



MATANZAS HOTEL LOBBY

Open-air interior lobby at Matanzas Hotel.

Gates at both ends of the lobby are not historic.

The patterned tiles on the stair risers are also not historic.

These floor tiles which match those in the Clay Hotel lobby are also not historic.

2016 PHOTOGRAPHS OF LOBBY (8)

ROBERT TAYLOR ARCHITECT

Robert Taylor Architect (1885 - 1961)

was born in Camden, New Jersey as noted in the State of New Jersey census records..and died at the age of 76 years old as noted in the August 6, 1961 obituary in Miami Herald.

Robert Taylor became the principal architect for Newton B. Roney who was one of the earliest mega-developers on Miami Beach and the proprietor of the Roney Plaza Hotel - the geographical and social center of the beach at 23rd & Collins Avenue .

Although the job of designing the actual Roney Plaza Hotel went to the New York Architects Shulze & Weaver...from about 1925 through 1935 Taylor designed practically all of the other buildings Roney developed on his numerous Miami Beach properties. These are among the finest examples of the Spanish / Mediterranean style of architecture of that period.

Taylor's work is notable as both architecture and as urban design. To walk down Espanola Way is to be entranced by so many wonderful architectural details. It is also plausible that the designs by Addison Mizner for Worth Avenue in Palm Beach opened which opened in 1924 - 1925 - was influenced by Espanola Way since this had been envisioned by Whitman as early as 1922.

"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)

"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 the guidance of architect Robert Taylor the complex is a self-contained artist's colony in the guise of a narrow Spanish street." (6)

TOP PHOTO: ESPANOLA WAY, MIAMI BEACH (8)

LOWER PHOTO: BEACH PATROL HEADQUARTERS, MIAMI BEACH (8)



ROBERT TAYLOR ARCHITECT:

NOTABLE ARCHITECTURAL PROJECTS

- 604 Collins Miami Beach Bank & Trust, 1924 for Newton Roney (demolished)
- Espanola Way and the Clay Hotel, 1925 - 1926
- 2301 Meridian Avenue
- 1700 James Avenue (Casa Tua) 1925 Originally designed for one of Roney's sales persons.
- 2300 Collins Avenue - original Newton Roney office building (demolished) at site of existing MiMo Walgreens
- 1695 Alton Road (17th & Alton SE corner) used to be Burger King and is currently a bank. However the building still reveals original remnants of the original Walker-Skagseth Grocery Store originally constructed for an industrialist from Youngstown, Ohio.
- Bath Club, 5937 Collins 1926
- 4855 Pine Tree Drive (as Taylor & Lewis Architects)
- 5223 Pine Tree Drive, 1929
- 5285 Pine Tree Drive, 1929
- 5311 Pine Tree Drive 1929
- 5655 Pine Tree Drive 1929
- 5745 Pine Tree Drive 1929
- 4720 Pine Tree Drive
- 5312 Pine Tree Drive
- 1440 Pennsylvania, Taylor Residence + Studio
- Beach Patrol Headquarters, 1001 Ocean Drive 1934
- 150 20th Street - Townhouse Hotel 1938 (land originally owned by Newton Roney)
- 110 20th Street - Cromwell Hotel ,1939 (land originally owned by Newton Roney)



TOP PHOTO: 2009 VIEW OF ESPANOLA WAY (8)

LOWER PHOTO: 2301 MERIDIAN AVENUE (8)

SPANISH MEDITERRANEAN ARCHITECTURE

"The desire to transform Miami Beach into a Mediterranean city corresponded with the ascendancy of the Mediterranean revival style in Florida. ...Its appearance in Florida was contemporary with the Spanish Colonial style popular in the early twentieth century and evoked notably at San Diego's 1915 Panama-California exposition. (16)

"San Diego demonstrated two important aspects of the Spanish Colonial style: first, the success of style and civic art in creating a sense of identity and place; second, the appropriateness within a certain territorial, climactic and cultural context of Spanish Colonial architecture as a regional style." (11)

Architects and developers working in Florida were quick to see the value of imposing the template of a stylistically unified and regionally appropriate civic art into its growing new cities. The Mediterranean Revival defined the style of the 1920's in Miami Beach, and because it also embodied new planning paradigms, set the stage for the modern city of the next decade.(11)

Spanish Mediterranean architecture was the "style of choice" for the first major boom period in Miami Beach. Its connotation of Mediterranean resort architecture, combining expressions of Italian, Moorish, North African and Southern Spanish themes, was found to be an appropriate and commercially appealing image for the new Floridian seaside resort.

During the mid 1910's through the early 1930s the style was applied to hotels, apartment buildings, commercial structures, and even modest residences. Its architectural vocabulary was characterized by stucco walls, low pitched terra cotta and historic Cuban tile roofs, arches, scrolled or tile capped parapet walls and articulated door surrounds, sometimes utilizing Spanish Baroque decorative motifs and Classical elements. Featured detailing was occasionally executed in keystone.



TOP PHOTO: CASA CASUARINA, OCEAN DRIVE aka HOME OF GIANNI VERSACE photo COURTESY FLORIDA ARCHITECTURE AND ALLIED ARTS MAGAZINE, 1938 COURTESY OTTO G. RICHTER LIBRARY, UNIVERSITY OF MIAMI.

MIDDLE PHOTO: EL JARDIN (22)

LOWER PHOTO: VIA PARIGI, WORTH AVENUE by ADDISON MIZNER 1925 (22)

San Diego demonstrated two important aspects of the Spanish Colonial style: first, the success of style and civic art in creating a sense of identity and place; second, the appropriateness within a certain territorial, climactic and cultural context of Spanish Colonial architecture as a regional style.

"Architects and developers working in Florida were quick to see the value of imposing the template of a stylistically unified and regionally appropriate civic art into its growing new cities. The Mediterranean Revival defined the style of the 1920's in Miami Beach, and because it also embodied new planning paradigms, set the stage for the modern city of the next decade." (11)

"Mediterranean Revival architecture was a picture-book pastiche offering instant history, imbuing a brand-new place with Old World charm. It came into being as an architecture for an elite - providing immediate ancient European pedigrees to the landed gentry of both Miami and Palm Beach....The style's aged look conveyed the instant pedigree of ancient architecture on the new city." (12)

"Mediterranean Revival architecture flourished in Florida in a compressed time period, starting in 1917 when Pittsburgh architect Richard Kiehnel (1870-1944) began designing...EL Jardin. As Kiehnel was working on El Jardin in Miami (Coconut Grove) the architect Addison Mizner (1872-1933) was designing the Everglades Club in Palm Beach.. A decade and a half later most architects had turned their eyes to what we now call Art Deco.." (13)

"Some years later Mizner wrote about his own design process, and what he had to say explains a great deal about the architectural style he was inventing. Basically, he created an imaginary history for his buildings.: "I sometimes start a house with a Romanesque corner, pretend it has fallen into disrepair and been added onto in the Gothic spirit, when suddenly the great wealth of the New World has poured in and the owner added a very rich Renaissance addition." (14)



TOP PHOTO: COCONUT GROVE PLAYHOUSE, MIAMI (8)

CLAY HOTEL BUILDING CARD

CLAY HOTEL
 Owner N.B.T. Roney
 Lot 1 & 2 Block 3-B
 General Contractor C.R. Donothan
 Architect

USAFTTC*
 Martha Washington Hotel
 Mailing Address
 Subdivision ESPANOLA VILLAS
 1434 to 1440 Washington ave:
 400 to 418 Espanola Way
 Bond No. 3234-15-002
 Engineer Charlie's News Stand #1434

Permit No. 1166
 Cost \$70,000.00

Zoning Regulations: Use BB
 Building Size: Front 84' Depth 73'8' Area 19
 Height 25' Stories 2
 Use STORES & HOTEL

Certificate of Occupancy No.
 Type of Construction Ordinary
 Foundation Reinforced concrete
 Date April 15, 1925

Plumbing Contractor Archie Cooper
 Date May 1, 1925

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...Grease Traps...John Stolpman ..Mar. 1925
 Drinking Fountains
 Rough Approved
 Date

Temporary Closet
 Date

Tank Size
 Tank Size
 Date

Electrical Contractor
 Switch
 OUTLETS Light
 Receptacles

Range
 HEATERS 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 outletsFebruary 1, 1926.....
 Sign Outlets
 Landis Fixture Company
 Pullen & Zoll Electric
 Pullen & Zoll Electric
 August 31, 1925
 Date Nov. 13, 1925
 Mar. 25, 1926

No. FIXTURES 215
 February 28th, 1927...
 FINAL APPROVED BY

Alterations or Repairs ~~OVER~~ # 3320. Alterations
 # 7612.. Remodeling into store (Chas. Meyer, contractor)

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

#1603
 REFERENCE DATE: 5-2-89
 #75-34
 Date 5-2-89

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	\$ 300.00	Oct. 20,	1936
	10182	Roofing	GIFFEN ROOFING CO:	\$ 600.00	Aug. 16,	1937
	10764	Projecting sign	FLEXLUME DANIEL NEON CO:	\$ 60.00	Dec. 16,	1937
#12962	Changing window	& building shelves, etc.	(Sam's Place #420 Espanola	\$ 150.00	Sep. 21,	1939
#13200	1 Pole sign	NEON SIGN & DISPLAY	" for Sam's	\$ 150.00	Nov. 1,	1939
#13492	1 Sign	NEON SIGN & DISPLAY	Hellman's Clay Rest	\$ 75.00	Dec. 15,	1939
#15070	1 Sign	NEON SIGN & DISPLAY	Village Shoe Shop	\$ 75.00	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:

lly-Ann Candy Shop	# 5973	Larkins	8 Outlets, 8 Receptacles	Dec. 3,	1935
444 Drexel ave:	# 7727	North American Construction Co:	5 receptacles,	Nov. 28,	1936
Sam's Place	# 8156	Electric Construction Co:	1 receptacle, 1 center	Jan. 14,	1937
lland Clay Restr	# 9822	Griffin Electric:	5 outlets, 5 fixtures (Final OK-Brown -	Nov. 9,	1937 11/12th
ay Hotel	#12417	Unity Electric:	3 switch outlets, 3 fixtures 2 fan outlets and	Jan. 27,	1939
	#13686	Neon Sign & Display -	1 neon transformer	Nov. 1,	1939
	#13912	F.C. Ast Electric:	1 Barber pole	Nov. 27,	1939
	#14150	Neon Sign & Display	1 neon transformer	Dec. 15,	1939
	#14552	F. C. Ast	1 motor	Feb. 21,	1940
	#14895	Tropical Electric:	1 receptacle, 1 motor	May 13,	1940
	#14954	Tropical Electric:	2 appliances, 2 centers, 1 service	May 22,	1940
	#16048	Tropical Electric:	1 switch, 4 light outlets, 4 fixtures, 2 motors,	11/6/40	
		and 1 sign outlet:	Oct. 30, 1940 - Final OK - HGI	Oct. 19,	1949
ohn Maiorana	#15941	L.H. Wessels:	5 fixtures, 1 center of distribution	Oct. 24,	1940
utlaw Barber Shop	#15981	Lyon Electric Co:	12 fixtures		
16 Espanola	#16048	Tropical Electric:	1 switch & 4 light outlets, 4 fixtures, 1 motor, (0-1 hp)		
		1 motor (1-5hp), 1 sign outlet, 1 sign (No. of lights) 2 centers -	10/30/1949		
village Shoe Shop	#16242	Neon Sign & Display	1 neon transformer	Nov. 18,	1940

ALTERATIONS & ADDITIONS

Building Permits:	#18059	Painting (inside & out)	J.D. Gilbreath, painter	\$100::	Feb.	9,	1944
Clay Hotel	#18301	Painting	owner	\$200::	Mar,	5,	1944
Clay Hotel	#19348	Painting and repairs only	- A.Kaplan, contractor	\$	Nov.	15,	1944
Clay Hotel	#19429	Painting - inside	Morris Kalof, painter	\$	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. AST - 4 centers of distribution - Jan. 12, 1942 Final - BROWN1/1
Barber Shop # 18385 Flexlume Neon - 1 neon transformer Feb 12, 1942
Clay Hotel #18678 1 switch outlet, 6 light outlets, 22 fixtures, 2 motors, 7 centers
of distribution..... June 19, 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, 8 motors Mar. 15, 1943
Clay Hotel #20698 USAAFTTC - Restoration Nov. 20, 1944
Spanish Village Bar # 19981 Ace Electric .. 5 Receptacles. January 10, 1944

HOTEL
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
434 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

422-32 Wash. # 31998 Remodeling - replacing 9 feet window with one large light (2 openings)-Owner \$ 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

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 Roamat...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
Plumbing Permits:

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 # 46064 Mutual Neon Company....Flat Wall Sign \$ 200.00 Oct. 14, 1954~~

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 # 40834 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

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

#63160 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 Plaag 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 WHITE 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: #58908 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

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

#106 Dewey Hawkins 1-2 Ton Air Conditioner \$300 6/28/68 8K-SITERLY 7/16/68
#08372 Jalso Inc. Install aluminum fold-down awning \$300 12-18-75 1238 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. 4/4/80

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-\$229 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-1-18-77

#54569-Pitsch Plumb #70543-Miami Beach Electric- 100 amps service-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, 0-1HP-10-10-74

#71660-Miami Beach Electric- 1 motors, 0-1HP-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

8

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/lay 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 exist 87, painting color 20-B
- #28590 3/30/86 owner paint & patch interior no structural work \$1,000

Plumbing Permits:

- #40 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

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

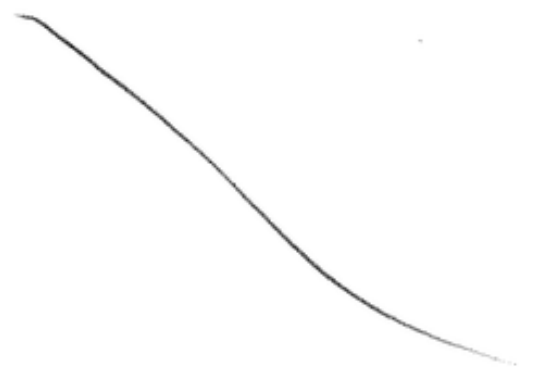
• Building Permits: #31247 - 11-3-87 - Owner - Hang arched sign hanging from wall - \$1,000.00 *CA*



Plumbing Permits:



Electrical Permits:



COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	COMMENTS	BUILDING PERMIT NO.
11-3-87		Hang a red sign.	\$1,000.00				31247

Building Permits - #58890661-2-8-89 - ARGUELLES - REPAIR 300 sq. ft. - \$2,100.00 C.Y.
 #58890841-3-8-89 - FLAMINGO CONST. - Installation of door closers +
 REPLACE bulbs - \$1,000.00 C.Y.
 #88053 - CERTIFICATE OF COMPLETION - #88800107 - 6-16-89 C.Y.

Electrical Permits - #83004 - Ocean Electric - REPAIR FIRE DAMAGE - 3-21-88 C.Y.
 #BE891255 - Ocean Electric - NEW SERVICE METER CHANGE -
 6-21-89 C.Y.
 #BE891275 - Ocean Electric - NEW MAIN SERVICE (400 AMP) 7-3-89 C.Y.

Pumbing Permits - #65403 - TOTAL FIRE SPRINKLER CORP. - 73 FIRE SPRINKLER HEADS,
 WATER SERVICE - 5-31-88 C.Y.
 #P8900427 - TOTAL FIRE CORP. - NEW SYSTEM - 2-15-89 C.Y.

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 30054. FT.	\$2,100.00				58890661
3-8-89		Installation of door closers + rep. bulbs.	\$1,000.00				588908-11

MATANZAS HOTEL BUILDING CARD

MATANZAS HOTEL
 Owner N. B. T. Roney

Lot 1 & 2 Block 4-B Subdivision Espanola Villas No. 506 Street Espanola & Date July 15-1925
 1438 - Drexel ave
 Address 1436 Drexel.
 General Contractor C. R. Donathan 4150

Permit No. - 1331

Architect Robert A. Taylor-
 Front 84' Depth 73'-8" Height 30'
 Address 323415-007
 50 ROOMS
 Use Hotel & Stores

Type of construction c-b-s- Cost \$ 70,000.00 Foundation concrete Roof Comp & Tiles-

Plumbing Contractor Orr, Jr

No. fixtures Rough approved by Date
 No. Receptacles #10744- C. Dulbs- 1 sand trap- no gas - Jan. 8-1938
 Plumbing Contractor Address Date
 No. fixtures set Final approved by Date
 Sewer connection Septic tank Make Date

Electrical Contractor Donathan Elec. Co. Date Jan. 19-1926

No. outlets 150 - Heaters Stoves Motors Fans Temporary service
 Electrical Maintenance - 1 waffle iron - 1 stove - 1 water heater - Oct. 27-1926---
 Rough approved by Date
 Electrical Contractor Newland Corporation Address Date Feb. 15-1926

No. fixtures set 155 Final approved by Date
 #10341 - Wessels & Wagner - 2 motors; 3 centers (1436 Drexel), Jan 4-1938-Final-1/14
 Date of service (Howard Bezie)

Permit # 777 Remodeling - new iron railings - owner with day labor - \$ 500.00- Date May 4-1938
 Alterations or repairs #11112- PAINTING - owner with day labor- \$ 100.00- July 7-1938

#11737- Repairs- new iron railings- owner with day labor- \$ 100.00- July 7-1938

Plumbing permit # 11591- Levi- 2 sinks- Alabama Restaurant - GAS -OK JFF -11-26th 3 gas-11-23-1938

BUILDING PERMIT # 14233- Remodeling for restaurant - (S. Deckerbaum) Pfeiffer & Pitt, architect:
 day labor - - - - - \$ 200.00 - June 24-1940-

Plumbing # 13720- Acme Plumbing Co. 1 sink - GAS --OK- 7/11th-40 Bell
 1 grease trap - 1 gas stove - 1 gas heater - 7-9-1940

BUILDING PERMIT # 17589 - Painting and alterations - (owner, day labor) \$ 100: Sept. 14, 1943

19597 Roof repairs. Geo. W. Obenour, \$ 375.....Jan. 8, 1945

19735 Painting Howard F. Gere, painter \$ 1,000.....Feb. 20, 1945

1436 Drexel Ave. #21084....Double face swing sign...Standard cable, rigging, metal face.....
American Sign.....\$50.00.....Oct. 13th, 1945

21097 Remodeling for 2 rooms & bath - General Building Repairs - \$600..... Oct. 25, 1945

24626 Removing one partition, painting and plastering - Owner \$ 1,000.... June 1, 1947

24844 SIGN - 34 sq ft - Neonite Sign Co: \$ 200.... July 1, 1947

24959 Painting inside of store: Owner, day labor: \$ 50.....July 17, 1947

PLUMBING PERMIT # 17105 - Schweitzer 1 sink, 1 grease trap, 2 waste drains, 1 gas range, 1 gas heater
Sept. 10, 1943

Ann's Coffee Shop: # 18006...Nathan Serota: 1 water closet January 3, 1945

ELECTRICAL PERMIT # 19660 -- Ace Electric Co: 1 fan outletSeptember 22, 1943
(John Morgan, 1436 Drexel avenue)

Mantanzas Hotel # 21325 Unity Electric - 16 Fixtures .. Sept. 18, 1945

" # 24380 Little River Electric: 2 switch outlets, 4 light outlets, 4 receptacles,
June 24, 1947

24413 Neonite Sign Co: 4 neon transformers, 7-1-47)

LOT 1-2 BLOCK 4B SUBDIVISION Espanola Villas ADDRESS 506 Espanola Way
1436-38 Drexel Avenue

ALTERATIONS & ADDITIONS

Building Permits:

Mechanical 3530-BoKler inspection-3-18-76

506 Espanola Way-#12665-Owner-Minor repairs-\$150-2-2-78

1436 Drexel Ave-#13800-Owner-Change front glass and install glass door, panel the walls and make a cooler-\$1750-9-6-78

Plumbing Permits:

#58543 - Peoples Gas System - 1 boiler 6/10/80

7/7/80 #58644 Peoples Gas meter set

7/24/80 #58693 Pitsch Plumbing replace 1 heater

#60810 1/14/83 Maxwell Neely - 1 meter set gas

#60861 2/15/83 Peoples Gas - meter set gas

Electrical Permits:

Lot 1 & 2 Block 4B Subdivision ESPANOLA VILLAS
ALTERATIONS & ADDITIONS

Building Permits:

16 Espanola Way # 25057 1 STORE and 1 APARTMENT UNIT L.E. Taylor (owner) \$ 5,000.. July 30, 1947
Gerard Pitt, architect: Engineering Construction Co. contractor.
20' x 78' x 17' - #2CBS - Spread footing - Flat roof -
100 Espanola Way # 25187 Remodeling for restaurant - Gerard Pitt, architect: \$ 1,000... Aug. 16, 1947
Republic Builders, Inc.
100 Espanola Way # 25269 Double faced sign - NEONITE SIGN CO. (Emil Flutie, Sr.) \$ 185. Sept. 2, 1947
438 Drexel Ave. # 25338 3 Awnings - Durable Awning Co. - \$ 216.: Sept. 11, 1947
106 Espanola #25583 Caulking & waterproofing where needed-M & T Construction Co.. \$75... Oct. 10, 1947
100 Esp. Plumbing Permits: # 25526 Schwelltzer: 1 sink, 1 grease trap, 2 floor drains, 2 safe waste drains,
1 gas water heater, 1 steam table. August 29, 1947
116 Espanola Way # Schwelltzer: 2 water closets, 2 lavatories, 1 shower, 1 sink, 3 gas ranges.. Sept. 1, 1947
116 Espanola Way # 25744 Schwelltzer: 1 Hoffman Presser- Oct. 25, 1947 O'NEIL Nov. 18, 1947
1438 Drexel # 25829 Pitsch & Morgen: 1 Lavatory, November 19, 1947
116 Espanola Way # 25849 Economy Plumbing Co: 1 floor drain - Nov. 15, 1947

WAS OK BY O'NEIL Oct. 1, 1947
GAS OK BY O'NEIL Nov. 18, 1947

Electrical Permits: # 24791 Astor Electric: 4 switch outlets, 2 light outlets, 4 receptacles,
4 fixtures, 2 appliance outlets, 3 motors, 5 centers of distribution,
1 equipment service Sept. 10, 1947
116 Espanola Way # 24864 Grimm Electric: 7 switch outlets, 16 light outlets, 10 receptacles, 16 fixtures,
1 refrigerator outlet, 1 space heater, 1 sign outlet, 6 centers of distribution,
1 service-equipment - - - - Sept. 24, 1947-Final OK-Woodmansee Aug. 11, 1948
438 Drexel Ave. # 24969 Neonite: 6 Neon Transformers, Oct. 13, 1947

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits: # 25944 Remodeling on second floor - Gerard Pitt, architect: R. Morales, contractor: \$ 600. . . . Nov. 5, 1947

26687 Replacing store front with glass partition in rear- Pan-American Homes-\$200: 2/12/48

27309 Hanging sign under old drug store sign - Delta Neon \$ 100. . . . May 21, 1948

1438 Drexel # 29438 LAUNDROMAT with 8 X 8 flue . 4" slab on roof of Boiler Room - all as per Zoning Ordinance #874 . Gilbert M. Fein, architect: M. Collegeman, contr. \$5,000.. 2/15/49

1438 Drexel #29738 Flat wall sign - Tropicalites, contr. \$ 250. . . . April 19, 1949

506 Espanola # 31547 Painting - exterior - Joseph Vilaro, contr. \$ 600. . . . Nov. 28, 1949

Mangold # 36123 Remodeling for 3 stores-Leonard Glasse, arch: Tekla Constr. Co., contr. \$1,500.. 6/14/51

510 Espanola # 36211 Install two bath rooms & remodel for lunch room-Leonard Glasse, arch: Tekla Constr. Co. \$ 1,200.. July 2, 1949

Plumbing Permits:

Final Gas OK-T.A.O'Neill 3/31/49

M & M Laundromat: # 27898 Harry Markowitz: 16 Floor drains, 2 Safe waste drains, 6 Gas heaters, 2/22/1949

M & M Laundromat # 27940 Fla. Fuel Oil Co: 1 Oil Burner - 550 gals. -underground - Mar. 8, 1949

Electrical Permits:

26335 Delta Neon: 1 neon transformers - May 21, 1948

1438 Drexel Ave. # 28287 Angler Electric: 5 Switch outlets, 4 Light outlets, 40 Receptacles, 2 Fixtures Final- RBW 3/22/49 --- 1 motor, 1 sign outlet, 4 Centers of distribution, 1 Service, Feb.18,1949

M & M Self-Service --# 28633 Tropicalites - 1 Neon transformer - April 19, 1949

Mantanzas Hotel # 32638 Neonite Sign Co: Violations, Nov.10,1950

506 Espanola # 35192 Dade Elec. Service: 3 switch outlets, 14 receptacles, 6 light outlets, 6 fixtures, 1 center of distribution - Oct. 9, 1951

506 Espanola # 35369 Astor Electric Co: 5 Receptacles: 10-17-1951 ok Meginniss 10-30-51

Lot 1 & 2 Block 4-B Subdivision ESPLANOLA VILLAS

ALTERATIONS & ADDITIONS

506 Building Permits: # 37318 Remodeling for 3 new office rooms- L.H.Glasser, arch: Tekla Constr. Co., cont
C of O # 1447-Nov.13,1951 \$ 200..... Nov. 1, 1951
506 # 37504 Install door in place of window on west side of main building-Owner
506 # 37734 Flat wall Sign - 25 sq.ft.-Bonel Sign Co. \$ 100..... Nov. 20, 1951
506 # 37735 Barber Pole Sign- BonelSign Co.,contr. \$ 128..... Dec. 19, 1951
506 # 37870 Remodeling 2 office rooms into hotels rooms (non-conforming)-(bath rooms
across the hall-- see minutes of Board of Appeals) (1-15-52 "matter of bath
rooms across the hall from hotel rooms discussed)(Board decided appeal had
some merit and should be considered- No formal action was taken)-L.H.Glasser, arch: -Owner
\$ 50..... Dec. 19, 1951
\$ 100..... Jan. 21, 1952

506 Plumbing Permits: # 32769 Murray's Plumbing Co: 5 lavatory, 1 electric water heater- 12/11/51

#506 Electrical Permits: #35693 Astor Elec.Serv.Inc.: 3 switch outlets, 25 receptacles, 3 light outlets,
3 fixtures- 12/10/51
#35708 Dade Electric: 4 receptacles, 5 centers of distribution- 12/12/51 ^{OK-HOR} 12-13-51
#35816 W.H. Bonel: 1 neon transformer - 12/21/51
#35817 W.H. Bonel: 1 neon transformer - 12/21/51

Lot 1 & 2 Block 4b Subdivision Espanola Villas

ALTERATIONS & ADDITIONS

Building Permits: #44378 Owner: REMODELING FOR LUNCH ROOM: \$ 500...April 20, 1954
516 Espanola Way #44405 Owner: Exhaust fan in rear of store: \$200...April 26, 1954

~~XXXX~~
1434 Drexel Ave ~~47630~~ C. H. Ervin Install 1 - 1 ton A. C. Unit \$ 200 May 27, 1955 *OK*
506 Espanola Way 50149 by owner: Replace awning in interior patio with fiber glass/ *Placag 6-6-5*
\$ 450.00 April 13, 1956

Plumbing Permits:

Electrical Permits: #42150 Astor Electric: 1 switch outlet, 1 receptacle, 1 light outlet, 1 fixture,
2 motors: June 7, 1954 OK, Rosser 10-21-54
510 Espan. # 42180 Astor Electric: 1 motors.....June 10, 1954 ok 6/16/1954 Plaag Nov. 28, 1956
510 Espanola Way #48989 Astor Electric Co. Inc.: 1 Meter Change, 1 Motor, 0-1 H. P.:
OK 5/2/57 Fidler

Lot Block Subdivision

ALTERATIONS & ADDITIONS #06277-Owner-Painting and minor repairs-\$1000-10-3-74

Building Permits:

1434 and 1436 Drexel Ave: New doors and new glass jalousies and add 8" block wall, 42" high: Beach Cabinet Shop, contractor \$800.00 Aug. 27, 1956

1438 Drexel #55439 Allstate Awning: 26' long, 6' wide canvas awning supported from the bldg - \$290 - Jan. 29, 1958

1438 Drexel #55596 Owner: 2 Metal signs size 3'x6' attached to building according to lease of Aug. 1956 allowing lessee to hang sign - \$45.00 - Feb. 26, 1958

506 Espanola Way #57586 Pan American Window Corp: Replace 75 wood casement windows with jalousies - \$2500 - 10/13/58
506 Espanola Way #60785 Acme Supply Co: Reroof - \$1975 - Dec. 14, 1959
516 Espanola Way #61770 Acme Supply Co: Reroofing area over store - \$670 - May 5, 1960

1438 Drexel - #62660 Owner, Laundro Mat: Door opening on Drexel side of building - \$100. - 7/18/62 Bldg. Permits con't. below
#05684-Owner-to paint exterior of hotel=\$700-6-8-74
Plumbing Permits: #38016 Florida Fuel Oil Co: one hot water boiler replacement April 24, 1956

38554 Economy Plumbing Co. 1 floor drain, 3 safe waste drains, 4 gas pressing machines, 10 broilers October 11, 1956 ok-COX 11/21/60

#40800 Economy Plumbing: Replace steam line, 7-22-58

#43408 Peoples Gas System: 4 gas dryers - 7/25/62

#43448 Peoples Gas Co.: 1 gas water heater - 8/28/62

#44182 Morgen Plumbing Co.: 1 sink; 1 floor drains-sand traps; 3 safe waste drains; 1 gas range; 1 gas grille (Bldg. Permit #70943) - 3/2/64
#51300- Peoples Gas - 1 gas meter \$3.60 7-10-74

1434-36 Drexel Ave. #48754 Lewis C. Wagner: 4 switch outlets, 7 fixtures, 1 iron outlet, 1 service-equipment, 1 meter change, 8 motors, 0-lhp, 1 motor, -2-5hp
Electrical Permits: OK, Fidler 10/23/1956----

October 17, 1956

1440 Drexel #51316 Kenny Elec: 2 receptacles, 12 appliance outlets, 1 center of distrib-12/4/57OKL/8/58Fdlr

506 Espanola Way #51554 Astor Elec: 1 switch outlet, 1 receptacle - Feb. 5, 1958 OK 2/10/58 Fidler

1438 Drexel Ave. #58653 Astor Elect. Service: 1 cent. of dist.; 1 motor, 0-l hp - 8/22/62

1432 Drexel #62014 C.J. Kay Elec.Co.: Fire damage - 2/22/65

1432 Drexel #62065 C. J. Kay Elec. Co.: Fire damage repair - 3/10/65

506 Espanola Way #63671 C. J. Kay Electric Co.: 1 meter change; 1 cent. of dist. - 7/15/66

#68095- Landers Elect. Co.: 1 fan outlets - 2 motors 0-l HP 7/10/70
BUILDING PERMITS: (continued) #70943 Owner, Shirley Moss: remodel store front & interior petitions, \$950, 1/20/64 (1436 Drexel Ave.)
(Restaurant, approval of Health Dept. - State Hotel Comm. #2846 dated 1/27/64) C.R.C. 12/29/64

#71150 Bob Roberts: Exterior painting - \$650. - 2/27/64

Electrical Permit 71114-Ocean Electric-repairs-1-28-74
#72709-D & Z Electric- ademco (508) 4 bells and 6 pulls-10-31-75

PLUMBING PERMITS: #65247 - Pitsch Plumbing - Repair gas leak to water heater - 4-12-88 *CT*

ELECTRICAL PERMITS: #E8801492 - R&E Electric - 45 Smoke detectors - 9-16-88 *OK*

BIBLIOGRAPHY



- (1) Photograph courtesy of Miami Dade Property Appraiser
- (2) Photograph courtesy City of Miami Beach Planning Department / Historic Building Database
- (3) 'Miami Architecture' by Alan T. Shulman, Randall Robinson Jr. & Jeffrey Donnelly , 2010 p.259.
- (4) 'Lost Miami Beach', by Carolyn Klepser, 2015 pp.78-80
- (5) Photograph from Progressive Architecture Magazine, August 1980 issue, "Miami Beach: Yesterday, Today and Tomorrow, p.65
- (6) "The Making of Miami Beach 1933-1942" by Jean Francois LeJeune and Allan t. Shulman Pp.20-21.
- (7) Espanola Way - Historic Preservation District Designation Report - City of Miami Beach Planning Department, March 1986, pp. 5-6.
- (8) Photograph by Arthur Marcus
- (9) Espanola Way - Historic Preservation District Designation Report - City of Miami Beach Planning Department, March, 1986, p 3.
- (10) "The Making of Miami Beach 1933-1942 "by Jean Francois LeJeune and Allan t. Shulman p. 52.
- (11) Ibid. pp.20-21.
- (12) Beth Dunlop: "Inventing Antiquity: The Art and Craft of the Mediterranean Revival Architecture." The Journal of Decorative and Propaganda Arts 23 (1998): pp. 191
- (13) Ibid., p.195.
- (14) Ibid., p. 196.
- (15) Romer Collection, Miami Dade Public Library as printed in "From Wilderness to Metropolis: The History and Architecture of Dade County (1825 - 1940), 1982,
- (16) The Making of Miami Beach 1933-1942 by Jean Francois LeJeune and Allan t. Shulman p.20-21
- (17) Ibid., p.35
- (18) Progressive Architecture Magazine Nov 1982, "Deco Rating", p. 92.
- (19) Miami Beach by Howard Kleinberg, 1996, p.99.
- (20) Espanola Way Historic Preservation Designation Report by the City of Miami Beach Planning Department, March, 1986
- (21) Photograph courtesy Clay Hotel
- (22) Photograph courtesy History Miami Archives