

# CASA CASUARINA

## RETRACTABLE CANOPIES

1116 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

**"SECOND SUBMITTAL" -- HPB17-0177 -- DATE: 12-08-2017**



**LEGAL DESCRIPTION:**

**LOTS 5, 6 AND 7, BLOCK 16 OF OCEAN BEACH ADDITION No. 2,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2,  
PAGE 56, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.**

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## SCOPE OF WORK

- 1- EXISTING POOL AREA EAST PERIMETER WALL TO BE REBUILT 9'-4" WEST REUSING EXISTING METAL AND STONE DECORATIVE ELEMENTS.  
NEW WALL HEIGHT TO MATCH EXISTING WEST WALL. UPPER COLUMNS DISTANCE AND ARCH TO MATCH WEST WALL.
- 2- PROVIDE FIRE RESISTANT RETRACTABLE CANOPY ATTACHED TO NEW EAST AND EXISTING WEST WALLS.
- 3- PROVIDE FIRE RESISTANT RETRACTABLE CANOPY AT EXISTING COURTYARD AS SHOWN. EXISTING STRUCTURE TO BE REINFORCED AS REQUIRED.
- 4- RETRACTABLE CANOPY MANUFACTURER TO SUBMIT SHOP DRAWING TO A/E FOR APPROVAL.



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COVER, SCOPE OF  
WORK & INDEX OF  
DRAWINGS

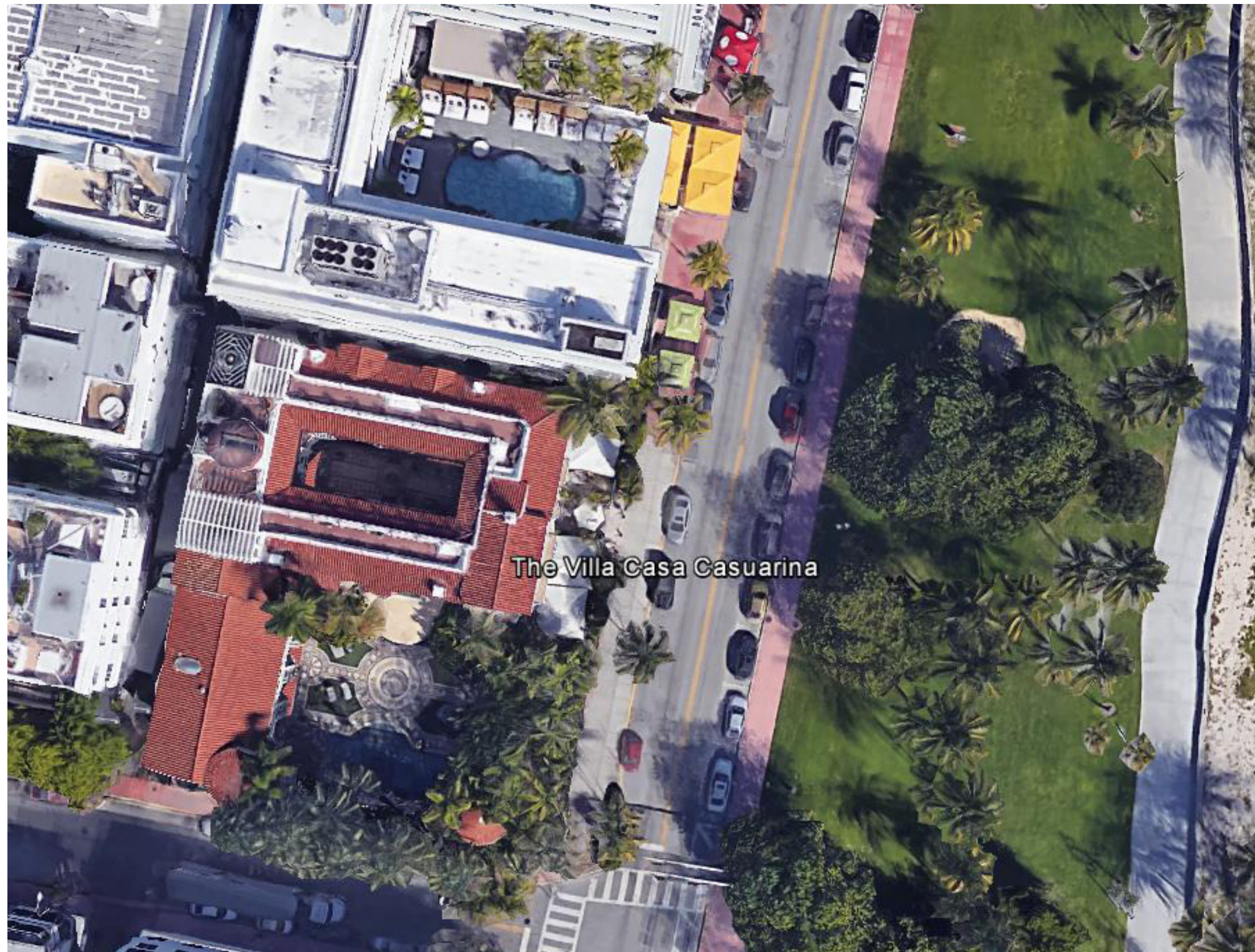
SHEET No.:

## A0.0









**LATITUDE: 25° 46' 54.8566"**

**LONGITUDE: -80° 7' 50.2784"**

PROJECT DATA:

PROJECT SCOPE: SUPPLY OF RETRACTABLE CANOPY ON ROOFTOP OF THE VILLA CASA CASUARINA IN MIAMI, FLORIDA.  
CONSTRUCTION TYPES: TYPE II, FIRE RESISTIVE, (R-1) STRUCTURAL FRAME - 2 HR RATED

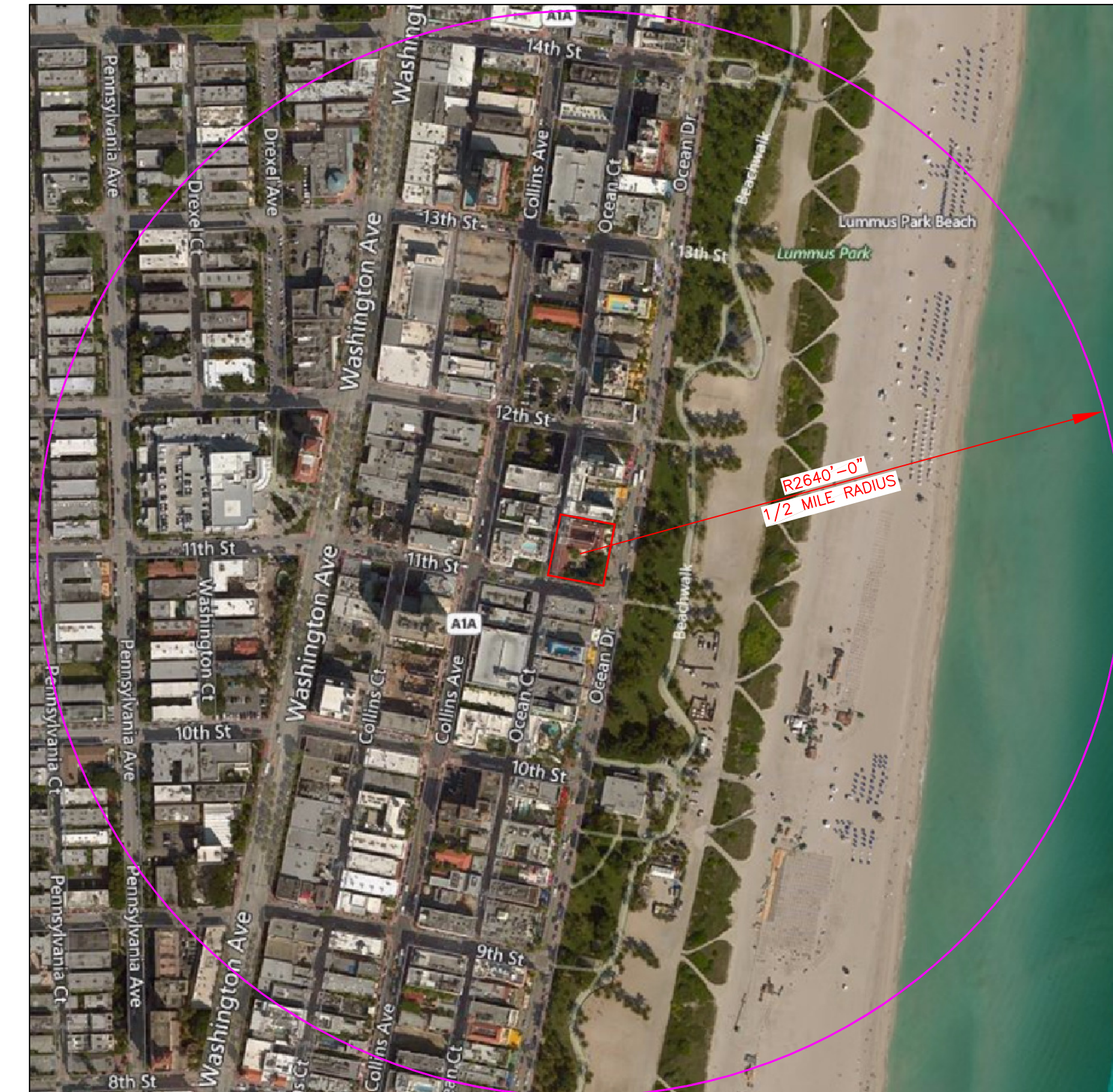
MATERIAL COMPLIANCE: ALL MATERIALS MEET FLORIDA BUILDING CODE SECTION 3105.4 FOR CANOPY MATERIALS. CANOPY IS TO BE CONSTRUCTED OF A RIGID FRAMEWORK WITH AN APPROVED COVERING THAT MEETS THE FIRE PROPAGATION PERFORMANCE CRITERIA OF NFPA 701, AND IN ACCORDANCE WITH FLAME SPREAD INDEX NOT GREATER THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.

POOL  
STRUCTURE HEIGHT: 24'-0" APROX.  
RETRACTABLE CANOPY AREA: 4,400 SF

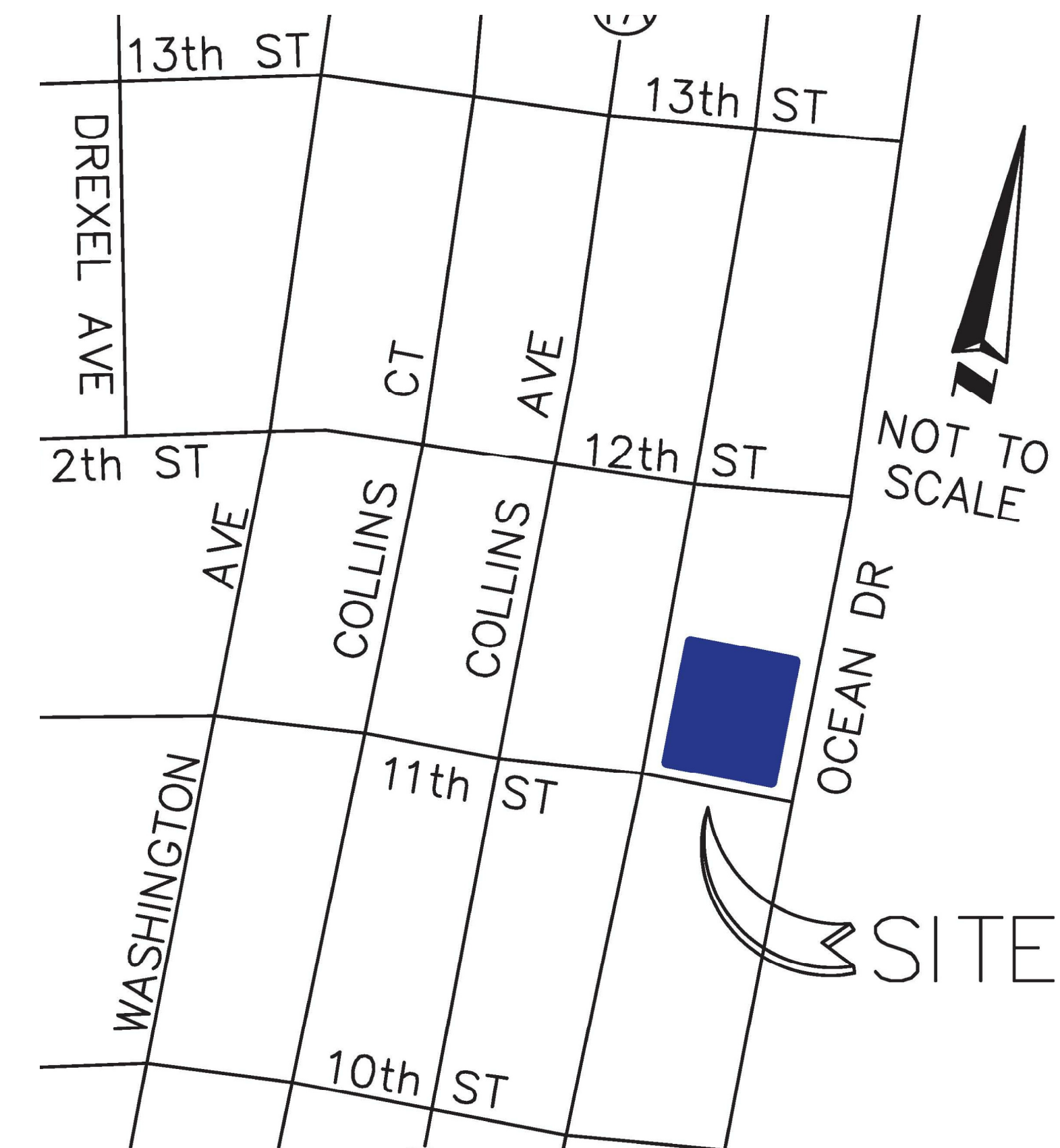
COURTYARD  
STRUCTURE HEIGHT: 35'-0" APROX. ABOVE GROUND FINISH FLOOR  
RETRACTABLE CANOPY AREA: 1930 SF

ZONING DATA		ZONING: MXE - MIXED USED ENTERTAINMENT			
<u>SITE</u>	REQ'D MAX	PROVIDED	<u>SETBACKS</u>	REQ'D MAX	PROVIDED
LOT AREA	N/A	19,500 S.F. Exist. - Non Affected	FRONT Architectural District Non-Ocean Front	20'-0"	22'-8" Exist. - Non Affected
LOT WIDTH	N/A	150'-0" Exist. - Non Affected	SIDE INTERIOR Architectural District Non-Ocean Front	5'-0"	4'-8" Exist. - Non Affected
BUILDING HEIGHT Architectural District Non-Ocean Front	50'-0"	35'-0" Exist. - Non Affected	SIDE FACING STREET Architectural District Non-Ocean Front	20'-0"	8'-0" Exist. - Non Affected
NUMBER OF STORIES Architectural District Non-Ocean Front	5'-0"	3 Exist. - Non Affected	REAR ABUTTING AN ALLEY Architectural District Non-Ocean Front	0'-0"	0'-0" Exist. - Non Affected
F.A.R.	2.0	Exist. - Non Affected			

NOTE: NO NEW CONSTRUCTION AREA OR INTERIOR REMODELING ADDED.  
RETRACTABLE CANOPIES AND NEW FENCE DO NOT AFFECT THE EXISTING FAR OR OCCUPANCY LOAD.



## LOCATION MAP



## LOCATION MAP

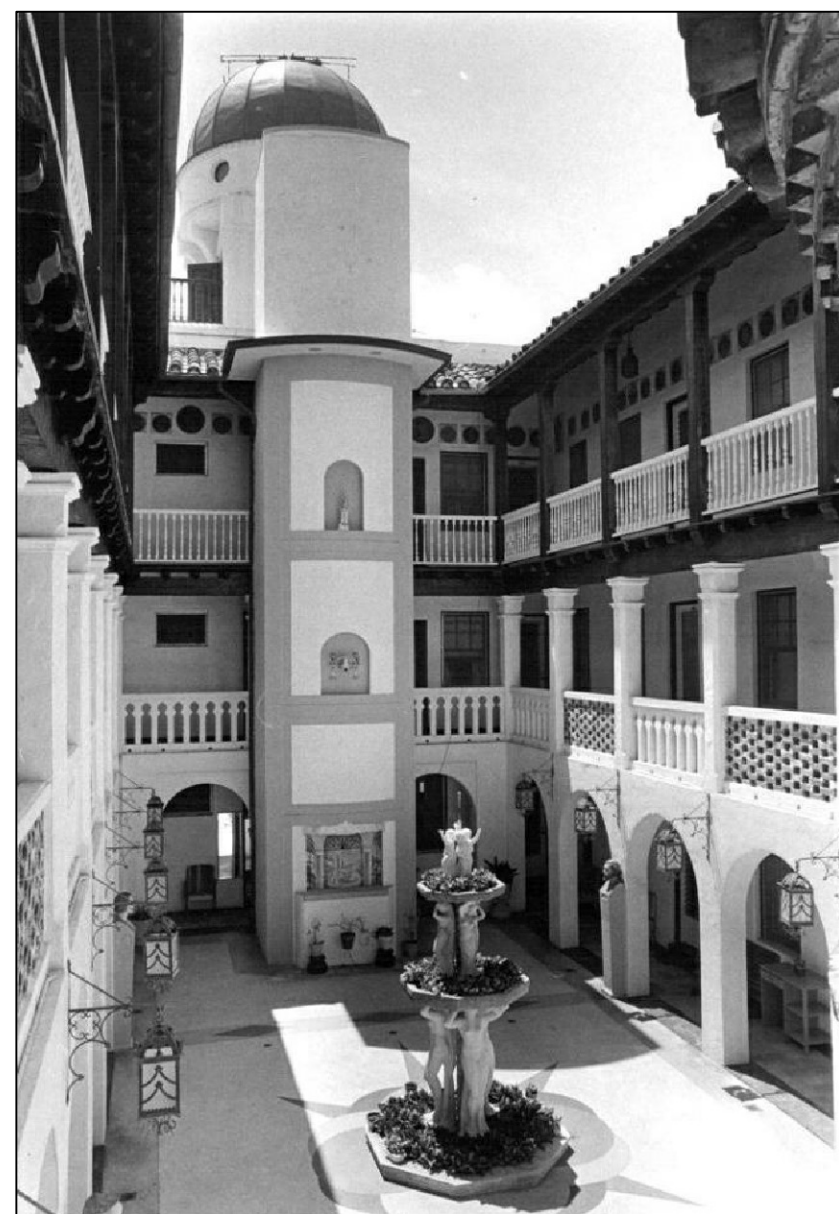
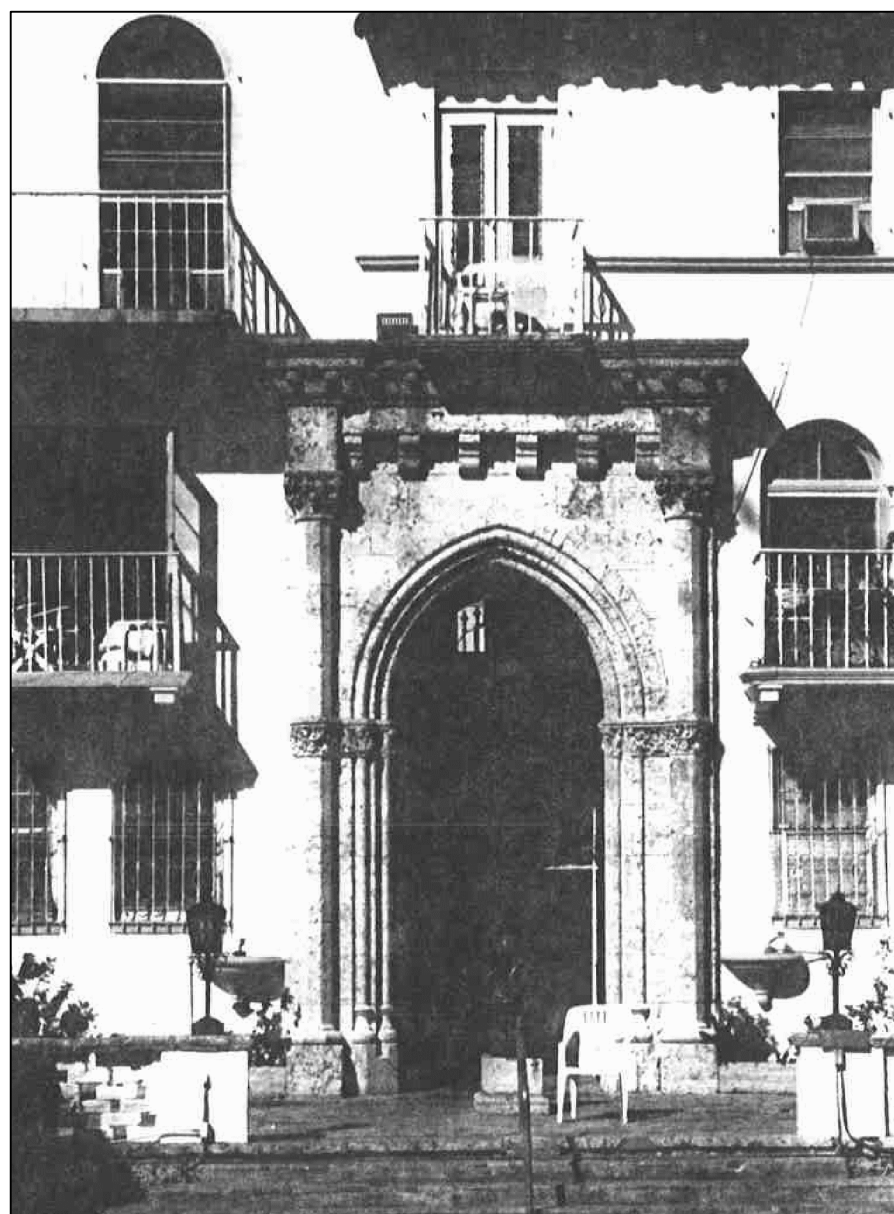


1930



Casa Casurina (JPEG Image, 110.89 KB)

## 1980's



## HISTORY

## ADLEN FREEMAN

Casa Casuarina was built in 1930 by man named Adlen Freeman. Alden Freeman's father, Joel Freeman was Treasurer of The Standard Oil Trust (also known as Rockefeller's Company) and left Alden a fabulous wealth when he passed away.

That gave the young and wealthy Alden the opportunity to retire at the age of 27 from being an architect and travel all over the world. Alden was also a descendant of the Mayflower on his mother's side and felt a very strong tie to history. Freeman, always well-travelled and very intelligent, loved the adventurous spirit of Christopher Columbus and on one of his many trips around the world, went to visit the Alcazar De Colon in Santo Domingo (Dominican Republic) which was built by Diego Columbus (Christopher Columbus's Son) and is known for being the oldest residence in the western hemisphere.

Alden was so inspired by the house that he decided to build his own home in Miami Beach as homage to the Alcazar De Colon and bought back 2 bricks from the house. One sits to the right hand side of the main entrance and one sits in his former house in the city of Santa Barbara, California (named the "Montarioso" estate, which was later donated to the city and was then restored and studied by the Pearl Chase Society of Santa Barbara). Alden dreamed of living in a bohemian society with all of his friends from local areas such as Coconut Grove and Coral Gables. In addition, on his many trips abroad he would meet fascinating people and always invite them to hang out in his beautiful home here in Miami Beach.

The oceanfront house was designed by Arthur Laidler-Jones of Henry La Pointe and Arthur Laidler-Jones Architects.

The Hubbell & Hubbell Company was the contractor responsible for the construction of Casa Casuarina. If you look down, you will see that the ground is original key lime coral, which was part of the original house designed by noted 1920s interior designer Addison Mizner who virtually created West Palm Beach.

The property had a total of 24 apartments. Freeman lived in the top-floor-front apartment on the southeast corner. The remaining 23 apartments in the building were available for rent and to house many of Freeman's friends that visited Miami Beach.

Alden Freeman died at Casa Casuarina on December 29, 1937 following a prolonged illness. The house was then sold to Jacque Amsterdam for \$100k, who continued to run the house as an apartment complex that he named the "Amsterdam Palace. In April 1939, Amsterdam did a small renovation of the house in which he installed an elevator shaft (where the current bell is located), replaced the lily pond in the Courtyard with terrazzo flooring and moved the kneeling Aphrodite statue to the front terrace. Rooms were rented for \$600/month during winter season and \$30/month in the summer.

AMSTERDAM PALACE

In the ensuing years, Amsterdam Palace passed through the hands of several owners and hundreds of tenants. For a short time in the 1980's, the house was called Christopher Columbus Apartments. After a while, the building gradually fell into disrepair, but miraculously, most of the original fittings and artworks survived.

GIANNI VERSACE

In 1992, while on vacation with his family in Miami Beach, Versace took a walk down Ocean Drive and was immediately attracted to the house by the "Kneeling Aphrodite" statue and fell in love with the unique Spanish architecture of the property. Obsessed with Greek and Roman mythology, Versace purchased the original house built by Freeman for \$2.95 million and the lot next door, an old art deco hotel called the Hotel Revere. Although this neighborhood was placed on the National Register of Historic Places in 1979 and despite strong opposition from the Miami Design Preservation League, Versace bought the Revere Hotel next door for \$3.7 million in order to demolish it and put in the Garden, Swimming pool and South Wing.

Versace invested an additional \$32 million in renovations in which he added the south wing, the pool and garden and turned the 24 apartments into 10 large suites in the original house and an additional 2 new suites in the south wing. He also removed the elevator shaft in the Courtyard, replaced the fountain and reconstructed the observatory, including a new copper dome. Versace had planned to buy the then-vacant lot next door to the north in order to put in a second garden, but when his death intervened it became part of the Victor Hotel.

The renovations took almost 3 years to complete and in July 15, 1997, only 5 yrs after purchasing the home, Versace was killed on the front steps of the house on his usual morning walk home from News Cafe.

In addition to Gianni Versace, the house was also used by his many close friends and family members. His brother Santo's bedroom is now called the Venus room, his sister Donatella's bedroom is the Signature suite.

Some contents of when Versace lived here were auctioned in New York City in April of 2001 for a reported \$28 million. What still remains here from the Versace era are the richly decorated walls, floors, ceilings, and windows, as well as the pool, garden, and the entire south wing.

The house sat empty for about 3 years and in September of 2000, Donatella finally sold the property to Peter Loftin, a telecommunications magnate from Raleigh, N.C. for \$19 million. Loftin used this house as a private residence as well as a hotel, membership club and private events venue from 2001 to the end of 2009.

## BARTON G. WEISS

In December of 2009, Events impresario and restaurateur Barton G. Weiss leased the property and took over the Mansion, imprinting his own signature style on the storied house and reopened as The Villa by Barton G. In September 2013 Florida business connected to Jordache Enterprises bought the Mansion at auction with a winning bid of \$41.5 million.

Legend maintains that Casa Casuarina was the original name given to the house when it was built in 1930 as homage to the only remaining tree in the lot after the 1926 hurricane that hit South Florida. Freeman was forced to cut down the tree in order to make room for the construction of his new house. Casuarina equisetifolia is the botanical name of the tropical tree popularly known as the "Australian Pine".

## 1993

