

HISTORIC RESOURCES REPORT

326 MERIDIAN AVENUE, MIAMI BEACH

This is a 2 family home at the south end of Miami Beach with a detached garage. It occupies Lot 5 of Block 76 in the Ocean Beach Subdivision #3 Platt Book 2. It was platted by the Lummus brothers' Ocean Beach Realty Company in 1914. While this is the oldest part of the City, it was left out of the National Register Historic District and was only designated locally as the Ocean Beach Historic District in 1996. This building is a Contributing structure.

According to the Building card it was built in 1934, W.J. Seitz was the original owner. The builder was John C. Gaffney who built other contributing structures in Miami Beach including, The Clay Hotel at 438 Espanola Way, The Collins Hotel at 601 Collins Ave, The Howard Hotel at 419 Espanola Way and commercial buildings at 210 23rd St. and 235 13th St. among others.

According to the 1996 Historic survey its significance lies in its connotation of Mediterranean Resort Architecture with stucco walls, terra cotta barrel tile roof and tile capped chimney. It was designed by the 36 year old architect, Carlos Schoepl. (Biography to follow)

1. List, Vicki (February 1994). "National Register of Historic Places Nomination Form: Fred J. Heyne House"(PDF). *Texas Historic Sites Atlas*. pp. 10–11. Retrieved 11 November 2018.

[^](#) Klepser, Carolyn (2014). "Millionaire's Row". *Lost Miami Beach*. Charleston, SC: Arcadia Publishing.

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One sheet of original plans was found on Microfilm in the Miami Beach Building Department. The plans are somewhat illegible but show all four elevations, first and second floor plans and perhaps a wall section. The detached garage appears original to the main house but doesn't show up in the Building card or the Microfilm on file. The microfilm shows seven rooms in plan though it is unclear of their use; presumably two or three bedrooms. A search of photo and postcard archives has not yielded any early images of the building except the 1996 Survey.

This is a two-story building with a low pitched terra cotta barrel tile roof. A projecting one-story main entrance on the side towards the rear is enfilade with the main entrance gate. It had a shed terra cotta tile roof. That was removed for the 2010 second floor addition in the rear. None of the elements of the front façade appear to have been changed or removed, and the building still presents itself to the street today as originally designed.

The front elevation is bilaterally symmetric with four windows. The first and second story each has two windows which are divided into side by side single hung windows. The original window and muntin configuration shown in the microfilm were replicated when the 1957 jalousie windows were replaced in the 2010 remodeling and addition. The elevation shows the front door as vertical wood planks; today it is wood with square panels.

1. List, Vicki (February 1994). "National Register of Historic Places Nomination Form: Fred J. Heyne House"(PDF). *Texas Historic Sites Atlas*. pp. 10–11. Retrieved 11 November 2018.

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The Building Card documents on Jan. 3, 1951 a television antenna was installed by Ross Radio Television Services, the same year I Love Lucy, sponsored by Philip Morris cigarettes, debuted. It is no longer there.

ARCHITECT BIOGRAPHY

Carlos Schoeppl was born in Comfort, Texas in 1898. He was a first generation American. His father was Austrian; his mother was German. He studied architecture in Paris at the Beaux Arts Academy and in London at the Royal Academy, which influenced his preference for the Classical Revival style.¹

In 1922, Schoeppl began private practice in Houston. He was the architect for the Fred J. Heyne House, which is listed on the National Register of Historic Places, and the Johnelle Bryan House, which is recognized with a Texas Historical Marker.

He moved to Jacksonville, Florida in 1926 and had early commissions in Miami Beach such as 532 Lincoln Road with its bas-relief; zigzag ornamentation in 1929. In 1933, he relocated to Miami Beach, where he designed numerous other contributing buildings on Lincoln Road, The Hotel Impala at 1228 Collins Ave, Multi-family buildings and, many homes for wealthy clients along the Gold Coast,²

--John Wyatt, researcher April 16, 2021

1. List, Vicki (February 1994). "National Register of Historic Places Nomination Form: Fred J. Heyne House"(PDF). *Texas Historic Sites Atlas*. pp. 10–11. Retrieved 11 November 2018.

² Klepser, Carolyn (2014). "Millionaire's Row". *Lost Miami Beach*. Charleston, SC: Arcadia Publishing.