

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 1040 Collins Ave Miami Beach Florida 33139 USA
County: Miami-Dade County
Historic name: Council Towers North
Present name: Council Towers North
Local place name:
Visible from public right of way: Yes
Ownership:
Owner/Address:
Land unit size: 21,000 SQ FT
Site/Setting:



Northeast corner of Council Towers North

Lat/Long: 25.781348700000000, -80.131628100000000 [WGS84]

UTM: Zone 17R, 587066.9669 mE, 2851756.9379 mN

Township/Range/Section: 53S / 42E / 34

Parcel No. 02-3234-008-1220

Historical Information

Historic Function: Domestic: Multiple Dwelling	Current Function: Domestic: Multiple Dwelling
Construction Date: ca. 1970-1979 , documented 1979*	Architect: William Dorsky Association
Original or Significant Owners: Miami Beach Senior Citizen Housing Development Corporation	Builder: Franklin J. Rooney Association
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, Apartment building	Style: Other	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): stucco	
Stories: 12, Bays:	Roof Material: replacement	
Form or Plan: apartment/multi-unit complex, rectangular	Roof Type: Flat with parapet	
Foundation: Spread footing	Windows: replacement aluminum casements	
General condition: Good	Chimney(s):	
Basement:	Porch: single-story recessed open porch	

Historical Summary:

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Miami Beach Architectural District, 1979

Ocean Drive/Collins Avenue District, 1986

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
 Eligible as contributing resource
 Not eligible / non-contributing
 Not determined

Level of potential eligibility

- National
 State
 Local

Landmark potential

- National
 State
 Local



Council Towers North south elevation (view when facing north on Collins Avenue)



Council Towers North along the west side of Collins Avenue



Porch along the east elevation of Council Towers North



Primary entryway at Council Towers North

Description/Remarks

This is a 12-story apartment building in the Other style built in 1979. The building is rectangular in plan. The foundation is spread footing. Exterior walls are stucco. The building has a flat with parapet roof. Windows are replacement aluminum casements. There is a single-story, recessed open porch characterized by an integrated (under the main) roof. Small porch recessed into the east elevation just slightly to the north of the cylinder; Porch is raised seven steps up from the ground level and includes a sitting area as well as access to the primary entryway. Primary entryway slightly off-center to the right on the porch; Automatic sliding glass doors; Large fixed windows to the left of the primary entryway line the walls on the northeast corner of the porch. Rectangular building raised one story level off the ground to provide parking spaces (with the exception of a lobby on the ground floor); Individual balconies on the north and south elevations at every level; Cylindrical shape recessed into east elevation stretching from ground level to above the roof line

Date source: Miami-Dade County Property Appraiser Other sources: Miami-Dade County Property Appraiser City of Miami Beach Planning Department records Miami Design Preservation...

Survey and Recorder

Project: Ocean Drive-Collins Avenue Historic District (Local)	Sequence/Key no.:	Survey Date: 2/5/2013
Prepared By: Melinda Agron	Report Title/Name: Re-survey of the district	Previous Surveys:
Inventoried: 02/05/2013 4:34:30 pm Last updated: 03/23/2017 1:25:49 pm by /	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Sources (continued)

... League records