

BEILINSON
GOMEZ

ARCHITECTS *pa*

COMMODORE HOTEL
HISTORICAL RESOURCE REPORT



June 21, 2022

Historic Resource Report
The Commodore Hotel
1360 Collins Avenue
Miami Beach, FL 33139

Legal Description: Lot 1, Block 27, Ocean Beach Addition No. 2 Subdivision, as recorded in Plat Book 2 at Page 56 of the public records of Miami-Dade County, Florida

Year Built: 1939

Original Architect: Henry Hohausner

Henry Hohausner (1895-1963) was born in New York, and studied architecture at the Pratt Institute in Brooklyn, New York before coming to Florida in 1932. He is known for his Art Deco architecture stylings and is listed as a "Great Floridian"; in 1993, he was ranked as one of the 100 most influential people in South Florida history by The Miami Herald. Features of his work include symmetry on the front elevation, Art Deco stylings such as a ziggurat or stepped roofline, glass bricks, curved edges, and neon lighting. He designed more than 300 homes, apartment buildings, hotels, stores, restaurants and theaters.

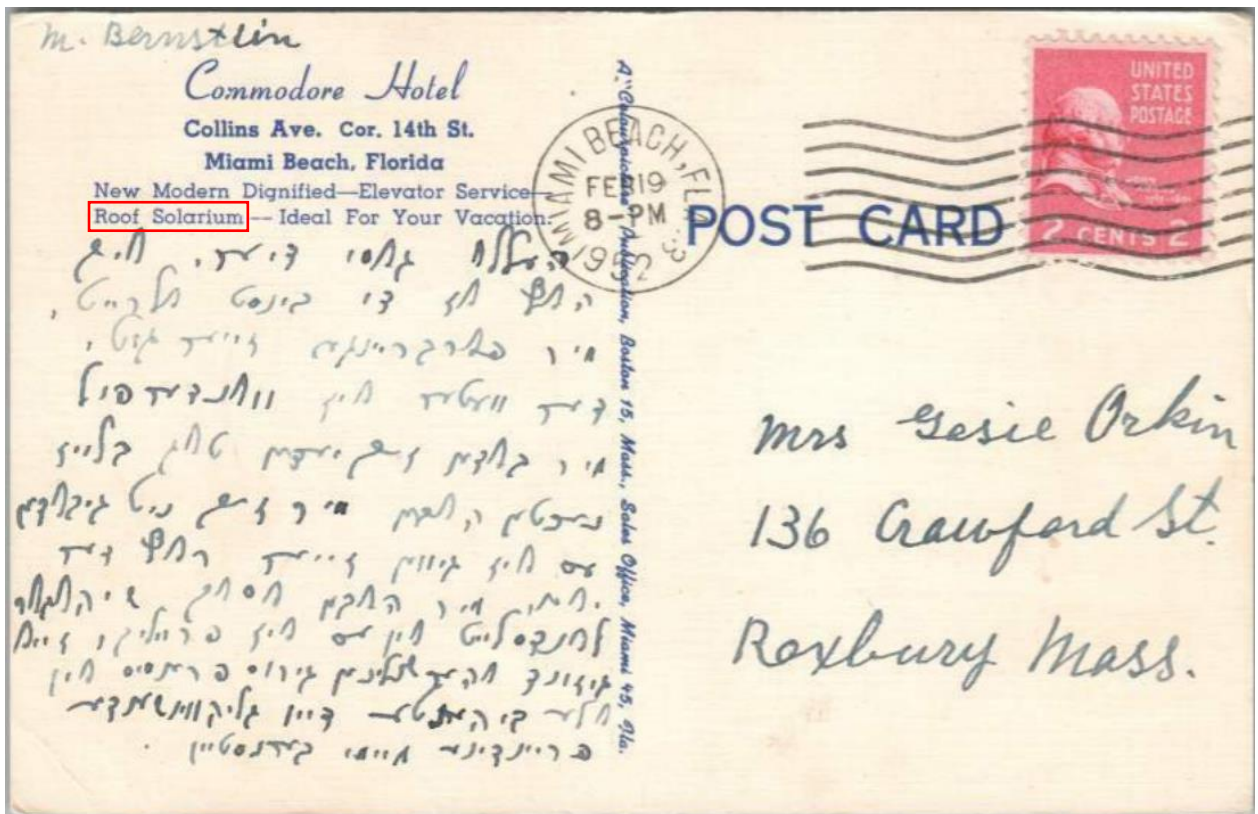
Building Description: The Commodore is a 3-story hotel building in the Art Deco style with Streamlined Moderne influence, designed by Architect Henry Hohausner and built by General Builders (Theodore Klein)

Its design is composed by continuous eyebrows rounded at the northeast corner to follow the shape of the building with pronounced horizontal banding at every floor level at the cornice and below second and third floor level windows. As decorative elements the architect used Porthole-shaped ornamentation (concentric low-relief circles), porthole windows at porch level, glass block ornamentation in the low wall at ground level, and a slightly stepped ziggurat parapet roofline at rounded building corner with the "Commodore" signage. There is a single-story, wrap-around open porch characterized by an integrated roof with round fluted stuccoed columns. The recessed porch extends the length of the east elevation and wraps around the building's northeast corner, extending slightly across the north elevation.

The building has a flat roof with 36" parapet walls. The structural system is concrete block stucco. The foundation system consists of spread footers. Exterior walls finishes are painted smooth stucco with stucco bands.



1952 Postcard Front



1952 Postcard Back



1941 Exterior Photograph



1952 Exterior Photograph



2022 Exterior Photograph

USAAP/TIC returned to owner 6/19/1944

COMMODORE HOTEL

Owner GENERAL BUILDERS (Theodore Klein) Permit No. 12431 Cost \$ 75 000.
 Lot 1 Block 27 Subdivision OCEAN BEACH #2 Address 1360 Collins Avenue
 General Contractor General Builders (Theo. Klein) Bond No. 2004
 Architect Henry Hohauser Engineer
 Zoning Regulations: Use RE Area 28 Lot Size 50 X 140
 Building Size: Front 44'10" Depth 131'6" Height 38' Stories 3
 Certificate of Occupancy No. #255 Use HOTEL 50 Rooms
 Type of Construction CBS Foundation Spread Footing Roof Flat Date May 1, 1939

1265

PLUMBING Contractor #12016 Fixzit System Sewer Connection 2 Date May 10, 1939
 162 Fixtures Temporary Water Closet

Water Closets Swimming Pool Traps Down Spouts
 Lavatories Steam or Hot Water Wells
 Bath Tubs ROUGH APPROVAL see over
 Showers FINAL APPROVAL
 Urinals
 Sinks

METRO ORD. #75-34
 RECERTIFICATION DATE

Dish Washing Machine Date
 Laundry Trays Gas Frylators
 Laundry Washing Machines Gas Pressing Machine
 Drinking Fountains Gas Vents for Stove
 Floor Drains
 Grease Traps
 Safe Wastes
 GAS Contractor
 Gas Ranges
 Gas Water Heaters
 Gas Space Heaters
 Gas Refrigerators
 Gas Steam Tables
 Gas Broilers
 GAS Rough APPROVAL
 GAS FINAL APPROVAL J.J. Farrey 7/12/1939

29-80

AIR CONDITIONING Contractor
 SEPTIC TANK Contractor
 OIL BURNER Contractor (BLDG 12889) Belcher Industries, Inc. 1 and 270 gal Tank (\$225) Sept. 5, 1939
 SPRINKLER Contractor

ELECTRICAL Contractor #13011 B & W Electric Date July 15, 1939
 Switches 105 Ranges
 OUTLETS Lights 166 Irons
 Receptacles 143 Refrigerators
 Fans
 Motors 2 & 1,
 HEATERS Water Appliances
 Space
 Temporary Service #12828 -B & W Elec. May 31, 1939
 Neon Transformers
 Sign Outlets -- 2
 Meter Change
 Centers of Distributions 10
 Service
 Violations

FINAL APPROVAL

By Linc. Brown, Jr.

Date 11/17/1939

FIXTURES 166 Electrical Contractor Date
 #13364 B & W Electric: 1 Temporary, Sept. 15, 1939
 #13914 F C Ast Electric: 1 Motor, 1 Center of distribution: 11/27/139 Alterations or Repairs—Over

#352

ALTERATIONS & ADDITIONS

#13240	Flat Wall Sign - Flexlume Daniel Neon Co:	\$ 200.00	Nov. 8, 1939
# 18584	Renovation after Army occupation: Painting in & out:	\$ 2 500.	June 24, 1944
	Building Permits: #21636 Painting front porch: E.B.Lyons, painter:	\$ 200.	Dec. 14, 1945
# 25373	Painting: outside: Thomas Goddard, painter:	\$ 1 000.	Sept. 15, 1947
# 31428	Painting: Front only: John O. Johns, contractor:	\$ 100.	Nov. 16, 1949
# 33604	Painting: Bailey-Lewis-Williams of Florida, Inc.	\$ 1 329.	Sept. 21, 1950
# 38487	Painting: Katz Painting Company, contractor:	\$ 200.	May 16, 1952
# 42717	Enclose existing porch with glass jalousies: Gilbert M. Fein, arch: Syjack Construction Co. contr:	\$ 1 000.	Sept. 21, 1953
#54857	Herman Vinocur: Paint exterior of building - \$950 - Oct. 31, 1957		
#62724	Tapco of Fla., Inc: Replace windows on east side partial on no. & so. side of bldg - \$1300 - Aug. 18, 1960		
#65047	Savon Painting Co.: Paint north and east walls of bldg. - \$500. - June 6, 1961		
#69456	Perfect Seal Window Co.: Replace 116 windows and 2 doors - \$2500. - 5/31/63		
#71980	Savon Painting Co.: Paint exterior - \$300. - 7/10/64		
#01158-	Plumbing Permits: #17714 Herman March: 1 Outside shower, August 26, 1944		
	#20285 Pitsch & Morgan : 1 Sink: October 14, 1946		
	37612 Economy Plumbing: one gas space heater November 30, 1955 OK, Rothman		11/30 1955
	#45020 Serota Plumbing: 4 Lavatories, 11/16/65		
#50255-	Economy Plumbers-repair on riser leaks-10-15-73		
#53220-	Al Village Plumbing - repair gas piping -12-16-75		
#05079-	Wepco Construction-Re-roof 5000 sq.ft-\$4000-2-13-74		
#53828	- Al Village Plumb, Inc. - 1 - repair broken H.W. piping - 6/23/76		

Electrical Permits: #13821(Additional) B & W Electric: 15 Switch, 29 light outlets, 10 fixtures, 1 Refrigerator, 1 motor: Nov. 16, 1939

# 18674	Lynn Electric: Correction of violations: June 18, 1942		
# 13753	Flexlume Daniel Neon: 2 Neon transformers, November 8, 1939		
# 20464	Biscayne Electric: 1 Receptacle (Telephone) September 7, 1944		
# 33323	R C A Service Co:Inc: 1 Television antennae: February 5, 1951		
# 33702	Austin Electric: 1 Fan Outlet: March 20, 1951		
#62589	C. J. Kay Elec.: 1 violations - 8/10/65		
#62598	C. J. Kay Elec: 25 motors, 0-1 hp; 50 appliance outlets; 3 cent. of dist.; 1 serv. equip. - 8/12/65		
#72045-	Electrotech Contractors-local, manual fire alarm system; 6 pull stations, 6 bells and 1 control panel; low voltage, 6 volts-4-4-75		
BUILDING PERMITS CONTD: #87766 - exterior cleaning and painting \$1,900.00 10/19/71			

ALTERATIONS & ADDITIONS

Building Permits:

#09551-Jimmys Painting-Pressure clean paint exterior-\$2000-8-16-76

#24912 1/9/84 Armando pereira change 54 windows and 1 door jameside, replace exist \$4,585.

#91732 3/12/86 Jesus E. Gonzalez under engineer supervision concrete beams repair and exploration of other concrete members as per engineer letter and plans \$23,000.

30141 4/6 Caleco R L Investment Clean and paint the property at 1360 Collins Ave 1,500.00

#31183 - 10-22-87 - Professional Painting - Exterior painting - \$2,500.00 C.V.

Plumbing Permits:

#54655-Pitsch Plumbing- 1 heater-replace; 1 gas piping-4-5-77

#54711-Peoples Gas-meter set(gas)4-15-77

Electrical Permits:

12-2-80/#76770/repairs due to fire damage/\$10/Ocean Electric

#77702 1/20/82 County Wide Elect - 1 telephone booth

#81354 9/8/86 D.O. & Son Corp - 1 switch, 7 light outlets

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
10-22-87		EXTERIOR PAINTING	\$2,500.00					31183

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
2-17-89		PARTIAL demolition	\$10,000-00					BS890728
6-2-89		INTERIOR+EXTERIOR Remodeling	\$340,000-00					BS8900246
9-13-89		REROOF 5000 sq-ft.	\$9,900-00					BS892074

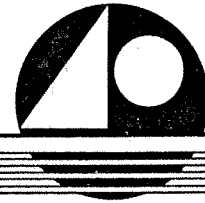
BUILDING PERMITS: #SB890728 - 2-17-89 - Dsniel Estivill - Partial demolition non-bearing -\$10,000.00
#B8900246 - 6-2-89 - Daniel M. Estevill - Interior and exterior remodeling -
\$340,000.00
#BM891063 - Charin Air - Central heatinf, 46ton a/c central, duct work, drains by
other - 8-11-89
#BS892074 - 9-13-89 - Obenour Roofing - Reroof 5000 sq. ft. flat roof - \$9,900.00

ELECTRICAL PERMITS: #E8900605 - Land & Sea Electric - Temporary power for demolition - 2-22-89
#E8900699 - Hardy Electric - Temporary for testing - 3-9-89
#BE891442 - Kip Electric - New electrical installation - 7-28-89
#BE891710 - Kip Electric - New fire alarm and smoke detector, door holders-9-22-89

PLUMBING PERMITS: #BP890914 - Bayshore Plumbing - Remolding new fixtures - 6-30-89
#BP890073 - Fire Sprinkler Inc. - Fire sprinkler new - 10-19-89

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

16 Eag
JAM
JAN 17 1989

1265

TO: PAUL GIOIA
BUILDING DIRECTOR

FROM: JUD KURLANCHEEK *(Signature)*
PLANNING AND ZONING DIRECTOR

SUBJECT: DESIGN REVIEW FILE NO. 1451J
COMMODORE HOTEL
1360 COLLINS AVENUE

January 13, 1989

At its January 10, 1989 meeting, the Design Review Board granted final approval of the above noted project subject to the following conditions:

1. A metal picket fence shall be used in place of the chain link fence proposed on the applicant's plans. The design of the fence shall be submitted to staff for approval;
2. The landscape plan shall note the use of a 100% irrigation system;
3. A lighting plan with specifications for fixtures shall be submitted to staff for approval;
4. The applicant may enlarge the small windows in the center sections of the north and south facades. The windows shall stay at their existing height and be widened to one-half of the width of the larger windows; and,
5. The applicant is encouraged to investigate providing handicapped access in a manner which will not compromise the architectural integrity of the structure.

In order to ensure that the appropriate staff is aware of these requirements, please record this action on the building card for the subject property. If the building permit is not issued within one (1) year of the meeting date (January 10, 1989) Design Review Board approval will become void.

Thank you for your assistance in this matter.

.JK/JD
comopg

BUILDING DEPARTMENT
69 JAN 17 AM 8:59
CITY OF MIAMI BEACH