

The Santa Barbara Hotel & Apartments

230 20th Street
Miami Beach, Florida



"The Santa Barbara," Hotel and Apartments
230 Twentieth St., near Collins Ave., Miami Beach, Florida



Prepared for

VOS Hospitality

Spectrum Building I
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Historic Resources Report
submitted March 6, 2015 by

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Preliminary Remarks

The present study comprises a survey of the 230 20th Street, a contributing historic property located in a district that has been both nationally and locally designated: the Miami Beach Architectural District (NR 1979) and the Museum Area Historic District (City of Miami Beach, 1985/1992). The study was prepared for VOS Hospitality in anticipation of a change of use and restoration and expansion Project for the property, designed by Shulman + Associates.

The proposed Project comprises significant renovation, with selected demolition and expansion of the property to create an upgraded hotel.

This study presents the building historically, based on available documentation and site verification. It includes historical imagery and the building card. A photo survey of the current conditions is also included.

Historical Analysis and Imagery

Historical Outline

Dating to 1947, the Santa Barbara Hotel & Apartments was designed by architect Norman M. Giller for owner Max Feldman. John Myers was the builder.

The project site was Lot 54, Block D of the Miami Beach Improvement Company Ocean Front Subdivision, an 80 x 125 lot.

The Santa Barbara was conceived as a garden-style apartment building, a popular postwar type in Miami Beach. The building is a U-shape and comprises 21 one bedroom/two bath units opening on to an exterior courtyard. The main entrance to the building is on the front facade facing north on 20th Street, and comprises a metal gate leading into the courtyard. Typical to the garden style, individual units open on to the courtyard from open catwalks with iron balustrades. An exterior spiral staircase links the two levels.

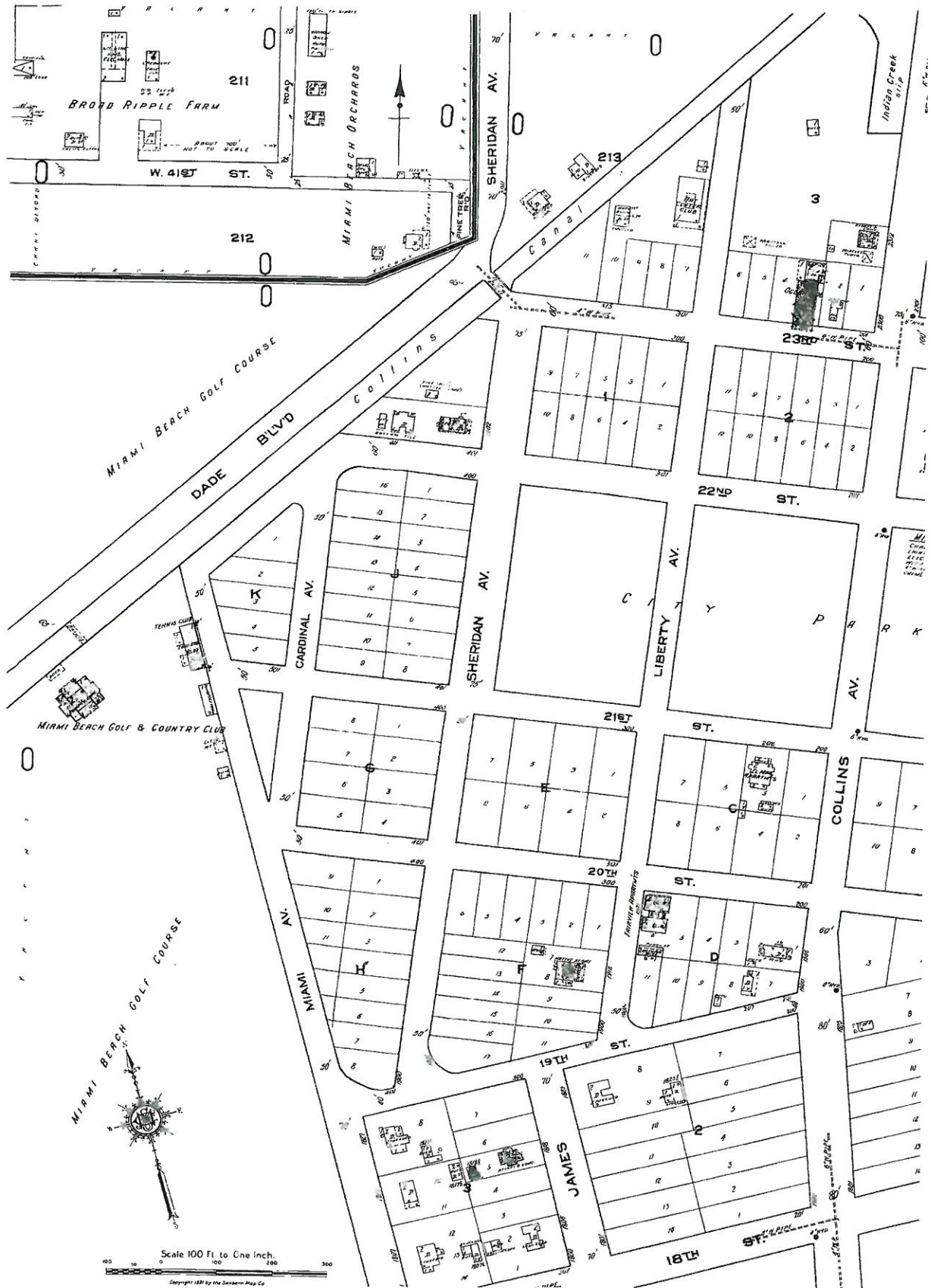
The structural system of the building is concrete block stucco on a spread footing foundation, and the exterior walls are stucco. The building has replacement aluminum single-hung sash windows, and its roof is flat, with a cantilevered overhang.

The author could find very little historic information on the property, and no historic plans or photographs. The Building Card records several alterations and additions to the building over the years including two concrete patio additions in 1956 and the replacement of windows with sliding glass doors in 1963. In 1983, then-owner Aaron Gopman applied for a variance to construct a covered passageway at the second floor level, connecting three non-conforming buildings - the Santa Barbara Hotel with the Peter Miller Hotel next door.

The building has been in continuous use since its construction. It currently functions as a hotel/ hostel with an accessory cafe.

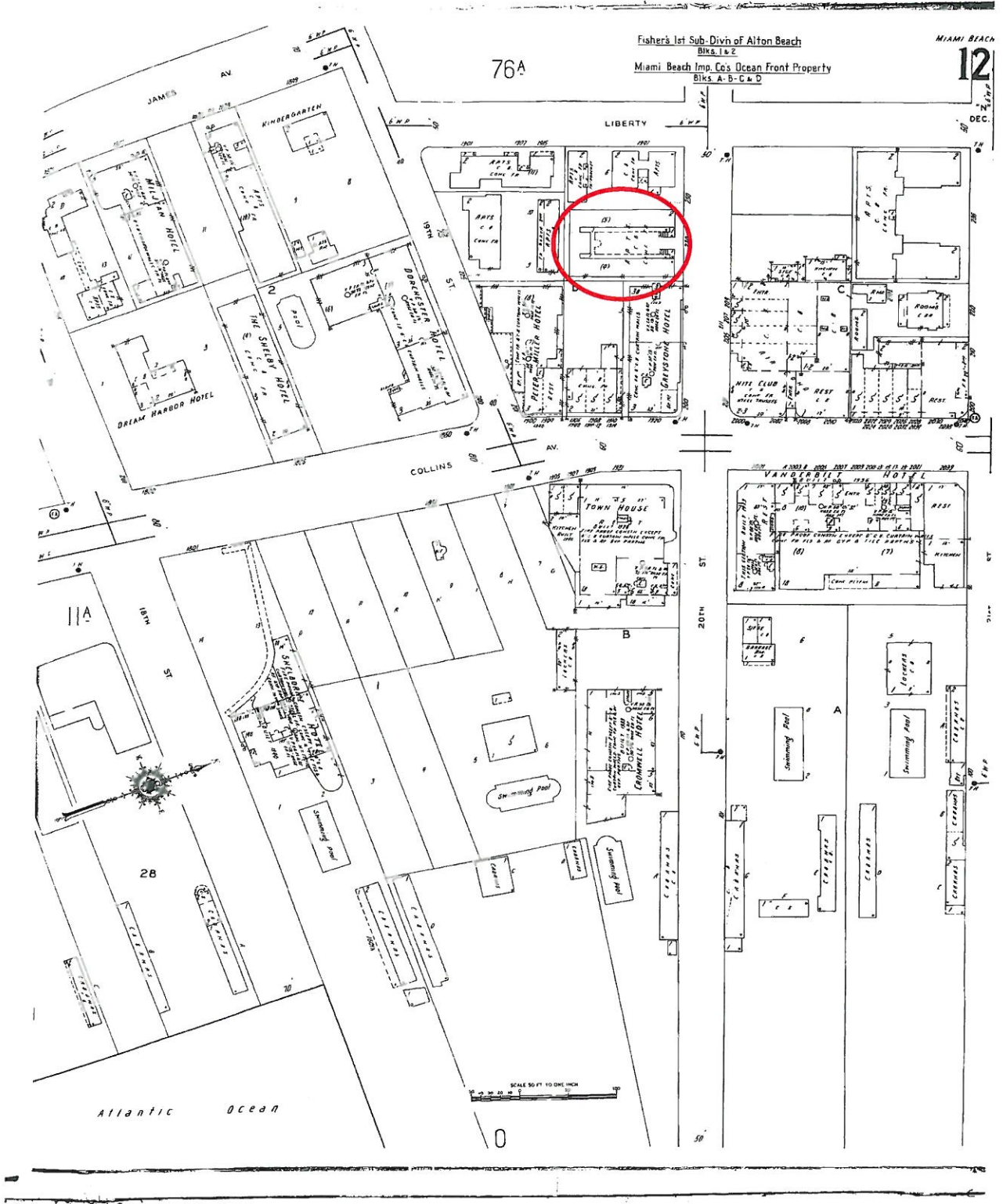
Norman M. Giller FAIA (1918-2008) was an influential architect of postwar Miami Beach. A modernist, Giller was an early proponent of flat-slab construction. Over his 60 year career, Giller designed many notable buildings including the Ocean Palm Motel, the Carillon Hotel, the the Diplomat Hotel and Country Club, the Giller Building and the North Shore Band Shell.

The Santa Barbara Hotel & Apartments
230 20th Street



Sanborn map of the area (vacant lot), 1921.

The Santa Barbara Hotel & Apartments
230 20th Street
Miami Beach

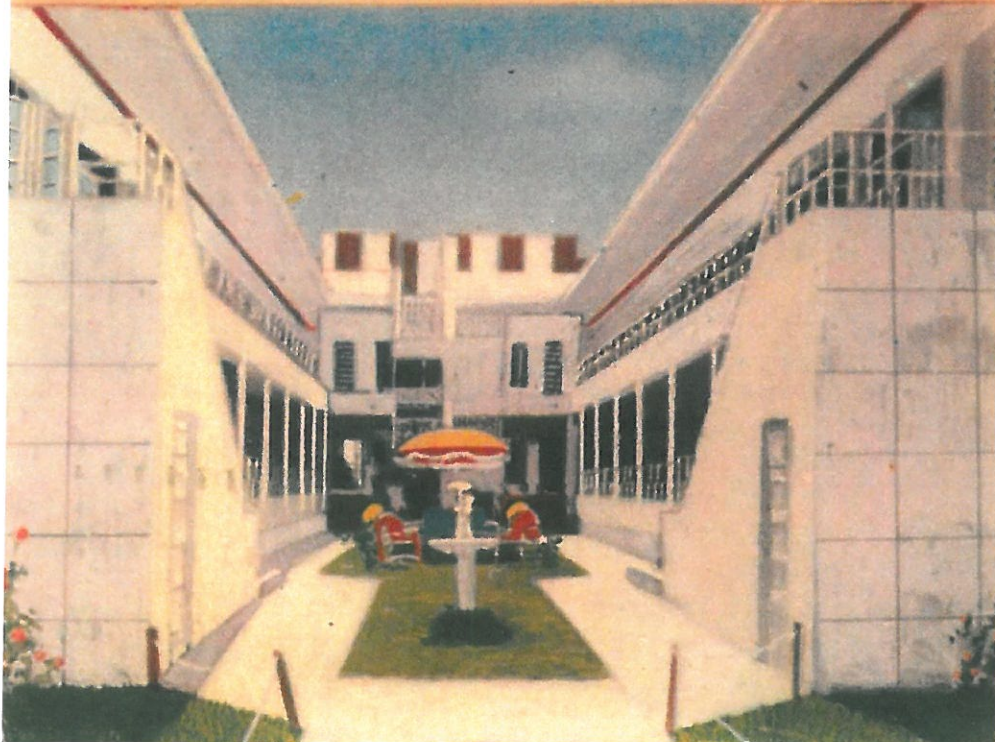


Sanborn map, 1947.

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Postcard, ca. 1948. Courtesy City of Miami Beach

Building Data

172 SANTA BARBARA, INC.
 Owner MAX FELDMAN
 Lot 5 Block D
 General Contractor JOHN MYERS
 Architect Norman M. Giller
 Zoning Regulations: Use RE
 Building Size: Front 75' Area 17 Depth 110'
 Certificate of Occupancy No. 905 -- 9/8/1948
 Type of Construction #3 CBS Foundation Spread footing

Mailing Address
 Subdivision M.B. Imp. Co. C.F. Address: 230 20th street
 Permit No. 25186
 Note: This permit cancels permit 25117.
 Cost \$90,000.
 Bond No. 3592
 Engineer J.P. Charming
 Lot Size 80 x 125
 Height 21' Stories 2
 Use APARTMENT HOUSE - 21 units, 1 bedrm, 2 bath

Plumbing Contractor # 25503 Fixzit
 Plumbing Contractor # 26334 Fixzit Plumbing
 Water Closets 44 Bath Tubs 42
 Lavatories 44 Showers
 Urinals Sinks
 Gas Stoves 21 Gas Heaters
 Gas Radiators Gas Turn On Approved
 Septic Tank Contractor
 Oil Burner Contractor
 Sprinkler System

Plumbing Contractor # 25503 Fixzit
 Sewer Connection 1 - 6" Date Aug. 21, 1947
 Temporary Closet 2
 Floor Drains 1 Date Mar. 11, 1948
 Grease Traps
 Drinking Fountains 1
 Rough Approved T.A.O'Neill Date Dec. 5, 1947

Electrical Contractor # 24786 B. & W.
 Switch 105 Range Motors 2
 Light 166 HEATERS Water
 Receptacles 210 Space 42
 Refrigerators 21
 Irons 21
 Electrical Contractor

No. FIXTURES 166
 FINAL APPROVED BY H. C. INMAN Date of Service December 31, 1947
 Alterations or Repairs—Over
 Electrical # 25130 Tropicalites: 2 neon transformers Nov. 3, 1947

Electrical Contractor # 24786 B. & W.
 Fans Temporary Service #24706 8-22-47
 Centers of Distribution 45
 Bell Transformer 1
 Service-Equipment 1
 Sign Outlets

Tank Size Date
 Tank Size Date

Address Date
 Fans Temporary Service #24706 8-22-47
 Centers of Distribution 45
 Bell Transformer 1
 Service-Equipment 1
 Sign Outlets

Date
 Date

Building Card. City of Miami Beach.

ALTERATIONS & ADDITIONS

Building Permits:

25910 Pole Sign on owner's property - Tropicalites-\$ 200.... Nov. 3, 1947
 Painting - J. Garron, contr. \$ 2,000..... Nov. 20, 1950
 # 43482 Painting: John Garron: \$ 190: Dec. 3, 1953
 50741 Tropicalites: One Double Face Pole Sign, 30 square feet on and over owner's property;
 51435 Allstate A.. C. Company \$ 400.00 June 13, 1956
 #52073 Two concrete patio Additions: Install 1 - 1 ton unit @ 200.. September 10, 1956
 Owner: J. Rawlings: Replace 15 - 1 HP air conditioners - \$3000 - March 22, 1961 - OK FLAG 4/10/61
 Owner, Santa Barbara Hotel: 222, 223 - Replace windows with sliding glass doors - \$200. - 7/29/63
 Owner: Santa Barbara Hotel: Replace 12 windows - \$300. - 3/25/64

Plumbing Permits:

Electrical Permits: #42053 Jones Electric: 1 fixture: 5/27/54
 47728 Tropicalites: two neon transformers June 13, 1956
 Jonesy Electric: Installed in Telephone booth - 9/5/61 OK Scarborough 10/6/61
 K6 C. J. Kay Electric Co.: 1 meter change - 8/23/67

Building Card. City of Miami Beach.

Lot E. 35' Block D
L.I.T.A
ALL OF 4
Subdivision M.B.I.C.O.F. 230 20 ST.
ALTERATIONS & ADDITIONS

Building Permits:

#80659 Order 10' of Chain Fence \$50.00 7/19/68 ak 209/1/69

FILE NO: 1577 - NOV. 4, 1983 PETER MILL HOTEL/SANTA BARBARA HOTEL, AARON GOPMAN/OWNER, LOTS: 4-11
LOTS: SOUTH 5 FT. OF LOTS: 1-3 BLOCK: "D" MIAMI BEACH IMPROVEMENT CO. APPLICANT REQUESTS THE FOLLOWING
VARIANCE IN ORDER TO CONSTRUCT A COVERED PASSAGEWAY AT THE SECOND FLOOR LEVEL, CONNECTING THREE NON-
CONFORMING BUILDINGS: 1. APPLICANT WISHES TO WAIVE ALL OF THE REQUIRED 10 FT. REAR YARD SETBACK. 2.
APPLICANT REQUESTS PERMISSION TO EXCEED THE MAXIMUM PERMITTED LOT COVERAGE BY 450 SQ. FT. BOARD OF
ADJUSTMENT APPROVED THE ABOVE SUBJECT TO APPROVAL OF BOTH THE PLANNING AND PUBLIC WORKS DEPARTMENTS ON
DETAILED PLANS AND A UNITY OF TITLE.

Plumbing Permits:

Electrical Permits:

Building Card. City of Miami Beach.

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

- 7765-A1 Springer Roofing-Re-roof 69 sqs-\$6000-8-12-75
- '4-A1 Springer Roofing-Repairs w/d railing-\$50-8-20-75
- #3634-Boiler inspection-5-21-76
- 1-Jimmys Painting-Paint exterior partial-\$1990-12-6-76
- 1221 11/18/81 owner exrerior painting \$350.

Plumbing Permits:

- #51051-Morgen Plumbing- 1 gas water heater-5-16-74
- #51111-Peoples Gas- set meter-5-29-74

Electrical Permits:

- #70018-Ocean Electric- 1 Repair-10-2-72

#77964 5/18/82 Electric power & Service - change recpt, sw., etc due to smoke damage

Building Card. City of Miami Beach.

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

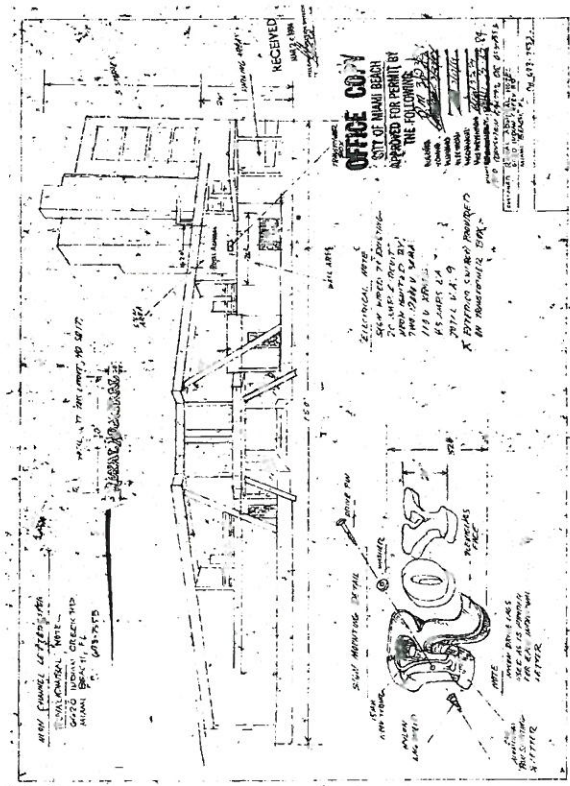
DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
3-11-89		EXTERIOR PRESSURE CLEAN + PAINTING	\$2,000.00				68890875

Building Card. City of Miami Beach.

BUILDING PERMITS: #SB890875 - 3-14-89 - Siera Painting - Exterior pressure clean and painting-\$2,000

ELECTRICAL PERMITS: #BE891424 - Armour Security Systems Inc. - New fire alarm and devices -
7-26-89

Building Card. City of Miami Beach.



RECEIVED
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
DATE: 3/6/15
BY: [Signature]

25186



Present-day aerial of site and context

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Context



Front facade from 20th Street



North facade facing Southwest



20th Street

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Northeast Corner facing South



Rear of Greystone Hotel, Northeast gate to service alley



Rear alley of Greystone Hotel and East side of Santa Barbara facing South



Northeast corner, electrical connection from transformer



(L) East side of North facade, electrical connection
(R) Service alley, looking South from site wall



North facade



East hinge of central gate, facing Southeast



North facade facing South, Wall just East of Central Gate, with assumed historic grid pattern visible

North facade facing Southeast



West facade and alley facing South



West side of North facade, facing Southeast



North facade and sidewalk, facing Southeast



Central courtyard, facing South



Central courtyard and interior West units



Central courtyard and interior East units



Courtyard entry, facing North



Central courtyard from Northeast stair, facing South



Courtyard from 2nd floor roof of front building



Roof on South side of building



Roof of West building, facing Northwest



Central South Stair, facing East



Stair and railing detail



West facade facing South



West facade, rear fence and neighbor to the West's trash zone

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Rear facade on West side



Southwest corner of building