

**HISTORIC RESOURCES REPORT
HADDON HALL PROPERTIES
Miami Beach, Florida**



Prepared For:

1515 Washington Acquisition LLC
c/o Keyah Group
20803 Biscayne Boulevard, 4th Floor
Aventura, FL 33180

Compiled By:

Heritage Architectural Associates
4300 Biscayne Boulevard, Suite 203
Miami, Florida 33137
www.heritagearchitectural.com

September 25, 2023

TABLE OF CONTENTS

INTRODUCTION 1

1500 COLLINS AVENUE 2

1453-55 WASHINGTON AVENUE 3

HISTORY OF THE HADDON HALL PROPERTIES 4

 Neighborhood Context..... 4

 Haddon Hall Hotel – 1500 Collins Avenue 4

 Campton Apartment Hotel – 1453-55 Washington Avenue..... 5

THE ARCHITECTS 6

 L. Murray Dixon 6

 Henry Hohausser 8

ARCHITECTURAL DESCRIPTION 10

 Site..... 10

 1500 Collins Avenue 13

 1453-55 Washington Avenue..... 15

BIBLIOGRAPHY 18

APPENDICES

A – Permit Cards

INTRODUCTION

The Miami Beach Historic Preservation Board (HPB) is being asked to approve an application for a Certificate of Appropriateness for proposed work at 1509 and 1515 Washington Avenue, Miami Beach. These buildings are part of a unified development site with the Haddon Hall Properties, located at 1500 Collins Avenue and 1453-55 Washington Avenue. All the buildings are contributing resources in either the locally-designated Flamingo Park Historic District or the locally-designated Ocean Drive / Collins Avenue Historic District. Therefore, the project will require a Certificate of Appropriateness from the HPB. The properties are also contributing resources in the National Register-listed Miami Beach Architectural (Art Deco) District.

Heritage Architectural Associates (HAA) was previously commissioned by 1515 Washington Acquisition LLC, c/o Keyah Group, (the Client), to provide an Historic Resources Report for 1509 and 1515 Washington Avenue. A Plan Corrections Report issued by the Historic Preservation Office requested an Historic Resources Report for the Haddon Hall Properties, because they are part of the combined development site.

To prepare the report, HAA obtained information from the City of Miami Beach and Miami-Dade County. HAA conducted further research with sources that included newspapers and on-line resources. Additionally, on-site photography was conducted to document the buildings and their environs as they currently exist. This information has been compiled in the report, which includes a brief history and current description of the properties.

This work was overseen by Steven G. Avdakov, R.A., principal of HAA. The report was written and compiled by Deborah Griffin of HAA. Unless otherwise specified, all photographs were taken by Steven Avdakov of HAA.

1500 COLLINS AVENUE



Figure 1. 1500 Collins Avenue, September 2023.

Name:	HADDON HALL HOTEL (current AXEL HOTEL)
Address:	1500 Collins Avenue
Date of Construction:	1941
Architect:	L. Murray Dixon
Architectural Style:	Streamline Moderne
Historic Status:	Contributing
Historic Districts:	Ocean Drive/Collins Avenue Historic District (Local 1986, 1992) Miami Beach Architectural District (National Register 1979, 2000)

1453-55 WASHINGTON AVENUE



Figure 2. 1453-55 Washington Avenue, September 2023.

Name: CAMPTON APARTMENTS (current AXEL HOTEL)
Address: 1453-1455 Washington Avenue, Miami Beach
Date of Construction: 1940
Architect: Henry Hohauser
Architectural Style: Streamline Moderne
Historic Status: Contributing
Historic Districts: Flamingo Park Historic District (Local 1990, 1992, 2008, 2009)
Miami Beach Architectural District (National Register 1979, 2000)

HISTORY OF THE HADDON HALL PROPERTIES

Neighborhood Context

For details on the neighborhood development up to 1940, please refer to the Historic Resources Report for 1509 1515 Washington Avenue. The Campton Apartment Hotel was constructed in 1940, and the Haddon Hall Hotel was constructed in 1941. Both appear on the 1947 Sanborn map. (Figure 3) The swimming pool and cabana building do not appear on the 1947 or the 1951 Sanborn maps. The properties at 1500 Collins Avenue and 1453-55 Washington Avenue were originally two separate properties that were developed by separate individuals.



Figure 3. Sanborn map showing Haddon Hall Properties, 1947.
(Library of Congress)

Haddon Hall Hotel – 1500 Collins Avenue

The former Haddon Hall Hotel (Figure 4) is located at 1500 Collins Avenue, on Lots 1 and 2 of Block 76 and part of the closed street between Blocks 57 and 76 in Fisher's First Subdivision of Alton Beach.

A permit to construct a three-story hotel with 115 rooms was issued to Conruth Realty Corp. on February 7, 1941. The architect was L. Murray Dixon, and the engineer was R. A. Belsham. The general contractor was Pollock Construction Company. The three-story building was constructed of concrete block (not fireproof) covered with stucco and had a spread footing foundation. It had an irregular "U"-shaped footprint with a 157'-8" frontage on Collins Avenue.



*Figure 4. Postcard of Haddon Hall Hotel, c. 1955.
(Miami-Dade Property Appraiser)*

The U.S. Army Technical Training Command took over the hotel in May 1942. It was returned to the owner on July 6, 1944, and a permit for hotel renovations was issued the next day. A 70'x28' swimming pool was permitted in October 1952, and terraces, fencing and miscellaneous one-story buildings associated with the pool were also added in 1952-53. Other than maintenance, it appears that very little modification has been made to the exterior. The interior of the hotel has experienced some reconfiguration and remodeling.

Campton Apartment Hotel – 1453-55 Washington Avenue

The former Campton Apartment Hotel, at 1453-55 Washington Avenue, is located on Lots 3, 4, and 5 of Block 76 in Fisher's First Subdivision of Alton Beach.

A permit to construct a two-story apartment hotel, with 16 apartments and 24 hotel rooms, was issued to Koff Properties, Inc. on April 15, 1940. The architect was Henry Hohausser, and the general contractor was William B. Smith and Son. The building was constructed of concrete block and had a spread footing foundation. It was "U" shaped in plan, with two long wings extending west from a narrow, connecting block. It had a frontage of 90' along Washington Avenue.

The building was requisitioned by the Army on May 4, 1942, and it was returned to the owner on August 30, 1943. It appears that there were no additions to the building since construction. In 1964, the original steel casement windows were replaced with jalousie windows.

THE ARCHITECTS

“The principal architects of Deco South Beach, Henry Hohauser and L. Murray Dixon, shared with their peers a design palette featuring streamlined curves, jutting towers, window "eyebrows," and neon. Smaller, cheaper to build, and less ostentatious than edifices like Carl Fisher's Flamingo, the South Beach Deco buildings seemed perfectly suited to a city created for sun, sand, and relaxation.”¹

L. Murray Dixon

Lawrence Murray Dixon was born February 16, 1901 in Live Oak, Florida. He attended Georgia Tech for two years but did not graduate. In the early 1920s, he began working in Miami, but in 1923, he moved to New York City and began working for Schultz & Weaver. He left the firm and moved back to Miami in 1929. In 1931, Dixon became a licensed architect in Florida and opened his own practice in Miami. Two years later, he moved his office to Miami Beach. He designed primarily in the Art Deco and Streamline Moderne styles. His most prolific period in South Florida was in the 1930s and early 1940s. He served as an architect for the U.S. Army during World War II. Dixon contributed to the design of the Miami beach Auditorium, although he did not live to see its completion. He died suddenly in New York in 1949, at the age of 48.

Selected Works:

- Tides Hotel (1936), 1220 Ocean Drive
- Beach Plaza Hotel (1936), 1403 Collins Avenue
- Atlantis Hotel (1936), 2600 block of Collins Avenue (Figure 5)
- Victor Hotel (1937), 1144 Ocean Drive
- Arjay Court Apartments (1937), 820 Collins Avenue
- Adams Hotel (1938), 2030 Park Avenue (Figure 6)
- Tudor House Hotel (1939), 1111 Collins Avenue
- Palmer House (1939), 1119 Collins Avenue
- Kent Hotel (1939), 1131 Collins Avenue
- Marlin Hotel (1939), 1200 Collins Avenue
- Senator Hotel (1939), 1201 Collins Avenue (Figure 7)
- Tiffany Hotel (1939), 801 Collins Avenue
- Hotel McAlpin (1940), 1424 Ocean Drive
- Fairmont Hotel (1939), 1000 Collins Avenue
- Grossinger Beach (Ritz Plaza), Hotel (1940), 1701 Collins Avenue (Figure 8)
- Raleigh Hotel (1940), 1773 Collins Avenue (Figure 9)
- Flamingo Drive Apartments (1940), 2456 Flamingo Drive
- South Seas Hotel (1941), 1751 Collins Avenue
- Richmond Hotel (1941), 1757 Collins Avenue
- Caribbean Hotel (1941), 3700 Collins Avenue (Figure 10)

¹ “Deco Miami Beach,” American Experience, <https://www.pbs.org/wgbh/americanexperience/features/miami-beach-deco/>, Accessed 9/20/23.



Figure 5. Postcard depicting the Atlantis Hotel, 1940s. (Miami Beach Visual Memoirs)



Figure 6. Postcard depicting the Adams Hotel, 1940s (Miami Beach Visual Memoirs)



Figure 7. Senator Hotel, 1970s. (Miami Design Preservation League)



Figure 8. Postcard depicting the Grossinger Beach (Ritz Plaza) Hotel, 1940s. (Sarasota History Alive)



Figure 9. Raleigh Hotel, 1940s. (Miami Archives)



Figure 10. Postcard depicting the Caribbean Hotel, 1940s. (Miami Beach Visual Memoirs)

Henry Hohauser

Henry Hohauser was born in New York City in 1895. He studied at the Pratt Institute in Brooklyn but did not graduate. His World War I draft registration card indicates that, in 1917, he was an architectural draftsman with the Colonial Construction Co., Bridgeport Connecticut. He served in the U.S. Army as an architect during World War I. After the war, he practiced architecture in New York until 1932, when he moved to South Florida. Most of his designs prior to World War II were in the Art Deco and Streamline Moderne styles, but he transitioned to post-war modern designs in the late 1940s. He moved to New York state in 1962 and died there in 1963.

Selected Works:

- Colony Hotel (1935), 736 Ocean Drive
- Edison Hotel (1935), 960 Ocean Drive (Figure 11)
- Parc Vendome Apartments (1936), 736 13th Street
- Collins Plaza Hotel (1936), 318 20th Street
- Hotel Webster (1936), 1220 Collins Avenue
- Dempsey-Vanderbilt Hotel (1936), 2009 Collins Avenue
- Collins Park Hotel (1936), 2000 Park Avenue (Figure 12)
- Hotel Taft (1936), 1040 Washington Avenue
- Park Central Hotel (1937), 640 Ocean Drive
- Essex House (1938). 1001 Collins Avenue (Figure 13)
- Crescent Hotel (1938). 1420, Ocean Drive
- Commodore Hotel (1939), 1360, Collins Avenue
- Greystone Hotel (1939), 1920, Collins Avenue
- Cardozo Hotel (1939), 1300, Ocean Drive (Figure 14)
- Hoffman's Cafeteria/Warsaw Ballroom (1940), 1450 Collins Avenue
- New Yorker Hotel (1940), 1611 Collins Avenue (Figure 15)
- Hotel Davis (1941), 1020 Washington Avenue
- Sherry Frontenac Hotel (1947), 6565 Collins Avenue (Figure 16)
- Algiers Hotel (1952), 2555 Collins Avenue
- Miami Beach Municipal Auditorium (1952)



Figure 11. Postcard depicting the Edison Hotel, 1940s. (Miami Beach Visual Memoirs)



Figure 12. Postcard depicting the Collins Park Hotel, 1940s. (Miami Beach Visual Memoirs)



Figure 13. Postcard depicting the Essex House, 1940s. (Miami Beach Visual Memoirs)



Figure 14. Postcard depicting the Cardozo Hotel, 1940s. (Miami Beach Visual Memoirs)



Figure 15. Postcard depicting the New Yorker Hotel, 1950s. (Miami Beach Visual Memoirs)



Figure 16. Sherry Frontenac Hotel, 1990s. (MiMo: Miami Modern Revealed)

ARCHITECTURAL DESCRIPTION

The Haddon Hall Properties are located on Miami-Dade County Tax Parcel 02-3234-019-1190, which is located on the east side of Washington Avenue and the west side of Collins Avenue between 15th and 16th Streets. (Figure 17) The properties are approximately two blocks south of Lincoln Road.



Figure 17. Tax parcel map showing property line of the Haddon Hall Properties (Miami-Dade County Property Appraiser)

Site

The site is an irregularly-shaped 60,445 square foot lot located between the east side of Washington Avenue and the west side of Collins Avenue. The lot is partially situated in the closed portion of 15th Street between Washington and Collins Avenues. (Figure 17) Immediately to the north of the west side of the property is a commercial building at 1509 Washington Avenue, and immediately to the north of the east side of the property is a hotel at 1506 Collins Avenue. To the immediate south of the west side of the property is the former Cameo Theater at 1443-1445 Washington Avenue, and the former Hoffman Cafeteria, at 1455 Collins Avenue, is located immediately to the south of the east side of the property.

The U-shaped former Campton Apartment Hotel features a large setback from the pedestrian sidewalk at Washington Avenue. The building is fronted by a patio surrounded by deep planting beds. (Figure 18, Figure 19) A feature of the patio construction is a metal grid covered with glass or plexiglass panels with white pebbles situated within each opening of the grid. Metal fencing

situated on an oolite base lines the property at Washington Avenue. (Figure 20) A metal gate at the rear of the patio opens to the narrow courtyard between the two wings of the building. (Figure 21) The courtyard is paved with oolite and is heavily landscaped.



Figure 18. Detail of patio, September 2023.



Figure 19. Detail of planting beds, September 2023.



Figure 20. Detail of metal fence at Washington Avenue, September 2023.



Figure 21. Detail of metal gate at rear of patio, September 2023.

The former Haddon House Hotel is situated on the east side of the property and faces Collins Avenue. It has an irregular U-shaped plan with a small setback from the pedestrian sidewalk. A patio paved with oolite is situated between the wings of the U. (Figure 22) The patio is lined with stucco-covered concrete piers and fences (Figure 23), and a circular fountain is located at the center. (Figure 22) An accessible ramp is located at the south end of the patio.



Figure 22. View of patio between wings of Haddon Hall, looking west, September 2023.



Figure 23. Detail of concrete fence at patio, September 2023.

A rectangular pool was constructed in 1952 for the Haddon Hall Hotel. (Figure 24) It is surrounded by oolite deck. A spa is situated at the north end of the pool. The pool deck is surrounded by lush landscaping.

The cabana is a 3-story building that is located to the south of the pool. It was constructed in 1975 with an addition in 2015 and does not contribute to the historic character of the site.



Figure 24. View of pool, looking northwest, September 2023.

1500 Collins Avenue

The former Haddon Hall Hotel, at 1500 Collins Avenue, is a U shaped Streamline Moderne building. (Figure 25) It is constructed of concrete block covered with stucco and has a spread footing foundation.



Figure 25. View of 1500 Collins Avenue, looking west, September 2023.



Figure 26. Detail of rounded corner, September 2023.



Figure 27. View of central bay, September 2023.

Significant details at the front (east) façade include rounded corners with continuous eyebrows over the windows (Figure 26), projecting bay at the central section (Figure 27), breeze block (Figure 28) and terrazzo at the entrance. (Figure 29) The other elevations are not readily visible due to the proximity of neighboring structures.



Figure 28. Detail of breeze block, September 2023.



Figure 29. Detail of terrazzo flooring, September 2023.

The lobby features patterned terrazzo flooring (Figure 30, Figure 31), a floating ceiling (Figure 32), decorative molding at the cornice (Figure 32), and a rounded marble-clad reception desk. (Figure 33)



Figure 30. View of Lobby, looking east, September 2023.



Figure 31. Detail of terrazzo flooring, September 2023.



Figure 32. Detail of floating ceiling and cornice, September 2023.



Figure 33. Detail of marble-clad reception desk, September 2023.

1453-55 Washington Avenue

The former Campton Apartment Hotel, at 1453-55 Washington Avenue, is a two-story U shaped Streamline Moderne building. It is constructed of concrete block covered with stucco and has a spread footing foundation. (Figure 34) The wings of the “U” extend from a connecting block located at the east. (Figure 35) A narrow landscaped courtyard is situated between the two wings. (Figure 35)



Figure 34. View of 1453-55 Washington Avenue, looking east, August 2023.



Figure 35. Detail of block connecting two wings of the "U", September 2023.



Figure 36. View of courtyard between wings, September 2023.

Significant features at the front (west) façade include rounded corners (Figure 37, Figure 38), eyebrows (Figure 39), chevron motifs and medallions (Figure 40) The other elevations are not readily visible due to the proximity of neighboring structures.



Figure 37. Detail of rounded corner and eyebrow, September 2023.



Figure 38. Detail of rounded corner and eyebrow, September 2023.



Figure 39. Detail of eyebrow, September 2023.



Figure 40. Detail of chevron motif and medallion, September 2023.

BIBLIOGRAPHY

"1453-1455 Washington Avenue." Permit Card, n.d.

"1500 Collins Avenue." Permit Card, n.d.

Capitman, Barbara Baer. *Deco Delights*. New York: E. P. Dutton, 1988.

City of Miami Beach. *Historic Property Viewer*. n.d.
<https://apps.miamibeachfl.gov/histpropviewer/>.

"Deco Miami Beach." *American Experience*. n.d.
<https://www.pbs.org/wgbh/americanexperience/features/miami-beach-deco/>.

"Flamingo Park Historic District (local)." *Miami Beach Historic Districts*. n.d.
<https://www.ruskinarc.com/mdpl/FlamingoPark>.

"Folio: 02-3234-019-1190, 1500 Collins Avenue and 1453-55 Washington Avenue." *Miami-Dade Property Appraiser*. n.d. <https://www.miamidade.gov/Apps/PA/PropertySearch/#/>.

Google Earth. 2022.

"Henry Hohausser, Architect." *archINFORM*. n.d. <https://www.archinform.net/arch/3117.htm>.

"Image 44A of Sanborn Fire Insurance Map, Miami Beach, Dade Co., Florida." *Library of Congress*. 1947. <https://www.loc.gov/>.

"Image 44A of Sanborn Fire Insurance Map, Miami Beach, Dade Co., Florida." *Library of Congress*. 1951. <https://www.loc.gov/>.

Klepser, Carolyn. *Lost Miami Beach*. Charleston, SC: The History Press, 2014.

Lejeune, Jean Francois, and Allan T. Shulman. *The Making of Miami Beach: The Architecture of Lawrence Murray Dixon*. Miami Beach: Bass Museum of Art, 2000.

Miami Beach Historic Districts. n.d. <https://www.ruskinarc.com/mdpl/mb>.

Miami Beach Visual Memoirs. n.d. <https://miamibeachvisualmemoirs.com/>.

Nash, Eric P., and Randall C. Robinson, Jr. *MiMo Miami Modern Revealed*. San Francisco: Chronicle Books, 2004.

"Ocean Drive-Collins Avenue Historic District (Local)." *Miami Beach Historic Districts*. n.d.
<https://www.ruskinarc.com/mdpl/Ocean-CollinsDistrict>.

Office of the Property Appraiser, Miami-Dade County. "1500 Collins Avenue." Tax Building Jacket, n.d.

"Property Search, 1500 Collins Avenue and 1451 Washington Avenue." *Miami-Dade County Property Appraiser*. n.d. <https://www.miamidade.gov/Apps/PA/PropertySearch/#/>.

"Raleigh Hotel, Miami Beach." *Miami Archives*. September 22, 2013.
<http://miamiarchives.blogspot.com/2013/09/raleigh-hotel-miami-beach.html> .

Real Estate Plat Book of the City of Miami Beach, Florida. G. M. Hopkins Co., 1935, rev. 1940.

"Remembering the Campaign to "Save the Senator!"." *Miami Design Preservation League*. n.d.
<https://mdpl.org/archives/2021/10/is-the-senator-worth-saving/>.

"Ritz Plaza in Miami Beach." *Sarasota History Alive!* n.d.
<http://www.sarasotahistoryalive.com/index.php?src=directory&srctype=detail&refno=1572&category=Postcards&view=history&back=history&submenu=home>.

"World War I Draft Registration Cards." *Ancestry.com*. 1917-1918.
<https://www.ancestry.com/search/collections/6482/>.

APPENDIX A
PERMIT CARDS

USAA, P.T.C. returned to owner 7/6/1941

Owner Con. Ruth Realty Corp: Mailing Address Permit No 15400 Cost \$ 160,000:

Lot 1 & 2 & Block 76 Subdivision FISHER'S FIRST Address 1500 Collins Avenue

that part of 16th Street closed, lying north of lots 1&2

General Contractor Pollock Construction Company Bond No. 2791 3234-19-119

Architect L. Murray Dixon 5118 Engineer R. A. Belsham

V-Zoning Regulations: Use RE Area 13 Lot Size 172' x 172' + 5/22/75 7 EFFICIENCIES

Building Size: Front 157'8 Depth 129'8 Height 44' Stories 3,

Certificate of Occupancy No. Use HOTEL - 115 Rooms - (No dining room)

Type of Construction CBS (Not fireproof) Foundation Spread footings Roof Flat Date Feb. 7, 1941

Plumbing Contractor #15523 Joe Leinecker 1---Sewer Connection Date June 28, 1941

2---Temporary Closet

Plumbing Contractor #15669 Joe Leinecker Date Aug. 1, 1941

Water Closets 120 Bath Tubs 115 Floor Drains 1

Lavatories 121 Showers 2 Grease Traps Outside shower 1

Urinals 2 Slop--Sinks 6 Drinking Fountains 1

Gas Stoves 14 Gas Heater Rough Approved Date

Gas Radiators Gas Turn On Approved Thos. J. Bell - January 2, 1942

Septic Tank Contractor Tank Size Date

Oil Burner Contractor #16235 Florida Fuel Oil Co: Burner-Tank Size 500 gallons Date Nov. 19, 1941

Sprinkler System

Electrical Contractor #17588 Unity Electric Co: Address Date Sept. 11, 1941

Switch 240 Range Motors 4 Fans Temporary Service #17323 July

OUTLETS Light 71 & 276 HEATERS Water Unity Electric Co:

Receptacles 450 Space Centers of Distribution 11,

Refrigerators #18580 Unity Electric: 1 Temporary: 11/28/'41

Irons Sign Outlets 4

No. FIXTURES 276 Electrical Contractor Date

FINAL APPROVED BY H. C. Inman Date of Service January 24, 1942

ALTERATIONS OR REPAIRS

Building Permits:

Note: THIS PERMIT CANCELED June 23, 1941. See letter to Pollock Construction Co. PERMIT RE-INSTATED - June 24, 1941

RECEIVED DATE 2-2-41

Building Permits: #69491 Convert 12 hotel rooms into 6 apts. - 309-110; 314-315; 214-215; 209-210; 102-103; 106-107;
\$500. - 6/6/63 - State Hotel Comm. #0199 dated 6/5/63

#70570 Owner, Haddon Hall: Exterior painting - \$1,000. - 11/12/63

#74945 Standard Paint Supplies: Paint front exterior - \$950 - 10/8/65

~~#47273 Morgen Plbg. Co. 6 Lavatories, 20 Gas Ranges 5/21/69~~

#866 - Miles D. Sargent - 19-9000 BTU Air Cond. 10/17/69

#84804 - Owner - Close in interior stairway. 1 hr. fire rating required \$300.00 8/14/70

#01888-Gordon Roofing and Sheet Metal-Repairing -\$1500-10-9-72

#02640-Koper-Grills on wall and interior repairs-\$150-3-5-73

#02850-Amber Oil Corp 1 30HP hot waterboilers-\$1782-.25-.7-74

#06958-Owner-Paint-repair-panelling-\$500-3-6-75 *OK 5/7/75*

#07337-Owner-Repairs of violation-\$1000-5-22-75

#88810-M. Ramos-Addition free standing 2 story CBS addition-\$100,000-5-22-75 *OK 12/16/75*

#07501-Cala Roofing-Re-roof 24sqs-\$1200-6-26-75 - *OK 10/5/75*

#3359-Orvil A/C- 3 tons central a/c-\$800-8-21-75

#12590-Owner-Panel walls and suspended ceiling-\$600-1-17-78

#13086-Owner-Minor repairs-\$1000-4-26-78

, M04267=Ace Elevator Sales- replacement of cars and equipment-10-16-78

#17513-Godoy Painting-Exterior painting-\$9750-2-11-80

17826 Boma Const. Co. Repair fire damage 10 squares \$4500. 4-4-80

#22068 4/29/82 Triple A Signs - 4'x8' faces with copy total of two) existing cabinet, change plastic face only \$800.

Plumbing Permits:

#46685 Morgen Plbg. Co. 6 Lavatories \$12.00 7/31/68

#47273 Morgen Plbg. Inc. 20 Lavatories. 20 Gas Ranges 5/21/69

IMPORTANT MESSAGE

FOR Carlos
DATE 8/17/99 TIME _____ A.M.
P.M.
M Mark Inman
OF Core Commercial
PHONE 305-663-5313
AREA CODE NUMBER EXTENSION

FAX
 MOBILE
AREA CODE NUMBER EXTENSION

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>

MESSAGE
re: 21 Bodey
Complex
on 78th St

SIGNED _____



Plans

900 Jefferson Ave

(can't recall copies
bought from Walter)

1668-A / 1670
Collius Avenue

ALVARADO (305) 532-8223

3210 016 0080

Circle

← Feb 99

#47807 - Morgen Plumbing - 40 lavatories - 40 gas range 5/26/70

#52581-Mar B Plumbing- 7 bath tub; 2 dishwasher; 2 floor drain; 7 lavatory; 7 water closet- 1 water
service; 1 sewer connectin- 2 roof inlet-6-11-75 } *annex*

#52675-Mar B Plumbing-7 gas range; 1 gas piping-7-1-75

#53196-Silver Plumbing- repair gas lines-12-9-75

#53325-Silver Plumbing- 2 replace comm. heater; run new gas line-1-13-76

#53551-Silver Plumbing- 3 washer; 1 dryer-3-23-76

#60598-Silver Plumbing- repairs water service-3-21-77

#55722-Silver Plumbing - gas repair-1-26-78

#57753-Factory Service- 200 ft. gas piping-10-10-79

#57801-Pitsch Plumbing- 2 heater-replace-10-18-79

Electrical Permits:

#67838 - Holbert Elect. Inc. - Partial Permit 4/13/70

#68039 - Holbert Elect. Inc. - 79 refrigerator outlets - 52 motors - 0-1 HP - 1 service equip xxx
600A 6/18/70

#71695-Electrotech Contractors-local manual fire alarm low voltage-10-25-74

#72500-DAC-32 switch outlets; 20 light outlets; 66 receptacles; 1 400 amps service; 5 a/c window;
2 a/c 3 tons; 14 fixtures; 2 dishwasher; 2 sauna; 7 refrigerator-8-15-75 *ok ASB 12-16-75*

#72628-DAC Electric-sub feeders-9-30-75 *ok ASB 12-16-75*

#75826-Bartnett Electric, Inc.- meters 7 only in apartment structure-10-30-79

Category	Permit #	Description	Amount	Date	
ELEVATOR	# 16190	Eastern Elevator Company: 1 Passenger elevator: 1800 lbs	\$ 4,300:	Sept. 29, 1941	
	# 16513	Pole Sign & 1 Flat sign: 40 sq ft: Neon Sign Co:	400:	Nov. 22, 1941	
	# 18648	Renovation after Army occupation: (no additions) day labor	\$ 7,500:	July 7, 1944	
	# 19562	Addition to kitchen & addition of toilet room for help: General Building Repairs	\$ 600:	Jan. 2, 1945	
	# 28357	Painting: exterior & interior: Parker-Wolfert Painting Co:	\$ 1,800:	Oct. 1, 1948	
	#34230	Concrete Driveway: Troup Brothers, Inc. contractor	\$ 1,600:	Nov. 20, 1950	
	# 34269	Painting: Jacob Katz	\$ 1,200:	Nov. 21, 1950	
	Pool	# 39825	SWIMMING POOL 70 X 28 - Note: this permit does not include work on any other structure but the Swimming Pool. There is no physical connection between the hotel and the pool. from "RE" to "BAA" - See letter in file re: ingress & egress for Swimming Pool. Alexis B. Kononoff, engr.: Geo. E. Bunnell, Inc	\$28,000.	Oct. 20, 1952
		# 40257	Fences, Terraces, & Miscellaneous one-story facilities in conjunction with swimming pool & hotel: (Note) -- This permit granted as accessory use to Haddon Hall Hotel in accordance with letter dated 11/28/1952: Morris Lapidus, engineer: Escot Construction Co: contr:	\$ 10,000:	Nov. 28, 1952
		#41743	Air Conditioning: Eight 3/4-ton units: C.E. Morgan	\$ 1,600:	June 3, 1953
		#43338	Painting exterior: Jacob Katz:	\$ 1,000:	Nov 19, 1953
		#54829	Ideal Roofing: Roofing Repairs - \$125.00 - Oct. 30, 1957		
		#54918	Ideal Roofing: Roofing Repairs - \$250.00 - Nov. 7, 1957		
		#56268	C.E. Morgan: 7-1 HP window air conditioners - \$1400.00 - May 27, 1958		OK Plaag 7-17-58
		#58954	C. E. Morgan: 8 - 1 HP window air conditioners - \$1600 - May 11, 1959		
	#61973	Miami Beach Refrigeration, Inc: 1 - 10 TON built-up air conditioning system - \$3000 - 5/24/60		OK 8/1/60 Plaag	

continued

Plumbing Permits:

# 17970	Markowitz Bros: . 1 Water closet, 1 Lavatory, 1 Shower, Dec. 14, 1944
#25759	Economy Plumbing Company: Replace 1 sink: October 29, 1947
#34231	A. J. Hild: 1 pool drain: Nov 18, 1952
#34264	Hurst Well Drilling: one 3" supply well: Nov 26, 1952
#34311	H. L. Robertson Plumbing: 2 sinks, 2 floor drains, 3 safe waste drains, 1 deck drain ok, E. Cox, 5-11-53 (pool), 1 gas range, 1 gas booster: Dec 9, 1952
* Violation: 9/17/62:	Installed 1 1/2" copper sink stack for 3 sinks in Rm. 126, 239, 339. No permit, no inspection -- Peter Groff. Hyman Feldman summoned to court 9/24/62. Fined \$25.00.
#43577	M & S Plumbing: 3 sinks - 12/12/62
#43790	M & S Plumbing: 6 sinks - 6/6/63 (Bldg. Perm. #69491)
#45465	M & S Plumbing: 3 lavatories - 8/23/66
#45961	Morgen Plumbing: 1 lavatory - 6/5/67
#46653	Morgen Plumbing Co. 6 sinks \$12.00 7/11/68

State Hotel Commission # 1907 - date 12/11/62 see Survey File. 5 Car Spaces provided in Driveway.

USAAFTTC
5/4/42

CAMPTON APARTMENT-HOTEL

Owner **KOFF PROPERTIES, INC.** Mailing Address Permit No **13896** no plans Cost \$ **50,000...**

Lot **3,4,5**, Block **76** Subdivision **FISHER'S FIRST** Address ¹⁴⁵¹ **1453 - 1455** Washington avenue

General Contractor **Wm. B. Smith & Son** Bond No. **2299**

Architect **Henry Hohauser** Engineer **3234-19-120**

Zoning Regulations: **Use** Area Lot Size Height **25'** Stories **2**

Building Size: Front **90'** Depth **115'** Height **25'** Stories **2**

Certificate of Occupancy No. **366** Use **APARTMENT - HOTEL - 16 units & 24 hotel room**

Type of Construction **C B S** Foundation **Spread footing** Roof Comp: **Date Apr. 15, 1940**

Plumbing Contractor #**13280** **Markowitz & Resnick** Sewer Connection **1,** Date **Apr. 16, 1940**

Temporary Closet **2,** Date **Apr. 8, 1940**

Plumbing Contractor #**13289** **Markowits & resnick** Date **Apr. 8, 1940**

Water Closets **41,** Bath Tubs Floor Drains

Lavatories **40,** Showers Grease Traps

Urinals **40,** Sinks **16,** Drinking Fountains

Gas Stoves **18-Gas Co: (14344)** Gas Heater **58,** Rough Approved Date

Gas Radiators **Oct. 18, 1940** Gas Turn On Approved **May 31, 1940 - - Nov. 5, 1940** **T. J. Bell**

Septic Tank Contractor Tank Size Date

Oil Burner Contractor #**13827** **Florida Fuel Oil Co: 1---** Tank Size **550 Gallons** Date **July 30, 1940**

Sprinkler System

Electrical Contractor # **14938** **L. R. Goddard** Address Date **May 20, 1940**

Switch **122** Range Motors **4,** Fans Temporary Service #**14760 -4/17/1940**
OUTLETS Light **195** HEATERS Water **Goddard**

Receptacles **221** Space Centers of Distribution **37,**

Refrigerators **16,** #**15525** Bankier Bros: **1 Motor, Aug. 30, 1940**

Irons **16,** Sign Outlets

No. FIXTURES **256,** Electrical Contractor Date

FINAL APPROVED BY **H. C. Inman** Date of Service **September 6, 1940**

ALTERATIONS OR REPAIRS

Building Permits: # **15271** SIGN **24 sq ft: Riesner Neon** \$ **225.** Dec. **30, 1940,**

USAAFTTC returned to owner 8/30/1943

METRO ORD. #75-34
RECERTIFICATION DATE: 11-12-88

BUILDING PERMITS: #BS891463 - Algonguin Trading Co. - Reroof with 2 ply fiberglass 9000 sq. ft. -
\$15,000.00 - 6-13-89 *CK*

ELECTRICAL PERMITS: #83316 - Quality Service Contractor - 1 Fire alarm panel, 25 devices -5-26-88 *AK*

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.
6-13-89		REROOF WITH 2 PLY FIBERGLASS 9000 SQ. FT.	\$15,000.00					BS891463

Electrical Permits:

USAAFTTC	#18698	USAAFTTC	1 Master meter, July 7, 1942	OK Inman 7/21/49
	#19551	USAAFTTC	Restoration of metering, July 20, 1943	
	#19593	USAAFTTC	Restoration of metering, August 14, 1943	
	#19617	USAAFTTC	Meter change and restoration: Sept. 9, 1940	OK Inman

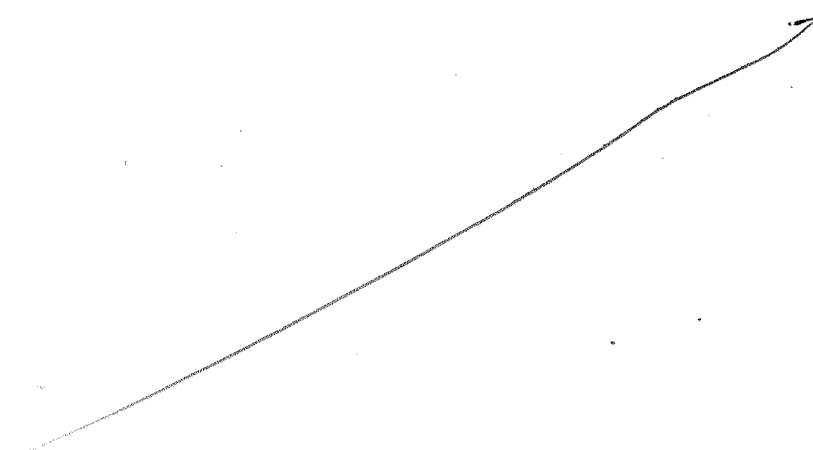
#55530 Gates Elec: 15 centers of distribution, 15 motors (1HP)- July 26, 1960

#59789 Lyon Elec: 3 appliance outlets-7/2/63

#74042-C J Kay Electric-violation-4-29-77

#75603-Isern Engineering-5 100 amps meterchange, 2 appliance outlets 30 amps, repair all above-7-13-79

#75938-Ocean Electric- 4 light outlets-12-21-79



28314 Floor sanding: Day labor:

37078 Painting, exterior & buffing- John Garron, contr.

\$ 60...Sept. 27, 1948
\$ 1,275...Oct. 4, 1951

#61550 G. F. Borders: 620 Sq. Ft. of pavement in front of bldg for patio - \$300 - April 5, 1960

#69243 Concrete Placing Co., Inc.: 100 Lin' 17" high concrete retaining wall - \$185. - 5/1/63

#72174 Sunshine Spray Service (1453 Wash.): Pressure clean building - \$500. - 8/6/64

#72223 Perfect Seal Window Co.: Replace 146 steel casement windows with jalousie type alum. windows - \$2900. - 8/12/64

#15502-Owner- Minor interior repairs-\$200-8-15-79

Plumbing Permits:

#57431-Factory Service- 1 meter set(gas0, 1 gas piping-7-10-79

#62724 7/16/86 County Contractors heater replace