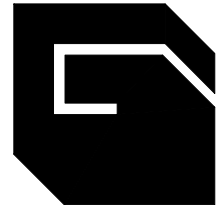


Giller & Giller, Inc.

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Reg. #AA C001364



HISTORIC RESOURCES REPORT

Carillon Hotel
6801 Collins Ave.
1/30/16

This Mid-Century Modern building was originally built in 1958 on the oceanfront of Collins Avenue between 68th and 69th Streets on Lots 1-6, Block B of the Corrected Atlantic Heights subdivision. The Building Card #7361 shows the original Owner as The Carillon Hotel, the architect as Norman M. Giller & Associates, and the General Contractor as Cal Kovens Construction Corp.

The owner and developer of the Carillon Hotel was Carol Management Corp. which was controlled by Alfred Kaskel, a New York developer. The company and the hotel were named after his daughter, Carol. Alfred Kaskel also developed the Doral Hotel in Miami Beach and the Doral Country Club northwest west of Miami International Airport. The name “Doral” was derived by combining Mr. Kaskel’s first name with his wife’s first name, Dora. In turn, the City of Doral derived its name from the country club around which the City developed.

Norman M. Giller, FAIA (1918 – 2008) was a prominent and prolific Post-War Miami Modern architect based in Miami Beach. His architecturally progressive structures were designed to be and remain ideally suited to their surroundings. His works contain the materials, technologies, and key elements that are the essence of Miami Modernism (MiMo). Along with Morris Lapidus and Albert Anis, Norman M. Giller is counted among MiMo’s great masters. His mark on the urban landscape of Miami Beach and South Florida is indelible. Significant Miami Beach works, in addition to the Carillon Hotel, include his own Giller Building, North Shore Community Center, Copa City Night Club, Hibiscus Masonic Temple, First Mortgage Investors Corporate Headquarters. Other major work in South Florida includes the original Diplomat Hotel in Hollywood, the Singapore Hotel in Bal Harbour, Homestead Air Force Base Family Housing, the Thunderbird Motel, Ocean Palm Motel and InterAmerican National Bank in Sunny Isles Beach, as well as the College of Business Administration and the College of Education at Florida Atlantic University in Boca Raton.

Norman M. Giller and Sarah Giller Nelson authored “Designing the Good Life – Norman M. Giller & the Development of Miami Modernism” (University Press of Florida) which includes a chapter on the Carillon Hotel and which is attached hereto.

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The Carillon Hotel is a contributing building located in the North Beach Resort Historic District.

The original Carillon Hotel opened in 1958 and was declared the Hotel of the Year. Its 620 rooms made it the largest hotel in Miami Beach at its opening. From its opening until the late 1980's, it was one of Miami Beach's major hotels (along with the Fountainebleau, Eden Roc, Deauville, Doral, and Seville). It hosted its fair share of celebrities in the night club as well as guests.

In the late 1980's, the Carillon Hotel struggled with changes of ownership, the decline of the Miami Beach tourism, and the physical decline of the massive property. The hotel operation eventually closed. In the late 1990's, the property was acquired by Transnational Development Inc. and major redevelopment plans were proposed for the property. The architect for the redevelopment was Architectonica, an international renowned design firm led by Bernardo Fort-Brescia and headquartered in Miami. In addition to renovations to the existing hotel tower, two additional towers were proposed for hotel rooms and condominium apartments. The expansion plans included the controversial demolition of the original grand lobby, night club, pool deck, and lower level shops. In 1998, a development order was approved by the City of Miami Beach for the massive new plan.

A successor developer, WSG Development, ultimately proceeded with approved construction plans and completed the project in 2008. WSG brought in the well-known wellness and spa group, Canyon Ranch, to brand and manage the property. Thereafter, the property was re-named the Canyon Ranch Miami Beach. The property operated as a mixed use of apartments, hotel, and health spa. The owner/developer, WSG fell into bankruptcy soon after the Great Recession began and lost the property to the lender.

In 2015, the current owner, Z Capital Florida Resort LLC acquired the property from the lender. They terminated the management agreement with Canyon Ranch and embarked upon plans to revive the icon Carillon Miami Beach brand. The current plans are being prepared by Giller & Giller, Inc. (formerly Norman M. Giller & Associates), the original architect.

City records do not contain the original building plans from 1957. However, the original plans are in the archives of Giller & Giller, Inc. The 1990's plans, which are quite voluminous, are in the City records.

The exterior design of the major expansion completed in 2007 added two large towers on the north and south of the original hotel tower in a turn of the century Modern design. The original hotel tower was restored with impact glass fenestration similar to the original distinctive mullion pattern. A large rooftop curved element was added the hotel tower (to conceal equipment) which changed the roof line of the hotel. The original

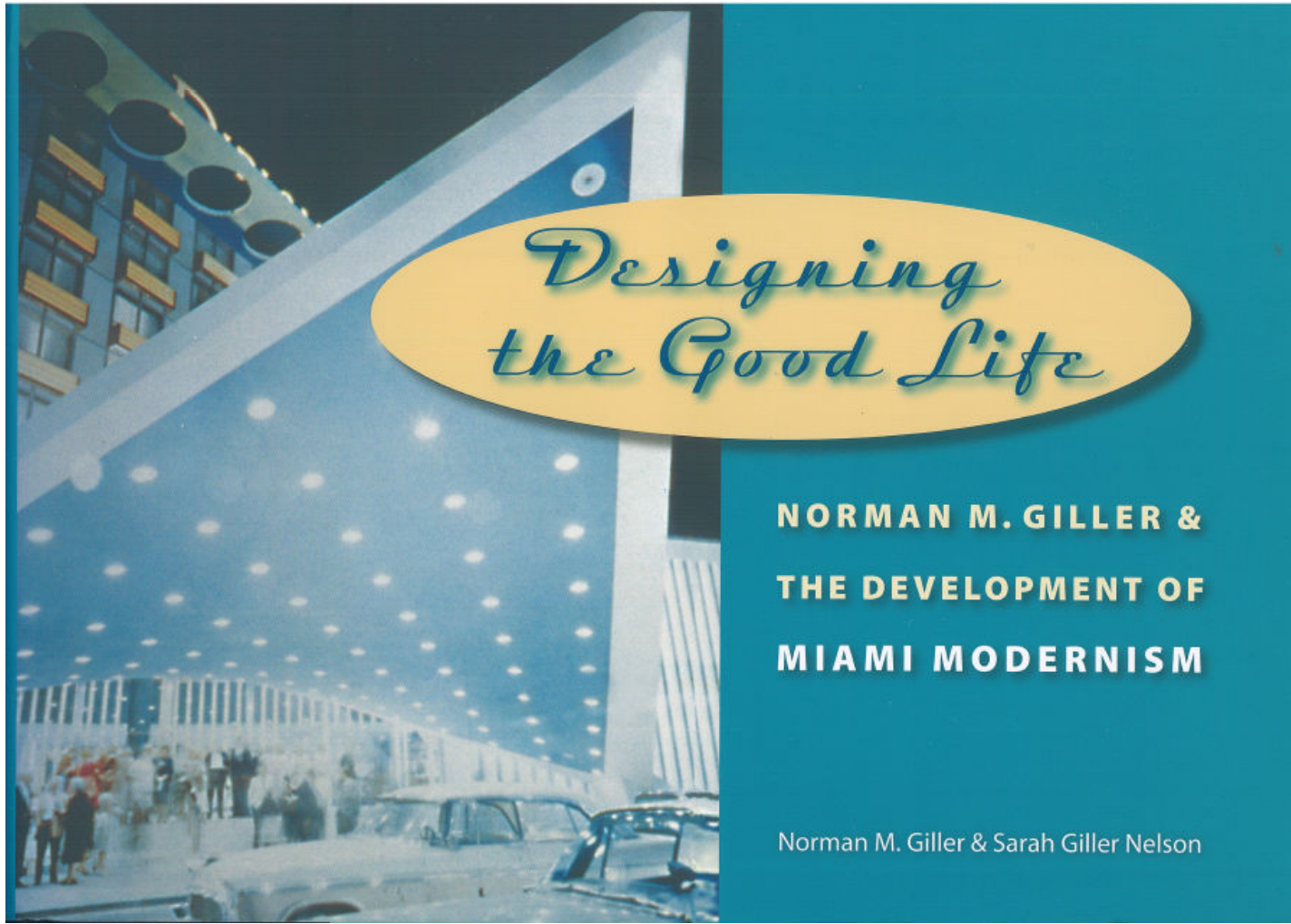
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iconic concrete folded plate and round columned porte-cochere was retained. The original vertical folded plate iconic design element defining the large night club elevation was demolished. The new construction recalled the design element with new cladding on the 6 story spa building that connects the hotel tower with the new apartment south tower. The main porte-cochere under the spa wing includes a metal grille work duplicating the original lobby aluminum screen surrounding the grand stair to the lower level shops, coffee shop, and pool deck. As a result of the demolition of the huge original lobby, the remaining current lobby only retains the original front desk and the meeting room balcony overlook at the Mezzanine above (with the distinctive original metal grille work elements).

A handwritten signature in black ink, appearing to read "Ira D. Giller". The signature is fluid and cursive, with a large initial "I" and "G".

Ira D. Giller, A.I.A.
President

Giller & Giller, Inc.



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CARILLON HOTEL

The Carillon Hotel commission that I received from Al Kaskell in 1957 demanded creativity, skillful engineering, and business acumen. Before he had even hired an architect, Al determined that his building would be named 1958's "Hotel of the Year." During each season of the 1950s hotel boom, the newest hotel also became the most sought after. For Al, completing a spectacular luxury hotel in time for the busy Christmas tourist season was of utmost importance.

The Carillon Hotel sits on a four-acre oceanfront lot in the North Beach section of Miami Beach. As had become standard, I organized the property into three areas: a multistory guest-room building, a low central structure housing an expansive lobby and public facilities, and a beachfront pool area and cabana club. At the time, I was working with a structural engineer who had become familiar with a new building technique, flat-slab construction. Conventionally, construction of multistory buildings utilized twelve inches of support consisting of a four-inch concrete slab plus an eight-inch concrete beam. At that depth, every floor added an additional foot to the overall height of the building. With flat-slab construction, however, a single six-inch concrete slab replaced the twelve-inch beam-and-slab combination. In the 1950s, the City of Miami Beach limited building heights to 150 feet above grade, which meant that the tower could only be fourteen stories tall. Flat-slab construction, however, enabled me to add an entire floor of forty

guest rooms without exceeding the height restriction. The resourceful plan translated into additional revenue for the owner of the hotel, my client. Not surprisingly, when I introduced this idea to Al, he was very pleased.

Providing benefits above and beyond what the client expects is an important gauge of a successful design. Here, using an innovative system created a better structure and a happier client. I believe the Carillon was the first high-rise structure



Carillon Hotel, Miami Beach, 1957–58 (altered). North elevation. True to modernist form, I used the structural grid pattern as a decorative element. The horizontal lines, for instance, are the six-inch concrete slabs that support each floor. I used aluminum window frames to create a secondary grid, reinforcing the rhythm of the first.

Carillon Hotel, Miami Beach, 1957–58 (altered). Rendering.

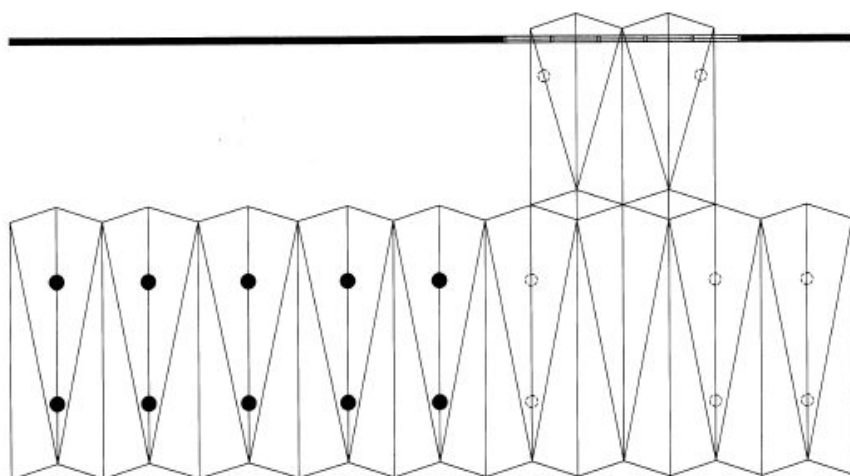
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built in the South using flat-slab construction. The technique was a tremendous step forward. Today, flat-slab construction is widely used to build skyscrapers in Florida and elsewhere.

By the time the Carillon's design concept had been resolved, it was already February 1958. With the height restriction working to my benefit, I could fully concentrate on the feat of completing a sixteen-story hotel and resort complex in nine months! In order to do this, I fast-tracked the construction process. Working drawings were made in order to determine the total load that each of the facility's columns could carry. After the load factor was established, I was able to create the foundation plan. While the subcontractors and their suppli-

ers prepared their materials and delivered them to the site, my staff and I were designing the rest of the building. Once the structural components were on paper and given to the general contractors, my employees developed specs for the electrical, ventilation, and plumbing systems. As each segment was completed, it was given to the contractors to build. The architectural drawings always had to be one step ahead of the construction. Getting all of them made on time turned out to be a tremendous job, much larger than with the Copa City, which I had fast-tracked ten years earlier. The details involved in designing a sixteen-story upscale hotel required over one hundred hand-drawn sheets.

**Carillon Hotel, Miami Beach, 1957–58 (altered).
Accordion-fold concrete canopy plan.**



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Carillon Hotel, Miami Beach, 1957–58 (altered). Two views of the hotel in the late 1990s: the circular pattern at the top of the tower originally designed to hold a row of giant bells (*above*); the accordion-fold canopy above the driveway sheltering guests and their cars from the elements (*right*). Between 2004 and 2007, the Carillon Hotel was remodeled by the architecture firm Arquitectonica and is now part of Canyon Ranch Living–Miami Beach, a condominium and hotel complex.

The hotel's name, as well as one of its most distinguishing architectural features, was inspired by Al's daughter, Carol. A carillon is a musical instrument composed of a row of bells arranged in chromatic sequence. When the bells are sounded together, a concordant harmony is produced. The row of large, open circles along the top of the tower was intended to hold oversized bells to be rung throughout the day, in honor of Carol Kaskell.

While the carillon was never actually installed, the sound and movement of ringing bells informed the hotel's lively ornamentation scheme.



The zigzag concrete canopy above the main entrance resembles the folds of an accordion. Like a carillon, an accordion generates sound through the back-and-forth motion of its parts. I repeated the accordion-fold pattern vertically on the façade of the southern wing. The unexpected detail created a striking, three-story feature along the 141-foot section facing Collins Avenue. The sun's movement throughout the day generated a continually changing pattern of shadows across this west-facing folded surface. The roof of the lobby also was painted with a two-dimensional version of this accordion-fold

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Carillon Hotel, Miami Beach, 1957–58 (altered). View of the guest tower, as seen from the pool area. Since the façade's glass walls were not load-bearing, I was free to place them wherever I liked. Recessing the wall created a balcony space, while placing it flush enabled sun to directly stream into the room for a longer period of time. By alternating recessed and flush sections, I was able to create a simple pattern.

"It's incredible that
so much can be under one roof."
—*Miami Beach Sun*, October 1958.

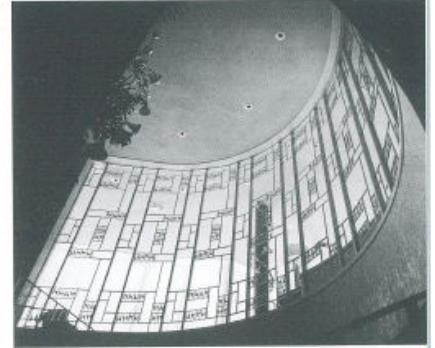
pattern. Normally these sections were unadorned, flat, square areas. I wanted guests to easily recognize the repetition of elements when they looked out of their hotel room windows.

The Carillon opened on schedule and to much fanfare in October 1958. As Al had intended, the resort was quickly recognized as the "Hotel of the Year." With 620 guest rooms, the Carillon was, for a time, the largest hotel in Miami Beach. In addition to these accommodations, the facility also included an enormous convention center, a nightclub, a formal dining room and an informal coffee shop, a large pool area, solariums, an arcade of shops, and a large parking garage—all of the features, amenities, and conveniences convention seekers could hope to find in one luxury location. Virtually a self-contained city, the Carillon attracted the type of guest who wanted the pleasures only a top resort hotel could provide.

I remember being very amused by the comments made by the radio announcer during his live national broadcast from the hotel on opening day. Although the city was in the middle of an unseasonable cold snap, he kept urging listeners to escape the winter weather by taking a trip to tropical Miami Beach.

For a number of years the nightclub at the Carillon was run by Lou Walters, father of the television journalist Barbara Walters. His elaborate revues, featuring showgirls, singers, dancers, comedians, and musicians, helped make the Carillon one of the hottest spots on the North Beach strip.

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Carillon Hotel, Miami Beach, 1957-58 (altered). The entrance to the Carillon's grand lobby was accessed by a rather dramatic ramp. When visitors got out of their car, they were already one story above ground. A stairwell in the central part of the lobby connected it to the shops at street level. I placed the large, decorative aluminum screen (*above and left*), around the stairway to help guide visitors and guests.