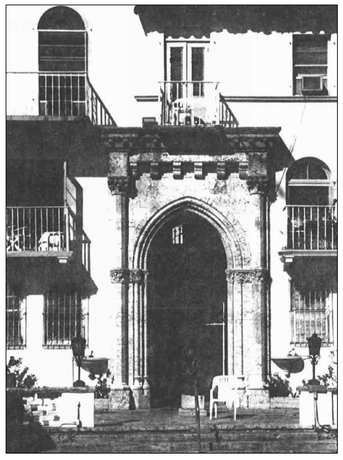
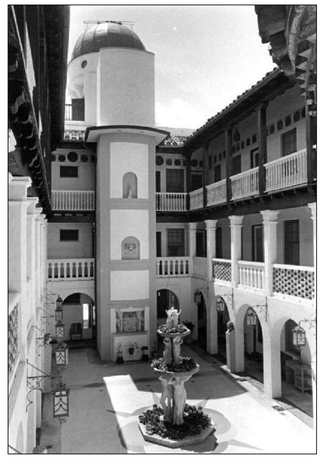
1930

Casa Casurina (JPEG Image, 110.89 KB)

1980's





HISTORY

ADLEN FREEMAN

Casa Casuarina was builiy 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 descendent 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 felt 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.

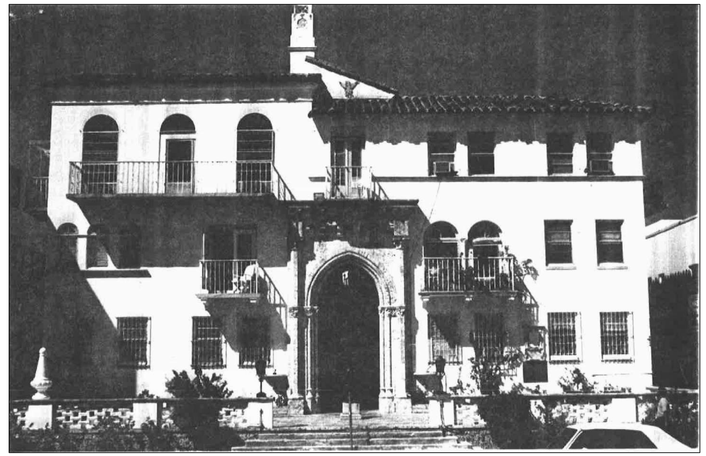
The house sat empty for about 3 years and in September of 2000, Donatella finally sold the property to Peter Loftin, a telecommunications magnate from Raleigh, N.C. for $19 million. Loftin used this house as a private residence as well as a hotel, membership club and private events venue from 2001 to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

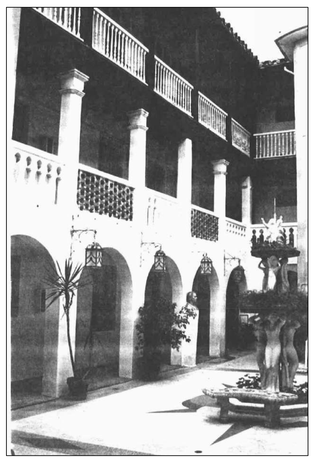
BARTON G. WEISS

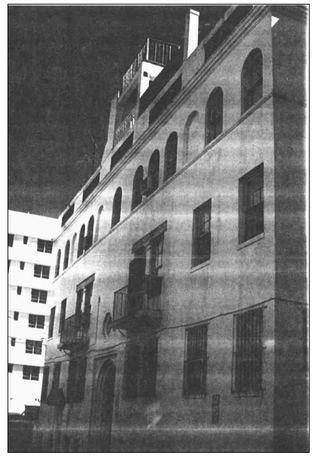
In December of 2009, Events impresario and restaurateur Barton G. Weiss leased the property and took over the Mansion, imprinting his own signature style on the storied house and reopened as The Villa by Barton G. In September 2013 Florida business connected to Jordache Enterprises bought the Mansion 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 esquisetifolia is the botanical name of the tropical tree popularly known as the "Australian Pine".

1993







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CASA CASUARINA
RETRACTABLE CANOPIES

1116 OCEAN DRIVE
MIAMI BEACH, FLORIDA 33139

HPB17-0177

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DATE: 11/20/2017
PROJECT No.: 562
SCALE: AS SHOWN
CAD DWG NAME:

REV	DATE AND COMMENT

HISTORIC RESOURCES REPORT

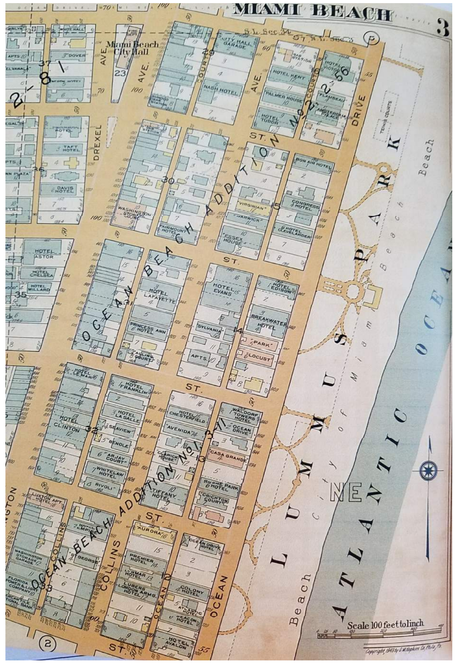
SHEET No.:

A2.0

2000

1980's

1980's



1943

1943

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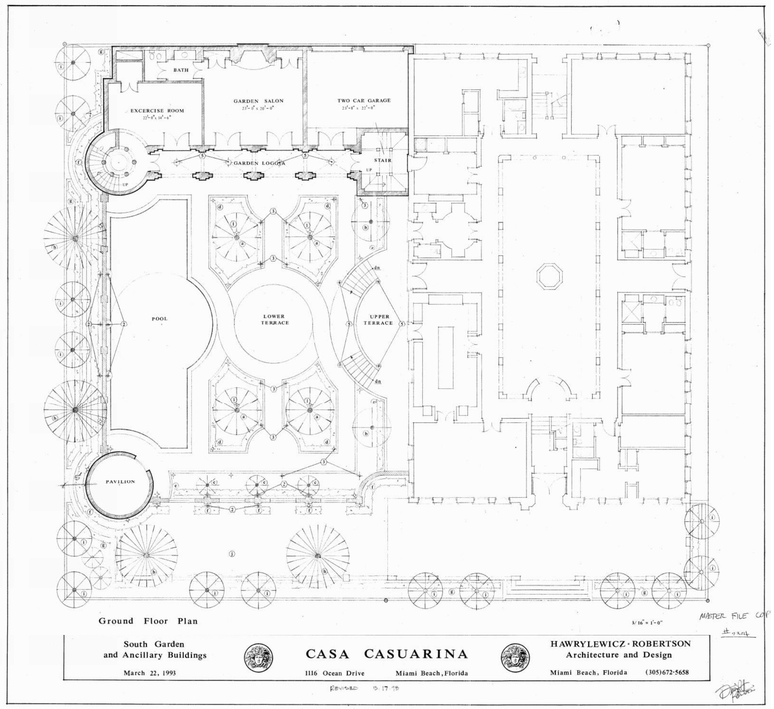
REV	DATE AND COMMENT

HISTORIC RESOURCES PHOTOGRAPHS

SHEET No.:
A2.1

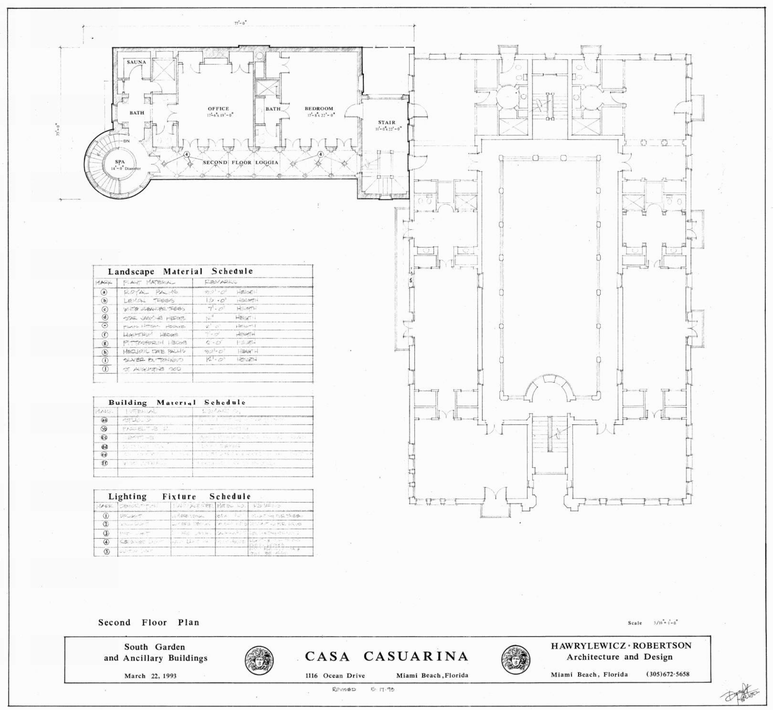


Ground Floor Plan

South Garden and Ancillary Buildings
March 22, 1993

CASA CASUARINA
1116 Ocean Drive Miami Beach, Florida

HAWRYLEWICZ · ROBERTSON
Architecture and Design
Miami Beach, Florida (305)672-5658



Landscape Material Schedule

MARK	PLANT MATERIAL	BOTANICAL
A	SILVER PALM	COCCOTHRINAX ARGENTATA
B	LATANIA PALMS	LATANIA BORBONICA
C	WHITE BIRD OF PARADISE	STRELITZIA NICOLAI
D	ROYAL PALM OR ROYSTONEA	ROYSTONEA REGIA
E	QUEEN PALM	ARECASTRUM ROMANZOFFIANUM
F	SILVER PALM	COCCOTHRINAX ARGENTATA
G	SILVER BUTTON PALM	ACOELORRAPHE WRIGHTII
H	8" CONCRETE TILE	
I	ENGLISH TYPE BRICK	
J	SAWCUT PATTERN	
K	6" CONCRETE CURB	

Building Material Schedule

MARK		
A		
B		
C		
D		
E		
F		

Lighting Fixture Schedule

MARK			
A			
B			
C			
D			
E			
F			

Second Floor Plan

Scale 1/16"=1'-0"

South Garden and Ancillary Buildings
March 22, 1993

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Architecture and Design
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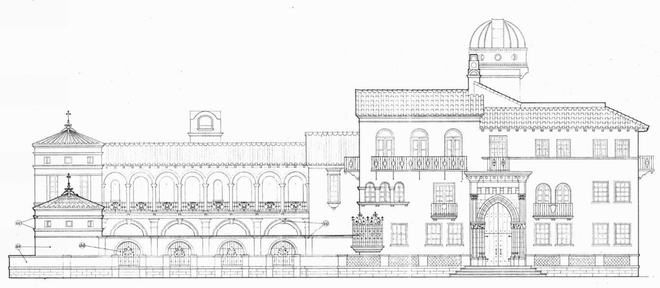

East Elevation

East Elevation and Section

South Garden and Ancillary Buildings
March 22, 1993

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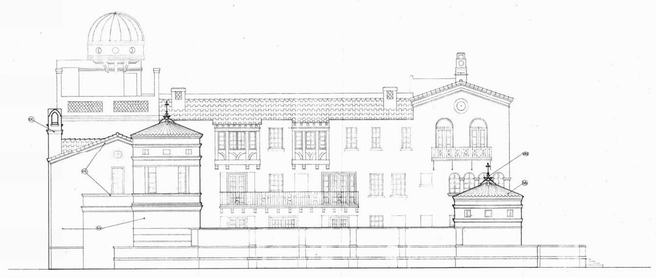
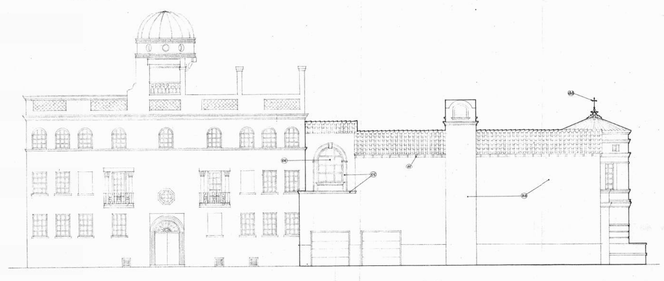


South Elevation



West Elevation

South Garden and Ancillary Buildings
March 22, 1993

CASA CASUARINA
1116 Ocean Drive Miami Beach, Florida

HAWRYLEWICZ · ROBERTSON
Architecture and Design
Miami Beach, Florida (305)672-5658

1930

Permit No. 3672 and 3504 — June 17-1930
Owner Chas. F. Bovaird — Mailing Address 16 same as
Lot 5 & 6 of 8 — Block 16 — Subdivision Ocean Beach #2 — No. 1116 — Street Ocean Drive — Date JULY 15-1930
General Contractor Hubbell & Hubbell, Inc. — Address
Architect Henry La Pointe — Bond # 317 — Address
Front 65' — Depth 105' — Height — Stories 3 — Use APARTMENT HOUSE
Type of construction o-3-o- — Cost $ 105,000.00 — Foundation conc.PILE — Roof Tile & Comp
Plumbing Contractor OFF — #5260 — Address — Date
No. fixtures 9 — Rough approved by — Date
No. Receptacles — # 12032- Markwith & Swanick- reseiling 20 stoves- — May 9-1939
Plumbing Contractor — Date
No. fixtures set — Final approved by — Date
Sewer connection on 1 — Septic tank — Make — Date
Electrical Contractor Lowery — # 1754 — Address
No. outlets767 Heaters — Stoves 22 — Motors 22 — Fans 9 — Temporary service
Rough approved by — Date
Electrical Contractor — Address — Date
No. fixtures set — Final approved by — Date
Date of service

METRO ORD. #75-34
RECERTIFICATION DATE 5-6-92

Alterations or repairs #5268 - (Alden Freeman) Hubbell & Hubbell, contractors- Henry LaPointe and A.L.Jones, architects- — OBSERVATORY — $3,000. Date Feb.21-1931
12424- INSTALL 198 — ELEVATOR AND ELEVATOR SHAFT — fill in 11th pool and patio terrace in part — Pollock Construction Co., contractor — Issued 2, 6/14, — Cost $ 7,500.00- — Apr. 30-1931
(Certificate of Occupancy No. 2) 1950 - Markwith & Swanick - 6 deck heater-
Plumbing permit # 17742- Blue Electric- 6 switch, 1/ light outlets; 3 receptacles; 1 motor;

1939

ELECTRICAL PERMIT # 12650- D.L.Ransom- 2 4kw outlets — June 8 - 1939
#5209 C. A. Ray Elec. Co. 3 watss outlets 9 receptacles 3 light outlets 3 fixtures; 3 space heaters, bath
1 vent. of Elec. - 10/28/52
#16757 C.J.Ray Elect - 2 watts outlets, 2 light outlets, 2 receptacles, 2 space heaters, 2 fixtures,
2 refrig. outlets-10/21/53
/5474a Visitation Rectory - repair underground conduit service;
/5474a Visitation Rectory - violation-12/27/54 OK Scarborough 4/22/54
/6853 C.J.Ray Elect - 1 water heater Out 3 ewer, switches - 10/24/54
#10350 C.J. Ray Elect. - 1 water heater Out 3 ewer, switches - 5-26-56 Glycerauer
/5893 C.J. Ray Elect. 21.50 7/23/60 Sutton OK 5-26-56 Glycerauer
/6603 - Ocean Elect. - 2 additional outlets 6/17/70
/6632-Owner-Building added repairs-$490-8-31-70-wood dome ex per Mr. Alexandro letter of 3-15-76

BUILDING PERMITS — December 13, 1941
15041- Painting - (owner) $ 500
19362 Elvin Ball Oil: 1-275 Gal. Fuel Oil Tank above ground in concrete block-8/15/57
1038 Owner Partitions creating bathroom & closets- Allen Katz - 8500- Nov. 9, 1950
1845 Owner, Mrs. Ann Gichetz- Install 3 bathroom in bedroom of 2-bedroom apartment apt. #101-201-304; partitions to be tubs and plaster - $1,200. - 10/2/50 GK Superintendent - 11/13/50
#1466 Owner, Amsterdam Palazes- Exterior stucco patching and painting tower up - $1500.00 - 12/26/52
#10350 Owner, Amsterdam Palazes- Repair 1 water heater Out 3 ewer, switches - 5-26-56 Glycerauer
#2029 Owner, Mrs. Ann Gichetz- Install 2 bathrooms in bedroom of 2 bedroom apts; partitions of bath and plasters re
bedroom to apts- $1,000.- 10/2/60
#19505 All Court- roofing/areas(25,075)2b-2/60
#19285 Demolish & fix cracks on exterior of building/19,000/11-11-60

Electric 7/5/61-Ocean Electric- 3 receptacles, 1 a/c window, 1 motor change 120 to 220, 6 circuit breaker panel-5-10-79

PLUMBING PERMITS
10098 Service Plumbing- 1 water closet, 1 lavatory, 1 bath tub - Nov. 17, 1950
5434 Morgan Plumbing- 3 water closets; 4 lavatories; 3 bath tubs - 10/2/62 OK Nov. 13, 1962
#1705 Service Plumbing- 7 water closets; 2 lavatories; 2 bath tubs - 10/3/63
2765-Silver Plumbing- water repairs-7-23-76
#71645-Ocean Electric- renews violation-10-7-74
#5208-Peoples Gas- 1 gas range-7-22-79
Plumbing 5021-Repairs Gas System- connect gas target-8-79
1-20-81/#59146/Replace 1 heater, gas piping, no permit/Metro Plumbing/29

1950

Owner OCEAN PARK HOTEL CORPORATION — Permit No. 32569 — Cost # 200,000...
Lot 7 & 8 of 8 — Block 5 — Subdivision OCEAN BEACH 2nd — Address 1100 Ocean Drive
General Contractor ALLEN Construction Company — Bond No. 9482 —
Architect A. N. Mathes — Engineer A. Dialer & Staley & Rose
Zoning Regulations: Use RE — Area 4128 — Lot Size 75' x 130'
Building Size: Front 70' — Depth 125' — Height 80' — Stories 4 to Height 3
Certificate of Occupancy No. 1267 Dec. 25,1950 — Use HOTEL - 84 rooms & 84 baths
Type of Construction #3 Org — Foundation Reinforced Footing — Roof Flat — Date May 15, 19
PLUMBING Contractor # 27910 | Flexit System — Sewer Connection 4 — Date June 6, 19
29961 Flexit - June 27, 1950 — 1 - 4" sewer — Temporary Water Closet 2
Water Closets 67 — Swimming Pool Traps — Down Spouts 4
Lavatories 67 — Steam or Hot Water Boilers — Walls
Bath Tubs 64 — ROUGH APPROVAL
Showers — FINAL APPROVAL 3rd Fl.Rough 12/26/50 & 12/28/50
Urinals 1
Sinks (service) 3
Dish Washing Machine — 6145 Contracts — Date
Laundry Tubs 2 — Gas Ranges — Gas Refrigerators
Laundry Washing Machines — Gas Water Heaters — Gas Freezers
Drinking Fountains — Gas Space Heaters — Gas Pressing Machine
Floor Drains 12 — Gas Refrigerators — Gas Vents for Stove
Grease Traps — Gas Steam Tables
Sola Waster — Gas Broilers — GAS Rough APPROVAL — GAS FINAL APPROVAL
AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER (Contractor) 1019 Florida Fuel Oil Co. 1 - - 550 gal tank (underground) 7/31/1950
SPRINKLER Contractor
ELECTRICAL Contractor # 27910 Flexit System — Date 3rd Fl. Rough 12/26/50 & 12/28/50
OUTLETS Switches 158 — Ranges — Temporary Service 25422 Dray Electric 6/5/50
Lights 250 — Disposals — Floor Connections
Receptacles 200 — Refrigerators — Water Heaters
Fans 2 — Water Changes
Motors 21 HP — Centers of Distribution 7
Appliances — Service 1
Television antenna 3 Rms
HEATERS Water — Electrical Contractor
Space — FINAL APPROVAL By Fl. Inspr. Date 1-2-1951
FIXTURES 1500

1950

HOT PLATE VIBRATION - GOMEZ Case 2/21/61

ALTERATIONS & ADDITIONS

Building Permits # 33563 — Elevator - 2,000 lbs. - Eastern Elevator Co. — $ 9,200...Sept. 15, 1950
33641 — Air conditioning - 50 ton- Waste water to safe drains- A. Herbert Mahler, archi
Stuart Cooling Corp., contr. — $18,538...Sept. 27, 1950
34315 — Three flat wall signs -4 bpa bcg stick out sign- 209 sq.ft. in all - all on
owner's property - Claude Neon Corp. — $ 1,650...Nov. 22, 1950
34789 — Cooling Tower for Air Conditioning- Global & Clarke, engrs-Heat
Exchange Corp., contr. - Cooling Tower Co. - $ 4,000...Dec. 29, 1950 11/26/5
41502 — Relieve & Interior painting outside — $ 1000. - August 23, 1955 7/31/
46120 — Remodeling/Alter apartment units on the first, second and third floor making
twelve apartments (split one bedroom each apartment) - J. J. Maijer, architect.
$ 2000. - Nov. 9, 1959
# 46345 — Claude Neon Company...flat wall Sign — $ 300. - Nov. 9, 1959

Plumbing Permits #34491 — Secola Plumbing company — 6 sinks.... Perm # 110,111, 119,120, 319, 320.... October 25, 1950 GK, Rothman 3/4/1950

#40546 - Peoples Gas Sys. - high-test Gas Dryer - $5.10 - 2/21/72

Electrical Permits # 30701 — Claude Neon: 12 neon transformers - Nov. 20, 1950
#30045 Emanuel Electric Co: 6 Switch outlets, Nov. 10,1950 OK 11/13/50 Rosser
33353 Bates Electric...6 refrigerator cabnet, 6 iron outlets, 6 range outlets, 6 fan outlets...November 2, 1950 GK, Rosser 10/8/54
43325 — Claude Neon Company...2 neon transformers...November 9, 1959

1960

Block — Subdivision

ALTERATIONS & ADDITIONS

Building Permits #43288 Acme Air Cond 1 - 20 ton cooling tower - $1650 - Sept. 19, 1960 DK 11/27/60 Flung
#43483 Owners 116-115 and 223 and 224 - 4 rooms into 2 apts. - $200. - 7/26/61 Rosser - 8-8-61
#30296 Miller Construction Co: Enclose balcony with awning type aluminum windows - $200. - 10/3/63
#34,948 - Tibbet Painting - Pressure clean & paint exterior walls — $3,400.00 — 8/24/76
#1952.- Ratsco Corp.- Replacing Cooling Towers.-$7000.-2-25-77
#40740 6/24/80 AAA Air Cond & Sales 40 ton cool wind

Plumbing Permits #43277 Sunny's Plumbing Serv: 2 sinks; 2 gas ranges - 7/28/61
#43277 - Sunny's Plumb: 2 Lavatories, replace - 12/29/66
#5,752 - Peoples Gas - 1 gas dryer - 6/22/76
#1704 - Service Plumbing - 14 sinks - 6/11/75
#5208-Flitch Plumbing- 1 heater- new installation-1-24-75
#52102-Peoples Gas- set meter-2-8-75
#52377-Morgan Plumbing- hot water rider-10-1-75

Electrical Permits #39874 Jones Elec: 1 telephone booth-6/3/61
#44453 Hart Electric- Repair wiring - 11/2/66
#45035 - Ocean Elect. Co. - 12 refrigerator outlets - 10 appliance outlets - 6/11/70
#72246-Ocean Electric- fire alarm system; 4 4 sounding devices, 6 pulls 1 master-5-13-75

1980, 1982 & 1984

PLUMBING PERMITS:
3-5-81/#59399/1 gas meter set/Peoples Gas System/85
#61730 8/30/84 Steligmann Plumb - gas tmat

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