

# Miami Beach Resort

4833 Collins Avenue

Historic Preservation Board

October 12, 2010

Application for Certificate of Appropriateness to Demolish a Structure and  
Certificate of Appropriateness for Design

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## Historic Resources Report

The Miami Beach Resort located at 4833 Collins Avenue, was originally known as the "Doral." Named after its founders, Doris and Al Kaskel, the Doral was considered to be amongst the most elegant and luxurious hotels in the area, winning several of the Mobil Five Star awards. Wikipedia, The Free Encyclopedia, <http://www.Wikipedia.com>, *The Doral*.

Architect, Melvin Grossman, was contracted by owner, Alfred Kaskel to build a "sister resort to the Doral Country Club west of Miami International Airport." Howard Kleinberg, *Woggles and Cheese Holes, A History of Miami Beach's Hotels*, 68, (1<sup>st</sup> ed. – The Greater Miami & The Beaches Hotel Association, 2005).

The property design was derived from the "International Style" influenced by German architect, Mies Van Der Rohe and the Staatliches Bauhaus school, originally in Germany and later the New Bauhaus school founded by Moholy-Nagy in Chicago. "Common characteristics of the International style include: a radical simplification of form, a rejection of ornament, and adoption of glass, steel and concrete as preferred materials." Wikipedia, The Free Encyclopedia, <http://www.Wikipedia.com>, *Ludwig Mies van der Rohe, Bauhaus, and International style (architecture)*. The influence of the style is clearly apparent throughout the property, which provides clear views throughout.

Plans for the building were permitted in 1962 (City of Miami Beach Archives) and the formal opening was scheduled for January 20, 1963. *See generally Doral Diners to Scan City, Ocean, (October 14, 1962)* (newspaper on file with the Miami Public Library Florida Collection).

The plans called for a 17-story tower building, fully encased by glass curtain walls, noted to be a "glass castle of continental elegance." *The New Doral Miami Beach Hotel On the Ocean at 48<sup>th</sup> Street* (date unknown) (newspaper on file with the Miami Public Library Florida Collection). Each hotel room is sheathed by an entire glass wall, allowing clear views to the City's skyline.

Entrance to Doral was gained through the *port cochere* located atop the vehicle drive, directly accessing the second floor of the hotel. Upon entering the second

### Miami Beach Resort

floor of the building visitors came face-to-face with great glass chandeliers, which reflected the hotel's opulence.

Directly below the hotel's main entrance was an amazingly lavish ground floor, featuring a ground-level pool and grotto, which was fed by waterfalls along the entire building frontage.

To the rear of the property two "L-shaped" cabana wings surrounded the pool and sunbathing area. The property provided direct access to the beach.

The 423 room hotel made its grand debut on February 17, 1963 to a crowd of anxious anticipators. Doral Sets High Luxury Standard (February 17, 1963) (newspaper on file with the Miami Public Library Florida Collection). Out-of-town guests from other hotels waited with anticipation to move their reservations to the Doral. *Id.*

In addition to the 423 guest rooms and poolside cabanas, the Doral boasted numerous banquet facilities, including the ever-popular "*Starlight Roof*." The Starlight Roof, featured numerous acts of the time, including Frank Sinatra, Jackie Gleason, Tony Bennet and Gina Valente.

The Doral was one of the few hotels that could keep up to the extravagance of the ever-popular Fontainebleau and the Eden Roc, also on Millionaires Row.

In the years since its inception, the Doral has changed names on several occasions; however, its allure has remained consistent. One of the top wedding reception sites in Miami Beach, the Doral still holds a great appeal and magic for Miami Beach visitors. See generally <http://www.allwedding.com> and <http://www.weddingmapper.com>.

## Miami Beach Resort

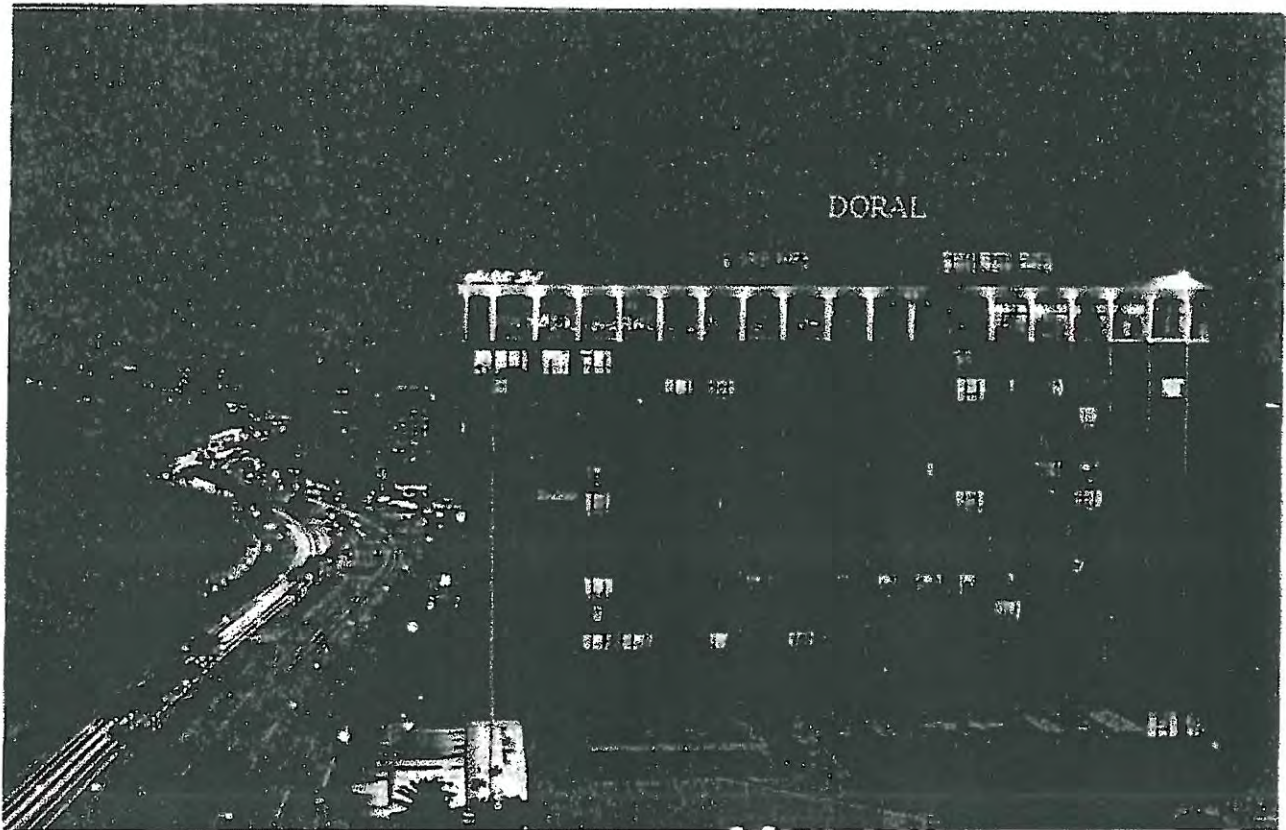
4833 Collins Avenue

Page 2

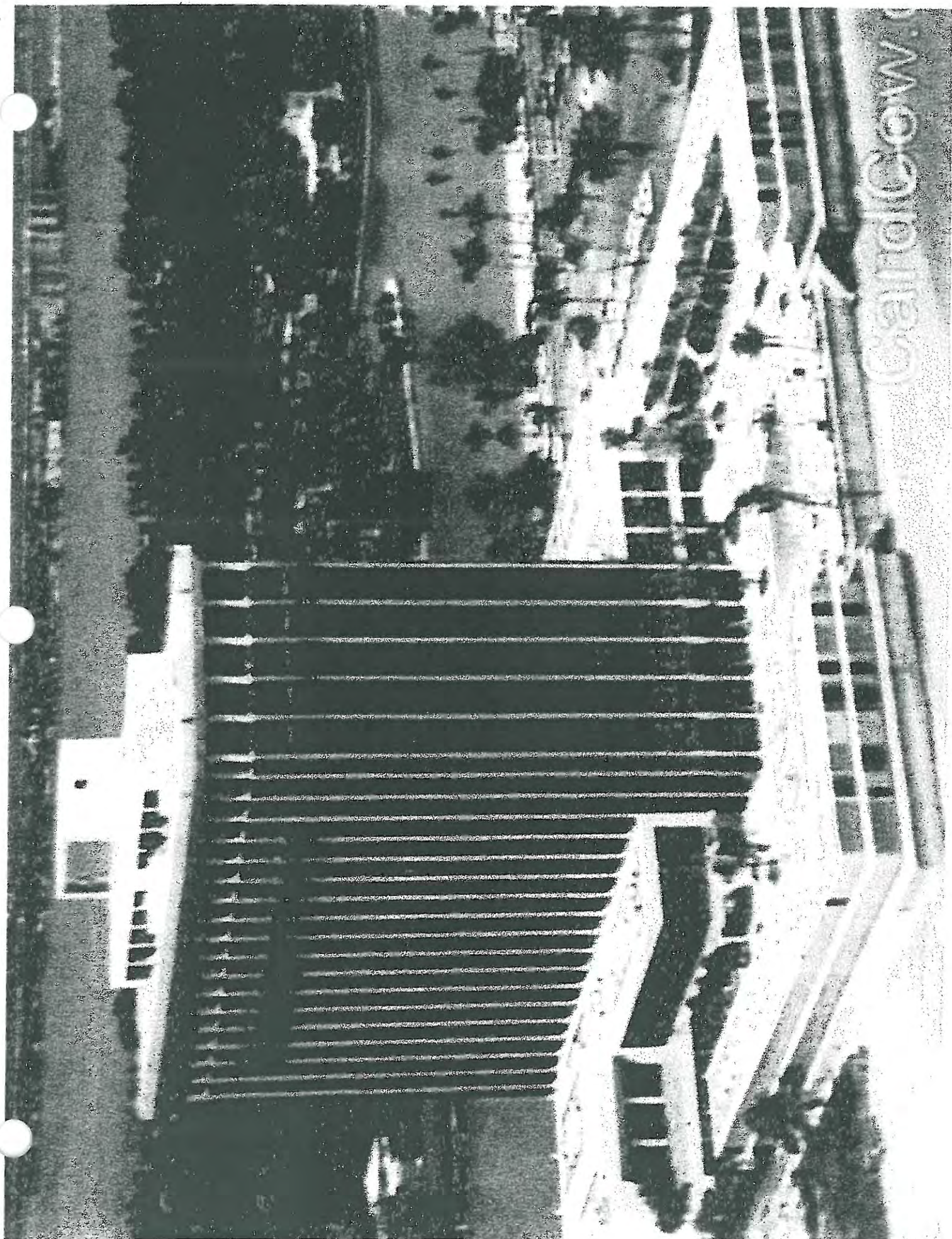












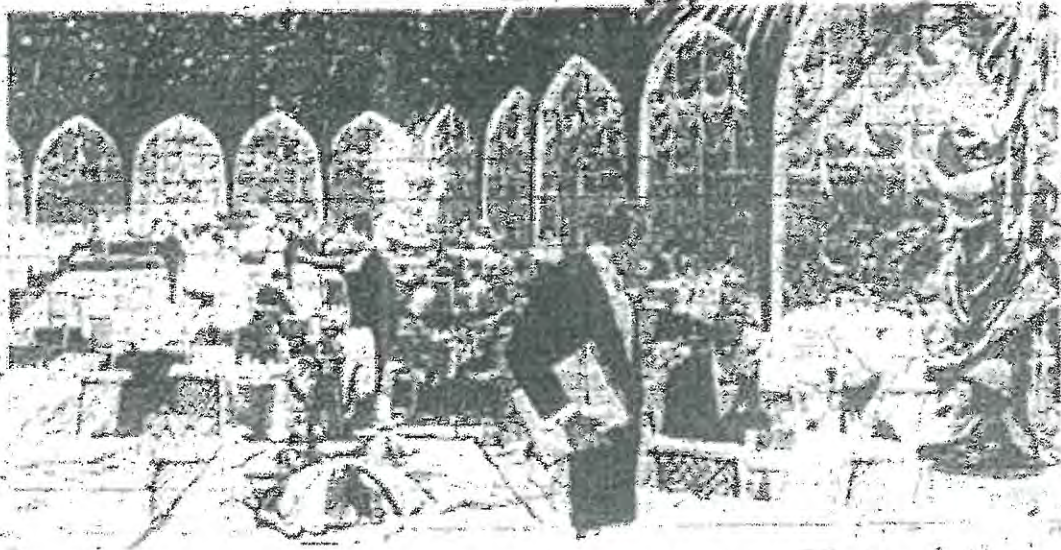






D-HOTELS: DORAL

MIAMI PUBLIC LIBRARY  
FLORIDA COLLECTION



This is Tom Lee's sketch of the Skylight Roof at the new Doral Beach Hotel.

## DORAL DINERS TO SCAN CITY, OCEAN

FLORIDA BEACHES MIAMI BEACH DAILY SEPT 14 1962

By 1963, a new room Beach Hotel will be built on the site of the old hotel. The new hotel is to be completed in 1963.

The new hotel is to be built on the site of the old hotel. The new hotel is to be completed in 1963.

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## New Hotel in Miami Beach

APR 29 1962

A NEW HOTEL will go up in Miami Beach this year, the first in three years. Alfred K. Lee, owner of the Doral Beach Hotel, has been awarded the contract for the new hotel. The new hotel is to be built on the site of the old hotel. The new hotel is to be completed in 1963.

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# Doral Sets High Luxury Standard

附：《增補文獻》卷之四

The deck workers strike played and with the hotel's residents holding an vital shipments of furnishings from Spain. As trucks rolled around the lobby, the government indicated the force of force was well worth waiting for.

The Dorset House in the last new hotel in Milton Beach is certainly given back its former glory and expects to attract guests can be compared to the hotel of the Dorset operation in. Publicity Spanish with many of the... landscape, sculpture and... abundance, silver frames, marble, top for lounge and bedroom... and hand waves are... imported glass from Madrid.

[illegible]

Evening night's dining was served in the elegant Mediterranean Room, with its walls Mediterranean blue, from deep blue carpet to the faintest shades of the ceiling. The walls glistened of sand and were tapestries of incredible beauty. For the present the room has been adapted for dancing. The arrangements which will be changed with the opening of the elaborate Star-Birth Room for supper will be two weeks.

Franklin Martin's orchestra was a  
first choice for dancing in A.  
fron. The men were filling the dance  
floor. He played old familiar pop-  
ulars and the dancers enjoyed. Mar-  
tin has been asked for the other  
dance. He will be expected to  
provide the music for the dance.

The 11-story Boral Hotel Bu-  
del is located on Collins Avenue  
at 10th Street. It has 110 rooms  
and is a first class hotel.

Room rate for the above is \$2.00

Veteran, previously with U.S. Navy, views problems and oversees director of the Joint Doral operation. James McWhorter is resident manager of the Doral Beach hotel, and Martin Linder is general manager of the Doral Hotel and Casino. Joe Carr is food and beverage director, and Jerry Linder is in charge of public relations.

A stroll through the adjacent city is a continuous "pleasant surprise." There is even talk with lavender and lots of Spanish roses and grasswood. On the way is a tiny bridge, overlooking the park, which is called the Major's room. It shows the double - denotes a "double" - if "double" -

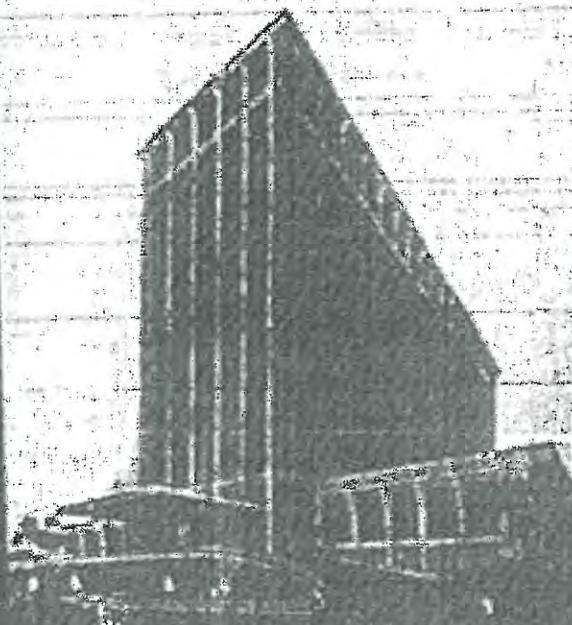


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And Accepting Immediate Reservations

THE  
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**DORAL  
BEACH**  
HOTEL

On the Ocean at 48th Street



**First New Luxury Hotel on  
Miami Beach in 7 Years!**

You've heard about it... read about it...  
and Now... **DORAL BEACH** is open, ready  
to receive you. On the Ocean at 48th Street  
... a shimmering glass castle of continental  
elegance... destined to rank with the great  
hotels of the world. Call for immediate res-  
ervations at **THE DORAL BEACH**...  
Miami Beach's newest... the world's finest.

*Charles M. Rosenberg, General Manager*

Call Reservations:

**JE 2-3600**

Guests at Doral Beach enjoy unlimited golfing  
privileges at our sister resort, the luxurious  
**DORAL HOTEL AND COUNTRY CLUB IN  
MIAMI**. At Doral you can stay at either, play  
at both, enjoy the best of both resort worlds.

*Executive Director: Jacob F. Belsky*



George Foster, Master of Ceremonies

**blomat**

AND COUNTRY CLUB  
PLAYERS BY THE SEA

Showtime  
10 p.m. to 12:30 a.m.  
Shows Saturday night  
10 p.m. to midnight

**Tack Room**

**THE ACCENTS**

Sensational new trio  
Continued dancing!

WEDNESDAY, FEBRUARY 20

**DDY HACKETT**

WITH Top ranking recording artist

on the floor! ★ GAMES ★ DANCING

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LET'S GO!

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**PSO** *Liner*

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DANCING TO  
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P.M. JEAN SAMUEL  
12 DATES AFTER 1 P.M.

**Eden Roc**

**DORAL BEACH HOTEL**

Delightful Dining in the  
**MEDITERRANEAN SUPPER CLUB**

Featuring dancing to  
**FREDDY MARTIN**



His "Singing Saxophone" and  
the world-famous Orchestra

Superb Continental Cuisine in a mood of soft lights and candle glow

\*\*\*\*\*

COCKLESHELL LOUNGE

that stunning new comedienne

**SANDU SCOTT**



Dancing to **HAL MALKIN**... his Piano and his Orchestra  
... **CHICO**... the Living Cabaret and the Orchestra

\*\*\*\*\*

**MEDITERRANEAN ROOM**

Wash State Dining Room offering  
superb food, music service  
in a beautiful setting

**ET CETERA**

The coffee house with the French touch.  
A beautiful setting for informal meals  
or gourmet affairs... at any time



**Chicote Lounge**

**TOWNSMEN**

"Trio of the Stars"

and the elegant

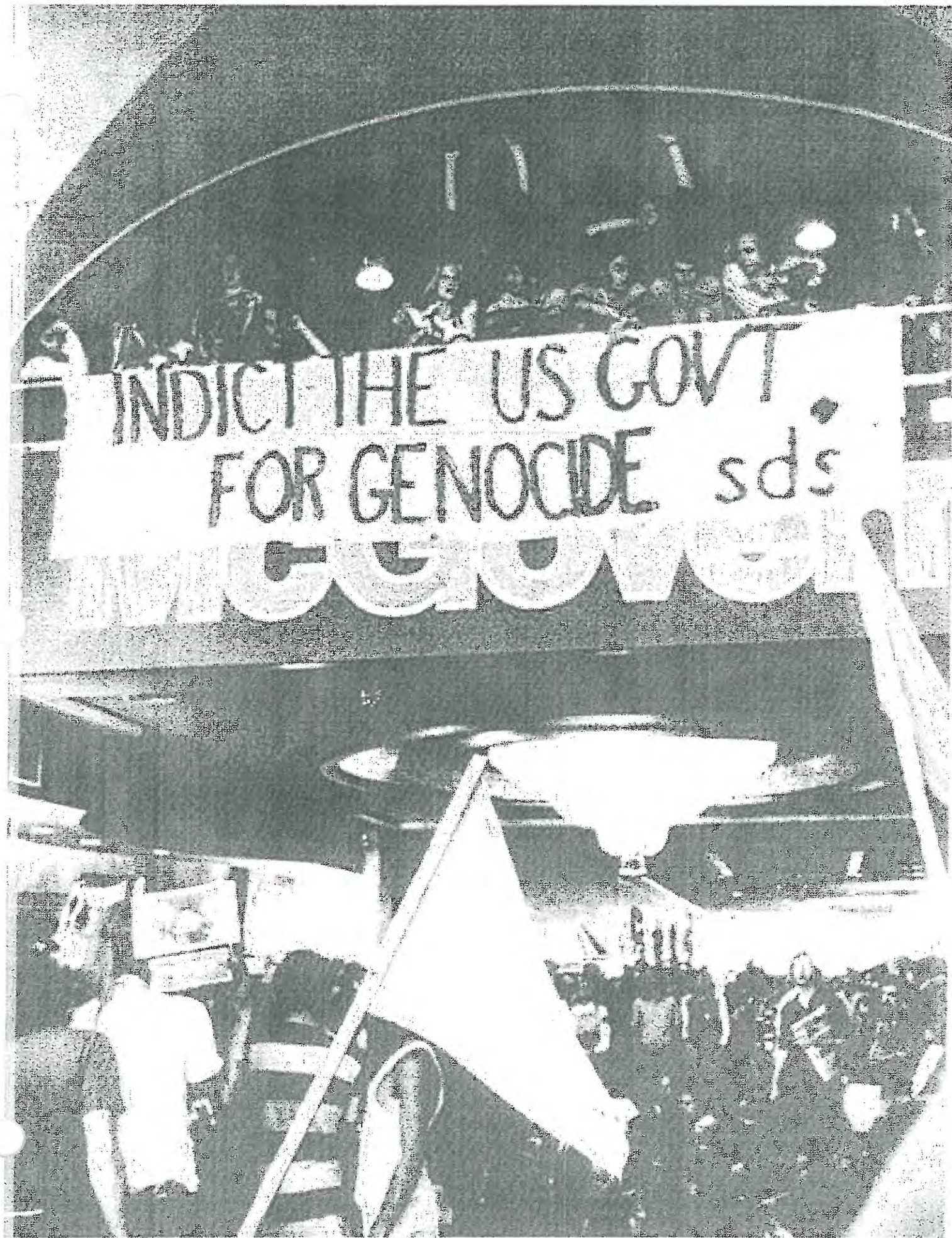
**CARMEN NAPPO TRIO**

Cocktail (Lunch 11-3 PM)  
CHICO and his Orchestra



INDICT THE US GOVT.  
FOR GENOCIDE

sds





City of Miami Beach  
HISTORIC PRESERVATION BOARD

Application for Certificate of Appropriateness

HISTORIC RESOURCES REPORT  
**DORAL BEACH HOTEL**



City of Miami Beach  
**HISTORIC PRESERVATION BOARD**

Application for certificate of appropriateness.

**HISTORIC RESOURCES REPORT**

**DORAL BEACH HOTEL**

(now known as the Wyndham Miami Beach Hotel and Resort)

Built in 1962, the 17 story, 423 room hotel was designed by the Miami architect Melvin Grossman and was built for about \$11 million.

The hotel was named The Doral, using a combination of the first names of the original owners, DORis and ALfred L. Kaskel.

Facilities originally included banquet halls, meeting rooms, cocktail lounges, a dining room, a coffee shop, a beauty and barber shop, retail stores, a rooftop supper club, a swimming pool a pool deck and cabanas.

The hotel was designed in what has been called "the New Formalism" style of architecture, inspired by the International Style of Meis van der Roh and the Bauhaus. The building is a symmetrical tower with a strong, vertical glass curtain wall and a projecting crown-like precast stone top. The guest rooms have floor-to-ceiling windows. The three story base of the building extends the full width of the property and includes an underground parking garage.

The hotel is entered at its second level (the Lobby Level) through a porte cochere at the top of an automobile bridge. Originally this bridge spanned a ground level pool and grotto fed by waterfalls along the full width of the building.

When the hotel first opened, newspaper and magazine accounts reflected an excitement over the project's significance. The magazine, FLORIDA ARCHITECTURE, stated:

"A seventeen story rise of sophisticated exterior beauty, combined with interiors that symbolize the elegance and beauty of Old Spain eloquently tell the story of The Doral Beach Hotel. ... Exterior facades of precast stone, plus true curtain wall treatment serve to give this structure a unique position among local buildings."

On August 9 2005, in an Interoffice Memorandum, the City of Miami Beach Planning Department stated that: "...visits... of the Hotel by staff clearly indicate that the structure retains a remarkably high level of its original architectural design integrity." Further, the memo states: "Staff firmly believes that the Doral Beach Hotel (now known as the Wyndham Hotel) would fully satisfy the definition of a Contributing structure and site if the Board should choose to recommend the designation of a new historic district..."

Attachment I

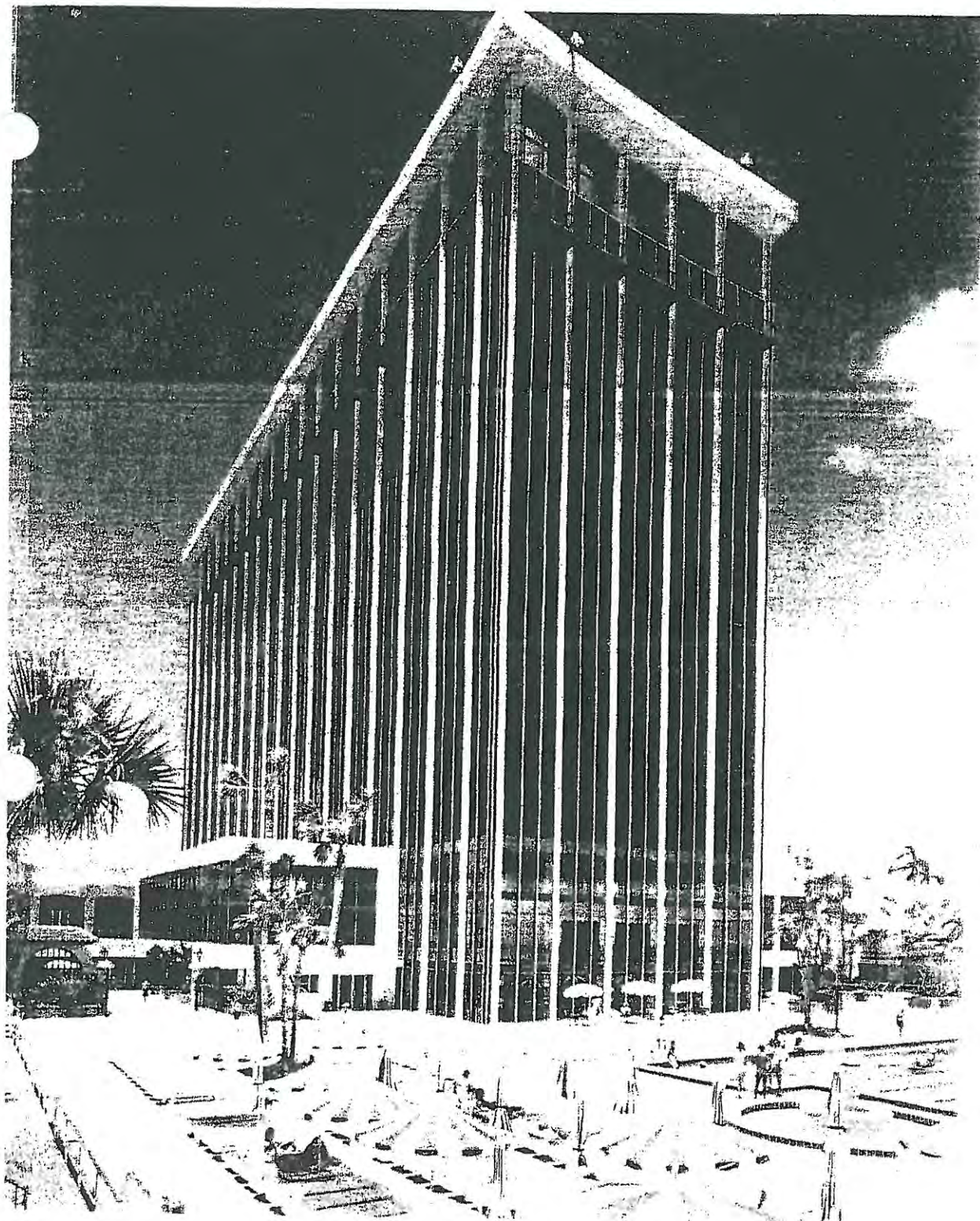
# DORAL BEACH HOTEL

Architectural Review of new Hotel.

"Resort Hotel"

FLORIDA ARCHITECTURE circa 1963





*Dark solar glass panel,  
offset by gleaming white  
quartz stone create  
exterior of simple beauty.*

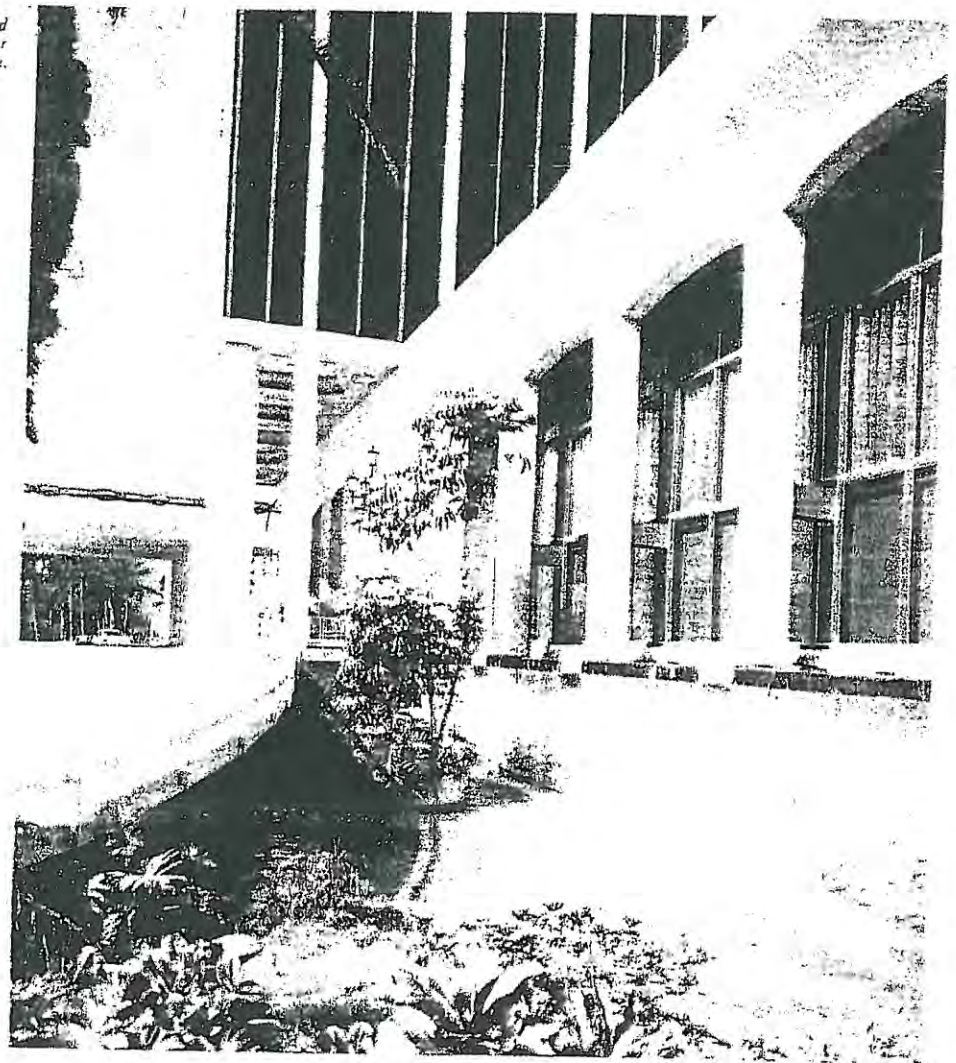
## Resort Hotel

MELVIN GROSSMAN • Architect  
P. Birnbaum, Consultant

- Tom Lee, A.I.D., I.D.I., Interiors
- Robert L. Turchin, Inc., Contractor
- Frederick R. Siresau, Landscape Architect
- Black-Raker, Photography



*Musical cascade is provided  
by Waterfall near  
Main Entrance.*



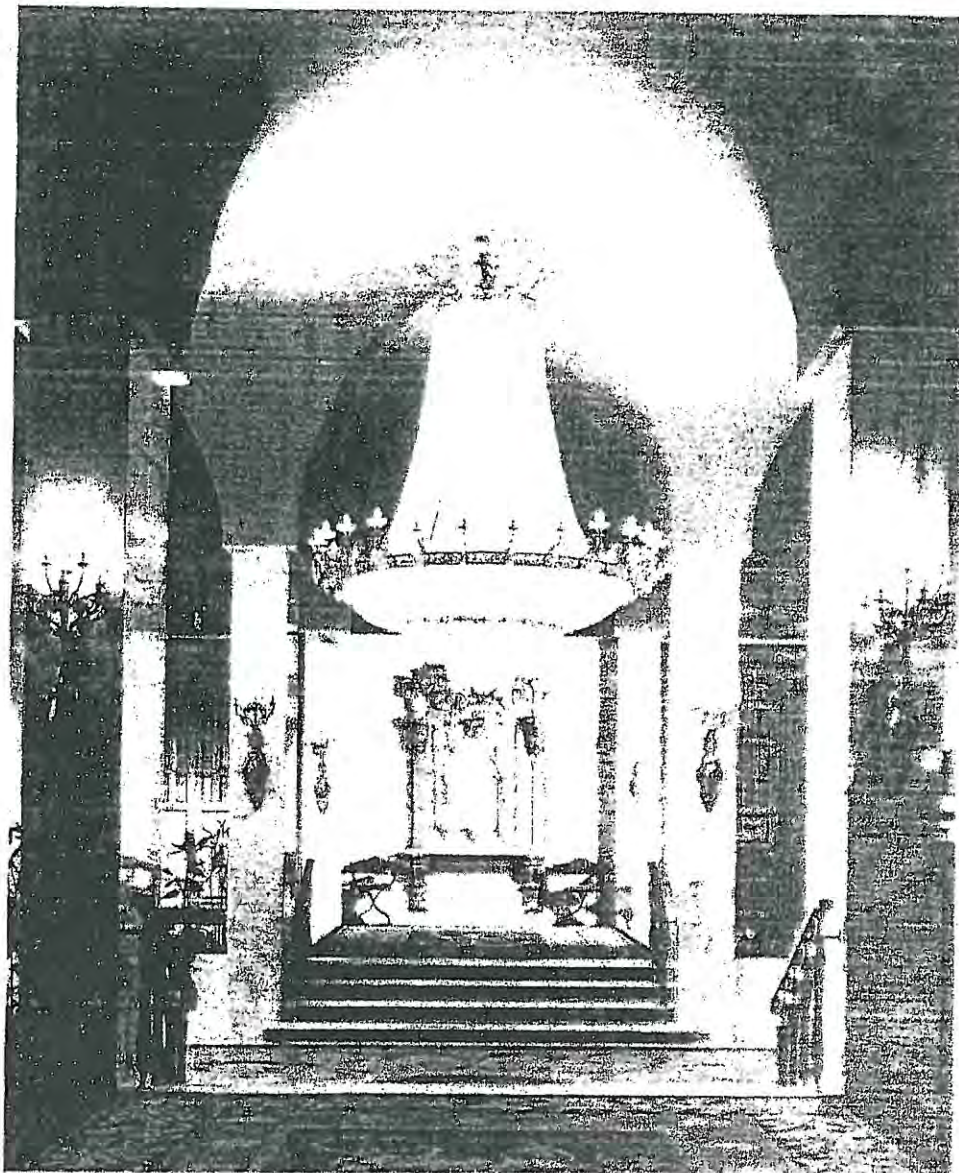
A SEVENTEEN STORY rise of sophisticated exterior beauty, combined with interiors that symbolize the elegance and beauty of Old Spain, eloquently tell the story of The Doral Beach Hotel. Architects of the Doral Beach Hotel achieved a look of unusual dark beauty by the use of black solar glass panels, spaced at regular intervals with precast strips of gleaming quartz stone, which extend from ground level to the graceful arches on the roof. Behind these arches is the elegant and beautiful supper club, The Starlight Roof. The building is an outstanding example of "flat plate" concrete construction. Exterior facades of precast stone, plus true curtain wall treatment, serve to give this structure a unique position among local buildings. As one approaches the building from the Collins Avenue side, his attention is immediately caught by a truly beautiful and novel architectural feature. On each side of the entrance marquee, and extending the length of the building, is a waterfall. This waterfall is created directly under the main lobby windows and falls in a musical cascade into a pool at ground level, walkways extend throughout, making this a delightful and restful area. On the ocean side of the hotel is the pool area. This entire area is paved in concrete, which is cast in sweeping patterns, so that an effect of giant, multi-colored flowers is achieved. This same pattern is carried into the ground level of El Cafeto Coffee Shop, though a different material is used here. The entrance lobby is gained from Collins Avenue. Here the grandeur of old Spain comes alive. The interior designer's ingenuity is immediately evident in his use of material and furnishings of Spanish baroque, harmonized by color and design into an effect that re-creates an atmosphere of genuine antiquity of the conquistador era. The entrance lobby extends the entire length of the building, terminating in the Majorca Room which overlooks the pool-cabana area. Overhead in this lobby is a twenty-three foot vaulted ceiling, extending upward into dark shadows, relieved spectacularly by the massive crystal chandeliers, spaced in a manner which achieves a true effect of the grand old hotel of Europe. Off the entrance lobby is the main lobby. Here the glitter and gilt of old Spain is continued, as all appointments and furnishings are genuine. That which could not

*(continued)*

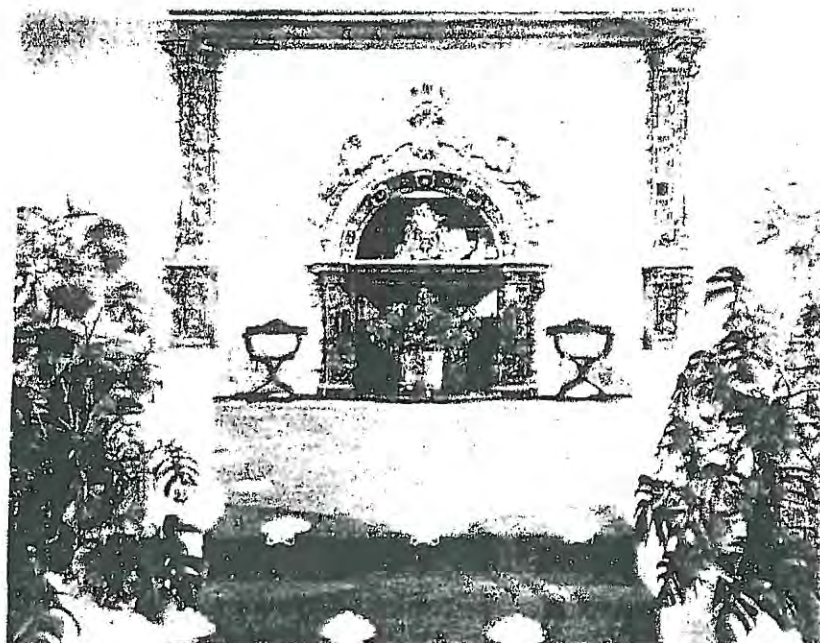
*Flower effect is interesting feature of pool-cabana area paving*



*Light from crystal chandelier creates interesting effect on vaulted ceiling*



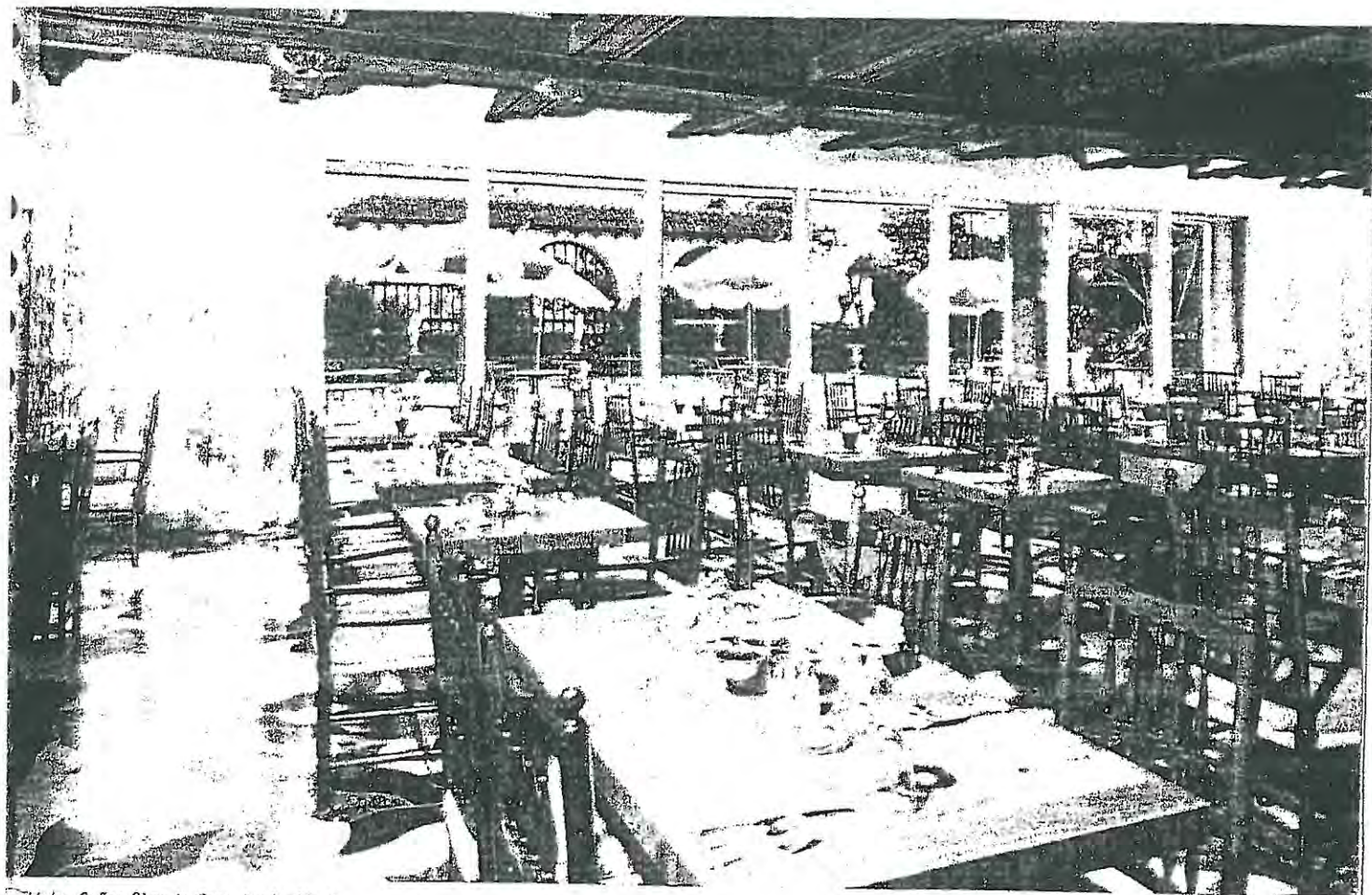
*Spanish antique fireplace and mantel feature main lobby.*



## Resort Hotel

be obtained from original structures and sources in that country was furnished by its factories. The mills of the famous Goya Tapestries wove the baroque rugs, with exquisite sea motifs; the craftsmen of Valencia, utilizing their special skills, created furniture of unusual and beautiful design, while from Bilbao came elements of an ancient church, from which to build the giant fireplace and mantel. A noted muralist of Spain was engaged to paint a fresco for the domed ceiling of the main lobby. All interiors of The Doral Beach Hotel are executed on a grand scale. Spanish baroque harmony is achieved throughout public areas and guest rooms by skillful use of paneled doors and wood, brass hardware, and furniture with shell motifs. From the main lobby to the Starlight Roof Supper Club is a swift rise of sixteen stories. Here, ten thousand miniature light bulbs twinkle down from a ceiling of midnight blue. It is a room executed in





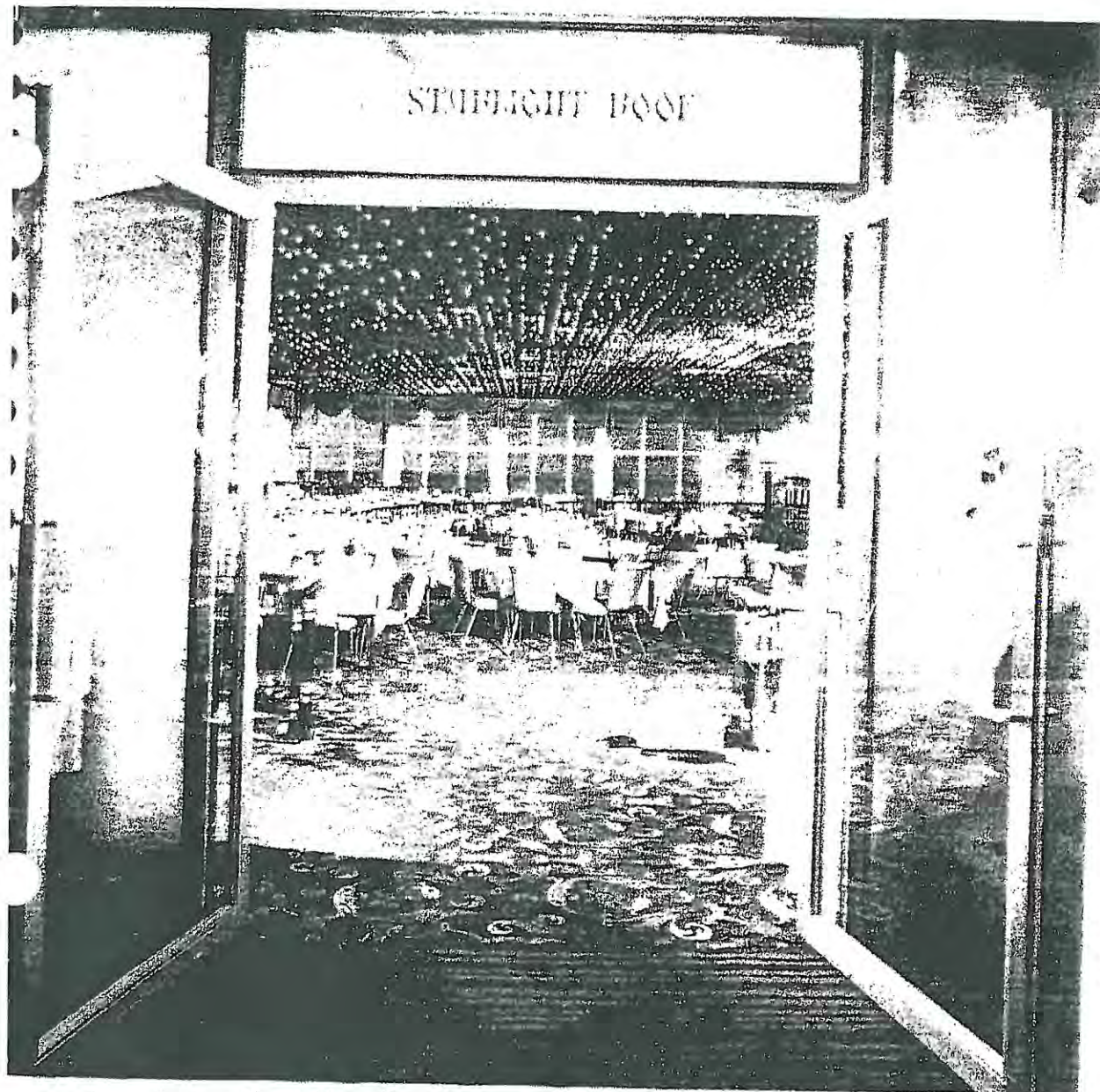
*Lolo Coffee Shop in Conquistador Motel.*



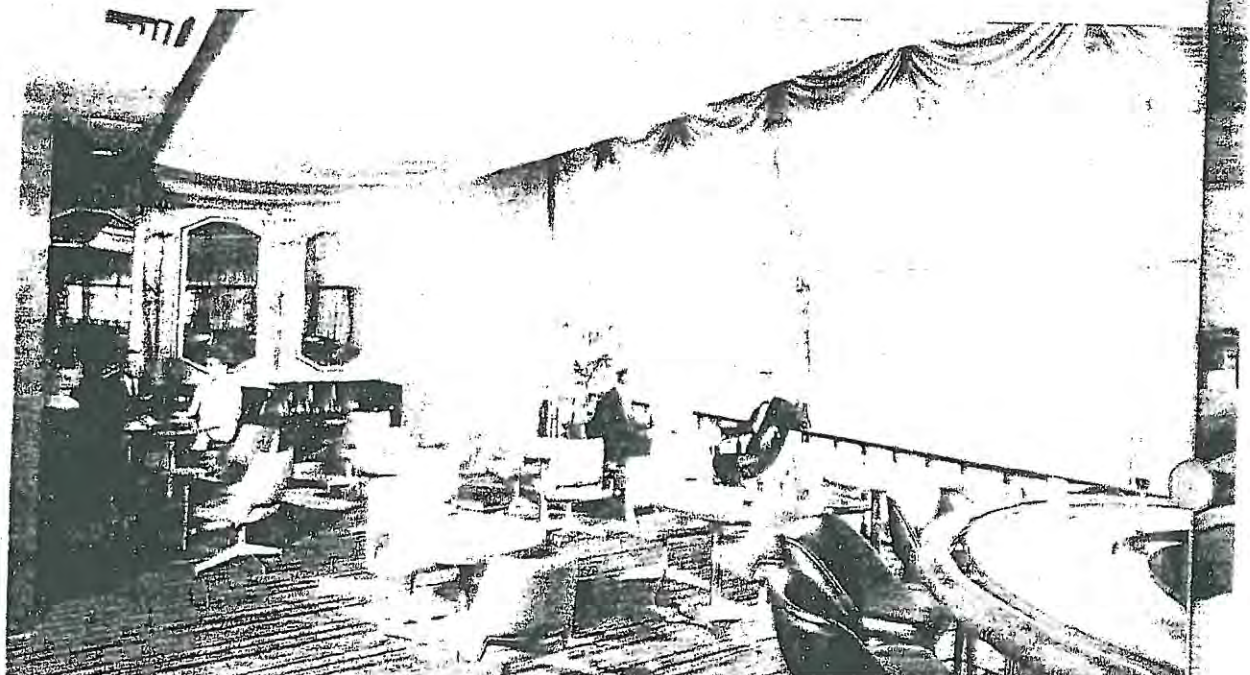
floor extends on three sides to sloping glass windows, whose wide panoramas offer an unsurpassed view of the surrounding countryside, and extend to the diner a feeling of dining "among the stars." The color scheme of this room catches the imagination, and the bold blend of magenta, blue, black, and deep maroon is enhanced by the overhead glow of the miniature light-bulbs. The Doral Beach Hotel is an outstanding structure, inasmuch as it incorporates imagination and practicability on the part of both architect and interior designer. These basic concepts are self evident on a visit to this magnificent structure.

*Entrance to Mediterranean Dining Room is reminiscent of old Spain*



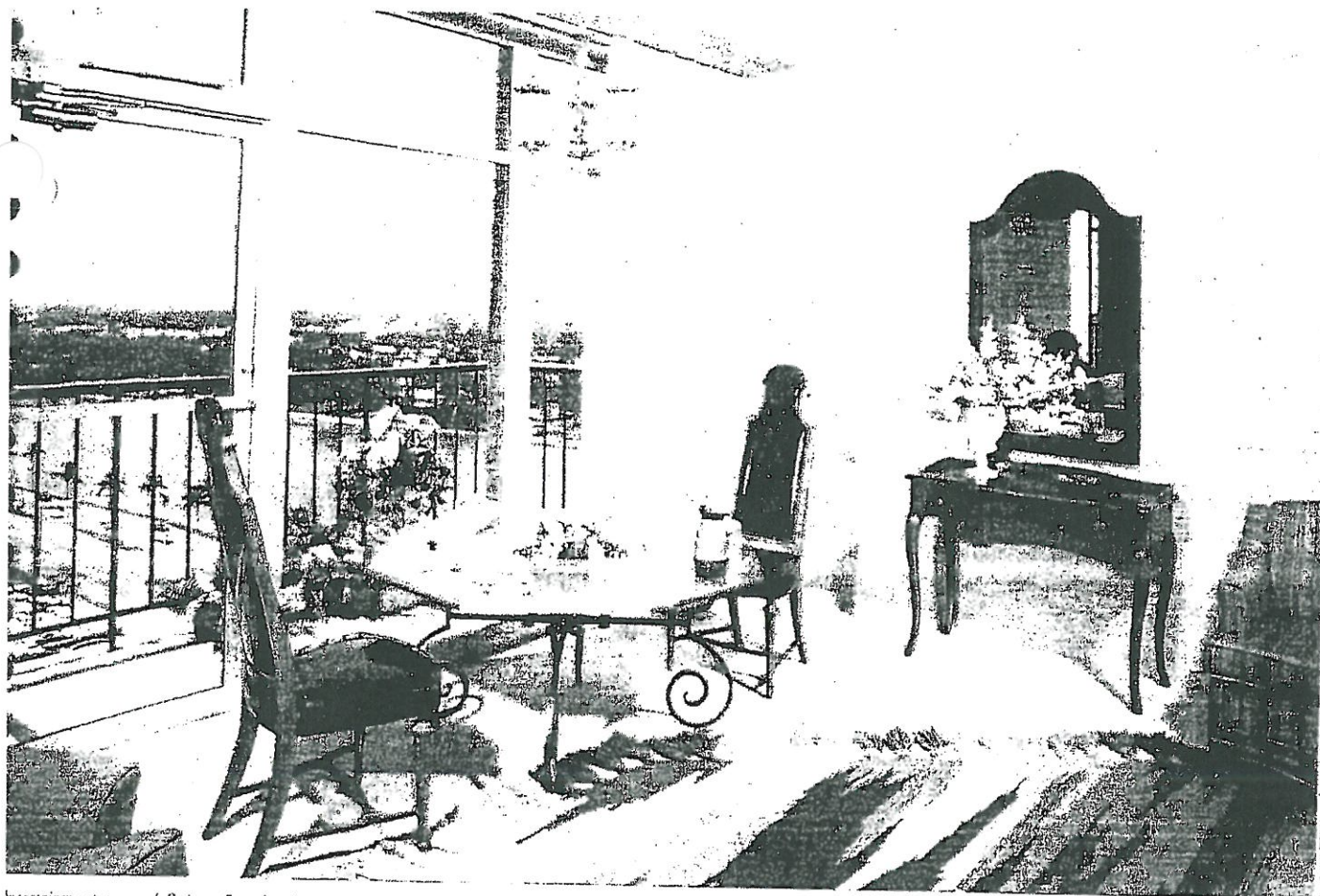


Shocking magenta,  
blue, maroon and  
black color scheme  
is subdued by 10,000  
ceiling lights of  
Starlight Roof  
Supper Club.



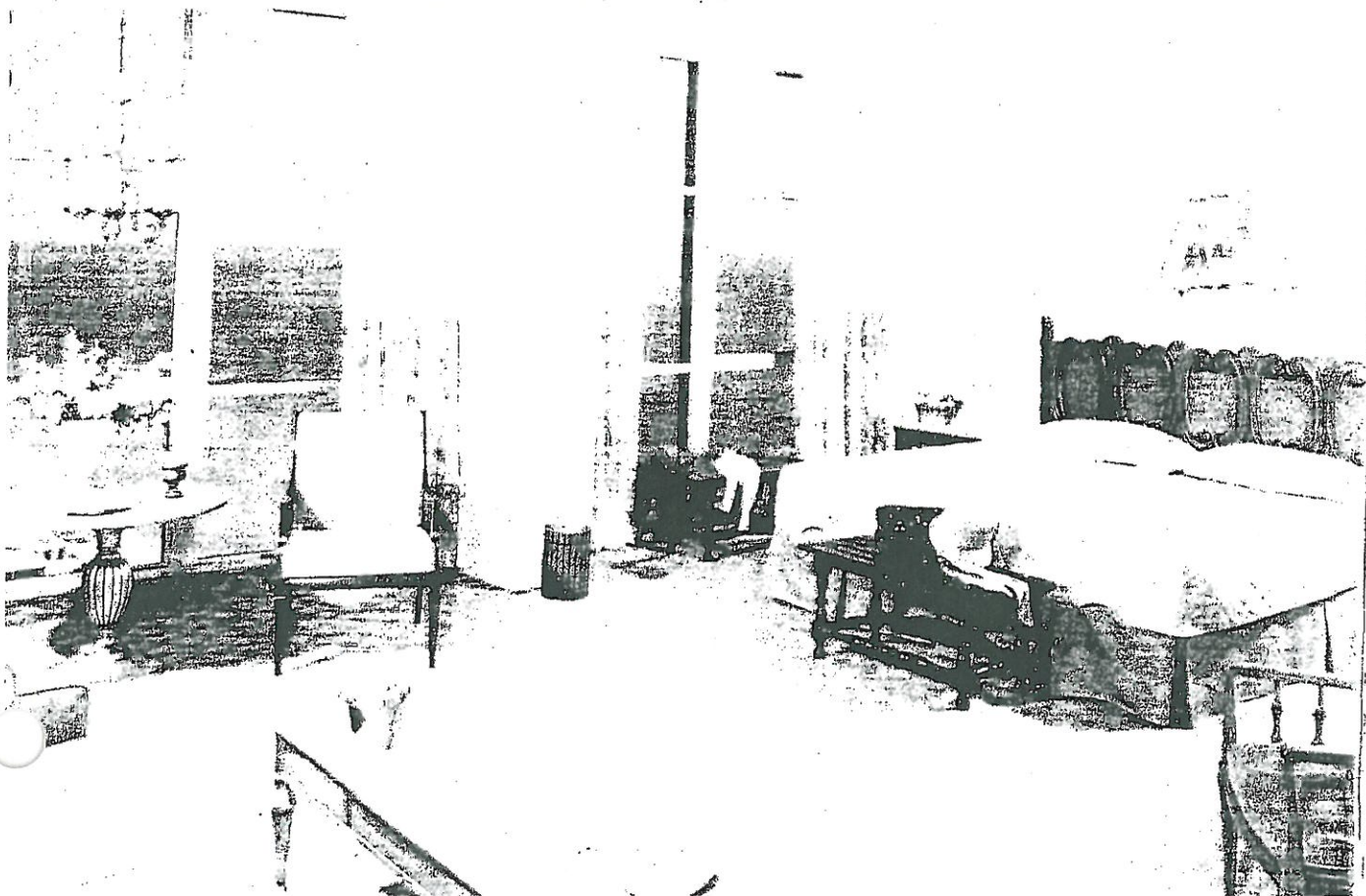
Shell Lounge  
complements Starlight  
Roof Supper Club.





*Entertainment area of Suite offers lovely view of Inland Waterway and City of Miami.*

*Bed Room features grand vista of Atlantic Ocean. Furniture and motif are Spanish Baroque.*

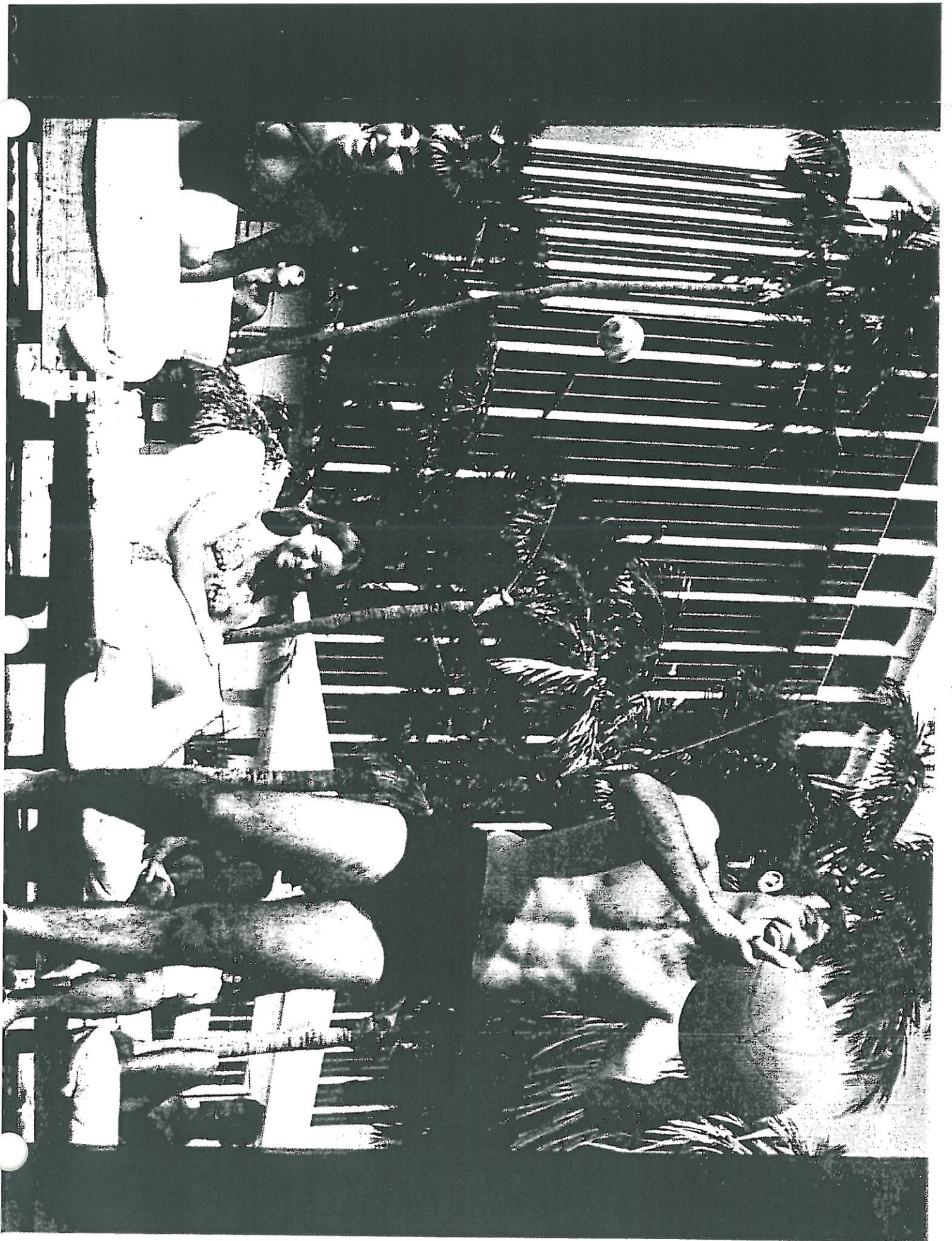


Attachment II

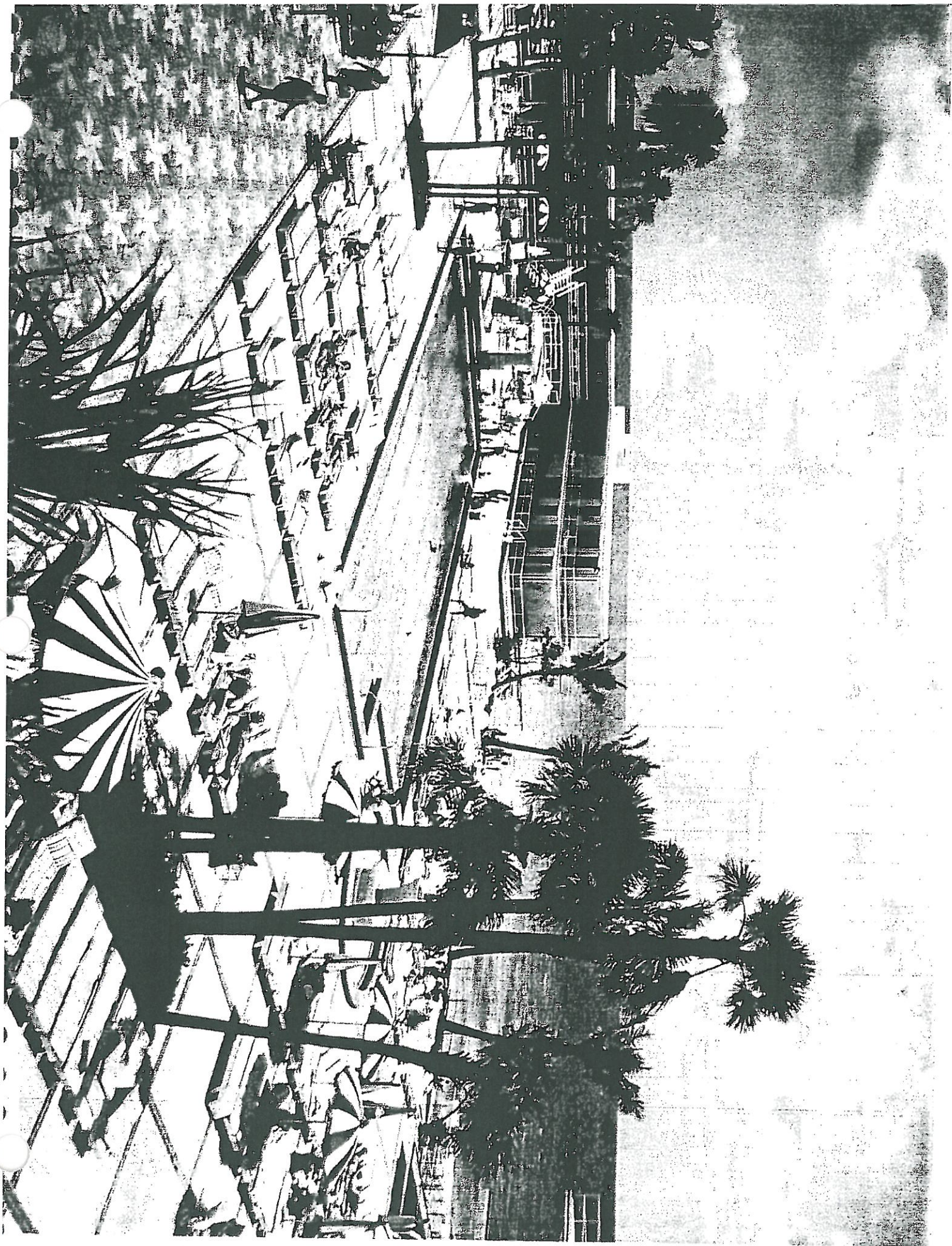
## DORAL BEACH HOTEL

HISTORIC PHOTOGRAPHS AND PLAN DRAWINGS OF SWIMMING  
POOL DECK AND CABANA STRUCTURES.

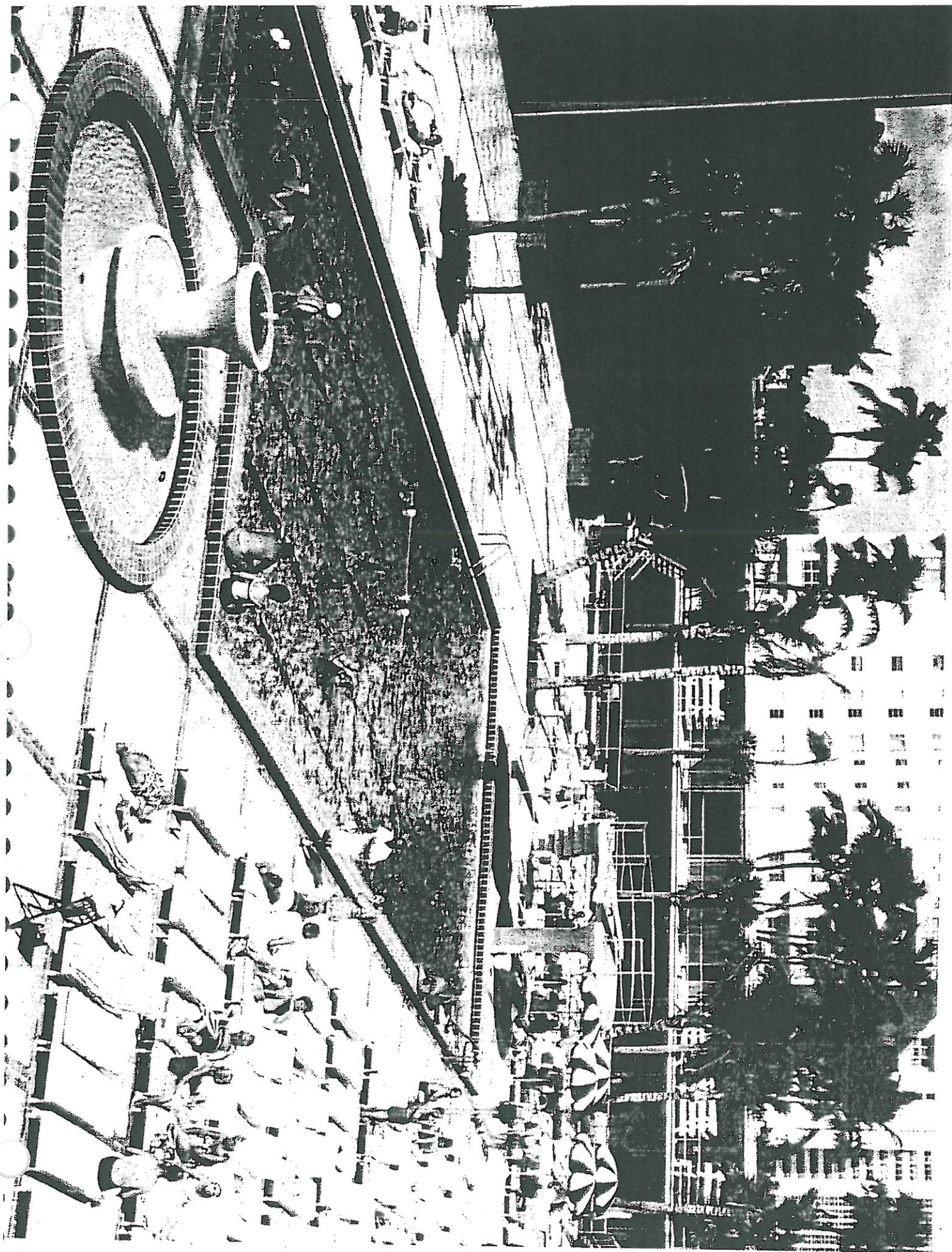








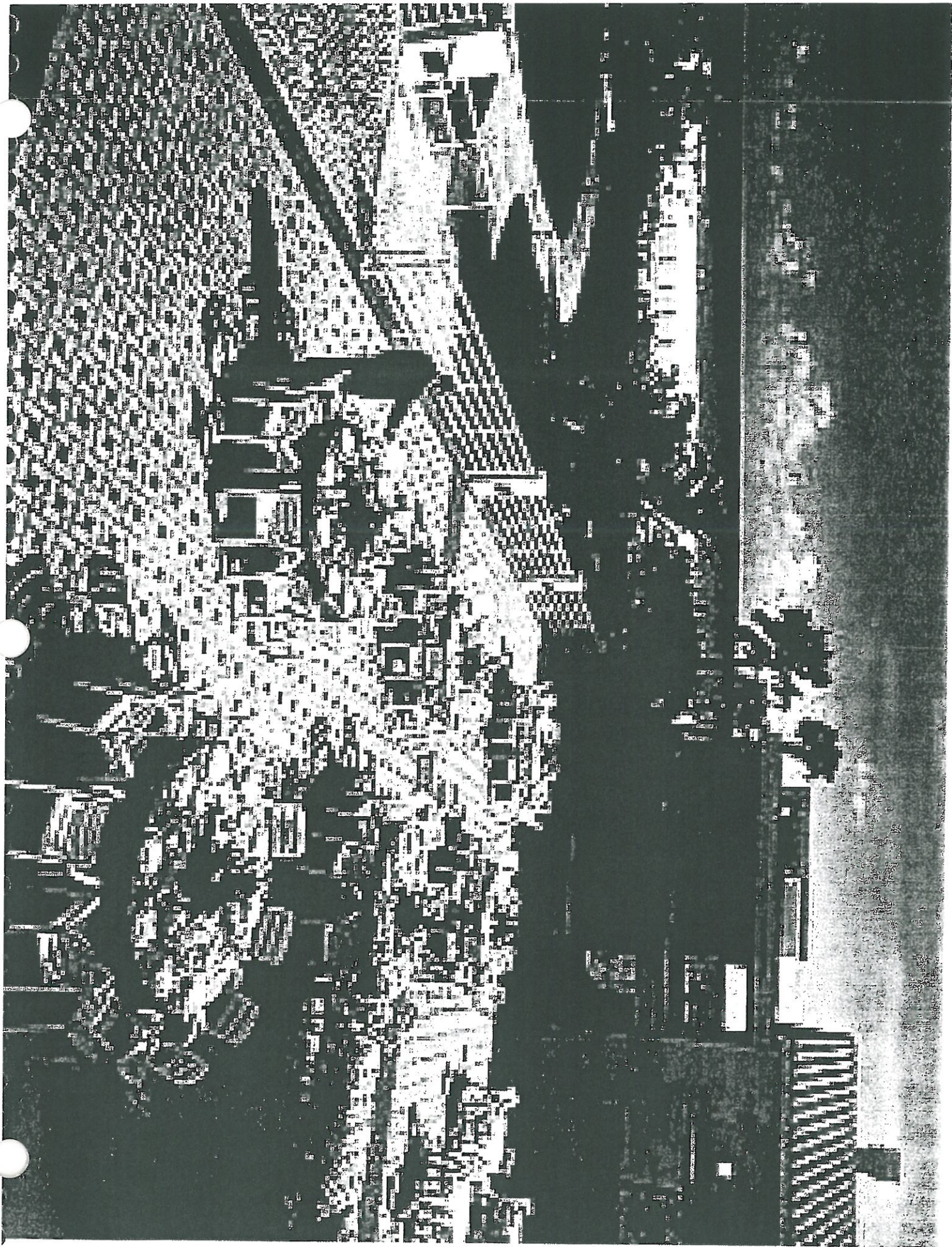






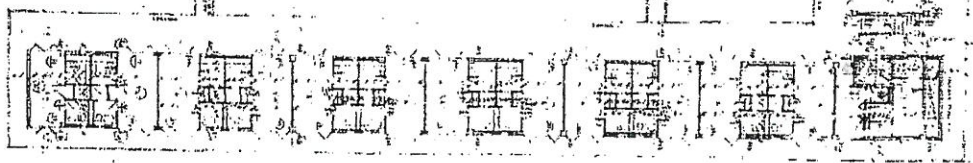
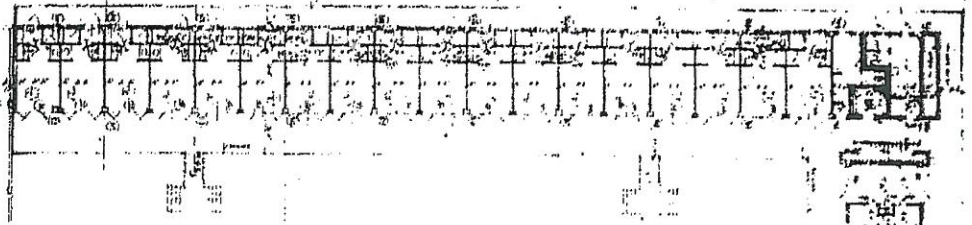






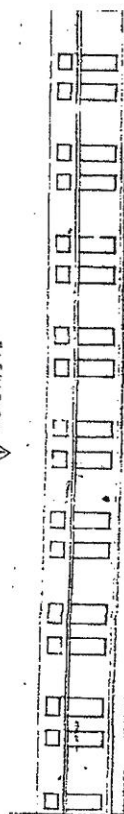


TOP LEVEL CHINA PLANT

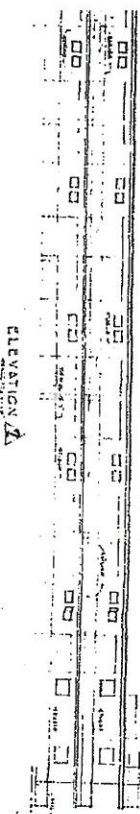




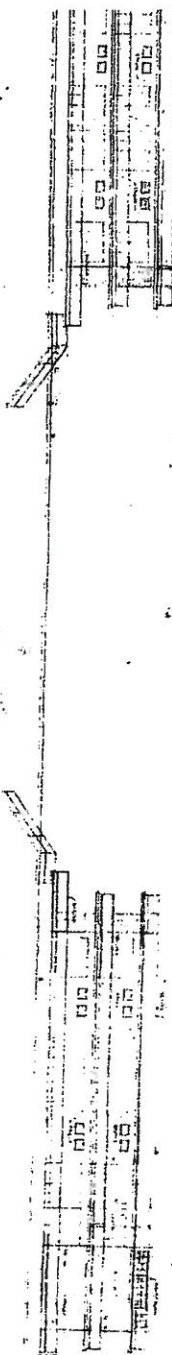
ELEVATION A



ELEVATION B



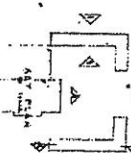
ELEVATION C



SECTION A



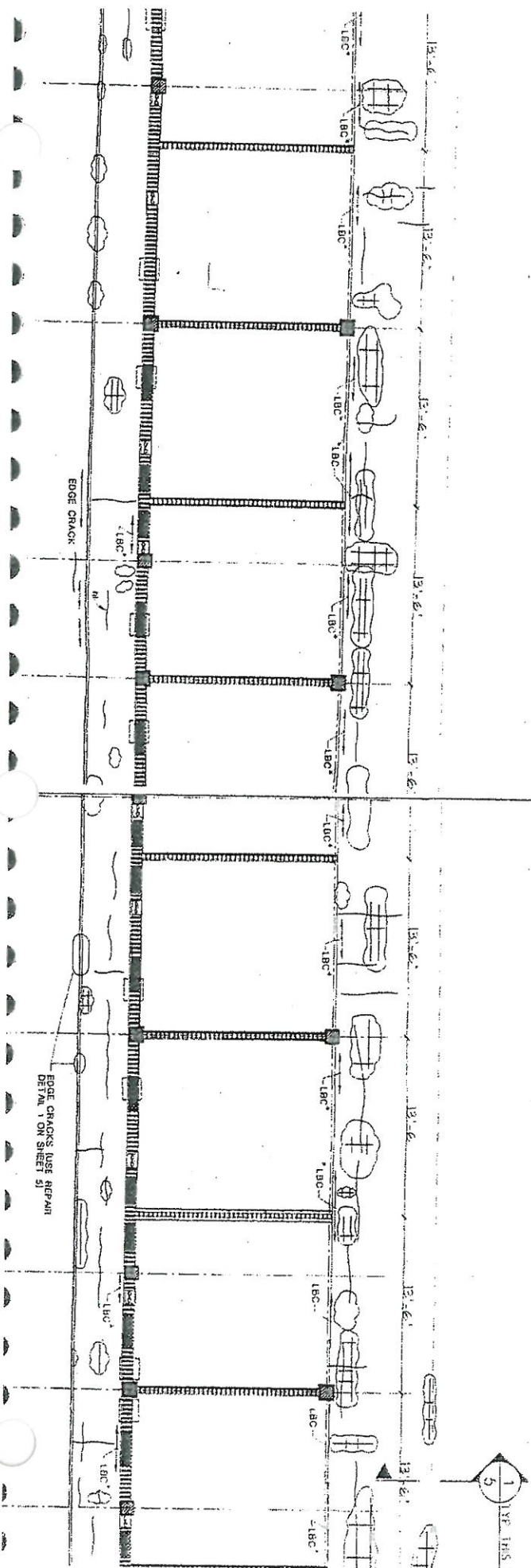
ELEVATION D



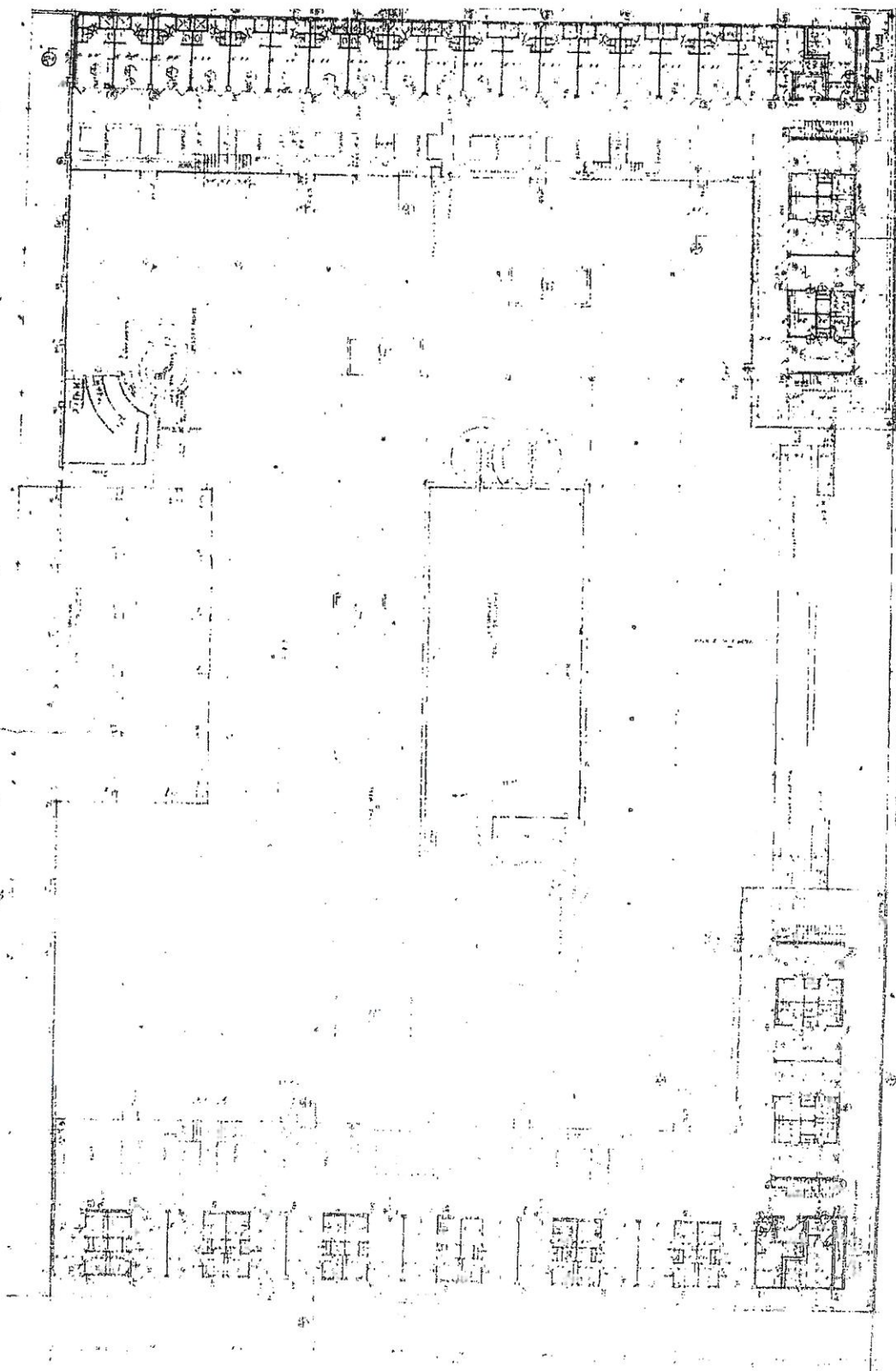
DORAL BEACH  
4401 COLLIER AVENUE  
SUITE 100, FLOOR 10  
MIAMI, FL 33155



PROVIDED AS A GUIDE TO LOCATION AND  
 CRETE DETERIORATION. ACTUAL EXTENTS  
 TO UNFORESEEN CONDITIONS. HIDDEN  
 ETC.  
 FIELD VERIFY ALL DETERIORATION PRIOR  
 STARTING WORK.  
 FOR GENERAL NOTES AND PROCEDURES  
 AND 5 FOR REPAIR DETAILS  
 RATION SHOWN TO REPAIR TYPES SHOWN ON  
 5. 4.2. COLUMN SPALLS TO BE REPAIRED  
 REPAIR. BEAM SPALLS USING TYPE I OR  
 OVERHEAD SPALLS USING TYPE II REPAIRS.  
 ALLS USING TYPE VI REPAIRS. ETC.







DDRAL  
500 501  
MAY 1964



Attachment III

## DORAL BEACH HOTEL

CITY OF MIAMI BEACH  
Planning Department  
Interoffice Memorandum

Dated August 9 2005



CITY OF MIAMI BEACH  
PLANNING DEPARTMENT  
Interoffice Memorandum



To: HISTORIC PRESERVATION BOARD

Date: August 9, 2005

From: Jorge G. Gomez, Director  
Planning Department

Subject: Discussion - Possible Contributing status of the Doral Beach Hotel (now known as the Wyndham Hotel), located at 4833 Collins Avenue, within the possible historic district that is generally located between 4380 Collins Avenue and 5255 Collins Avenue.

**Request.** On June 24, 2005, the legal representative of the Doral Beach (now Wyndham) Hotel submitted a request to the Planning Department to place an item on the next available agenda of the Historic Preservation Board relative to a clarification of the historic status of the subject property within the possible historic district.

**Background.** On January 11, 2005, the Historic Preservation Board approved a motion to direct staff to place an item on their March agenda relative to the possible designation of the Doral Beach Hotel (now known as the Wyndham Hotel), located at 4833 Collins Avenue, as a local historic site.

On March 8, 2005, the Historic Preservation Board discussed the historical and architectural significance of the Doral Beach Hotel. The Board considered that although it may be eligible for designation as an individual historic site, the Doral Beach Hotel might also be considered as part of a possible expansion of the Collins Waterfront Historic District. The Board approved a motion (5 to 1; 1 absence) not to initiate the process for the possible designation of the Doral Beach Hotel as an individual historic site. The Board instead directed staff to place an item on their next available agenda, at which time the Board would consider directing staff to commence with the historic designation process for a possible expansion of the Collins Waterfront Historic District.

On May 10, 2005, the Historic Preservation Board discussed the possible expansion of the Collins Waterfront Historic District from approximately 44<sup>th</sup> Street on the south to 63<sup>rd</sup> Street on the north. The Board unanimously approved a motion (6 to 0; 1 vacancy) to direct Planning Department staff to proceed with research and prepare a preliminary evaluation and recommendation report for a smaller area along the Collins Avenue corridor as a new and separate historic district. The area generally extends from the Fontainebleau Hotel property on the south to the Imperial House on the north. More specifically, the properties that are located in the possible historic district are 4380 to 5255 Collins Avenue and 4381 Indian Creek Drive. This area includes the former Doral Beach Hotel at 4833 Collins Avenue.

**Historical and Architectural Background.** Built in 1962, the Doral Beach Hotel was designed by Melvin Grossman and constructed by Robert L. Turchin at a cost of about \$11 million. The hotel was named for its original owners using the first letters of their names, Doris and Alfred L. Kaskel. The 17-story building was originally permitted for 429 hotel rooms and 429 parking spaces. Guest amenities offered at this all-inclusive, resort hotel included a cocktail lounge, a dining room, a coffee shop, a beauty salon, a barbershop, retail shops, a card room, a convention hall, meeting rooms, a rooftop solarium, a swimming pool, a pool deck bar, and cabanas.<sup>1</sup> One of its most popular

<sup>1</sup> City of Miami Beach, Building Department, Building Permit Records, Building Card No. 20004, 4833 Collins Avenue.



attractions was the Starlight Roof Supper Club on the top floor of the hotel overlooking Indian Creek. Here thousands of miniature lights still twinkle down from the ceiling above.

Kaskel spared no expense for this luxurious hotel since he wanted it to be in the same class as the Eden Roc Hotel, where guests were willing to pay extra for special treatment that they expected to get. The interiors of the Doral Beach Hotel were executed on a grand scale with a Spanish Baroque theme in contrast to its modern glass exterior. This design device may have been influenced by Morris Lapidus' Fontainebleau and Eden Roc Hotels with their thematic Old European interiors and Post War Modern style exteriors. Many of the furnishings in the Doral Beach Hotel were antiques imported from Spain or made by its craftsmen. The lobby space featured massive crystal chandeliers suspended from vaulted ceilings, marble-faced columns, marble chip floors, an ornate fireplace and mantel, a console table supporting an elaborately framed mirror, heavy wood paneled doors with brass hardware, floating scissor stairs with wood-turned balusters, and a mural painted domed ceiling<sup>2</sup> – all of which still exist today.

The Doral Beach Hotel opened on February 15, 1963, about a year after Kaskel opened his Doral Country Club just west of the Miami International Airport. The hotel and country club were a joint operation in which guests could enjoy the amenities of both facilities. Kaskel sought to combine a luxury oceanfront hotel with its own country club for recreation. Guests were shuttled back and forth in special limousines to enjoy golfing, horseback riding, tennis, and sailing at the country club or to use the pool and cabana area, beach access, and other resort amenities at the hotel.<sup>3</sup> In fact, in 1964, the Miami Beach City Council approved a special permit to allow helicopter service to take the guests of the Doral Beach Hotel to the Doral Country Club.

Kaskel, who emigrated from Poland in 1920, was a wealthy real estate developer who owned many apartment houses and parking garages in New York City. By 1963, his Carol Management Corporation owned and operated about \$200 million worth of New York real estate properties and an additional \$200 million worth of developments that were under way or in the planning stages.<sup>4</sup> In Miami Beach, he was the developer of the Doral Beach and Carillon Hotels. Reportedly named for Kaskel's niece, Carol, the Carillon Hotel at 6801 Collins Avenue was designed by Norman Giller in the Post War Modern style in 1957.<sup>5</sup> The Doral Beach Hotel was sold in 1997 and renamed the Westin Resort and then again in 1998 became the Wyndham Hotel.

The Doral Beach Hotel was designed in the New Formalism style of architecture, a movement inspired from the International and Miesian styles.<sup>6</sup> The building has an overall symmetrical design with a strong vertical emphasis. It is composed of a central tower with a low pedestal. The slender tower features a projecting roof slab above continuous glass curtain walls, affording spectacular floor-to-ceiling water views from its guest rooms. The tower's window bays are separated by slender piers of precast quartz stone that rise uninterrupted to the roof, further stressing its verticality. The window bays are highlighted with low arches and framed by projecting fins at the top floor of the tower and at the pedestal. The suites floor, beneath the Starlight Roof Supper Club, originally featured elegant projecting balconies that were apparently removed in 1997. The hotel's grand porte cochere appears to float over the entrance driveway with its cantilevered canopy of continuous arches. On either side of the porte cochere, a waterfall originally spanned the length of the building and cascaded from below the main lobby windows into a ground level pool below. They have since been removed and filled in with landscaping. The Doral Beach Hotel was carefully designed from its

<sup>2</sup> Miami-Dade Public Library, Florida Room, "Resort Hotel," *Florida Architecture*, 31<sup>st</sup> Edition, circa 1963, pp. 82-87.

<sup>3</sup> Marc Reardon, "Doral Sets High Luxury Standard," *Miami Beach Daily Sun*, 17 February 1963.

<sup>4</sup> Larry Birger, "From Doral Beach to Doral CC: Highway to Pleasure!" *Miami Daily News*, 10 February 1963.

<sup>5</sup> Howard Kleinberg, *Miami Beach: A History* (Miami, Florida: Centennial Press, 1994), p. 167.

<sup>6</sup> Marcus Whiffen, *American Architecture Since 1780* (Cambridge, Massachusetts: MIT Press, 1992), pp. 260-266.



exterior elevations and outdoor areas to its interior spaces. This fine attention to detail is further evidenced by the similar Spanish Baroque-inspired patterns on the pedestal roofs of the hotel and cabana structures, in the light channels on the underside of the porte cochere, as well as in the marble chip and terrazzo floor in the lower lobby.

Announcements of the new Doral Beach Hotel were published in local newspapers in February of 1963 with headlines that read: "From Doral Beach to Doral CC [Country Club]: Highway to Pleasure!" and "Doral Sets High Luxury Standard." A glowing architectural review of the luxurious resort hotel was also published in Florida Architecture magazine (see **Attachment I**), which states in part:

A seventeen story rise of sophisticated exterior beauty, combined with interiors that symbolize the elegance and beauty of Old Spain, eloquently tell the story of The Doral Beach Hotel... The building is an outstanding example of "flat plate" concrete construction. Exterior facades of precast stone, plus true curtain wall treatment, serve to give this structure a unique position among local buildings...<sup>7</sup> The Doral Beach Hotel is an outstanding structure, inasmuch as it incorporates imagination and practicability on the part of both the architect and interior designer. These basic concepts are self evident on a visit to this magnificent structure.<sup>8</sup>

In addition to the Doral Beach Hotel, architect Melvin Grossman is also credited for designing the following: the Empress Hotel at 4333 Collins Avenue in 1952, the DiLido Hotel at 1653-1669 Collins Avenue in 1953 with Morris Lapidus, the Seville Hotel at 2901 Collins Avenue in 1955, the new Deauville Hotel at 6701 Collins Avenue in 1958, the Imperial House at 5455 Collins Avenue in 1961, and the Mimosa at 4747 Collins Avenue in 1962.<sup>9</sup>

**Staff Analysis.** The Historic Preservation Board has established a process in which it considers the "Contributing" or "Noncontributing" status of properties within a possible historic district at the time that the preliminary evaluation and recommendation report is presented by staff. Although staff strongly recommends that the Board uphold this process and consider the historic status of the Doral Beach Hotel within the historic context of the entire district, staff has provided above an historical and architectural analysis of the subject building for the Board's information and consideration.

According to Section 114-1 of the Land Development Regulations in the Miami Beach City Code, ***"Contributing building, structure, improvement, site, or landscape feature means one which by location, scale, design, setting, materials, workmanship, feeling or association adds to a local historic district's sense of time and place and historical development. A building, structure, improvement, site or landscape feature may be contributing even if it has been altered if the alterations are reversible and the most significant architectural elements are intact and repairable."***

Site visits of the interior and exterior of the Doral Beach Hotel by staff clearly indicate that the structure retains a remarkably high level of its original architectural design integrity as conceived and built from 1962 to 1963 with minor modifications (see **Attachment II**). These minor modifications include the replacement of the Collins Avenue entrance waterfall pools with landscaping as well as the removal of the balconies on the suites level of the hotel. However, it would appear that these original features could be restored in the future if so desired. Staff further believes that new balconies may be incorporated in a manner similar to the original design, with the possible exception

<sup>7</sup> Miami-Dade Public Library, Florida Room, "Resort Hotel," Florida Architecture, 31<sup>st</sup> Edition, circa 1963, p. 83.  
<sup>8</sup> Ibid., p. 85.

<sup>9</sup> City of Miami Beach, Building Department, Building Permit Records.



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of the west façade where staff would suggest that the balconies should be limited to the original suites level.

Staff firmly believes that the Doral Beach Hotel (now known as the Wyndham Hotel) would fully satisfy the definition of a Contributing structure and site if the Board should choose to recommend the designation of a new historic district, which would include this property.

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