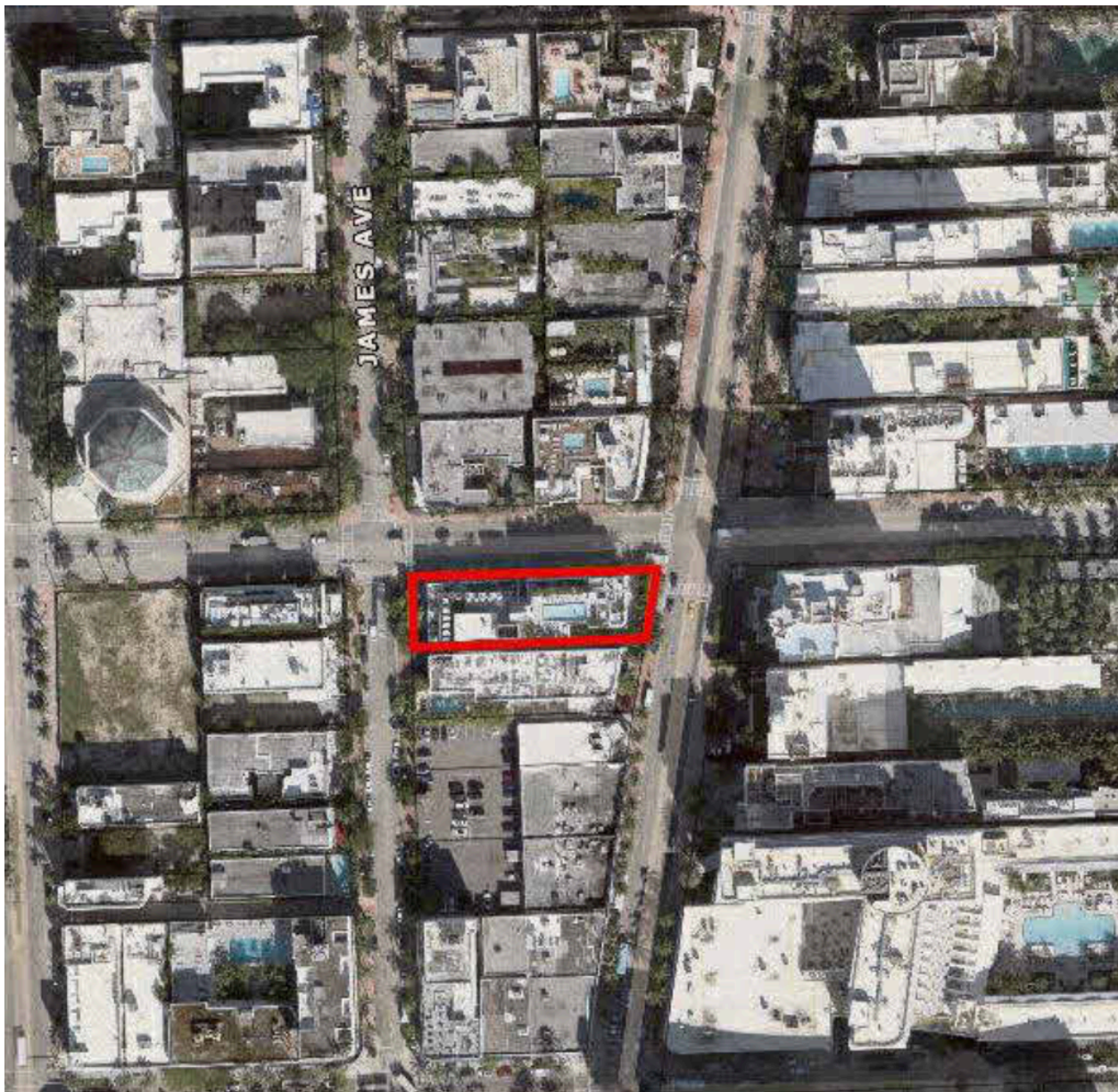


2022 Historic Property
Resource Report
Gale and Regent Hotels
1690 Collins Avenue and 1685 James
Avenue



The Gale and Regent Hotel sites were first developed for independent hotel use in the 1941.

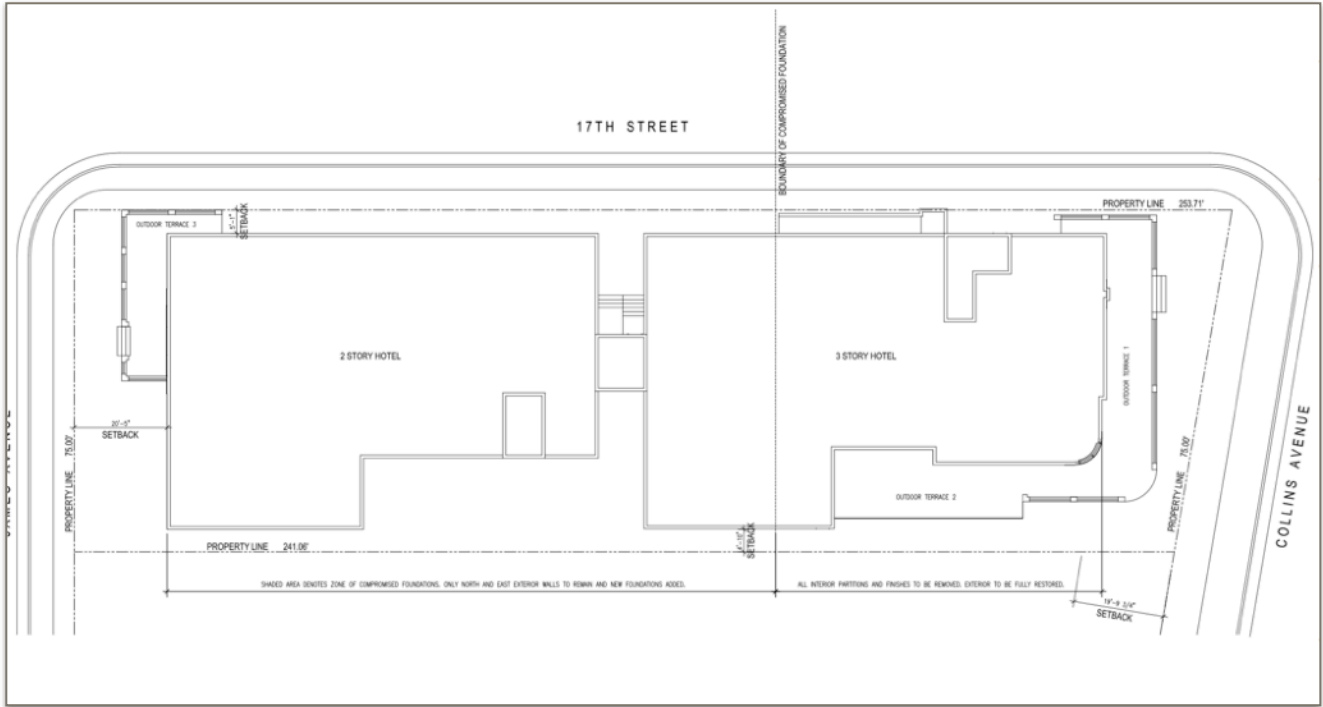
The Gale (1690 Collins) was designed by L. Murray Dixon and developed as a three-story hotel building of 50 rooms.

The Regent (1685 James) was also designed by L. Murray Dixon and developed as a two-story hotel building of 32 rooms.

In 1964, the hotels were joined together through a shared rear addition and were operated as a joint hotel.

Starting in 2006, the property was proposed for a substantial renovation, which involved the demolition of much of the interior of both buildings and the development of a single-story addition to both buildings.





Property Before 2011/2012 Renovation



View of 2011/2012 Renovation



View of Regent Entrance



View of SW Corner of Regent Building



View of South Facade – Regent Side



View of South Facade – Gale Side



View of Gale Front Facade



Detail of SE Corner Facade of Gale Hotel



Existing Gale Signage



View of NE Corner of Gale Building



View of North Facade of Combined Buildings



View of North Facade of Regent Building

Permit No 16134 - 16295 Cost \$ 35,000: \$ 18,000:

Owner James-Collins Corp: Mailing Address Subdivision FISHER'S FIRST Address 1690 Collins Avenue

Block 30 Lot E₂ 9 Architect L. Murray Dixon Zoning Regulations: Use RE Area 25 Bond No. 2943

Building Size: Front 64' Depth 101' Height 25' plus 10' Stories 2 plus 1 (3) Use HOTEL - 32 rooms plus 18 rms-3rd floor:

Certificate of Occupancy No. Type of Construction #2 CBS Foundation Spread footing Roof Comp: Date Sept. 15, 1941

Plumbing Contractor #15868 Fixzit System Sewer Connection 1, Temporary Closet 2, 1, Date Sept. 15, 1941

Plumbing Contractor #16114 Fixzit System Bath Tubs 40, Floor Drains 6, Grease Traps Drinking Fountains 1, Date 11/19/1941

Water Closets 53 Lavatories 53 Urinals 1 Gas Stoves Gas Radiators Gas Turn On Approved Tank Size Date

Gas Radiators Gas Turn On Approved Tank Size Date

Septic Tank Contractor Oil Burner Contractor #16367 Florida Fuel Oil Co: Tank Size 275 gallons Date Dec. 9, 1941

Sprinkler System Electrical Contractor #17745 Geo. Lavigne Address Date Oct. 13, 1941

Switch 72 Range HEATERS Motors 2, Fans Temporary Service #17621-9/17/1941 Lavigne

OUTLETS Light 112 Receptacles 126 HEATERS Water Space Centers of Distribution 9, Sign Outlets

No. FIXTURES 120 Electrical Contractor FINAL APPROVED BY Lincoln Brown, Jr: Date of service January 27, 1942 Date

#3078

ARMY returned to owner Nov. 1, 1945

CRD. #75-34

EXPIRATION DATE: 5/8/82

Building Permits:

#83332 Job: Smuckler Painting: Exterior painting & pressure cleaning. Must comply with ord. #1060. \$2000 11/18/69
#1635 - Amber Fuel Oil - hot water boilers 2-70 gals. 6/14/71

#02319-Argo Neon-Erect channel letter and 2 boxes-\$500-1-2-73
#04832-Owner-Outside painting-\$ 1000-12-31-73

#03330-Amber Oil Corp- 504,000BTU hot water boilers-7-24-75

#13762-Capital Roofing-Re-roof 50 sqs-\$5000-8-28-78

FILE NO: 1539 - BOARD OF ADJUSTMENT FEBRUARY 4, 1983 - THE GALE HOTEL, LOT: 10 & NORTH 1/2 LOT: 9, OWNER: HANSRAJ BHOUWANI APPLICANT WISHES THE FOLLOWING VARIANCES IN ORDER TO CONVERT AN EXISTING HOTEL BUILDING INTO A MIXED-USE BUILDING BY ADDING 1,432 SQ. FT. OF FLOOR AREA AND CONVERTING 8 HOTEL ROOMS INTO RETAIL STORES, FOR A TOTAL OF 4,243 SQ. FT. OF COMMERCIAL AREA. 1. Applicant requests the waiving of 9 of the required 17 off-street parking spaces. 2. Applicant requests the waiving of 4 ft. 11 in. of the required 10 ft. north side yard setback in order to build a portion of the new addition. 3. Applicant requests permission to exceed the existing (legal non-conforming) lot coverage of 60% or 11,140 sq. ft. by .08 for a total lot coverage of 68% or 12,572 sq. ft. ---DENIED---

#90961 6/6/83 Sklar Const - commercial addition 1,128 sq ft of 1 story & conversion of 29 rooms to storey and offices ground floor \$250,000.

EXTENSION OF ABOVE PERMIT #90961 GRANTED BY JACK FIDLER AS OF DECEMBER 4, 1983.

#26711 3/28/85 Aristides S. Aprondo windows & repair, replace, outside painting as per case 19832 PM \$15,000.

#29368 10/30/86 John O. Gonzalez place fire doors/remove non-structural walls, paint bldg interior \$12,000.

#MO8632 12/4/86 Fire Prevention Serv - fire sprinkler systems

#62990 12/3/86 Jose Armenteros 1 rgh, 1 set dishwasher commercial, 5 rgh, 5 set floor drain, 1 rgh, 1 set grease trap 80 set lavatory, 1 rgh, 1 set sink pot/3 comp, 3 rgh, 3 set sink res., 80set water closet, 3 indirect wastes

#MO8609 11/21/86 Kitchen Vent - 12 mech vent, 1 kit hood

#91967 12/19/86 John O. Gonzalez kitchen rehabilitation painting white window repair as per plans \$150,000.

#MO8658 12/18/86 Chanh Air - central heat, 9-33 ton air cond central, duct work only

#MO8684 1/8/87 R.V. Air Cond - 2 refrigeration

#MO8808 3/12/87 Fire Prevention Serv Corp - fire spinkelr systems

W. 119' of lot 10 & W. 119' of N 1/2
LOT: _____ BLOCK: _____ SUBDIVISION: K 30
Fisher's 1st of Alton Beach ADDRESS: 1685 James Avenue

ALTERATIONS & ADDITIONS

June 2, 1987

BUILDING PERMITS

TO: PAUL GIOIA
BUILDING SERVICES DIRECTOR

FROM: JUD KURLANCHEEK ^(K)
PLANNING DIRECTOR

SUBJECT: DESIGN REVIEW FILE NO. 1094
PLAZA SOUTH, 1685 JAMES AVENUE

JUNE 5, 1987

On June 2, 1987, the Design Review Board granted final approval for the rehabilitation of the above noted structure within the C-3 zoning district subject to the following conditions:

1. A new landscape plan for the project site shall be submitted to the Planning Department for approval and shall be implemented;
2. All landscape areas shall be mulched to prevent continued weed growth and soil erosion;
3. Curbing along the south property line shall be repaired to prevent soil running onto the sidewalk;
4. Unused sign post in front yard shall be removed;

5. A landscape plan shall be approved by staff for the courtyard;
6. "Renaissance" sign shall be replaced as required by the Planning Board. The new sign shall be specified with dimensions on the final plans;
7. Posts along sidewalk (not shown on plans) shall be repainted or removed;
8. Parking area shall be resurfaced, striped, and curb stops installed;
9. Front porch light fixtures shall be specified; and,
10. If required, handicapped access to the building shall be provided.

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 (June 2, 1987), the Design Review Board approval will become void.

Thank you for your assistance regarding this matter.

JK:RSR:hm
DR 3

PLUMBING PERMITS

ELECTRICAL PERMITS

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL.	%	COMMENTS	BUILDING PERMIT NO.
9-19-88		ELEVATOR SH #51	\$1500.00					8801892

BUILDING PERMITS: #B8801222 - 9-19-88 - Gonzalez O. John - Elevatory shaft - \$4,500.00 *OK*

PLUMBING PERMITS: #P8900563 - Hernandez Plumbing - New system - 3-24-89 *OK*

TO: PAUL GIOIA
BUILDING SERVICES DIRECTOR

MARCH 1, 1988

FROM: JUD KURLANCHEK
PLANNING & ZONING DIRECTOR

5063

SUBJECT: CONDITIONAL USE APPROVAL

Please be advised that on February 23, 1988, the Planning Board approved a Conditional Use request for the expansion of a previously approved Adult Congregate Living Facility at 1683 James Avenue to that portion of the building which extends eastward towards Collins Avenue to contain 90 beds, for a total of 144 beds. This request was approved subject to the following conditions:

1. Prior to the issuance of an Occupational License for the additional beds the following shall be completed:
 - a. Applicant shall record in the Circuit court conditions of this approval and the one approved by the City Commission for the front portion of the building facing James Avenue;
 - b. The Unity of Title shall be amended to indicate that the front door of the building shall be James Avenue, and that any door facing Collins Avenue shall be for an emergency exit;
 - c. The maximum number of beds is 144 and maximum number of residents is 144;
 - d. As a building permit for the work was issued prior to the conversion of the building to an ACLF, the issuance of an Occupational License for the 144 bed ACLF shall be determined to satisfy the time requirements for Conditional Uses;
 - e. The building shall have an elevator that is large enough to carry a stretcher 6'4" x 2'0" in a horizontal position (City Code 17B-26(e)); it is suggested the elevator be located in a central corridor within the existing building envelop;
 - f. The minimum required recreational area for 144 occupants is 2,880 sq. ft. The plans indicate that the project will provide 3,274 sq. ft. for that purpose. However, the areas located at the basement level are questionable (936 sq. ft.). In the event said areas are not accepted by the Fire and Building/Engineering Departments, then the project will be short

by 542 sq. ft. of such recreational area (City Code section 17-B-26(f)) and the interior floor plan shall be amended to reflect the required recreation areas;

- g. Site Improvements
 1. The existing queen palm tree in front of the property shall be replaced with one at least 15 ft. in height with a caliper of 6 inches. The applicant is responsible for securing the permits for this work. The new tree shall be installed prior to the receipt of the occupational license.
 2. All the existing "Renaissance" signs shall be removed including the painted copy on the canopy. No signage is permitted on the east or south portions of the building.
 3. Emergency exit signs shall be placed inside of the building indicating that the door facing Collins is for an emergency exit.
- This Conditional Use Permit was approved with the stipulation that the conditions be complied with prior to the issuance of a Certificate of Occupancy or Occupational License for an Adult Congregate Living Facility. In order to ensure that the appropriate staff is aware of this requirement, please record this action on the building card for the subject property.
- Please note that the Conditional Use approval may become null and void if a Certificate of Completion or an Occupational License is not issued within two (2) years after approval.
- Thank you for your assistance regarding this matter.

JK:CHcmf
Misc 14

RECEIVED DEPARTMENT
OF PLANNING
MARCH 1 9 48 AM '88
CITY OF HAMBURG



ARMY RETURNED TO OWNER 11/2/45

5063.1

Cost \$ 30,000

Owner James-Collins Corp. Mailing Address Permit No. 16173

Lot 10 & Block 30 Subdivision Fisher's First Address 1685 James Avenue

General Contractor L & H Miller Company #5063.1 Bond No. 2943 Permit #71305, 3/31/64 - This property joined to Gale Hotel - card attached hereto.

Architect L. Murray Dixon Engineer 1690 Collins Hotel

Zoning Regulations: Use RE Area 14 Lot Size 75 x 119 3234-19-064

Building Size: Front 64-10 Depth 94' Height 25' Stories Two

Certificate of Occupancy No. #3 CBS Foundation Spread footing Roof Comp: Date Sept. 15, 1941

Type of Construction Plumbing Contractor Fixzit # 15869 Sewer Connection 1, Date 9-18-1941

Plumbing Contractor Fixzit # 16113- Temporary Closet 1, Date 10-29-41

Water Closets 35 Bath Tubs 27 Floor Drains 2, Sewer 1, Grease Traps 1, stop sinks 2, Date 10-28-1941

Toilets 34 Showers 5 Sinks 1, Drinking Fountains 1, Rough Approved Bell Date 10-28-1941

Gas Stoves Gas Heaters 6, Gas Turn On Approved Tank Size 275 gals Date Dec. 9, 1941

Gas Radiators as Radiators Tank Size Date

Septic Tank Contractor Oil Burner Contractor # 16366 - Fla Fuel Oil Co. Tank Size Date

#75-34

Electrical Contractor Geo. LaVigne # 17744 Address Date 10-13-41

Switch 78 Range Motors 2, Fans Temporary Service # 18106 - Dec. 15, 1941

OUTLETS Light 118 HEATERS Water Centers of Distribution 10

Receptacles 129 Refrigerators Sign Outlets

No. FIXTURES 126 Electrical Contractor Date

FINAL APPROVED BY Lincoln Brown, Jr. Date of Service January 21, 1942

ALTERATIONS & ADDITIONS

16689-- 1 SIGN-- REGENT HOTEL - Morgan Neon Sign Co. \$ 300: Jan. 2- 1942

Building Permits:

#54313 Popkin & Son: Drop ceiling in corridor to 7'6" for air duct, remove present patio rail & replace with metal, aluminum metal canopy over front patio - \$5000.00 - August 27, 1957

#54532 Tropicalites: 1 Neon Pole Sign repainted & reconnected - 21 sq. ft. and 1 Neon Flat Wall Sign - 8 Sq. Ft. - \$400.00 - Sept. 23, 1957

#54682 Endura Awning Co: 7 x 44 Awning & storm shutters - \$825 - Oct. 14, 1957

#54907 Sam Hamilton: 2-5 ton & 2-7 1/2 ton pkg air conditioners - \$7500 - Nov. 6, 1957 OK 1-6-58 Plaag

#55047 Marks Bros: Parking lot for 4 cars approved by Council 11/6/57 - \$300 - Nov. 25, 1957

#70703 Owner, Gale-Jaymar Hotel: Exterior painting - \$100. - 12/3/63

*#71305 I & H Miller Co.: Connect both buildings at 1st and second floor, at corridors - \$5,000. - 3/31/64 *Continued on next page*

*Engr. Letter dated 4/16/64 and sketch filed in contr. file *OK 5/30/64* C.O. #3970, 4/30/64

#13763-Capital Roofing-Re-roof 50 sqs-\$5000-8-28-78 *Plumbing Permits:*

#39824 Southern Drilling: 2" Drain Well for A.C. - September 6, 1957

#39917 C.T.&R. PIBG: 1 Bib for Cooling Tower, 2 Condensating Drains - Oct. 3, 1957

Continued on attached long card

Electrical Permits:

21290 Army - 1 switch & 1 light outlet - Sept. 5, 1945

21529 Army ---- 1 light outlet, 12 appliance outlets, 2 centers, ---- 10-30-45

#50806 E & E Elec: 14 light outlets, 14 fixtures, 6 centers of distrib, 1 meter change, 1 motor(1HP), 3 motors (2-5HP), 2 motors (6-10HP) - September 6, 1957 OK 1-7-58 Rosser

#50918 Tropicalites: 2 Transformers Reconnect - Sept. 23, 1957

Continued on attached long card

ALTERATIONS OR REPAIRS

ELEVATOR Building Permits: #16669 1 Otis Elevator: 1,000 lbs capacity: Otis Elevator Co: \$ 5,938: Dec. 29, 1941

#16688	SIGN -GALE HOTEL Morgen Neon Sign Co:	\$	300:	Jan.	2, 1942
#16719	Solarium of pipe & canvas: Deering Awning & Furniture Co:	\$	550:	Jan.	23, 1942
#21204	Carpenter work only: Day labor	\$	500:	Nov.	2, 1945
#21431	Alteration in basement for coffee shop: Gerard Pitt, architect	\$	500:	Nov.	26, 1945
#21491	Vent: Giffen Roofing Company, contractor:	\$	360:	Nov.	29, 1945
#25831	Painting (outside) Gary Thompson, painter:	\$	300:	Oct.	29, 1947
#26935	New open terrace & baluster: approx 8' wide x 40' long: L. Murray Dixon, arch: & L & H Miller Co. contractor	\$	2,000:	Apr.	3, 1948
#31188	Canopy awning: 26' x 10' - on private property: Miami Beach Awning Company	\$	420:	Oct.	24, 1949
#31261	Painting: Gary Thompson, painter:	\$	700:	Nov.	1, 1949
#32524	Sheet metal: Gordon Roofing Co. contractor:	\$	100:	May	10, 1950
#40080	Painting: Hoercherl Painting Co:	\$	700:	Nov	13, 1952
#41329	Install five 1/2-ton wall Units Air Cond: Elliott Brandon:	\$	750:	Apr	29, 1953
#45988	Jones & Jones..Change 118 windows with jalousie windows	\$	1700:	..10/4/54	
#46226	Giffen Industries...Roof Repairs	\$	300	Oct.	28, 1954
#47243	Brandon A. O. Company Install 15 - 1/2 ton A. O. Units	\$	3 000	4/12/1955	
50951	Don Baltron: Install 5 - 3/4 ton Units OK, Plaag 9/12/56	\$	1 000	7/12/1956	
#52871	Brandon Air Conditioners: 5 - 3/4 ton air conditioners - \$1000 - 3/26/57 OK Plaag 8/19/57	\$			
#62245	Owner: Painting window air conditioners - \$50.00 - June 28, 1960				
#70704	Owner, Gale Hotel: Exterior painting OK \$100.00 12/3/60 Engr. letter & sketch filed contr. file C.O. 3978, 4/30/64				
#71305	L & H. Miller Co.: Connect both buildings at 1st and second floor at corridors - Engr. E. Miss - \$5,000. - 3/31/64				
#71498	L. & H. Miller Const Co.: Door from lobby to exterior; remove partition in lobby - \$200. - 4/29/64 OK Brown 3/15/65				
#74778	Owner, Gale Hotel: Exterior painting front - \$100 - 9/17/65				

Plumbing Permits:

18859 Fixzit System: 2 Sinks, 1 Grease trap, 1 Floor drain, Dec. 5, 1945
 # 37163 Replace hot water boiler: Florida Fuel Oil Co: June 20, 1955

Plumbing Permits:

#30/05 - Pitsch Plumbing - 1 gas piping 11/29/78

#56774- Peoples Gas System - 1 Meter Set (gas) 12-20-78

#63013 12/9/86 Jose Armenteros 20 tgh, 30 set sink res.

#63089 1/26/87 Jose Armenteros 4 gas outlets

Electrical Permits:

#70232-Argo Neon-3 Neon transformers; 1 sign outlet; 6 lamps;1-2-73

#72161-Ocean Electric- Fire Alarm System, 11 pulls, 9 bells, 1 master-4-24-75

#73659-County Wide Electric-telephone booth-11-22-76

#81483 10/15/86 Latin American Elec - 20 switch, 20 light outlets, electric repairs

#81586 11/26/86 Latin American 4 light outlets, 9 motor 0-1 hp, 2 motor 1-3 hp, 6 outlets commercial

#81623 12/12/86 Latin American 1 service repair/meter change

#81624 12/12/86 Latin American - 1 serv repair/meter change

#81625 12/12/86 Latin American - 1-200 amp serv size

#81734 2/2/87 Ocean Elect - service change, repairs to exist wiring

#81735 2/2/87 Ocean Elect - 1 install F/A, 128 smoke detector, 10 pull stations, 13 bells