



# HISTORIC RESOURCES REPORT

FOR

## 3865 INDIAN CREEK DRIVE

AKA MALABO APARTMENT HOTEL AKA VENEZIA HOTEL  
MIAMI BEACH, FLORIDA 33140

PREPARED BY:

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FOR THE OWNER:

ABRAHAM KRAMER  
3865 INDIAN CREEK DRIVE  
MIAMI BEACH, FLORIDA 33140

APRIL 7, 2016





UNDATED POSTCARD VIEW LOOKING ACROSS INDIAN CREEK TOWARDS 3865 INDIAN CREEK DRIVE AT FAR LEFT

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# 1

## NEIGHBORHOOD HISTORY

*"The Collins Avenue oceanfront neighborhood is closely associated with the first known settlement of the barrier island that would become Miami Beach. Except for the small area west of Lake Pancoast, this land was first platted in 1916 as the Oceanfront Subdivision by the Miami Beach Improvement Company, the realty company founded by Miami Beach pioneer John Collins in 1912. The company name was the first official use of the term "Miami Beach." The dredging and opening of the Collins Canal as well as the construction and opening of the wooden Collins Bridge across Biscayne Bay made the island conveniently accessible." (1)*

*"This area is most closely connected to Carl G. Fisher, the prime developer of Miami Beach in the 1920s, whose Miami Beach Bay Shore Company dredged Lake Surprise and its waterways in 1923 and then platted this land for development in 1925. " (2)*

PHOTOGRAPH: THE GOOD HOTEL, MIAMI BEACH 1925 COURTESY HISTORY MIAMI "





## 3865 INDIAN CREEK DRIVE

"The shores of the Lake (Pancoast) were the site of the original homestead of Collins and of his son-in-law Thomas J. Pancoast, who was the City's second mayor, founded Chamber of Commerce and contributed greatly to the early days of the City's development as a resort." (3)

"In 1914 the Pancoasts opened the Miami Beach Casino on the ocean at 23rd Street. It was the island's third bathing pavilion and the first to have a swimming pool. Carl Fisher bought it two years later, refurbished it and renamed it the Roman Pools,11 with a distinctive windmill that served as a pump to fill the pools with seawater. The windmill was heavily damaged in the 1926 hurricane, but remained standing as a beach front concession stand when it was demolished in the 1960s." (4)

"Indian Creek itself is a natural waterway and gives evidence of the local environment in pre-settlement days, including some of the last remaining mangrove trees. In the first quarter of the 20th Century, the Creek was lined with mangrove trees and forests, according to the memoirs of Russell Pancoast....The Lake Pancoast / Collins Canal area gives evidence of the early dredging and engineering efforts that created and shaped the very substance of the City." (5)

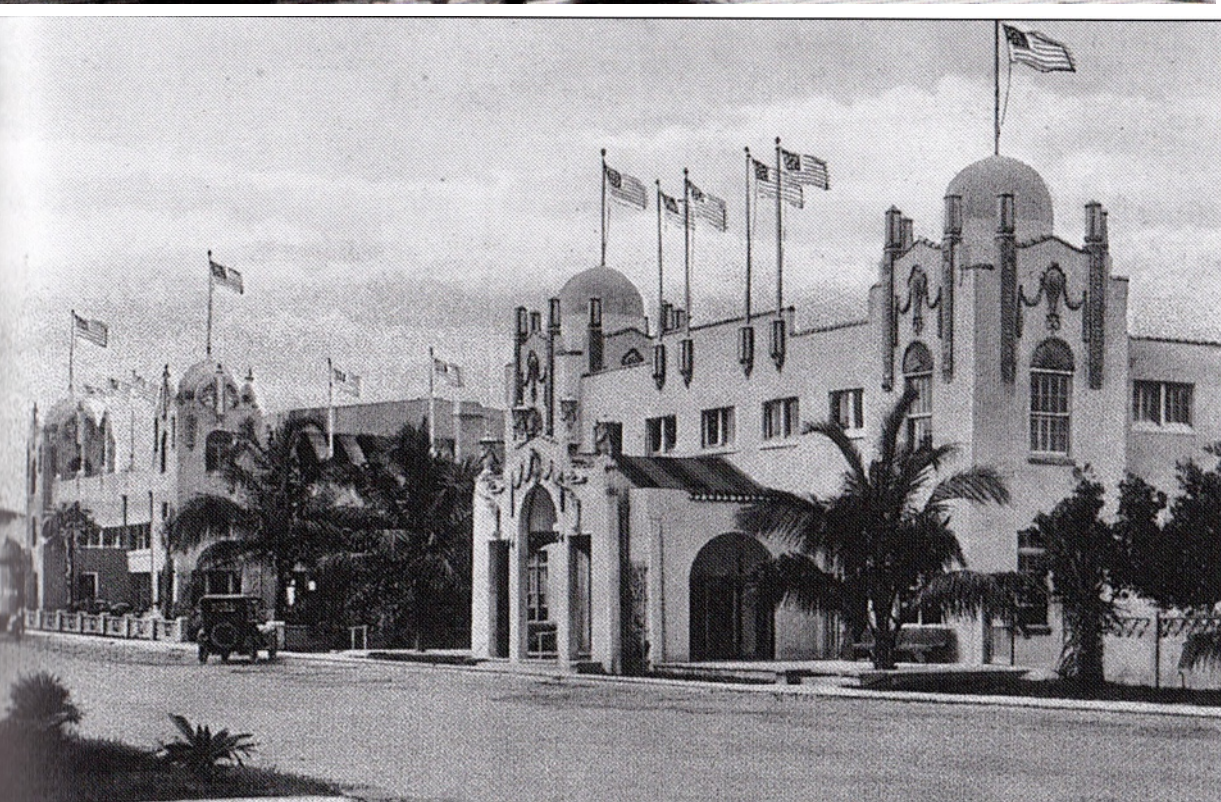
"Historically, a significant portion of this neighborhood north of 22nd Street was contemporaneous with Ocean Beach, predating the major development of the 1920s and '30s between 5th Street and Collins Park. Miami Beach did expand northward following World War II, but this expansion started at 44th Street. In terms of permanent settlement, the City's roots go back at least as far in this neighborhood as they do in Ocean Beach, for this was the homestead site of the Collins / Pancoast family, and also the site of the City's earliest oceanfront hotels." (6)

"In 1914 the Pancoasts opened the Miami Beach Casino on the ocean at 23rd Street. It was the island's third bathing pavilion and the first to have a swimming pool. Carl Fisher bought it two years later, refurbished it and renamed it the Roman Pools,11 with a distinctive windmill that served as a pump to fill the pools with seawater. The windmill was heavily damaged in the 1926 hurricane, but remained standing as a beach front concession stand when it was demolished in the 1960s." (4)

TOP: PANCOAST HOMESTEAD ON LAKE PANCOAST, MIAMI BEACH 1914 (16)

MIDDLE: INDIAN CREEK WITH RONEY PLAZA HOTEL AT BACKGROUND WITH INDIAN CREEK DRIVE AT LEFT CIRCA 1930's.

BELOW: ROMAN POOLS, 22 STREET AT THE OCEAN, MIAMI BEACH 1916







“An important part of Miami Beach’s early growth was the literal creation of new real estate by dredging and bulk-heading the shallows of Biscayne Bay and the inland waterways. Carl Fisher and the Lummus brothers began filling in the bay front in South Beach in 1913. Besides digging the Collins Canal, the Collins/Pancoast family dredged Lake Pancoast, a natural marshland, at about the same time.” (8)

The neighborhood from the Roney Plaza Hotel north to the Pancoast Hotel at 30th Street and even further north to the Good Hotel on the ocean at 41st Street, was one of the earliest areas for oceanfront hotel development on the beach, with smaller hotels and apartment buildings being constructed.

“World War I slowed development efforts, but Miami Beach rebounded with the “Boom years” of the early ‘20s. In 1921 the Woffords built the 50-room Wofford Hotel right beside their earlier Breakers. By 1925 the Wofford had become one of the leading resort hotel of the Beach, but heavy damage in the 1926 hurricane was followed by a fire in July, 1927 that gutted the lobby of the Wofford and took the life of Tatem Wofford Sr. His wife and sons rebuilt and continued to operate the hotel thereafter.” (9)

“In 1923 Arthur Pancoast, John Collins’ grandson, opened the Pancoast Hotel, an elegant landmark on the beach at 29th Street that was Miami Beach’s first grand hotel to be built on the ocean. This points out an interesting difference in attitudes toward oceanfront property. Carl Fisher built his great hotels on the Bay; he sold his oceanfront lots to the wealthy for luxurious private mansions. Farther south, the Lummus brothers sold their oceanfront property to the City as a permanent public park. Collins’ wealthy philosophy was described in later years by Arthur Pancoast himself.” (7)

“The La Corona also advertised a separate six-room, two-bath Villa for rent, called Neda-Al-Mar, around the corner. This building still exists at 230 28th Street, and Building Department records show that it was originally built on the lot where the La Corona now stands, and was moved to its present site in 1924.” (9)

4

TOP: PANCOAST HOTEL on the OCEAN at 29th ST., 1923

MIDDLE: RONEY PLAZA HOTEL UNDER CONSTRUCTION 1925 COURTESY FLORIDA MEMORY COLLECTION

BELOW: GOOD HOTEL on the OCEAN at 43rd STREET COURTESY HISTORY MIAMI

c

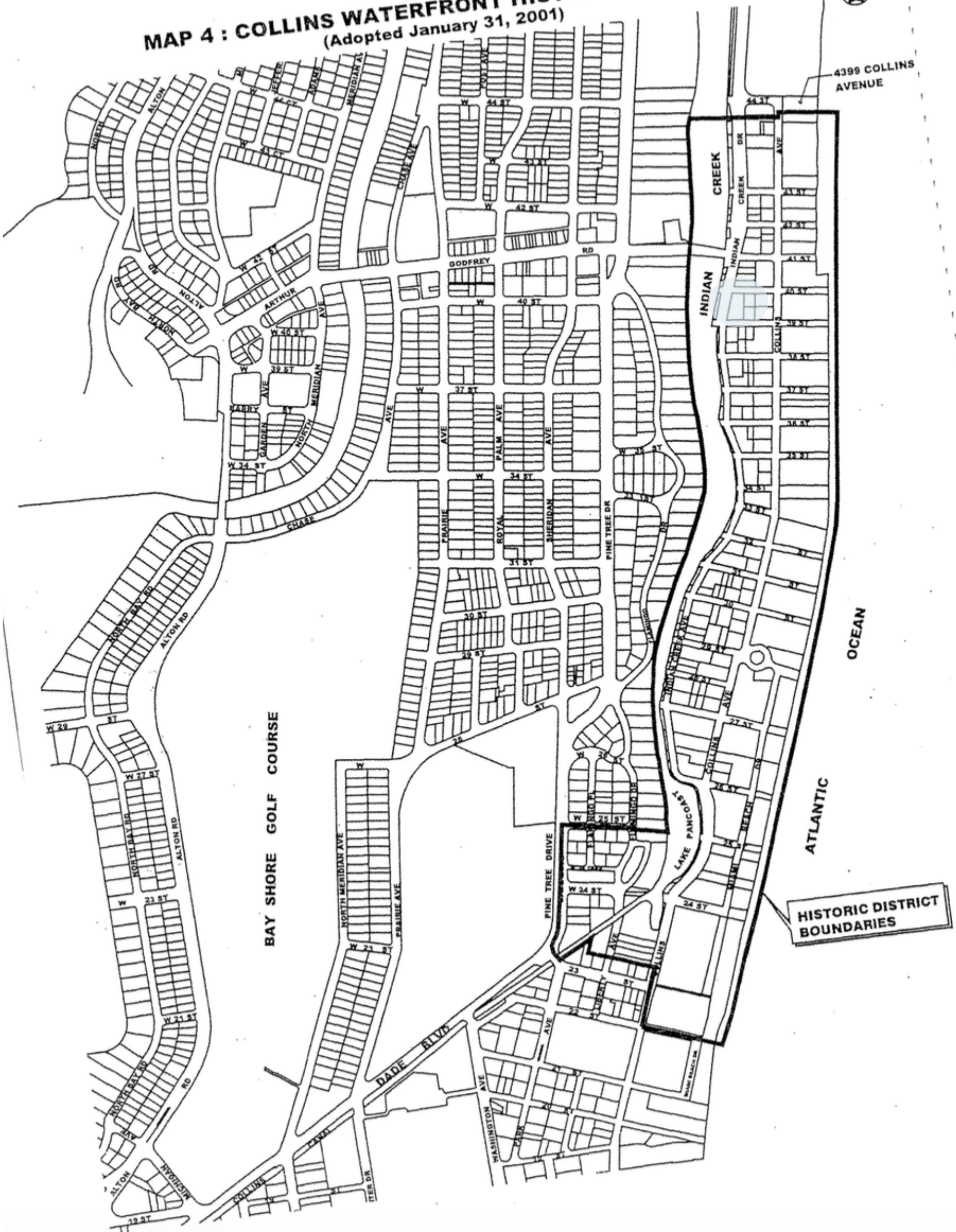




circa 1957 AERIAL PHOTOGRAPH LOOKING NORTH ALONG COLLINS AVENUE WITH RONEY PLAZA AT CENTER AND 241 28 STREET NEIGHBORHOOD AT UPPER CENTER.  
COURTESY FLORIDA MEMORY COLLECTION

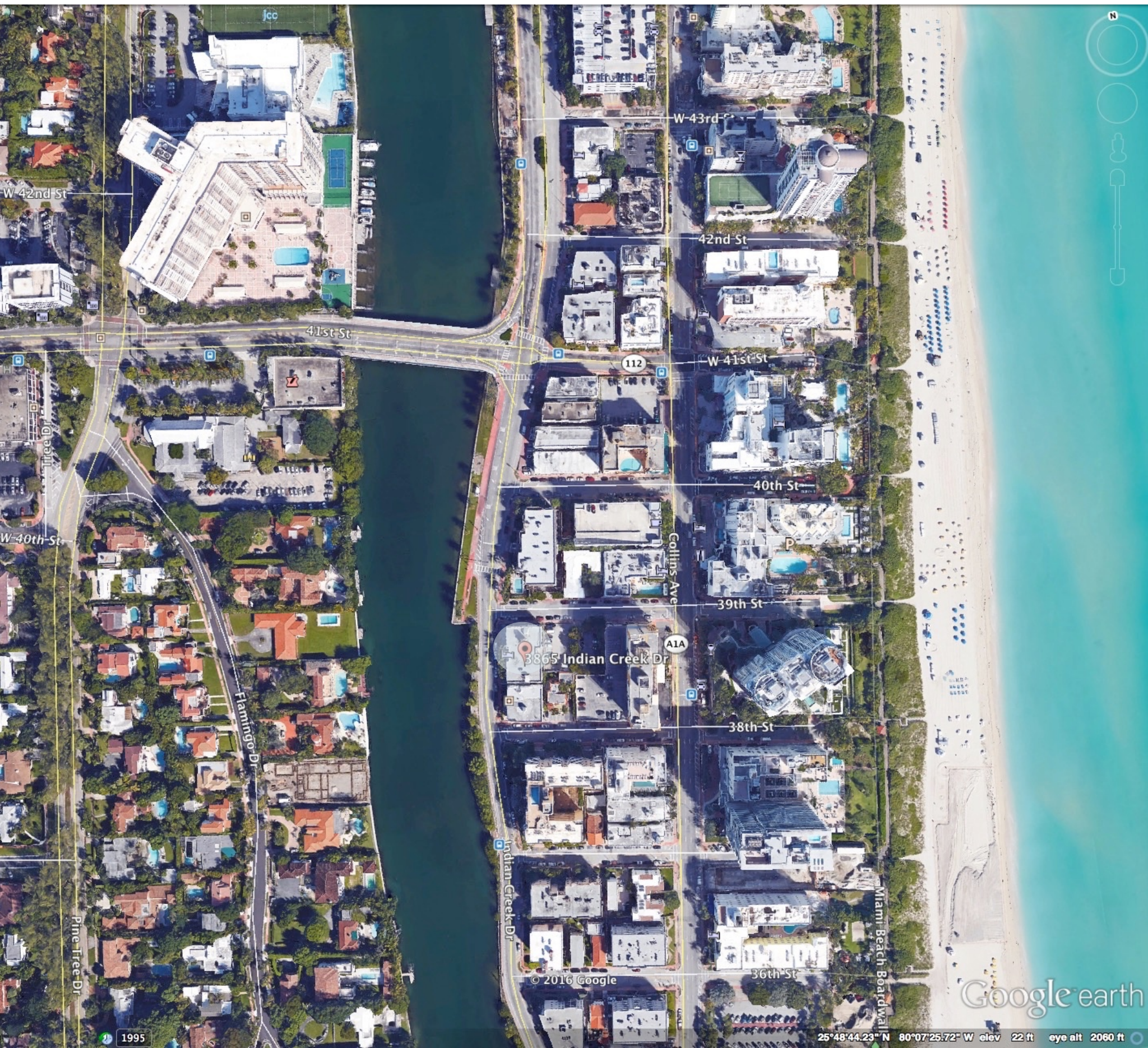


**MAP 4 : COLLINS WATERFRONT HISTORIC DISTRICT**  
(Adopted January 31, 2001)





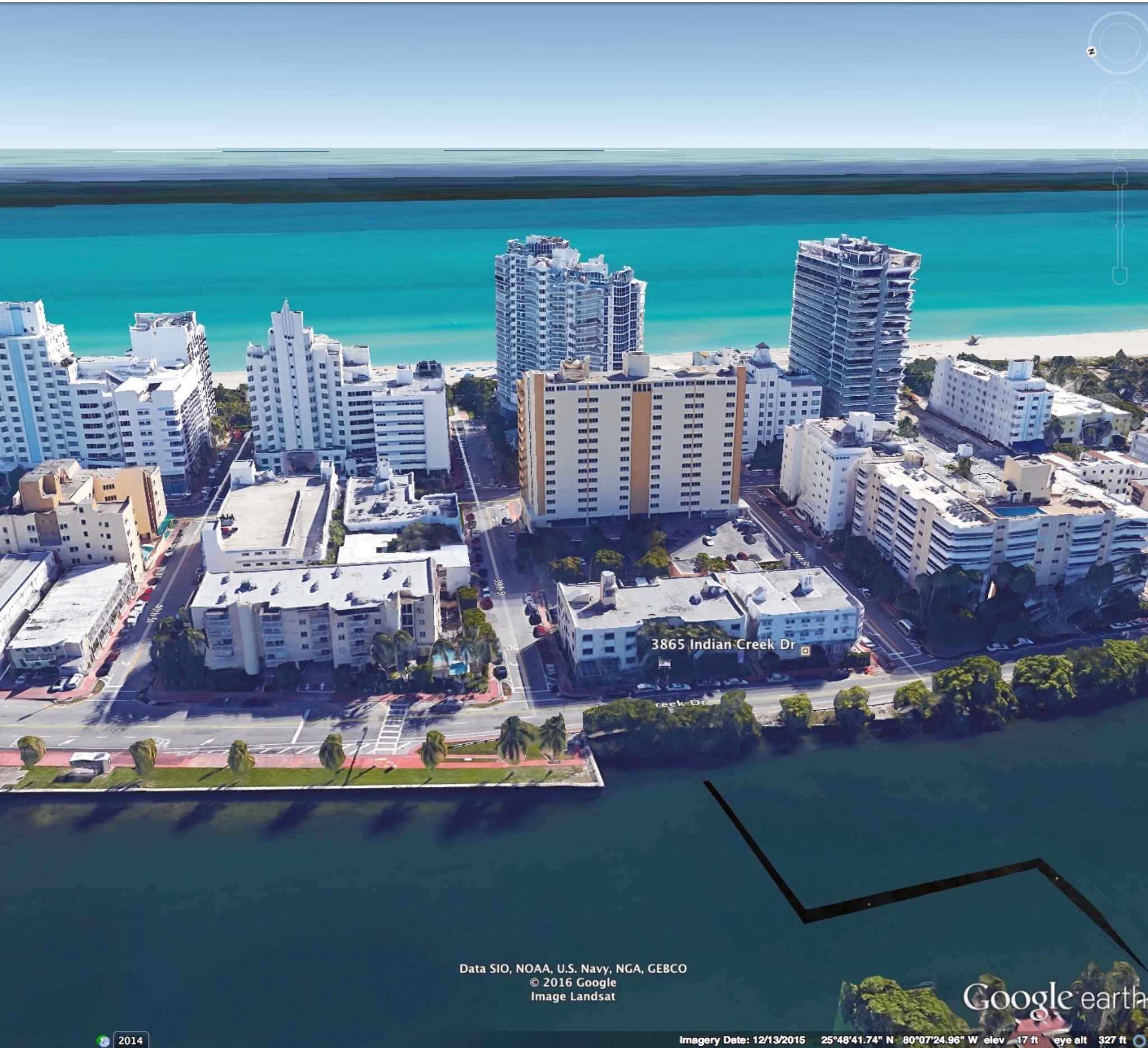
3865 INDIAN CREEK DRIVE



2016 AERIAL PHOTOGRAPH OF SURROUNDING NEIGHBORHOOD COURTESY GOOGLE EARTH



3865 INDIAN CREEK DRIVE



2016 AERIAL PHOTOGRAPH OF SURROUNDING NEIGHBORHOOD COURTESY GOOGLE EARTH





## 2

### ALEXANDER LEWIS ARCHITECT

ALEXANDER LEWIS ARCHITECT was born in Kentucky in 1899, and he obtained a Bachelor's degree in Architecture from the University of Kentucky in 1924.

He practiced in Miami and Miami Beach both before and after World War II where he designed a number of single-family residences. His architectural studio was located in the Buena Vista neighborhood of Miami.

In 1928, he designed the original Sterling Building at 919 Lincoln Road, which was later remodeled in the Streamline Moderne style by Architect V.H. Nellenbogen in 1941.

PHOTOGRAPH circa 1925 OF WASHINGTON AVENUE. THE BUILDING WITH THE SMALL DOME ON THE CORNER OF 8th AND WASHINGTON AVENUE - TO THE IMMEDIATE LEFT OF THIS TEXT BOX - IS THE MERCANTILE NATIONAL BANK, WHICH WAS DEMOLISHED IN 1930.





3865 INDIAN CREEK DRIVE



## ALEXANDER LEWIS ARCHITECT

### REPRESENTATIVE PROJECTS:

Anglers Apartments, Miami Beach  
 Gold Coast Pharmacy, Miami 2419-2435 Biscayne Boulevard 1925  
 Firestone Tire and Rubber Co on Flagler Street, Miami  
 Sterling Building, Lincoln Road, Miami Beach  
 Nolan-Peeler Motors Building, 2044 Biscayne Boulevard, Miami  
 Algonquin Apartments, 1819-1825 Biscayne Boulevard, Miami 1924  
 18 Indian Creek Drive Residence, Indian Creek Village 1956  
 637 Washington Avenue, Miami Beach  
 615 Collins Avenue, Miami Beach  
 235 13 Street, Miami Beach  
 705 Washington Avenue - Mercantile National Bank, Miami Beach  
 1930 (demolished)  
 633 - 637 Washington Avenue, Miami Beach  
 Adelphia Apartments, 6055 Indian Creek Drive 1940  
 London House, 1965 Washington Avenue 1948.  
 St. John's Methodist Church addition, 4760 Pinetree Drive 1958.  
 Malabo Apartment Hotel, 3865 Indian Creek Drive 1947

TOP: 1927 AERIAL PHOTOGRAPH SHOWING THE ANGLERS APARTMENTS AT CENTER RIGHT ON THE EASTERN SHORE OF LAKE SURPRISE COURTESY CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT.

MIDDLE: LONDON HOUSE APARTMENTS, WASHINGTON AVENUE

LOWER: 18 INDIAN CREEK DRIVE



### 3

## MIMO

Mid-century Modern Architecture was designed and built in the era of the 1940's through the 1960's. It was a time of post-war economic prosperity in the United States.. The exuberance of the architecture mirrored the mindset of the times. Also known as post-war modern, this architecture expressed the optimistic outlook of the USA after World War II in wildly exuberant architectural details and structural forms.

*"Randall Robinson and Teri D'Amico created the new term MiMo - Miami Modern, for Floridian mid- (20th) century architecture designed for the pursuit of happiness, profit and shade." (12)*

*"MiMo is a manifestation of a dream: post-World War II society's faith in progress and a future that rolled ahead endlessly like a shiny new stretch of Interstate." (13)*

PHOTOGRAPH: CLEVELANDER POOL, 1987 by ARTHUR MARCUS





3865 INDIAN CREEK DRIVE

## MIMO

*"In the decades after World War II, these were the buildings that expressed our ebullience, our energy, our faith in the future. They were catchy, kitschy, eccentric, engaging, with loads of curbside appeal - our first auto age buildings, really, not to mention space age. "* (14)

*"We were going places then - to the suburbs, to the moon - and our buildings told us so. You could see it in roofs that cantilevered daringly, in facades that swooped saucily, in towers that took off like a Buck Rogers rocket ship, in aerodynamic fins and prows that seemed to lift otherwise mundane buildings right off the ground."* (14)

PHOTOGRAPHS by ARTHUR AMRCUS

TOP LEFT: TEMPLE MENORAH by MORRIS LAPIDUS and ROBERT SWEDROE, ARCHITECTS, MIAMI BEACH

LOWER LEFT: BRIDGEWATER COOPERATIVE, FORT LAUDERDALE by CHARLES MCKIRAHAN ARCHITECT

LOWER RIGHT; BAY HARBOR CONTINENTAL, BAY HARBOR ISLANDS, CHARLES MCKIRAHAN ARCHITECT







4

## NEIGHBORING BUILDINGS

The surrounding neighborhood is filled with superb examples of all periods and styles of Miami Beach architecture, of which several are pictured on the following page.

PICTURED IS THE SANBORN FIRE INSURANCE MAP OF 1921 UPDATED TO 1925 AND 1940... 3865 INDIAN CREEK DRIVE WAS NOT YET CONSTRUCTED.





3865 INDIAN CREEK DRIVE

## NEIGHBORING BUILDINGS

TOP LEFT: CHURCHILL APARTMENT HOTEL AT 3801 INDIAN CREEK DRIVE BY PETERSON & WOLZ ARCHITECTS IN 1940  
TOP RIGHT: CADILLAC HOTEL @ 3700 COLLINS AVENUE BY ROY FRANCE ARCHITECT IN 1940  
LOWER LEFT: LORD TARLETON AKA CROWN AKA THOMPSON HOTEL AT 4041 COLLINS AVENUE BY VICTOR NELLENBOGEN ARCHITECT IN 1940  
LOWER RIGHT: VERSAILLES HOTEL AT 3425 COLLINS AVENUE BY ROY FRANCE ARCHITECT IN 1941





5

## 3865 INDIAN CREEK DRIVE

ADDRESS:

3865 INDIAN CREEK DRIVE

MIAMI BEACH, FLORIDA 33140

BUILDING NAME:

MALABO APARTMENTS

ARCHITECT:

ALEXANDER LEWIS

YEAR BUILT:

1947

DESIGNATION:

CONTRIBUTING

LEVELS:

2

ARCHITECTURAL STYLE:

MID-CENTURY - MiMo

HISTORIC DISTRICT:

COLLINS WATERFRONT HISTORIC DISTRICT

PHOTOGRAPH 1954 (10)