



## HISTORIC RESOURCES REPORT

FOR

4041 COLLINS AVENUE

LORD TARLETON aka WALDMAN'S aka HYDE PARK aka CROWN aka RAMADA aka THOMPSON aka CONFIDANTE aka ANDAZ HOTEL

AND

228 40th STREET

MIAMI BEACH, FLORIDA 33140

FOR

GOLDEN PALMS LLC

4041 COLLINS AVENUE

MIAMI BEACH, FLORIDA 33140

Ω

BY

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FOR THE

CITY of MIAMI BEACH HISTORIC PRESERVATION BOARD

February 1, 2023

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A RECORDS SEARCH @ CITY of MIAMI BEACH PLANNING & ZONING REVEALED NO HISTORIC ARCHITECTURAL PLANS FOR ANY OF THE ORIGINAL RESIDENCES FORMERLY ON SITE.

PHOTO (4)

## NEIGHBORHOOD CONTEXT

### SKYSCRAPER HOTELS

Until the construction boom of 1939 - 1941 radically changed the skyline of Miami Beach, the areas of the Beach below 41st Street and the bridge, contained a mix of multi family apartments and hotels of varying heights as well as the dwindling stock of single family residences - which were most often more akin to grand oceanfront estates.

The aerial photo at left shows a typical oceanfront residential area in Miami Beach in the 1920's, in this case the area around 5100 - 5200 Collins Avenue which is the present site of Seacoast Towers and the Alexander Hotel.

By the 1930's came mid rise and higher rise hotels and apartment building, as can be seen in the lower photo. With its domed tower soaring over above the hotel's ten stories and the then neighboring buildings, one of the first taller hotels in the area was the Whitman Hotel in 1935 at 3315 Collins Avenue which opened in 1935 and is prominently featured at left.

The Whitman was a more classic example of the Moderne style of architecture designed by Architect Roy France with its tower perched above a simple tower..

The future site of 4041 Collins can be seen near the entrance to the 41st Street bridge in the photo at left. 4041 Collins Avenue was the first skyscraper hotel to be built in Miami Beach, although the Cadillac Hotel one block to the south also opened at the same. time.

What made the Cadillac and the Lord Tarleton 'skyscraper' hotels was that they were designed as mini-skyscrapers in the mold and style of a New York skyscraper.

TOP PHOTO: CIRCA 1920's AERIAL PHOTO ABOVE 5100-5200 COLLINS AVENUE (1)

LOWER PHOTO: 1937 AERIAL VIEW LOOKING NORTH FROM 34TH STREET IN MIAMI BEACH (1)

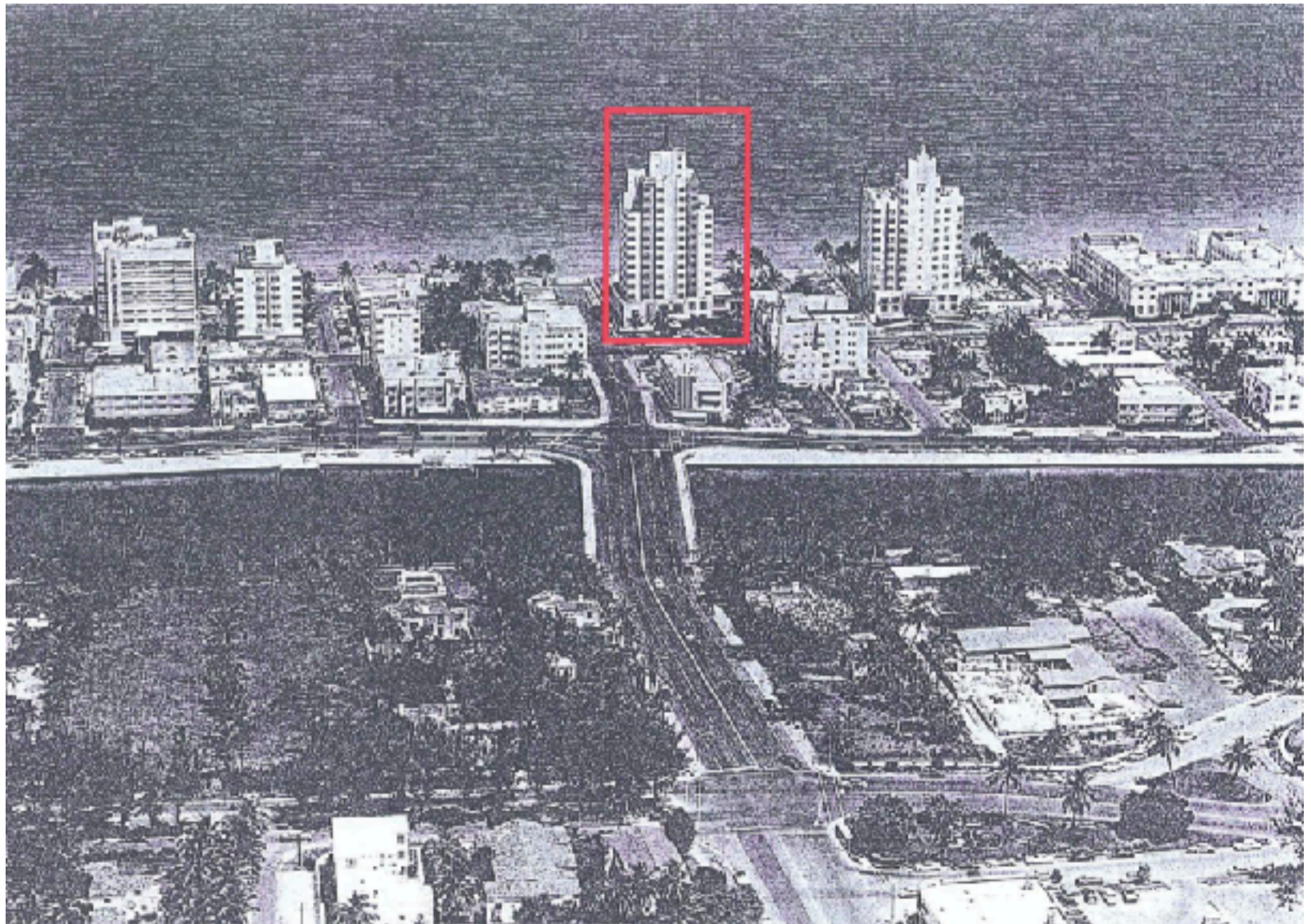




HOTEL LOCATION IN MIAMI BEACH (2)

CONTEXT SITE MAP

NOTE





POSTCARD ABOVE (3). POSTCARDS BELOW (4)





POSTCARDS (3)



## FORUM OF EVENTS



L. to r. above, hotels and their architects: Raleigh, L. Murray Dixon; Grossinger, L. Murray Dixon; National, Roy F. France.

BOOM OVER  
MIAMI BEACH

DECEMBER, 1940

ARCHITECTURAL FORUM MAGAZINE (5)

Chatter of riveting machines competes with the roll of the surf along Miami Beach. Looming just ahead is December 16, at which time the chatter must stop, night noises be quieted. Officially, according to a city ordinance, the tourist season opens, and the city's guests must be allowed to sleep in peace.

Meanwhile 41 new hotels are being rushed to completion, to provide their addition of 2,780 rooms to the city's guest space. New apartment buildings number 166, with another 1,683 dwelling units. Builders are using night and day shifts in the mad rush to be ready for the winter trade. Building hums along Miami Beach at its seasonal peak and also at its all-time peak.

For the first ten months of 1940, new construction of all types for Miami Beach will approximate \$15 million, as compared with something less than \$11.5 million for 1939. Boom year 1925 saw 21 new hotels go up; this year, 41; 101 apartment buildings that year, and 166 this year.

Most unusual fact about this year's building, aside from its record volume, is the way it is being financed. Shoestring operations, so often a characteristic of boom building anywhere, are not in this picture. Many of the new buildings know no mortgage at all, are being erected on an all-cash basis. Money has poured in from France, Belgium, Cuba, seeking safety in Florida's southernmost tip.

Good luck rather than municipal planning has spaced these hotels in fairly regular intervals along the Beach—falling into a pattern of which Le Corbusier would approve. Eleven to fifteen stories each, braced against hurricane, using steel and reinforced concrete, each holds aloft its distinctive bid for attention—name, tower, pinnacle or what have you.



Hotel Versailles, Roy F. France.



Hotel National, Roy F. France.



Hotel Shelburne, Polevitzky & Russell.



Hotel Lord Tarleton, V. H. Nellerogogen.



Hotel Cadillac, Roy F. France.



Hotel Sea Isle, Roy F. France.

(Forum of Events continued on page 12)

SEPTEMBER 8, 2003 REPORT on 4041 COLLINS AVENUE by CAROLYN KLEPSEK



HISTORICAL BACKGROUND

THE FAMILY JACOBS

CONSTRUCTION OF THE LORD TARLETON

WORLD WAR II AND THE POSTWAR ERA

ARCHITECTURAL RECORDS



SEPTEMBER 8, 2003 REPORT on 4041 COLLINS AVENUE by CAROLYN KLEPSEK

## I. HISTORICAL BACKGROUND

LORD TARLETON HOTEL  
4011 COLLINS AVENUE

This hotel was built in two parts: the 18-story vertical shaft, in Art Deco/ Streamline style, in 1940; and a Postwar Modern extension on the south side, added in 1955. It now occupies all of Block 33 of the Oceanfront Subdivision, which the Miami Beach Improvement Company platted in 1916, and was designated in January, 2000, as a Contributing Structure in the Collins Waterfront Historic District of Miami Beach.

This area of the Beach was first developed by the Collins-Pancoast family as a seasonal oceanside resort, and the first properties on this block were the private homes of some notable residents. Mrs. Eliza Boal Orr, of the Orr Blanket Company of Piqua, Ohio, had an elegant oceanfront home built in 1924 at 4011 Collins Avenue, on Lots 3 and 6 of this block. 4009 Collins Avenue (Lots 1 and 2) was the site of "Seaweed," winter home of Edwin Ross Thomas, founder of the Cleveland Bicycle Company and pioneer auto manufacturer. His "Thomas Flyer" was declared the fastest car on earth in 1908 when it won the "Around the World" race from New York to Paris (via Alaska), attaining speeds of 20 mph. Known as "Uncle Ed," Thomas was beloved in Miami Beach for throwing wonderful parties. Sadly, his home "Seaweed" was wrecked by a hurricane in 1935.

The construction of this hotel on this site was an integral part of the changing shape and fortunes of Miami Beach at the end of the 1930s. Despite the Depression, the beach was enjoying a renewed boom of tourism, and large-scale hotels in the new Moderne or Art Deco style that had first appeared at the south end of town began to sprout farther north. In May, 1940, Eliza Orr's oceanfront home at 41st Street was demolished and a building permit was issued to the Family Jacobs, well-known hoteliers.



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## II. THE FAMILY JACOBS

Patriarch Samuel Jacobs, a grocer from Yonkers, New York, first went into the hotel business with the Edgemere in Lake Hopatcong, New Jersey, in 1920. With sons Albert, Walter, Morris, Milton, and Bob, and daughter Lucille, the Family Jacobs came to Miami Beach in 1925, drawn by the Florida Boom. Despite the downturn after the hurricane of the following year, the family opened the Biscayne Collins Hotel in 1928, at 145 Biscayne Street in Miami Beach (now demolished), which they ran during the winter seasons. That same year, they also opened the Family Jacobs Alamac Hotel in Lake Hopatcong, N.J., as a summer resort.

The family's other Miami Beach hotels included the London Arms at 735 Collins Avenue, and a 65-room hotel (now demolished) at the southeast corner of 13th Street and Collins Avenue that they named the Alamac, after their New Jersey resort. In 1934, they sold this Alamac (which was renamed the Revlin) and built a new, eight-story Alamac on the northwest corner of the same intersection. This is the Alamac that still stands at 1300 Collins Avenue. It was designed by Miami Beach architect Victor H. Nellenbogen.

In 1939, the Family Jacobs sold their New Alamac Hotel at 13th Street to purchase the oceanfront land between 40th and 41st Street for a total of \$155,000, and again they hired Victor H. Nellenbogen to design a new hotel here. The Lake Tarleton Club near Pike, New Hampshire, was another Jacobs Family property, and it inspired the name of this hotel.



LORD TARLETON HOTEL IN BACKGROUND WITH CADILLAC HOTEL IN FOREGROUND, CIRCA 1940

SEPTEMBER 8, 2003 REPORT on 4041 COLLINS AVENUE by CAROLYN KLEPSEK

### III. CONSTRUCTION OF THE LORD TARLETON

Miami Beach reached its peak of hotel construction in 1940. Over 100 new hotels had been built here since 1938, and the competition caused the new hotels to be larger and more costly. Many feared, however, that the market would be saturated, especially with the War brewing in Europe.

Why the splurge on 1940 projects? The answer seems to be that competition for Mr. and Mrs. American Tourist will be stiffer as supply catches up with demand, and are spending more per hotel and more per room. The future remains, of course, a question mark. But the biggest uncertainty -- the war -- failed to deter visitors last season, the best in years, and Beach hotel owners believe that it will do no worse next season, or thereafter. In fact, the war's major effect on the United States -- huge expenditures on armaments and expansion of military posts and bases -- is expected to mean freer money, with consequent increase in vacationers.

The Lord Tarleton was one of 37 new hotels permitted in Miami Beach in the first eight months of 1940. The building cost around \$300,000, but the price of the land, furnishings, landscaping, etc., brought the total to an estimated \$600,000, more than any hotel on Miami Beach since the Boom days of 1925.

This was Miami Beach's first "skyscraper" hotel, touted as being 18 stories high, but actually having 14 stories plus a penthouse tower. Its great rival skyscraper next door, the Cadillac, designed by Roy France, was built and opened almost simultaneously with the Tarleton, and it too boasted 14-stories-plus-penthouse. Both hotels were completed at the end of 1940, with a New Year's Eve party opening their dining rooms.

Two other 14-story hotels on Collins Avenue also began construction in the summer of 1940: the Sea Isle at 30th Street and the Versailles at 34th Street. Roy France, architect of the Cadillac, designed both of these as well.



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### III. CONSTRUCTION OF THE LORD TARLETON

This sudden proliferation of "skyscrapers" caused the Miami Beach City Council to enact the City's first height limits within days after the completion of the Cadillac and Lord Tarleton. As a safety measure in case of hurricanes, they set a maximum of 14 stories, excluding towers and penthouses. This prevented, at least for a while, any new buildings exceeding the height of these two towers at 40th Street.

The architect of the Lord Tarleton was Victor H. Nellenbogen (1888-1959), an immigrant from Budapest who studied architecture at the Cooper Union in New York City, came to Miami around 1920 to work with Martin L. Hampton and August Geiger, and opened a private practice here in 1928. He is one of Miami Beach's best transitional architects, who designed notable works in both Mediterranean Revival and Art Deco styles. Some of his best-known buildings in Miami Beach, besides this one, are:

Alamac Hotel 1300 Collins ave.  
 Savoy Plaza 425 Ocean Drive  
 Rivoli Apts. (Banana Republic) 800 Collins Ave.  
 Nash Hotel 1120 Collins Ave.  
 Sterling Bldg. remodeling 927 Lincoln Road

The original Lord Tarleton Hotel consisted only of the vertical shaft, occupying Lots 3,4,5 and 6 of the block. It had 138 rooms, plus penthouse, and due to angles and setbacks was able to advertise "every room a corner room." The main entrance on Collins Avenue was approached by a driveway, heralding the growing popularity of automobiles. The distinctive metal tower at the summit was part of the original structure but, according to the plans, was not designed by the same architect. A 1950s photograph shows that this tower held neon lights at that time.



SEPTEMBER 8, 2003 REPORT on 4041 COLLINS AVENUE by CAROLYN KLEPSEK

### III. CONSTRUCTION OF THE LORD TARLETON

A newspaper article in 1940 described the Lord Tarleton while it was still in the planning stages:

All of the 138 rooms and the penthouse of the hotel will have corner exposures. The grounds will have 30 double-decked cabanas on the beach front, a swimming pool, a coconut palm grove with outdoor dance patio and an open air aquarium.

The hotel will have a conservative modern type of architecture. ...The hotel interior, including the bar and grill on the lower floor, will be decorated in old English style. A glass enclosed dining room will overlook the ocean and an outdoor terrace will extend above the beach and along the southern side. A solarium penthouse will be located on the top floor.

The Lord Tarleton operated as a Kosher hotel for its first year only, but it was not a successful venture due to the hotel's then-outlying location. Then, of course, everything changed when the U.S. entered World War II.



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#### IV. WORLD WAR II AND THE POSTWAR ERA

Within two years of its opening, the Lord Tarleton was leased for military housing as part of the U.S. Army-Air Forces Redistribution Center, which occupied this section of Miami Beach during World War II. While the hotels south of 23rd Street served as barracks for new recruits in training, the mid-beach hotels of the Redistribution Center housed soldiers returning from active duty, providing them with R&R while they were processed for reassignment or discharge.

The Lord Tarleton served in this capacity until it returned to civilian use on November 15, 1945. The Jacobs Family continued to run the Lord Tarleton for several more years after the War. They worked as a team, with Al Jacobs serving as accountant, Walter specializing in public relations and marketing, Morris running the bar service, and Milton behind the scenes with daily operations. Walter's son, Mr. Eric Jacobs, has fond memories of his family's hotels here and has remained active in the Miami Beach Hotel Association. He was most helpful in contributing to this history.

Mr. Jacobs related that vaudevillian Al Jolson (who bought a house on Rivo Alto Drive in 1942) was a close friend of his father's and frequented the Lord Tarleton. Milton Berle and Ed Sullivan were among the many other celebrities who visited the hotel in the 1950s.

In 1954 the Jacobs family sold the Lord Tarleton to the Waldmans, another well-known family of hoteliers. Walter Jacobs then went on to develop the Dupont Plaza in downtown Miami, which was originally conceived as an office/hotel/apartment complex to be called the Dupont Tarleton.

In the meantime, the Waldmans sold the Lord Tarleton to the Berkowitz family, and it was probably they who renamed it the Crown Hotel and added the eight-story south wing, designed by Melvin Grossman in 1955. This addition occupied Lots 1, 2, 7 and 8 of the block. The hotel kept the name Crown until recent years when it was purchased by the Ramada chain.



SEPTEMBER 8, 2003 REPORT on 4041 COLLINS AVENUE by CAROLYN KLEPSE

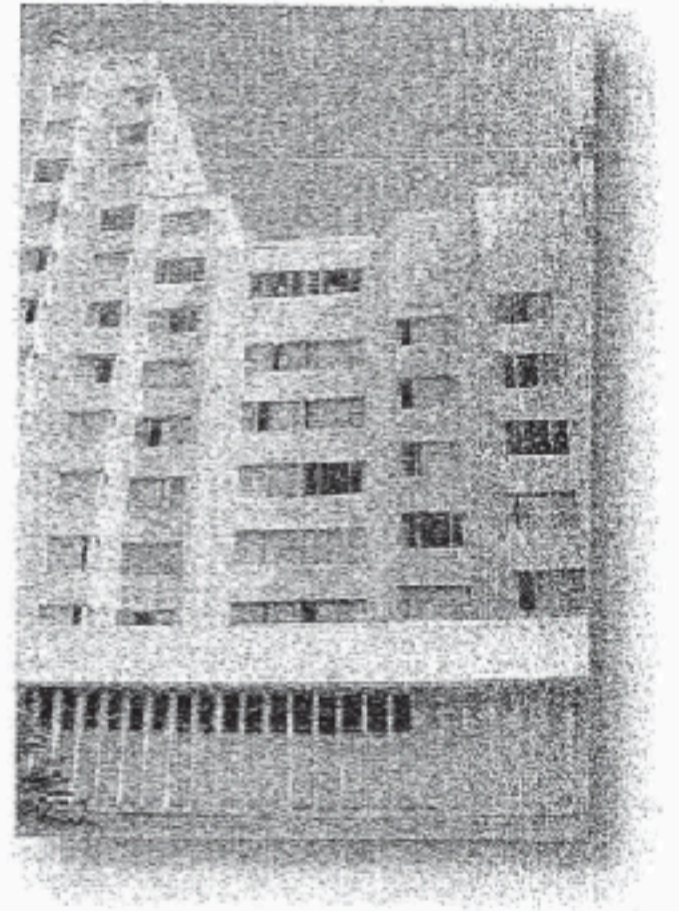
#### IV. WORLD WAR II AND THE POSTWAR ERA

Many Miami Beach hotels expanded during the Postwar economic boom of the 1950s. After twenty years of Depression and War, the American public was ready for a vacation and came to Miami Beach in droves. The era also brought some important technological changes that influenced architecture: for instance, the advent of the Automotive Age brought the need for large driveway entrances, and larger signage, especially in neon, was created to catch the eye of passing motorists. Both these phenomena are seen in the Postwar addition here.

Probably most important, air conditioning changed the local economy from seasonal to year-round, and removed the need for architects to design for the climate. Since the south side of the Prewar hotels had usually been left open to the prevailing breezes, this was where the Postwar expansions usually appear. Melvin Grossman, after designing the south wing of the Lord Tarleton, added a similar appendage to the Cadillac Hotel in 1956. At the same time, Roy France was adding similar wings to his own Versailles and Sea Isle Hotels down the street.

Grossman, an early protege of Morris Lapidus, became probably the most prolific of Miami Beach's Postwar architects. In 1961 his firm was ranked the largest in Florida, and one of the 100 largest in the country, in terms of construction volume. Locally, his buildings include the Roney Palace, Castle Beach Club, Deauville, Morton Towers, Imperial House, Seville Hotel and Doral Beach Hotel in Miami Beach, and the Doral Country Club in Miami. He also designed buildings in Atlanta, Dallas, and Washington DC.

Grossman's addition to the Lord Tarleton closed the original west doorway to the hotel and replaced it with the present covered carport entry. His addition to the Cadillac was a very similar treatment. Now undergoing renovation, the Cadillac is paying homage to both its builders by restoring its original Prewar doorway while still retaining the Postwar carport.



SEPTEMBER 8, 2003 REPORT on 4041 COLLINS AVENUE by CAROLYN KLEPSEK

## V. ARCHITECTURAL RECORDS

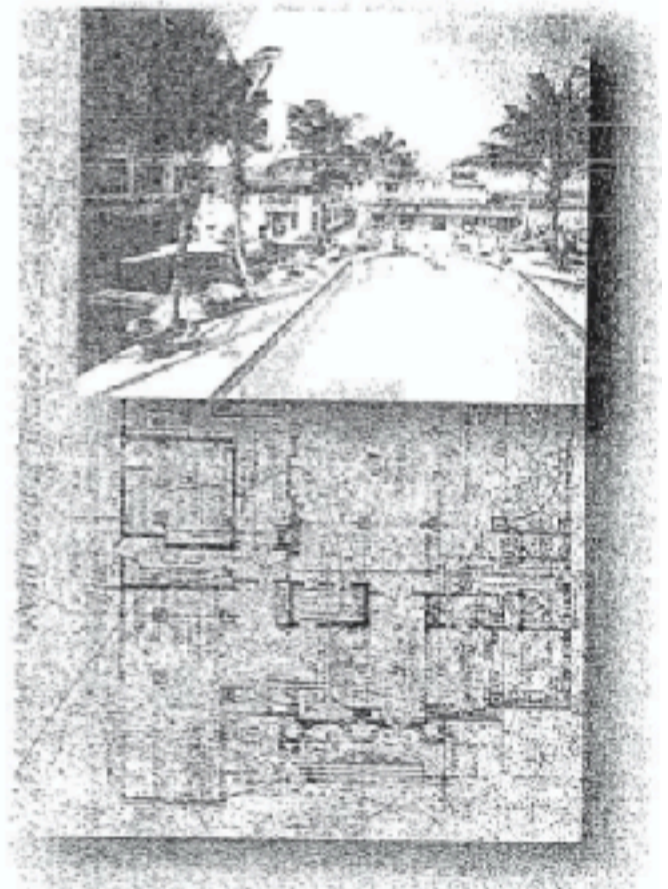
Original plans from 1940 of the "Hotel Tarleton" by V.H. Nellenbogen were found in the Miami Beach Building Department on Microfilm #14012. These include all four elevations, floor plans at various levels of the stepped-back tower, and details of bathrooms, dining room, and entrance gateway. There is a notation that the "Steel Structure for Roof Not In Contract." There is also a plan for the swimming pool by the National Swimming Pool Corporation.

Alterations by Albert Anis in 1947, and by Robert Swartburg in 1949, are noted on the Building Card, but plans were not found on file. In 1954, Victor Nellenbogen designed an extension to the dining room, wrapping around the southeast corner of the existing dining room, overlooking the pool. Four sheets of plans for this alteration (#46163) were found.

Plans for the 1956 Addition by Melvin Grossman were found on Microfilm #47893. The "boxed" window treatments, large plate-glass windows, and front panel of vertical louvers are distinctive Postwar decorative elements here, but the addition's stepped-back connection with the original tower blends in well with the older design. An architectural sketch of the Lord Tarleton was published in the local A.I.A. Journal, Florida Architecture and Allied Arts, in 1941, listing all the contributing subcontractors.

Archival photographs of the hotel, dating from 1941 through 1958 were found in various archives. The Romer Collection has a view of the pool and rear deck from January 1, 1941 (#A424n). A publicity photo from pre-1946 shows an aerial view from the east (Historical Museum of Southern Florida, Miami News Collection), and photographic postcards show the west facade in the 1940s, and the east facade about 1951. An online image in the Florida Photographic Collection (#Rc21128) shows the new south wing, with its neon signage, in the 1950s, and a streetscape photo in the Miami Beach City Clerk's Archive looks south down Collins Avenue. It shows the Crown Hotel facade in 1958, with an archway projecting out from the carport that is not evident in the plans.

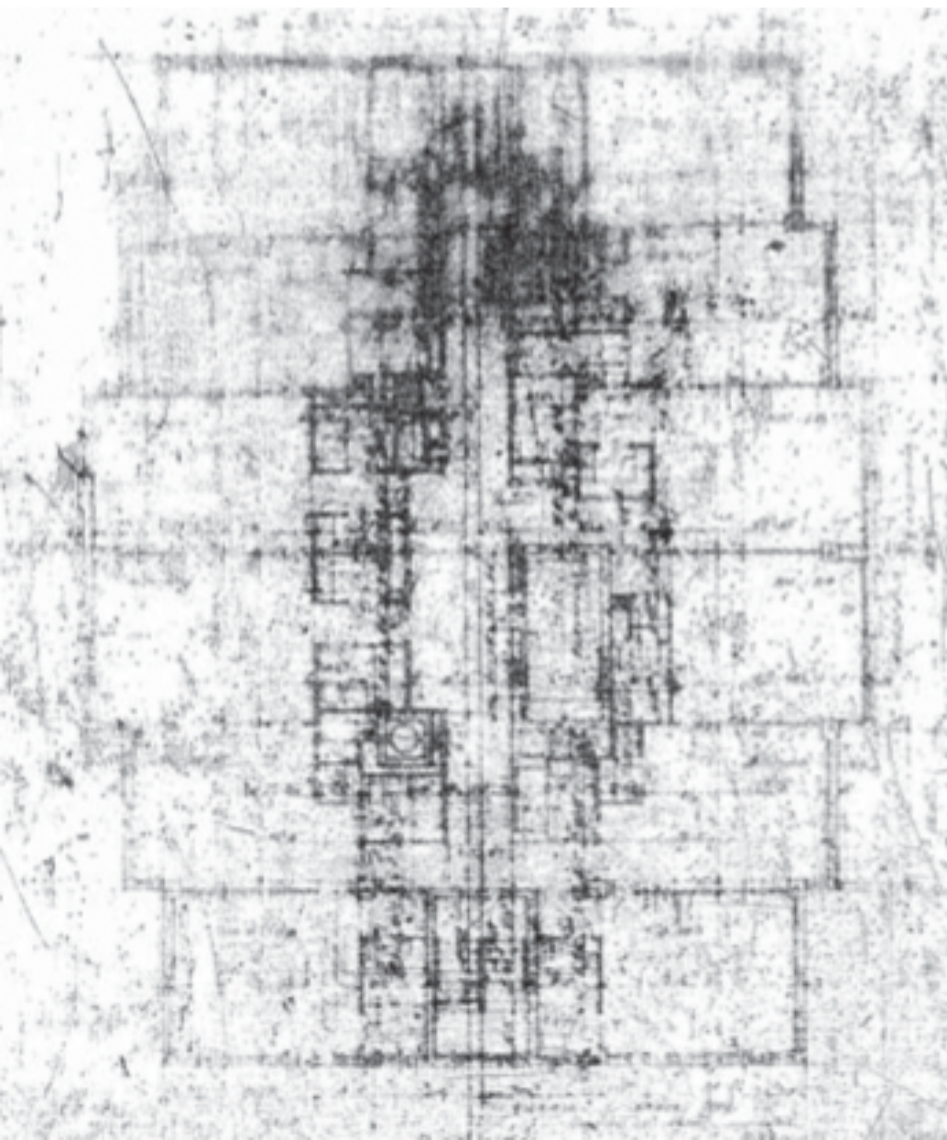
-- Carolyn Klepser, researcher  
September 8, 2003







An Adventure in  
Luxury  
THE LORD TARLETON  
is unique . . . the  
only hotel ever built in  
which every guest en-  
joys a corner room that  
invites the soothing  
breezes from two ex-  
pansive exposures . . .



POSTCARD ABOVE CIRCA 1940 WITH ARTISTIC RENDERING OF THE LORD TARLETON WITH ITS VERTICAL STREAMLINING. (4)

LEFT IS THE ORIGINAL TYPICAL FLOOR PLATE OF THE TOWER SHOWING THE SETBACKS WHICH MAKE EVERY ROOM A CORNER ROOM. (6)



LEFT PHOTO: LORD TARLETON HOTEL CIRCA 1940 (1)

PHOTO POSTCARD BELOW: RENDERED PHOTOGRAPH LOOKING SOUTH ON COLLINS AVENUE WITH THE LORD TARLETON NOW RENAMED THE HYDE PARK HOTEL IN FOREGROUND WITH THE CADILLAC HOTEL TOWER BEHIND. (4)





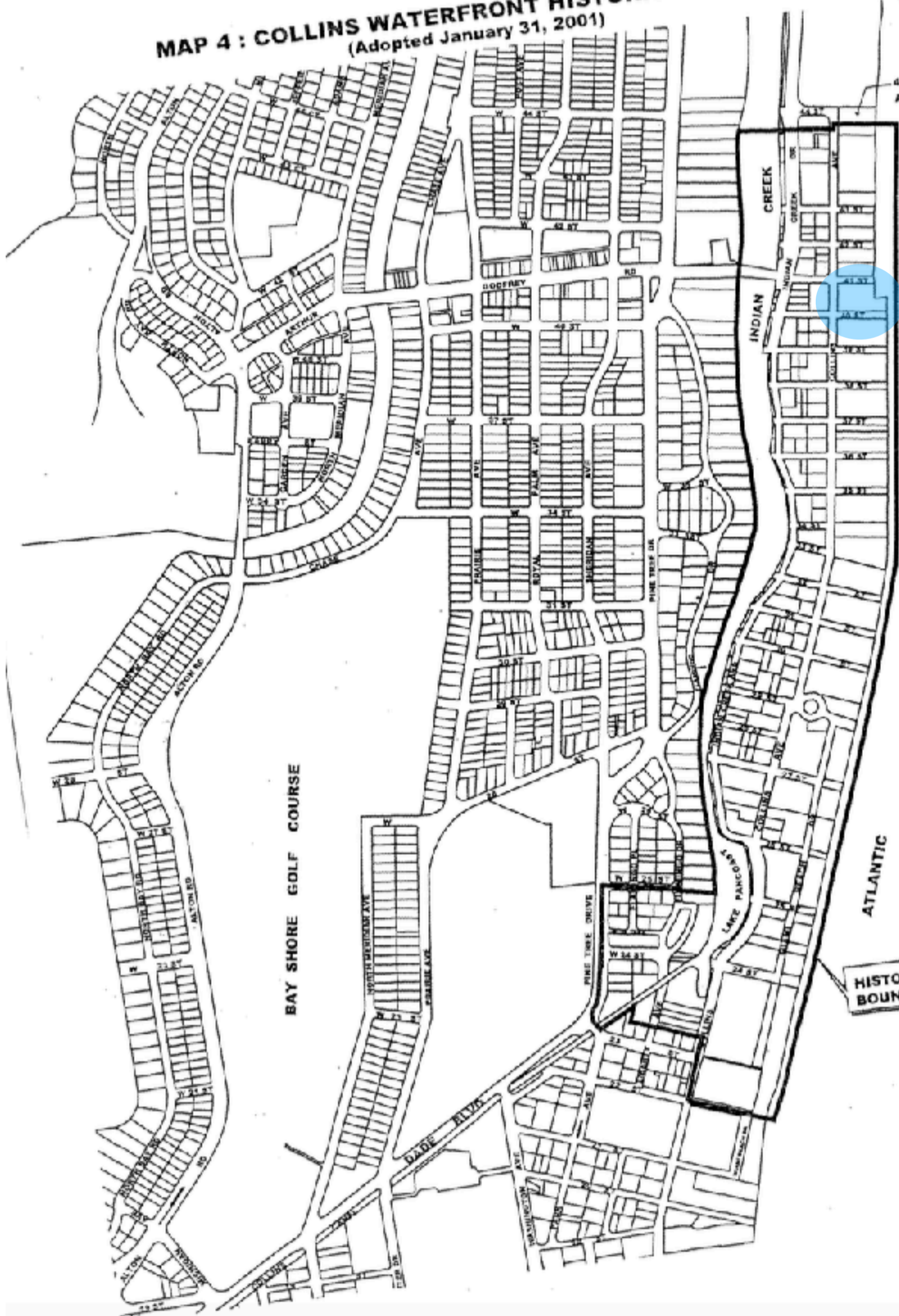
PHOTO CIRCA 1955 SHOWING THE MAJOR SOUTHERN ADDITION TO THE CROWN HOTEL AS DESIGNED BY MELVIN GROSSMAN ARCHITECT AT 40th STREET AND COLLINS AVENUE. (4)

# MAP 4 : COLLINS WATERFRONT HISTORIC DISTRICT

(Adopted January 31, 2001)



4309 COLLINS AVENUE



BAY SHORE GOLF COURSE

OCEAN

ATLANTIC

HISTORIC DISTRICT BOUNDARIES

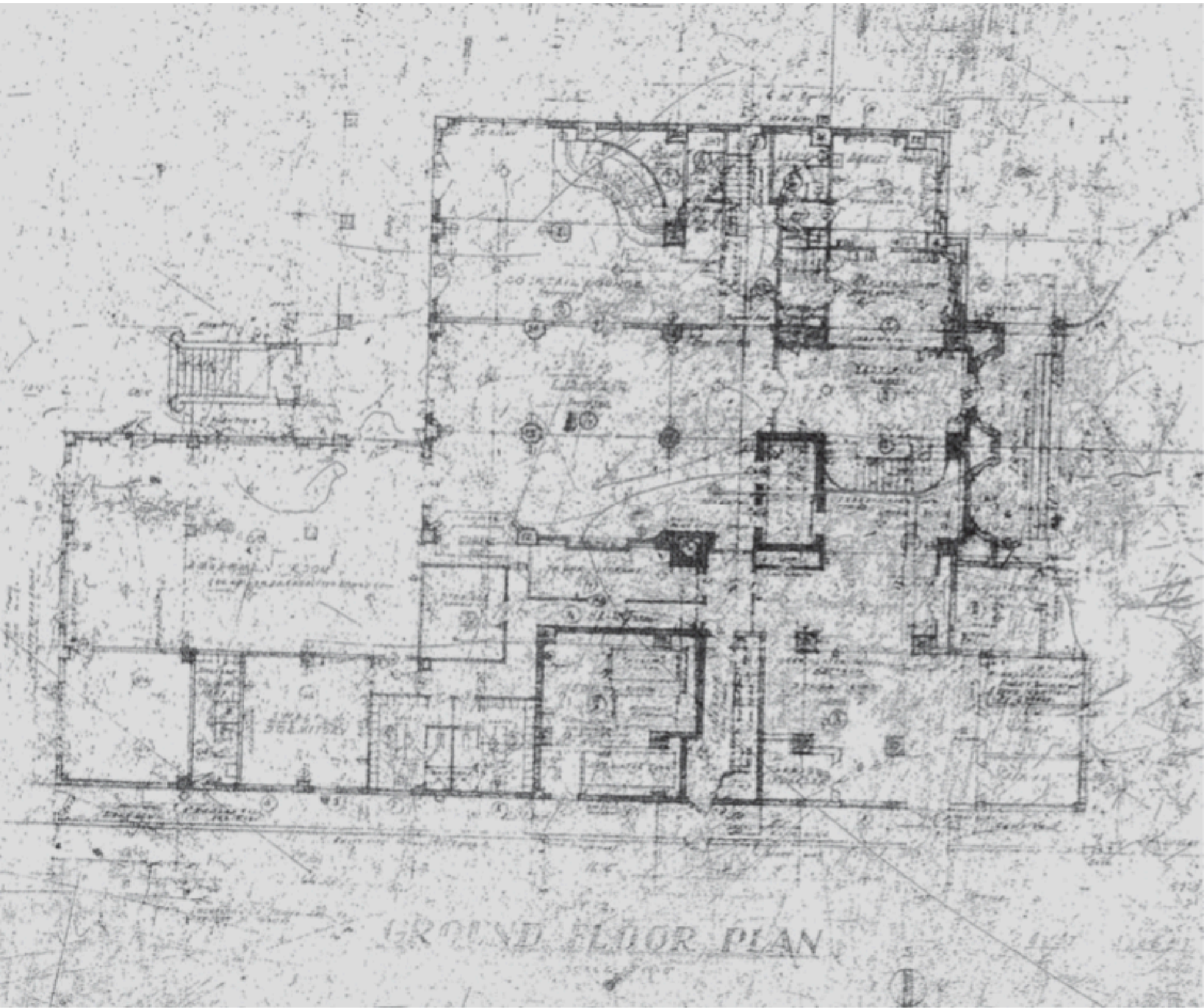
# PLANS FOR THE CONSTRUCTION OF HOTEL — TARLETON MIAMI BEACH — FLORIDA INDEX

	<i>SHEET NO.</i>
GROUND FLOOR PLAN	1
MAIN " "	2
TYPICAL " " 1 <sup>st</sup> TO 12 <sup>th</sup> Incl. Por. House	3
NORTH ELEVATION	4
WEST " "	5
EAST " "	5
SOUTH " "	7
CROSS SECTION	8
TYPICAL FLOORS (1 <sup>st</sup> to 9 <sup>th</sup> Inclusive) 1/4" Scale	8
10 <sup>th</sup> TO 12 <sup>th</sup> " Incl. 1/4" Scale	10
DETAILS	11
<i>STRUCTURAL PLAN</i>	
FOUNDATIONS & PILING	SI 2
GROUND FLOOR FRAMING	3
MAIN	4
FIRST	5
2 <sup>nd</sup> TO 9 <sup>th</sup> INCLUSIVE	6
10 <sup>th</sup> & 11 <sup>th</sup> "	7
12 <sup>th</sup> & 13 <sup>th</sup> "	8
COLUMN SCHEDULE	9

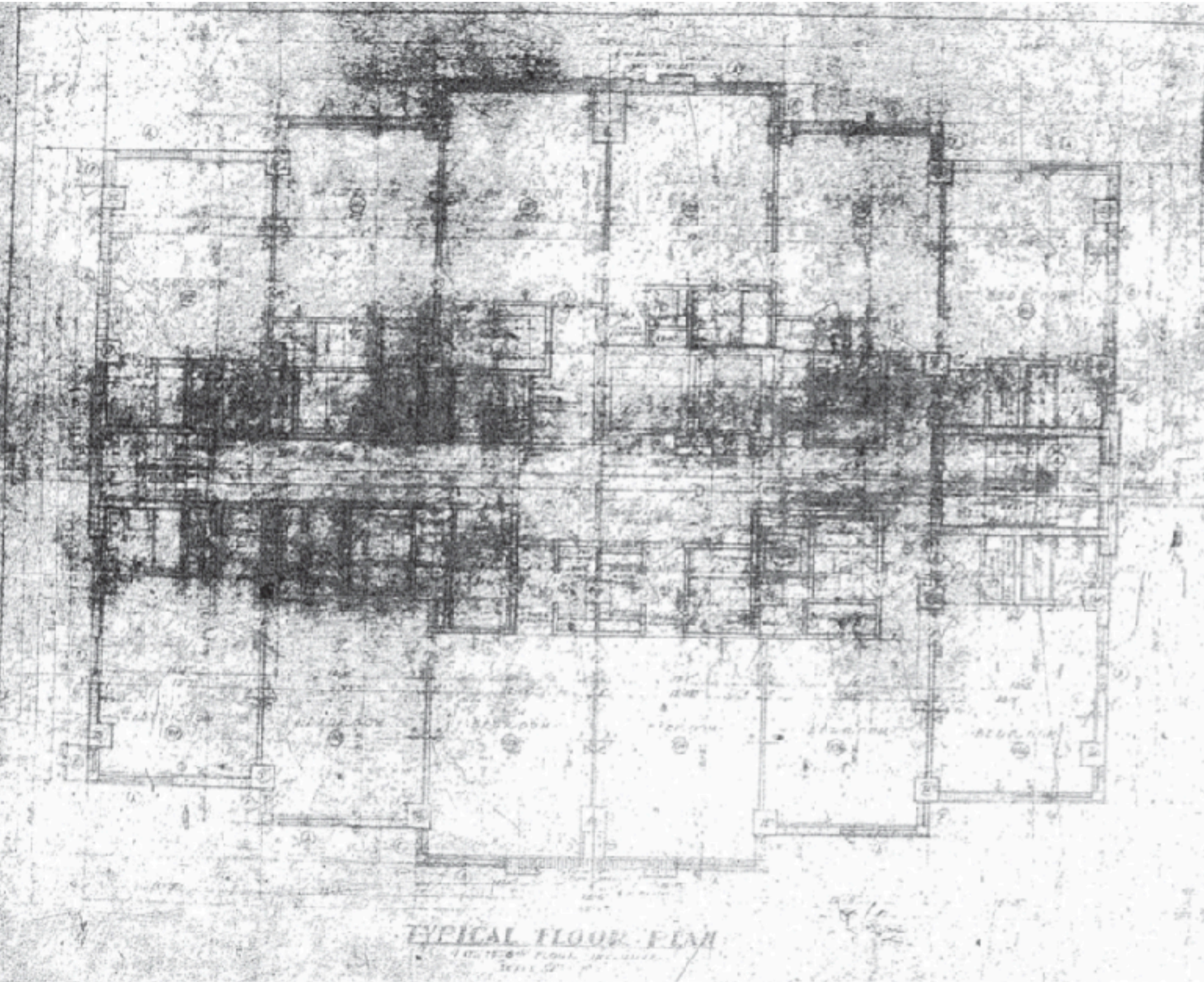
V.H. NELLENBOGEN.  
ARCHITECT.

RICHARD A. BELSHAM  
ENGINEER.

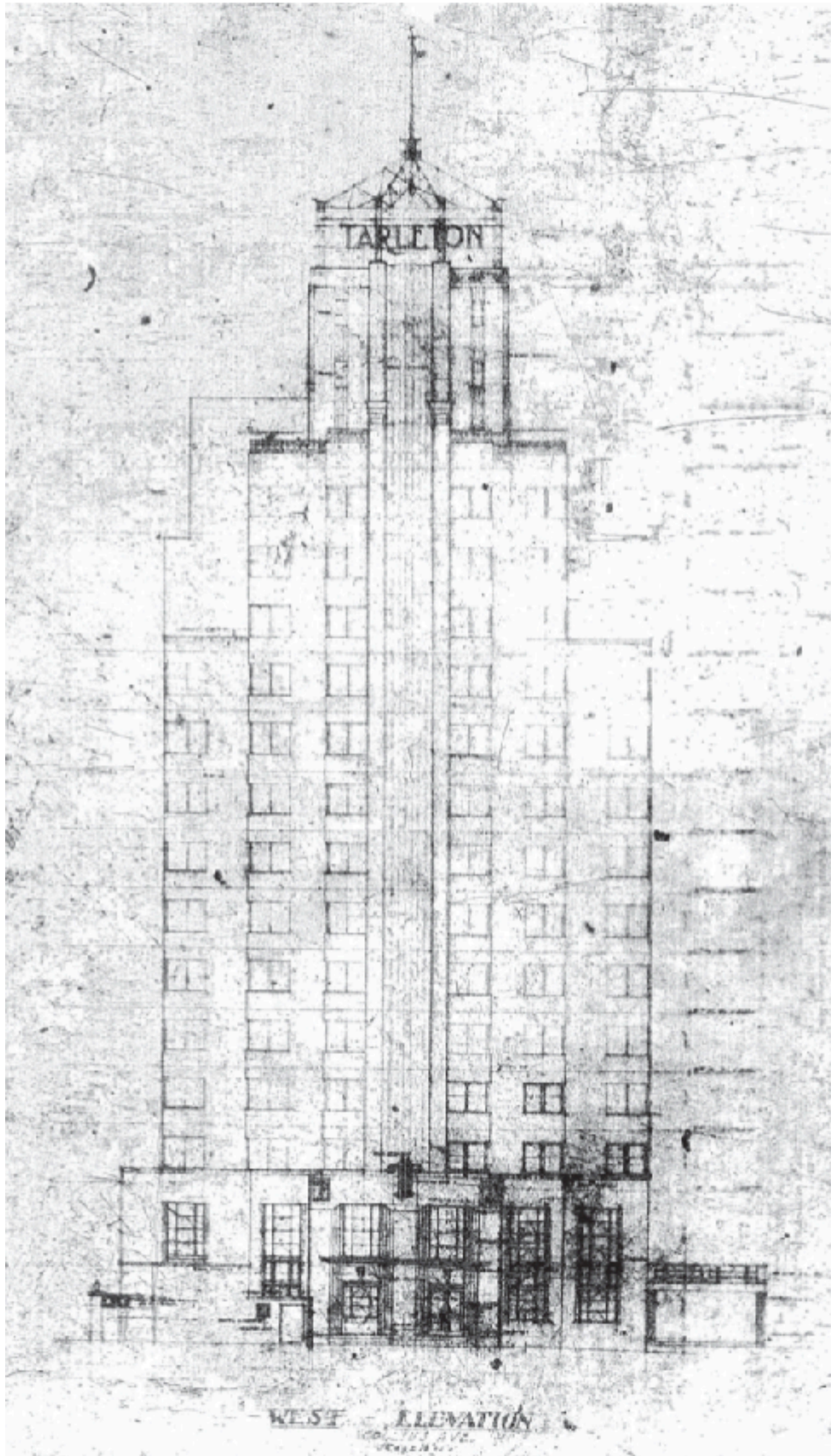
5-27-40



GROUND FLOOR PLAN (6)

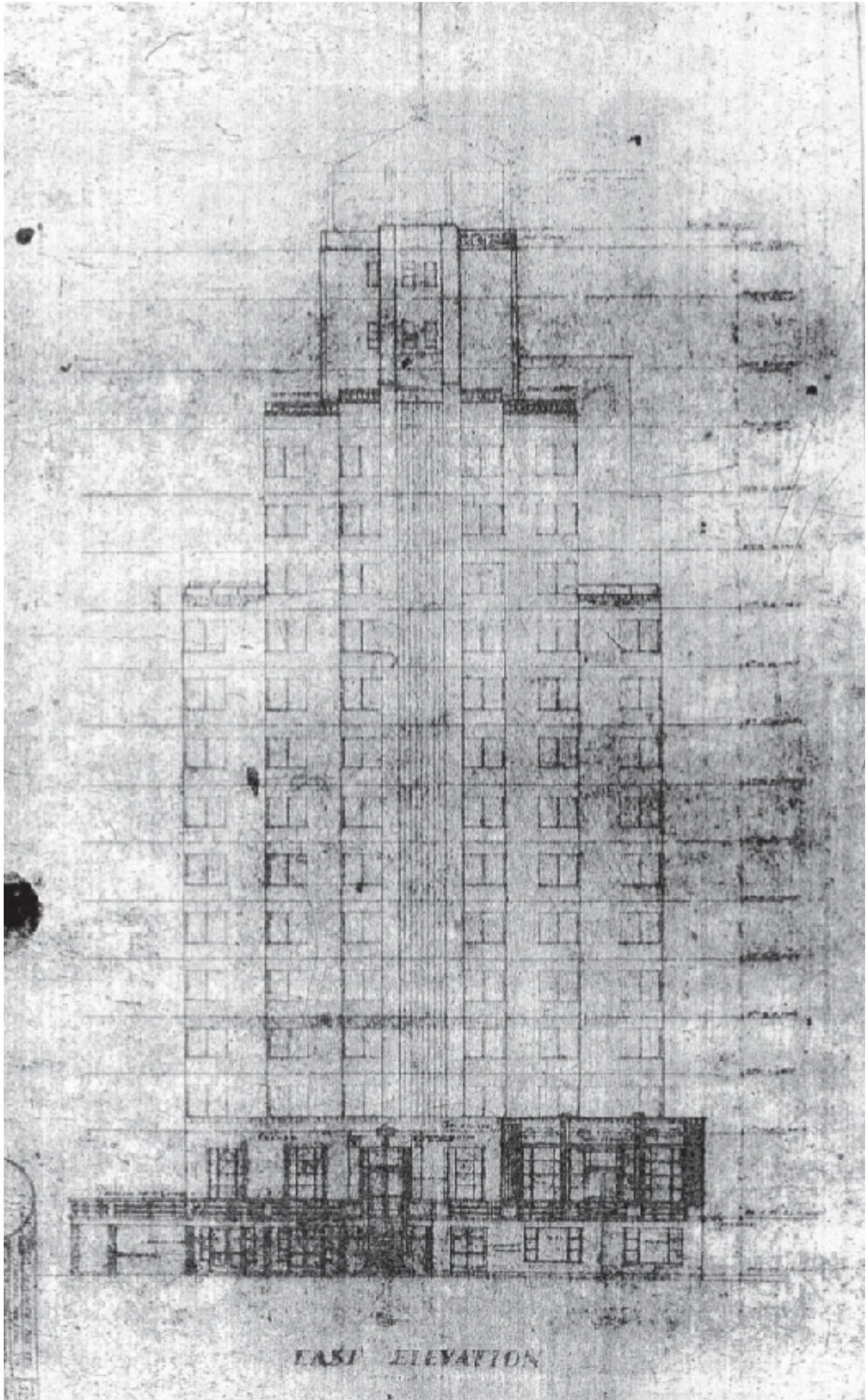


TYPICAL FLOOR PLAN (6)

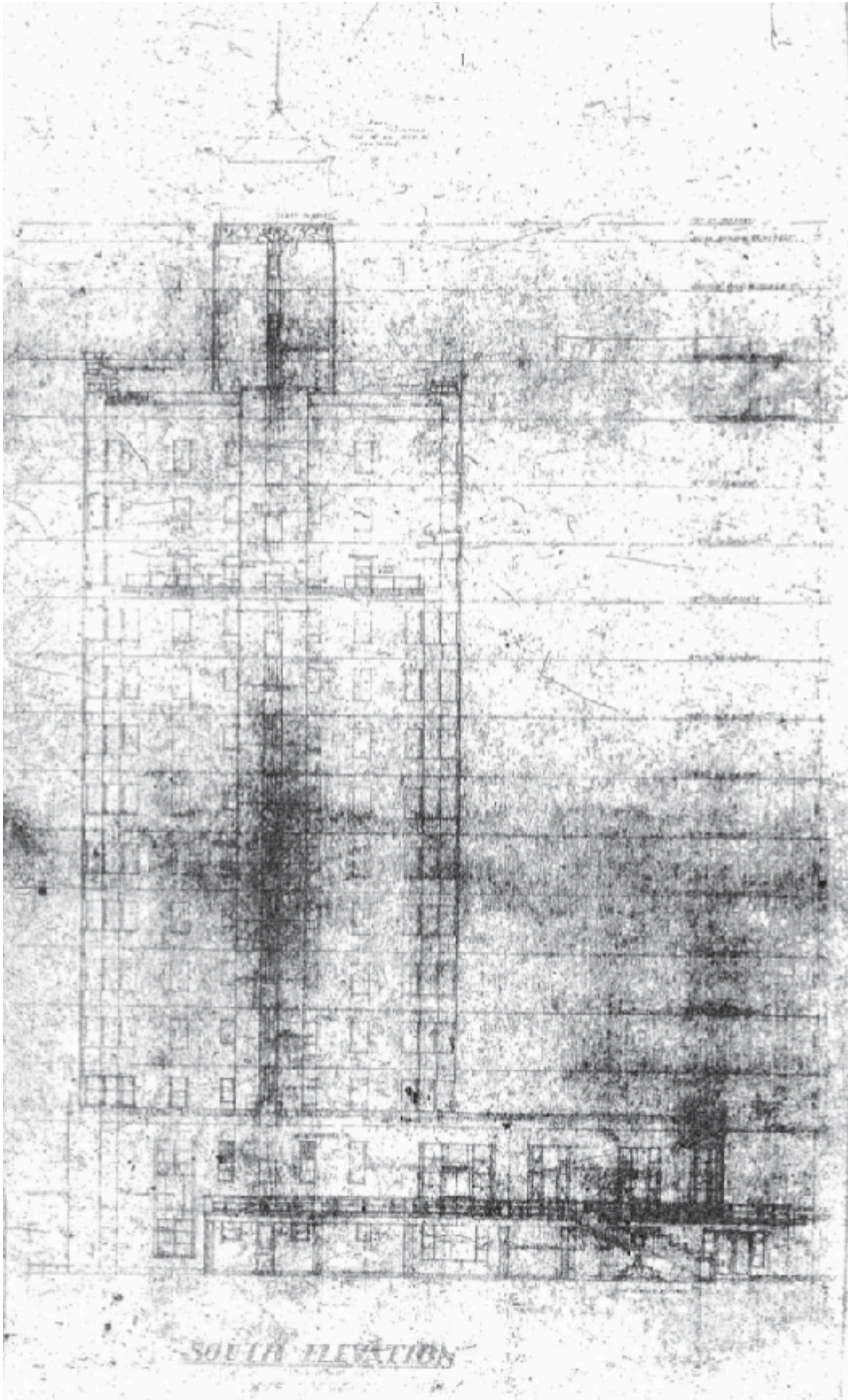


WEST (FRONT) ELEVATION (6)

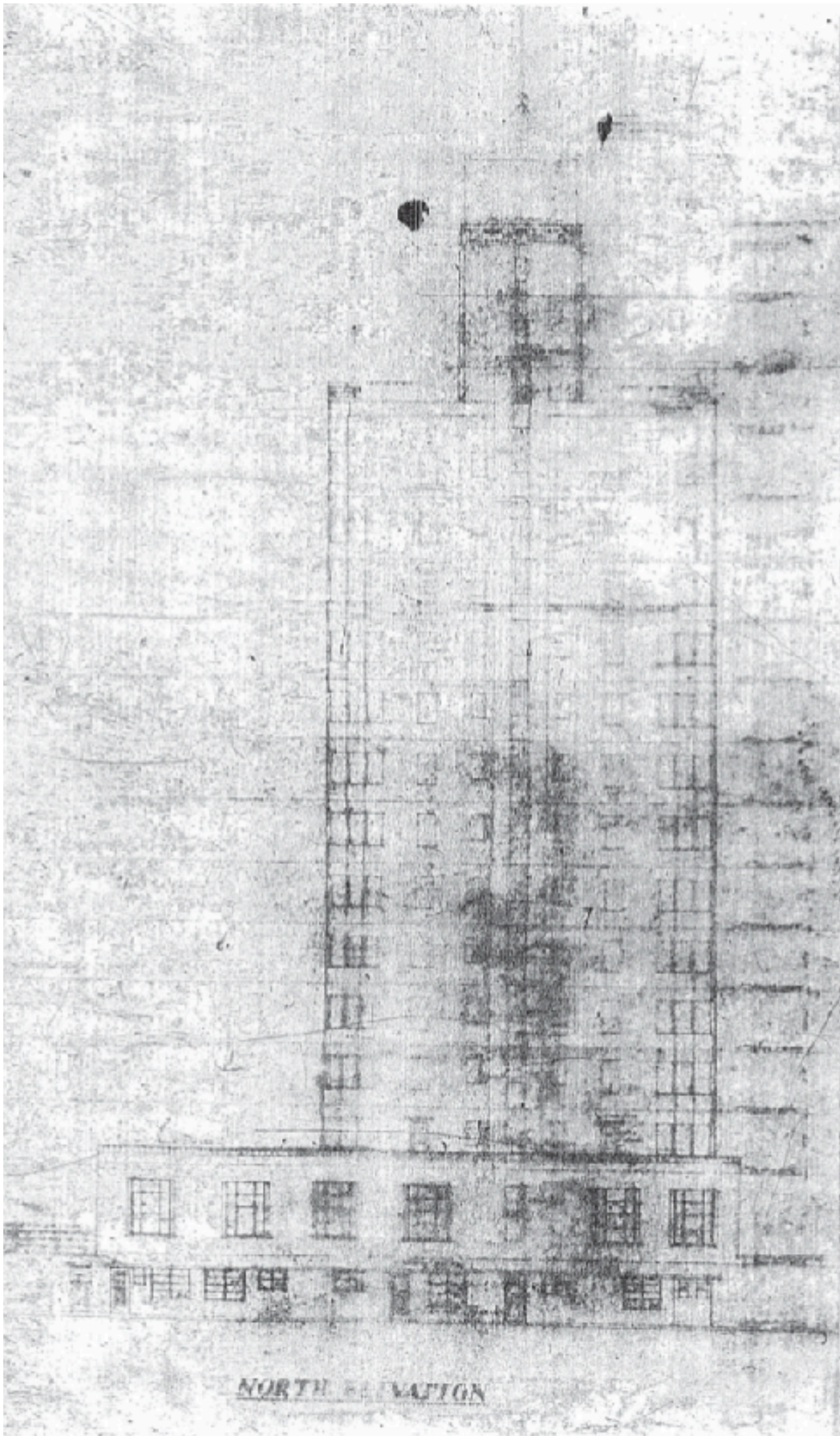




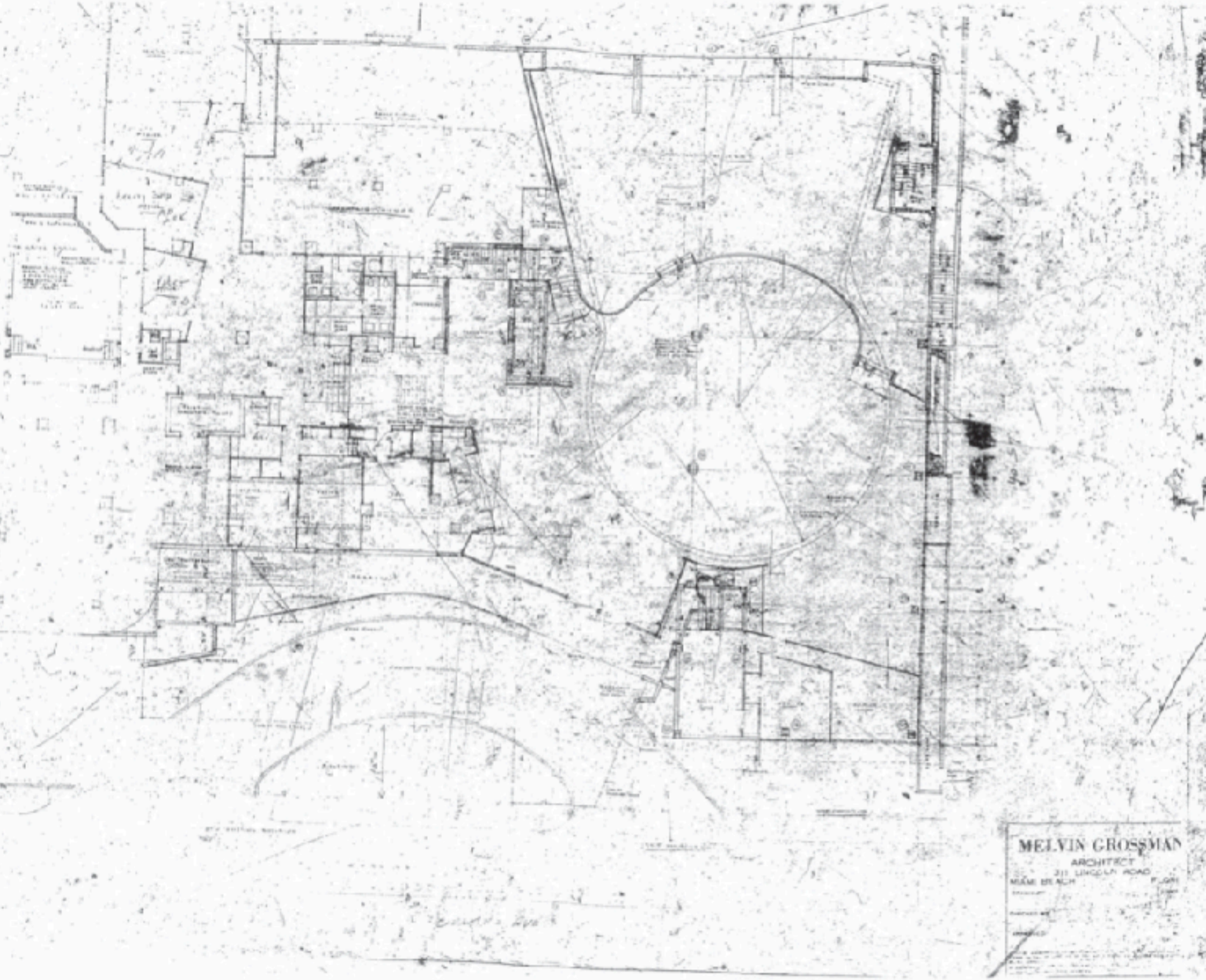
WEST ELEVATION (6)

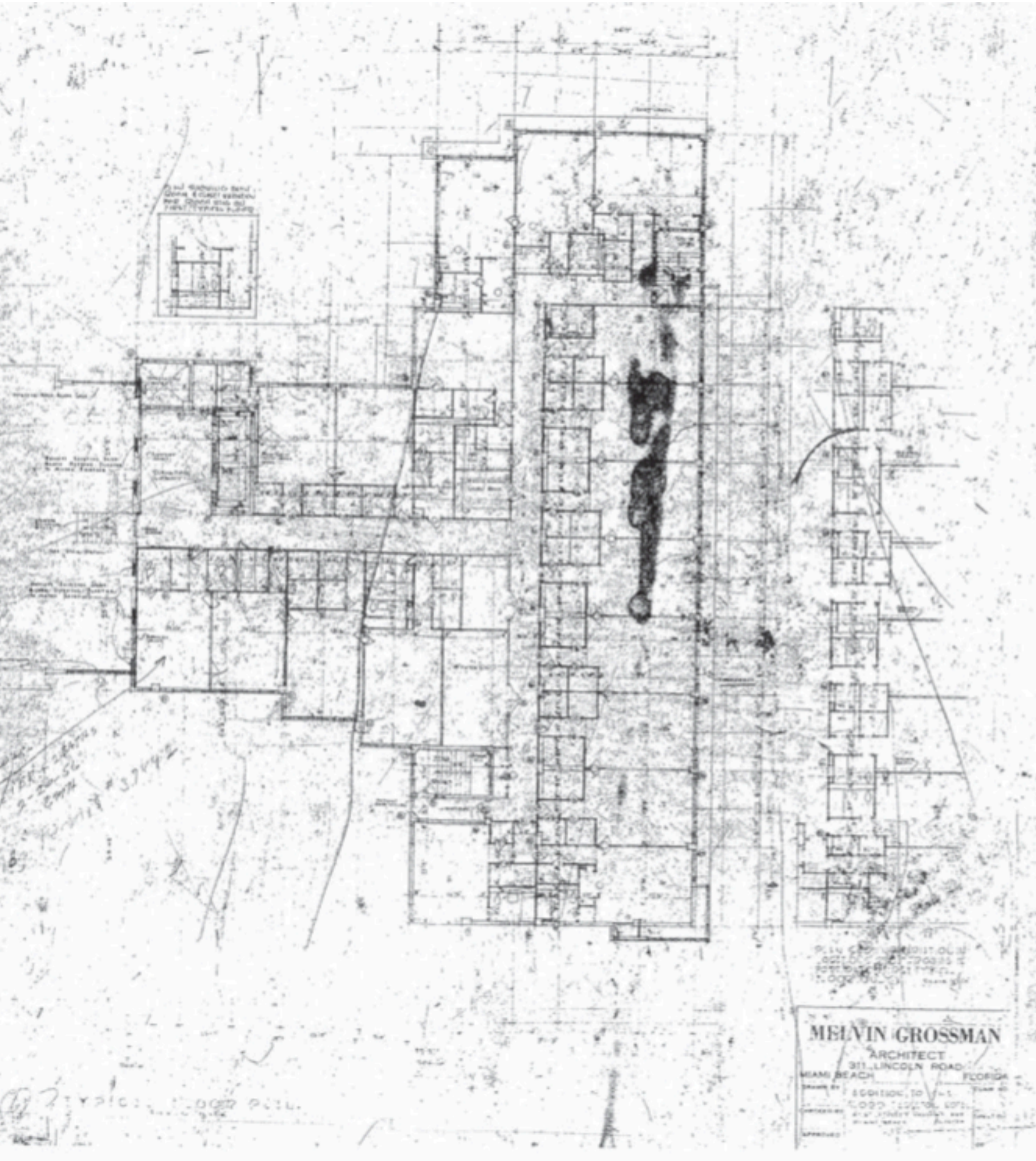


EAST ELEVATION (6)



NORTH ELEVATION (6)

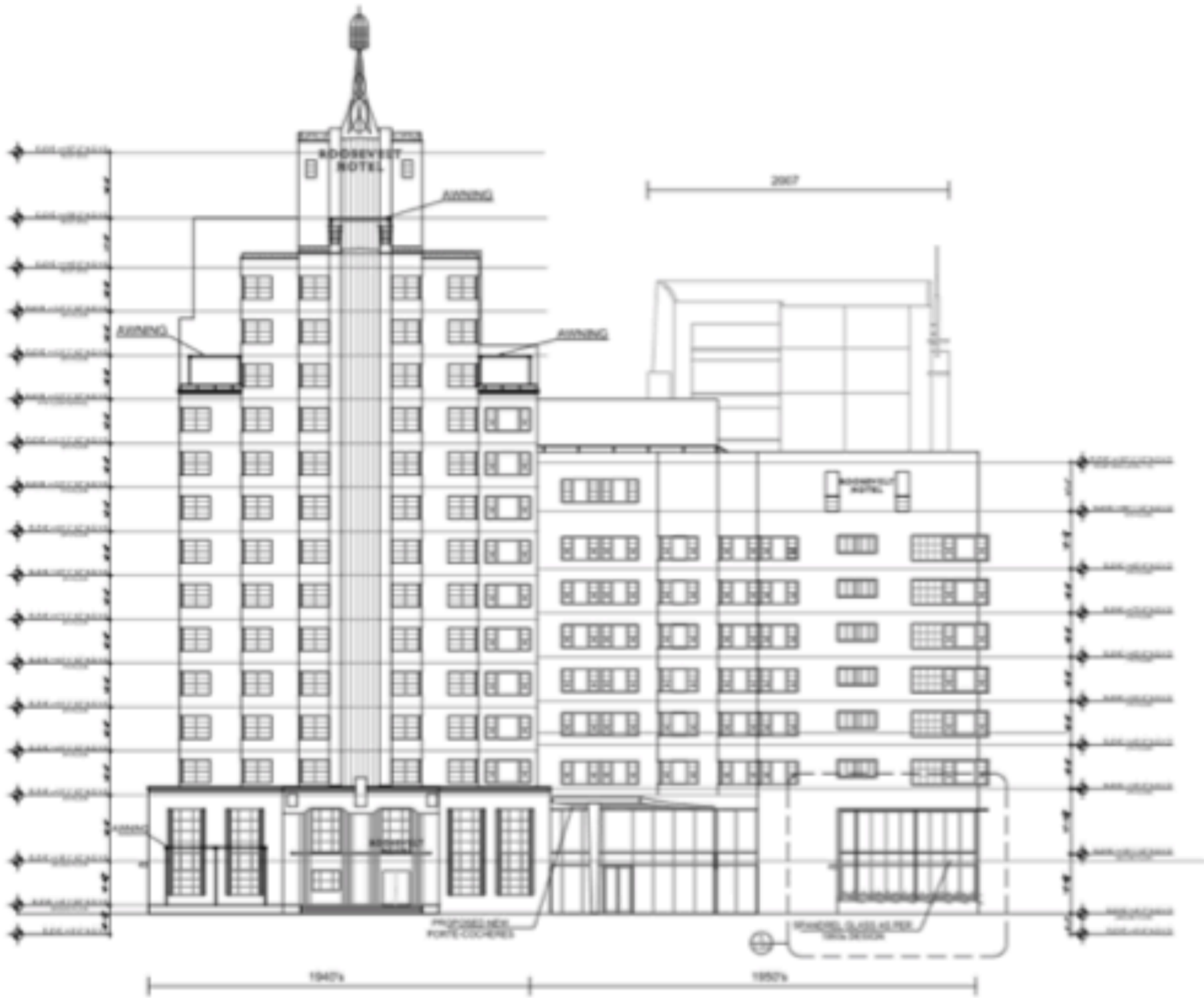




TYPICAL FLOOR PLAN OF 1955 ADDITION BY ARCHITECT MELVIN GROSSMAN TO ORIGINAL NELLENBOGEN TOWER AT THE BOTTOM OF THIS FLOOR PLAN. (6)



SOUTH ELEVATION (6)

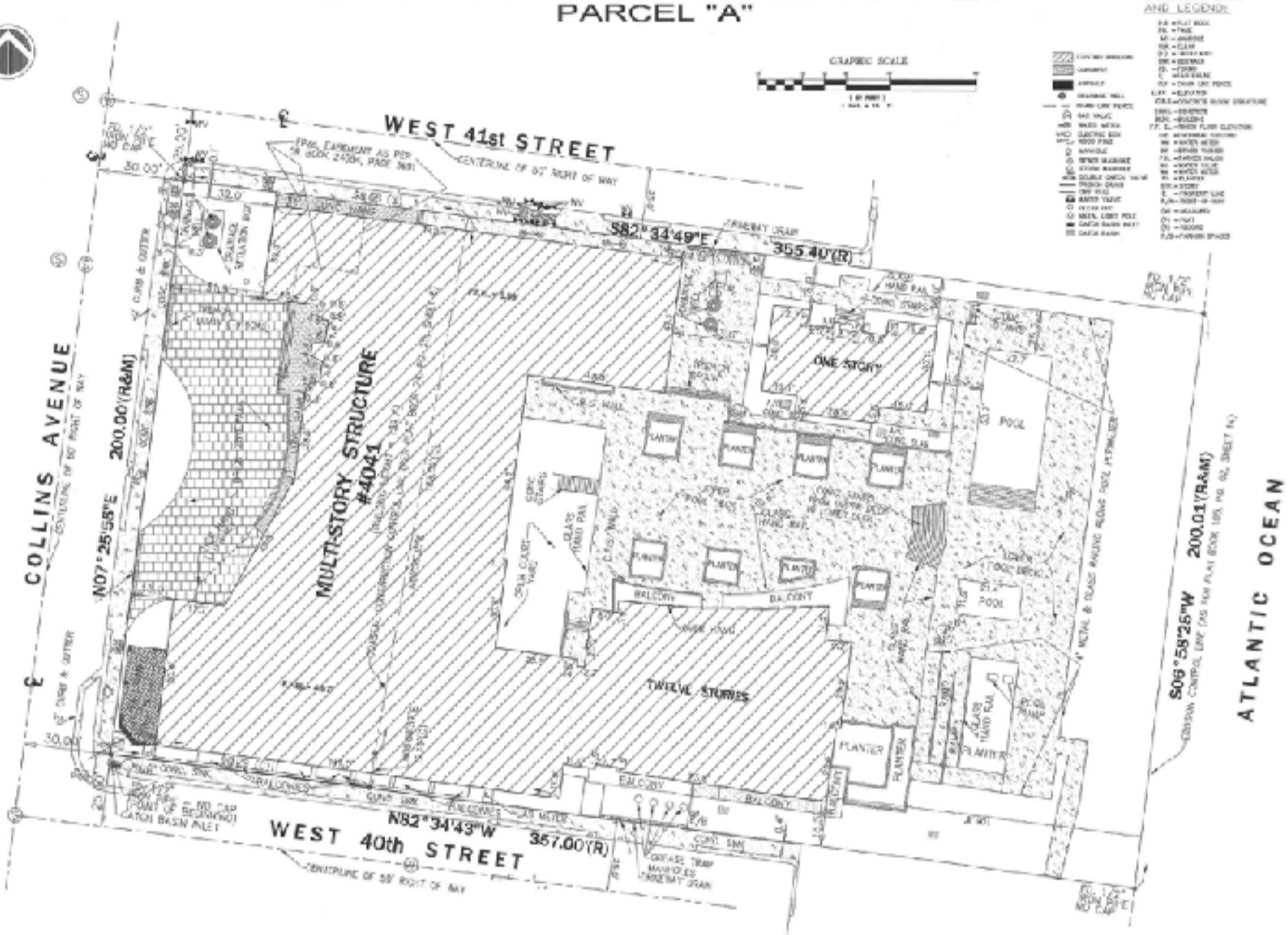


WEST ELEVATION

1/8" = 1'-0"

WEST / FRONT ELEVATION (2)

# ALTA/ACSM LAND TITLE SURVEY PARCEL "A"



ABBREVIATIONS AND LEGEND:

PA - WALL MARK	SR - SURVEY
PL - PLANE	ST - STAIR
LI - LINE	TR - TRAP
OR - ORIGIN	UD - UNDER
OT - OVER	VE - VENT
OW - OPEN WORK	VI - VISIBILITY
PL - PLANT	W - WALL
PT - POINT	W - WALL
RA - RAMP	W - WALL
RE - REINFORCEMENT	W - WALL
RF - RAIL FENCE	W - WALL
RI - RAILROAD	W - WALL
RO - ROAD	W - WALL
RR - RAILROAD	W - WALL
RS - ROAD	W - WALL
RT - RAILROAD	W - WALL
RU - RAILROAD	W - WALL
RV - RAILROAD	W - WALL
SA - SAND	W - WALL
SB - SAND	W - WALL
SC - SAND	W - WALL
SD - SAND	W - WALL
SE - SAND	W - WALL
SF - SAND	W - WALL
SG - SAND	W - WALL
SH - SAND	W - WALL
SI - SAND	W - WALL
SJ - SAND	W - WALL
SK - SAND	W - WALL
SL - SAND	W - WALL
SM - SAND	W - WALL
SN - SAND	W - WALL
SO - SAND	W - WALL
SP - SAND	W - WALL
SQ - SAND	W - WALL
SR - SAND	W - WALL
SS - SAND	W - WALL
ST - SAND	W - WALL
SV - SAND	W - WALL
SW - SAND	W - WALL
TX - SAND	W - WALL
TY - SAND	W - WALL
UZ - SAND	W - WALL
VA - SAND	W - WALL
VB - SAND	W - WALL
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VE - SAND	W - WALL
VF - SAND	W - WALL
VG - SAND	W - WALL
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VI - SAND	W - WALL
VJ - SAND	W - WALL
VK - SAND	W - WALL
VL - SAND	W - WALL
VM - SAND	W - WALL
VO - SAND	W - WALL
VP - SAND	W - WALL
VQ - SAND	W - WALL
VR - SAND	W - WALL
VS - SAND	W - WALL
VT - SAND	W - WALL
VU - SAND	W - WALL
VV - SAND	W - WALL
VW - SAND	W - WALL
VX - SAND	W - WALL
VY - SAND	W - WALL
VZ - SAND	W - WALL
WA - SAND	W - WALL
WB - SAND	W - WALL
WC - SAND	W - WALL
WD - SAND	W - WALL
WE - SAND	W - WALL
WF - SAND	W - WALL
WG - SAND	W - WALL
WH - SAND	W - WALL
WI - SAND	W - WALL
WJ - SAND	W - WALL
WK - SAND	W - WALL
WL - SAND	W - WALL
WM - SAND	W - WALL
WN - SAND	W - WALL
WO - SAND	W - WALL
WP - SAND	W - WALL
WQ - SAND	W - WALL
WR - SAND	W - WALL
WS - SAND	W - WALL
WT - SAND	W - WALL
WU - SAND	W - WALL
WV - SAND	W - WALL
WW - SAND	W - WALL
WX - SAND	W - WALL
WY - SAND	W - WALL
WZ - SAND	W - WALL
XA - SAND	W - WALL
XB - SAND	W - WALL
XC - SAND	W - WALL
XD - SAND	W - WALL
XE - SAND	W - WALL
XF - SAND	W - WALL
XG - SAND	W - WALL
XH - SAND	W - WALL
XI - SAND	W - WALL
XJ - SAND	W - WALL
XK - SAND	W - WALL
XL - SAND	W - WALL
XM - SAND	W - WALL
XN - SAND	W - WALL
XO - SAND	W - WALL
XP - SAND	W - WALL
XQ - SAND	W - WALL
XR - SAND	W - WALL
XS - SAND	W - WALL
XT - SAND	W - WALL
XU - SAND	W - WALL
XV - SAND	W - WALL
XW - SAND	W - WALL
XZ - SAND	W - WALL
YA - SAND	W - WALL
YB - SAND	W - WALL
YC - SAND	W - WALL
YD - SAND	W - WALL
YE - SAND	W - WALL
YF - SAND	W - WALL
YG - SAND	W - WALL
YH - SAND	W - WALL
YI - SAND	W - WALL
YJ - SAND	W - WALL
YK - SAND	W - WALL
YL - SAND	W - WALL
YM - SAND	W - WALL
YN - SAND	W - WALL
YO - SAND	W - WALL
YP - SAND	W - WALL
YQ - SAND	W - WALL
YR - SAND	W - WALL
YS - SAND	W - WALL
YT - SAND	W - WALL
YU - SAND	W - WALL
YV - SAND	W - WALL
YW - SAND	W - WALL
YZ - SAND	W - WALL
ZA - SAND	W - WALL
ZB - SAND	W - WALL
ZC - SAND	W - WALL
ZD - SAND	W - WALL
ZE - SAND	W - WALL
ZF - SAND	W - WALL
ZG - SAND	W - WALL
ZH - SAND	W - WALL
ZI - SAND	W - WALL
ZJ - SAND	W - WALL
ZK - SAND	W - WALL
ZL - SAND	W - WALL
ZM - SAND	W - WALL
ZN - SAND	W - WALL
ZO - SAND	W - WALL
ZP - SAND	W - WALL
ZQ - SAND	W - WALL
ZR - SAND	W - WALL
ZS - SAND	W - WALL
ZT - SAND	W - WALL
ZU - SAND	W - WALL
ZV - SAND	W - WALL
ZW - SAND	W - WALL
ZX - SAND	W - WALL
ZY - SAND	W - WALL
ZZ - SAND	W - WALL

SITE SURVEY PLAN (2)

ROYAL POINT LAND SURVEYORS, INC.

1970 N.W. 133<sup>RD.</sup>, SUITE 313, MIAMI LAKES, FL 33056 • TEL: 305.662.6302 • FAX: 305.677.0863

ACCELERATED PROPERTIES, LLC  
4815 COLLINS AVENUE, MIAMI BEACH, FLORIDA

ALTA/ACSM LAND TITLE SURVEY

DATE: 12/03/2014

SCALE: 1" = 10'

JOB NO.: 07-12-130

SHEET: 2



4041 COLLINS AVENUE



ADDRESS:	4041 COLLINS AVENUE
ORIGINAL CONSTRUCTION: ARCHITECT:	1940 VICTOR NELLENBOGEN
ADDITION: ARCHITECT:	1955 MELVIN GROSSMAN
ADDITION: ARCHITECT:	2003 STA ARCHITECTURAL GROUP
GENERAL RENOVATIONS: ARCHITECT:	2014 KOBI KARP
HISTORIC DISTRICT:	COLLINS WATERFRONT (LOCAL)
HISTORIC STATUS:	CONTRIBUTING



TOP PHOTO: WEST / FRONT ELEVATION  
ALONG COLLINS AVENUE  
(8)

LOWER PHOTO: CORNER OF 40th AND  
COLLINS FEATURING THE 1955  
ADDITION BY MELVIN GROSSMAN  
ARCHITECT. (7)





PHOTOGRAPHS FEATURE THE  
2003 TOWER ADDITION BY  
STA ARCHITECTURAL GROUP  
ALONG THE EAST / OCEAN  
ELEVATION (7)





VIEWS OF THE EAST ELEVATION FROM THE BEACH WALK. (8)



2023



TOP PHOTO: EXTERIOR COURTYARD (7)

MIDDLE PHOTO: EXTERIOR COURTYARD (7)

LOWER PHOTO: INTERIOR DINING ROOM / BAR (7)

NONE OF THESE AREAS ARE ORIGINAL AND HAVE BEEN RENOVATED MANY TIMES.

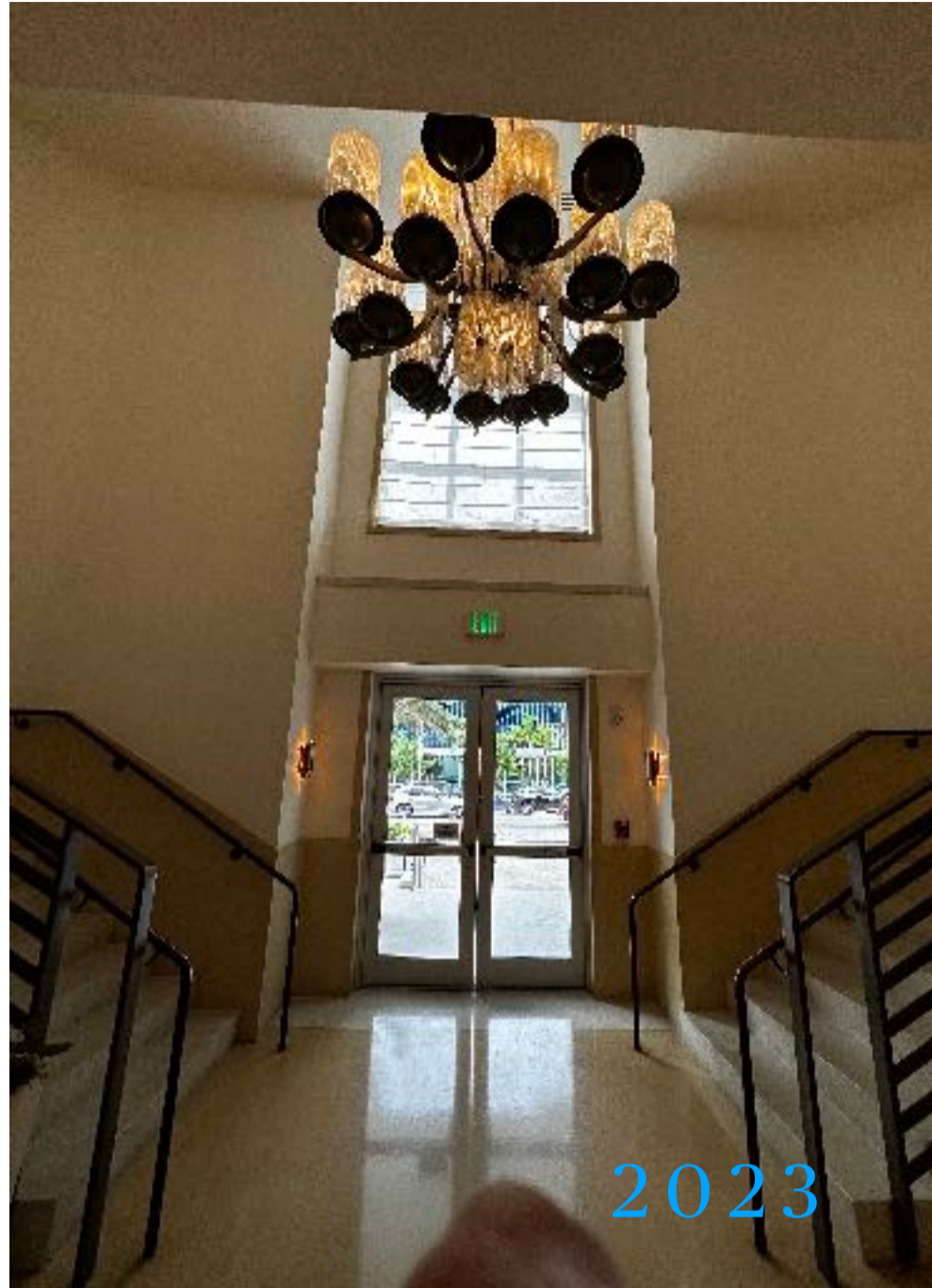


HOTEL ENTRANCES FROM COLLINS AVENUE. THE PORTE COCHERE WAS CONSTRUCTED AS PART OF THE 2014 ADDITIONS AND RENOVATIONS. (7)





2023



2023



2023

2023

UPPER LEFT PHOTO: MAIN LOBBY ENTRANCE FROM EXTERIOR PORTE COCHERE. THIS LOBBY HAS BEEN RECONFIGURED SEVERAL TIMES SINCE ITS ORIGINAL CONSTRUCTION. (7)

UPPER RIGHT & LOWER PHOTOS SHOW 'THE CROWN' ENTRANCE. THIS DOUBLE STAIRWELL IS NOT ORIGINAL. THE ORIGINAL LORD TARLETON HAD A SINGLE SIDED STAIR. THE DOUBLE SIDED STAIR RENOVATIONS WERE IN 2014. (7)



**Slim Aarons | In the Lobby of the Lord Tarleton Hotel,  
Miami Beach, Florida (1945) | Available for Sale | Artsy**

[Visit](#)

AS RECOUNTED IN THE EARLIER ARTICLE BY CAROLYN KLEPSE, THE LOBBY OF THE LORD TARLETON BECAME A FAVORITE OF THE HOLLYWOOD / NEW YORK ENTERTAINMENT CROWD. IN THE PHOTOGRAPH ABOVE CAN BE RECOGNIZED BY THIS AUTHOR THE COMEDIAN PHIL SILVERS AT CENTER - WITH GLASSES AND TALKING. AND TWO PEOPLE TO PHIL'S RIGHT SIDE LOOKS LIKE THE SINGER/COMEDIAN DEAN MARTIN. SLIM AARONS WAS A NOTED CELEBRITY PHOTOGRAPHER. OTHERS IN THIS GROUP WERE ALSO LIKELY QUITE FAMOUS...(4)

Staley-Wise Gallery offers photographic prints from the Slim Aarons Archive, owned and housed by Getty Images Archive in London. All photographs are printed and authorized by the Getty Images Gallery, London.





## Slim Aarons | In the Lobby of the Lord Tarleton Hotel, Miami Beach, Florida (1945) | Available for Sale | Artsy

[Visit](#)

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FROM LEFT IN THE PHOTOGRAPH ABOVE CAN BE SEEN THE HOLLYWOOD ACTORS: CLARK GABLE, VAN HEFLIN, GARY COOPER AND JAMES STEWART. CLARK GABLE WAS ACTUALLY STATIONED FOR A TIME IN MIAMI BEACH DURING WWII. (4)

Staley-Wise Gallery offers photographic prints from the Slim Aarons Archive, owned and housed by Getty Images Archive in London. All photographs are printed and authorized by the Getty Images Gallery, London.

NOTE: ORIGINAL BUILDING CARD FOR THE LORD TARLETON HOTEL BUILT IN 1940 WAS NOTED ON THE BUILDING CARD AS BEING LOST.

Phoned Mr. Odom, recinding garbage grinders approval Nov. 2, 1955 by E. M. H.  
spot survey 83  
10/31/55  
ok for 2 garbage grinders - M.H. Pipe

Owner LORD TARLETON HOTEL  
 Lot all Block 33 Subdivision M B Improv Co. Address 4001 Collins Avenue  
 General Contractor L and H Miller Company Ocean Front Bond No. 6001 Kitchen not in this permit  
 Architect Melvin Grossman Engineer R. A. Belsham  
 Zoning Regulations: Use RE Area 45 Lot Size  
 Building Size: Front 91' Depth 110' Height 90' 112' & one 1-bedrm apt on 10th floor  
 Certificate of Occupancy No. #2983 Feb. 8, 1956 Use ADDITION 112 hotel rooms and baths - Lobby and basement  
 Type of Construction #1 CBS Foundation concrete piling Roof flat Date June 28, 1955

17185

PLUMBING Contractor #37431 Fixit Plumbing Company Sewer Connection 3 --- Date Oct. 4, 1955  
 Temporary Water Closet 1 #37202 Economy Plbg 7/6/55  
 Water Closets 130 Swimming Pool Traps Down Spouts 9 roof drains  
 Lavatories 112 Steam or Hot Water Boilers 2 Wells  
 Bath Tubs 117 ROUGH APPROVAL OK, Rothman 5/10/1956 2 stand pipes  
 Showers 4 FINAL APPROVAL OK, Rothman 5/10/1956 1 sewer ejector  
 Urinals 1 Sump pump

GAS Contractor Date  
 Gas Ranges 14 Gas Frylators  
 Gas Water Heaters Gas Pressing Machine  
 Gas Space Heaters Gas Vents for Stove  
 Gas Refrigerators  
 Gas Steam Tables  
 Gas Broilers  
 GAS Rough APPROVAL  
 GAS FINAL APPROVAL OK, Rothman 5/10/1956

AIR CONDITIONING Contractor #48787 Hill York Corp: Install 160 tons of A. C. System \$ 48 000 10/6/55  
 SEPTIC TANK Contractor  
 OIL BURNER Contractor 1 tank, 4000 gallons  
 SPRINKLER Contractor

ELECTRICAL Contractor #46369 Angler Electrical Co Date December 12, 1955  
 Switches 540 Ranges 1 Temporary Service #45076 Angler Electric: temporary wiring 7/12/55 OK, Meginniss 7/12/1955  
 OUTLETS Lights 1360 Irons 1 Neon Transformers  
 Receptacles 855 Refrigerators 1 Sign Outlets 12  
 Fans 118 Meter Change  
 Motors see side Centers of Distributions 20  
 Appliances Service 1  
 Violations  
 HEATERS Water Space  
 FIXTURES 1360 Electrical Contractor Date  
 120 radio outlets

FINAL APPROVAL  
 By OK Rosser  
 Date 7/6/1956

ALTERATIONS & ADDITIONS

Building Permits: #2254-Amber Oil Corp.- 1 11HP Hot Water Boilers-\$2500-9-27-72

---

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.
11-7-88		Patch + paint interior	\$5,000.00					68880173

BUILDING PERMITS: #SB880173 - 11-4-88 - Eddy's Painting - Patch and paint interior - \$5,000.00 *OK*

ELECTRICAL PERMITS: #E8801244 - French Electric - 256 Smoke detectors - 7-20-88 *OK*  
#BE891290 - Interior Electric - New fire alarm devices and motor - 7-5-89 *OK*

PLUMBING PERMITS: #P8800175 - Silver Plumbing - New fire sprinkler 4th thru 9th floor - 11-30-88 *OK*  
#BP890857 - ABC Fire Loss - Fire sprinkler new - 6-13-89 *OK*

LOT: 1-8 BLOCK: 33 SUBDIVISION: \_\_\_\_\_ ADDRESS: 4041 Collins Ave

### ALTERATIONS & ADDITIONS

#### BUILDING PERMITS

FILE NO: 1502 BOARD OF ADJUSTMENT 7/9/82 MURRAY BERKOWITZ, OWNER CROWN HOTEL - APPLICANT REQUESTS THE FOLLOWING VARIANCES: 1. Applicant requests permission to waive 70 sq.ft. of the required 400 sq.ft. for each of three hotel rooms. 2. Applicant requests the waiving of 5 additional required parking spaces, in order to convert an existing office area into 1 efficiency apt. and 4 hotel rooms. APPROVED - GARBAGE FACILITIES TO BE LOCATED OFF-STREET AND OBSCURED FROM THE PUBLIC VIEW. FACILITIES TO BE SUBJECT TO LANDSCAPE PLAN APPROVAL BY PLANNING DIRECTOR. BEFORE ANY PERMITS ARE ISSUED.

- #23145 12/6/82 Carlos Ramos variance #1502 convert existing office area into hotel rooms as approved by variance \$7,500.
- #MO6320 7/25/83 Evercool Air Cond - 2 cooling towers, violation no permit (move 2 100 ton cooling towers to ground level & reinstall job value \$5,000.
- #MO6429 10/12/83 Evercool Air Cond - 1-50 ton cooling towers north oceanside of Crown hotel value \$2,000 - violation no permit
- #24752 11/21/83 Chastain Fence - 4' chain link fence 533 l.f. replacement - sundeck \$2,556.
- #MO6659 3/29/84 All Miami Services 5 air cond wind (wall units)
- #26418 1/15/85 owner structural repairs under supervision of engineer \$3,500.
- #MO9003 - Airstron Inc. - Central Heating, A/C (Central) & Duct Work Only - 6-9-87

#### PLUMBING PERMITS

- #61055 6/13/83 Silver Plumb - 5 rgh, 5 set bath tub, 5 rgh, 5 set lavatory, 5 rgh, 5 set water closet

#### ELECTRICAL PERMITS

- #78688 6/28/83 Ocean Elect - 15 switch, 20 light outlets, 40 receptacles, 5 air cond window
- #79612 8/2/84 Ocean Elect - 132 light outlets, 132 fixtures

LOT: 1-8 BLOCK: 33 SUBDIVISION: OCEAN FRONT SUBD ADDRESS: 4041 COLLINS AVE

## ALTERATIONS & ADDITIONS

### BUILDING PERMITS

- #04446 - Owner repair and paneling \$4000 10/25/73
- #04498 - Gelfand Roofing - roof repairs \$600 - 11/2/73
- #07412 - Macsa Assoc. - Exterior painting \$14,000 - 6/5/75
- #04605 - Gelfand Roofing - reflashing existing wall flashing - \$300 11/19/73
- #M04992 - 100 ton central air conditioning/Evercool Air Conditioning \$400
- #31033 - 9-21-87 - Eddy's Painting - Exterior Painting - \$20,000.00

---

### PLUMBING PERMITS

- #53840 - Peoples Gas System - 1 gas meter set \$3.60 6/30/76
- #56933 - Abelardo Garcia Plumbing - 1 water service 140 ft. water meter 2/6/79

---

### ELECTRICAL PERMITS

- #72140 - Ocean Electric - fire alarm system - 1 master 39 pulls, 33 sounding devices 4/22/75

Location	Permit #	Description	Contractor	Amount	Date
			R. Belsham, engineer:		
Cabanas	#15158	15 Cabanas - Wood construction on spread footing	J. Y. Gooch Company, Inc. contractor:	\$ 6,000	December 5, 1940
	#17897	Painting:	H. A. Griner, painter:	\$ 3,500	December 13, 1943
	#21346	Painting:	Fox & Griner, painters	\$ 3,500	November 16, 1945
	#23344	Glass brick panel:	A. Jacobs	\$ 700	October 17, 1946
	#24477	Alterations ---Priority #4-10-2235.-	Albert Anis, architect: Arthur J. Urban, contractor	\$ 3,000	May 13th, 1947
	#25787	Painting:	Goddard Company	\$ 3,000	October 25, 1947
	#27389	Flat wall sign -	Claude Neon	\$ 400	June 1, 1948
	#27469	Two Neon Signs: 288 sq ft:	Claude Neon Southern Corp:	\$ 1,200	June 5, 1948
	#27605	Enlarging dance floor:	Lincoln Construction Co:	\$ 500	June 21, 1948
	#27977	Enclosing between two walls for trunk storage: 55' x 6' x 8' Owner builds		\$ 800	August 9, 1948
HYDE PARK HOTEL	28466	Tiling shower over bath tub (no plumbing work) 125 rooms -	Sun Ray Tile Company	\$ 8,000	October 14, 1948
	#29722	Air Conditioning:	R.A. Belsham & S.L. Hamilton, engrs	\$ 100,000	April 15, 1949
	#31491	Painting, exterior -	Thomas Goddard, contr.	\$ 1,000	Nov. 22, 1949
	#31544	Alteration on south end of jalousies -	B. Robert Swartburg, architect: Arthur J. Urban, contractor	\$ 7,500	Nov. 28, 1949
	#31592	Flat neon sign - 60 sq ft -	Claude Southern Corp:	\$ 300	Dec. 1, 1949
	#32636	Repairs to pool - new drain line-	Swimming Pool Assoc. Inc.	\$ 2,500	May 23, 1950
	#33815	Installing new accoustical ceiling on first floor and band shell-	Arthur J. Urban, contractor	\$ 3,000	Oct. 19, 1950
	#34049	Roof repairs -	General Sheet Metal & Roofing Inc.	\$ 916	Nov. 7, 1950
Lord Farleton	#40025	Painting -	T. Goddard -	\$ 1,000	Nov 10, 1952

- over -

Plumbing Permits:

Location	Permit #	Description	Contractor	Date
POOL	# 14642	Leo Hohausser -	12 Scum Gutters,	November 25, 1940
	# 14712	Markowitz & Resnick:	1 Sewer connection (4") 4 water closets, 18 lavatories, 15 showers, 1 Urinal,	December 6, 1940
	# 14815	Markowitz & Resnick:	2 Gas water heaters,	December 18, 1940
	# 14875	H. B. Miller,	1 Steam Boiler,	December 30, 1940
	# 14888	Markowitz & Resnick:	1 Sink,	January 2, 1941
	# 16290	Frank Silver:	Change gas for one new meter,	November 28, 1941
	# 16378	Alexander Orr.	Set 4 lavatories,	December 10, 1941
	# 20447	R. J. Maxson:	Two 80 ft wells for drainage:	November 19, 1946
	# 36521	Economy Plumbing...	2 sinks, 1 dish washing machine, 5 gas ranges, 3 steam tables, 2 broilers, 1 frylators....	October 29, 1954
	# 36554	Economy Plumbing:	2 lavatories in dining room, 1 cullery sink..	Nov. 12, 1954
	#36607	Economy Plumbing..	one water closet, 1 lavatory, 1 urinals..	Nov. 30, 1954
	37625	Hurst Drilling & Equipment Co:	one, 6" supply well for A. C.	12/1/54
	37842	Fixzit Plumbing Co:	2 water closets, 2 lavatories, 1 bath tub, 1 shower, 1 sink	December 5, 1955
			OK, Rothman 5/10/1956	February 20, 1956

GAS  
OK  
Bell



#3861 ~~Handyman~~ Crosstown Plumbing: 1 swimming pool piping - 7/18/63  
#44587 Southern Drilling & Equip.: 1 6" supply well for a.c. - 12/16/64  
#48995-People Gas System- Nat. Gas Meter Set.-3-3-72

**Electrical Permits:**

#65189 Griffen Electric: 2 motors 11-25 hp. - 10/26/67

37090 PLUMBING CO: LIVE INVENTORIES

MARCH 15, 1950 OK, ROBERT D. ...

## Electrical Permits:

#15583 Claude Neon Southern Corp: 4 Neon transformers, September 9, 1940

#16529 Wagner Electric: 1 Temporary service, November 20, 1940

#19144 USAAFTTC 1 Meter change, January 18, 1943

#20191 USAAFTTC Romex (for duration) April 9, 1944

#20848 USAAFTTC 1 Receptacle, January 2, 1945

#21281 USAAFTTC 1 Appliance outlet (Romex) September 5, 1945

#21522 USAAFTTC 1 Light outlet, 4 Appliances, 1 Center of distribution, October 30, 1945

#21750 Astor Electric: 2 Light outlets, 2 Fixtures, 4 Motors, December 4, 1945

#22113 Astor Electric: 4 Switch outlets, 1 Light outlet, 12 Receptacles, 13 Fixtures, 1 center of distribution, February 1, 1946

#23328 Astor Electric: 3 Switch outlets, 36 Light outlets, 8 Receptacles, 36 Fixtures, 8 Motors, 5 Centers of distribution, November 13, 1946

#25013 Astor Electric: 5 Switch outlets, 5 Light outlets, October 21, 1947

#25248 Astor Electric: 30 Switch outlets, 1 Receptacle, 50 Fixtures, 5 Motors, 12 Centers of distribution, November 17, 1947

#26398 Claude Neon: 3 Neon transformers, June 1, 1948

#26451 Claude Neon: 6 Neon transformers, June 5, 1948

#26592 Flamingo Electric: 5 Motors, 5 Centers of distribution, June 22, 1948

#28370 Hill York: 5 Motors, 8 Centers of distribution, March 7, 1949

#30291 Claude Southern Corp: 3 neon transformers - Dec. 1, 1949 Meginniss -- 9/6/50

#30313 Astor Electric: 6 switch outlets, 7 receptacles, 12 fixtures - Dec. 5, 1949

#32393 Astor Electric: 6 switch outlets, 5 receptacles, 59 light outlets, 1 motor-10/16/50  
H. O. Rosser 11/28/50

#40891 Astor Elec Serv: 13 Fixtures: Nov 24, 1953 OK 1/14/54 HOR

#43383 Angler Electric Co. 8 switch outlets, 20 receptacles, 20 light outlets, 20 fixtures 2 fan outlets, one center of distribution...November 10, 1954  
Fidler 11/25/55

45977 Claude Neon Sign Company: twenty neon transformers October 21, 1955

46237 Otis Elevator Company: two motors November 28, 1955

ELECTRICAL RECORD

11/1

17185

47893

LOST CARD

Owner **Crown Hotel**

Permit No.

Cost

Lot **1-8** Block **33**

Subdivision **M.B. Impro. Co.  
O.F. Property**

Address **4041 Collins Avenue**

General Contractor

Bond No.

Architect

Engineer

Zoning Regulations: Use

Area

Lot Size

Building Size: Front

Depth

Height

Stories

Certificate of Occupancy No.

Use

Type of Construction

Foundation

Roof

Date

PLUMBING Contractor

Sewer Connection

Date

Temporary Water Closet

Water Closets

Swimming Pool Traps

Down Spouts

Water Closets

Steam or Hot Water Boilers

Wells

Bath Tubs

ROUGH APPROVAL

Showers

FINAL APPROVAL

Urinals

Sinks

GAS Contractor

Date

Dish Washing Machine

Gas Ranges

Gas Frylators

Laundry Trays

Gas Water Heaters

Gas Pressing Machine

Laundry Washing Machines

Gas Space Heaters

Gas Vents for Stove

Drinking Fountains

Gas Refrigerators

Floor Drains

Gas Steam Tables

Grease Traps

Gas Broilers

GAS Rough APPROVAL

GAS FINAL APPROVAL

Safe Wastes

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor

Date

OUTLETS

Switches

Ranges

Temporary Service

Lights

Irons

Neon Transformers

Receptacles

Refrigerators

Sign Outlets

Fans

Meter Change

Motors

Centers of Distributions

HEATERS

Water

Appliances

Service

Space

Violations

FIXTURES

Electrical Contractor

Date

FINAL APPROVAL

By

Date

Alterations or Repairs—Over

10/13/81  
#7534  
#7534  
#7534  
#7534  
#7534

#7167

## ALTERATIONS &amp; ADDITIONS

## Building Permits:

7/24/80 #18521 Eddy's Painting clean & paint exterior \$32000. double fee  
 8/4/80-- #MO-4726 Evercool A/C --2 90 Ton Cooling Towers--  
 1-22-81/#MO5025/replace stack on boiler room/Amber Boiler/\$21  
 3/9/81/#MO5116/1 steam boiler/Amber Boiler/\$61  
 #22350 6/11/82 J.K. & Sons Cont - reroof approx 18 sqs top guard alum paint \$1,800.  
 #91339 8/3/84 - J & W Builders, Additional closets in some bedrooms and drop ceilings, per plans sub.\$45,165.00  
 #25752 8/15/84 - Sol Cheskes/owner - 4 sets of fire doors \$750.00  
 #M09254 - Airstron Inc. - A/C central, Cooling Towers - 8-17-87

## Plumbing Permits:

#57506-Harold G. Jaffer- 1 discharge well- 7-30-79  
 #57523-S & R Plumbing- 1 discharge well blowout-8-6-79  
 #57609=Republic Plumbing; gas piping. 8-29-79  
 #57784-Peoples Gas System- 1 meter set(gas)-10-16-79  
 58250 People's Gas 7 gas ranges 150 ft. piping 3-5-80

## Electrical Permits: #70385-Ocean Electric- Violation, remove-3-5-73

7/23/80 #76469 2 3-5 motors Berman Electric  
 1-28-81/#76904/remove violation/Ocean Electric Co/\$10  
 #77674 1/7/82 Lation American Supply Co - repair fire damage and remove violations  
 #78199 9/23/82 Lapin Elect - 5 switch outlets, 58 light outlets, 3 receptacles, 175 amp service size in amps  
 1-1 hp, 2-7½ hp, (motors) 70 fixtures

ARCHITECT: C L KINPORTS  
 DATE OF CONSTRUCTION: 1931  
 STORIES: 1  
 HISTORIC DISTRICT: COLLINS WATERFRONT (LOCAL)  
 HISTORIC STATUS: CONTRIBUTING



PANORAMIC PHOTOGRAPH OF 41ST STREET / FRONT ELEVATION (8)

ADDRESS:	103 40th STREET (oceanfront original address) 228 40th STREET
ARCHITECT:	CHARLES LEROY KINPORTS
DATE OF CONSTRUCTION:	CIRCA 1931
DATE OF BUILDING MOVE:	CIRCA 1938
STORIES:	1
HISTORIC DISTRICT:	COLLINS WATERFRONT HISTORIC DISTRICT (NATIONAL)
HISTORIC STATUS:	CONTRIBUTING

OCTOBER 17, 2003 REPORT on 4041 COLLINS AVENUE by CAROLYN KLEPSEK

## 228 40th STREET, MIAMI BEACH HISTORICAL BACKGROUND

The Miami Beach Improvement Company was formed in 1912 by Miami Beach pioneer John S. Collins and his family, to develop this section of Mid-beach as a winter resort. In 1916, less than a year after Miami Beach was incorporated, they platted the Oceanfront Subdivision, extending along the beach from 19th Street to approximately 44th Street. While not as densely populated as the south end of town, by the mid-1920s this neighborhood contained a number of private residences, several modest apartment buildings, and two grand Mediterranean-style oceanfront hotels: the Pancoast at 29th Street, and the Roney Plaza at 23rd Street. The Thomson-McKinnon stockbrokers office, also in Mediterranean Revival style, stood on the beach beside the Pancoast. A bridge across Indian Creek at 41st Street was first built in 1929.

In this setting the subject house appeared in the early 1930s, designed by architect C. L. Kinports for owner J. G. Venetos, and costing \$15,000. The building permit was issued on January 16, 1931, but this house is not listed in the Polk's City Directories until 1938. Directory listings are often delayed, however. The house, with separate garage, does appear in the 1935 City Atlas.

The original owners, Jean G. and Mary (or Mazie) Venetos, are listed in 1936 and 1937 directories as living at 103 40th Street, an oceanfront house that was later occupied by Edwin R. Thomas, inventor of the "Thomas Flyer" automobile (see Lord Tarleton report). In the 1938 and 1939 directories, the Venetos had moved a block westward, to 228 40th Street.



VIEW ACROSS COURTYARD  
TO SOUTH ELEVATION OF  
HISTORIC COTTAGE. (7)

## OCTOBER 17, 2003 REPORT on 4041 COLLINS AVENUE by CAROLYN KLEPSEK

The architect, Charles Leroy Kinports (1884-1956), came to Miami from Minneapolis in 1925, at age 40, and had a home and office in Coconut Grove. In 1936-7 he formed a brief partnership with architect Carl H. Blohm, with a joint office in Coral Gables. A residence in Coral Gables designed by Kinports and Blohm is pictured in Florida Architecture of 1937. Kinports (whose name is often misspelled as "Kinports" or "Kingsport") probably worked primarily in the City of Miami. This house is one of only three buildings attributed to him on Miami Beach. The others are Brisa del Mar, a Mediterranean Revival cooperative apartment house built in 1929 at 3624 Collins Avenue; and the Chevy Chase apartments at 2383 Flamingo Drive, designed by Kinports and Blohm in 1936 in Streamline Moderne style.

No original plans for the subject house were found on Building Department microfilm (#4239, missing), and no archival photographs of it have yet been identified. In the absence of these, the Building Permit Card (#17181) provides most information on the building itself. The card indicates that the house originally had a tile roof, probably the red-clay barrel tiles that are typical of the Mediterranean Revival style. In the 1920s and '30s, there was a thriving trade in vintage roof tiles torn off Spanish Colonial buildings in Cuba and elsewhere and shipped to Florida to give an old-world patina to the roofs of new Mediterranean Revival style buildings. There is no evidence that this was done here, but it is a possibility. In any event, the Building Card indicates that the original roof of this house was removed in 1960 and replaced with "white cement barrel tile." Other than the addition of a bathroom in 1946, this is the only structural change to the house that is recorded on the Building Card. The steel casement windows are probably original; air conditioning was added in 1955.



SOUTH ELEVATION  
OF HISTORIC  
COTTAGE. (7)

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In January 2001., the neighborhood surrounding this house was designated by the City Commission as the Collins Waterfront Historic District. This house is one of 107 "contributing" buildings in the District, of which only 14 are in Mediterranean Revival style.<sup>2</sup> The Planning Department Database cites its significance as (one of the few examples of the Spanish-Baroque style in the City. It is representative of the first development period in Miami Beach." Its most notable features are its ornate, probably cast-stone, door surround; multi-colored glazed tiles on the entry steps; wooden double-doors with ornate metal hinges and barred windows; Corinthian engaged columns on the south wall, and a fountain in the rear yard, with cast-cement statue and multi-colored glazed tiles.



--Carolyn Klepser, researcher

October 17, 2003

Revised: Oct. 20, 2003

, 2000. **2014**

MAIN ENTRANCE AT  
NORTH / 41st  
STREET ELEVATION  
OF HISTORIC  
COTTAGE. (7)



PROPOSED



EXISTING CONDITIONS



HISTORIC HOUSE ON 41st STREET

**THE CROWN HOTEL**  
4041 COLLINS AVENUE, MIAMI BEACH, FL

  
WVN KOSKARP.COM

RENDERING SHOWING CONTEXT OF HISTORIC COTTAGE. (2)

Owner	J. G. VENETOS	Mailing Address	Permit No.	4239	Date	Jan. 16-1931
Lot 17 & 18 Block	32	Subdivision	M.B. IMP. CO. OF	Address	228-	40th street
General Contractor	James Betteridge & Company		Address	3226-01-180		
Architect	C.L. Kinports	17181	Address			

ALTERATIONS & ADDITIONS

OK, signed 8/6/1955

Building Permits: #47716 Appliance Consumer Service: Install 1 - 3/4 ton A. C. Unit \$ 200 6/6/1955

#62612 Youngblood Roofing Co: Tear off & replace roof with 30# 90# & white cement barrel tile - \$1100 - Nov. 15, 1960

#74746 Owner, Ansin: Minor non-structural repairs - \$300 - 9/13/65

#82080 Sunshine Spray Service Roof cleaning & painting Must comply with Ord. #1060 \$128.00 3/19/69

#09604-Capital Roofing-Re-roof 6 sqs-\$600-8-25-76

#12763-Emerson Painting-Painting and pressure cleaning-\$1000-2-22-78

Plumbing Permits:

#47188 Kurznick Well Drilling: 1 sprinkler system 4/11/69

Electrical Permits:

#80078 3/7/85 Fucini Elect - 1 service repair/meter change



2014

INTERIOR PHOTOGRAPHS OF HISTORIC COTTAGE. (7)



2023



INTERIOR FIREPLACE MANTEL AT HISTORIC COTTAGE. (7)



## ARCHITECTS

**VICTOR NELLENBOGEN** (1888 - 1959) was an immigrant from Hungary who studied architecture at the Cooper Union in New York City. He came to Miami around 1920 where he worked with the architects Martin L. Hampton and August Geiger, after which he opened his own private practice of architecture on the Beach in 1928. He is one of Miami Beach's best transitional architects, who designed notable works in both Mediterranean Revival and Art Deco styles.

### REPRESENTATIVE PROJECTS in Miami Beach:

Alamac Hotel	1300 Collins Avenue
Chelsea Hotel	944 Washington Avenue
Savoy Plaza	425 Ocean Drive
Rivoli Apts	800 Clowns Avenue
Nash Hotel	1120 Collins Avenue
Savoy Plaza	424 Ocean Drive
Sterling Building	927 Lincoln Road
Lord Tarleton Hotel	4041 Collins Avenue

**MELVIN GROSSMAN** (1914 - 2003) began his career as an early protege of the architect Morris Lapidus and then became one of the most prolific postwar architects in Miami Beach. In 1961 his firm was ranked as the largest in Florida and one of the 100 largest architectural firms in the country in terms of construction volume.

### REPRESENTATIVE PROJECTS in Miami Beach:

- Roney Palace
- Castle Beach Club
- Caribbean Hotel
- Deauville Hotel
- Morton Towers
- Imperial House Apartments
- Seville Hotel
- Doral Beach Hotel
- Tower 1800
- 100 Lincoln Road - Decoplage
- Crown Hotel
- Caesars Palace, Las Vegas
- Acapulco Princess Hotel, Mexico

### C. L. KINPORTS

#### REPRESENTATIVE PROJECTS in Miami Beach:

- 3624 Collins Avenue
- 2383 Flamingo Drive
- 228 40th Street

TOP PHOTO: STERLING BUILDING BY VICTOR NELLENBOGEN ARCHITECT (7)

MIDDLE PHOTO: VICTOR NELLENBOGEN ARCHITECT (4)

PHOTO: DEAUVILLE HOTEL BY MELVIN GROSSMAN ARCHITECT (4)

LOWER





## BIBLIOGRAPHY

- 1) Courtesy History Miami.
- 2) Courtesy Kobi Karp Architects
- 3) Private collection of Arthur Marcus
- 4) Courtesy of the internet
- 5) Architectural Forum Magazine, December 1940
- 6) Courtesy City of Miami Beach Planning & Zoning
- 7) Photograph by Arthur Marcus
- 8) Photograph by Harris Levy of EOA Architects

PHOTO: MATCHBOOK COVER WITH LORD TARLETON HOTEL IN MIAMI BEACH ON ONE SIDE AND THE LAKE TARLETON CLUB IN PIKE, NEW HAMPSHIRE ON THE OTHER SIDE.