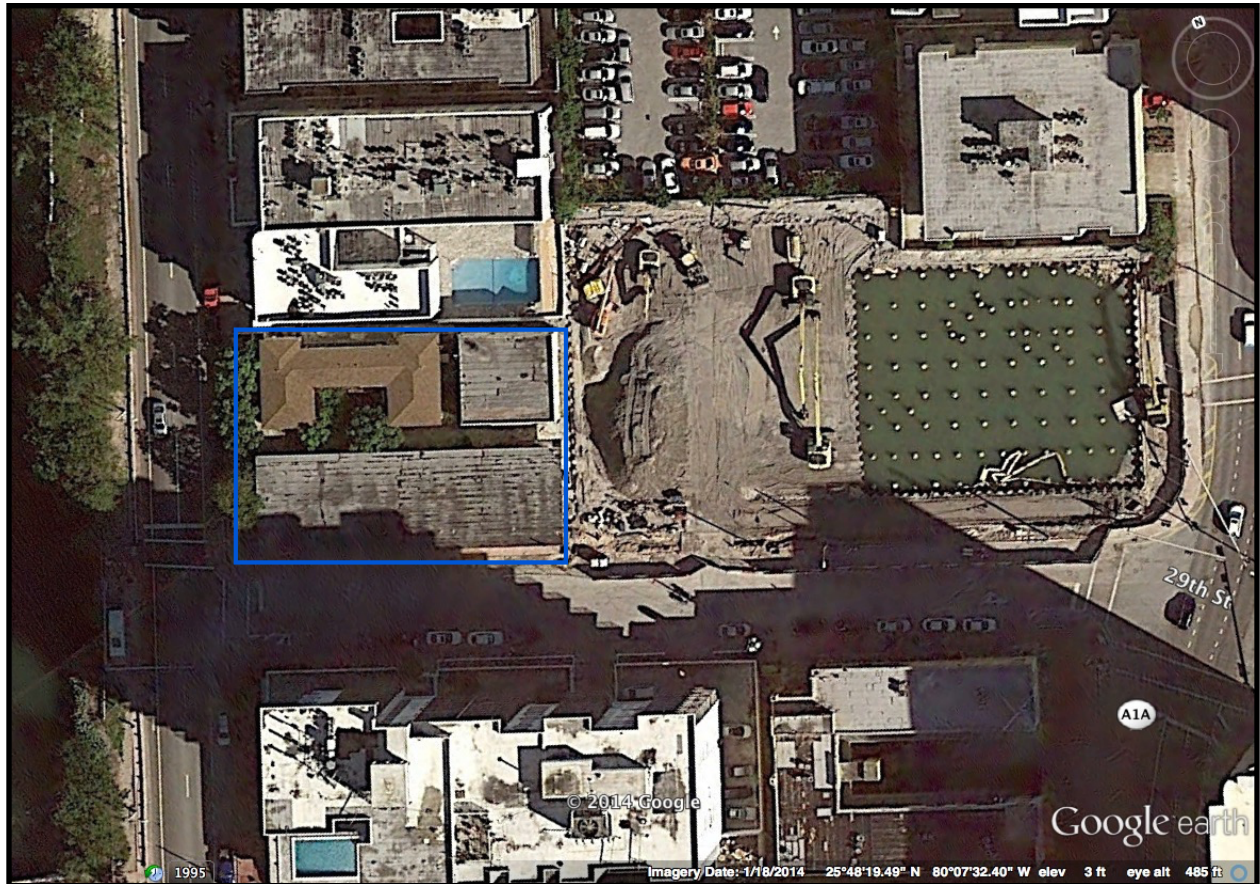


Historic Property Resource Report – 2901-11 Indian Creek Drive.



A comprehensive Historic Resource Report was prepared for this site by Carolyn Klepser in 2006. A copy of the Klepser report is attached hereto. There have been no major changes to the subject property's improvements since the preparation of the 2006 report.

The condition of the subject property and its environs have changed. Those changes are reflected in the photographs on this and following pages.

2015 Photos













**2900 Collins Ave. Historic
Report.**

February 28, 2006

Project Owner:
2901 Beach Venture llp
1300 Brickell Ave.
Miami – Florida - 33131



Prepared by:
Carolyn Klepser

2901-2911 INDIAN CREEK DRIVE HISTORIC BACKGROUND

Miami Beach pioneer John S. Collins and his family formed the Miami Beach Improvement Company in 1912 for the development of their oceanfront property. They platted the Oceanfront Subdivision, extending from 19th to 44th Streets, in February, 1916, and the area was built up with seasonal hotels, apartment buildings and homes in the years prior to World War II. In 2001, the Miami Beach City Commission designated the portion of this subdivision north of 23rd Street as the Collins Waterfront Historic District, to preserve its predominantly prewar architecture. The subject site, at the corner of Indian Creek Drive and 29th Street, occupies Lots 16 and 17 of Block 12 in the Oceanfront Subdivision, and all three buildings here are listed as Contributing structures in the historic district.

One of the finest early buildings in this neighborhood was the Pancoast Hotel, opened in 1923 by Collins' grandson J. Arthur Pancoast, on the ocean at 29th Street. Also in 1923, a three-story Garage and Dormitory annex to the Pancoast Hotel was built at 219 29th Street, on Lots 9 and 10 of Block 12. Around the corner, at 2924 Collins Avenue, the home of Chicago broker Albert C. Batelle had been constructed in 1921. The 24-unit Beach Maisonettes apartment house was built in 1926 at the corner of 30th Street and Indian Creek Drive. A 1929 aerial photograph shows the early state of this block. All of these buildings have since been demolished.

The oldest surviving building on Block 12 is the Embassy Hotel (now the Polo Condominium), built in 1935 at 2940 Collins Avenue. In the following year, the Alden Hotel was built at 2925 Indian Creek Drive, on Lot 14 of this block. (The south wing was added to the Alden a few years later, on Lot 15.)

It was also in 1936 that the first of the subject buildings appeared: the west building at 2911 Indian Creek Drive, on Lot 16. It was designed as a four-unit apartment house by the architectural firm of Schoeppl & Southwell, for owner Robert H. Morton and his wife Vernetta. Two years later, in 1938 architect Arnold Southwell designed the other apartment building at the east end of Lot 16, also for the Mortons. At that time, the Pancoast Hotel annex stood immediately to the east, but the corner lot to the south was vacant.

The Prewar Buildings

Robert Morton had purchased Lot 16 on January 4, 1935.¹ Some of the records from that time are missing or illegible, but no record was found of Morton ever owning Lot 17 as well. The first owner of both lots together appears to be Ocean Hotels Inc., in 1943,² but the corner lot remained vacant until 1962. This explains the south-facing orientation of the two apartment buildings on Lot 16; for over twenty years the vacant corner lot served as their front yard.

These buildings at 2911 Indian Creek Drive were first known as the Morton Apartments, as they are listed in the 1938 and 1939 Polk's City Directories. In the 1940 directory, the Mortons are listed as living here themselves. After they sold the Lot 16 property to Ocean Hotels in 1943, the Mortons managed a new Morton Apartments at 4125 Collins Avenue, and their former property here changed its name to the Modern³ (or Moderne⁴) Apartment Hotel.

Plans for the west building, designed by Schoeppl & Southwell, were found on microfilm #8654 in the Miami Beach Building Department. They include first and second floor plans, foundation plan, details, and a plot plan, but unfortunately no elevations, leaving many unanswered questions as to whether some architectural features are original.

¹ Dade County Deeds, Book 1600, Page 1.

² Ibid., Book 2328, Page 163; and Book 2337, Page 381.

³ Polk's City Directory, 1953-4.

This was designed as a very commodious building, with two two-bedroom apartments on each floor. Its most striking feature is the pair of voluptuously curved stairways that face each other across the central patio -- one stairway for each upstairs apartment. On the ground floor, there is an arched recess under the west stairway, and an identical archway still exists under the east stairway also, but has been hidden by later alterations. A second-floor catwalk between the two upstairs apartments does not appear in the original plans and seems to have been added in 1962, according to the Building Card, to satisfy requirements of the State Hotel Commission. Its wrought-iron railing appears to be of recent date.

The Building Card describes the roof of this building as flat, but it now has a low-pitched roof of asphalt tile. The plans are no help in documenting the original roof, but it seems most likely that this is an error on the Building Card. It notes that the building was "re-roofed" for \$525 in 1954 and again in 1973 for \$1250. A 1958 aerial photograph shows a pitched roof of possibly clay tiles.

This building has a number of charming decorative details that may be original but are not documented. They include scattered painted ceramic tiles on the wall surfaces, and a copper light fixture on the second floor; the west elevation has a planter bin by the side entrance to the downstairs apartment, and decorative ceramic pots on a ledge over the doorway. The original windows are not documented, but were probably casement or sash type, and not the current jalousies.

The east building on Lot 16, designed by Southwell in 1938, is a simple two-story streamlined cube. This building has always had a flat roof. Original plans were found on microfilm #11378 in the Miami Beach Building Department. They include four elevations, first and second floor plans, roof plan, details, and a plot

⁴ Miami Beach Plat Book, 1952, Plates 11 & 13.

plan. Although smaller than its neighbor, this building had six units: one one-bedroom apartment and two efficiencies on each floor. Its decorative features include a line of molding that unifies it with the west building, an eyebrow over the front entrance, and a stepped partition by the interior stairs. The original window type is unclear, but they are now jalousies. Light sconces by the front entrance are of recent date.

This pair of buildings perfectly illustrates the two branches of Art Moderne: the Decorative (west building) and the Industrial or Streamlined (east building).

The Postwar Building

After World War II, this block, like the rest of the City, underwent many changes. New hotels and apartment houses replaced older buildings and private residences as tourism rebounded in the Postwar boom. The Batelle house at 2924 Collins Avenue was demolished in 1951, and its site became a parking lot. To the south of this, the lots at the corner of Collins Avenue and 29th Street are shown as a tennis court in the 1952 City Plat Book. The Pancoast Hotel and its annex building on 29th Street were both torn down in 1955. The Seville Hotel was built on the site of the Pancoast, but the annex site remained vacant.

In November, 1956, Mrs. Sadye Greenwald sold the Modern Apartments (Lots 16 and 17) to 2911 Indian Creek, Inc.⁵ It was this company that built the apartment building on Lot 17, at 2901 Indian Creek Drive, in 1962. Its construction created an interior courtyard or garden apartment arrangement with the earlier buildings.

The original plans for this building, by architect Gerard Pitt, were found on microfilm #67442, including elevations, floor plans, and a plot plan that shows its

⁵ Dade County Deeds, Book 4356, Page 3.

juxtaposition to the other two buildings. A second-story bridge on the west elevation joins this building to the west building on Lot 16.

This is a typical two-story Postwar Modern apartment with a catwalk arrangement. It was built with 15 units: 8 one-bedroom apartments and 7 efficiencies. Each floor had two of the one-bedroom apartments at each end, and the efficiencies in the middle. There were four efficiencies on the second floor, and three efficiencies and a lobby on the first floor. A permit was issued to "rework lobby" in 1963, according to the Building Card.

The jalousie windows are the original style here. Other typical Postwar Modern features are the highly articulated breeze block* on the second-floor catwalks, and the convex roof eaves. The wrought-iron railing on the north side -- repeated on the catwalk of the 1936 building, probably at the same time they were installed here -- is not original to either building, nor compatible with either style.

--- Carolyn Klepser, researcher
(amended) February 22, 2006

* (not depicted on the elevation plans)

Architects

Carlos Schoeppl (1899-1990), a native of Texas, worked as an architect and land planner in New York City before coming to Florida in 1926. Here he became known as “the master builder of the Gold Coast,” specializing in grand Mediterranean-style mansions for the wealthy. He also organized the “Craftsman’s Village” in Miami, a community of artisans who manufactured home furnishings. After World War II Schoeppl adapted to changing tastes, designing the Crest Apartments (1666 James Ave.) and Lucerne Hotel (4101 Collins Ave.), among others, in Postwar Modern style. He also designed many municipal buildings and hospitals in the Bahamas, and helped found the American Plan Service, which marketed standardized blueprints for homes and commercial structures during the Postwar building boom.

Arnold Southwell was in partnership with Schoeppl in 1935-6. Together they designed a number of elegant private residences, including the Sebastian Kresge estate at 4887-4949 Pine Tree Drive in Miami Beach, and a few apartment houses. Southwell’s name appears alone on buildings of 1938-9, including the Denis Apartments at 844 Euclid Avenue, and residences at 1226 Lenox Avenue and 1199 Bay Drive.

Gerard Pitt (1885-1971) was born in New Rochelle, New York, and graduated from Columbia University in 1907. In his early career he worked in New York City with Carrere & Hastings, among others, and in Detroit. He moved to Miami in 1930 and was in partnership with George L. Pfeiffer, 1940-41. Pitt served as supervising architect for the southeast district of the Florida Hotel Commission from 1935 to 1957. ⁶ In Miami Beach, he designed dozens of mostly small-scale apartment buildings in Art Deco and Postwar Modern styles from 1940 to the late 1960s, when he was in his 80s. These include:

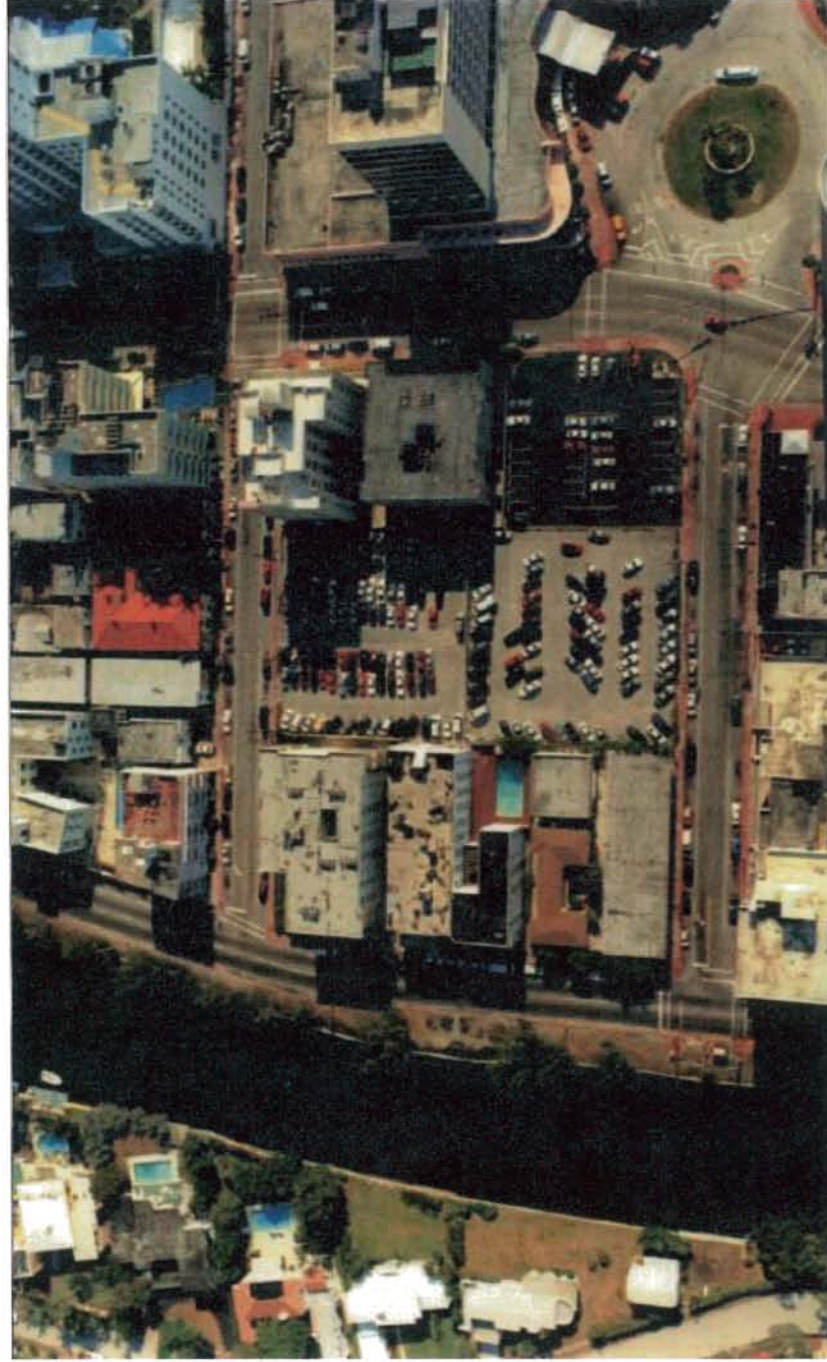
⁶ Membership application, American Institute of Architects, Coral Gables, Fla.

Saxon Manor	6790 Indian Creek Dr. (demolished)
Envoy Apartments	300 76th Street
Mermaid Apartments	1831 James Ave.
Tropical Gardens	1600 Collins Ave.
Clifton Hotel	1343 Collins Ave.

Many of his buildings are garden-style apartments, facing a central courtyard. He also designed two synagogues, at 1545 Jefferson Avenue and 935 Euclid Avenue. His name is also frequently seen on Postwar renovations of earlier buildings. In 1968 he moved to Bradenton, Florida, where he died three years later.⁷

⁷ Obituary, Miami Herald, March 30, 1971.

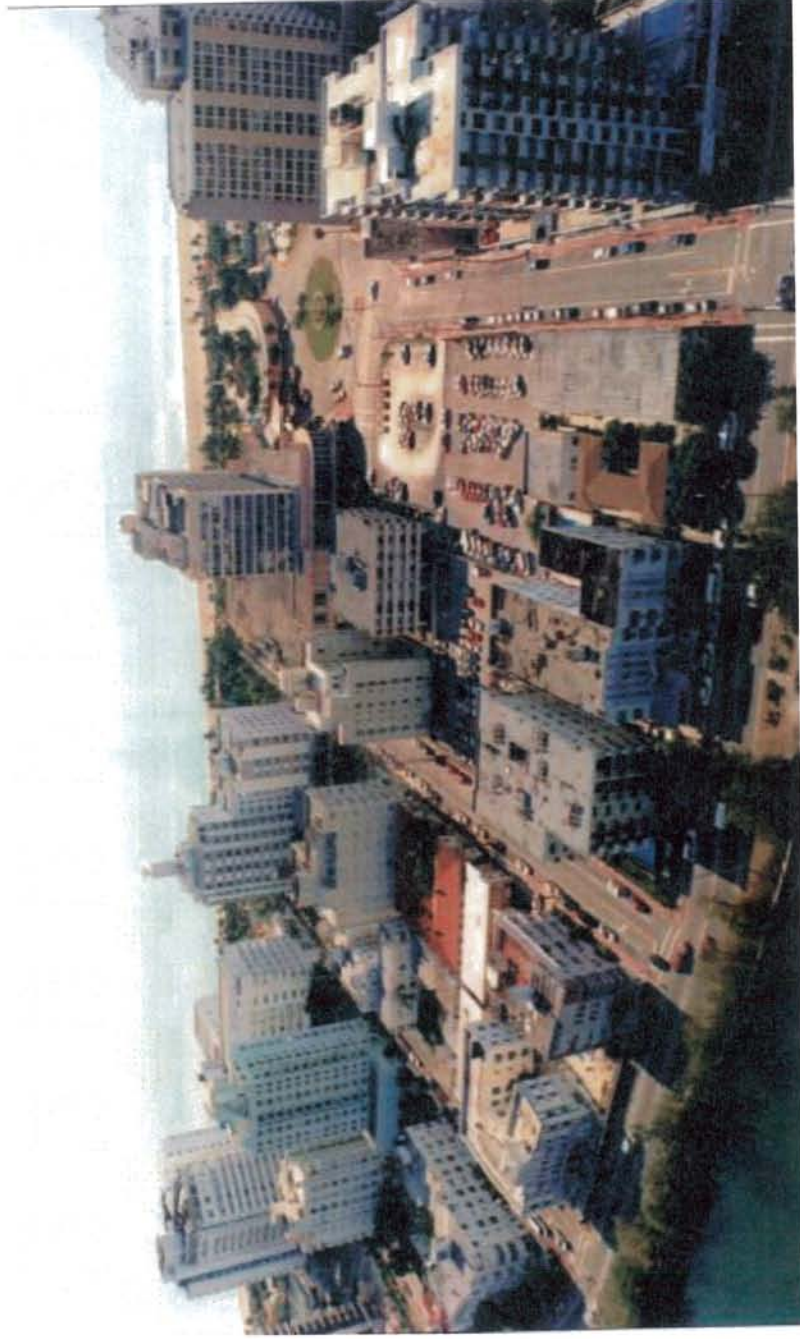
Aerial Pictures



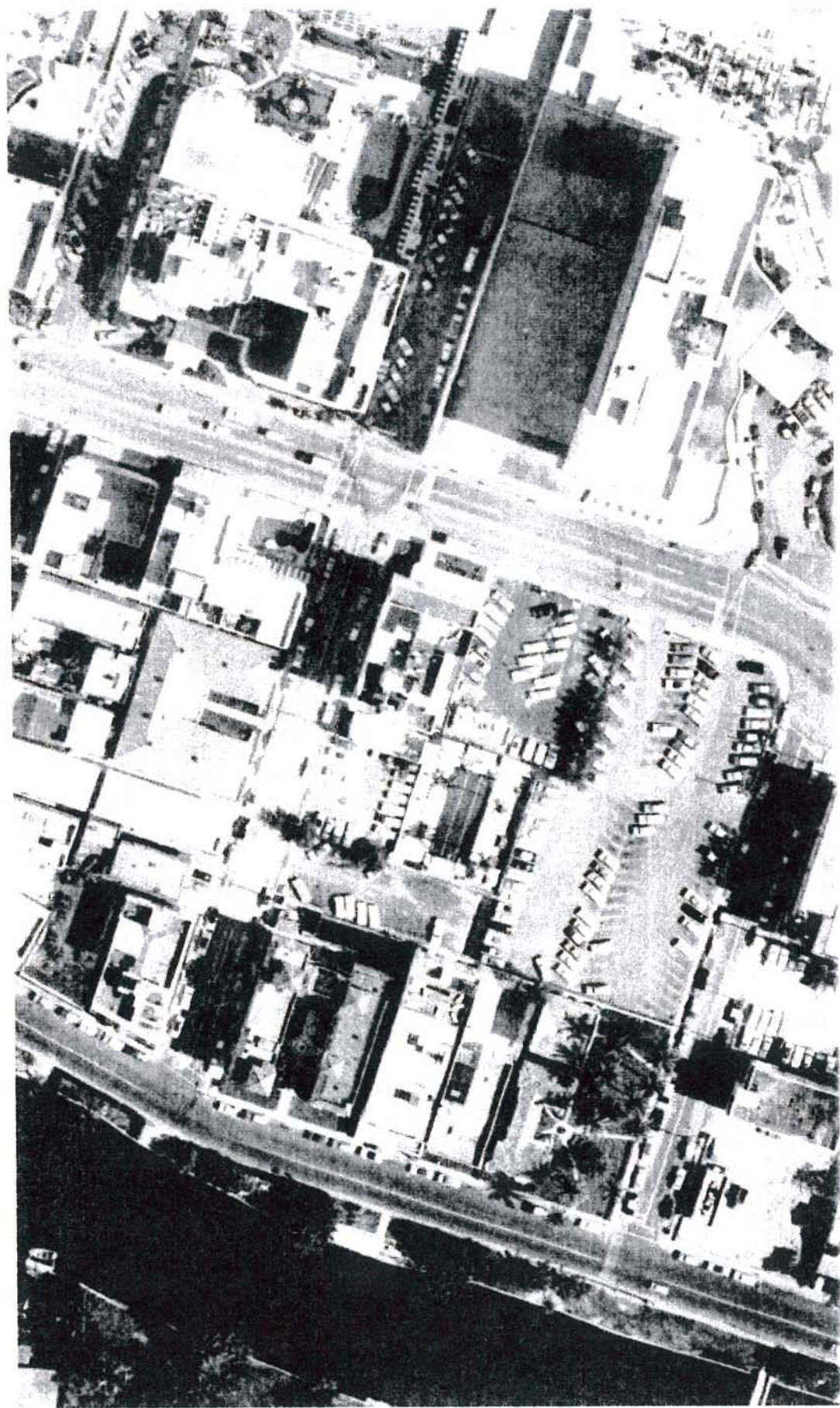
2900 Collins Ave. Aerial Picture #1 - 1999



2900 Collins Ave. Aerial Picture #2 - 1999

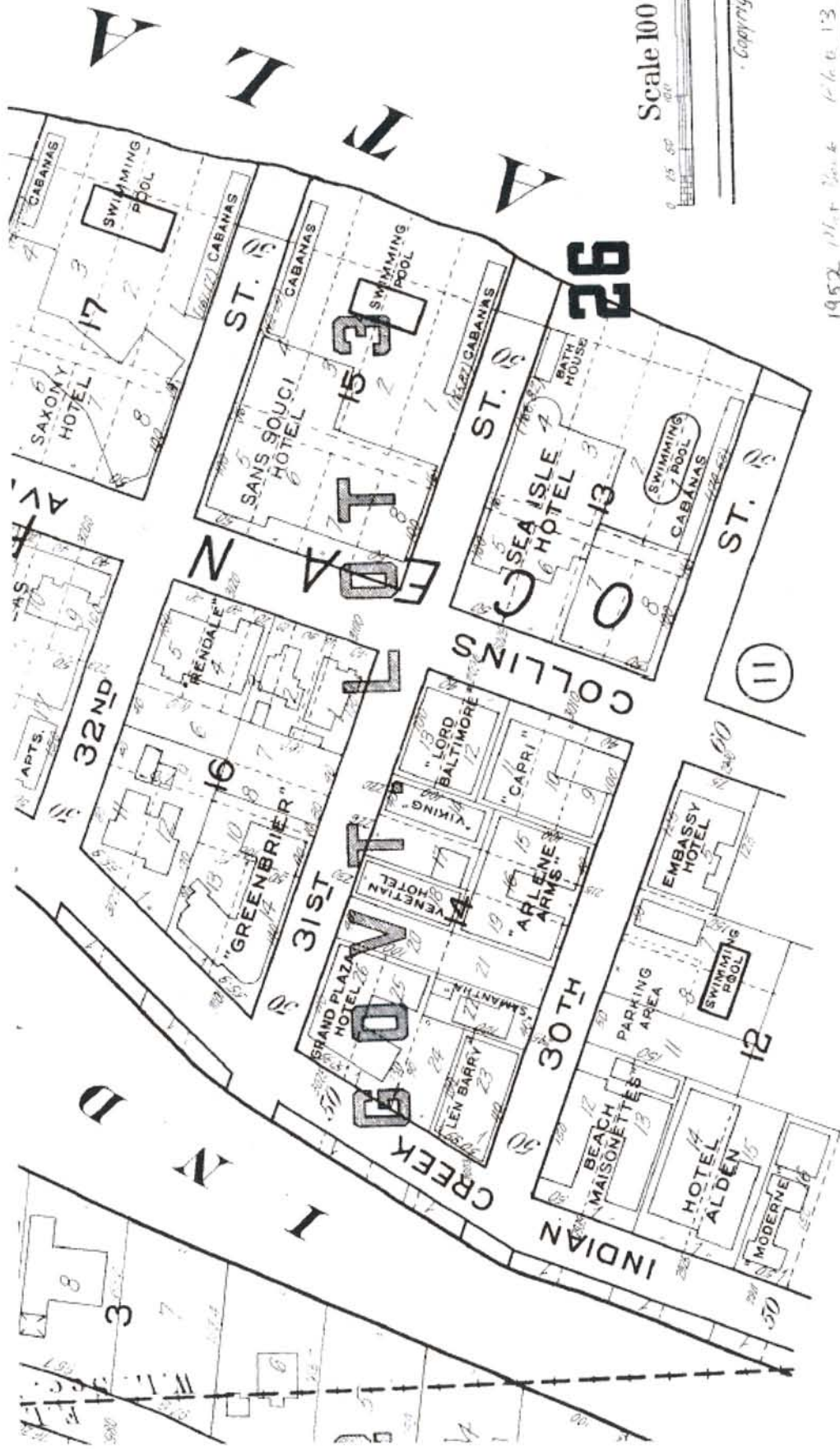


2900 Collins Ave. Aerial Picture #3 - 1999

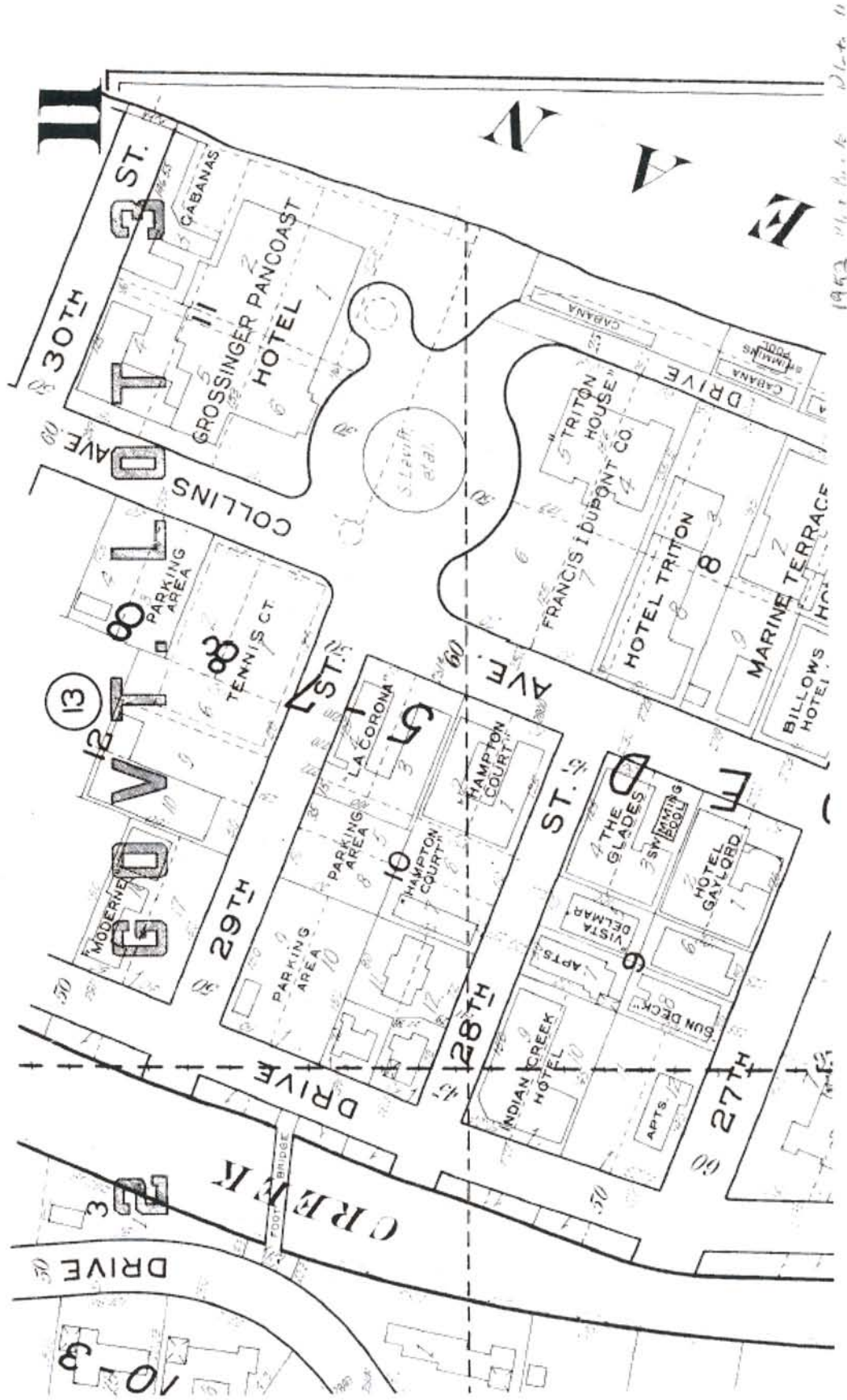


2900 Collins Ave. Aerial Picture #2 - 1958

Historic Location Plan



2900 Collins Ave. Location Plan 1952 1/2



2900 Collins Ave. Location Plan 1952 2/2

MICROFILM

- NW 1936 EXISTING CONSTRUCTION BUILDING CARD
- NE 1938 EXISTING CONSTRUCTION BUILDING CARD
- S 1962 EXISTING CONSTRUCTION BUILDING CARD

Owner ROBT. H. MORTON Mailing Address Permit No. 8654 Cost \$ 17,500.
 Lot 16 Block 12 Subdivision M.B.Imp.Co.O.F. Address 2911 Indian Creek Drive
 General Contractor Wm. F. Snyder Bond No.
 Architect Schoenpl & Southwell Engineer
 Zoning Regulations: Use RE Area 15 Lot Size Stories 2
 Building Size: Front 37' Depth 78' Height 25' Use APARTMENT HOUSE -- 4 units --
 Certificate of Occupancy No. Foundation Concrete Filling Roof Flat Date Aug. 26, 1936
 Type of Construction CB9

Plumbing Contractor #9346 H. Brunson Sewer Connection 1, Date Sept. 4, 1936
 31 Fixtures Temporary Closet Date

Plumbing Contractor Bath Tubs Floor Drains #10650 Brunson: 4 Sinks,
 Water Closets Showers Grease Traps Dec. 1, 1937 4 Gas:
 Lavatories Sinks Drinking Fountains Date
 Urinals Gas Heaters 9, Rough Approved Date

Gas Stoves 1, Gas Turn On Approved Tank Size METRO ORD. #75-34 Date
 Gas Radiators Septic Tank Contractor Tank Size CERTIFICATION DATE: 11-24-35
 Oil Burner Contractor Sprinkler System

Electrical Contractor # 7374 Larkins Address Date Oct. 9, 1936
 Switch 60, Range Motors 4, Fans Temporary Service
 OUTLETS Light 44, HEATERS Water Space Centers of Distribution
 Receptacles Refrigerators #9084 Larkins: 4 Motors, 4 Centers, Nov. 26, 1937
 Irons " " (alterations)
 Electrical Contractor # 7679 Austin Sign Outlets Date Nov. 24, 1936

No. FIXTURES 49 Date of Service
 FINAL APPROVED BY
 Alterations or Repairs—Over #10626 Alterations: (Arnold Southwell, arch) \$1,000..Nov. 22, 1937

Building Permits:

447563 3-RODING - 1980 Industries, Inc.

535..... Jar. 29, 1954

[illegible]

#67062 Layon Colman: 5' x 30' supported balcony to connect to stairs required by State Hotel Commission - \$200.

[illegible]

#60573 Additions, Inc.: Rework Lobby - \$2500. - 6/18/63

#01619- Truly Nolen, Inc. - DWT-\$800-8-17-72

402951-Youngblood Co.-Re-roof-\$1250-4-24-73

Plumbing Permits: #36766 Economy Plumbing.....two replace gas water heaters...Jan. 27, 1955 OK,
 Rotman 1/27/55
 (2001 Indian Creek Dr.)
 6/28/63
 (2001 Indian Creek Dr.)

#47422 - Peoples Gas Gas - 1 Gas Range 8/13/69

Electrical Permits: #39102 Astor Elec Serv: 1 Violation: Apr 10, 1953 OK, H. Rosser, 4-17-53
OK, Rosser 7/23/1956 #44635 B. Haskell Company 12 centers of distribution, 20 motors May 31, 1955
#52086 Lyon Elec: 12 Receptacles - June 16, 1958

#59768 Campbell Elec: 1 switch outlet, 1 light outlet, 3 receptacles, 1 space heater, 1 fixture, 2 range outlets. 1 iron outlet. 1 refrig.outlet. 1 motor 0-1 HP-6/26/63

60045 S & S Elec: 1 motor 0-1 HP. 1 cent.dist.8/19/63

#62808 Astor Elec. Serv. Inc.: 5 cent. of dist. - 12/17/64

67537 Astor Elec. Inc. 100 Light Outlets - 100 Fixtures 12/3/69

Cost \$ 10,000:

Permit No. 11378

Mailing Address

Owner MRS. ROBT. H. MORTON

Address 2911 Indian Creek Drive

Lot 16 Block 12

Subdivision M.B. Imp. Co. O.F.

General Contractor Taylor Construction Co.

Bond No. 1862

Engineer

Architect Arnold Southwell

Lot 17 per T.C. 4/14/42

Zoning Regulations: Use RE

Area 15

Lot Size

Building Size: Front 39'

Depth 42'

Height 22'

Stories 2

Certificate of Occupancy No.

Use APARTMENT HOUSE - 6 units -

Type of Construction CBS

Foundation Spread footing

Roof Flat

Date July 19, 1938

Date Nov. 3, 1938

Sewer Connection 1,

Hildebrandt

Plumbing Contractor # 11482

Temporary Closet

Hildebrandt

Plumbing Contractor # 11161

Date July 27, 1938

Hildebrandt

Water Closets

Bath Tubs

Lavatories

Showers

Urinals

Sinks

Gas Stoves 1, People's Water & Gas Co: 11/3/38

Gas Radiators

Septic Tank Contractor

Oil Burner Contractor

Sprinkler System

Gas Turn On Approved -- J.J. Farrey, August 17, 1938

Gas Heaters 5,

Electrical Contractor #11274 R.L. O'Donovan

Range HEATERS Water Space

Switch 25

Receptacles 31

Refrigerators 6

Irons 1

Electrical Contractor #11876 O'Donovan

Sign Outlets

Centers of Distribution 13

Temporary Service

Date Nov. 22, 1938

Date # Aug. 26, 1938

Address

Fans

No. FIXTURES 39

FINAL APPROVED BY Lincoln Brown, Jr. Date of Service November 29, 1938

Alterations or Repairs—Over

32 Fixtures, December 14, 1938

13 Light outlets, 10 Receptacles,

7 Switch outlets, 13

1124-75

1124-75

1124-75

1124-75

1124-75

1124-75

1124-75

1124-75

1124-75

1124-75

1124-75

1124-75

1124-75

1124-75

1124-75

ALTERATIONS & ADDITIONS

Building Permits: # 18252 Painting - outside & inside: Maghus Olsen, painter: \$800...Apr. 22, 1944

#03386-Truly Nolen, Inc.-DWI-\$612-6-13-73

#04696-Owner-Repairing, painting-\$2000-12-3-73

#28836 7/14/86 pedro Hernandez exterior paint \$3,800.

Plumbing Permits:

#57510-Serota Plumbing- gas piping-7-30-79

#57549-Serota Plumbing- fire sprinkler-8-13-79

Electrical Permits:

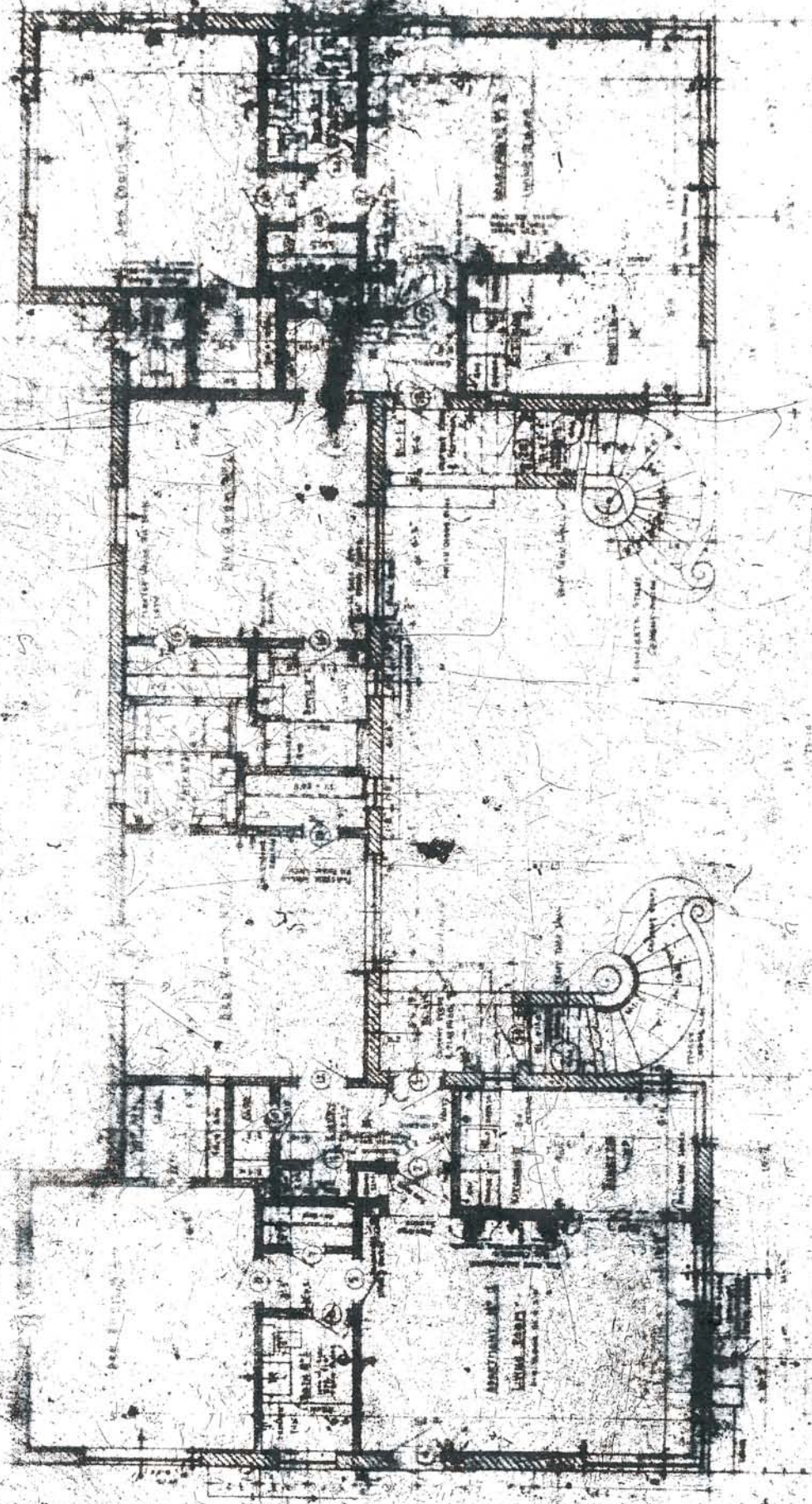
#80961 4/3/86 SRG Elec - fire repairs to elect service 1

ELECTRICAL PERMITS:

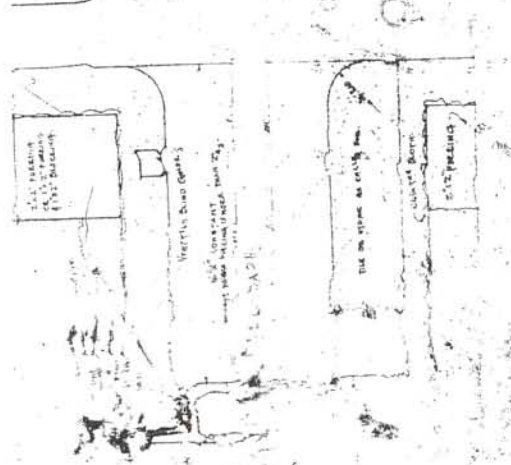
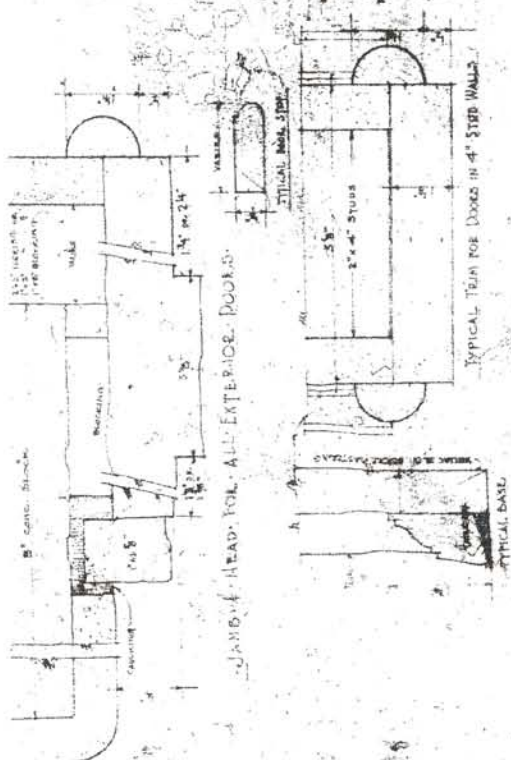
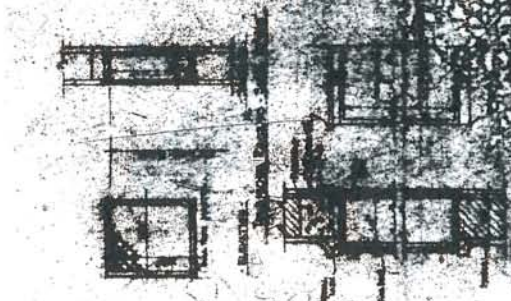
#E8801154 - Mesa Brothers Inc. - 16 Smoke detectors - 6-30-88
#E8801143 - Mesa Brothers Inc. - 16 Smoke detectors - 6-30-88
#E8891513 - Mesa Brothers Electric - New fire alarm devices and receptacles-8-14-89

MICROFILM

- NW 1936 EXISTING CONSTRUCTION PLANS
- NE 1938 EXISTING CONSTRUCTION PLANS
- S 1962 EXISTING CONSTRUCTION PLANS



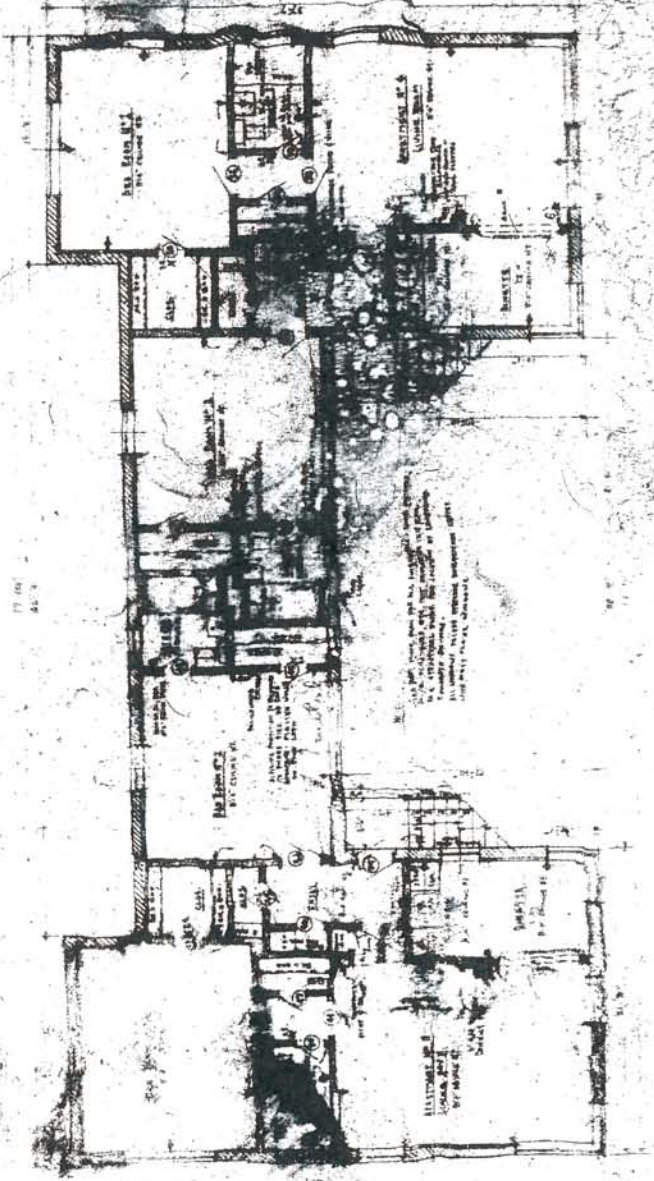
FIRST FLOOR PLAN



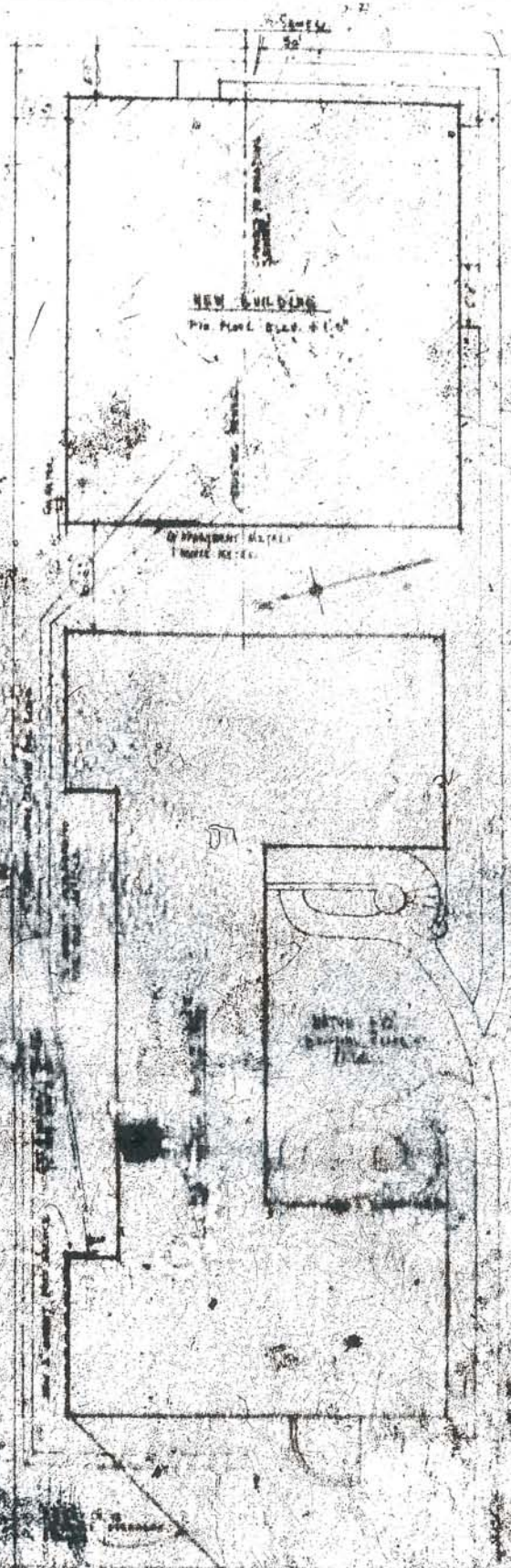
JAMB & HEAD FOR ALL EXTERIOR DOORS

TYPICAL TRIM FOR DOORS IN 4" STBD WALLS

TYPICAL BASE



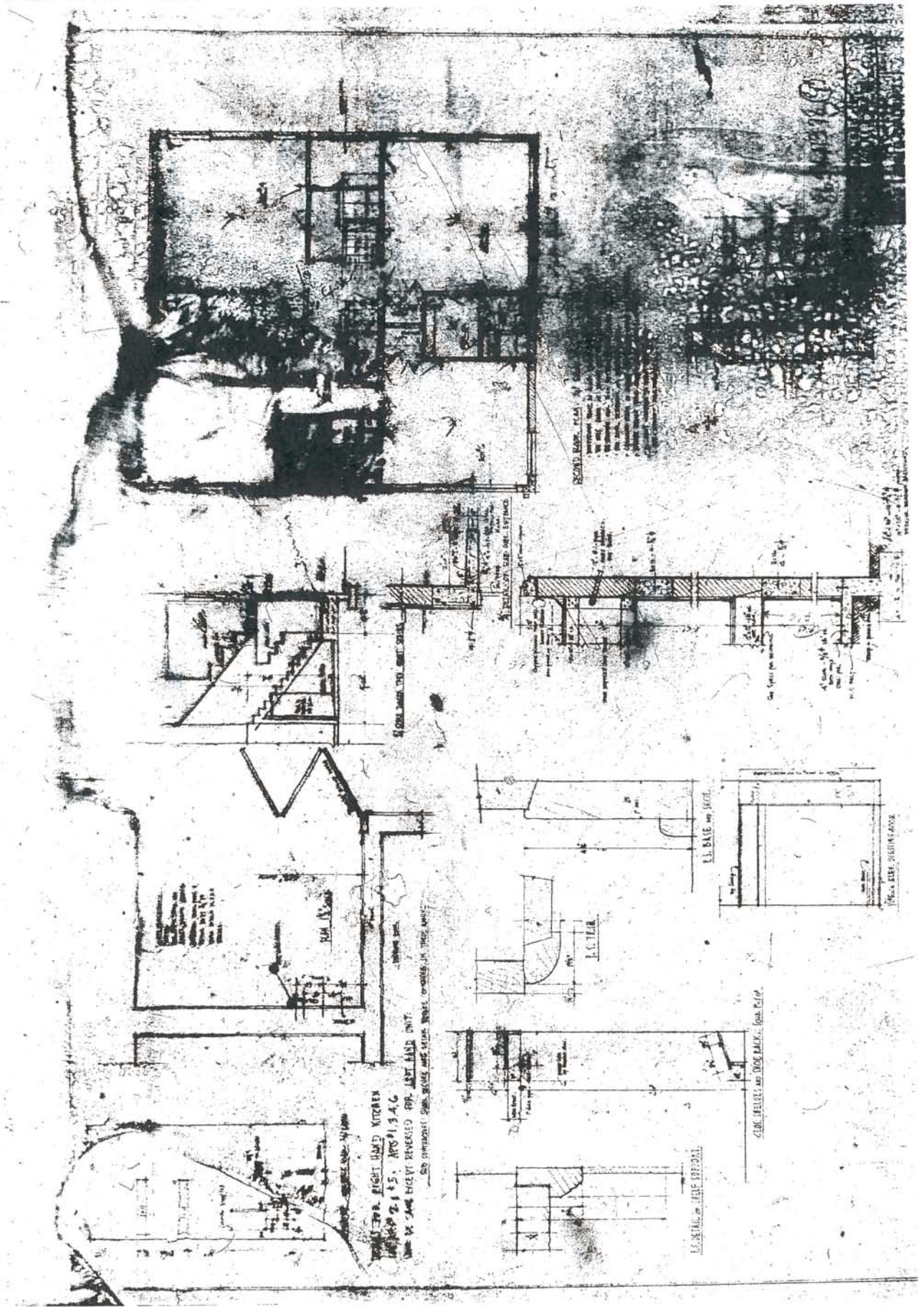
FOR INFO - SEE PLAN 14-1



PLOT PLAN 4-10

7654-11576



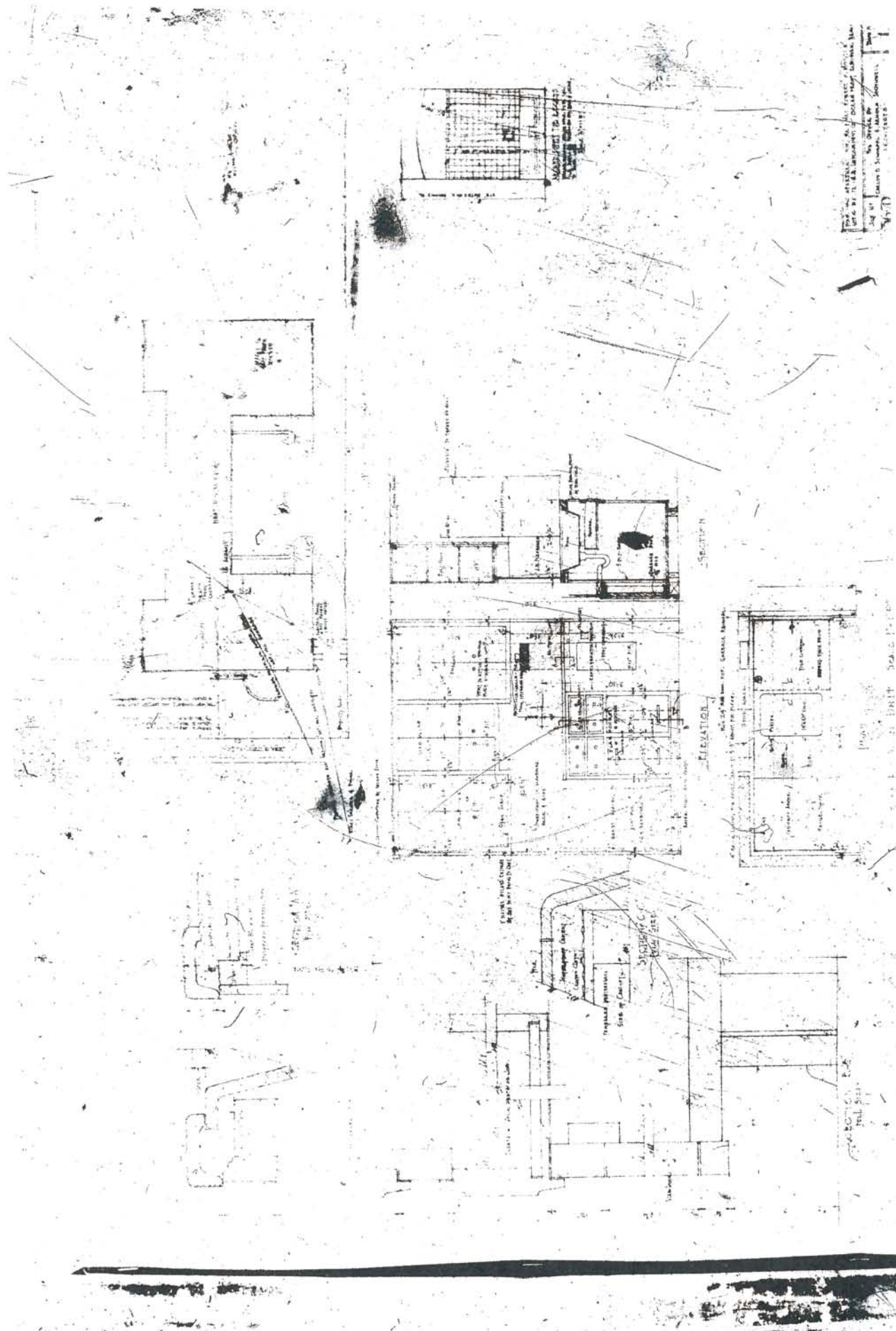


SECOND FLOOR PLAN

FIRST FLOOR PLAN

SECTION

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE 4" THICK CONCRETE.
4. ALL ROOFS ARE 12" THICK CONCRETE.
5. ALL CEILINGS ARE 8" THICK CONCRETE.
6. ALL FOUNDATIONS ARE 12" THICK CONCRETE.
7. ALL EXTERIOR WALLS ARE 12" THICK CONCRETE.
8. ALL INTERIOR WALLS ARE 8" THICK CONCRETE.
9. ALL DOORS ARE 6" THICK SOLID WOOD.
10. ALL WINDOWS ARE 4" THICK SOLID WOOD.
11. ALL STAIRS ARE 6" THICK SOLID WOOD.
12. ALL BATHROOMS ARE 6" THICK SOLID WOOD.
13. ALL KITCHENS ARE 6" THICK SOLID WOOD.
14. ALL LIVING AREAS ARE 6" THICK SOLID WOOD.
15. ALL BEDROOMS ARE 6" THICK SOLID WOOD.
16. ALL HALLWAYS ARE 6" THICK SOLID WOOD.
17. ALL CLOSETS ARE 6" THICK SOLID WOOD.
18. ALL PORCHES ARE 6" THICK SOLID WOOD.
19. ALL PATIOS ARE 6" THICK SOLID WOOD.
20. ALL TERRACES ARE 6" THICK SOLID WOOD.



THE ARCHITECT, 100 N. 1st Street, St. Louis, Mo.
FOR THE U.S. DEPARTMENT OF COMMERCE, BUREAU OF STANDARDS
JAN 1917

