

CLAY HOTEL BUILDING CARD

CLAY HOTEL
 USAFTRC # Martha Washington Hotel
 Mailing Address

Owner N. E. T. Roney
 Lot 1 & 2 Block 3-B
 General Contractor C. P. Donothan
 Architect

Permit No. 1166
 Subdivision ESPANGLA VILLAS Address 1434 to 1440 Washington ave:
 400 to 418 Espanola Way
 Bond No. 3234-15-002
 Engineer Charlie's News Stand #143V

Cost 70,000.00

Area 19
 Depth 73'8"
 Front 84'
 Use BB
 Height 25'
 Lot Size 48
 Stories 2

Use STORES & RCFEEL

Foundation Reinforced concrete

Type of Construction Ordinary

Plumbing Contractor Archle Cooper
 Date April 15, 1921

Plumbing Contractor
 Water Closets
 Lavatories
 Urinals
 Gas Stoves
 Gas Radiators
 Septic Tank Contractor
 Oil Burner Contractor
 Sprinkler System

Bath Tubs
 Showers
 Sinks
 Gas Heaters
 Gas Turn On Approved

1... Sewer Connected
 Temporary Closet

Floor Drains
 1... Grease Traps... John Stolpman .. Mar. 1925
 Drinking Fountains
 Rough Approved

Date May 1, 1925

#1603
RECIRCULATION DATE #15-34
 5-2-89

Range HEATERS
 Motors Water Space
 Refrigerators
 Irons
 Electrical Contractor Pullen & Zoll Electric
 Date of Service

Centers of Distribution
 (H. W. West (contractor) 1 waffle iron, 1 toaster,
 4 special outlets February 1, 1926.....
 Sign Outlets
 Lendis Fixture Company
 Pullen & Zoll Electric
 Pullen & Zoll Electric

August 31, 1925
 Date Nov. 13, 1921
 Mar. 25, 1921

Electrical Contractor
 Switch
 Receptacles
 Beach Electric Service Co:
 9 light outlets, 1 stove :
 February 28th, 1927... :
 No. FIXTURES 215
 158
 FINAL APPROVED BY

Alterations or Repairs—OVER # 320. Alterations
 # 7622.. Remodeling Intc store (Chas. Meyer, contractor)

\$ 3,000... Oct. 26 1929
 \$ 2,000... Nov. 21 1935

OVER

FOLLOWING IS THE CITY OF MIAMI BEACH BUILDING CARDS AS OBTAINED FROM THE CITY OF MIAMI BEACH BUILDING DEPARTMENT RECORDS DESK. NOTE THAT THERE WERE NO HISTORIC DRAWINGS FOUND IN THIS SEARCH.

ALTERATIONS & ADDITIONS

Building Permits:	# 8891	Roof Sign	NEON SIGN & SERVICE	Oct. 20,	1936
	10182	Roofing	GIFFEN ROOFING CO:	Aug. 16,	1937
	10764	Projecting sign	FLEXLUKE DANIEL NEON CO:	Dec. 16,	1937
#12962	Changing window & building shelves, etc. (Sam's Place #420 Espanola			Sep. 21,	1939
#13200	1 Pole sign	NEON SIGN & DISPLAY	" for Sam's	Nov. 1,	1939
#13492	1 Sign	NEON SIGN & DISPLAY	Hellman's Clay Rest	Dec. 15,	1939
#15070	1 Sign	NEON SIGN & DISPLAY	Village Shoe Shop	Nov. 18,	1940

Plumbing Permits:

#14381 People's Water & Gas Co: 16 Gas stoves - Oct. 21, 1940 - O.K. Bell 10/21st/1940

#14920 Flattery - 1 outlet for bottled gas January 7, 1941

Electrical Permits:	# 5973	Larkins	8 Outlets, 8 Receptacles	Dec. 3,	1935
	7727	North American Construction Co:	5 receptacles,	Nov. 28,	1936
	8156	Electric Construction Co:	1 receptacle, 1 center	Jan. 14,	1937
Elly-Ann Candy Shop	# 9822	Griffin Electric:	5 outlets, 5 fixtures (Final OK-Brown -	Nov. 9,	1937 11/12st
444 Drexel ave:	#12417	Unity Electric:	3 switch outlets, 3 fixtures 2 fan outlets and	Jan.	
Sam's Place	#13686	Neon Sign & Display -	1 neon transformer	Nov.	
lland Clay Restr	#13912	F. C. Ast Electric:	1 Barber pole	Nov.	
ay Hotel	#14150	Neon Sign & Display	1 neon transformer	Nov.	
	#14552	F. C. Ast	1 motor	Dec.	
	#14895	Tropical Electric:	1 receptacle, 1 motor	Feb.	
John Maiorana	#14954	Tropical Electric:	2 appliances, 2 centers, 1 service	May	
	#16048	Tropical Electric:	1 switch, 4 light outlets, 4 fixtures,	May	
		and 1 sign outlet:	Oct. 30, 1940 - Final OK - HCI	May	
		L. H. Wessels:	5 fixtures, 1 center of distribution	May	
atlaw Barber Shop	#15941	Lyon Electric Co:	12 fixtures	Oct.	
#16 Espanola	#15981	Tropical Electric:	1 switch & 4 light outlets,	Oct.	
	#16048	1 motor (1-5hp), 1 sign outlet, 1 sign (No. of lights)	2 centers -10/30/1949	Oct.	
village Shoe Shop	#16242	Neon Sign & Display	1 neon transformer	Nov.	

CLAY HOTEL
Lot

1 & 2 Block 3--B

ANOLA VILLAS

ALTERATIONS & ADDITIONS

Building Permits: Clay Hotel #18301	#18059 Painting (inside & out) J.D. Gilbreath, painter #18301 Painting owner	\$100:: Feb. 9, 1944 \$200:: Mar. 5, 1944
Clay Hotel #19348	Painting and repairs only - A. Keplan, contractor \$	1,000:: Nov. 15, 1944
Clay Hotel #19429	Painting - inside Morris Kalof, painter \$	900:: Nov. 29, 1944
Clay Hotel #19890	Repairs after ARMY occupation - A. Kaplan, contractor	350:: Apr. 9, 1945

Plumbing Permits: # 16313 O. Schweitzer (416 Espanola Way) 1 lavatory Dec. 2, 1941

#16980 - Dick Crawford: 4 sinks, 1 dish washing machine, 3 grease traps, 1 floor drain,
1 sand trap, 1 coffee urn, 1 potato peeler, 3 gas outlets, 1 deep fat fryer,
1 heater. March 29, 1943

18169 Herman March - Removing existing plumbing in store room April 9, 1945

Electrical Permits: # 18105 Brill Electric for Charlie's News Stand 7 fixtures Dec. 31, 1941
Liquor Store & Haberdasher # 18302 F.C. ASF - 4 centers of distribution - Jan. 12, 1942 Final - BROWN/1
Barber Shop # 18385 Flexlume Neon - 1 neon transformer 22 fixtures, 2 motors, 7 centers Feb 12, 1942
Clay Hotel #18678 1 switch outlet, 6 light outlets, 1942 Final OK Inman 6/27th

Clay Hotel #19077 Lyon Electric Co: 2 light outlets, 3 centers of distribution - Jan. 9, 1943
412 Espanola #19286 Lyon Electric Co: 5 light outlets, Feb. 11, 1943
1434 Washington # Lyon Electric Co: 9 light outlets, Feb. 11, 1943
1438 Washington #19391 USAAFTTC - 4 switch outlets, 11 light outlets, 11 fixtures, 8 motors
Clay Hotel #20698 USAAFTTC - Restoration Mar. 15, 1943
Spanish Village Bar # 19981 Ace Electric . . . 5 Receptacles. Nov. 20, 1944
January 10, 1944

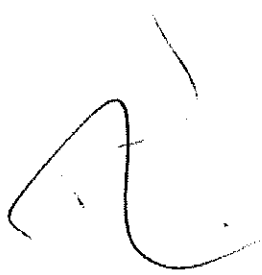
Lot 1 & 2 Block 3-B Subdivision ESPANOLA VILLAS

ALTERATIONS & ADDITIONS

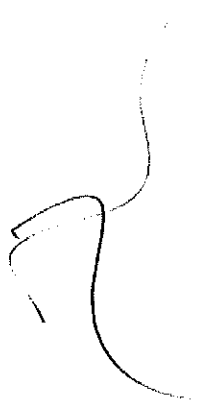
American Air Transport --# 22619 Painting signs- Airline Signs - \$ 65..... June 17, 1946
Building Permits:

CLAY HOTEL - # 23087 2 New doors - 1 partition - sidewalk - A. Kaplan, contractor: \$ 500..9--11--46
1434 Washington - # 25319 - Air conditioning unit - Koldaire, Inc. \$ 895.... Sept. 9, 1947
438 Washington #25698 Repairs & new roof - Wexler & White - \$600Oct. 21,1947
434 Washington # 25753 Flat Wall sign - \$ 100.....Oct. 23, 1947
1438 Washington #26691 Roofing repairs- Lascher Roofing Company \$ 350: Feb. 13, 1948
CLAY HOTEL # 26977 Painting - outside only - Schwartz & Canarie - \$ 3,000.... April 10, 1948
+22-32 Wash. # 31998 Remodeling - replacing 9 feet window with one large light (2 openings)-Owger \$ 200.....Feb. 9, 1950

Plumbing Permits: # 25587 Pitsch-Morgen - 1 sink, 1 grease trap, 1 sand trap, 1 electric water heater
Sept. 11, 1947



Electrical Permits: # 24846 Unity Electric: 4 switch outlets, 8 light outlets, 4 receptacles,
8 fixtures, 3 motors, 1 centers of distribution, 1 service-equipment 9/18/47
434 Washington Ave. # 25022 Straw Electric - 1 motor, 1 center of distribution- Oct. 21, 1947



4

CLAY HOTEL

Lot 1 & 2 Block 3-B Subdivision ESPANOLA VILLAS -
1434 to 1440 Washington Avenue
400 to 418 Espanola Way
ALTERATIONS & ADDITIONS

Building Permits: # 32857 Painting inside and outside hotel & apartment - Henry Angelo, contractor
 # 32858 Tile work in 35 bath rooms - Owner, day labor \$ 6,800..... June 16, 1950
 # 33577 Roof repairs - Lascher Roofing & Sheet Metal Co. Inc., \$ 300..Sept. 18, 1950
 # 43884 Two Flat Wall Signs: Mutual Neon Corp. \$ 150: Feb. 1, 1954
 # 46007 Elmar Roemat...Painting \$ 2 600..Oct. 5, 1954
 1434 Washington Avenue # 46064 Mutual Neon Company....Flat Wall Sign \$ 200.00 Oct. 14, 1954
 1438 Washington Avenue # 48081 Lascher Roofing Co: Re Roofing \$600.00 July 19, 1955
 Clay Hotel 50434 Lascher Roofing Co: Re Roofing \$1 800 May 15, 1956
 Clay Hotel #53446 Owner: Replace doors at Dolly Madison ice cream store-\$200-6/3/57
 Clay Hotel Hobby Shop #55534 Allen Construction: Replaster & miscellaneous repairs-\$1000- 2/14/58
 Clay Hotel (1438) #56515 Keene Roofing: Reroofing Building - \$2190.00 - June 19, 1958

Clay Hotel - # 30162 - Nathan Serota: 6 Electric water heaters, July 24, 1950
 30339 Keeton Plumbing Co: 1 Electric water heater, Aug.22,1950

~~1434 Washington Avenue # 30162 - Nathan Serota: 6 Electric water heaters, July 24, 1950~~

2

Clay Hotel Electrical Permits: # 32396 Lyon Electric: 6 water heaters - Oct. 17, 1950 H.O. Rosser 10-25-50
 # 34726 Kenny Electric: violations - July 20, 1951 H.O.Rosser 7/23/51
 1438 Washington # 39748 Lyon Electric: 1 Service Equipment: June 25, 1953 OK 7/7/53 HOR
 Clay Hotel # 40634 Lyon Elec Co: 3 Refrigerator outlets, 1 Center of Distribution:
 OK, H.Rosser, 11/18/53...Nov 17, 1953
 omac's" #1440 # 41341 Mutual Electric: 1 Neon transformer, 2/1/54
 1434 Washington Avenue #43195 Mutual Neon Company.....one neon transformer...October 14, 1954

5

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits: #60181 Ken Corp.: Removing wood sash & installing jalousie windows & doors, \$3,960, 10/1/59

#62132 Owner: Touching up all outside stores (painting) - \$200 - 6/13/60

#62219 Sears, Roebuck & Co: 1 - 1 HP window air conditioner - \$200 - June 24, 1960

#62160 A-1 Sandblasting Co: Sandblasting, protecting all adj. property with water & tarp - \$370.00 - Oct. 7, 1960

#65069 W. E. Owen: Paint exterior of building - \$1700. - June 8, 1961

#69509 Sears Roebuck & Co.: Install 1 - 1 hp air cond., wall unit - \$200. - 6/10/63 OK Flaag 1/14/64

#69986 Air Cond. & Appliance Center, Inc.: Install 1 - 24,000 BTU - air cond., wall unit. - \$400. - 8/9/63 OK FIDLER 8/14/63

#72243 Sunshine Spray Service: Pressure cleaning exterior walls; protect adjacent property as per ordinance - \$175, - 8/14/64

#74278 W. E. Owen: Exterior painting - \$900 - 6/22/65

#78567 Twin City Glass Co. Inc.: New plate glass front and aluminum framed door recessed and opening out - \$925 - 7/12/68
OK Willis 1/11/68

(1438 Wash) #41948 Miami Water Heater: 1 Elec. Water Heater - Nov. 6, 1959

Plumbing Permits:

(1438 Wash) #45360 Geo. J. Pitsch: Fix water service - 6/15/66

(1438 Wash) #46013 George J. Pitsch: 2 sinks (beauty parlor); 1 sink; 1 water heater, elec. - 7/20/67

Electrical Permits: #59908 Lyon Electric Co., Inc.: 1 serv. equipment; violation - 10/15/62

#59678 Sun State Elec: 1 motor 2-5 HP-6/5/63

#59983 C. J. Kay Electric Co.: 1 motor, 2-5 hp; 1 meter change - 8/6/63 OK Fidler 8/14/63

50688 Lyon Elec: 1 meter change - 2/19/64

54880 Miami Beach Electric Co.: 6 light outlets; 10 receptacles; 1 water heater outlet; 2 serv. equip. (1 - 100A; 1 - 200 A) - 7/25/67

6

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

#08372 Dewey Hawkins 1- 2 Ton Air Conditioner \$300 6/28/68 PK SHERLEY 7/16/68
Install aluminum fold-down awning \$300 1248-75 WASH. AVE

FILE NO: 1050 (Applicant, Stanley Levine) Trustee, Applicant requests permission to waive the 2 required parking spaces, in order to utilize a portion of the hotel lobby (345 sq. ft.) for a retail store. Applicant withdrew application. 2/6/76

FILE NO: 1050-A CLAY HOTEL, BOARD OF ADJUSTMENT MEETING September 9, 1976 SAME REQUEST AS ABOVE GRANTED 9/9/76

VARIANCE #1319 - ESPANOLA WAY CORP. - APRIL 4, 1980: Applicant requests the waiver of 19 required parking spaces for a 74 seat restaurant. APPROVED WITH CONDITIONS: (1) Provision of garbage facilities in existing recessed area of building. (2) Provision of proper grease interceptor.

Plumbing Permits:

Electrical Permits:

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

- #83265 - Jalco Inc. Install one awning as per plan \$223.00 11/7/69
- #85761 - Twin City Glass Co. - Store front alterations \$600.00 12/7/70
- #03777-Jalco, Inc. - Awning 8-7-73
- #04486-Owner-Repair and painting-\$3000-11-1-73
- Mechanical 2789-Amber Oil Corp.- 1-280000BTU hot water boilers-\$1975-11-5-73
- #05336-Pan American Ext- Fumigation-\$5065-4-8-74
- #05428-Abe Weinstein-Clean and paint roof, repair parapet crack-\$900-4-24-74
- #06247-Owner Drop ceiling and paneling-\$1200-9-27-74
- #06719-Joseph Weinstock-Fire damage repair-\$1500-1-14-75 **K.K. 2/4/75**
Plumbing Permits: #3604-Boiler inspection-5-10-76
- #50928-Pro Plumbing- General repairs-4-11-74
- #51005-Service Plumbing- general repairs-5-1-74
- #52054-Pro Plumbing- 2 bath tub; 2 lavatory; 2 sink, residence; 2 water closet-repair water pipe-
XXXXXXXX 1-21-75
- #52164-Pitsch Plumbing- 1 heater-replace; 1 gas piping-2-21-75
- #52201-Peoples Gas- set meter-3-5-75
- #52753-Silver Plumbing- repair ^{waterline} ~~gas piping~~ ¹⁻¹⁸⁻⁷⁷ ~~1-31-77~~
- #54569-Pitsch Plumbing #7054B-Miami Beach Electric- 100 amps service-~~4~~ 5-14-73
Electrical Permits:
- #71247-Miami Beach Electric- 1 violation-4-8-74
- #71316-Miami Beach Electric- 1 installation, fire; 11 station, 11 bells-5-13-74
- #71633-E & E Electric Contractors-Emergency repairs-9-30-74
- #71658-Robert-N-Lewis Electric- service size-10-9-74
- #71659-Miami Beach Electric- 24 motors, 0-IHP-10-10-74
- #71660-Miami Beach Electric- 1 motors, 0-IHP-10-10-74
- #71676-Miami Beach Electric- 150 amps service-10-17-74
- #71874-Miami Beach Electric- 10 outlets; 2 appl. refrig.; 2 water heater-1-27-75
- #72010-Miami Beach Electric- Violation-3-25-75

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits:

- #13514-Pan American Foundation-Repair of structure, beams and columns-\$10,000-7-26-78
- #17384-Campbell Settle Pressure Grouting-Gunite repair-\$2500-1-17-80
- 12-22-80/#19475/1ay tile in lobby area & minor repairs/Owner/\$1,500
- #22769 9/13/82 owner (Linda Polansky to make pizza parlour \$3,000.
- #22770 9/13/82 owner " put in juice bar variance #1319 see eng critique for conditions \$990.
- #27068 6/27/85 Quality Structures Inc - painting, structural stucco repair, railing replacing 87 windows and railing repair, repair of ecist 87\$43,000 painting color 20-E
- #28590 3/30/86 owner paint & patch interior no structural work \$1,000

Plumbing Permits:

- 140 Washington Ave-CAMEO-#54984-Service Plumbing-repair water service-6-24-77
- #60656 9/22/82 Pitsch Plumb - 1 rgh, 1 set grease trap, 1 rgh, 1 set sink pot/3 comp
- #61172 8/19/83 Pitsch Plumb - 1 water building repair
- #63378 6/24/87 Total Fire Sprinkler 110 fire sprinkler

Electrical Permits:

- FILE NO: 1519 CLAY HOTEL BOARD OF ADJUSTMENT MEETING OF OCT. 8, 1982 APPLICANT REQUESTS THE FOLLOWING VARIANCE: Applicant requests the waiving of all the required 8 additional parking spaces in order to install 30 chairs in a restaurant currently approved as a take-out restaurant only APPROVED WITH CONDITION: Subject to Planning Dept. approval of signs and frontage of restaurant. Public Works to approve garbage facilities. NO VIDEO MACHINES ON PREMISES.
- #81136 6/16/86 ocean Elec - repairs
- #81815 3/16/87 Clingerman Elec - 400 amp serv repair/meter change, repairs to exist
- #82024 - Clingerman Electric - 5 Service Repair/Meter Change - 5-27-87
- #82469 - Quality Service Contractor - 1 fire alarm panel, 40 devices - 10-9-87

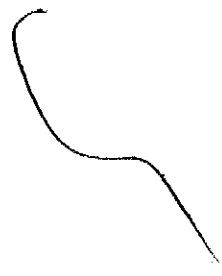
30,000
48,000
12,000
15,000

9

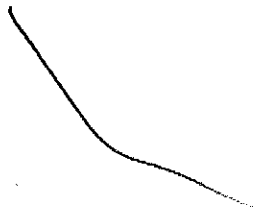
LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

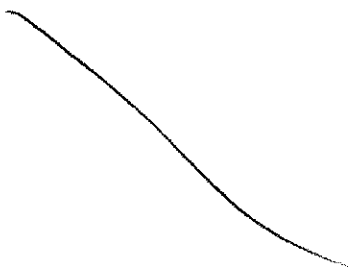
Building Permits: #31247 - 11-3-87 - Owner - Hang arched sign hanging from wall - \$1,000.00 *CA.*



Plumbing Permits:



Electrical Permits:



COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
11-3-87		HANG A RAISED SIGN.	\$1,000.00				31247

Building Permits - #58890661 - 2-8-89 - ARGUELLES - REROOF 300 SQ. FT. - #210000007
#58890811 - 3-8-89 - FRANKING Const. - Installation of door closers +
REPLACE bulbs - \$1,000.00
#88053 - CERTIFICATE OF COMPLETION - #88800107 - 6-16-89 CT.

Electrical Permits - #83004 - Ocean Electric - Repair fire damage - 3-21-88 CT.
#65891255 - Ocean Electric - New service meter change -
6-21-89 CT.
#8891275 - Ocean Electric - New main service (400 AMP) 7-3-89 CT.

Pumbing Permits - #65403 - TOTAL FIRE SPINKLER CORP. - 73 FIRE SPINKLER HEADS,
WATER SERVICE - 5-31-88 CT.
#88900427 - TOTAL FIRE CORP. - New system - 2-15-89 CT.

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
2-8-89		REAR OF 300 sq. ft.	\$2,100.00				58890660
3-8-89		Installation of door closers + rep. bulbs.	\$1,000.00				588908-11



THE NEW SPANISH VILLAGE CIRCA 1926 - WITH SHUTTERS BEFORE THE 1926 HURRICANE - BY CLAUDE MATLACK PHOTOGRAPHER (22)

HISTORIC RESOURCES REPORT

FOR

1434 - 1440 WASHINGTON AVENUE + 400 - 418 ESPANOLA WAY

AKA THE
CLAY HOTEL

AKA THE
MARTHA WASHINGTON HOTEL

AKA THE
ESPANOLA HOTEL
MIAMI BEACH, FLORIDA 33139

AND

506 - 516 ESPANOLA WAY + 1438 DREXEL AVENUE

AKA THE
MATANZAS HOTEL
MIAMI BEACH, FLORIDA 33139

PREPARED BY:

ARTHUR J. MARCUS ARCHITECT P.A. / HISTORIC PRESERVATION CONSULTANT

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

www.arthurmarcus.com

FOR THE OWNER:

INFINITY REAL ESTATE LLC

C/O DAVID BERG

AN INFINITY GROUP COMPANY

1407 BROADWAY -30TH FLOOR

NEW YORK, NEW YORK 10018

September 22, 2016



THE SPANISH VILLAGE CIRCA 1927 GRAND OPENING (22)

TABLE of CONTENTS

NEIGHBORHOOD HISTORY	2
CLAY HOTEL AND THE SPANISH VILLAGE	4
CLAY HOTEL: CONTEMPORARY PHOTOGRAPHS	20
CLAY HOTEL PUBLIC INTERIOR LOBBY SPACES	27
MATANZAS HOTEL	33
ROBERT TAYLOR ARCHITECT	39
SPANISH MEDITERRANEAN STYLE	41
CLAY HOTEL BUILDING CARD	43
MATANZAS HOTEL BUILDING CARD	56
BIBLIOGRAPHY	65

NEIGHBORHOOD HISTORY

"Espanola Way sits on land which formed the northern boundary of Ocean Beach, the first recorded plat in what was to become Miami Beach, as recorded by the pioneer Lummus Brothers' Ocean Beach Realty Company in 1912. The street was originally constructed by Francis F. Whitman in 1922 as "Whitman's Spanish Colony." The undeveloped land consisting of 20 corner lots and 40 inside lots was purchased by N.B.T. Roney and the Spanish Village Corporation in 1925 at the peak of the first great Florida land boom. Roney, one of the most prolific builders in early Miami Beach envisioned creating an artists' colony - "where artists and lovers of the artistic might congregate amid congenial surroundings." The idea of such a bohemian village was first suggested to Mr. Roney by former New Yorkers who mentioned that Miami Beach lacked an area with a creative atmosphere for artists as one would find in New York's Greenwich Village, or the artists' quarter in Paris." (20)

"Roney and his architect, Robert A. Taylor, with financial backing from Francis Whitman, chose to duplicate a miniature Spanish Village - "a Latin Greenwich Village of fiestas and song, mantillas and Spanish architecture was used throughout, both to enhance the appeal and atmosphere of a village, and because it was predicted that "the predominating architectural note in Southern Florida will eventually be if not already, in the Spanish design. " (20)

ABOVE: 1922 WASHINGTON AVENUE LOOKING NORTH FROM 3RD STREET, courtesy of CLAUDE MATLACK COLLECTION, (22)

MIDDLE: 1935 VIEW FROM OLD CITY HALL TOWER courtesy of WENDLER COLLECTION, STATE OF FLORIDA PHOTOGRAPHIC ARCHIVES

LOWER: RONEY PLAZA HOTEL 1926 (22)



“As one of the first large- scale, authentic Mediterranean Revival developments in the city, the Spanish Village demonstrated the architectural style's suitability for sub-tropical living, and served in popularizing it as the dominate stylistic expression of the 1920's. ” (20)

ABOVE: WASHINGTON AVENUE & LINCOLN ROAD 1940 (22)

BELOW: CIRCA 1940's POSTCARD VIEW of 15th & WASHINGTON WITH ESPANOLA WAY AT RIGHT (22)



THE CLAY HOTEL & THE SPANISH VILLAGE

BUILDING NAME:	ESPANOLA HOTEL aka CLAY HOTEL aka MARTHA WASHINGTON HOTEL
BUILDING ADDRESS:	1438 WASHINGTON AVENUE 1434 - 1440 WASHINGTON AVENUE + 400 - 418 ESPANOLA WAY
ORIGINAL ARCHITECT:	ROBERT TAYLOR
YEAR BUILT:	1925
RENOVATION of SOUTH SIDE:	Randy Sender, Stuart Grant, Dixon Alvarino & Todd Tragash Architects, 1984
RENOVATION of NORTH SIDE:	Sender Tragash Architects, 1986
PLAZA DE ESPANA:	Savino & Miller Design Studio, 2002
STATUS:	Historic

Espanola Way aka The Spanish Village aka Espanola Hotel has been an iconic part of Miami Beach since its initial design, development and construction in the early to mid-1920's. One of the mega-developers of early Miami Beach was Newton Baker Taylor Roney, although he preferred to be known as N. B. T. Roney. After the development of the Spanish Village, Roney would go on to build the palatial Roney Plaza Hotel. Roney retained his local Architect of choice - Robert Taylor - to design a mixed-use Spanish Village that could serve as a bohemian entertainment destination for his hotel guests.

"Although only a portion of his design was built, Taylor nevertheless produced one of South Florida's most fully realized examples of the scenographic potential of the Mediterranean style. The Spanish Village comes complete with a network of picturesquely planned and appointed streets and alleyways and provides a primer on the architectural history of the European Mediterranean region from the Medieval through the late Renaissance periods." (3)

"Miami Beach preservationist/historian Barbara Baer Capitman cited the Spanish Village as the likely inspiration for Addison Mizner's later development of Worth Avenue and the adjacent shopping passages of Via Parigi and Via Mizner in Palm Beach." (3) Whitman had begun envisioning the Spanish Village as early as 1922 while Worth Avenue was built in 1925. *"Roney's public relations machine pitched the village as an artists colony in the tradition of the Left Bank in Paris and Greenwich Village in New York."* (3)



1926 - June 17, 1926 - Spanish Village (Española Way) looking west from Washington Avenue

TOP PHOTO: OPENING DAY OF THE SPANISH VILLAGE 1925 (22)
MIDDLE PHOTO: VIEW LOOKING WEST ON ESPANOLA WAY. (22)
LOWER PHOTO: VIEW LOOKING WEST TOWARDS CURRENT PLAZA DE ESPANA (22).

NO EFFORT SPARED IN PLEASING PUBLIC

OLD SPAIN TRANSPORTED TO MIAMI BEACH TO AFFORD CENTER FOR PEOPLE OF ARTISTIC TASTES



VISIONARY IDEAS ARE
BASIS OF INCREDIBLE

SCHOOL CENSUS

FIGURES REVEAL ACTUAL GROWTH
OF MIAMI BEACH YEAR BY YEAR

ESPAÑOLA WAY TO OFFER
UNIQUE CULTURAL CENTER

Above: An early newspaper article regarding the then proposed Spanish Village shows a remarkable likeness of what was to be built. Note that while this rendering differs from the completed building in terms of window detailing and awning placement - the overall architectural massing in the completed project bears a striking resemblance to the newspaper rendering above.

Right: Photograph of N.B.T. Roney (22)



“Richard Carney, foreman of the failed 1882 coconut plantation that predated Miami Beach, purchased a long, narrow tract of land on the border between the holdings of John Collins and the Lummus Brothers, between today’s 14th and 15th Streets. This tract was platted as Espanola Villas in 1922 by William Whitman, a Chicago industrialist.” (3)

William Frances Whitman (1859 - 1936) was a self-made man and played a major role in early Miami Beach development. In 1918 he first built the Whitman family house on the oceanfront just south of 33rd Street where the family would winter from Chicago.

Whitman went on to build the imposing ten story Whitman Hotel on Collins Avenue - the current site of the Sans Souci Hotel. “The profits from the sale of the Whitman property to the Sans Souci and the Saxony hotels enabled the Whitman family to purchase land north of Miami Beach where Stanley Whitman went on to develop Bal Harbour Shops.” (4)

Whitman originally envisioned the building of a Spanish colony back in 1922. (19) “Whitman also envisioned detached houses on a narrow street he named Espanola Way. Only a few of Whitman’s villas were built, and in 1924 the development was purchased by N. B. T. Roney, an important real estate developer in both Miami and Miami Beach, who was building the palatial Roney Plaza Hotel at 23rd Street and the Atlantic ocean at the time.” (3)

“The hype (about artists) finally turned to reality in the early 1980’s with the opening of the International Youth Hostel (in the Clay Hotel building) and the Espanola Way Art Center, in the Clay and Cameo Hotels respectively. A vivid, though not historically accurate, paint scheme turned the village into a magazine-cover confection.... The Plaza de Espana streetscape project, inaugurated in 2002 and inspired by the checkerboard patterned plazas of the Iberian Peninsula, transformed the intersection of Espanola Way and Drexel Avenue into the living room centerpiece for the village.” (3)

The National Register of Historic Places designated Española Way a historic site in 1979 as part of The Miami Beach Art Deco District listing. In 1986 the city named the street one of its first historic landmarks.



TOP PHOTO: POSTCARD VIEW INSIDE SPANISH VILLAGE COURTYARD (22)

LOWER PHOTO: POSTCARD VIEW OF FUTURE PLAZA DE ESPANA (22)



2016 GOOGLE EARTH VIEW OF ESPANOLA WAY WITH CLAY HOTEL AT LOWER LEFT AND MATANZAS HOTEL AT CENTER RIGHT



Robert Taylor's original architectural plan designed six hotels - all on corner lots - plus eight apartment buildings and four other buildings. This plan was not fully carried out. Instead only two hotels were built (initially) and a number of shops - all with a Spanish design.

"Taylor modeled the Spanish Village after San Sebastian and Fontarable on the coast of Spain, as well as Biarritz, Cannes, and Mentone in France. · The project consisted of one block of development between Washington and Drexel Avenues, spilling across to include the western corners of Drexel Avenue as well. Construction totaled 16 buildings including two fifty-room hotels, apartment buildings and shops, and cost an estimated \$1,500,000." (20)



All buildings in the Spanish Village are remarkable for their authentic reproduction of the Mediterranean style, including the Clay Hotel (briefly renamed the Martha Washington), the Village Hotel (now the Cameo Hotel), the Grace Hotel, the Barcelona Hotel (now the Sinclair Hotel) and the Matanzas Hotel. The concentration, alignment and design of these buildings and the narrowness of the street all combine to create a realistic impression of a Mediterranean Village. (20)

TOP PHOTO: ESPANOLA WAY CIRCA 1930 (21)

MIDDLE PHOTO: ESPANOLA WAY CIRCA 1930 (21)

LOWER PHOTO: ESPANOLA WAY CIRCA 1930 (21)





ABOVE: ESPANOLA HOTEL aka CLAY HOTEL CIRCA 1930 (21)

BELOW: ESPANOLA HOTEL aka CLAY HOTEL CIRCA 2014 (21)





CLAY HOTEL 1940'S (1)

The photograph above from the 1940's is one of very few showing the building with window shutters, as it had been originally designed and built. Those original shutters were most likely blown away during the great hurricane of 1926. Apparently shutters only re-appeared on the building at this one time.

However with the addition of shutters it is apparent how these shutters contributed to the Architect's original vision for the facades. The window proportions with the additions of the window shutters fit much better into the overall proportions of the building.

The early history of Espanola Way is rather colorful. In addition to being home to many of Miami's finest, in the late 1920s, it also served as a gambling destination for some of the U.S.'s most notorious bad men - like Al Capone - who played at the Clay Hotel, and later became an area where folks would gather to dance to the beat of the music of Cuba and South America.



FLORIDA JULY 1955

The Spanish Village of Espanola Way deployed, more than any other project before it, image-making and city-building potential of a unified civic art. As completed under guidance by architect Robert Taylor, the complex is a self-contained artist's colony in the guise of a narrow Spanish street. (6)

The idea of such a bohemian village was first suggested to Mr. Roney by former New Yorkers who mentioned that Miami Beach lacked an area with a creative atmosphere for artists as one would find in New York's Greenwich Village, or the artists' quarter in Paris. (7)

Roney and his architect, Robert A. Taylor, with financial backing from Francis Whitman, chose to duplicate a miniature Spanish Village "a Latin Greenwich Village of fiestas and song, mantillas and Spanish architecture was used throughout, both to enhance the appeal and atmosphere of a village, and because it was predicted that "the predominating architectural note in Southern Florida will eventually be if not already, in the Spanish design. (7)

The project consisted of one block of development between Washington and Drexel Avenues, spilling across to include the western corners of Drexel Avenue as well. (9)

The Mediterranean Revival contributed three important influences to the urban structure of Miami Beach; the implantation of a sophisticated urban ensemble, the refined elaboration of the grand hotel type and the 'stagey' and more urban development of the small apartment building type. (6)

"This picturesque area had a reputation in its early days as a gambling and red light district." (14)



TOP PHOTO: 1955 (1)

MIDDLE PHOTO: 1967 (1)

LOWER PHOTO: 1970 (1)



TOP PHOTO: 1970 (1)

"Shops present on the street during the 1920's included purveyors of antique jewelry, rare books, fine clothes, painting, furniture and decorative arts "of the period of the Spanish Don", as well as ladies dress and hat shops where merchandise, it was touted, was "aimed to set the style for Paris, rather than to imitate it." .2. Restaurants and tea houses were available to satisfy most tastes, including, in addition to the expected Spanish, those serving English, French, and Chinese cuisine." (20)

The remainder of Espanola Way's development was concentrated in the period 1933-1940, following recovery from the devastating 1926 hurricane and ensuing Great Depression, and before the onset of World War II. A number of prominent local architects participated in the streets creation, in the then dominant Art Deco and Streamline Moderne architectural styles. Among these are Henry Hohaus (1444 and 1450 Collins Avenue, and 724 and 735 Espanola Way), L. Murray Dixon (525 and 531 Espanola Way, 1436 Pennsylvania Avenue, and 1435 Meridian Avenue), Roy F. France (1440 Euclid Avenue), and Carlos Schoepel (446 Espanola Way). R.A. Taylor, architect of the Spanish Village, designed 1440 Pennsylvania Avenue for himself as a residence and studio.



LOWER PHOTO: 1967 (1)



1970 PHOTOGRAPH OF CLAY HOTEL AND ESPANOLA WAY (1)

"Espanola Way elicited great expectations. "The Spanish Village of Miami Beach is destined to become a famous place among the artists and intellectuals of the nation" raved the Miami News in 1925. But artists and their associates never seemed to adopt the street, with its carnival atmosphere as their own. Rather, the Spanish Village attracted a more raucous crowd, who would dance at block parties in the roped off streets, frequent bookies and bootleggers, witness the infamous Al Capone or attend the Port of the Missing Men, a popular nightspot." (20)

"By the late 1930's, however, "the street had begun its seedy slide." Z. Bookies, winos, and prostitutes now called the street home. The infamous S & G Gambling Syndicate is reputed to have been created and run from Espanola Way until its demise in the 1950's. " (20)

"As throughout Miami Beach, the hotels on Espanola Way housed soldiers training here during World War II. After the war, the Spanish Village briefly revived its tarnished image, as dance studios cropped up along the street to spread the rhumba craze, said to originate there. Espanola Way, at that time, was known as "The Rhumba Capital of the World", perhaps the last time the street produced anything near the bohemian atmosphere." (20).



CIRCA 1975 PHOTOGRAPHS OF ESPANOLA WAY
(22)





ABOVE: APRIL 12, 1987 MIAMI NEWS - ESPANOLA WAY FANTASY DAYS (22)

The Miami Beach Building Card list two names for the property - the Martha Washington Hotel and the Clay Hotel.

According to the 1932 Miami Beach City Directory the Espanola Hotel is listed at 404-408 Espanola Way. Across the street at 1448 Washington Avenue is the Village Hotel. See Sanborn Map on page 8. The Ortega Hotel was at 443 Espanola Way on the NE corner at Drexel Avenue. The Guelda Hotel was located at the SE Corner.

Everything had Spanish names. The hotels were the Espanola, the Matanzas and the Barcelona. The apartment buildings were named the Andalusia, Granada, La Perla, Pizarro, Venetian, Cortez,



1980 PHOTOGRAPH LOOKING WEST ON ESPANOLA WAY WITH CLAY HOTEL AT LEFT (5)



ABOVE: 1982 ESPANOLA WAY VIEWED FROM WASHINGTON AVENUE (22)
BELOW: 2011 ESPANOLA WAY VIEWED FROM WASHINGTON AVENUE (8)





ABOVE : 1992 (2)
BELOW: 1992 (1)



PHOTO LEFT: CLAY HOTEL 2006 (8)

PHOTO BELOW: CLAY HOTEL 2016 (8)



CONTEMPORARY PHOTOGRAPHS



ABOVE: ESPANOLA WAY 2016
BELOW: CLAY HOTEL 2016 (8)





TOP RIGHT: QUOINS AT TOWER 2006 (8)
 TOP LEFT: ESPANOLA WAY ENTRANCE 2006 (8)
 LOWER RIGHT: CORNER AWNINGS 2006 (8)
 LOWER LEFT: CLAY HOTEL FROM CORNER OF
 ESPANOLA WAY AND WASHINGTON AVENUE.
 (8)