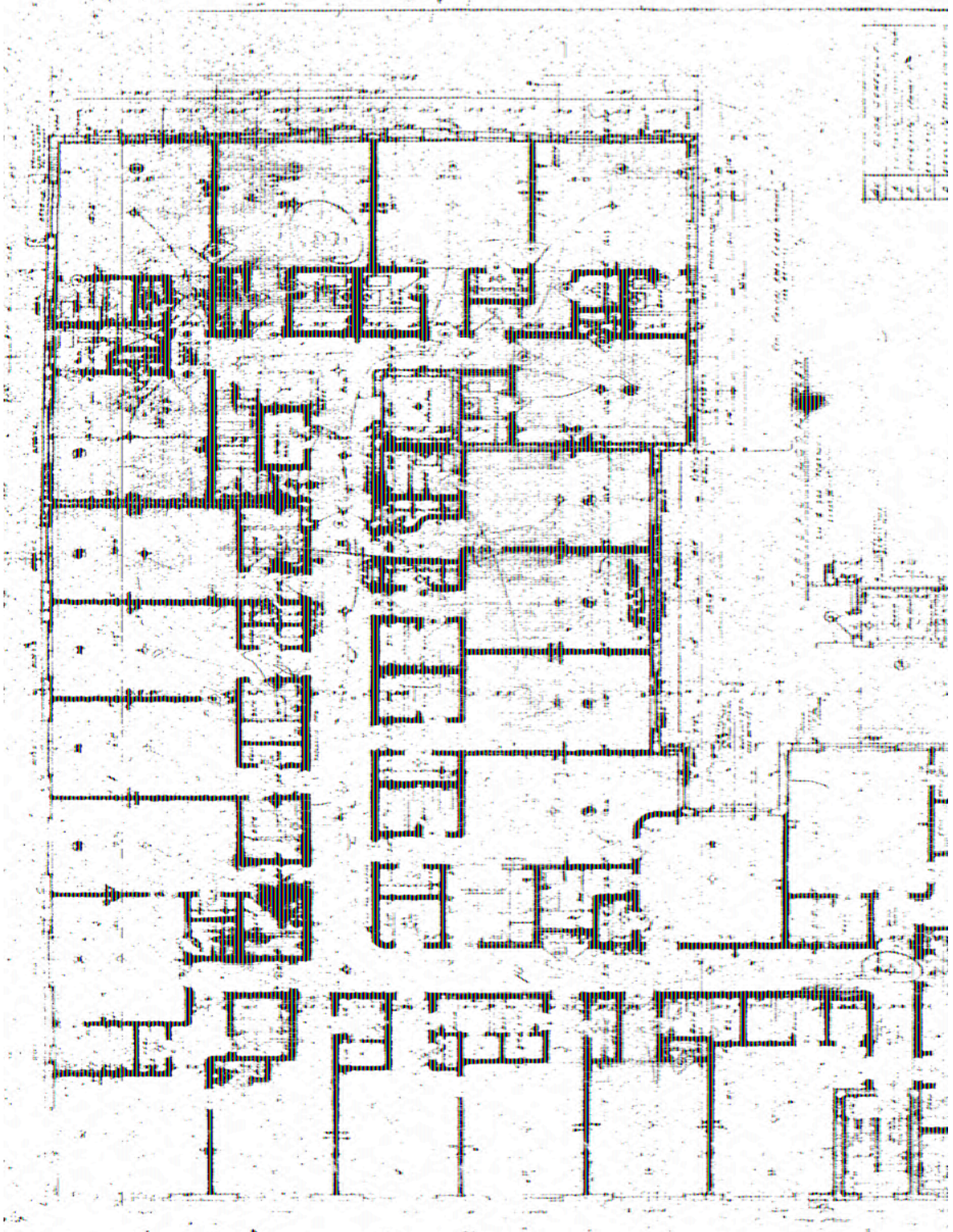
TERRAZZO PATTERN AROUND RECEPTION DESK

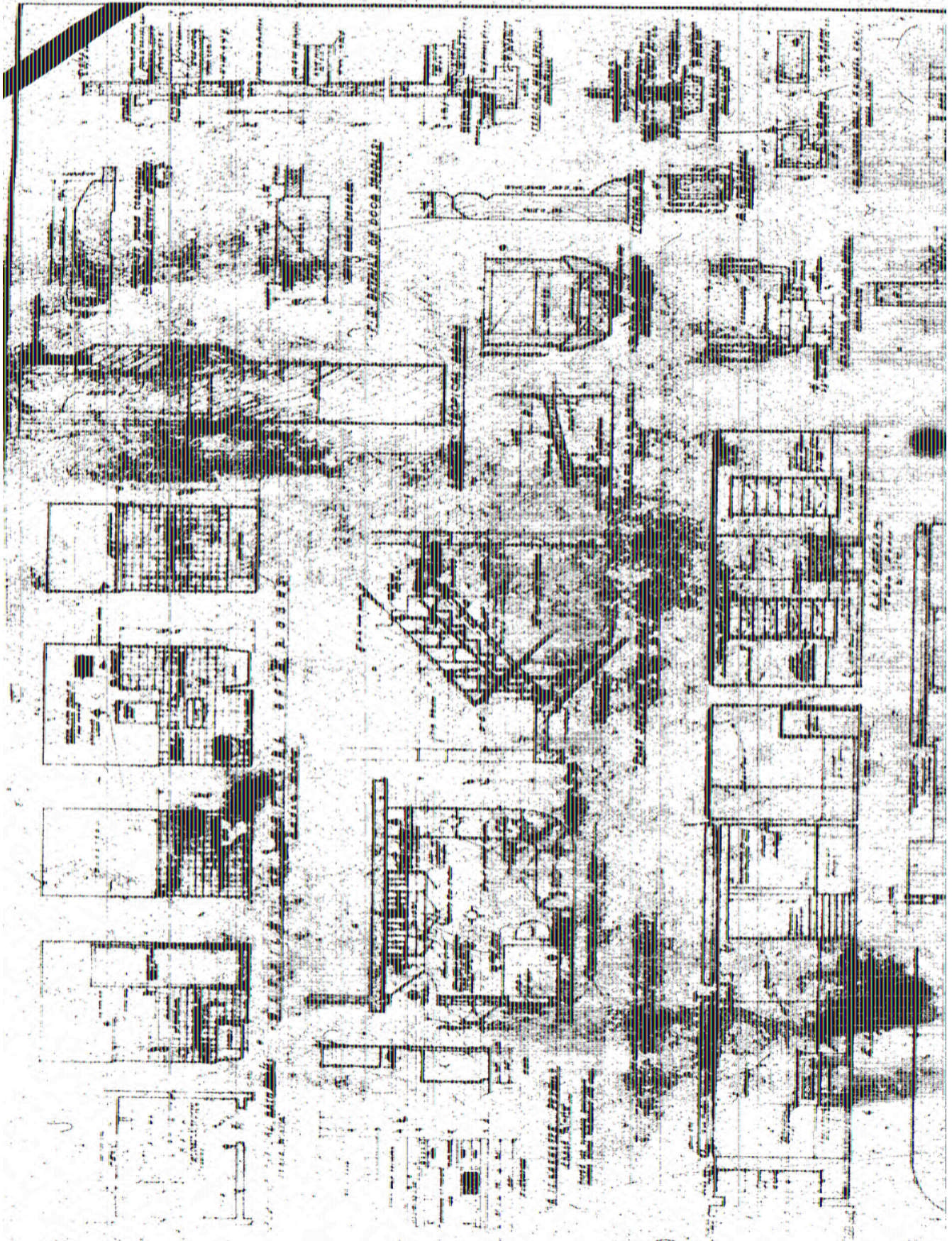


ORIGINAL ARCHITECTURAL DRAWINGS FOR COPELEY PLAZA



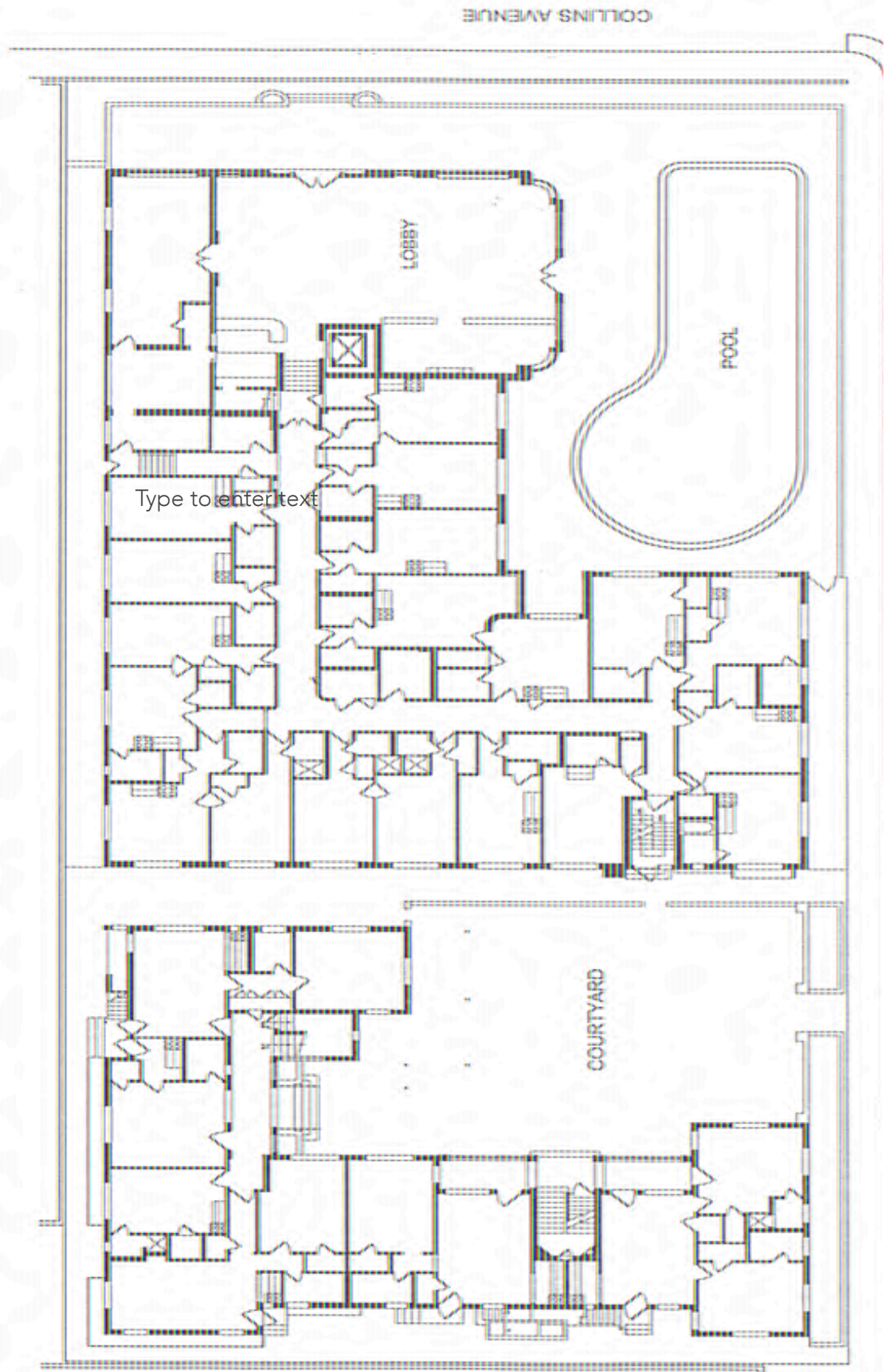


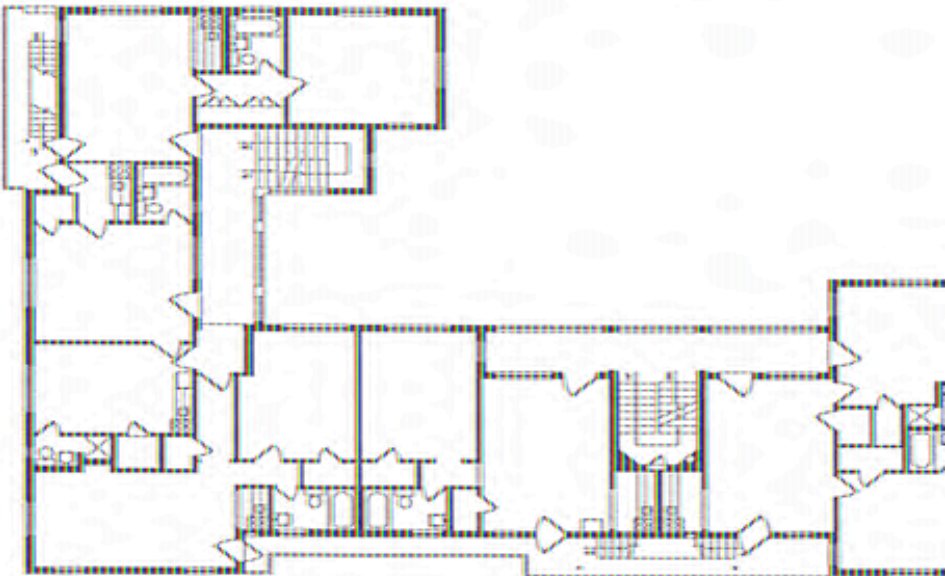
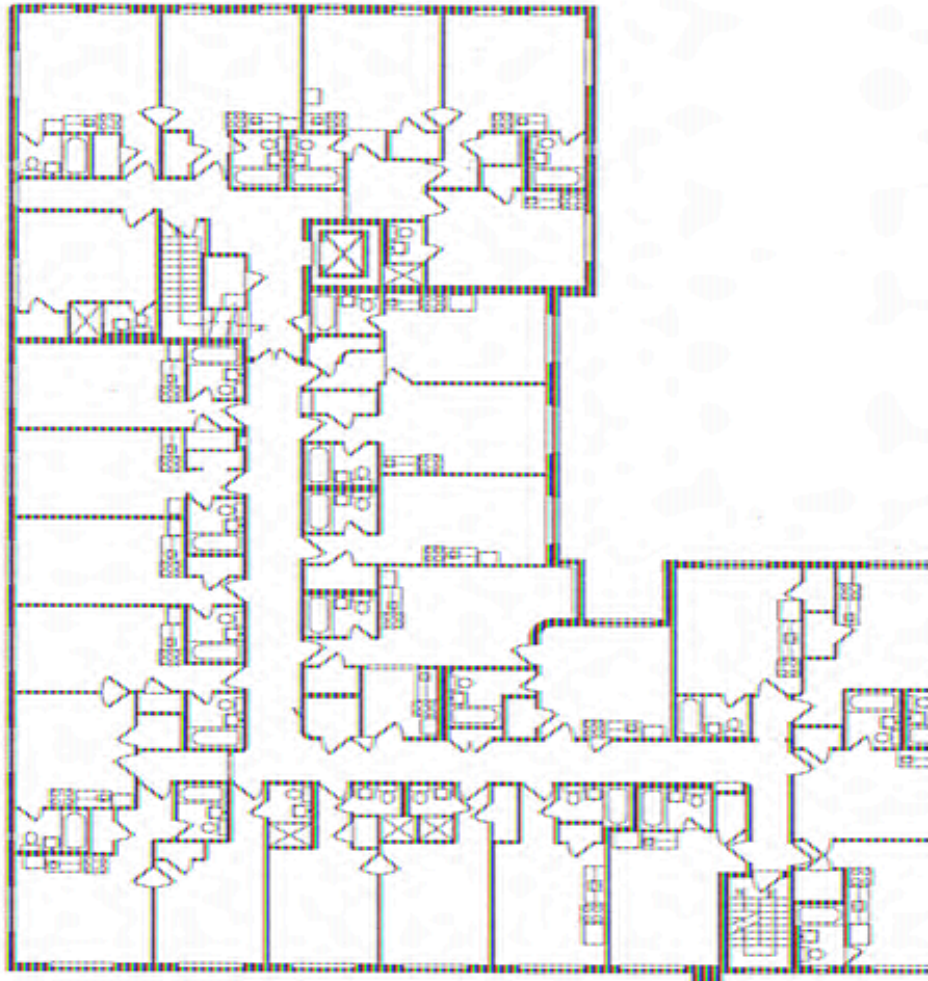


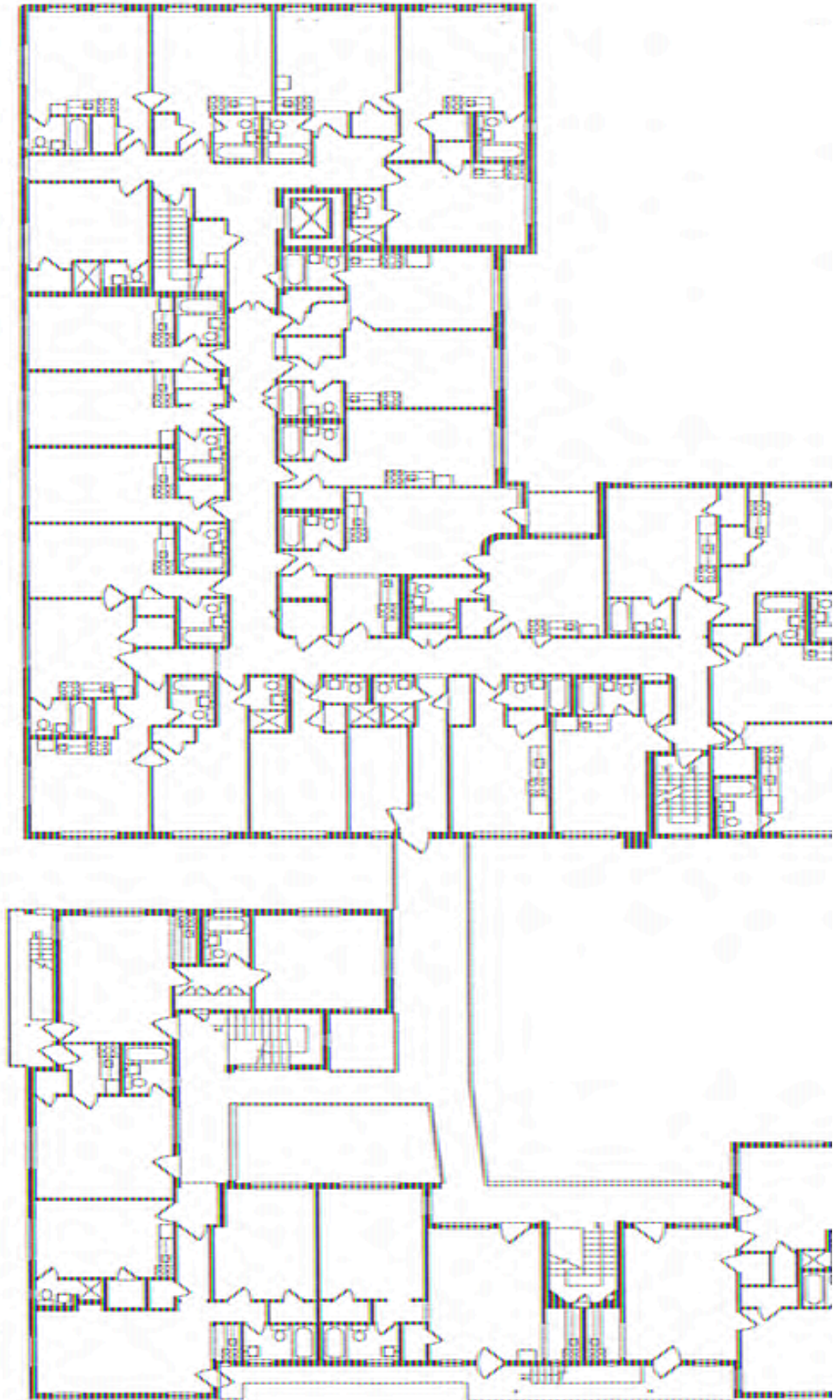




2003 DRAWINGS BY KOBI KARP ARCHITECTS







CMB BUILDING CARD FOR COPELY PLAZA

ARMY RETURNED TO OWNER 11/28/45

Owned HOTEL COPELY PLAZA Mailing Address Permit No. 14279 Date July 3-1940

Lot 10, 11, 15 Block 32 Subdivision M. B. IMP. CO. OF Address 3900 Collins avenue

General Contractor Taylor Construction Company Address BOND 2449

Architect Albert Anis **7178** Address

Front 69'10 Depth 119'10 Height 40' Stories 3 Use HOTEL - 70 rms

Type of construction semi-fireproof \$ 92,000.00 Foundation Spread footing Roof Flat

Plumbing Contractor Super Plumbing Co, Inc #13711 Address Date 7-8-1940

73 lavatories - 56 bath tubs - 3 sinks - 15 showers - 1 drinking fountain - Date

Plumbing Fixtures Rough approved by BELL # 8/26/40-

1 shower

Gas Stoves 2 # 14141- Merritt Oil Burner Co. 1 Oil Burner and 275 gal tank underground Date 9-21-1940

Gas Heaters 8 Address

1 temporary closet Final approved by --GAS --Ok Bell- 12-16-40 Date

Sewer connection 2 Septic tank Make Date

Electrical Contractor Ace Electric # 15546 Address Date 9-4-1940

Switch 156 Range 3 Motors 2,1,1, Fans Temporary service# 15210- 7/8/1940

OUTLETS Light 295 HEATERS Water Space # Ace Electric

Receptacles 262 Sign outlets 3 Centers of Distribution 14

Refrigerators 3 # 15736- Neon Sign & Service - 8 neon transformers- 9/26/40

Electrical Contractor Address Date

No. fixtures set 295 Final approved by

on 9/7/60 conversion of 30 hotel rooms into 13 apt. without

RO ORD. # 75-34
ARTIFICATION DATE

ALTERATIONS & ADDITIONS

Building Permits: # 27390 Painting- outside & Lobby - Dale Painting Company \$ 850: June 1, 1948.
 # 27658 Awning - no uprights on City Porperty - City Awning Company \$ 500..6/25/48
 # 34220 Painting - Touby Painting Company \$ 2,000..... Nov. 17, 1950
 # 34257 Re-roofing - Giffen Industries, Inc., contr. \$ 3,138..... Nov. 21, 1950
 48506 ADDITION OF SWIMMING POOL 28' x 65': Oboler and Clark, engineers -----
 Viking Pool Equipment Co., contractor \$ 15 000 Sept. 1, 1955
 48827 Barrett Electric: Install 3 - 1/2 ton A. C. Units \$ 900 October 10, 1955
 48828 Barrett Electric: Install 71 room units \$ 14 000 October 10, 1955
 49742 Joseph Teresi: Cover - approximately 2,100 square feet of roof with 2
 "PERLITE" after all loose rock is removed \$ 300.00 Feb. 7, 1954
 #62723 ABC Aluminum Products, Inc: Remove existing windows, replace with awning-type - \$1500 - Aug. 18, 1960
 #62906 Owner: Convert 30 H.R. to 15 apts. no parking spaces required no space on lot approved by Council 9/7/60
 105-106 to 1056, 205-206 to 2056, 305-306 to 3056, 107-108 to 1078, 207-208 to 2078, 307-308 to 3078,
 309-310 to 3090, 209-210 to 2090, 109-110 to 1090, 314-315 to 3145, 214-215 to 2145, 114-115 to 1145,
 118-119 to 1189, 218-219 to 2189, 318-319 to 3189, \$700, 9/8/60
 #63732 Neon Sign & Service: Neon pole sign in uard area not over 30 sq.ft.- \$500 - Nov. 28, 1960
 Plumbing Permits: # 25944 Pitsch & Morgen: 1 gas water heater: Dec. 3, 1947
 37386 Hurst Drilling & Equipment Co: one, 3" supply well, one - 4" supply well
 37465 G. C. McCaughan: 1 outside shower, 1 swimming pool trap Oct. 19, 1955
 #42558 Service Plumbing: 15 sinks, 9/8/60
 Electrical Permits: # 16093 ACE ELECTRIC - - - - - 1 Service-Temporary - - - - - Nov. 1st 1946
 # 21282 Army - 5 light outlets, 5 fixtures Sept. 5, 1945
 # 21294 Army - 2 light outlets Sept. 5, 1945

Lot 10, 11, 15 Block 32 Subdivision M. B. Imp. Co. O.F. (3900 Collins Ave.)

ALTERATIONS & ADDITIONS

- #85502 - Martin Leon C - clean and paint. must comply with ord. 1060 \$2,500 11/9/70
- #PP85926 - Copely Plaza (owner) premise permit 1971-72 90 units fee \$100 cost open 12/16/71
- #04668-Owner-Premise permit 70 units-\$75 fee-11-28-73
- #08080-Crown Neon-Sign-\$200-10-14-73
- #3660-Boiler inspection-6-11-76
- #15599=Owner-Paint in and out- \$3,200= 8-31-79
- #22471 7/12/82 Rindley Roofing - reroof \$9,000.
- #29155 9/15/86 Candy painting pressure clean and paint exterior white \$11,000.

#48791 - Pitsch Plumb - 9 rgh 9 set sink residence - 9 gas outlet 12/1/71

Plumbing Permits:

- #49117-G, Pitsch- 6 Sink, Residence; 6 Gas Outlet-4-27-72
- #50775-Pro Plumbing- 1 heater-new installation-3-12-74
- #50822-Peoples Gas- set meter-3-25-74
- #51233-Peoples Gas- d & c range-6-20-74
- #51625-Peoples Gas-set meter-10-8-74

Electrical Permits:

- #66585 Jones Elect. Emerg. Serv. Installed electric outlet for telephone booth 1/20/69
- #72133-Electrotech Contractors- local manual fire alarm 8 bells, 7 pull stations, control panel, low voltage, 6 volts-4-22-75
- #72668-Crown Neon- 1 hallast-10-14-75

CMB BUILDING CARD FOR COPELEY PLAZA ANNEX

Owner HANS. B. HEETHER Mailing Address 12726 Permit No. 12726 Date July 21-1939

Lot 16 & 19 Block 32 Subdivision H. B. IMP. CO. O. F. * Address 227 - 39th street

General Contractor Patrick McCarl 17180 Address

Architect T. Hunter Henderson Address

Front 70 Depth 90' Height 41'-6" Stories 3 Apartment house Use 15 units

Type of construction c-b-s- Cost \$ 50,000.00 Foundation concrete piling Roof tar & gravel

Certificate of Occupancy # 244:

Plumbing Contractor Leinecker # 12297 Date Aug. 4-1939

22 water closets - 21 lavatories - 15 bath tubs - 16 sinks - 8 showers - Date

Plumbing Fixtures Rough approved by GAS --OK. T. J. FOLL - Dec. 6 - 1939

Gas Stoves 24 Address Date

Gas Heaters Address Date

1 temp. closet Final approved by METRO ORD. # 75-34 Date

Sewer connection 1 Septic tank REGENERATION DATE: 12-12-79

Electrical Contractor Hardy # 13377 Address Date Sep. 19-1939

Switch 67 Range Motors Fans Temporary service

OUTLETS Light 83 HEATERS Water Centers of Distribution 32

Receptacles 87 Space 11

Refrigerators 15 Irons 15

Electrical Contractor Hardy # 13904 Address Date Nov. 27-1939

NOTE: ONLY THE FIRST PAGE OF THIS BUILDING CARD FOR THE ANNEX WAS AVAILABLE AT THE CMB. NO ORIGINAL ARCHITECTURAL DRAWINGS WERE NOT AVAILABLE AT THE CMB FOR THE ANNEX



UNDATED HOTEL MATCHBOOK COVERS

BIBLIOGRAPHY

- 1) Collins Waterfront Local Historic District Designation Report, p.22
 - 2) Ibid. p.23
 - 3) Ibid., pp. 23-24
 - 4) Ibid., p.24
 - 5) Ibid., p.25.
 - 6) Lost Miami Beach by Carolyn Klepser, p.79
 - 7) Collins Waterfront Local Historic District Designation Report, p.25
 - 8) Ibid., p.28
 - 9) Ibid., p.36
 - 10) Ibid., p.37
 - 11) Ibid., p.38
- 1933-1942 THE Mking of Miami Beach by Jean Francois Lejeune and Allan T, Shulman