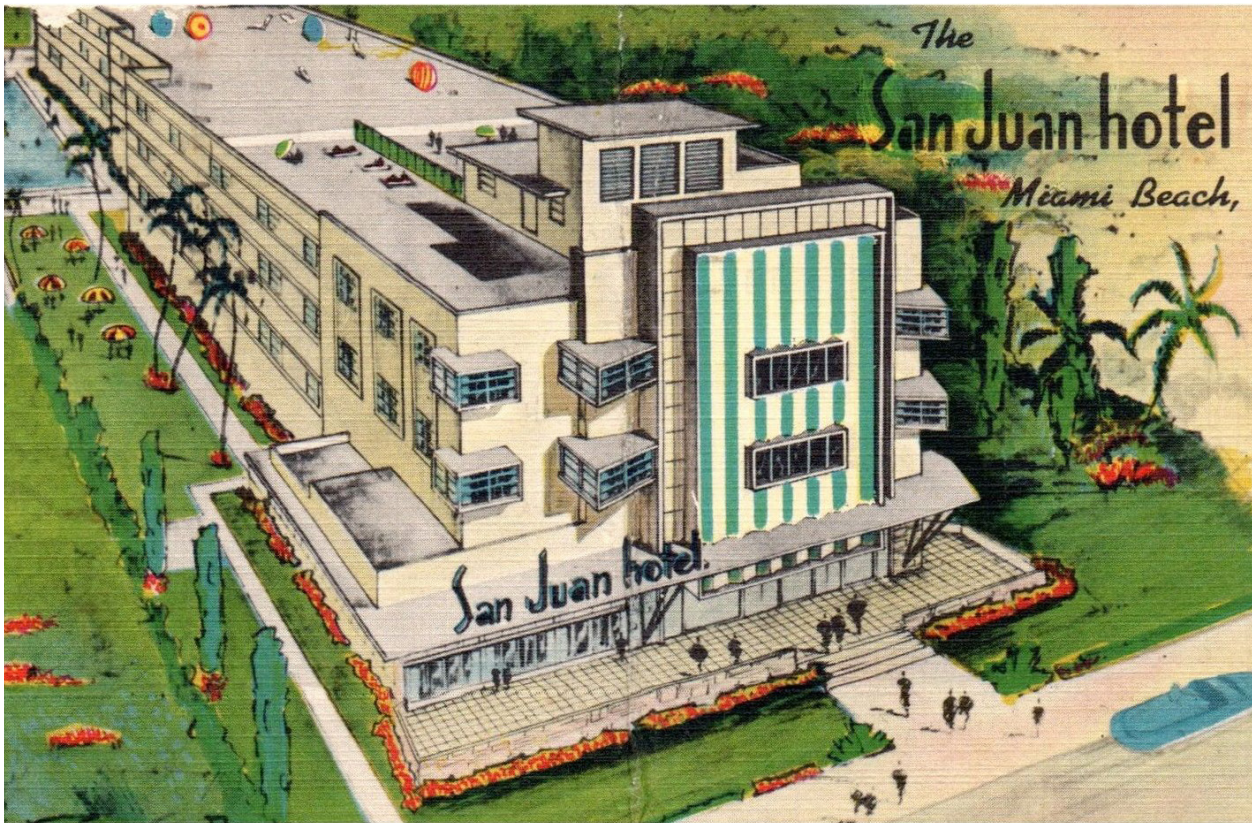


**San Juan Hotel**  
1680 Collins Avenue  
Miami Beach, Florida



Prepared for  
**San Juan Hotel LLC**  
1680 Collins Avenue  
Miami Beach, FL 33139

Historic Resources Report  
submitted January 18, 2026 by  
**Shulman + Associates**  
7300 Biscayne Boulevard, #200  
Miami, FL 33138  
(305) 438 0609  
[www.shulman-design.com](http://www.shulman-design.com)

*HPB 25-0683*

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## **Preliminary Remarks**

The present study comprises a survey of the San Juan Hotel at 1680 Collins Avenue in Miami Beach, a contributing historic structure located in a district that has been both nationally and locally designated: the Miami Beach Architectural District (National Register, 1979) and the Museum Historic District (City of Miami Beach, 1990). It is also part of the Art Deco MiMo Commercial Character Overlay. This report has been prepared by Shulman + Associates for San Juan Hotel LLC in anticipation of restoration, modifications and addition to the building.

This study presents the building historically, based on scant available documentation as well as site verification. It includes historical imagery and the Building Card information. A photo survey of current conditions is also included.

The present project involves the renovation and restoration of the building along Collins Avenue, a modest addition with 46 new rooms facing James Avenue, and the reconfiguration of the liquor store space on Collins Avenue (extending the porch and historic lobby to their original extent). Signage on Collins Avenue will be restored to its historic condition, and the historic front yard pole sign will be reconstructed. The proposed project creates a new hotel entrance facing James Avenue, while allowing the Collins Avenue lobby to function also as a food and beverage establishment.

# **Historical Analysis and Imagery**

## **Historical Outline**

The project site, the San Juan Hotel at 1680 Collins Avenue on Miami Beach, is a 75.7' X 237' parcel, comprising lot 8 and the south half of lot 9, Block 30 of the Alton Beach 1st Sub Pb 2-77 Subdivision.

Built in 1948, the 77 room San Juan was designed by prolific Miami Beach architect Henry Hohausser for owner B.K.W. Corporation. It was built by Westmoreland, Inc. The building is a Contributing Structure both in the Miami Beach Architectural District (National Register, 1979) and in the Museum Historic District (City of Miami Beach, 1990). The original building stood 3 stories at a height of 35.5 feet, and featured a rooftop terrace. A ground-level swimming pool and coffee shop occupied the southern part of the site.

Throughout the postwar era, the San Juan underwent only minor renovations and repairs. In 1954, the open terrace was enclosed with glass plate, and new glass was added to the lobby. A rooftop structure was added to the east of the elevator bulkhead sometime around the 1970s, as a penthouse apartment. In 1992, there was a partial lobby demo and retail configuration by Walter Quintyn (Engineer). In 2014 the property was substantially renovated by architects ADD Inc. As part of this project, all windows were replaced, the lobby was renovated and a new restroom and kitchen at the pool area were added.

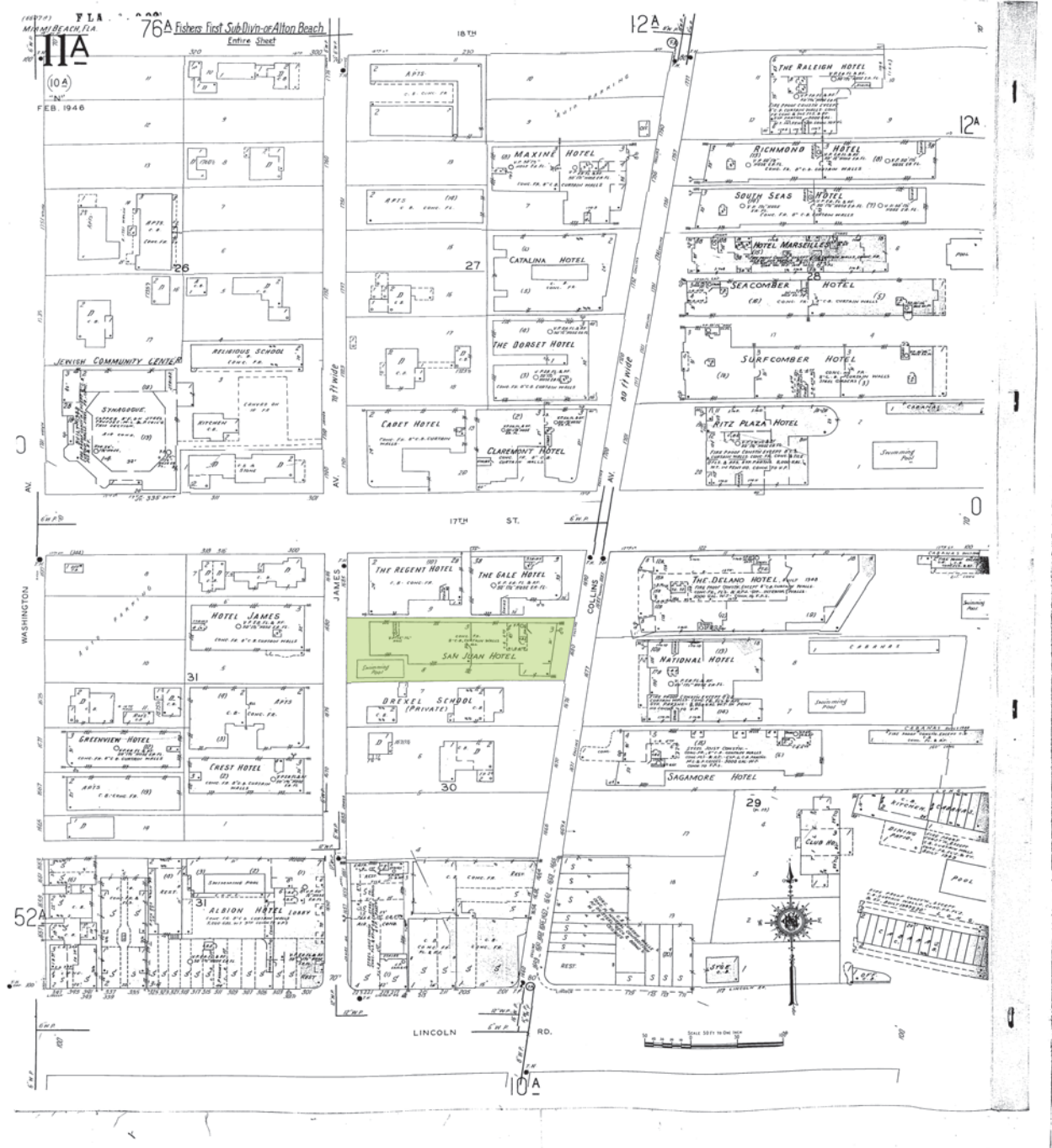
The San Juan has been owned by the same family since 1976, and has been self-operated as a boutique hotel. At some point, the hotel served a residential use. Today, the building contains 75 guest rooms and suites, a pool and adjacent coffee shop open only for guests, and lobby bar; the retail space facing Collins Avenue houses a liquor store tenant, and a coffee shop adjacent to the pool is available for guests.

A late but vibrant example of Art Deco style as it transitioned to more austere international modernism, the San Juan featured a zig-zag center bay with fluted surround, window boxes, and fieldstone veneer at the ground level. It also had an expansive entrance terrace facing Collins Avenue. Early photographs confirm the extended porch and lobby original condition which the project seeks to restore. The building also featured a distinctive neon "San Juan" sign and a smaller neon pole sign facing Collins Avenue.

### **Architect:**

Henry Hohausser (1895-1963) was a Miami-based architect remarkable for his work in the Art Deco style. He is credited with three hundred (300) projects, and is, along with his contemporary L. Murray Dixon, considered a principal architect of Art Deco in Miami Beach. His works include The Colony Hotel (1935), The Edison Hotel (1935), The Taft Hotel (1936), The Park Central Hotel (1937), The Essex House Hotel (1938), The Century (1939), The Greystone Hotel (1939), The Cardozo Hotel (1939), The Jeffry Hotel (1947), Penfield Apartments (1947), Rozal Apartment (1947), Euclid Plaza (previously Glickman Plaza) (1948), Harvey Building (1948), Penguin Apartments (1948), Pelican Hotel (1948), and Mansfield Park Apartments (1949). Completed in 1948, the San Juan is one of Hohausser's last hotel projects.

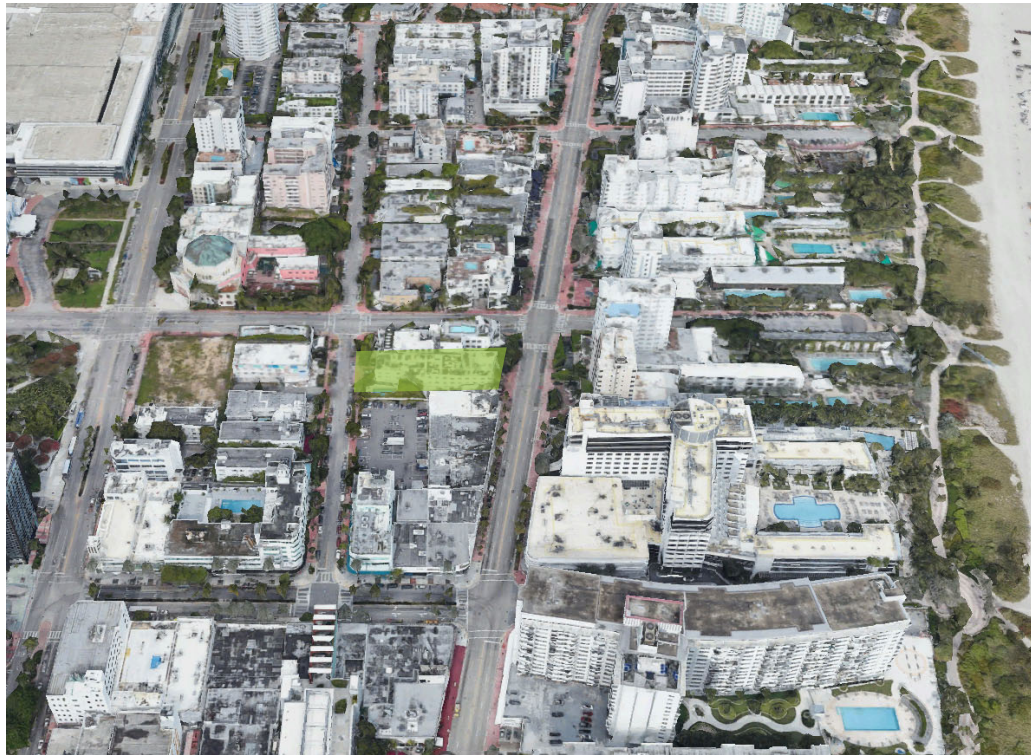
San Juan Hotel  
1680 Collins Avenue  
Miami Beach, Florida



Sanborn map, 1946 (reprinted 1948)



Aerial photo of Miami Beach between 14th Street and 18th Street, Rader Associates, 1959.  
Courtesy Florida International University.



Aerial, 2025



Aerial photo of Miami Beach, c. 1950s, photo by Chris Hansen. Courtesy Florida International University.

**San Juan Hotel**  
1680 Collins Avenue  
Miami Beach, Florida



Aerial photo of Miami Beach, c. 1950s, photo by Chris Hansen. Courtesy Florida International University.



Historical photograph, source unknown.



Historical photograph dated 10/1955, courtesy of Miami-Dade County Property Appraiser.



Historical photograph dated 10/1955, courtesy of Miami-Dade County Property Appraiser.



Historical photograph dated 10/1955, courtesy of Miami-Dade County Property Appraiser.



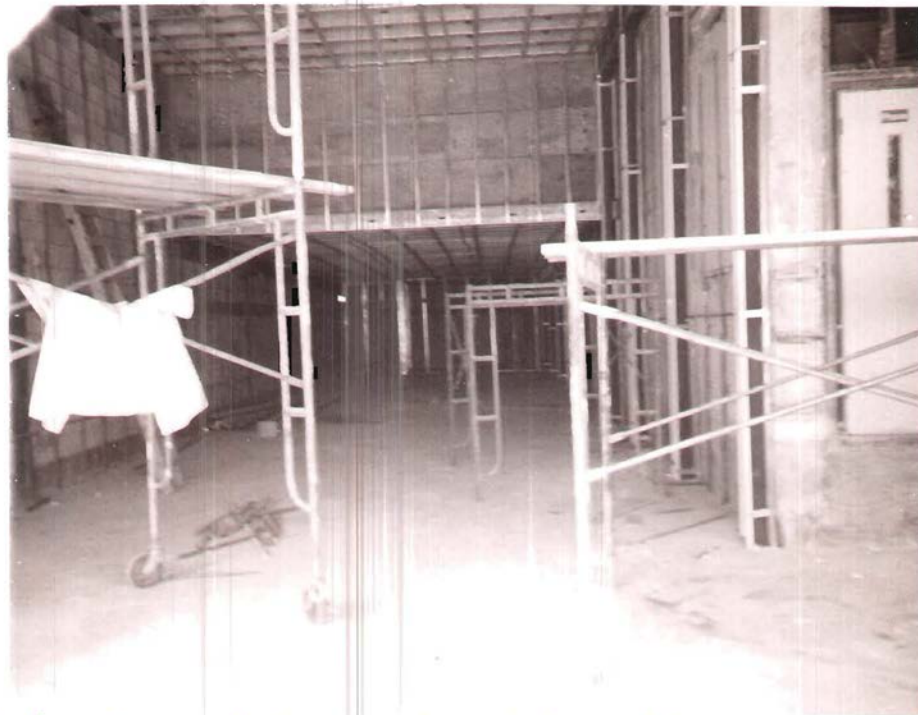
Historical photograph dated 10/11/1957, Coots Imagery



Historical photograph dated 5/4/1978, courtesy of Miami-Dade County Property Appraiser.



Historical photograph dated 12/16/1980, courtesy of Miami-Dade County Property Appraiser.



*Front - Remodel Front with add on rear side*

Historical photograph dated 5/10/1994, courtesy of Miami-Dade County Property Appraiser.



Historic photos of lobby, c.1970s. Courtesy of owner.



Historic photos of lobby, c.1970s. Courtesy of owner.



Still from WTVJ Newfilm Reel #S15B, "Robbers clean out safety deposit box at San Juan Hotel", dated 4/16-22/1965. Courtesy of Wolfson Archives.

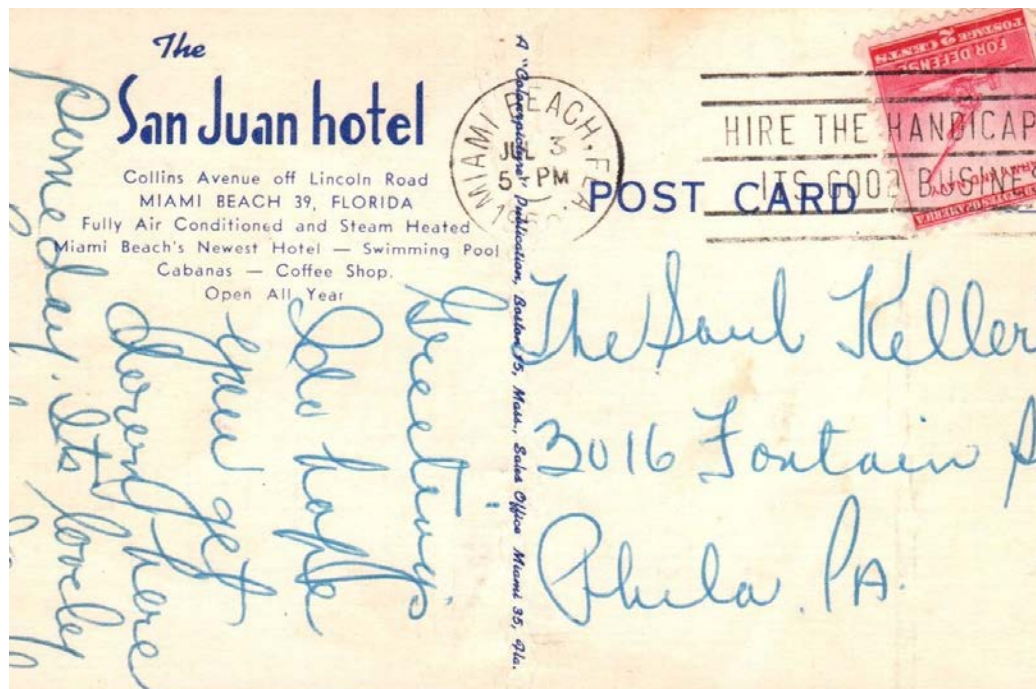
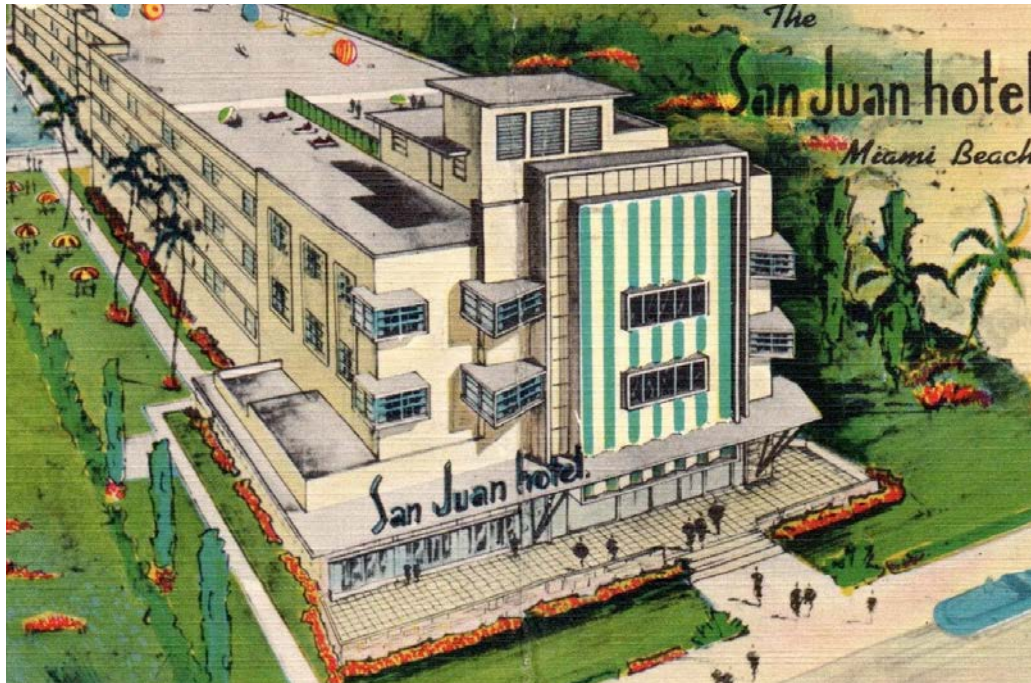


Still from WTVJ Newsfilm Reel #S15B, "Robbers clean out safety deposit box at San Juan Hotel", dated 4/16-22/1965. Courtesy of Wolfson Archives.



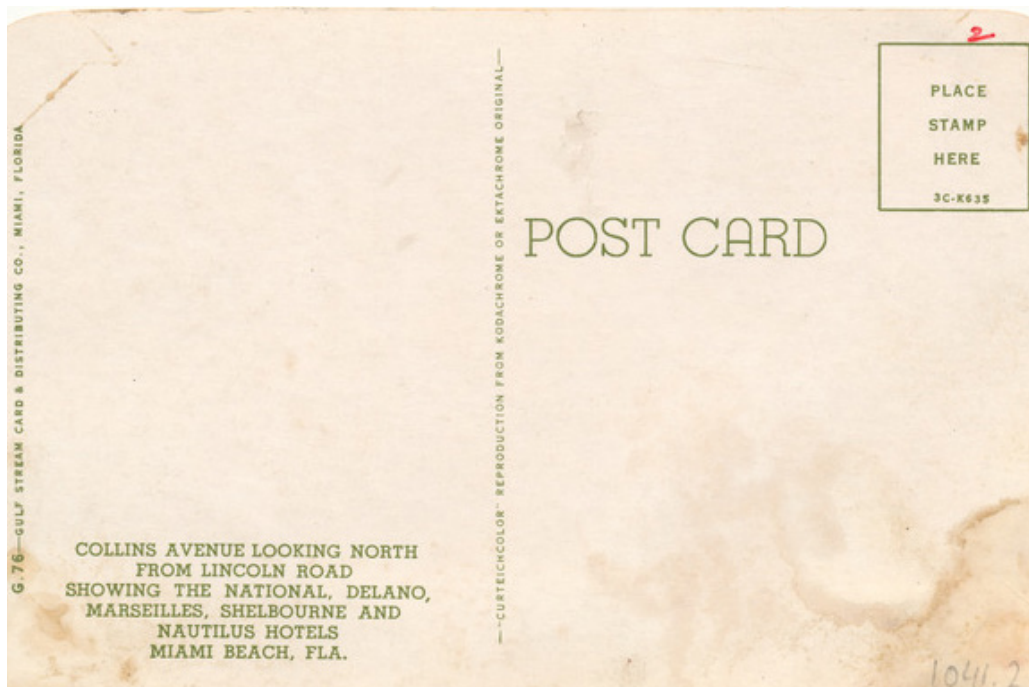
Still from WTVJ Newfilm Reel #S15B, "Robbers clean out safety deposit box at San Juan Hotel", dated 4/16-22/1965. Courtesy of Wolfson Archives.

**San Juan Hotel**  
1680 Collins Avenue  
Miami Beach, Florida



Historic postcard, Colourpicture Publications, c. 1950s

**San Juan Hotel**  
1680 Collins Avenue  
Miami Beach, Florida

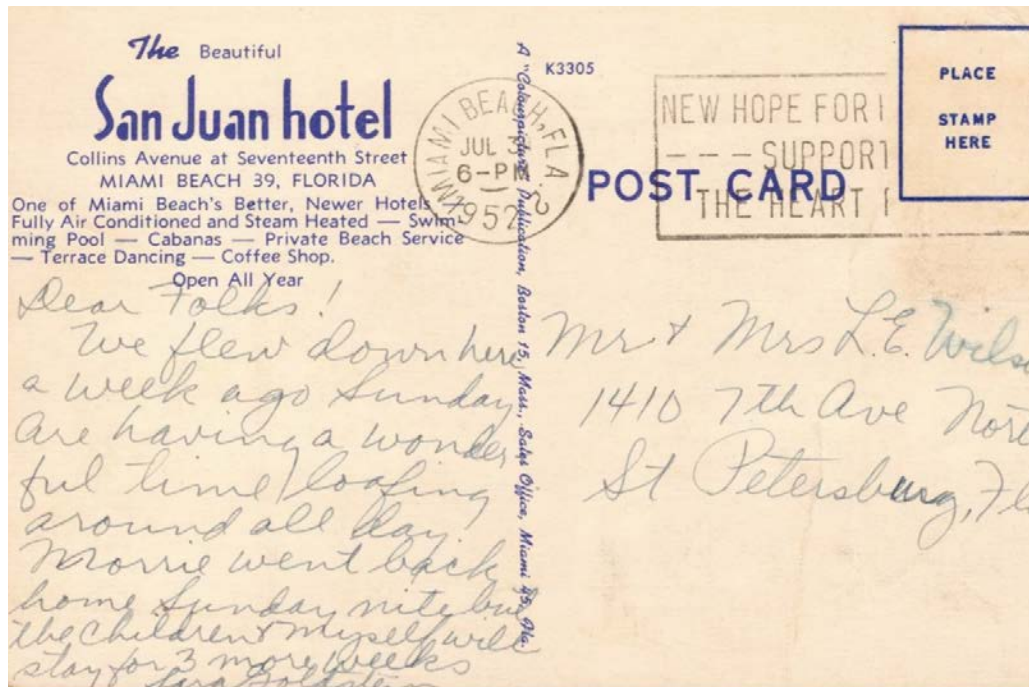


Historic postcard, Curt Teich, Gulf Stream Card & Distributing Co., c.1950s



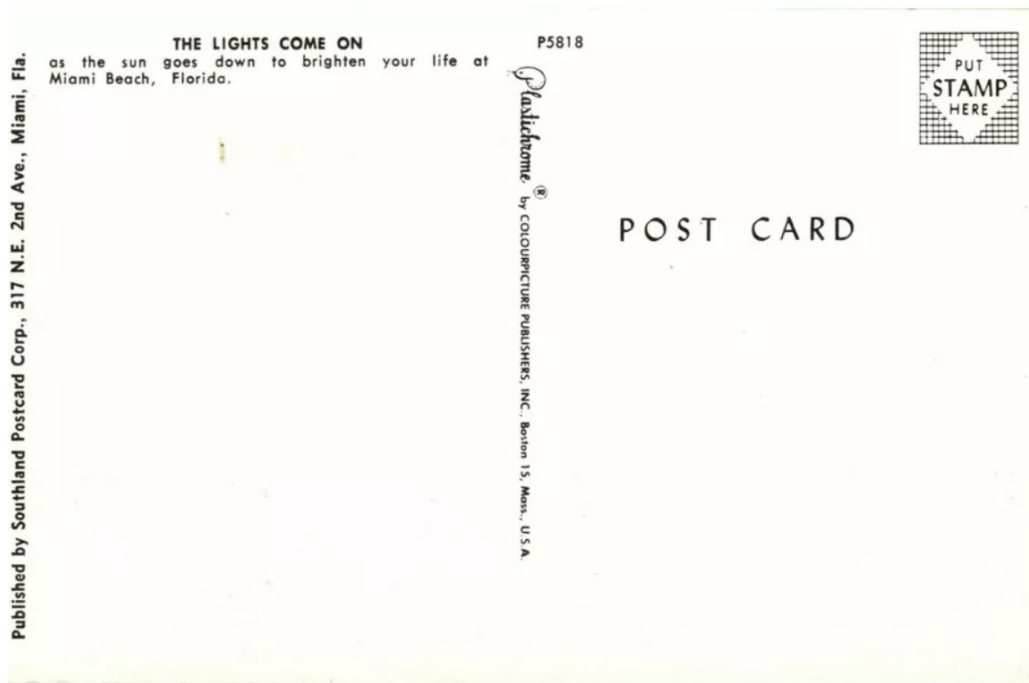
Historic postcard, Curtteichcolor, 1962

San Juan Hotel  
1680 Collins Avenue  
Miami Beach, Florida



Historic postcard, Colourpicture, c. 1950s

San Juan Hotel  
1680 Collins Avenue  
Miami Beach, Florida



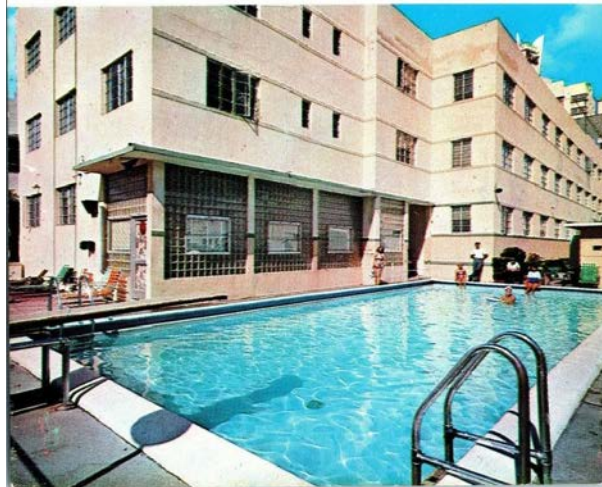
Historic postcard, Colourpicture Publications, date unknown.

**San Juan Hotel**  
1680 Collins Avenue  
Miami Beach, Florida



Historic postcard, Colourpicture Publications, c. 1960s

**San Juan Hotel**  
1680 Collins Avenue  
Miami Beach, Florida



**San Juan Hotel**  
Collins Avenue at Seventeenth Street  
A few steps from Lincoln Road Mall  
MIAMI BEACH, FLORIDA 33139  
One of Miami Beach's Better, Newer Hotels —  
Fully Air-Conditioned and Steam Heated —  
Swimming Pool on Premises — Beach Service —  
Terrace Dancing — Open all Year.  
Phone: 538-7531  
Owner Management: Kasden-Goldberg

— Summerland Photo Service, 1185 N.E. 1st Ave., Miami, Fla —

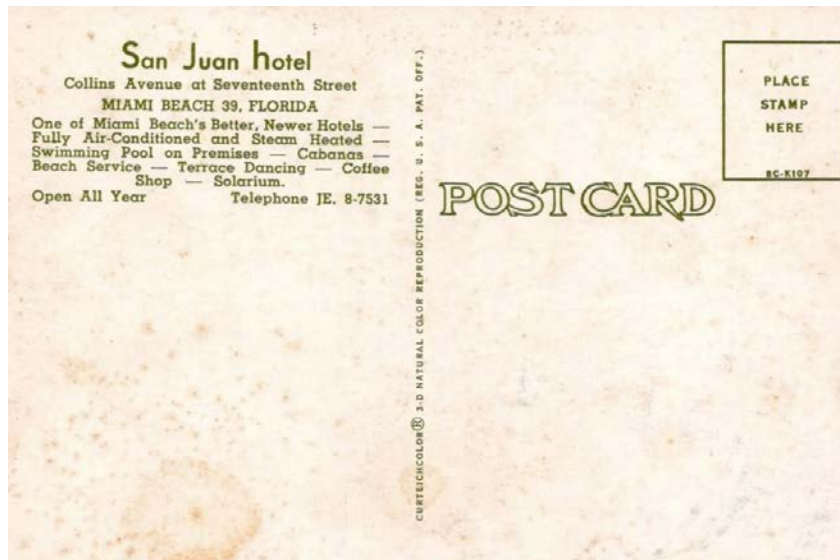
PLACE  
STAMP  
HERE

**POST CARD**

Address

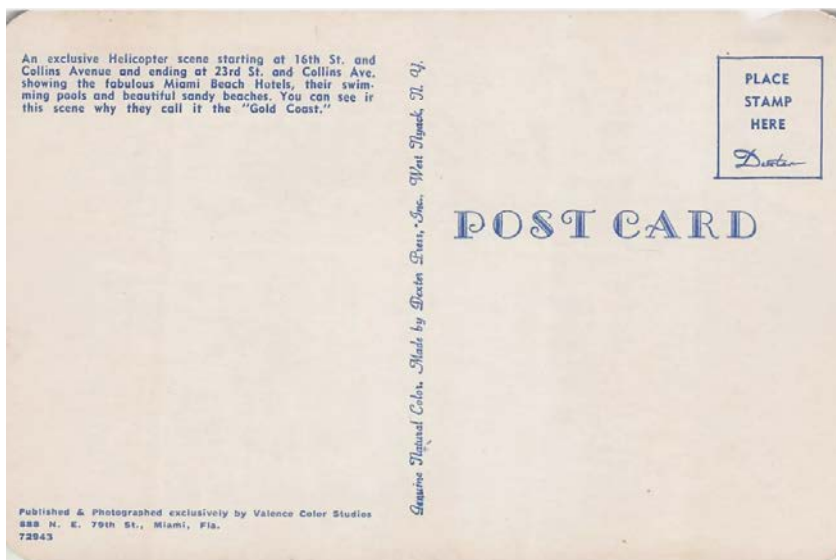
Historic postcard, Summerland Photo Service, c.1960

**San Juan Hotel**  
1680 Collins Avenue  
Miami Beach, Florida



Historic postcard, Curtteich Color, c.1960

**San Juan Hotel**  
1680 Collins Avenue  
Miami Beach, Florida

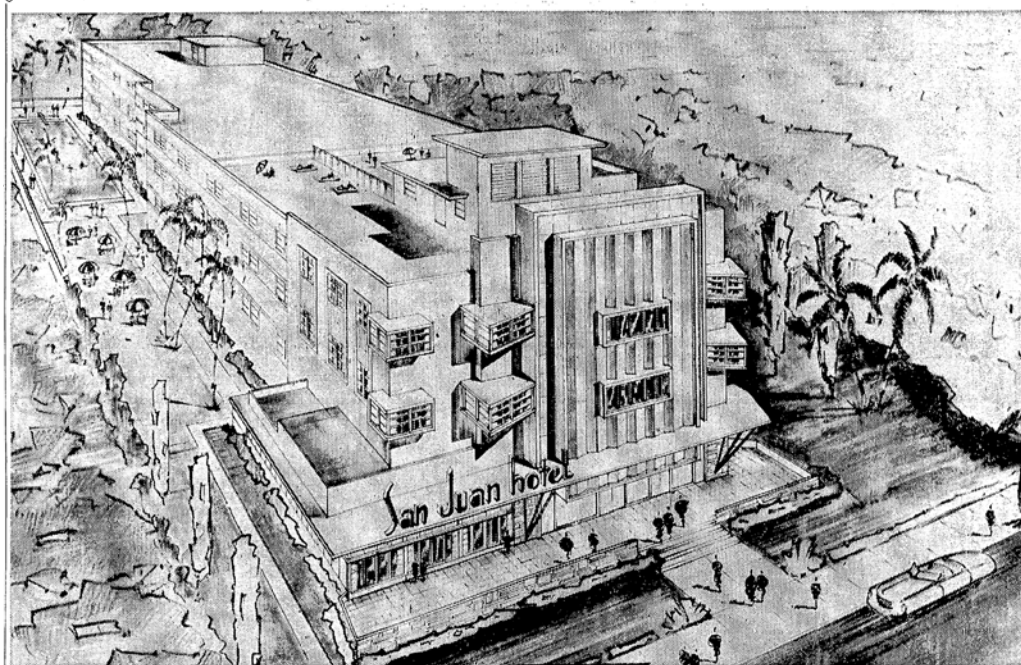


Historic postcard, Dexter Press, c.1960s



COFFEE SHOP—Tempting cuisine that lingers long in your memory, and the ever-present courteous service of an attentive personnel . . . little things that have helped to make the San Juan famous.

Coffee shop ad, date unknown. Courtesy of owner.



**ANOTHER NEWCOMER** to the Miami Beach hotel colony this coming season will be the San Juan on Collins avenue, designed by Henry Hohauser and Associates, and encompassing many innovations in tropical hotel architecture. Building is being rushed so that the hotel can be opened

### Builders Rush Beach Hotel

The new San Juan hotel on Miami Beach, one of the smaller luxury hotels started in the off-season, is being rushed to completion in time for opening for the 1948-49 influx of winter residents.

The 77-room, three-story hotel, going up at 1680 Collins ave., is being built for the B. K. W. corporation by the Westmoreland Construction corporation.

The hotel, embracing many improvements in such construction for this tropical climate, was de-

signed by Henry Hohauser and Associates, architects of Miami Beach. The cost of the hotel, exclusive of land, is estimated at \$618,000. Riley and Ross are consulting engineers.

Much of the space in the new hotel is devoted to public space. A large entrance terrace on Collins ave., a patio terrace and swimming pool terrace are provided. The latter terrace overlooks the large tiled swimming pool.

There are rooftop solariums and the hotel will be completely air-conditioned.

1

### Beach Hotel To Be Rushed For Winter

**\$650,000 Project  
To Start At Once**

By JOHN DENSON  
Herald Real Estate Editor

A \$650,000 luxury hotel will be built at 1680 Collins ave., Miami Beach—and it probably will be the last hotel to get under construction in time to open for the 1948-1949 season.

The hotel is being built by the B.K.W. Corp., of which James T. Benn is president. It is being designed by Henry Hohausner and Associates, 4011 Chase ave., Miami Beach.

Permits have been issued, and construction will get under way at once. Benn will be the contractor for the hotel. He is aiming at a Jan. 1 opening.

Containing 77 rooms of airy tropical design, the hotel will be three stories high—and will be air conditioned throughout. There will be a pool, solarium and other facilities unusual among hotels of its size.

The total cost includes the building, land and furnishings.

2

### Investors Award Contracts For Miami Beach Projects

Contracts have been awarded for the construction of one hotel, several apartment projects and additions to two apartments on Miami Beach.

B.K.W. corp., Olympia bldg., Miami, has let a contract to Benn Bros. Construction co. for the erection of a 77-room hotel at 1680 Collins ave. The project is estimated to cost \$350,000.

A. Ernest Woolfe, 430 Lincoln rd., will build a two-story apartment at 644 Indian Creek dr. from plans by Carlos B. Schoepl, Miami architect. Riley and Ross, Miami, are the engineers and the building will cost \$60,000.

Four apartment buildings will be built at 78th st. and Dickens ave. by Drake Associates, inc., 7715 Tatum Waterway, at a cost of \$180,000. Donald G. Smith and Irvin Korach, Lincoln Road bldg., are the architects.

A de luxe 10-unit addition will be made to Abbott Terrace apartments at 81st st. and Abbott ave. from plans by Henry Hohausner Associates, Miami Beach architects. Paulrey Properties, inc., awarded the contract to Mulford Stow, 2117 NW 17th ave., Miami, with cost estimated at \$150,000.

A two-story addition will be made to the apartment building at 840 Lenox ave., by Sam and Sophia Goldstein at a cost of \$44,000. Joseph F. Bradley, 2312 SW 17th st., Miami, is the architect.

3

Nothing to buy, all equipped busy coffee shop for lease in a new air conditioned hotel with swimming pool; for right party \$1800 yearly. Apply between 12 and 1 San Juan Hotel, Collins at 17 St. M. B.

4

BUSY coffee shop for lease, all equipped, in air conditioned hotel with swimming pool, to right party. San Juan Hotel. Collins at Lincoln Rd. M. B.

1- Newspaper Clipping dated September 4, 1948, Miami Herald , 2- Newspaper Clipping dated September 26, 1948, Miami Herald, 3- Newspaper Clipping dated August 8, 1950, Miami Herald, 4- Newspaper Clipping dated July 9, 1950, Miami Herald

100% Air Conditioned  
**San Juan Hotel**  
 1680 Collins Ave., M.B.  
**\$1 50** Daily  
 Per Person  
 Dbl. Occ.  
 10 of 77 Rooms  
 Stay 7 Days—Pay for 6  
 Private Pool and Beach

The Beautiful  
**SAN JUAN HOTEL**  
 COLLINS AVE. OFF LINCOLN RD.  
 FULLY AIR CONDITIONED  
 SWIMMING POOL  
**\$200** PER PERSON  
 DOUBLE  
 OCCUPANCY  
 Phone 58-7531



4

**EXCITING CAREER**  
 TRAVEL New England resorts, summer, California resorts winter. Girls under 25 to represent leading fashion publications. No experience necessary. We train. Cash expense drawing account, bonus. Apply Mrs. McMann, San Juan Hotel, 1680 Collins Ave. M.B. 10 A.M. to 4 P.M. also Mr. Holmes Langford Bldg. 121 S.E. 1st St. Room 909 Miami

5

**07-68 MALE—Rest, Club, Hotel**  
**THREE BOYS**  
 18 TO 25. ROOM and board advanced. Apply San Juan Hotel, 1680 Collins Ave. Miami Bch 10 A.M. to 12 noon. No phone calls.

—Herald Staff Photo by BILL KUENZEL  
**Guests Mill in Lobby of Looted San Juan Hotel**  
 ... 60 safety deposit boxes ransacked at 1680 Collins Ave.

## Another Beach Hotel Looted by Thieves

By **STUART AUERBACH**  
 Herald Staff Writer

Thieves found easy pickings for the second time in five days early Tuesday as they looted the safety-deposit boxes of a modest 79-room Miami Beach hotel of thousands of dollars in cash and jewels.

Two robbers surprised the sleeping night clerk and took their time in opening with 60 lock boxes at the San Juan Hotel, 1680 Collins Ave.

They didn't even show a gun to Jose Zarraluqui, the night clerk. He told Miami Beach Detective Chief Arthur H. (Red) Leonard one man in a "rubber" mask pushed a pointed object at his head. Then they tied him up with electric cord.

Chief Rocky Pomerance said he has asked Miami Beach hotelmen to meet with him to set up stricter security procedures. Only five days ago, robbers looted the lock boxes of the Sterling Hotel of more than \$150,000 in cash and jewels.

The thieves used master keys found in one safety deposit box to go through the other boxes. In the Sterling Hotel robbery, the robbers punched out all the boxes with a

hammer and chissle.

Zarraluqui said he saw only one man, but he heard at least two voices while the men looted the boxes. He finally untied himself with teeth at 5:52 a.m. — almost five hours after the robbers tied him up.

Guests milled in the small lobby of the hotel throughout the morning as they detailed their losses to police. One woman, Mrs. Laura Hafto, said she would have to return to New York City after losing \$920 in the robbery.

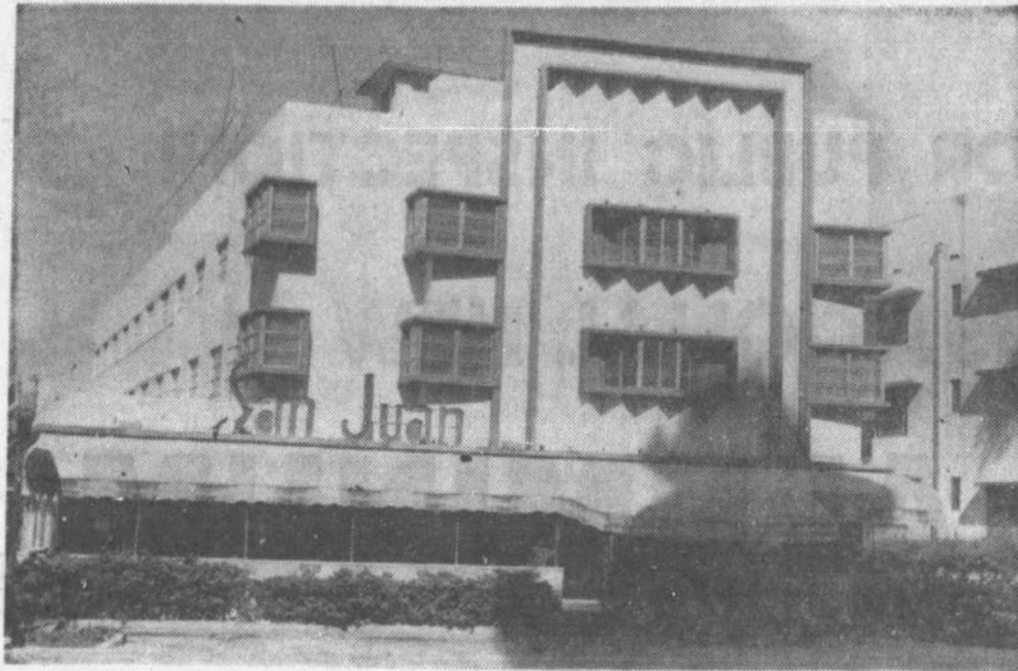
"I have no more money," the elderly woman said. "I just had a feeling I should put the money in a bank, but a man said it would be safe here."

Rose Altman of the Bronx, N.Y., said she lost \$1,475 in jewels and 110 shares of stock that had been mailed to her here. Mrs. Minnie Tabak lost \$100 and her railroad ticket. Scheduled to leave for home next week, she said she left her money in the safety deposit box because "I figured they'd never touch this hotel."

Many guests lost their railroad and plane tickets north. Chief Pomerance said there would be no problem replacing them.

1- Newspaper Clipping dated June 14, 1959, Miami Herald, 2- Newspaper Clipping dated August 16, 1961, Miami Herald, 3- Newspaper Clipping dated April 21, 1965, Miami Herald, 4- Newspaper Clipping dated May 19, 1962, Miami Herald, 5- Newspaper Clipping dated November 26, 1965, Miami Herald.

1



### ***SAN JUAN HOTEL SOLD FOR \$500,000***

A price of \$500,000 was reported by Fred Schneider & Company in the sale of the San Juan Hotel, at Lincoln Road and Collins Avenue. The building, with 75 rooms, was sold by the Wagner brothers to Max Gopman and Morris Brafman, local hotel operators.

2

### ***New Owners for San Juan Hotel***

**NEW OWNERS** have taken over the San Juan Hotel, 1680 Collins Ave., Miami Beach. The hotel went for \$505,000 in 1957, \$461,000 in 1969, and at a price of \$794,500 on the most recent transaction. Victor Grinstein and Philip Bergman are executives of the Vidor Corp. which made the purchase. Parting with the property were Paul Kasden and Irwin Goldberg. There is a first mortgage down to \$158,723 owed to the Mercantile National Bank of Miami Beach. Helen Gopman and Seymour A. Herbert have a second mortgage for \$203,076. Finally, the sellers were given a third purchase money mortgage for \$361,200 at 8 per cent. A purchase money mortgage is a mortgage given at the time of a sale in lieu of cash for part of the price paid. Such obligations may be paid off in a shorter time than loans from institutional lenders.

1- Newspaper Clipping, date unknown, courtesy of Miami Dade Preservation League, 2- Newspaper Clipping, date unknown, courtesy of Miami Dade Preservation League

# Building Data

**San Juan Hotel**  
 1680 Collins Avenue  
 Miami Beach, Florida

HOTEL SAN JUAN HOTEL		Mailing Address		Permit No.	Cost
Owner	B.K.W. CORPORATION	Subdivision		281, 1-1887	\$ 350,000....
5 1/2 of Lot	9-8 Block 30	FISHER'S FIRST		Address	1680 Collins Avenue
General Contractor	J.T. Benn dba WESTMORELAND, INC.	Bond No.		3960	
Architect	Henry Hohausser	Engineer		Riley & Ross	Elevator
Zoning Regulations:	Use RE	Area	14	Lot Size	75 X 241
Building Size:	Front 65'	Depth	200'	Height	35'6" Stories 3
Certificate of Occupancy No.	990 (1-11-49)	Use		HOTEL-77 rooms & 77 baths- Coffee shop as accessory use	
Type of Construction	#2 CBS	Foundation	Spread Footing	12x27	Roof Flat Date Sept. 3, 1948
Plumbing Contractor	# 27211 Fixzit System *	Sewer Connection	1*, 1	Date	Sept. 10, 1948
	# 27246 McCaughan	Temporary Closet	4*	Date	Sept. 23, 1948
Plumbing Contractor				Date	
Water Closets	81	Bath Tubs	77	Floor Drains	
Lavatories	81	Showers	2	Grease Traps	1
Urinals	2	Sinks	3(slop)	Drinking Fountains	1
#27709 Gas Stoves	1, McCaughan	Gas Heaters		Rough Approved	T. A. O'Neill Date Dec. 29, 1948
Gas Radiators	Dec. 28, 1948)	Gas Turn On Approved		FINAL APPROVAL on Plumbing - no gas:	12/20/48
Septic Tank Contractor				FINAL APPROVAL on Gas-T. A. O'Neill	1/10/49
Oil Burner Contractor				Tank Size	Date
Sprinkler System				Tank Size	Date
Electrical Contractor	# 27336 Baird Electric	Address		Date	Oct. 6, 1948
Switch	172	Range	Motors 8	Fans	Temporary Service #27165 Sept. 9, 1948
OUTLETS Light	176	HEATERS Water	3	Centers of Distribution	20
Receptacles	275	Space		Appliance Outlets,	6
		Refrigerators		Bell Transformers	2
		Irons		Service Equipment	1
No. FIXTURES	176	Electrical Contractor		Sign Outlets	
FINAL APPROVED BY	Woodmansee	Date of Service	December 30, 1948		
Alterations or Repairs—Over	# 27221 Fla. Power & Light Co: 1 vault - Sept. 20, 1948	# 27542 Eastern Elevator: 1 motor - Nov. 1, 1948			

Building Card. City of Miami Beach.

ALTERATIONS & ADDITIONS	
Building Permits:	# 28662 Passenger Elevator - Eastern Elevator Company \$ 9,300... Nov. 1, 1948
	# 28787 Air Conditioning - C.O.Grannis, engineer -- Stuart Cooling Corp., contractor-- \$26,500....Nov.12, 1948
	# 29194 Flat wall sign - Claude Neon Southern Corp. \$ 500....Dec.28, 1948
1680 Collins	# 29433 Pole sign on owner's property - Claude Neon, contr. \$350...Feb. 14, 1949
	# 34687 Concrete driveway- See City Engineer for Curb Cut- Stanley Lear d/b/a Modern Remodeling Co.Inc. \$ 950..... Dec. 22, 1950
1680 Collins	# 42853 Re-roofing: Giffen Industries Inc: \$1,879: Oct 8, 1953
1680 Collins Avenue	#45683 Marcus Construction Co: Enclosing open terrace with glass plate. Also new glass in lobby. \$ 2600 August 31, 1954
1680 Collins Avenue	# 45712 CONCRETE & PLASTERING INSIDE OF BLDG. \$ 1,200.00 8/27/54
<hr/>	
Plumbing Permits:	# 27577 McCaughan: 2 water closets, 2 lavatories, 1 urinal - Dec. 2, 1948
	# 27626 Kiser: 1 6" well - Dec. 14, 1948
	# 34608 Alex. Orr & Assoc: 1 Gas Water Heater: Feb 24, 1953 OK, F.Cox, 2-24-53
	38377 Amber Fuel Oil Co: one hot water boiler, 1 oil burner Fire Dept. #7198 OK August 30, 1956
<hr/>	
Electrical Permits:	# 27996 Claude Neon: 8 neon transformers - Dec. 29, 1948
	# 28254 Claude Neon: 3 neon transformers - Feb. 14, 1949
	# 28325 Astor Electric: 1 Sign outlet, February 25, 1949

Lot	Block	Subdivision
<b>ALTERATIONS &amp; ADDITIONS</b>		
<b>Building Permits:</b>		
	18125	- owner - erect wall 11 long 4.7" high (double fee) 200. 5/27/80
#77766	2/17/82	County Wide Elect - 1 telephone booth
#MO6932	8/30/84	Temperature Design Inc - 1 cooling towers, hotel
<hr/>		
<b>Plumbing Permits:</b>		
	5/12/81	- #59480 - SOCAR Service Corp. - Remove or replace gas range 9, 1 gas piping - \$19.60
<hr/>		
<b>Electrical Permits:</b>		
<hr/>		

58 of  
 Lot 9-8 Block 30 Subdivision FISHER'S FIRST SAN JUAN HOTEL

ALTERATIONS & ADDITIONS

Building Permits: #45763 Clinton Const. Co...New sidewalk all on owner's property...\$ 250.00 Sept. 9, 1954

#58199 Air Cond. Maintenance Engineers, Inc: Replace 60 ton evaporative condenser- \$2500 - 12/31/58 OK 11/24/58 Plaag

#70620 Owner, San Juan Hotel: Paint exterior - \$350. - 11/19/63

#78977 A. C. Gonzalez: Exterior painting. \$950.00 9/18/67 OK WHITE - 1/10/68

#129 Airko Air Cond. Cooling Towers 1 \$10.00 7/16/68 *ad 1/31/69*

#82550 King Fence of Miami Inc: Installation of 33½' of chain link fence 60" high as per plan. \$140 6/20/69

#83401 G & G Painting Co. Exterior Painting Pressure cleaning must comply with Ord.#1060 \$3000.00

#85239 - Owner - Installation of kitchen cabinets \$900.00 10/9/70 12/3/69

#1405 - Amber Fuel - hot water boilers - 2 - 70 gal 11/18/70

---

#09607 ~~Jaán Ameneiro~~ - Gordon Roofing - patch roof \$700.00 9/17/71  
 Plumbing Permits: #3778-Amber Boiler Burner- 1, 700,000BTU hot water- 10-13-76

#47270 Sully Rapkin - 1 Swimming Pool Piping 5/19/69

#05735-Jimmys Painting-Paint exterior-\$3500-6-13-74

#51678-Peoples Gas- d & c range-10-22-74

#52061-Pitsch Plumbing- 1 gas piping repairs-1-23-75

#53463-Depandable Plumbing- repair water pipe hot-2-24-76

#53725- S & R Plumbing- re pipe-5-14-76

#54155-Amber Boiler and Burner- repair piping-10-11-76

---

#56910-S & R Plumbing- 2 clothes washer, gas dryer, utility water pipe-2-6-79

#57096-Peoples Gas System- 1 meter set(gas)-3-21-79-#57709-S and R Plumbing-gas line for h.w. conversion-9-27-79

Electrical Permits: #55793 Astor Elec:9 light outlets,9 fixtures, 9/20/60 OK 10/10/60 Newbold

#66898 Jones Elect. Emerg. Serv. Inc. 1 telephone booth outlet 4/17/69

#69395 - Benson Elect. - 3 motors 11-25 HP - 1 service equip 100A 1/20/72

#70149-E & E Electric-6 Service-100A subfeeds-11-21-72

BUILDING PERMITS: #1831 - Airko Air Cond

#72504-Watron Electric-1 fire alarm control replacement compressors 11/17/71  
 ; 6 pull bell stations-8-19-75

#72869-Ocean Electric-Repairs-Fire damage-1-22-76

BUILDING PERMITS CONT'D: #85757 - Owner - repair roof. \$100.00 12/7/70

#01309-King Fence of Miami-Chain link installed-\$130-6-23-72

ELECTRIC PERMIT: #73255- Ovean Electric- Removed Violation \$3 7-8-76

Building Card. City of Miami Beach.

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.
5-9-89		REPLACE EXISTING POLE SIGN	\$1,200.00					58891108
6-23-89		Remodeling for DR. OFFICE	\$30,400.00					88900305



A 5683 9/1/54 AMT. PERMIT 2,600 BOOK MIAMI BEACH PAGE No 925 DATE CK'D 1-3 DEPUTY [Signature]

LEGAL DESC'PT Altens Beach  
FISHBONE FIRS

NAME SAN JUAN HOTEL  
 ADDRESS OF PROP. 1680 Collins Ave  
MIAMI BEACH

SCHOOL DIST. BK 30  
PB 2-77

BUILDINGS	<u>Encl. open TERR - (Remodel)</u>		
TYPE BLDG.			
MATERIAL	<u>Glass</u>		<u>94 x 31</u>
STORIES			
FOUND.			
FLOORS			
BED RM'S.			
BATHS			
ROOF			
SASH			
PLUMBING			
ELECTRIC			
INT. FINISH			
AIR COND.			
HEATING			
MISC'L			
"			
"			
"			

CONDITION OF BUILDING

% COMPL. \_\_\_\_\_ FOR YEAR \_\_\_\_\_

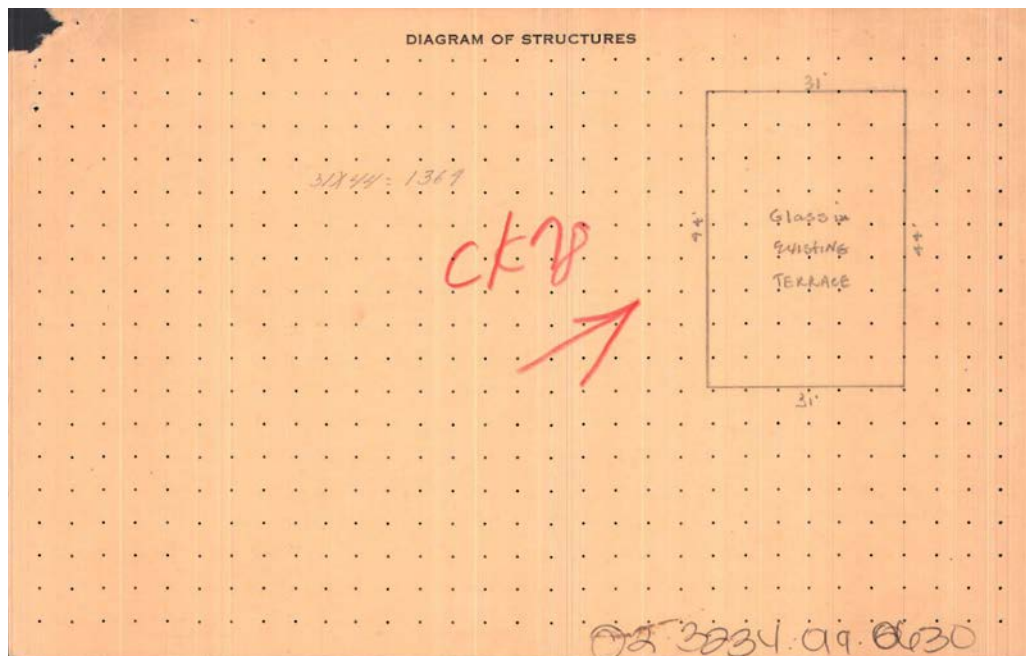
FURN. \_\_\_\_\_ UNFURN. \_\_\_\_\_ PT. FURN. \_\_\_\_\_

RECHECK \_\_\_\_\_

POSTED TO F.N.	DATE	POSTED BY
POSTED TO BLDG. CARD		
POSTED TO PLATES		
POSTED TO PERSONAL		

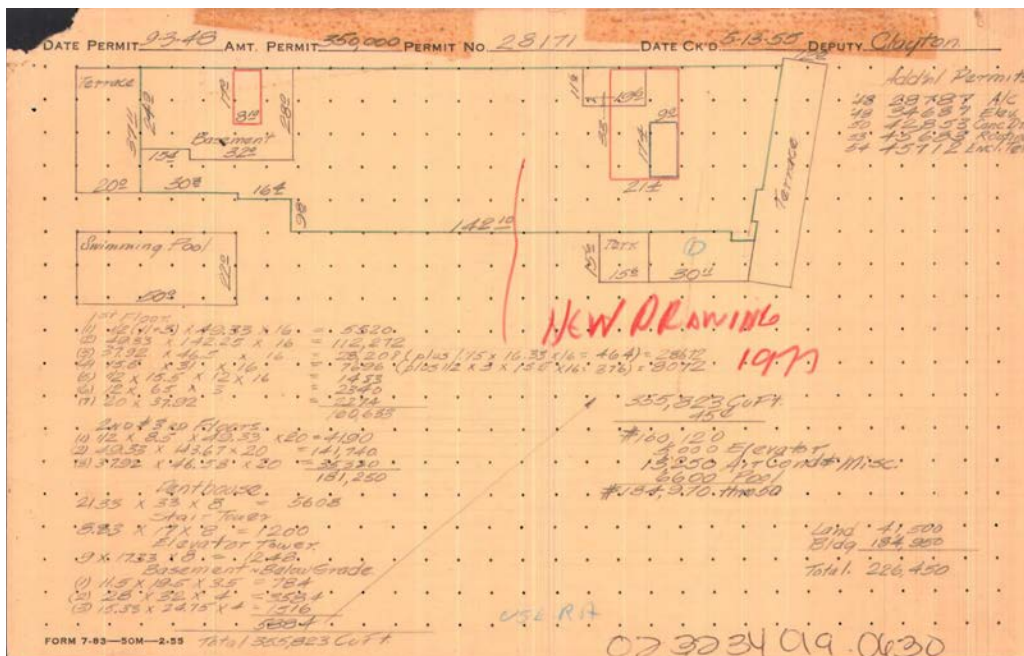
	LAND	BLDG.	TOTAL
NEW VALUE			
NET GAIN OR LOSS			

SKETCH ON REVERSE SIDE



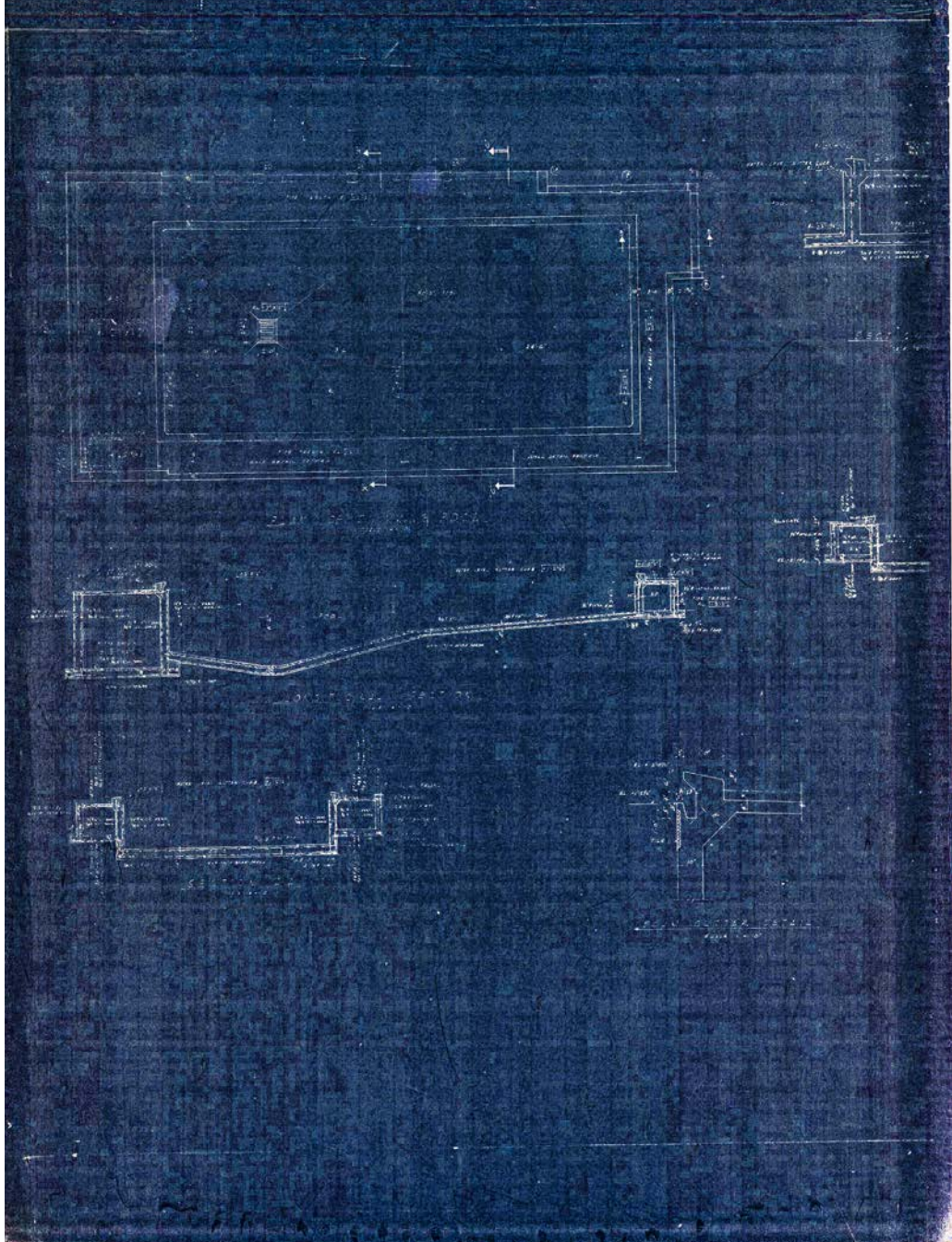
Building Jacket, 9/1/1954. Miami-Dade County Property Appraiser.

FOLIO <b>323419-063</b>		BOOK <b>M3</b> PAGE No. <b>127</b>	
LEGAL DESC'PT <b>Lot 3 &amp; 5 1/2 of 9 Blk 30 Fishers 1st ALTON BEACH 1st.</b>		NAME <b>BRAGS CORP. 40</b> ADDRESS OF PROP. <b>567 MOHR GARDMAN FR 1680 Collins Ave. Miami Beach.</b>	
SCHOOL DIST. <b>PB 2-77</b>		MAIL ADDRESS <b>1 LINCOLN RD.</b>	
BUILDINGS	<b>1</b>	CONDITION OF BUILDING	
TYPE BLDG.	<b>Hotel</b>	% COMPL. FOR YEAR	
MATERIAL	<b>CBS</b>	FURN. UNFURN. PT. FURN.	
STORIES	<b>3</b>	RECHECK	
FOUND.	<b>3rd Flg.</b>	POSTED TO F.N.	
FLOORS	<b>Wood</b>	DATE POSTED BY	
BED RM'S.	<b>77 Rooms</b>	POSTED TO PLATES	
BATHS	<b>77</b>	LAND BLDG. TOTAL	
ROOF		<b>38,200 182,100 220,300</b>	
SASH		NEW VALUE <b>57,38,200 182,100 = 220,300</b>	
PLUMBING	<b>A</b>	<b>58,38,200 182,100 = 220,300</b>	
ELECTRIC	<b>A</b>	<b>61- Nil</b>	
INT. FINISH		<b>62- 38,200 - 129,700 - 167,900</b>	
AIR COND.	<b>A/C</b>	NET GAIN OR LOSS	
HEATING			
GAR./CAR P.			
FIREPLACE			
POOL	<b>1 50' x 22'</b>		
MISC'L	<b>1 Elevator, Partial Basement.</b>		

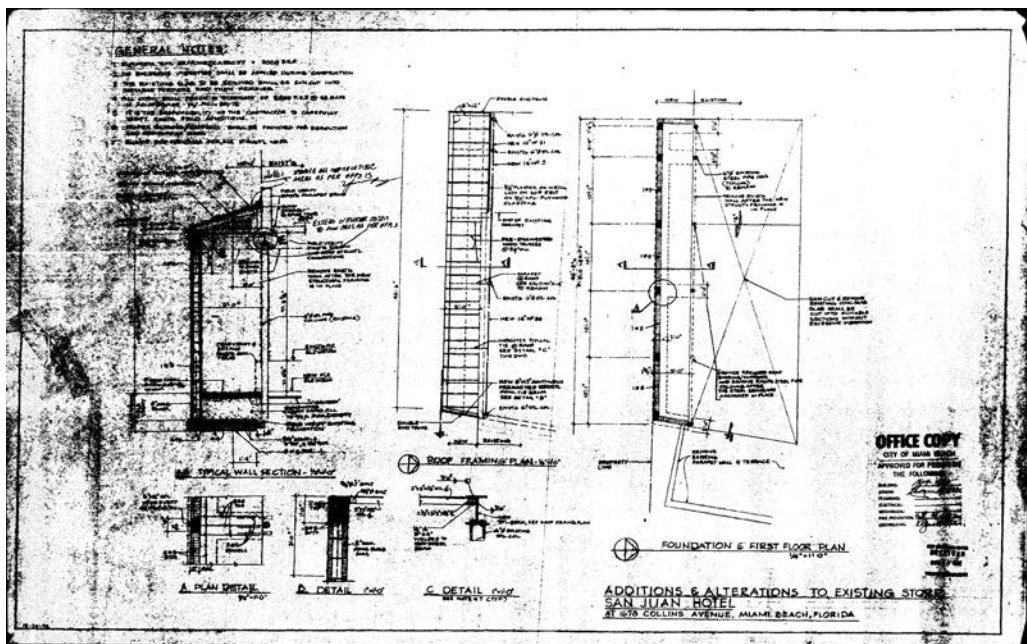
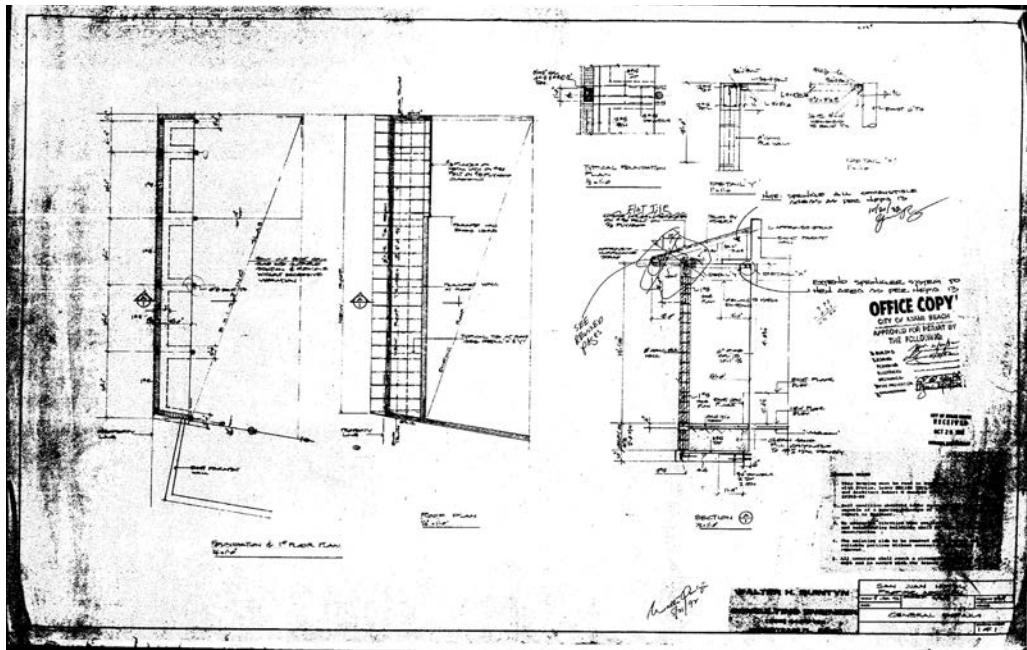


Building Jacket, 5/13/1955. Miami-Dade County Property Appraiser.





Microfilm. Courtesy of owner.



Partial Lobby Demo + Retail Reconfiguration, Walter Quintyn (Engineer), plans 1992, B5930107. City of Miami Beach.

# Photo Survey



1



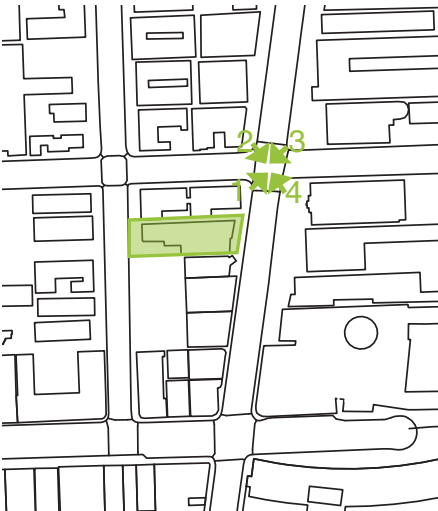
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4



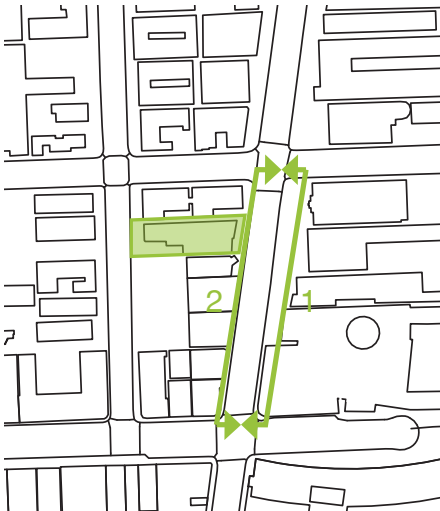
PHOTOS TAKEN DECEMBER 15, 2025



1



2



PHOTOS TAKEN DECEMBER 15, 2025

Context

**San Juan Hotel**  
1680 Collins Avenue  
Miami Beach, Florida



1



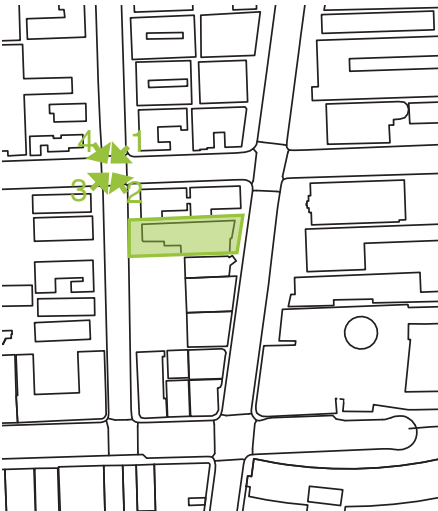
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3



4



PHOTOS TAKEN DECEMBER 15, 2025

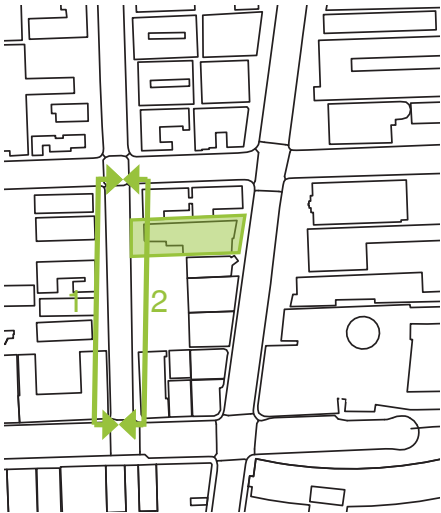
Context



1



2



PHOTOS TAKEN DECEMBER 15, 2025

Context



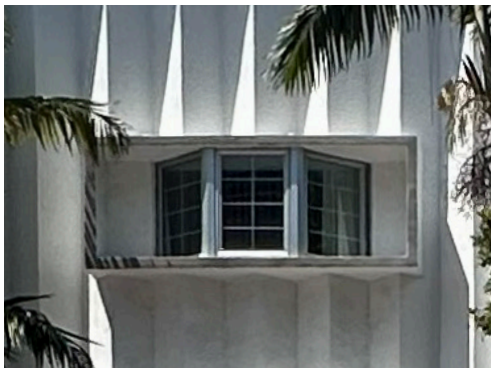
Front facade of Collins Avenue



Collins Avenue looking northwest



Collins Avenue looking southwest



Collins Avenue details



James Avenue facade



James Avenue looking southeast



James Avenue looking northeast



South facade viewed from adjacent parking lot



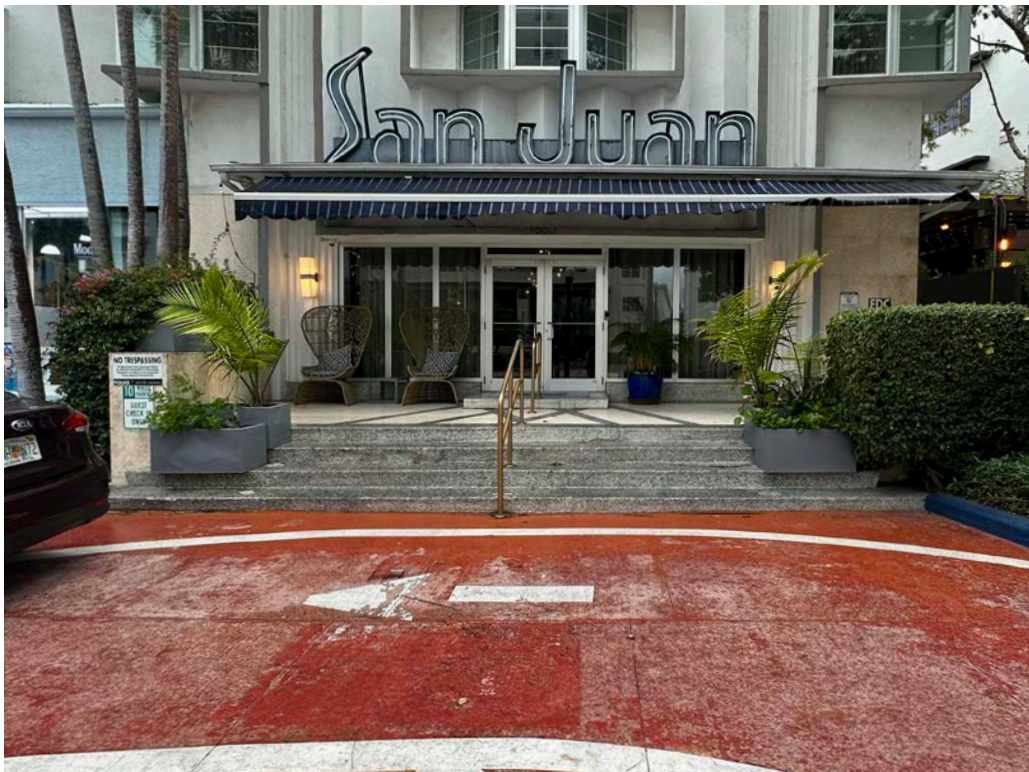
Looking West through north sideyard



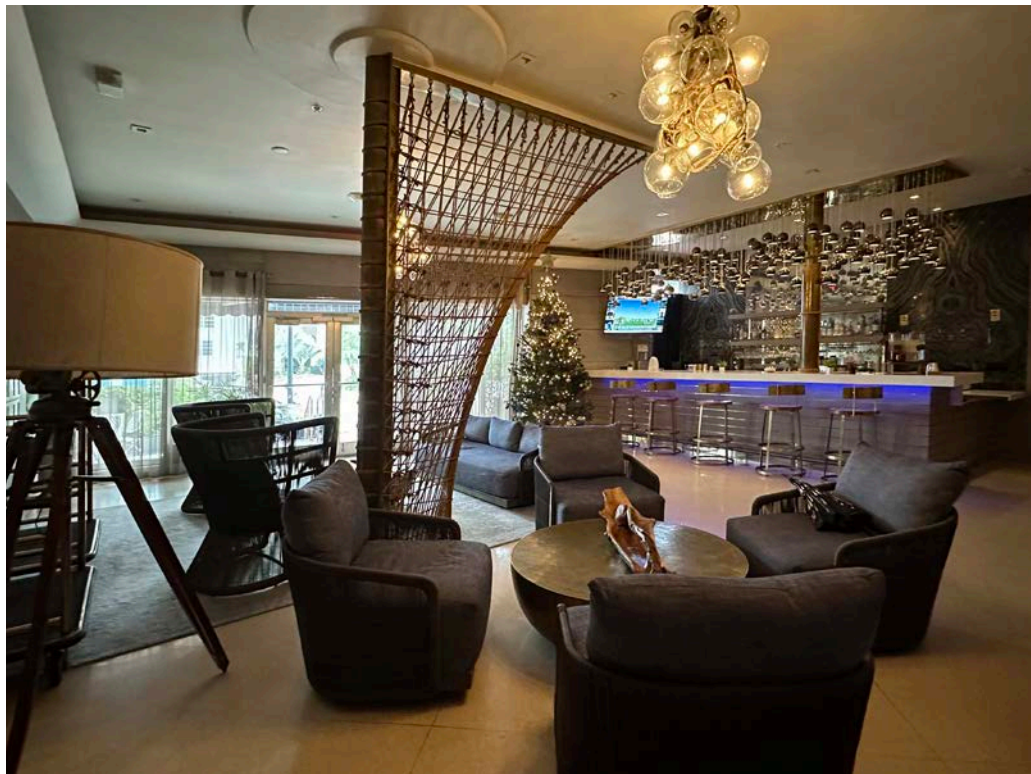
Looking East through north sideyard



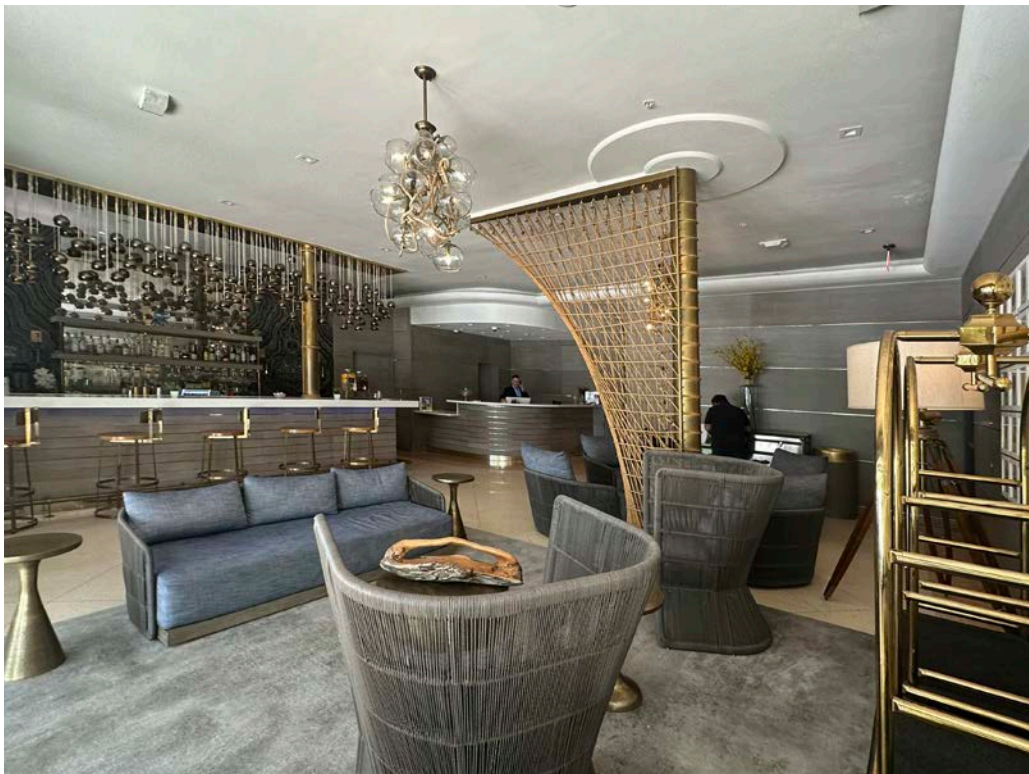
Ground floor - porch



Ground floor - driveway and porch



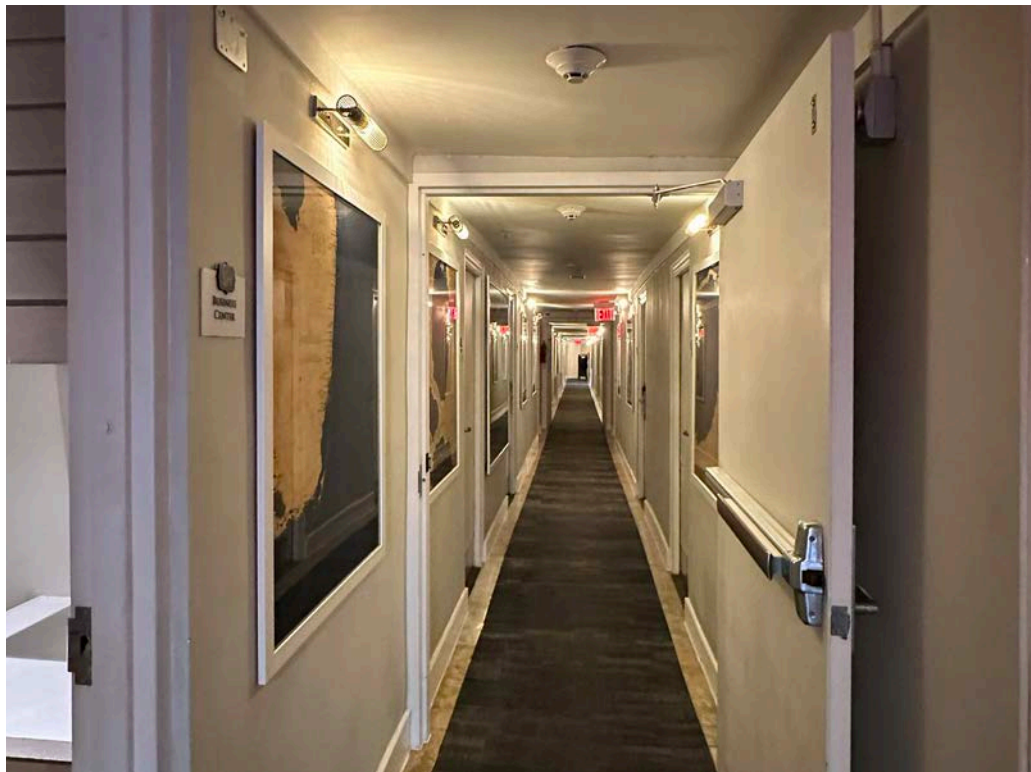
Ground floor interior - lobby



Ground floor interior - lobby



Ground floor - lobby desk



Ground floor - corridor



Ground floor - terrazzo stairs to corridor



Ground floor - elevator



Collins Avenue Facade - retail



Retail space - interior



Pool area facing northeast



Pool area facing southwest



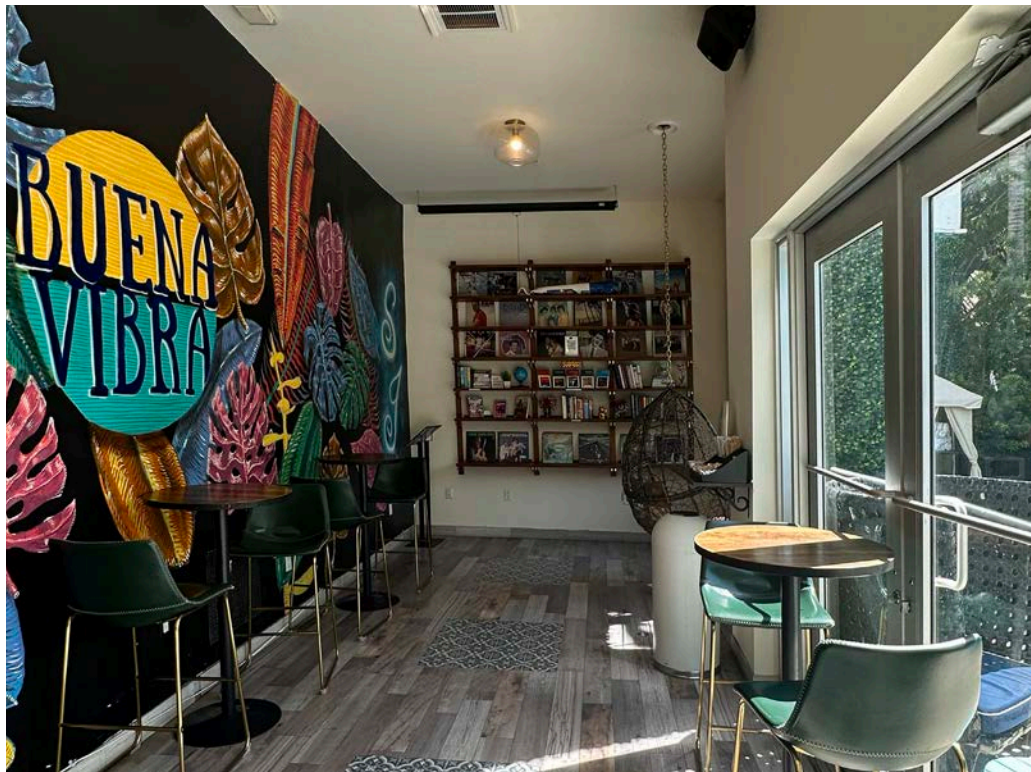
Patio area facing east



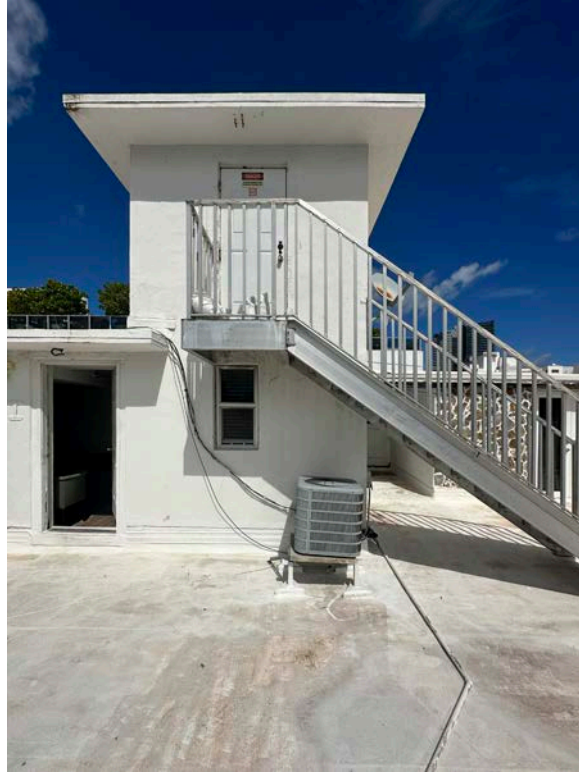
Patio area facing northeast



Ground floor - cafe



Ground floor - cafe



Roof level - elevator bulkhead



Roof level - penthouse



Roof level - penthouse



Roof level - stair



Roof level - penthouse interior



Ground floor - typical room



Ground floor - typical room