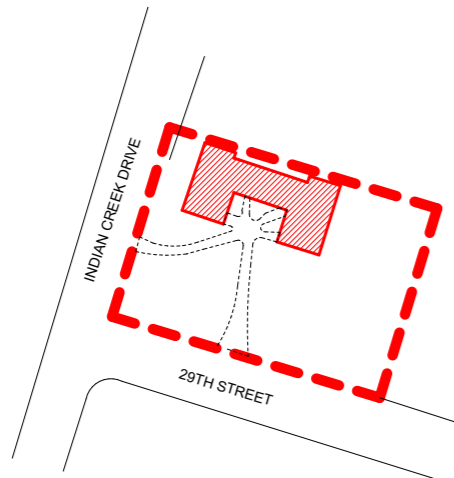


**2901-11 Indian  
Creek Drive  
(HPB24-0626)**



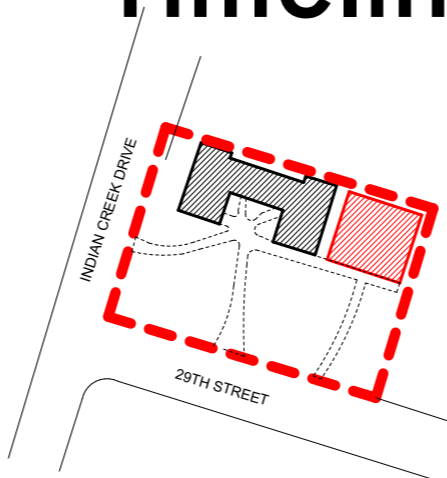
# Original Construction

## SITE TIMELINE



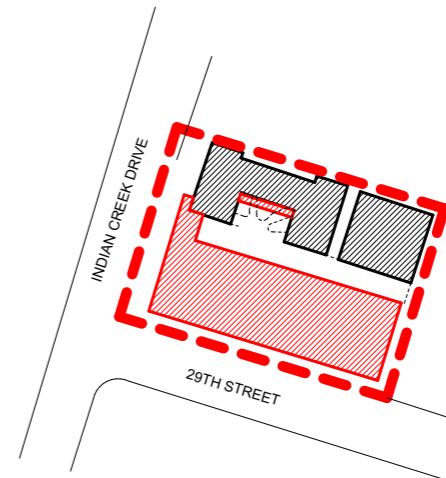
1936

## Timeline



1938

PRE-WAR POST-WAR



1962



### PRE-WAR WALK UP

FOUR UNIT APARTMENT HOUSE DESIGNED BY ARCHITECTS SCHOEPPL & SOUTHWELL FOR ROBERT H. MORTON. THE LAYOUT FAVORS FRONT YARD CONFIGURATION THAT FACES 29TH STREET.



### PRE-WAR ANNEX

TWO YEARS LATER CAME THIS ADDITIONAL BUILDING WITH A MUCH MORE RESTRAINED AND LESS DECORATIVE STYLE THAT ALSO FRONTED THE SOUTHERN PORTION TO THE SITE.



### POST-WAR GARDEN APTS.

THE POST WAR ERA BROUGHT A FEW CHANGES OF OWNERSHIP TO THE SITE. IN 1962 A NEW BUILDING ON THE SOUTHERN PORTION OF THE PROPERTY WAS BUILT WHICH RECONFIGURED THE SITE INTO A GARDEN APARTMENT ARRANGEMENT.

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M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

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SEAL

URBAN ROBOT LLC  
A33002780 B28001534 LC20000510

REVISIONS

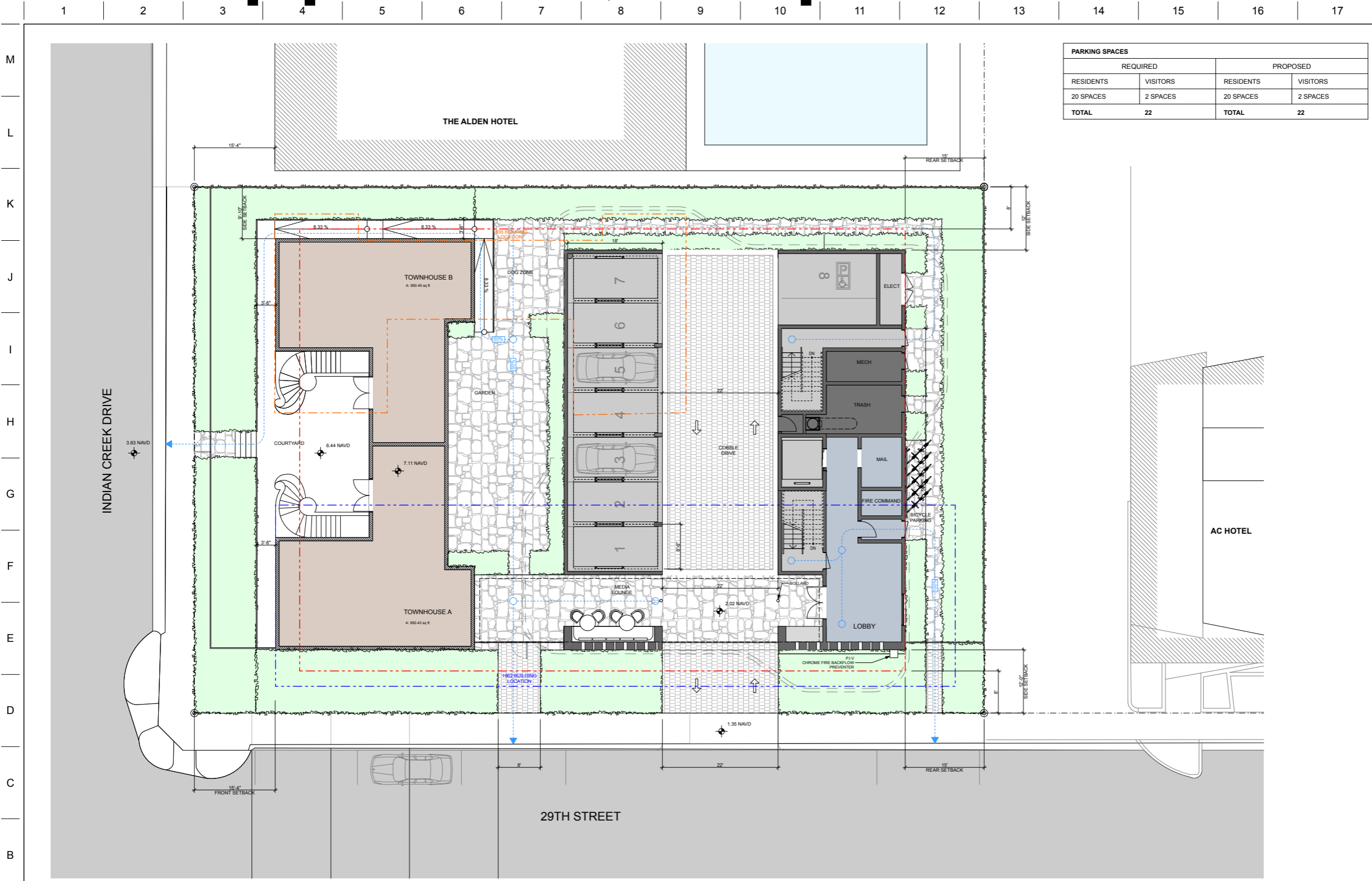
2002

6/14/24

SV / JJ / AB

HISTORIC SITE

# Approved/Proposed Plan



PARKING SPACES			
REQUIRED		PROPOSED	
RESIDENTS	VISITORS	RESIDENTS	VISITORS
20 SPACES	2 SPACES	20 SPACES	2 SPACES
<b>TOTAL</b>	<b>22</b>	<b>TOTAL</b>	<b>22</b>

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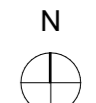
SEAL

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2002 PROJECT NO.  
 11/10/20 DATE  
 SV / JJ / AB DRAWN / CHECKED  
**GROUND FLOOR**

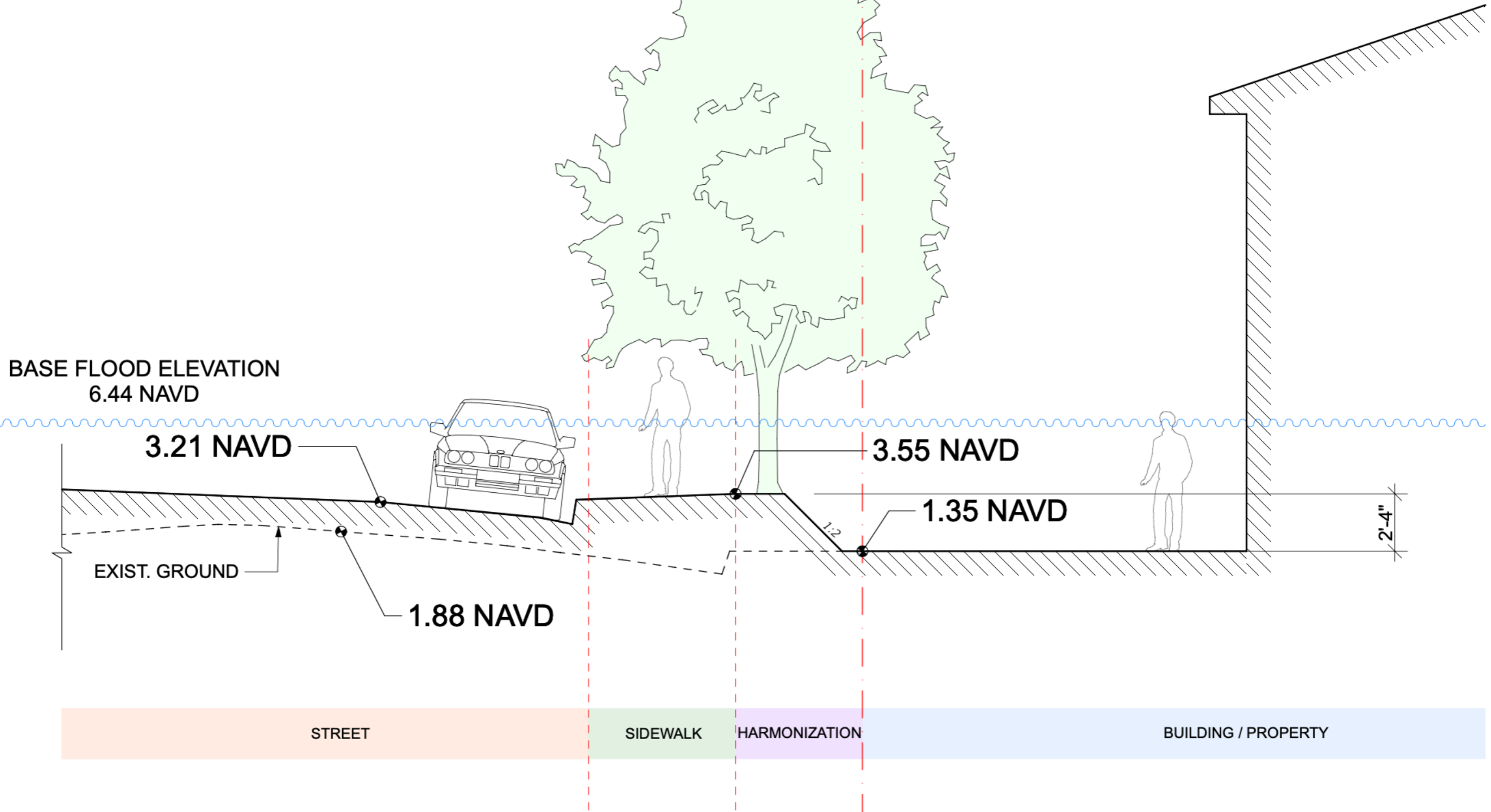
1 GROUND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



# Base Flood Elevation



# Status Quo After Road Raising



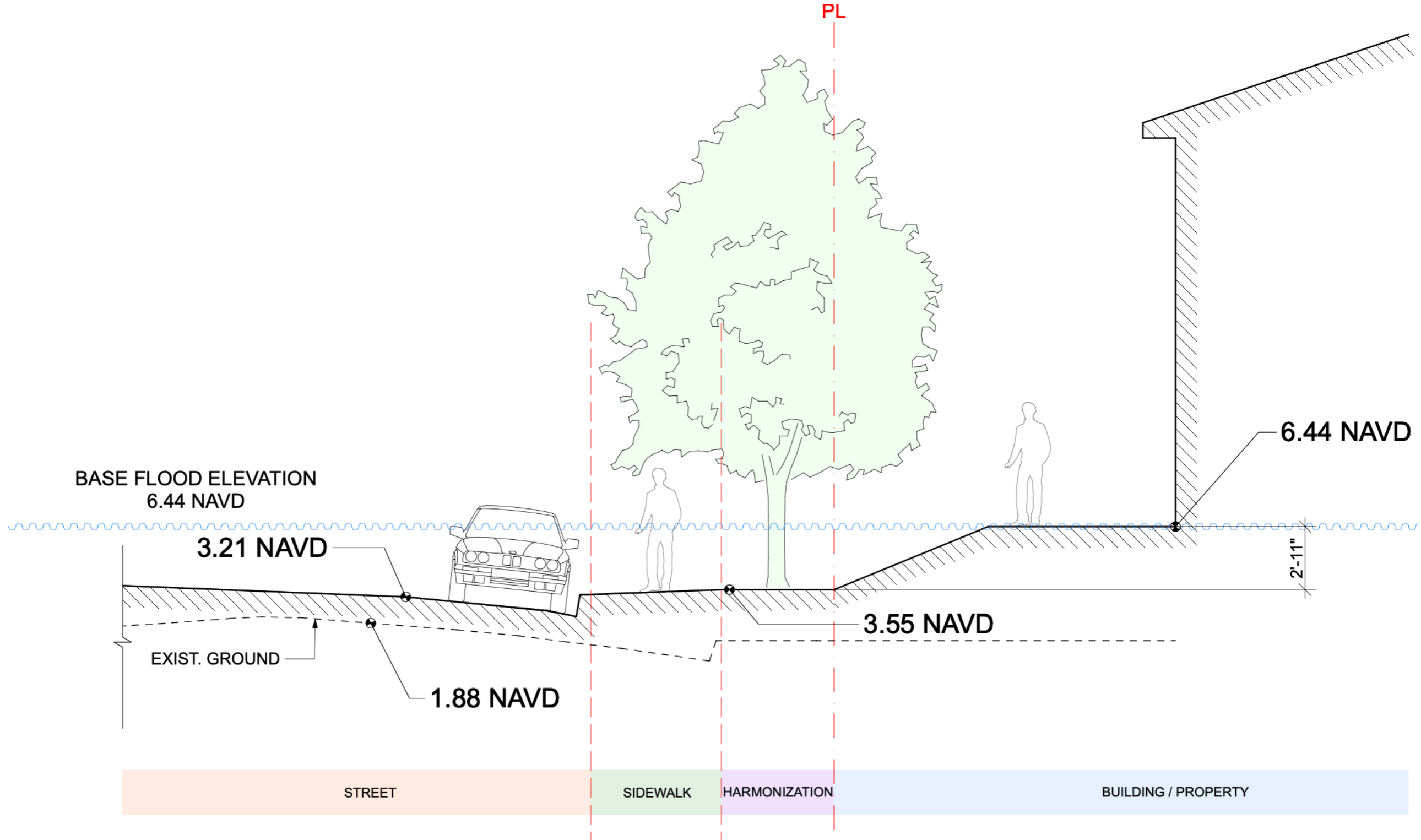
2 CONDITION AFTER RAISING STREET  
SCALE: 1/4" = 1'-0"

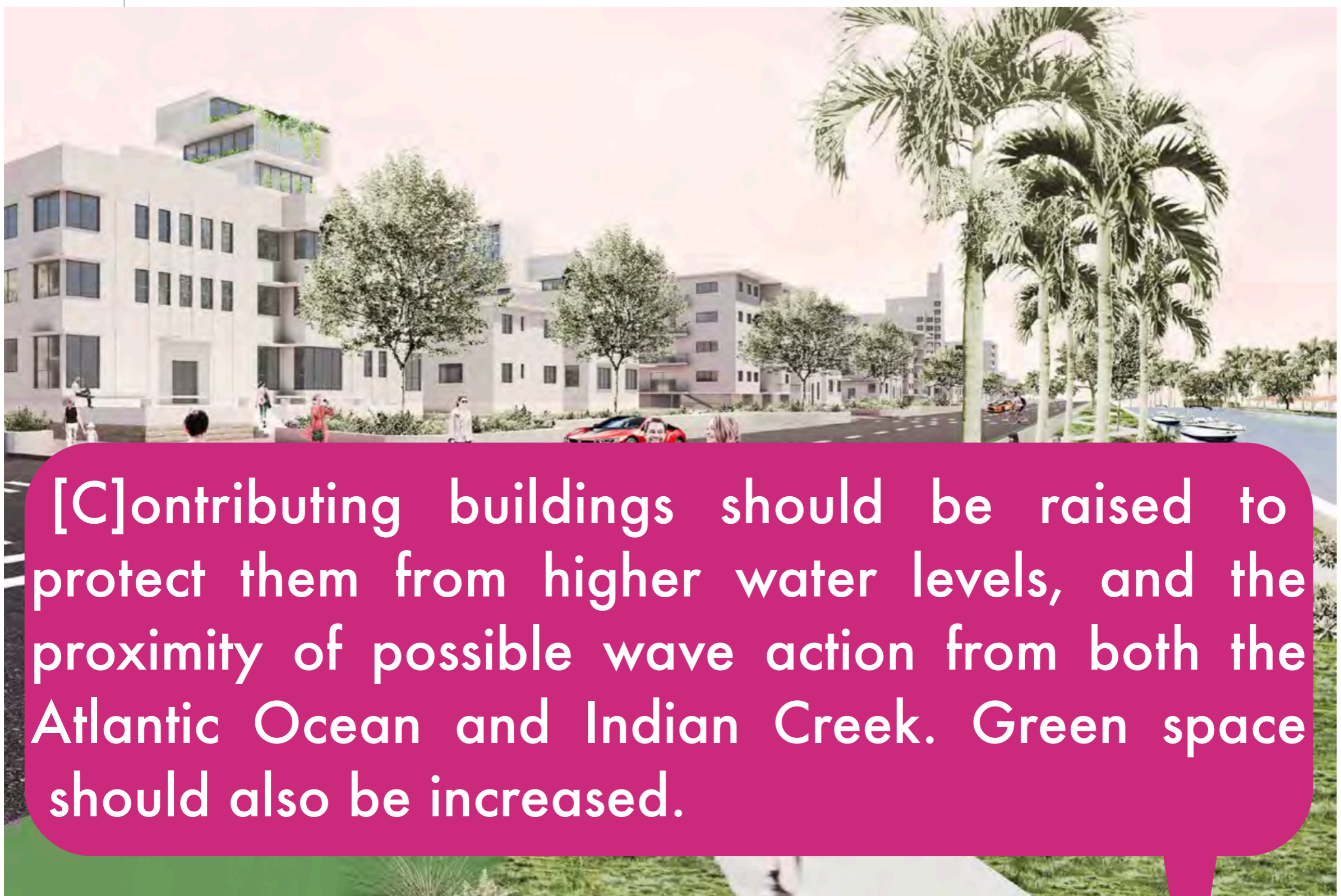


# Status Quo After Road Raising



# Results of Raising 1936 Structure





[C]ontributing buildings should be raised to protect them from higher water levels, and the proximity of possible wave action from both the Atlantic Ocean and Indian Creek. Green space should also be increased.

**Collins Waterfront Study Area | Recommendation: Raise**

The narrow urban profile of the Collins Waterfront Study Area is poorly suited for Adapt in Place strategies. The long western flank of the area (Indian Creek Drive) is currently being raised by the City. Here, contributing buildings should be raised to protect them from higher water levels, and the proximity of possible wave action from both the Atlantic Ocean and Indian Creek. Green space should also be increased.

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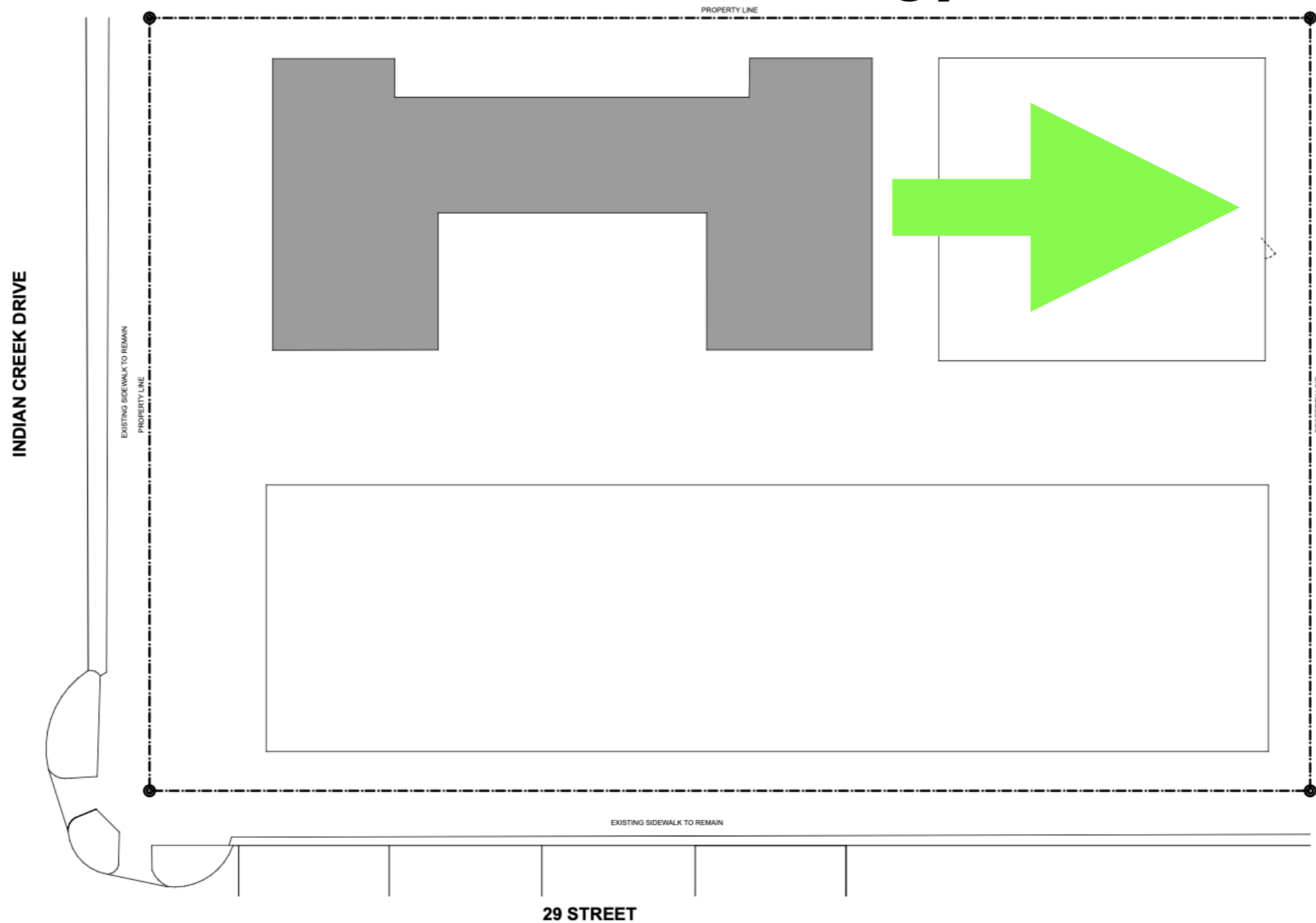
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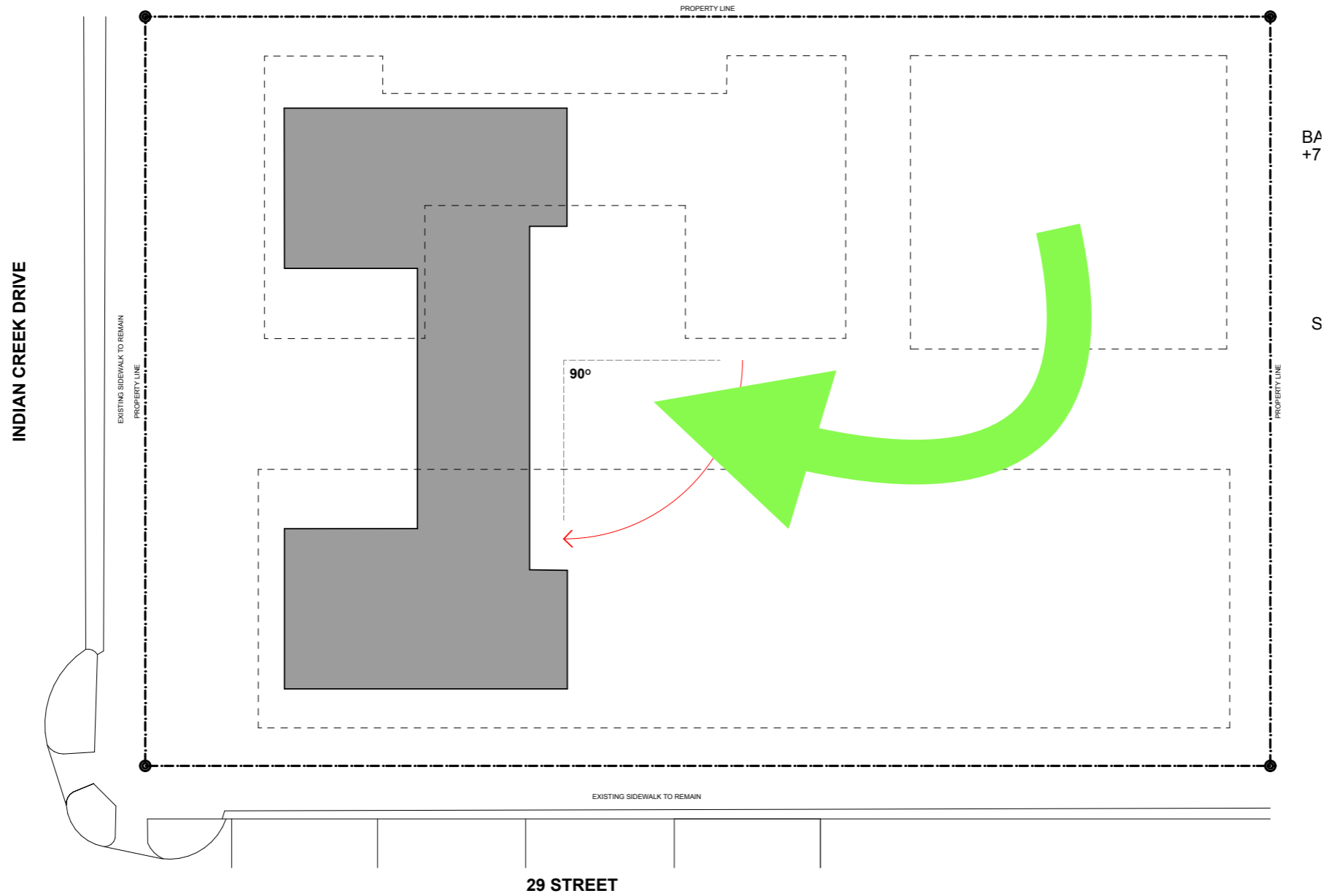
RENDERING

A-37

# Original Contemplated Methodology

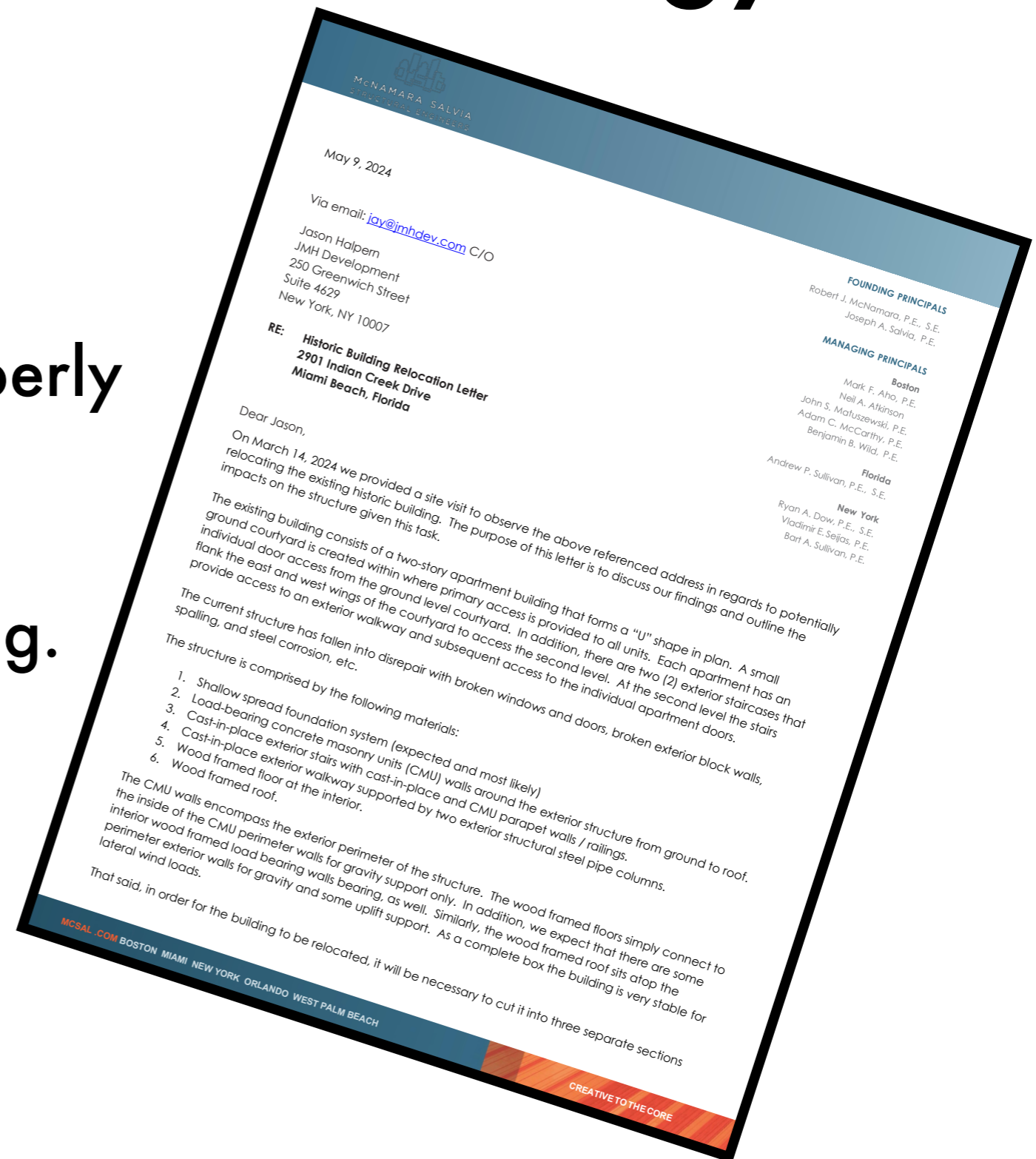


# Original Contemplated Methodology



# Issues with Methodology

In conclusion, the existing structure building is not properly reinforced nor connected together for the stresses induced by lifting and moving.



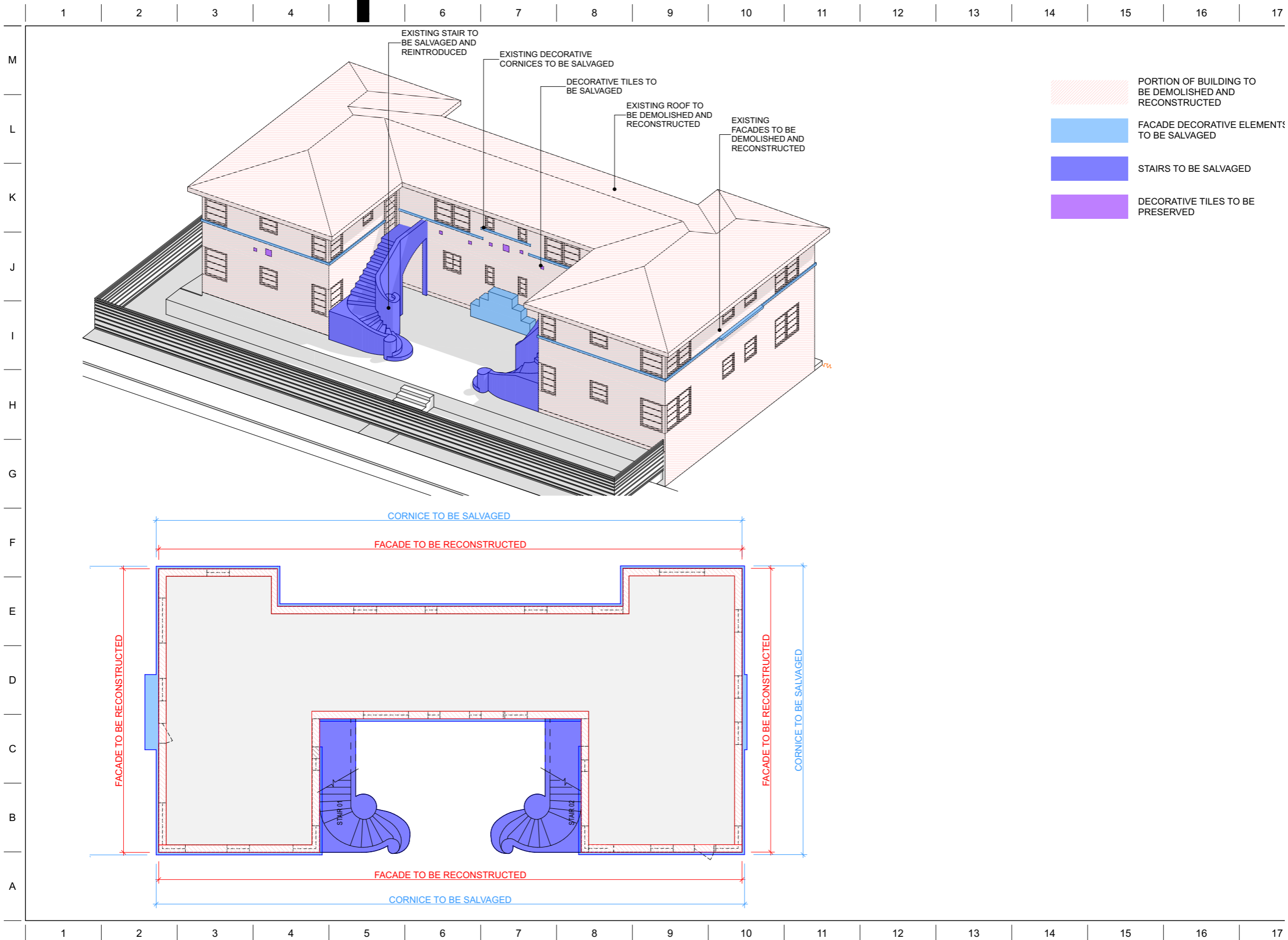
# Wall Openings



# Wall Openings



# Proposed Alternative

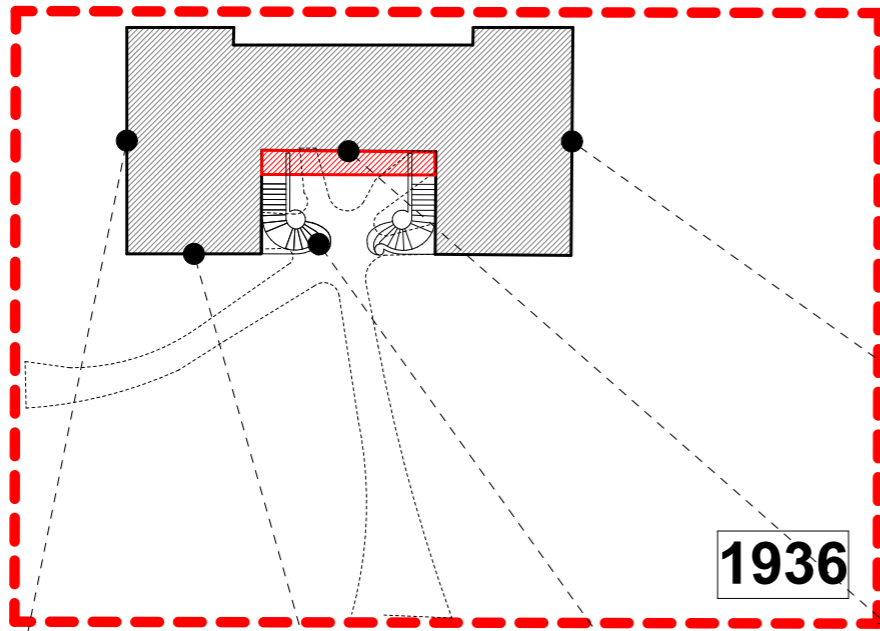


# Proposed Alternative

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INDIAN CREEK DRIVE



29TH STREET

1936



DECORATIVE CORNICE



DECORATIVE FACADE TILES



MAIN EXTERIOR STAIRS



DECORATIVE FACADE ELEMENT



DECORATIVE CORNICE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

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PROJECT NO.

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DATE

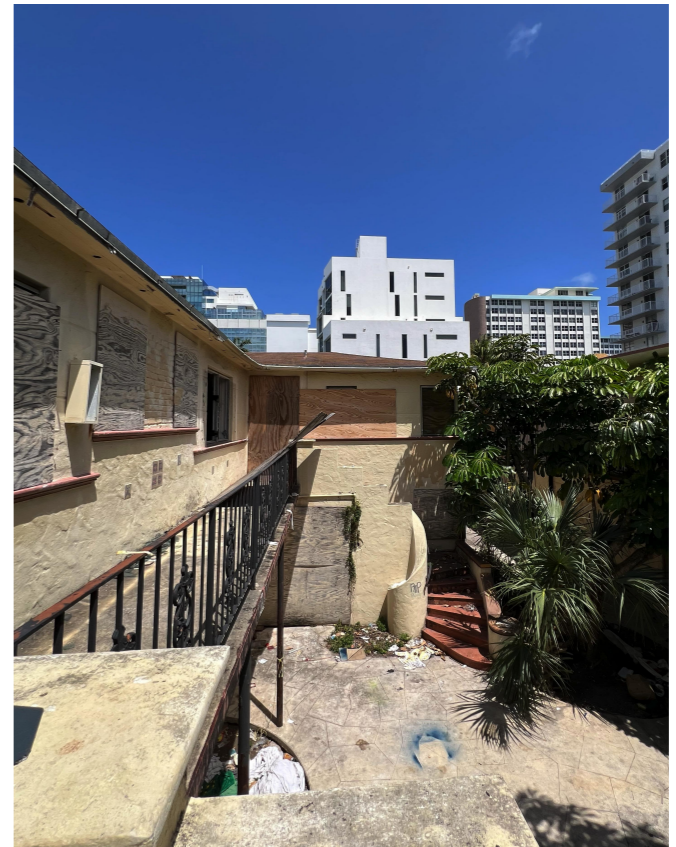
SV / JJ / AB  
DRAWN / CHECKED

HISTORICALLY  
SIGNIFICANT  
FACADE STUDY

# Proposed Alternative

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HISTORIC BUILDING IMAGES

# Development Timeline

- **Master Building Permit Approaching Final Review**
- **Upon Issuance of Master Building Permit (and associated Demolition Permit):**
  - **Historic Elements Removed from 1936 Building and Moved Off-Site Temporarily.**
  - **Remaining Structures Removed and Property Cleared and Filled to Current Grade.**
- **Project Development Begins, Historic Elements Restored.**

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RENDERING

A-49

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**2901-11 Indian  
Creek Drive  
(HPB24-0626)**