INDIAN CREEK HOTEL

2727 Indian Creek Drive
Miami Beach, Florida

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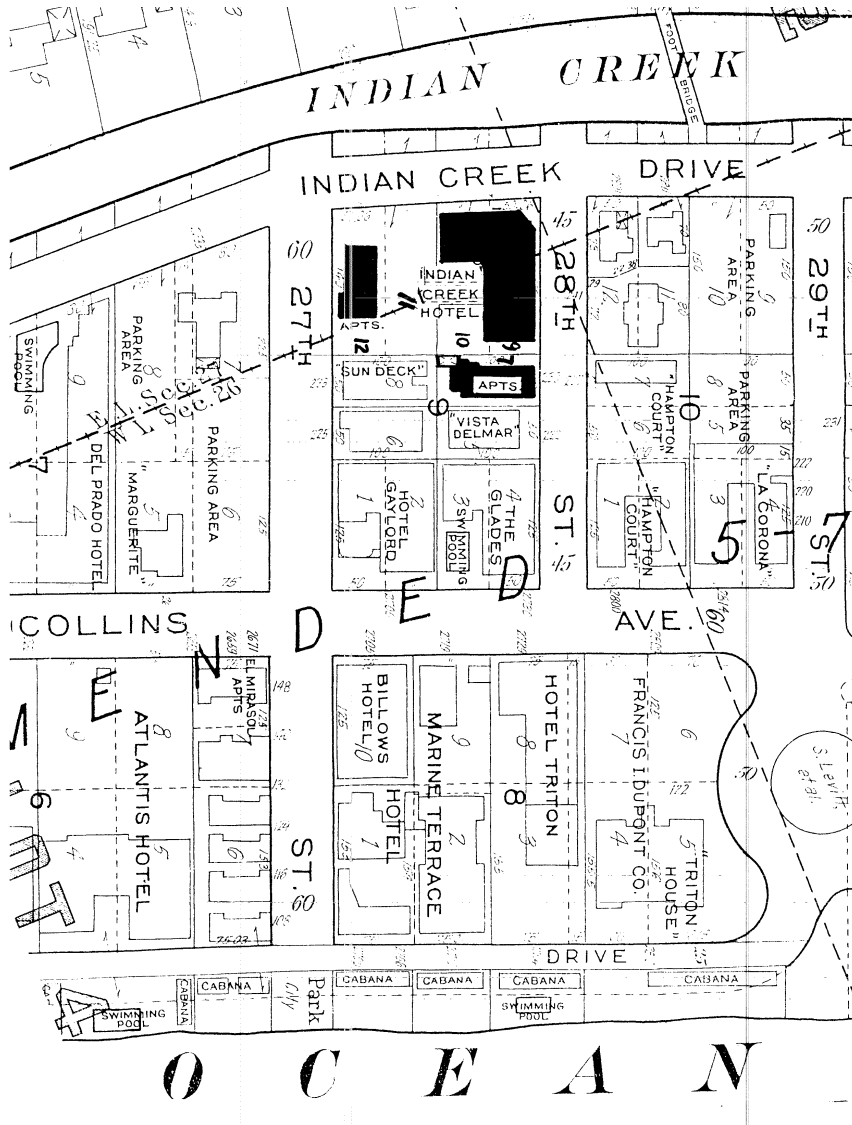
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Preliminary Remarks

This historical analysis has been prepared on the Miami Beach Indian Creek Hotel (2727 Indian Creek Dr.), La Corona Annex Residence (230-28th Street), Pancoast Residence (2701 Indian Creek Dr.) and Sun Deck Apartment Hotel (233-27th Street).

Legal Description & Location Sketch

Lots 7, 9, 10, 11 & 12, block 9, amended plat of the Ocean front property of the Miami Beach improvement company, a subdivision recorded in plat block 5 at page 7 & 8 of the public records of Miami Dade County, Florida.

Also: the outlots on the westerly side of Indian Creek Dr. bounded as follows: bounded on the west by the easterly shore of Indian Creek; bounded on the east by the westerly line of Indian Creek Dr.; bounded on the north by the southerly line of 28th. Street, also being the northerly line of block 9, extend westerly to Indian Creek, bounded on the south by the northerly line of 27th. Street, also being the southerly line of block 9, extended westerly to Indian Creek.

II. Historical Analysis

INDIAN CREEK HOTEL
2727 Indian Creek Drive

Chronology
Historical Photos
About the Architect
A Historical Review of the Indian Creek Hotel

Chronology

1936- Construction of the Indian Creek Hotel by Fred Howland Inc. for $79,000 on lot 9 &10 on block 9. The owner was Harry Wasserman. The hotel designed by George L. Pfeiffer & Gerard Pitt, is a typical "L" shaped double loaded Corridor Hotel type consisting of 3 stories with 67 rooms, a partial basement and a Otis three door elevator. It has 72 feet on Indian Creek Dr. frontage, and 107 feet on 28th Street frontage with a depth of 45 feet and a height of 40 feet 6 inches. It was constructed with a concrete slab at the lobby finished with multicolor terrazzo pattern and wood joist for the rooms with concrete pile foundation. The date of the permit was April 3, 1936.

1952- Construction of 20 feet by 40 feet swimming pool and a filter room on lot 11 on block 9 for $17,000. Permit date was May 5,1952.

1969- Replace of 126 casement window units with aluminum awning. The permit date was May13 1969 and the cost of the replacement was $7,000.

1972- Air conditioning and Appliance Center was installed in the hotel. Permit date was July 22, 1972 and the cost was $21,500.

1985- Installation of fire alarm panel, fire alarm bells and alarm pull stations. Date of the permit was February 22,1985.

1988- Bulkhead restoration cost $3,000. Date of permit was September 27, 1988.

Historical Photographs

City of Miami Beach Planning Department 1935 Atlas-Plate 9. Note: lots 7 & 8 of block 9 are labeled wrong in this atlas.

Photograph of Indian Creek Hotel from Indian Creek River, Florida Architecture and Allied Arts, 1937.

City of Miami Beach 1940 Sunborn Map.

Aerial view taken in 1941 of site looking the hotel, the relocated La Corona Annex Apartment, and Pancoast Residence. Abrams Aerial Survey Corp. Public Works Department at City of Miami Beach.

City of Miami Beach Planning Department 1952 Atlas-Plate 11.

City of Miami Beach Planning Department Retraced 1943, Updated 1985 Atlas-Plate 9.

Document from the City of Miami Beach, 2000.
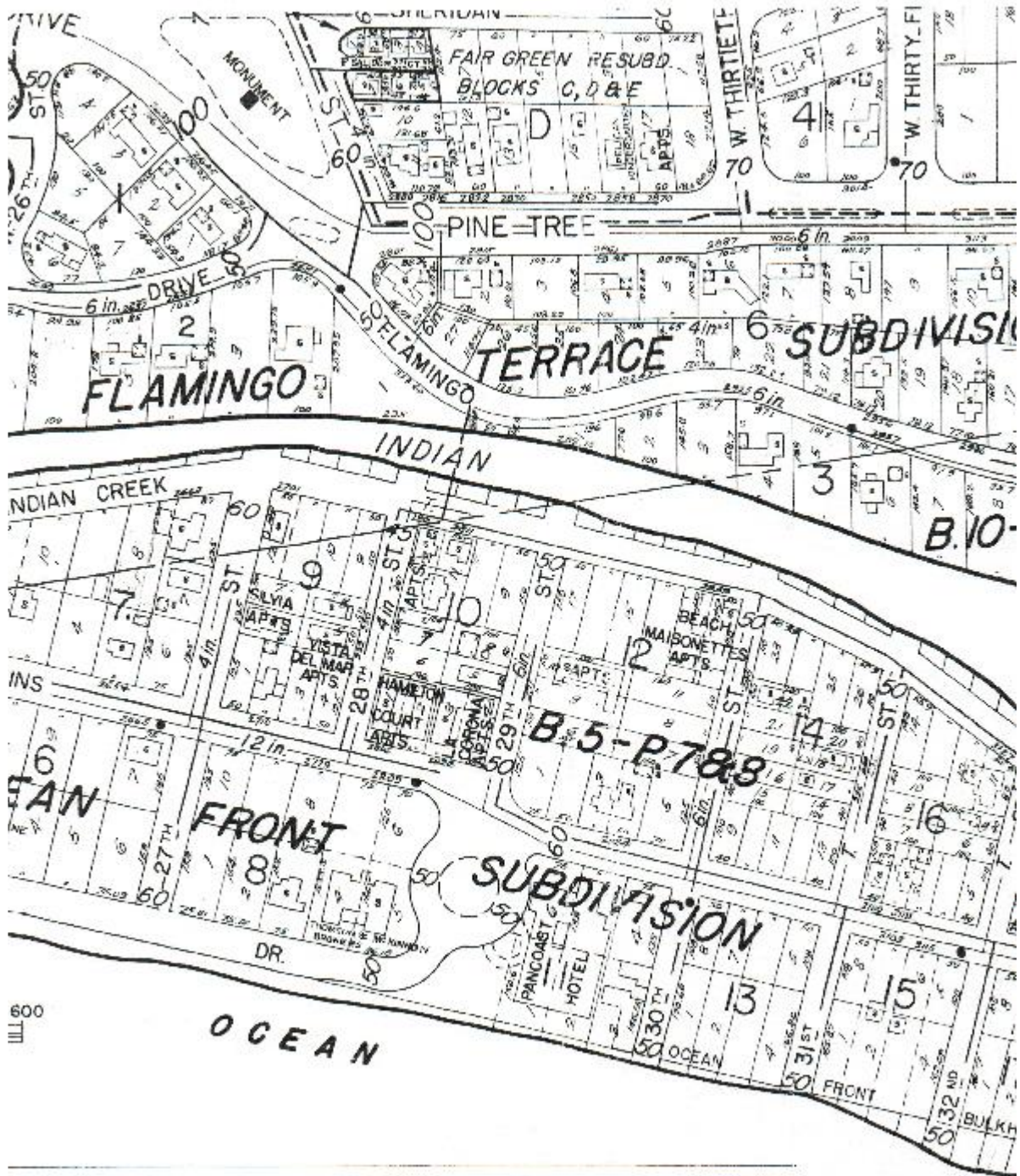
SHERIDAN

MONUMENT

FAIR GREEN RESUBD.
BLOCKS C, D & E
D

W. THIRTIETH

W. THIRTY-FI

4½

70

70

PINE TREE

6 in.

FLAMINGO DRIVE

6 in. DRIVE

2

FLAMINGO

TERRACE

6 SUBDIVISION

INDIAN

NDIAN CREEK

3

B. 10

9

SILVIA APTS

10

BEACH MAISONETTES APTS

VISTA DEL MAR APTS

HAMILTON COURT APTS

12

INS

B. 5 - P. 78&3

14

7

8

6

AN

FRONT

8

SUBDIVISION

13

15

16

PANCOAST HOTEL

DR.

600

OCEAN

OCEAN

FRONT

BULKH

INDIAN CREEK HOTEL, MIAMI BEACH, FLORIDA

PFEIFFER & PITT, ARCHITECTS

L. B. TAYLOR & A. H. BAXTER
Associated Structural Engineers
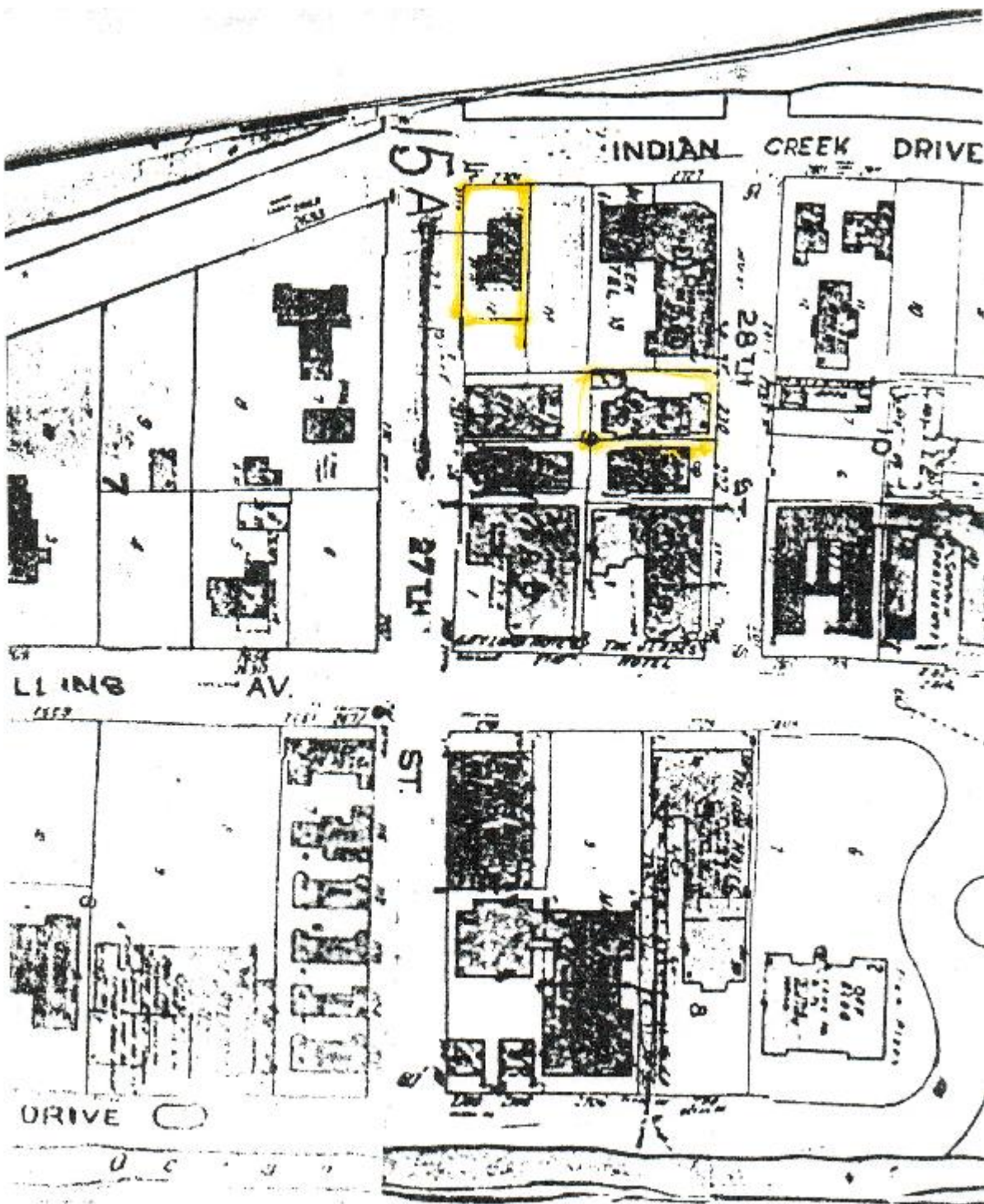
2727 Indian Creek Dr. Miami Beach

Aerial view taken in 1941.

INDIAN CREEK

CREEK

DRIVE

DIAN CREEK

27TH

28TH

29TH

SWIMMING POOL

PARKING AREA

DEL PRADO HOTEL

MARGUERITE

PARKING AREA

Sec.

APTS

INDIAN CREEK HOTEL

SUN DECK CO

APTS

VISTA DELMAR

HOTEL GAYLORD

THE GLADES

SWIMMING POOL

FOOT BRIDGE

PARKING AREA

HAMPTON COURT

HAMPTON COURT

PARKING AREA

LA CORONA

ST.

AVE.

TENNIS CT.

COLLINS

ENDED

ELMIRASOL APTS

ATLANTIS

BILLOWS HOTEL

MARINE TERRACE HOTEL

HOTEL TRITON

FRANCIS I DUPONT CO.

TRITON HOUSE

ST.

CABANA

Park

CABANA

CABANA

CABANA

DRIVE

SWIMMING POOL

CABANA

COLLI

OSSINGER PANCO HOTEL

ADDRESS : 2731 Indian Creek Drive
LEGAL :
FULL ADDRESS :
SECOND ADDRESS: 2727 Indian Creek Drive

STATUS : Contributing
CERTIFICATE C.G.H.

BUILDING NAME : Indian Creek Hotel
PREVIOUS NAME :
BUILDER : Fred Howland Inc.
CONST. DATE : 1936
STYLE : MA Art Deco
EXT. FABRIC : Smooth Stucco
ROOF :
DOORS :
ALTERATIONS :

ORIGINAL NAME : Indian Creek Hotel
ORIG. ARCH. : Cecil Pfeiffer · Gerard P.—
ZONING :
BUILDING SHAPE:
STORIES : 3
WINDOWS :
CONSTR. TYPE :

FOLIO# :
DISTRICT:

HEIGHT :

PHOTO :

SPEC. FEATURES: see Back

INTERIOR :

SITE :
SIGNAGE :

ADJACENT SITE :

STAT. SIGNIF. :

ADDITION :
ADD. COMMENTS :
SURVEYED BY : RL/TRM
ORIG. USE/COST: Hotel C + Rooms

ADD. ARCH. :

RECORDING DATE: 7/17/00

ADD. DATE:

UPDATE :

COMMENTS : Very significat structure with substential integrity

Assymetrically massed with a strong corner entrance defined by a double pair of full-building height fluted columns and double-door with ~~one~~ an arched transom, and flanking wood windows at the center ~~of~~ ~~the~~ ~~architecturally~~ of the first level with two (2) pairs of windows above it, defined by an architectural frame of fluted sticco and decorative relief. Remainder of structure ~~define~~ flanking the center entry defined by a regimented array of recessed square windows and fluted columns, culminating at a ~~str~~ stepped parapet with circular relief features

very significant public interior space.

The Architect George L. Pfeiffer

No personal information found.

The Architect Gerard Pitt

No personal information found.

Architecture of George L. Pfeiffer

1912- J. W. Warner House.
111 SW 5th Ave. 1912. Clasical Revival. Two and a half stories, poured concrete, stuccoed, 2-story portico, massive Ionic columns. Interior is distinguished by detailed woodwork and central staircase. Home of the Warner family, which operated a floral business for 66 years. Now private offices. Private. N.R. 1983.

1921- Hahn Building.
140 N.E. 1st. Av. Commercial style with classical details, two stories. George L. Pfeiffer and Gerald J. O'Reilly, Architects. Private N.R. 1989.

1925- Huntington Building (Consolidated Bank Building).
168 S.E. 1st. Street. Commercial style. Louis Kamper, George L. Pfeiffer, and Gerald J. O'Reilly, Architects. Thirteen stories, exterior in clad stucco. A wide belt course separates the first and second stories. Articulated roof line contains 11 knight figures sitting atop an extension of the vertical piers. Private. N.R. 1989.

1925- Shoreland Arcade (Dade Federal Savings)
120 NE 1st Ave. 1925. Pfeiffer and O'Reilly, architects. 2 stories. Eight bays, each consisting of a large arched opening flanked by stylized pilasters embellished with masonry medallions sporting symbols of Florida history. The last remaining intact arcade in downtown Miami. Private. N.R. 1989.

Architecture of Gerard Pitt

1954- 7300 Harding Avenue, Miami Beach.

1954- 650 72nd Street, Miami Beach.

1955- Saratoga Apartments, 6834 Harding Avenue, Miami Beach.

1957- 8080 Tatum Waterway Drive, Miami Beach

A Historical Review of the Indian Creek Hotel

Architect George L. Pfeiffer and Gerard Pitt designed the Indian Creek Hotel in 1936. It is a typical "L" shaped double loaded corridor hotel consisted of 3 stories with 67 rooms, a partial basement and a Otis three door elevator. It was constructed with a concrete slab at the lobby, finished with multicolor terrazzo pattern and wood joist for the rooms, with a concrete pile foundation.

It is a typical example of Art Deco Style with an asymmetrically massed and strong corner entrance defined by a double wood door with an arched transom, and flanking wood windows at the center. Above the entrance in the first and second level two pairs of windows, defined by an architectural frame of fluted stucco and decorative relieves. Remainder of structure flanking the center entry defined by a regimented array of recessed square windows and fluted columns. The building culminates at a stepped parapet with circular relief features.

The interior lobby space is very significant with a delicate Art Deco design involving a mix of modern decorative arts, abstraction, distortion, simplification, geometric shapes and intense colors. The Pecky Cypress wood at lobby ceiling, the decorative columns, the stone reception desk, the multicolor terrazzo pattern (green, white and yellow), the stone steps at the beginning of the corridors, the fire place, sconces and the chandeliers, makes an example of the modernist spirit of Art Deco and a substantial public interior space.

2727 Indian Creek Dr. Miami Beach

It is located in the Collins Waterfront Historic District of Miami Beach, that takes 44th Street for its northern boundary because of this original division of ownership (Collins to the south and Fisher to the north), and also because 44th Street separates an area of predominantly pre-World War II buildings to the south from an area of post war buildings to the north, beginning with the Fontainebleau. This is both a chronological and stylistic delineation. By coincidence, the street numbers, 22 to 44, correspond to the decades, 1920s to 1940s, of this areas predominant development. This neighborhood might well be called "The '20s to '40s District," connoting both its location and its era.

This Hotel is an example of the Deco and Streamline Modern styles within the nominated district are the Helen Mar, a landmark on the western shore of Lake Pancoast, by Robert E. Collins; the Traymore Hotel by Albert Anis; Sundeck Apartments by Henry Hohauser; the Lakeside Apartments by Harry O. Nelson; Hotel Alden by Nadel & Nordin; the Caribbean, Greenbrier and Grand Plaza Hotels by L. Murray Dixon; the towering Lord Tarleton (Ramada) by V.H.Nellenbogen; and the Chevy Chase Apartments by Kinports & Blohm. These and many others were designed by the same master architects whose comparable works in the National Register Historic District have received worldwide acclaim.

But this proposed historic district entails much more than architecture. Nowhere else in Miami Beach is the entire span of the City's history represented by surviving physical evidence as it is in this 2-mile-long isthmus: from its origins in agriculture (Collins Canal), its founding families (John S. Collins and Thomas J. Pancoast home sites and original land ownership), its evolution as a residence (houses from the 1920s) and resort (oceanfront hotels), through the Depression (Art Deco buildings) and World War II (military hotels) to the early Postwar era (Postwar Modern hotels and garden apartments).

Not only is this a unique encapsulation of 20th century history, it is set in a wonderful waterfront landscape that has been celebrated from

the start for its natural beauty. This area is soon to be further enhanced by the Indian Creek Trail and Greenway project, a linear park which will extend from Collins Park (22nd Street) to 54th Street, along the eastern bank of Indian Creek. Both the Greenway project and planned enhancements to Collins Avenue will be wonderful complements to the Collins Waterfront Historic District.

II. Historical Analysis

LA CORONA ANNEX RESIDENCE
230-28th Street

Chronology
Historical Photos
About the Architect
A Historical Review of La Corona Annex Residence

Chronology

1922- Construction of La Corona Annex Residence by F.A. Fisher for $7,800 on the N.E. corner of Collins & 29th street, lot 4 on block 10. The owner was Dr. Frank H. Davis. This one story residence was constructed of hollow tile with a foundation of reinforced concrete. It contained 6 bedrooms, 2 porcelain baths, 2 large porches (26'x8'). The date of the permit was December 4, 1922.

1923- Addition of a Bath at the west side for a cost of $200.

1923- Addition of 2 stories garage and bedrooms house constructed with frame stucco for a cost of $900. The permit date was October 17, 1923.

1924- Moved residence to the present location on lot 7 on block 9 @ 230-28th street by M. W. Goode for a cost of $3,200. The date of the permit was May 31, 1924.

1940- Addition of two bedrooms to the north, new entrances at the west, and interior renovation by the Architect Martin L. Hampton for $3,000. Permit date was May 11, 1940.

1943- Alteration in one apartment unit for a cost of $600. Date of the permit was July 7,1985.

1953- New bathroom and new closet. Date of permit was February 18, 1953.

1955- Air conditioning was installed with a cost of $600. Date of permit was June 14,1955.

1972- Repair of ceiling tiles and fix windows and closet. Date of permit December 1, 1972.

2727 Indian Creek Dr. Miami Beach

Historical Photographs

Miami Beach Directory, Aerial view from 1924. Before Residence was moved. Carolyn Klepser. Researcher.

Miami Daily News-Metropolis of May 31, 1924. Moving bungalow from site of $110,000 Structure on Collins Av. Carolyn Klepser. Researcher.

Picture of a 1924 Brochure. Historic Museum Of South Florida.

Location Map of La Corona Hotel and relocated La Corona Annex. Brochure of 1924. Historic Museum Of South Florida.

Floor Plan of La Corona Hotel. Brochure of 1924. Historic Museum Of South Florida.

La Corona Apartments and La Corona Annex ("Neda al Mar") Season Rates. Historic Museum Of South Florida.

Aerial views taken in 1929 of site depicting the relocated La Corona Annex. Richard B. Hoit Aerial Atlas. Public Works Department at City of Miami Beach.

Document from the City of Miami Beach.

THE PANCOAST
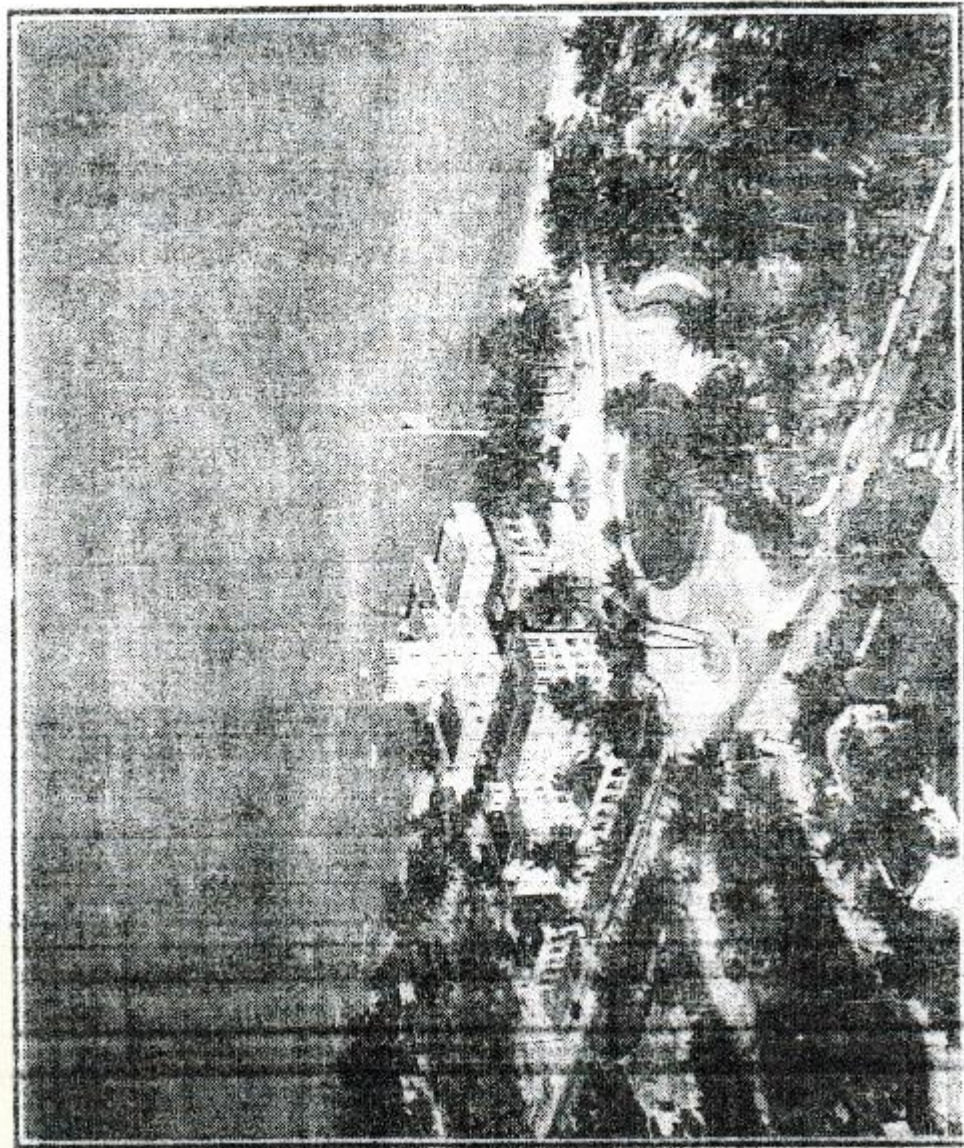
Ocean Front at 29th Street   Miami Beach, Fla.

BEACH BUILDING AHEAD OF LAST YEAR'S RECORD

Almost Three Millions in Permits Already Issued

Although Miami Beach building figures for May run lower than for the same month of last year, the total for the year to date is over half a million ahead of the same period during 1923, according to report given out by L. O. Davis, building inspector, Saturday morning. The total for the month ending Saturday is $1,169,560, against $1,263,300 for May of 1923. The total for May of 1923 was $253,000.

Building at Miami Beach since the first of January has amounted to $2,000,000. During the first five months building was started.

The largest single permit of the month was that for the $900,000 Fleetwood Hotel on which framework for the seventh floor is now being constructed. Seven permits for residences totaling $151,000 have been issued; one store building, $70,000; two apartments, $82,000; 10 alterations, $18,000; and two miscellaneous, $3,560.

Framework for four cottages at the Nautilus is entirely up and the foundation for the remaining three to be constructed this summer has been laid by the Fuller Construction Co.

Work on the Fleetwood and the William Penn Hotels is progressing according to schedule, according to superintendents in charge of the respective jobs. Walls for the seventh floor of the Fleetwood are being poured.

BEACH CALENDAR

Sunday, June 1: Miami Beach Congregational church, Sunday school 9:45, morning service 11, evening service 7:45.

South Beach Methodist church, Sunday school 9:45, morning service 11 o'clock.

Monday, June 2: Laughlin-Wilson wedding at the Hess home on Belle Isle, 8 p. m.

Ocean Bay Lodge, F. & A. M. No. 160, Masonic hall, 7:30 p. m.

Wednesday, June 4: Council meeting, city hall, 8 a. m.

Hotel and Apartment Owners association, Chamber of Commerce, 5 p. m.

Miami Beach Chamber of Commerce, Board of Governors, 4 p. m.

Elephants To Have Their Own

DAVIS TO START ON APARTMENTS

Moving Bungalow From Site of $110,000 Structure on Collins av.

Removal of the bungalow of Dr. and Mrs. Frank Davis, located on Collins av., at Twenty-ninth st., was started Thursday, preparatory to the erection of the apartment project, the first of four apartments to be constructed by Dr. Davis, according to announcement made by him Friday afternoon.

The building will be one of the most consistently Spanish in architecture yet to be constructed at Miami Beach, according to plans just completed by Martin Hampton. It will be three stories high, will contain 25 four-room apartments and there will be six shops on the ground floor. The actual building cost has been estimated at $110,000 by Charles S. Ewing, contractor, who has agreed to have the building ready for occupancy by the first of November.

Dr. Davis has just returned from a trip to Havana where he went to make arrangements for ordering Spanish tiles and iron gratings. The floorings in the lobbies, halls, bath rooms and kitchens will be of tile. The building will be constructed on a raised ground six feet above the sidewalk. A 20 by 100-foot enclosure, in front of the structure will be enclosed in a low wall of natural coral rock. In that enclosure, tables with seating capacity of 90 will be placed, and there tea and Florida fruit juices will be served. The place will be beautified with novelty dishes, tiny stone walls, lamps on each table, and tropical shrubbery.

Another unique feature of the building will be a 30 by 93-foot dance floor in an open court in the center of the building. The floor will be of rubberoid cord. A balcony from each apartment will overlook the court and a separate balcony will be constructed for the orchestra. In the center of this court there will be a fountain centered by a landscape. Carrara marble statues which Dr. Davis purchased at the Chicago World's fair for $500, and which were that time has been in the art institute in Chicago.

The apartments will be handsomely furnished in mahogany throughout. The furnishing, decorating, window draping, etc., has been placed in the hands of the F. T. Budge Co. of Miami.

The Davis home is being moved to a lot on Twenty-eighth st., facing Indian creek. Dr. Davis will spend this summer on his return from Havana where he goes next week to accompany Mrs. Davis, who will go to the mountains on account of her health.

DEATHS

For Summer Trip; Building Is Sold

Veteran Photographer Quits Portrait Business and Will Take Vacation

Mr. and Mrs. R. W. Harrison and daughter, Miss Florence, will leave Tuesday on the Baltimore & Carolina steamer Esther Weems on an extended tour of the North, including Canada. Mr. Harrison has been a photographer in Miami for 10 years. He started in the Tatum building on N. E. First av. and Flagler st. and was "afraid to pay $30 a month for rent on his shop," he says. Before leaving Mr. Harrison will close his present establishment on E. Flagler st. His building has been bought by the Sutton & Gibson Co. but will not be occupied by them before two years.

In Baltimore, Mr. Harrison will meet his son Carl, who has been attending Georgia Tech, and the family will motor to the Rotary International convention in Toronto. He will also make a visit to his employer of one-half century ago, W. J. Tepley, of Ottawa.

The family will also go to New York and then to Pittsburgh and Ohio where they will visit relatives, this trip to take about two months. Carl will not return to Miami but will return to Georgia Tech. Miss Florence will remain in the mountains of North Carolina for a time, before she comes back to enter Miami high school.

Mr. Harrison will return to commercial kodak finishing work when he returns but will move into the outskirts of the city. He will not do any portrait work.

LEGAL NOTICES

Sealed bids will be received at the office of County Superintendent of Public Instruction in the Central School Building, Miami, Florida, on Wednesday, June 11th, 1:30 p. m., for the construction of a Colored Public School Building at Coconut Grove, Florida.

Plans and specifications may be obtained from Walter O. DeGarmo, architect, 89 S. E. 4th st., Miami, Fla.

CHAS. M. FISHER,
Sec'y. Board of Public Instruction.

Sealed bids will be received at the office of County Superintendent of Public Instruction in the Central School Building, Miami, Florida, on Wednesday, June 11th, 1:30 p. m., for the construction of an addition to the Sewell Public School Building, Florida.

Plans and specifications may be obtained from Kiehnel & Elliott, Architects, 314 Central Arcade, Miami.

CHAS. M. FISHER,
Sec'y. Board of Public Instruction.

Sealed bids will be received at the office of County Superintendent of Public Instruction in the Central School Building, Miami, Florida, on Wednesday, June 11th, 1:30 p. m., for the construction of an addition to the Larkins Public School Building, Larkins, Florida.

Plans and specifications may be obtained from Pfeiffer & O'Reilly, architects, Huhn Building, Miami, Fla.

CHAS. M. FISHER,
Sec'y. Board of Public Instruction.

NOTICE OF SALE

An Exciting Moment for Players and Fans

...ora Polo Fields with two arenas insuring condi-
tions are but a short distance from the La Cor-
ona and are thus beyond all visitors during the win-
ter games.

However, if you are not seeking the thrill of pleas-
ure, speed or sport, but need to rest and relax, the
tropic sunshine that here during the winter sea-
son restores and sets mental buzzes will re...
health and energy and yet, may return your tone...
met all social and business duties.

Please remember that this investment of con-
tentment at a Million Dollars in La Corona Apart-
ments and Grounds was made with the genuine know-
ledge that a great majority of the "players" of the
United States desire a high class and cheerful place,
such as leisure as they require at home, and these
vacations is there—a trip to five months—a lag...
are willing to pay the ordinary weekend expenses, so
reasonable profit on the investment it made possi-
to furnish such accommodations—where each acces-
sories are outside, and are let over the enjoyment of...
...

Write us when you desire, after November 1
the latest arrivals is the only possible way to
securing accommodations... in our spacious...
furnished modern apartments.

Championship Games are Played on These Courts

One of the most popular sports at Miami Beach is
Tennis, and all tennis players need want for a game at
any hour of the day. Many tournaments are held dur-
ing the winter season.

Fine Golf Courses and Greens are Near

There are two excellent 18 hole Golf Courses and
one 9 hole course within easy reach of La Corona, and
the other 18 hole courses just a few miles away, only
a short trip by motor.
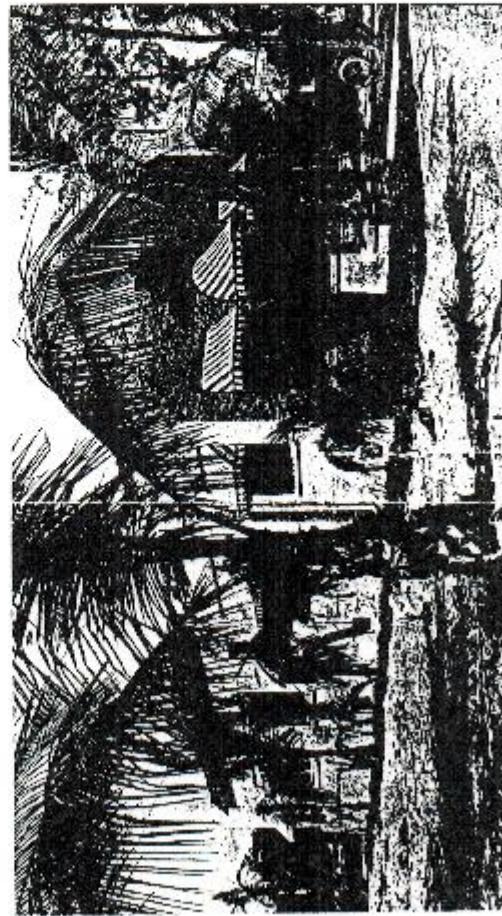
A beautiful Spanish Villa, in a setting of tropical palms as viewed just feet from the street adjoining grounds the Ocean and
Indian River Drive. See Six Large Rooms, Two Bathrooms, halls, Two large Porches, Kitchen, Pantry and Ser-
vant Porch, a Garage and Laundry, and Also a Servant's Room with Bath—a wonderfully Gorgeous Winter Home for
those desiring scales of room.

LOCATION MAP

La Corona
DE-LUXE
APARTMENTS AND ANNEX

ATLANTIC OCEAN

PELICAN HOTEL SITE

HOTEL NAUTILUS
ON BAY ¾ MI.

MID-GOLF SECTION

POLO GROUNDS

FLAMINGO HOTEL
ON BAY 2 MI.

LA CORONA APARTMENT

LA CORONA ANNEX

PANCOAST HOTEL ANNEX

PANCOAST HOTEL

PUTTING GREEN PARK

RESIDENCES

PINE TREE DRIVE

INDIAN CREEK DRIVE

INDIAN CREEK CANAL

WHITE WAY

OCEAN DRIVE

COLLINS AVENUE

LAKE PANCOAST

WOFFORD HOTEL

HOTEL SITE

MIAMI BEACH CASINO

THE CANAL

N E S W

·TYPICAL·FLOOR·PLAN·

COURT
(SUNKEN GARDEN)

LAWN TERRACE

LAWN TERRACE

Room Furnishings

LA CORONA RATES—Season November 1st to May 1st

FIVE-ROOM, OCEAN APARTMENTS, No's. 1, 21, 31, 2, 22, and 32—Season Rental $2000
or Monthly, Nov. $300; Dec. $150; Jan. $600; Feb. $600; Mar. $600; April $150.

FIVE-ROOM, PATIO APARTMENTS with OCEAN-BALCONIES, No's. 3, 23, 33, 4, 24, 34 .... $1500
or Monthly, Nov. $125; Dec. $200; Jan. $500; Feb. $500; Mar. $500; April $125.

FOUR-ROOM, PATIO APARTMENTS, with OCEAN-BALCONIES, No's. 5, 25 and 35 .... $1300
or Monthly, Nov. $100; Dec. $150; Jan. $450; Feb. $450; Mar. $450; April $100.

THREE-ROOM APARTMENTS, OCEAN-BALCONIES and CORNERS—Season $1000
or Monthly, Nov. $75; Dec. $100; Jan. $350; Feb. $350; Mar. $350; April $75.

HOTEL-ROOMS with Bath and SLEEPING-PORCH, Monthly, $100; Season $400

MAIDS and CHAUFFEUR'S ROOMS with BATH, Monthly $50; Season $200

LA CORONA ANNEX, "Neda-Al-Mar", (See pages 4 and 5), Season only $3000

TERMS: For Season, 10% on reservation, 40% on November 1st, balance January 1st.

Monthly Rates are cash with reservation.   Prices include complete house-keeping equipment, Linens, Electric Stoves and Heaters, Hot Water, Switchboard, Maid and Janitor Service, etc.   Restaurant in connection, 10 minute, 10c fare, Bus service to Miami.   Ocean swimming from Apartment.   Flowers in Patio every day in year.

In ordering, Please give 1st, 2nd, and 3rd, choice of apartments, as several are already engaged.

LA CORONA ANNEX
NEW LOCATION

ORIGINAL LOCATION
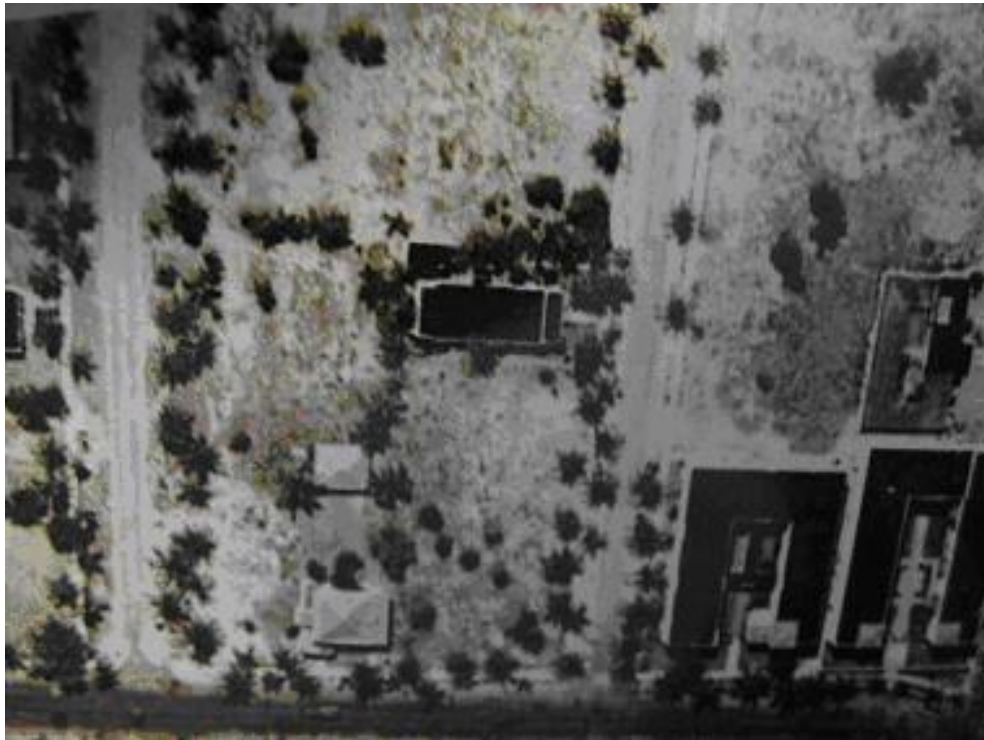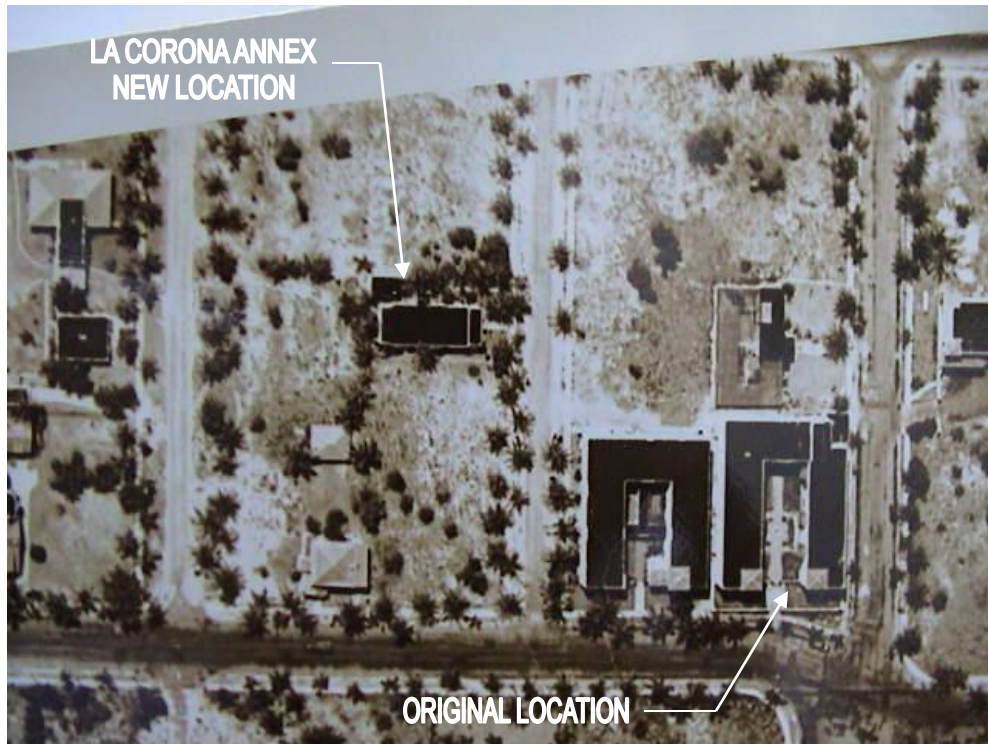
Aerial views taken in 1929.

ADDRESS   : 230 25th St.
LEGAL   :
FULL ADDRESS   :
SECOND ADDRESS :

STATUS : Contributing / *
CRITERIA : C, E, F, H

BUILDING NAME   : (attributed as)
PREVIOUS NAME   : FPA "Nide of Mat" by autumn
BUILDER   : F.A. Forrest
CONST. DATE   : 1922 - 1922
STYLE   : Med. Mission
EXT. FABRIC   :
ROOF   : tile
DOORS   :
ALTERATIONS   :

ORIGINAL NAME   : ---
ORIG. ARCH.   : MOVED FROM Blk. 10, Lot of (2814 Collins Ave)
                  on 5/31/24   (La Coronn Apts.)
FOLIO#   :
ZONING   :
BUILDING SHAPE :
STORIES   : 1
WINDOWS   :
CONSTR. TYPE   :

DISTRICT :
HEIGHT :
PHOTO :

SPEC. FEATURES : "Mission style" clay tile roof; arched archs windows, decorative tiles + latticework chimney; bldg originally had an open view to Indian Creek (whentime on west side); garage bldg in rear (to south)

INTERIOR   :

SITE   :
SIGNAGE   :   ADJACENT SITE :

STAT. SIGNIF.   :

ADDITION   : 2-STORY GARAGE House by owner, 1923 - or near
                  and tile porch   ADD. ARCH. :
ADD. COMMENTS   : addition on north end - 2 date.
SURVEYED BY   : PF
ORIG. USE/COST : RESIDENCE $7,800 + Garage "Annex" cottage for La Coronn + pts, at 2814
                  (Collins Ave)

ADD. DATE :
RECORDING DATE : / /   UPDATE :

COMMENTS   : Oldest bldg in proposed hist. district (Bldg permit # 515)
                  Originally the bungalow of Dr. + Mrs Frank Dicus - see Miami Daily News +
                                                              Metropolis, May 31 1924

The Architect, Unknown

A Historical Review of La Corona Annex Residence

La Corona Annex Residence also known as "Neda al Mar" was built in 1922 for Dr. Frank Davis, on the N.E. corner of Collins Avenue & 29th street, lot 4 on block 10, oriented in the east-west direction. This one story residence was constructed of hollow tile with a foundation of reinforced concrete. It contained 6 bedrooms, 2 large porches (26'x8'), fireplace with a decorative appliqué, and 2 porcelain baths. The exterior is of heavy rough stucco and parapets with angled clay barrier tile, window sills are 4" wide slope concrete.

This residence is a fine example of Mediterranean Revival Mission based on a rectangular floor plan, feature massive and symmetrical primary façades. It has rough stuccoed wall surfaces, flat roof, front pediment and decorative fabric awnings on all the larger openings. The Porches provided an integral element of the style; the arch in the front entrance with the openings took the form of a loggia with columns.

In September 1923, an addition was added with a value of $200, we assume it was the bathroom to the north. In October 1923, an addition of a two story garage and bedrooms above with a value of $900 was constructed to the north of the residence.

In 1924 the Residence was moved for a value of $3,200 from Collins Avenue to lot 7 on block 9 at 230-28th street, and reoriented in the north-south direction, because the owner commenced construction of a 3 story "U" shaped hotel called "La Corona Apartments", designed by Martin Hampton. This residence became part of the Main Hotel and thus called La Corona annex.

In 1940 the Architect Martin Hampton designed an Art Deco addition consisting of two bedrooms at the front, enclosure of the front porch, two new entrances at the west, and interior renovations for a value of

$3,000. But the result of the construction wasn't the Martin Hampton design. Most of the principal details of the original design and the new additions were altered, example of this is the new tile laid over the existing in the opposite direction and a hip roof versus a deco parapet and the removal of the primary masonry pediment over the celebrated porch.

Continued interior renovations have diminished the interior character of the residence with the additions of a kitchen, bathroom and closets in July 1949, February 1953 and May 1962. Also the rear porch was filled in with glass that deviated from the original style.

II. Historical Analysis

PANCOAST RESIDENCE
2701 Indian Creek Drive

Chronology
Historical Photos
About the Architect
A Historical Review of Pancoast Residence

Chronology

1932- Construction of Pancoast Residence by Day Labor for $10,000 on lot 12 on block 9. The owner was E. H. Thatcher. This two-story residence, designed by Russell Pancoast has 25 feet of Indian Creek Dr. frontage with a depth of 52 feet and a height of 20 feet. It was constructed of concrete block with a foundation of concrete piling. The date of the permit was March 15, 1932.

1959- Change of the roof for a white memento shingle tile for a cost of $880. The permit date was April 27, 1959.

1971- Replace of 9 windows for a cost of $510. The date of the permit was May 18, 1971.

1972- Air conditioning was installed with a cost of $2,000. Date of permit was July 31,1972.

Historical Photographs

Document from the City of Miami Beach, 2000.

ADDRESS   : 271 Indian Creek Dr.
LEGAL   :
FULL ADDRESS :
SECOND ADDRESS:

STATUS : Contributing
~~CRITERIA : C, E, H~~

BUILDING NAME :
PREVIOUS NAME :
BUILDER   : DAY LABOR
CONST. DATE   : 1932
STYLE   : Med. Revival Pancoast style
EXT. FABRIC   :
ROOF   : TILE
DOORS   :
ALTERATIONS   :

ORIGINAL NAME :
ORIG. ARCH.   : Russell Pancoast
ZONING   :
BUILDING SHAPE:
STORIES   : 2
WINDOWS   :
CONSTR. TYPE :

FOLIO# :
DISTRICT:
HEIGHT :
PHOTO :

SPEC. FEATURES: ORIGINALLY USED AS HOTEL WITH VERNACULAR OPENINGS, DINING AND SOME
additions over the years. Gabled roof with wooden eves, arched
windows and window openings, coral rock veneer on exterior
INTERIOR : of fire place and exterior balconies.

SITE   :
SIGNAGE   :

ADJACENT SITE :

STAT. SIGNIF. :

ADDITION   :
ADD. COMMENTS :
SURVEYED BY   : PR/TRM
ORIG. USE/COST: DUPLEX $10,000

ADD. ARCH. :

RECORDING DATE: 7/18/00

ADD. DATE:
UPDATE :

COMMENTS   : _____

ADDRESS : 2701 Indian Creek Dr   STATUS : Contributing
LEGAL :   CRITERIA : E, G, H
FULL ADDRESS :
SECOND ADDRESS:

BUILDING NAME :   ORIGINAL NAME :
PREVIOUS NAME :   ORIG. ARCH. : Russell Pancoast
BUILDER : DAY LABOR   FOLIO# :
CONST. DATE : 1932   ZONING :   DISTRICT:
STYLE : Med. Revival   BUILDING SHAPE:
EXT. FABRIC :   STORIES : 2   HEIGHT :
ROOF : TILE   WINDOWS :
DOORS :   CONSTR. TYPE :
ALTERATIONS :   PHOTO :

SPEC. FEATURES: Originally Med. Revival with vernacular elements & essentially simple
                detailing over the years. Gabled roof with wooden eves, arched
                windows and window openings, coral rock veneer on exterior
INTERIOR   : of fire place and exterior balconies.

SITE   :
SIGNAGE   :   ADJACENT SITE :

STAT. SIGNIF. :

ADDITION   :   ADD. ARCH. :   ADD. DATE:
ADD. COMMENTS :
SURVEYED BY : PC/TRM   RECORDING DATE: 7/1800   UPDATE :
ORIG. USE/COST: DUPLEX $10,000

COMMENTS   : _____

_____

_____

The Architect Russell Pancoast

Russell Pancoast (1898 – 1972) is one of the most celebrated architects in Miami Beach that has designed structures in this brief-lived but very significant style, including V.H. Nellenbogen, Henry Hohauser, and T. Hunter Henderson. The predominant exterior material of Med/Deco Transitional was smooth stucco with raised or incised details. Featured stucco areas were often patterned or scored. Keystone, either natural or filled and colored, was frequently used to define special elements. Windows ranged from wood and steel casement to wood double-hung, and even large single windows in gracefully curved masonry openings.

Russell Pancoast was Collins John Collins' grandson. Collins was joined in Florida by his sons Arthur, Lester, and Irving Collins, and his daughter Katherine and her husband, Thomas J. Pancoast. On June 3, 1912 the family formed the Miami Beach Improvement Company. This appears to be the first official use of the term "Miami Beach," even before the town was incorporated. The Company platted some of Collins' land holdings for sale and dredged the marshy southern end of Indian Creek. Russell Pancoast, later recalled that what is now Lake Pancoast was originally "a grass flat covered with six inches to a foot of water at low tide and perhaps another foot at high tide." The Company also planned two other ambitious projects: a canal linking Indian Creek to Biscayne Bay, and a 2.5-mile-long wooden bridge across the Bay.

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, 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 beachfront concession stand when it was demolished in the 1960s. This is now the site of the Holiday Inn in the proposed historic district.

Russell Pancoast, Collins' grandson, later recalled that the Collins farm buildings were situated on the west side of Indian Creek at about 41st Street. There was also a "farm dock," probably at the site where Russell Pancoast himself designed the first 41st St. in 1929.

In 1979, the Pancoast buildings and many other structures on Miami Beach were incorporated into the National Register of Historic Places. Among those spearheading the campaign to recognize the Miami Beach Art Deco District was Diane W. Camber, the Associate Director of the Miami Design Preservation League.

Architecture of Russell Pancoast

1926- Cushman School. The design for the V-shaped Mediterranean Revival style building was based on a plan envisioned by Dr. Cushman.

1929- Designed the first Bridge over Indian Creek.

1930- Designed of an Art Deco Building for the Miami Beach Public Library and Art Center. This was Miami's first public building with an exhibition space for the fine arts, and it was designed to preserve the symmetry of the formal gardens of Collins Park, which had been donated to the City by Collins and laid out in the 1920s. In 1963 the City of Miami Beach accepted the gift of the art collection of John and Johanna Bass upon condition that it would maintain the collection in perpetuity, provide for the exhibition of the collections, and keep it open and available to the public. The building, which had served as the Miami Beach Public Library and Art Center, was renamed the Bass Museum of Art to honor its donors, and it has been drastically modified by Irata Isoyaki. This building is now the centerpiece of the city's historic district and was placed on the National Register in 1978.

1936- Single-family Residence at Pine Tree Dr., with 6 bedrooms and 6 bathrooms has elegant & pristine details elaborate arched entry flanked by theater media room, wet bar & guest room.

1940- Russell Pancoast was hired to develop a water control system for the western part of the Peter's land holding and to developing master plan for the city of Plantation.

1950- designed buildings on the University of Florida campus including The Hub.

A Historical Review of Pancoast Residence

The Pancoast Residence was designed by Russell Pancoast in 1932. This two stories residence was constructed of concrete block with a foundation of concrete piling, concrete floor at the front porch and wood joist floors.

This residence is a fine example of a Vernacular Early Transition Architecture. The wood-frame construction, gable roof, overhanging eaves with modest chamfered square wood out riggers, arched openings in the front porch, coral rock veneer in the exterior of the protruding fireplace and usable from both levels, wood casement windows, wood multi lite and doors the exterior wood balconies with wood verandas are architectural characteristics that distinguish this type of common method of early construction in South Florida.

The façade design is very subtle, consisting of smooth stucco with minute score lines depicting the masonry block and keys heading the doors and windows. The design of the balconies, balustrades and handrails are simple yet well articulated. They are reflections of the house interior and not a decorative aggregate.

Noted for stark simplicity in the floor plans, is a rectilinear structure in form with little elaboration. Functional elements supply the only decoration; example is the stair with the decorative wood balusters, the curved handrail, the square stone appliqués in the fireplace with minimal protrusion and molded window sills.

This residence had many alterations along the years that changed the initial design in 1932 of Russell Pancoast. The addition of a one story porch to the north in the second level and a two story to the south with a mimicked stucco pattern inside and out changed absolutely the simplicity of the initial floor plans and the image of the house, now is a residence with a tower to the south that cuts the continuity of the balcony in the corner.

The openings in the front porch at the first level and the open solarium at the second level were filled in with glass, that deviated from the original style of the house.

Continued interior alterations have diminished the functionality of the house, with new closets, a kitchen in the second level, bedrooms connecting between each other and windows inside the house are a product of the south porch addition.

This Residence is situated in the Collins Waterfront Historic District; this Historic designation will revitalize this area, promote the restoration of many neglected properties such as this one as well as their adjacent neighbors, and provide a visual history lesson for visitors and residents alike. At the start of this new century, establishing this Historic District is a wonderful way for the City to celebrate its roots in John S. Collins, the Pancoast family, and the dedicated entrepreneurs, owners, architects, residents and visitors who have contributed so richly to the history of Miami Beach.

II. Historical Analysis

SUNDECK APARTMENT HOTEL
233-27TH STREET

Chronology
Historical Photos
About the Architect
A Historical Review of Sun Deck Apartment Hotel

2727 Indian Creek Dr. Miami Beach

Chronology

1935-   Construction of Sundeck Apartment Hotel by Bobker Construction Company for $17,000 on lot 8 on block 9 under permit #7256. The owner was Richard Dobb. This two-story multifamily residence consisted of 4 units, designed by Henry Hohauser has 40'-0" of 27th Street frontage with a depth of 59'-4" feet and a height of 24'-5". It was constructed of concrete block with a foundation of spread footing. The date of the permit was August 22, 1935.

1936-   Construction of a 3 room and 1 apartment by Bobker Construction Company for $8,500 under permit #8775. The date of the permit was September 21, 1936

1939-   Construction of enlarging 2 apartments by William Bordeaux Architect for $1,000. The date of the permit was September 20, 1939

1968-   Construction of a second story addition (15'-0"x15'-8") by Thomas Kelly Engineer for $1,500. The date of the permit was December 3, 1968

Historical Photographs

Document from the City of Miami Beach, 2022
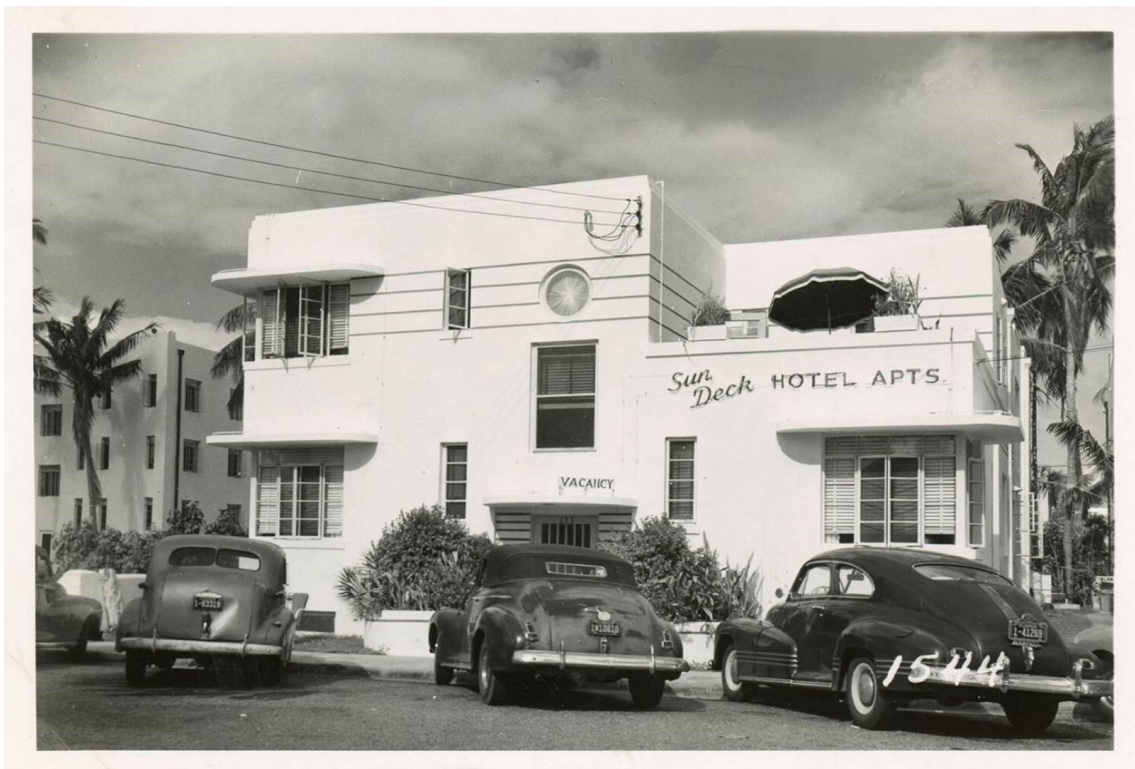
<u>The Architect Henry Hohauser</u>

Henry Hohauser (1895–1963) was the first and one of the most influential architects on Miami Beach. He first came to Miami Beach in the late 1920's and commuted between New York and Miami Beach for several years before permanently settling in the mid 1930's.

A graduate of the Pratt institute in Brooklyn, New York, Hohauser worked in a large New York office while the 42nd street skyscrapers were being erected. He then became an ardent follower of the modern movement. The combination of his stimulation for the modern movement along with his ties to affluent bankers and realtors of the booming post-depression resort scene in the Catskills, allowed him to design several Art Deco buildings in Miami Beach, while influencing his peers to do the same.

After Henry Hohauser's first visit to Miami Beach in the late 1920's, he designed over 300 buildings on the Beach where 116 were located in the City's Art Deco District. One of his creations is the Sundeck apartments. Hohauser is known for his modern-machine like buildings including Art Deco with "streamlined curves, jutting towers, window "eyebrows," and neon" yet the Sundeck incorporated an Art Deco style, which complements the Indian Creek hotel directly cattycorner behind (built the same year). In addition to the Sundeck Apartments, other buildings designed by Henry Hohauser are the Century Hotel, the Cardozo Hotel, and the Neron Hotel.

Architecture of Henry Hohauser

1935 The Sun Deck Apartment Hotel
The An-Nell Hotel
The Colony Hotel
The Edison Hotel

1936 The Collins Plaza Hotel
Coronet Apartments
The Davis Hotel
The Ed Lee Apartments
The Park Vendome
The Peter Miller Hotel
The Sassoon Hotel
The Taft Hotel

1938 The Essex House Hotel
The Park Central Hotel

1939 The Cardozo Hotel
The Commodore Hotel
The Collins Park Hotel
The Century Hotel
The Greystone Hotel
The Governor Hotel
1211 Pennsylvania Avenue

1940 The Neron Hotel
The New Yorker Hotel
Hoffman's Cafeteria

2727 Indian Creek Dr. Miami Beach

A Historical Review of Sun Deck Apartment Hotel

The Sundeck Apartment Hotel was designed by Henry Hohauser in 1935 for Richard Dobb. This one & two-story multifamily residence consisted of 4 units and located approximately 20' from the front property line. A private roof top terrace occurred over the one story portion on the south side. It was constructed of concrete block with a foundation of spread footing. During construction on the following year in 1936 a 3 room and 1 apartment one & two story addition to the front and side of the building mimicking the same façade and low planter was added. A private roof top terrace occurred over the one story portion again on the south side. In 1939 another one story addition was added to the rear of the original 1935 building construction of enlarging 2 separate apartments by a different architect. In 1968 a second story addition was added on the SE corner to fill in the roof top terrace.

III. Historical Data from the City of Miami Beach

INDIAN CREEK HOTEL
2727 Indian Creek Drive

Building Card
Microfilm

INDIAN CREEK HOTEL — INDIAN CREEK HOTEL

Owner Harry Wasserman   Mailing Address   Permit No. 8123

Lot 9 & 10   Block 9   Subdivision M.B.Imp.Co.O.F. No. 2731 Street Indian Creek Date Apr. 3-1936

General Contractor Fred Howland, Inc.   17104   Address   Drive

Architect Geo. L Pfeiffer;   Taylor & Baxter, engrs.   Address

Front 72   Depth 144   Height 3 story   Stories 1 Otis ElevatorUse HOTEL

Type of construction Con Slab & Cost $79,000.00   Foundation concrete pile   Roof B-   Roof 67- rooms
Wood joists

Plumbing Contractor Wilberham #8950	Address		Date Apr. 16-19
No. fixtures 216 Gas 10	Rough approved by		Date
No. Receptacles	People's Gas Co.- # 11670-	3 Gas-	Dec.17-1938
Plumbing Contractor		Address	Date
No. fixtures set	Final approved by		Date
Sewer connection 2-	Septic tank	Make	Date

Electrical Contractor Ace Electric Company #6651   Address   Date June 3-1936

No. outlets 369 Heaters   Stoves   Motors 1   Fans   Temporary service Saw -Apr.7-1936
Receptacles 198   Meters 4   Date   Ace Electric- #6450
Rough approved by

Electrical Contractor Ace Electric Co. #6777   Address   Date July 1-193

No. fixtures set 175   Final approved by   Date

Date of service

Alterations or repairs # 15216- 1 Pole Sign- $100 - Acolite Sign Co.   Date Dec.13-19
ELECTRICAL # 16518- Acolite Neon Co.- 1 neon transformer   Dec.13-1940

ELECTRICAL # 15241- Lyon Electric- 1 service for Peter Pan Boat - 12/30/1941
BUILDING PERMIT # 19921 - Painting exterior - Rudolph Deutsch, painter $ 1,400.. Apr.17,19
21449   Repair fire damage - G. A. Chapman, contractor: $2,500.. Nov. 27.

BUILDING PERMIT # 32381 Painting, exterior only— Air Placement Concrete & Painting Corp., contracto

38400 SWIMMING POOL - 20 X 40 - & Filter room - Phone call from Dade Health Dept,
May 5, 1952 --- Alex.R.Kononoff, engr.: George E.Bunnell,contr.$17,000.** May 5, 19

$ 975....April 25, 1950

#76191 Owner, H. Wasserman: Paint exterior - $900 - 4/16/66
#82347 Yale Ogron Mfg Co: Replace 126 window units with aluminum awning $7000 5/13/69
#85581 - Owner - Premise permit   67 units   cost open   11/18/70
#2110-Air Conditioning and Appliance Center- 76-60 Ton Total(Wind) Air Conditioning-$21,500-6-22-72

#02089-Premise Permit 67 units-$75 fee-11-17-72

421049 10/20/81 owner exterior painting $2,000.

PLUMBING PERMIT # 33274 Hurst Drilling & Equipment: 4" supply well - April 24, 1952
33376 A. J. Hild: 1 swimming pool trap - May 21, 1952

6/11/81 - 29554 - 1 gas meter set - $5.00 - Peoples Gas System

#59605--Socar Service--1 Gas Piping--6/23/81

#

ELECTRICAL PERMIT # 36668 Best Electric Co: 2 switch outlets, 2 receptacles, 4 light outlets, 4 fixture
1 centers of distribution, 2 motors- June 2, 1952 OK, H. Rosser, 2-20-53

#67052 Miami Beach Electric Co: 1 service equipment 6/5/69

#69720-Ocean Electric Co.- 1 Service 675 AMP-6-2-72

#80054 2/22/85 Ocean Elect - 1 fire alarm panel, 7 fire alarm bells, 10 fire alarm pull sta

BUILDING PERMITS: #B8801228 - 9-27-88 - Bunnell Foundation, Inc. - Bulkhead Restoration - S3,

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED VALUE BEFORE BLDG. REMODEL %	COMMENTS	BUILDING PERMIT NO
9-9-88		Rock/Kitchen Residentia	$300.00				883002

CITY OF MIAMI BEACH — PLANNING DEP'T MASTER INDEX OF LAND USE FILES

No.	STREET NAME	Dist	Grants	APPLICANT/BUSINESS AND/OR PROJECT NAME	DESCRIPTION OF PROJECT	CITY Board	FILE No.	DATE OF ACTION	ACTIVITY	ADDITIONAL COMMENTS	Storage Box #
0365	Hibiscus Drive			Ian & Lesli e Kepler	No other info available	ZBA	2522	3-Jan-97	W	Never remitted fee	212
0358	Hibiscus Drive			Jody Enterprises, Inc.	Rear & Side yard setbacks for pool	ZBA	2504	12-Jul-96	A		207
0338	Hibiscus Drive			Barbel Engelman	Rear & side setbacks for pool deck	ZBA	2665	4-Sep-98	A		235
0360	Hibiscus Drive			Simon Azgoury	Sidesetback to retain piling	ZBA	1966	3-Mar-98	A		147
0365	Hibiscus Drive			Wilson & Mercedes Martin	No other info available	ZBA	2680	8-Jan-99	W	will by architect	235
0370	Hibiscus Drive				paint	DRB	15282	17-Aug-01	A		538
2300-6300	Indian Creek Drive	H8		To include all street ends from 23rd Street to 63rd Street from Infrastructure Improvements including general street & The Atlantic Ocean to Indian Creek Drive and along Collins landscape improvements, lighting upgrades, Bicycle paths & Avenue and Indian Creek Drive — City of Miami Beach	sidewalk enhancements, sidewalk pavers and enhancements.	HPB	21195	11-May-04	A		265
2201-2731	Indian Creek Drive	H8		Indian Creek Hotel, Inc.	Fence height	ZBA	2465	6-Oct-95	A		265
2727	Indian Creek Drive	Hx		Indian Creek Hotel	restoration of front steps and terrace	HPB	1183	16-Oct-90	A		20-484
2727	Indian Creek Drive	H8		Indian Creek Hotel	paint	DRB	4278	20-Sep-93	A		159
2727	Indian Creek Drive	H8		Indian Creek Hotel/Restaurant	misc. improvements	DRB	6305	26-Nov-96	A		234
2727	Indian Creek Drive	H8		Indian Creek Hotel	landscaping	DRB	9905	24-Jul-97	A	see HPB file 1183	270
2727	Indian Creek Drive	H8		Indian Creek Hotel	rehab of front steps & terrace	DRB	12699	7-Aug-00	A		505
2828	Indian Creek Drive	H8		Aaron Dubinsky, Trustee	To waive 14 of 123 parking spaces	ZBA	781	4-Aug-72	D	Took 3 meetings	24
2828	Indian Creek Drive	H8		Enrique Beaumont, Unit PH-1	paint	HPB	1949	7-Jan-03	A		614
2828	Indian Creek Drive	H8		Oceanview Towers	paint	DRB	3965	5-Aug-94	A		154
2828	Indian Creek Drive	H8		Oceanview Towers	window replacement	DRB	5795	24-Oct-94	A		142
2828	Indian Creek Drive	H8		Oceanview Towers	shutters	DRB	7622	10-Jun-98	A		210
2828	Indian Creek Drive	H8		Oceanview Towers, Unit 1201	shutters	DRB	7959	23-Jul-98	A		218
2828	Indian Creek Drive	H8		Oceanview Condo, Unit 510	shutters	DRB	7973	18-Aug-98	A		218

III. Historical Data from the City of Miami Beach

LA CORONA ANNEX RESIDENCE
230-28th Street

Building Card
Microfilm

Owner FRANK J. DAVIS

J.M. McABEE, owner:
Mailing Address M.B.Imp.Co.O.F.Address

Permit No. 315

Date Dec. 4- 1922

Lot 7 Block 9 Subdivision 230- 28th Street

General Contractor F.A. Fisher

17102

Address

Architect
Moved from Lot 4, Blk 10, M.B.I.Co.O.F.

Address

Front Depth Height Stories 1 Use Residence

Type of construction hollow tileCost $ 7,800.00 Foundation Reinf. concrete Roof Tile

Plumbing Contractor George Entwisle Address Date Jan. 2-1923

Plumbing Fixtures 8 Rough approved by H. Scheibli Date

Gas Stoves George Entwisle - 4 fixtures - Nov. 14- 1923

Gas Heaters Address Date

Stolpman Final approved by Date
March 14- 1927 Make Miami Sanatar Date Jan. 30-1923
Sewer connection 1 Septic tank 1 Southern Septic Tank July 18- 1924

Electrical Contractor McDonald Electric Address Date Jan. 3- 1923

Switch Range 1 Motors Fans Temporary service

OUTLETS Light 29 HEATERS Water 1
Receptacles Space Centers of Distribution

Electrical Contractor McDonald Electric Address Date Feb. 6- 1923

No. fixtures set 29 Final approved by L. C. David Date

Date of service February 7, 1923.

Alterations or repairs # 590 - Addition (tile porch) F.A. Fisher, contractor, $200. Date Sept. 21- 1923

#619- Addition of garage house (frame stucco) 2 stories: owner builds: $900. - Oct. 17- 1923

864: This house was originally on Lot 4- Block 10- M.B.Imp.Co.O.F. and was moved on this
date to the present location of Lot 7, Block 9, by W. W. Goode, contractor -
$ 3,200.00-----May 31- 1924.
Over

Inspection made by J.J.Ferrey, Nov. 4, 1943, and w.,
for 2 apartment units in front house and 5 hotel r..
in rear building.

ALTERATIONS & ADDITIONS

Building Permits:

14036 --, Addition of 2 bedrooms 18" X 31" X 10' - $3,000.00- May 11-1940
Martin L. Hampton, architect: owner builds; c/b/s on reinforced concrete

30311 Alterations for one new apartment unit - no outside work except two steps—
M. S. Construction Co., contr. $600.....July 7, 1941

Mrs. G. Laubman

40804 NEW BATHROOM & NEW CLOSET - NO EXTRA BEDROOM & NO OUTSIDE WORK - ALL
MUST BE PLASTERED (NO PLAN); owner: $500; Feb 18, 1953

OK, ... 10/2/1955

Adler - # 47779 Air Conditioning: Three 3/4-ton Units: Appliance Consumers Service: $600. 6/14/55

#67321 Development Corp. of America: Remodel kitchen and enlarge door from dining area - $900. - 5/25/62
#70433 Giffen Industries: Reroof - $250. - 10/23/63

#02171-Kerome Kantor-Repair ceiling tiles and fix windows & closets-$250-12-1-72

Plumbing Permits:

13519- O. Schweitzer - 2 water closets- 2 lavatories- 2 bath tubs-
- 1 sink - no 628 - - - - June 1-1940
26255 Pitsch & Morgen: 2 gas ranges- Final OK - Pushkin 1-15-48 - - -
Rough approved- Pushkin 2-14-48 Feb. 10, 1948

28475 Levi Plumbing Company: 1 sink - July 15, 1949

28593 Levi Plumbing: 1 gas range, 1 gas refrigerator- Aug.18, 1949--- Final Gas OK- O'Neill 3/11/49
28614 People's Water & Gas Co: 1 gas range connected - August 22, 1949 Rough GAS- 8/19/49
O'Neill 8/19/49

OK,Cox,3/11/53 # 34554 Economy Plumbing Co: 1 "ater Closet, 1 Lavatory, 1 Shower: Feb 10, 1953
OK,Cox,3/11/53 # 34600 Economy Plumbing Co: 1 Laundry tray: 2/23/53

Electrical Permits: # 15366 -- Bankler Bros. 7 switch, 7 light outlets- 18 receptacles;
2 refrigerators; 1 iron; 1 range outlet - 1 water heater; 5 centers- 8-1-1940

#15821- Bankler Bros.-- 10 fixtures- final OK -10-10-RCI Oct.5-1940
#25453 Miller Electric: 5 switch outlets, 4 light outlets, 7 receptacles, 11 fixtures- 6/7/48
#29399 Emanuel Electric: 5 Switch outlets, 5 light outlets, 5 receptacles, 5 Fixtures. 1 Iron,
1 Refrigerator, 1 center of distribution, August 22, 1949

44740 Astor Electric: three motors June 9, 1955

#52220 Astor Elec: 1 Motor (1HP) - July 3, 1958
#52229-Astor-Elec-1-Motor-(1-P)--

#60396 Astor Elec: 2 receptacles 1 cent. dist.--11/21/63
#70391-Miami BeachElectric Co.-Violation-3-6-73
#70397 Miami Beach Electric Co. 200A service size in Amp.s 3-8-73

CITY OF MIAMI BEACH
PLANNING DEPT MASTER INDEX OF LAND USE FILES

No.	STREET NAME	APPLICANT/BUSINESS AND/OR PROJECT NAME	DESCRIPTION OF PROJECT	CITY Board	FILE No.	DATE OF ACTION	Copy V	ADDITIONAL COMMENTS	Storage Box #
	JOB SITE ADDRESS								

Historic Dept Legend: Hb – the application was reviewed after the historic decal of the property. Ho – the review took place while the property regarding its formal designation. HBPB=Historic Preservation Board; ZBA=Zoning Board of Adjustment; PWM=Public Works Management; PWA=Property Maintenance Assess; **A**=Approved; **D**=Denied; P=Pending; V=Void; W=Withdrawn

No.	STREET NAME	NAME	DESCRIPTION OF PROJECT	Board	FILE No.	DATE OF ACTION	Copy V	ADDITIONAL COMMENTS	Storage Box #
1535	27th Street	Mark Friedman, (Sunset #2)	Sideyard setback for lot sight fence for tennis	ZBA	1088	2-Apr-78	A		34
1601-1617	27th Street	Lewis & Carol Dan	Appeal from Admin decision	ZBA	2214	13-Dec-91	A	sent by applicant on 1/8/99	175
1701	27th Street	Paul B. Skolberg	Front & Sideyard setbacks for tennis court	ZBA	1986	6-Feb-81	D		56
1745	27th Street	Norman L. Bend, Trustee	Accessory dock	ZBA	1931	14-Aug-87	D	Denied w/o prejudice	108
1801	27th Street	Harry Hood Bassett (Sunset Island #2)	Frontyard setback for Fla. room	ZBA	232	12-Apr-83	V	No Action indicated	4
0340	28th Street	Hb Fellow Apartments	Window replacement & paint	DRB	3823	26-Jan-99	A		377
0915	28th Street	J. Rosenblat	paint	DRB	7749	15-Jul-85	A		172
0316-0319	28th Street	Joseph Eshuda	Window replacement	DRB	8178	4-Nov-85	A		230
0316-0319	28th Street	Joseph Eshuda	shutters	DRB	8319	11-Oct-98	A		231
0327	28th Street	Joseph Eshuda	paint	DRB	11681	4-May-90	A		395
0388	28th Street		paint	DRB	17590	18-Feb-04	A		
0405	28th Street	M.B. 1st Baptist Church	paint	DRB	18070	14-Apr-00	A		396
0405	28th Street	First Baptist Church of Miami Beach	paint	DRB	17576	23-Feb-94	A		
0465	28th Street	Bella & Israel Grosz	To erect pool, spa & deck in front of property	ZBA	2603	4-May-01	A		
0437	28th Street	Izak Fink	Skyyard setback for addition	ZBA	1962	9-Jan-88	A		138
0015	28th Street	Irma & Milton Ehrenreich	Skyyard setbacks for addition	ZBA	826	11-Dec-72	A		26
0011	28th Street	Milton Ehrenreich	To exceed fence height by 6' for tennis	ZBA	1164	6-Jun-78	A		37
0011	28th Street	Dave Emiror	Frontyard setback for arches	ZBA	763	2-Jun-72	A		24
0633	29th Street	Jack Bumstein	Sideyard setback for additional bedrooms	ZBA	1084	4-Jun-76	A		34

PERMIT NO. 315

USE

No. ROOMS	
RESIDENCE	
DOUBLE HOUSE	
BUNGALOW	
GARAGE APT.	
APARTMENT	✓
STORE	
OFFICE BLDG.	
HOTEL	
THEATRE	
GARAGE	
GAS STATION	

STREET ADDRESS

LOT SIZE 50 x 90

EXEMPT

DESCRIPTION

LOT

BLK.

SUBDIVISION

APARTMENTS

SIZE UNITS

NO. UNITS

HOTELS

No. Rooms

WITH

WITHOUT

DATE OF PERMIT

PLATE NO.

LAND VALUATION

BUILDING VALUATION

TOTAL OF LAND AND BUILDING

BUILDING DIMENSIONS

SIZES	NO. STYS	HGHT	CUBE OR AREA

SQUARE FT. | UNIT PRICE | NEW COST | % COND.

CONDITION

	GOOD	FAIR	BAD
LACK OF UTILITY			
OR OBSO-LESENCE			

UNIT PRICE | NEW COST | % COND.

CUBIC CONTENTS

TYPE | BLDG. | ROOF | SIZE | AREA

GARAGE

LAND VALUATION

FRONT & DEPTH

UNIT PRICE	DEPTH FACTOR	CORNER FACTOR	FRONT FOOT PRICE	VALUE

ENHANCING INFLUENCE

DETRACTING INFLUENCE

TOTAL LAND

FOUNDATION

WOOD PILING	CONCRETE PILING	SPREAD FOOTINGS

APARTMENT - 1 TO 3 STORY   PL# 7055
CMB ASSESSOR - YEAR 67   LEGAL 6H 14

Basic Building Square Foot Price: 1 Story⟩ $ 5.75
                                  2 Story
                                  3 Story

Adjustments For Variations From Basic Apartment:

Basic Apartment	Subject Apt.	Flats	Plus	Minus
Rectangular Shape				
Foundation-Spd.Ftg.				
1st Fl.-S.Terr/Oak				
Wood Joist/S.Fill				
2nd Fl.-Oak				
Wood Joist				
3rd Fl.-Oak				
Wood Joist				
Walls-CB P-Furred				
Partitions-L & P				
Ceiling-Plastered				
Roof-Wood Rafters				
Flat				
Tar & Gravel				
Windows-Alum.Sash				
Kitchen-Mica Tile				
Baths-Tile F & W				
3 Fixtures				
Totals				

Net Sq.Ft. Adjustment
Adjusted Cost Per Square Foot of Subject Apt.   5.75
                            X Sq.Ft. Subject   2314
                                                  13306

Other Improvements - Original Construction

Porch(es) Open		Screened	
Balcony			
Stairs		Storage	
Entry		Terrace	
Car Porte		Garage 344 @ 3.75	1290
Paving			
Elevator(s)			

Cost to Build New of Original Improvements   14596
Less Depreciation 70%   (3c)
                                                  4379

Air Conditioning - Central:_____ Wall:_____
Heaters_____

Additions To Original Construction

Yr	Item & Size	Rate	Cost	Less Orig	Net	Less Dep	
40	2.W 460	5.75	2645			59% (41)	1084
—							
—							
—							
—			Net Assessment - Improvement				5463
				Rounded To			5500

                                    BOARD   4,700.
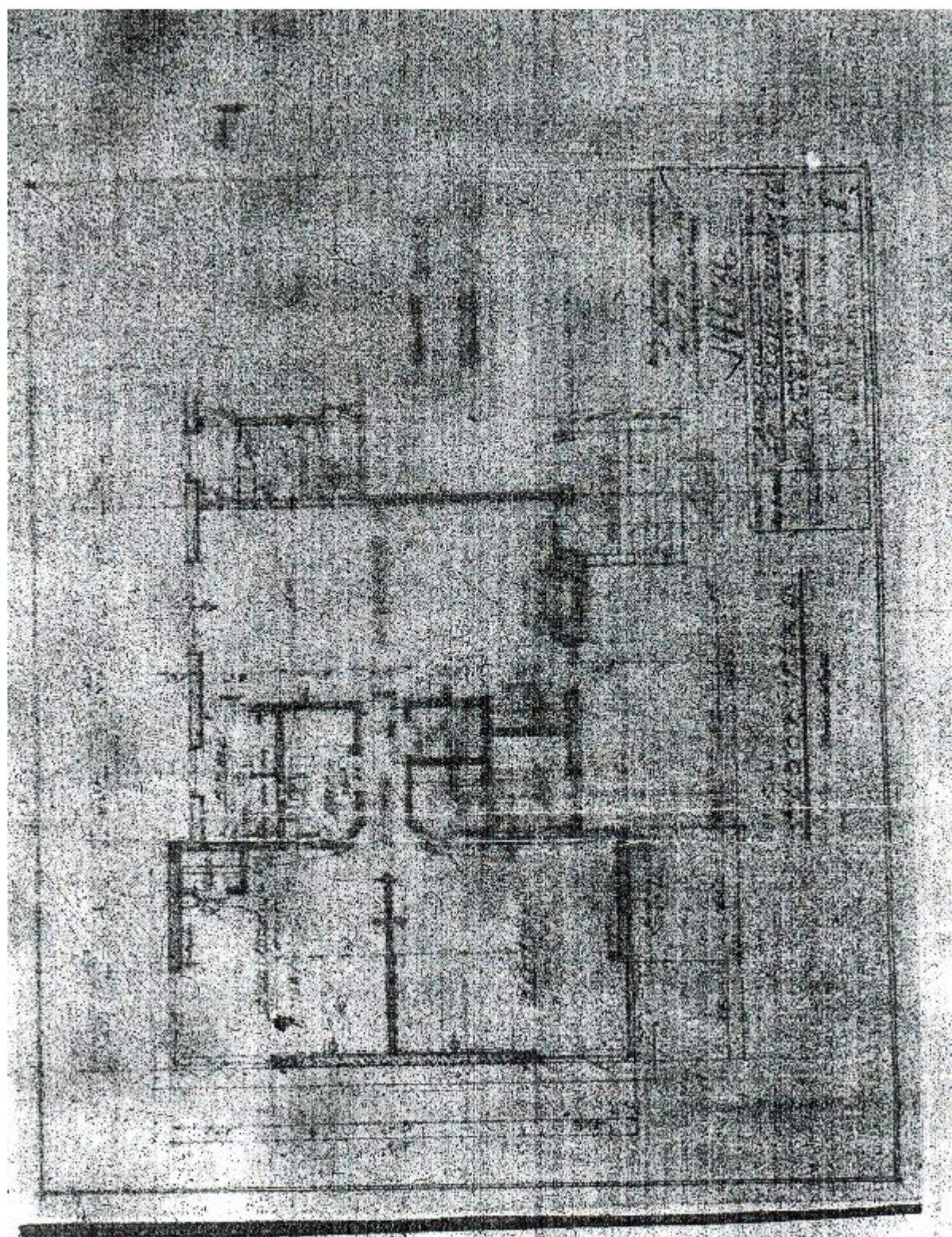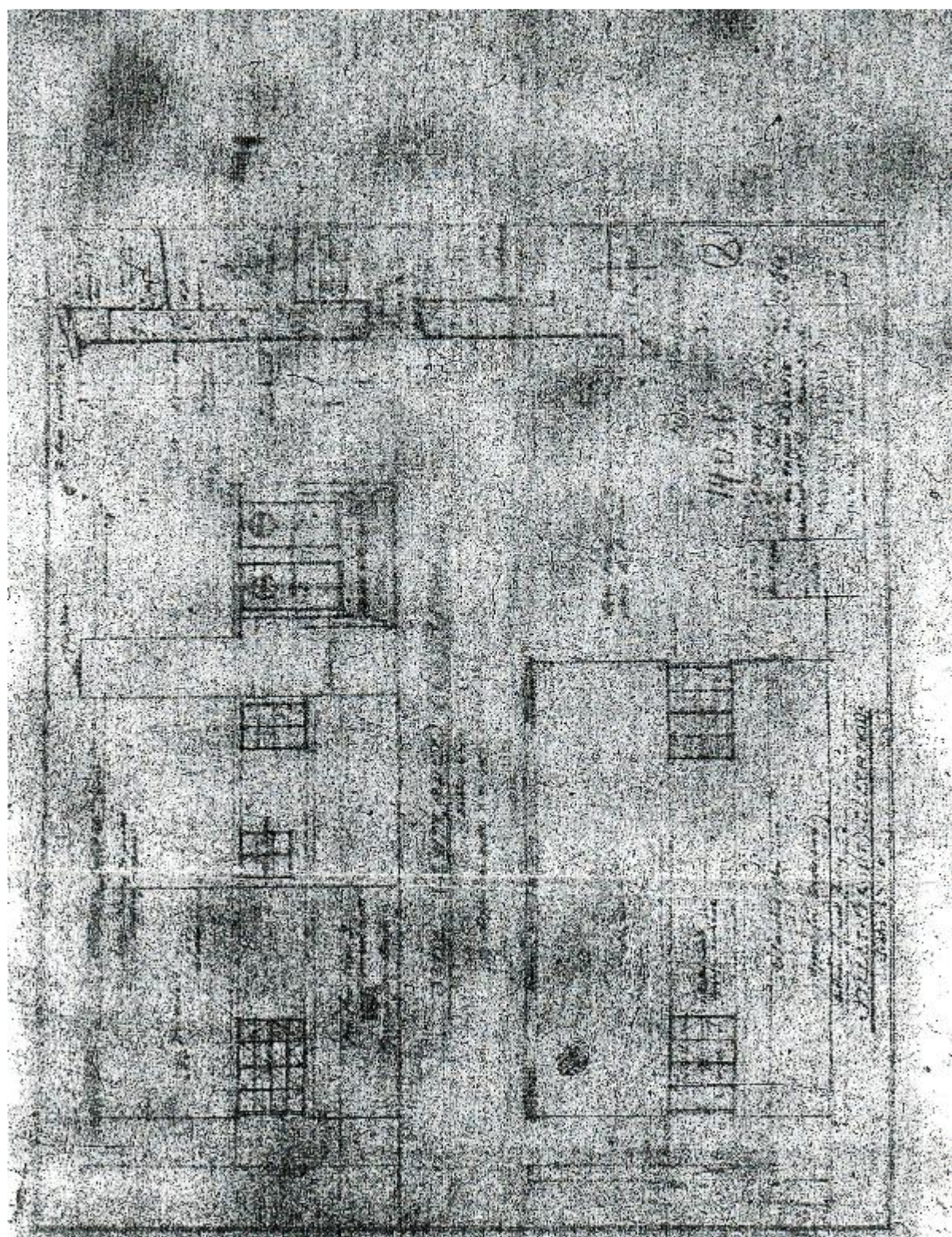
III. Historical Data from the City of Miami Beach

PANCOAST RESIDENCE
2701 Indian Creek Drive

Building Card

Owner E. H. Thatcher **Mailing Address** 310-5th St. **Permit No.** 4841

Lot 12 **Block** 9 **Subdivision** H. D. Imp. ob. [17105] **No.** 2701 **Street** Indian Creek **Date** 1-15-32
Dr.

General Contractor Day labor **Address**

Architect Russell Pancoast **Address**

Front 25 **Depth** 52 **Height** 20" **Stories** **Use** 2 unles

Type of construction Concrete **Cost** $ 10,000 **Foundation** Wood Piling **Roof** Tile
block

ag Contractor McGhan — #6161— **Address** **Date** 3-21-32

fixtures 16— 4 Gas— Rough approved by **Date**

Plumbing Contractor **Address** **Date**

No. fixtures set Final approved by **Date**

Sewer connection 1— McGhan Septic tank **Make** **Date**

Electrical Contractor Brill Electric Co. permit— 2985 **Address** **Date** 4-4-32

No. outlets 57 **Heaters** **Stoves** **Motors** 2 **Fans** Temporary service
2 Iron plugs

Rough approved by **Date**

Electrical Contractor Larkin H 3058 **Address** **Date** 6-13-3

No. fixtures set 21. Final approved by **Date**

Date of service

Alterations or repairs # 15111 - Painting - - day labor— $ 100. **Date** Nov. 26th-1

ELECTRICAL PERMIT # 48668 E. G. Cornelius — No motors — May 26, 1949

BUILDING PERMIT #58868 W.E. Morris Roofing Co: Reroof with white cement shingle tile- $880.00 - April 27, 1959
#86711 - Yale Ogren - replace 9 windows $510.00 5/18/71 $510.00

BUILDING PERMIT: #2178-Sandlor Air Cond.- 1 3Ton Central Air Cond.-$2000-7-31-72

#30211 - 4-22-87 - Carl Strandberg - Exterior Painting - $1,000.00

III. Historical Data from the City of Miami Beach

SUN DECK APARTMENT HOTEL
233-27TH STREET

Building Card
Microfilm

Owner FRASER PRESS INC.   Mailing Address   Permit No. 7246

Lot 6   Block   9   Subdivision F. B. Imp Co., Q. E. No. 233. Street   27th St. 3) Date Aug. 22-1935

General Contractor Bobker Construction Company   Address

Architect   Henry Hohauser   Address

Front 40   Depth 139-4   Height 24-0   Stories   Use Apartment House
                                                                                    4 - units

Type of construction con blks.   Cost $17,000.00   Foundation reinf. concrete   Roof

Plumbing Contractor   Markowitz   # 8773   Date Aug. 30-1935

No. fixtures 36   Gas 4   Rough approved by   Date

Plumbing Contractor   Final approved by   Date

No. fixtures set   Septic tank   Male   Address

Sewer connection 1   Final approved by   Date

Electrical Contractor   Hardy Electric Co.   #5611   Address   Date Sept. 30, 1935

No. outlets 100 Heaters   Stoves   Motors   Fans   Temporary service

Receptacles 70
Rough approved by   Date

Electrical Contractor   Hardy   #5824   Final approved by   Address   Date Nov. 12-1935

No. fixtures set   20   Date

Date of service

                    SUN DECK HOLDING CO.
Alterations or repairs # 8775: Addition of 3 rooms and 1 apartment - $ 6,500.00 Date Sep. 21-1936
Bobker Construction Co. contractor.   Henry Hohauser, architect -   -c-b-s-

#7769 - M B Elec. Co. #Contract. & 151 10 Receptacles 1 Heater -   Oct. 21-1936
#7769 - M B Elec. Co. - 14 outlets - 10 receptacles - 1 heater -   Oct, 22-1936
#6243: SUN DECK HOTEL APT'S Biscayne Tent & Awning Co. $100.00 - Dec. 21-1936
Elec. Permit #7927. 1 Neon transformer -   -Dec.21-1936

Building Permit # 1295. Addition - enlarging 2 apartments - Wm. Bordeaux, architect -
                    owner builds. $ 1,000.00 Sep 20-1933

METRO ORD. #75-34
RECLASSIFICATION DATE 2-8-77

#7056

BUILDING PERMIT #1905.. Painting inside and out. Wm. E. Queen, painter $ 500... Oct. 3, 1944
BUILDING PERMIT # 2922 - Roofing   Ideal Roofing Co., $ 500. -   Aug. 12, 1945
           #11826 Re-roofing Giffen Industries Inc! $ 782:   June 15, 1953

#8149! 15' X 15'8" second story addition. As Per Plan $$500.00 :"-Owner - 12/3/68.

#83012 -Owner - Exterior painting $100.00 9/22/69

#19450-Owner-Paint outside of building-$300-1-30-80

#2208 7/3/80 Tosco Roofing - re equip or material on sidewall 4,300 sq ft- permit 21 sq $6,450,
1-4843 10/29/83 Edward L. Harmer Inc - repair fire damage 1-D new struct (1) new struct (1) joist rolled to be replaced $5,000.

PLUMBING PERMIT #12480- Dilbs-   2 sinks- (Sun Deck)- - - - - - - - -   Sep 23, 1969
              #56688 Peoples Gas System 1 Gas Dryer 8,1/68
              #46073 Morgan Plumbing 1 Water Closet, 1 Lavatory, 1 Shower, 1/3/69

#51768-Peoples Gas-d & c range-11-15-74

    #58197-Peoples Gas-meter set(gas)6-15-78

Electrical permit # 13452 Rafel- 7 switch, 3 light outlets 2 receptacles 3 fixture
                                1 center of distribution 1 center of distribution - - - - - - Oct 7-1936
           #1534- Rafel- 5 receptacles - - - - - - - - - - - - - - - June 21-1940

#52357 Bond Electric & Air Cond. Co. 1 center of distrib., 1 service equip., 1 meter change,3 - 1 H.P.motor
7-24-58 OKAY BN 8/4/58

#75710-Bennet Electric- correct violation-10-31-78

#75979 10/1/82 Giles elect - fire repair
#56964 11/9/83 Wing Elec - 1 fire repair
#81335 8/29/86 Ocean Elec - 4 light outlets, 6 smoke detectors

ELECTRICAL PERMITS: #OE891235 - Ocean Electric - New smoke detectors emerg. light - 6-22-89
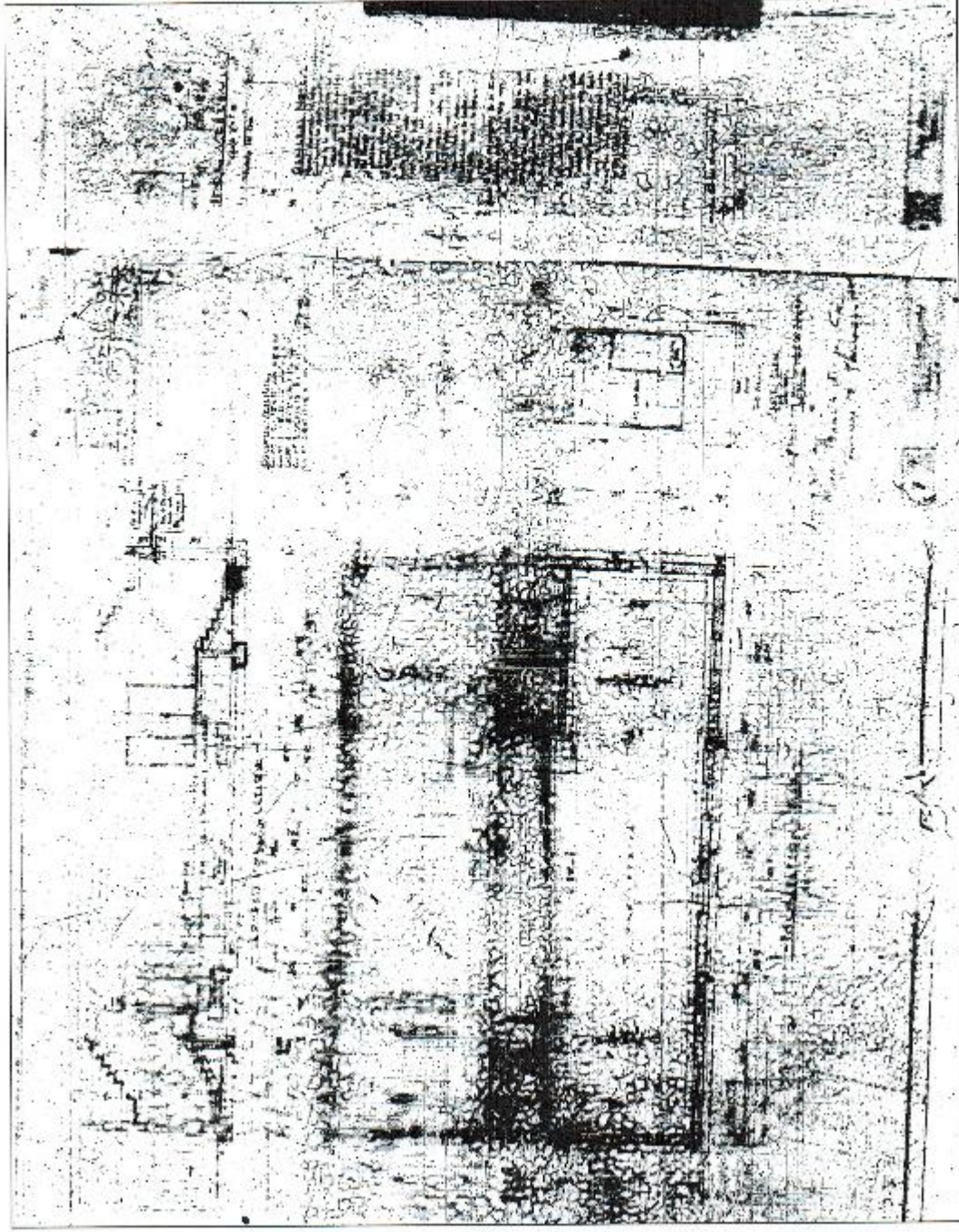
1935 FOUNDATIONS PLAN & SECTION
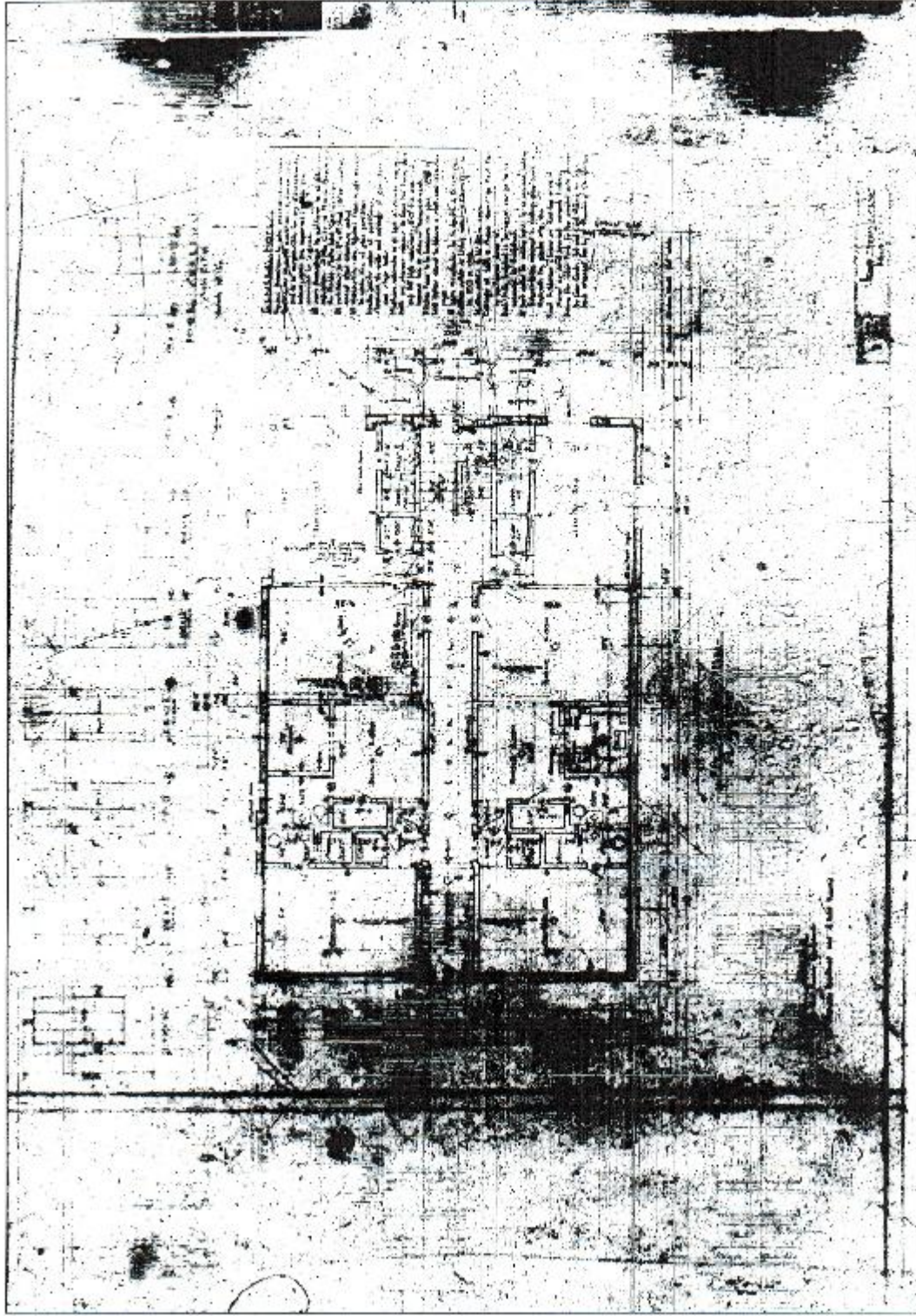
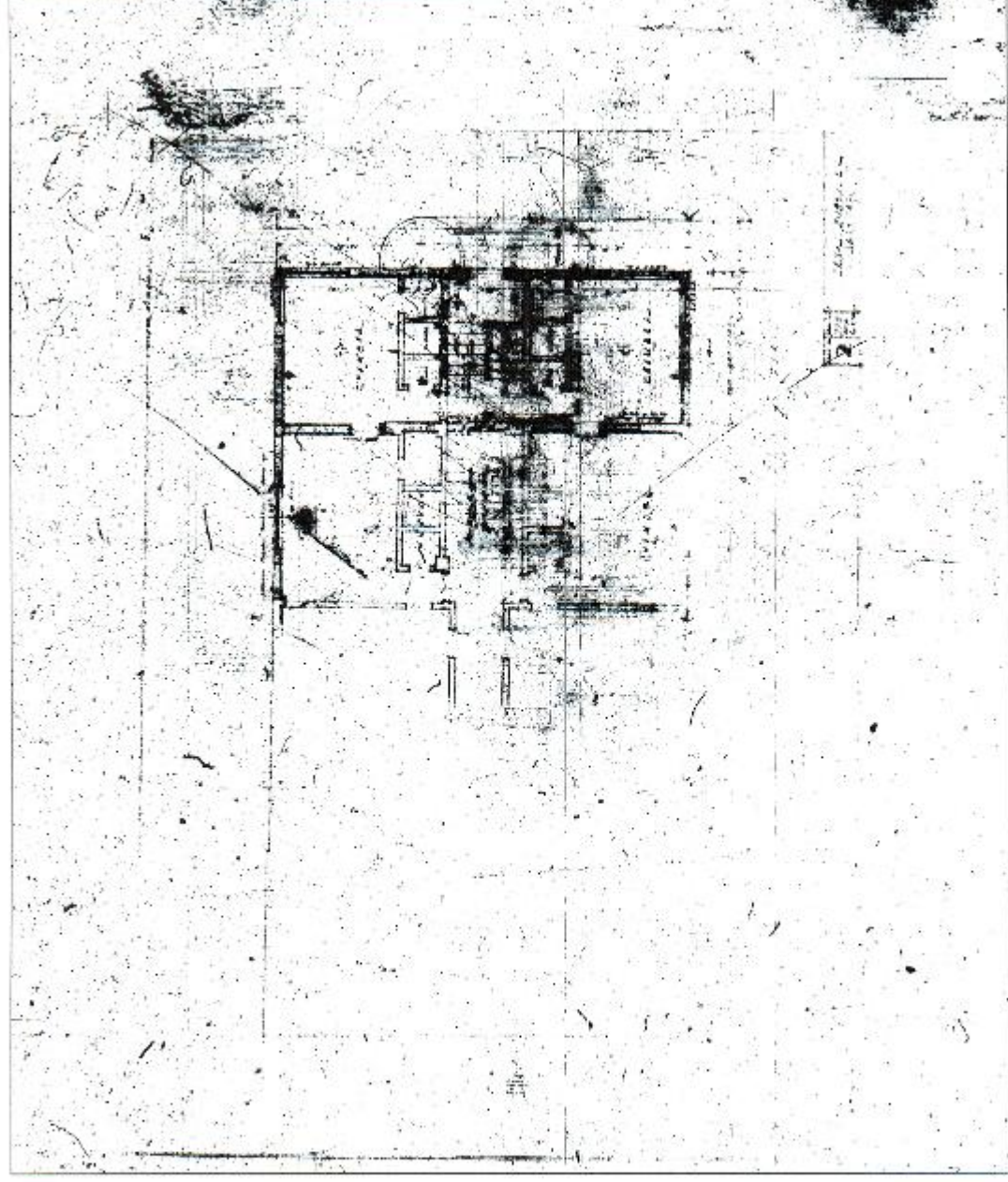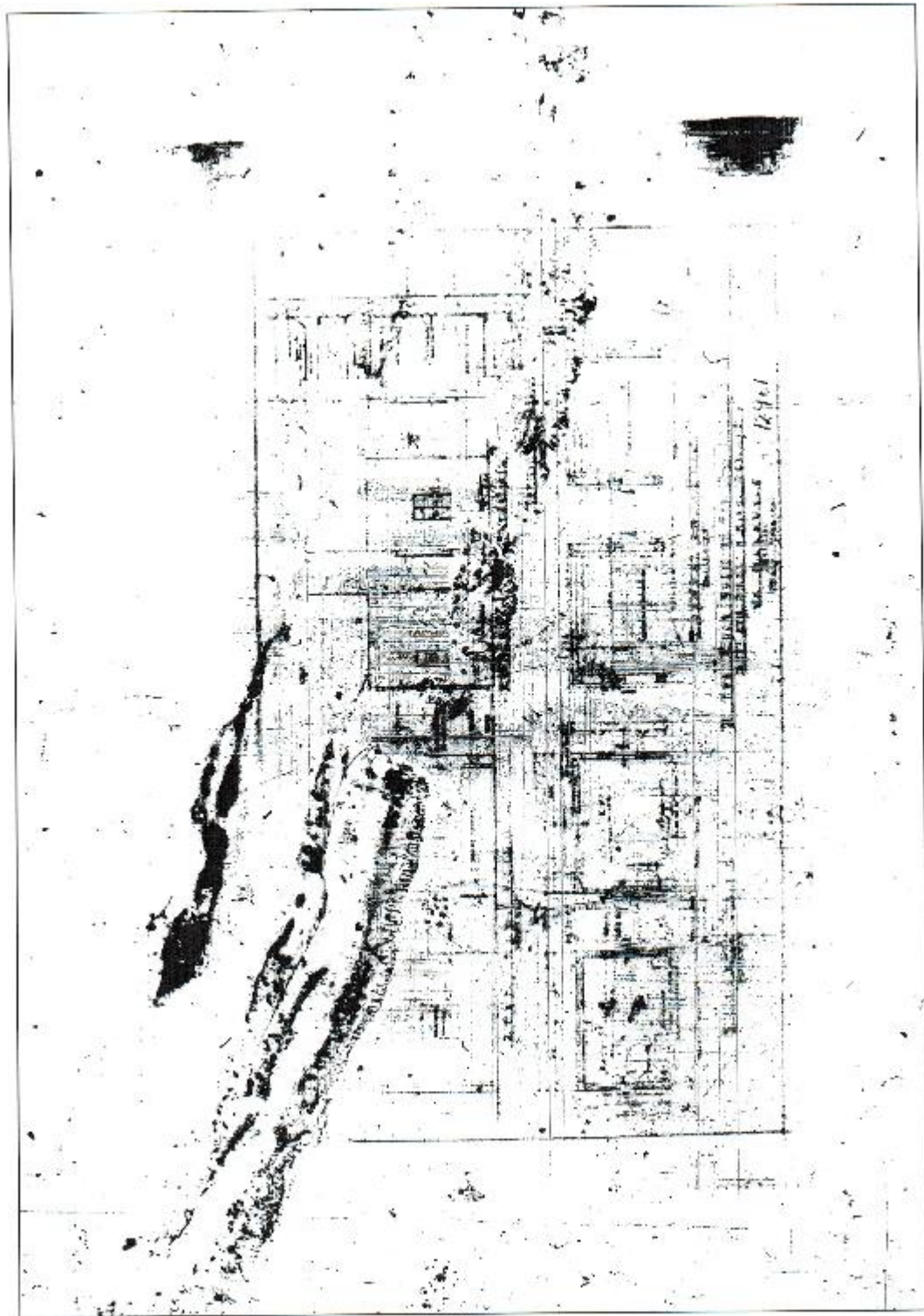1935 GROUND FLOOR PLAN

1935 SECOND FLOOR PLAN
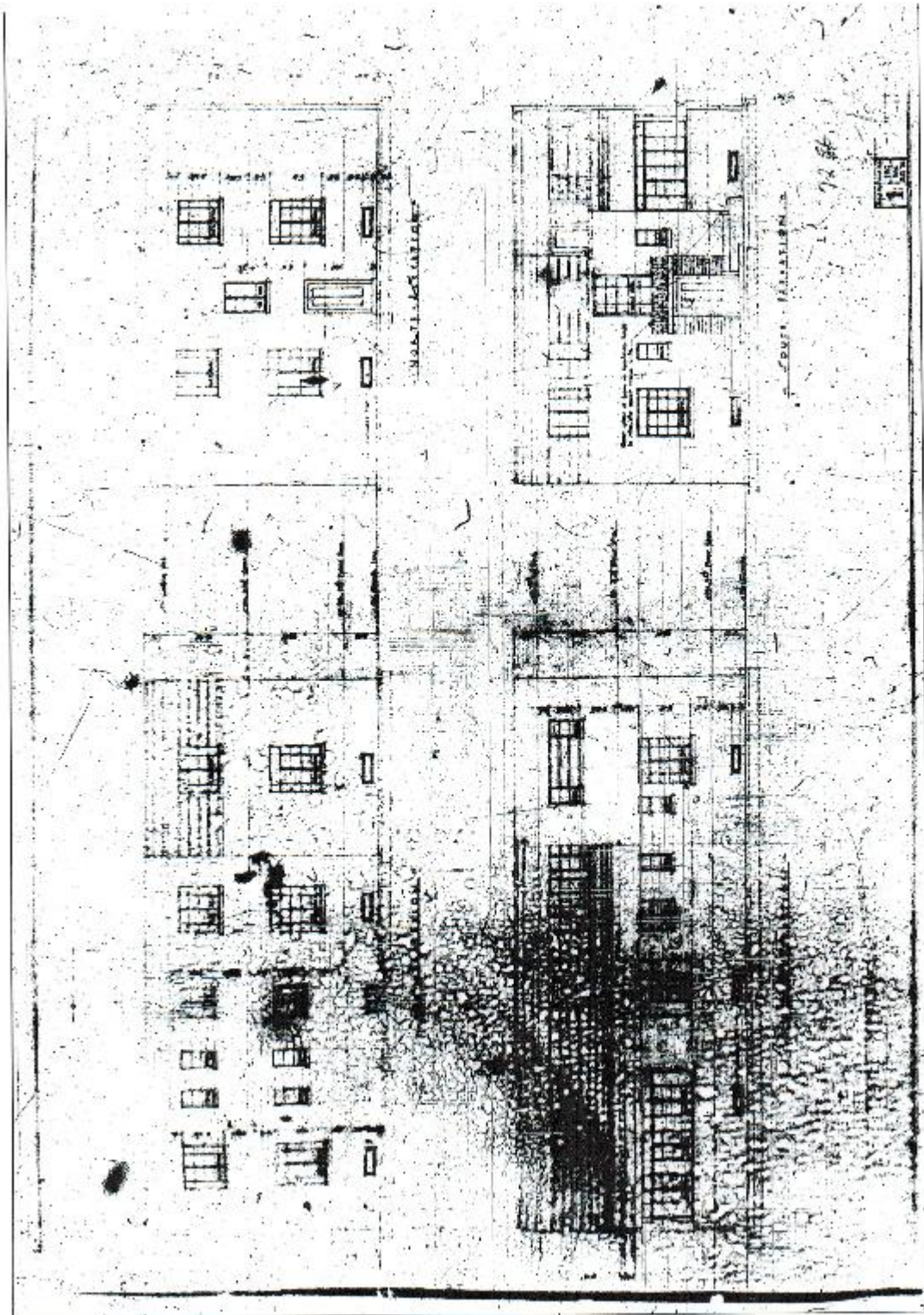
1935 ELEVATIONS
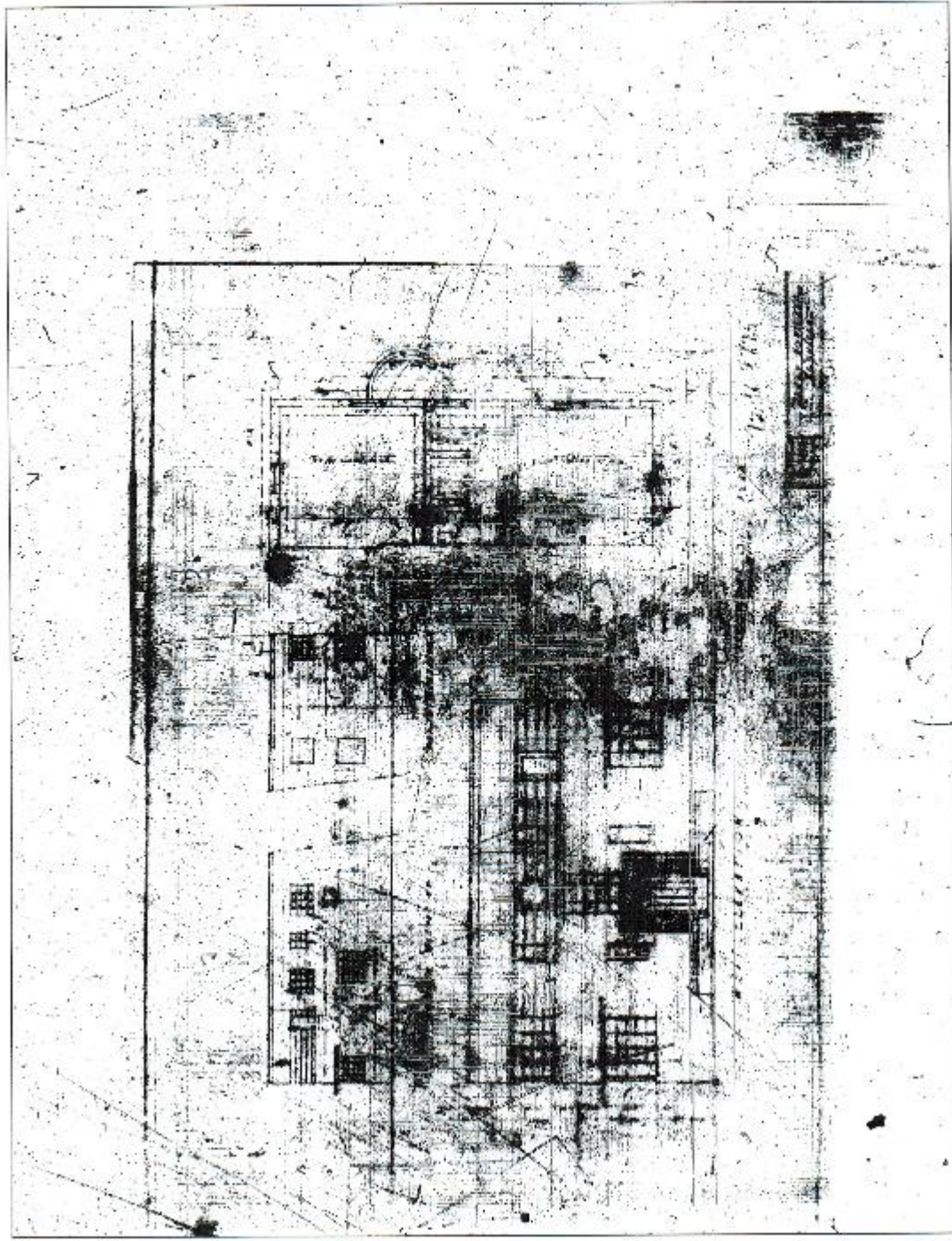
1936 1ST ADDITION GROUND FLOOR AND ELEVATIONS

1936 1ST ADDITION GROUND FLOOR STRUCTURAL PLAN

1939 2ND ADDITION FLOOR PLANS & ELEVATIONS

1939 3RD ADDITION FLOOR PLANS & ELEVATIONS

IV. Existing Site Data

INDIAN CREEK HOTEL
2727 Indian Creek Drive

Photo Survey

Front Elevation of Indian Creek Hotel.
North West corner

West Elevation.

North East Elevation.

Partial East Elevation.

Partial South Elevation.

Partial East Elevation.
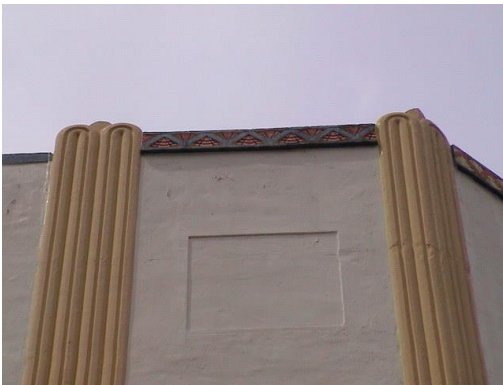
Details on the façade.

Southwest view of elevator machine room & stair door

Northeast elevation of elevator machine room & stair door.
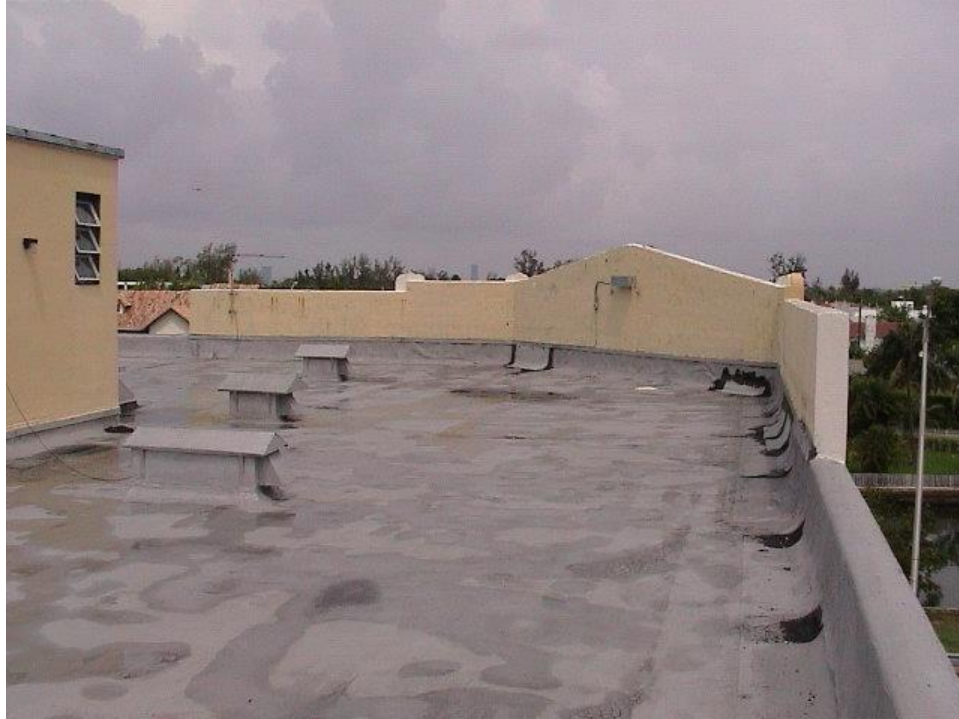
View from the roof of the northwest parapet.

View from the roof to the west.

Southeast view of courtyard.

Aerial southeast view of swimming pool, deck and Pancoast Residence

Interior S.E. view of the Lobby.
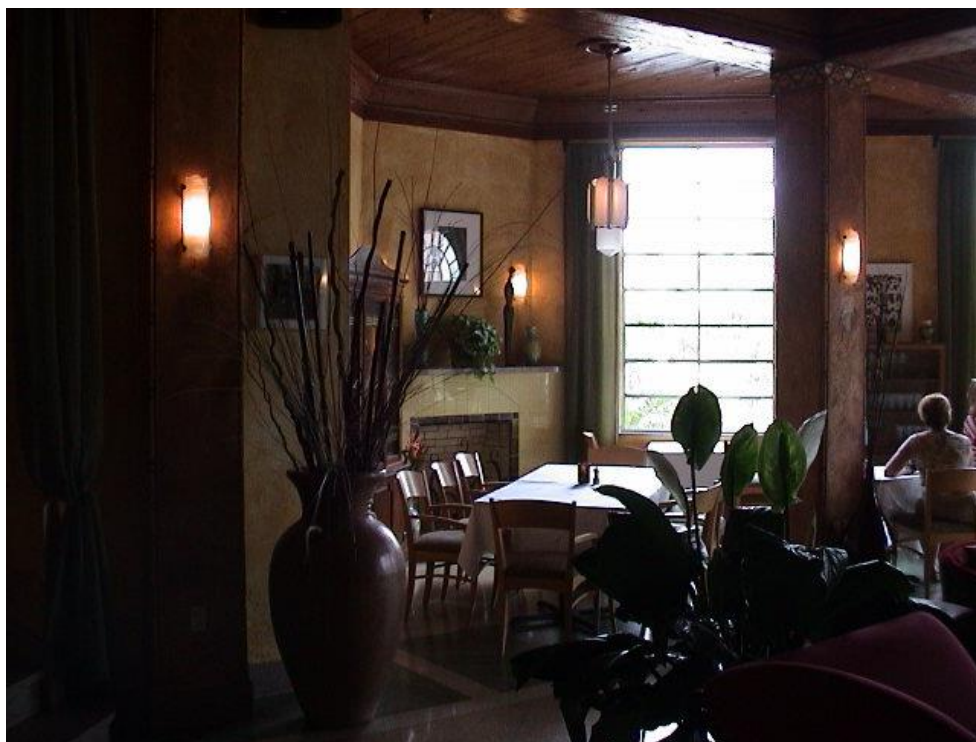
Interior West view of the Lobby.

Interior north view of reception desk in the Lobby.

Interior northwest view of the Lobby.

Original Lobby chandelier.

Interior view of Elevator Lobby door.

Pecky Cypress wood ceiling & decorative column details in the lobby.

Interior view of west corridor from lobby.

Interior view of east corridor from lobby.

Interior view of South Stair at ground level.

Interior view of typical hallway door.

Interior view of restaurant.

Aerial View from Indian Creek Hotel towards the southwest.

Aerial View from Indian Creek Hotel towards the west.

Aerial View from Indian Creek Hotel towards the southwest.

Northeast view from 28th Street at Indian Creek Drive

Aerial view towards 27th Street south from Indian Creek Hotel.

IV. Existing Site Data

LA CORONA ANNEX RESIDENCE
230-28th Street

Photo Survey

West Elevation of La Corona Annex Residence.

North Elevation.

East Elevation.

South Elevation.

West entry elevation (non-original).

Tiles at the west façade & blocked in original porch.

Aerial northeast view of La Corona Annex residence.

Aerial southeast view of La Corona Annex residence.

Aerial south view of La Corona Annex residence

Interior view of original door from the front porch.
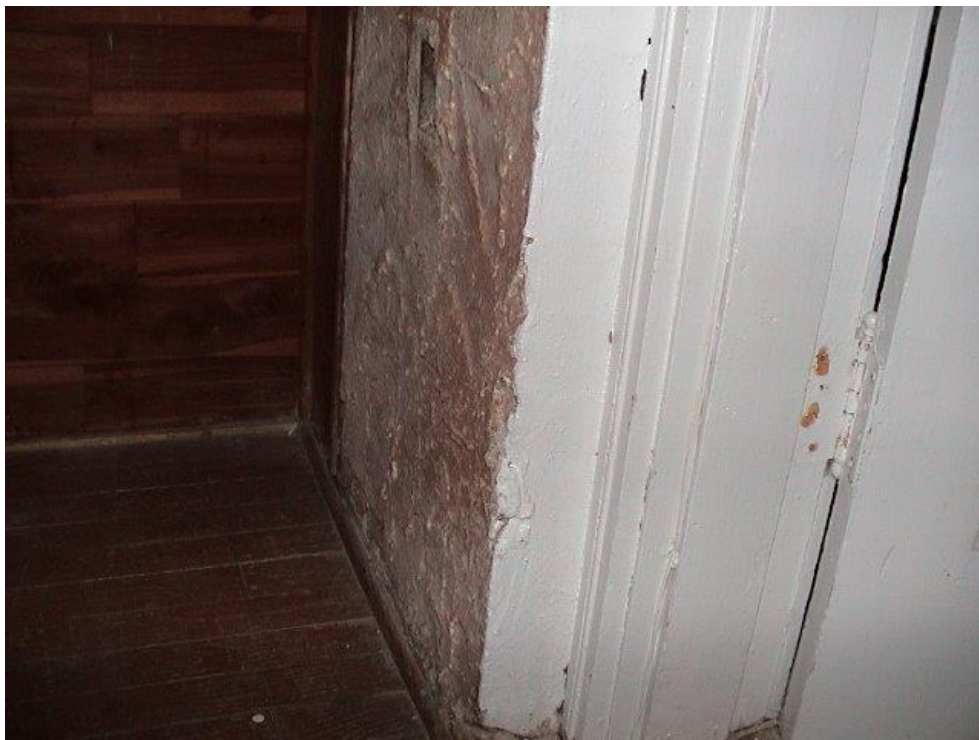
Interior view of original stucco from the front porch.

Interior view of original entrance at the front porch, and original door.

Interior view of original entrance header above the front porch.

Interior view of original window frame at east facade.

Interior west view of the fireplace.

Interior view of original door frame towards the north.

Interior view of original door frame from rear suite.

Interior view of non-original window & door looking west

Interior view of original wall and non-original kitchen looking west.

Interior view of original wall and non-original toilet addition looking west.

View of non-original door, and wood deck looking south.

Interior southeast view of rear porch and non-original glass.

Interior southwest view of rear porch and non-original glass.

Apartment Building adjacent to the east of La Corona Annex residence.

IV. Existing Site Data

PANCOAST RESIDENCE
2701 Indian Creek Drive

Photo Survey

West Elevation of Pancoast Residence.

South Elevation.

Northeast Elevation.

East Elevation-Partial.

Interior Elevation
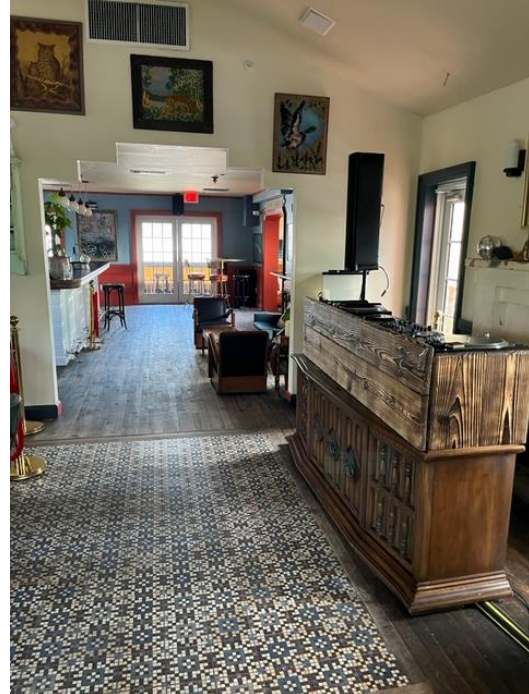
Interior Elevation

Interior Elevation

Interior Elevation

Interior Elevation

Interior Elevation

Interior Elevation

Interior Elevation

Interior Elevation

Interior Elevation

Interior Elevation

Interior Elevation

IV. Existing Site Data

SUN DECK APARTMENT HOTEL
233-27TH STREET

Photo Survey

1. South Elevation.

2. Southeast Elevation.

3. Southwest Elevation.

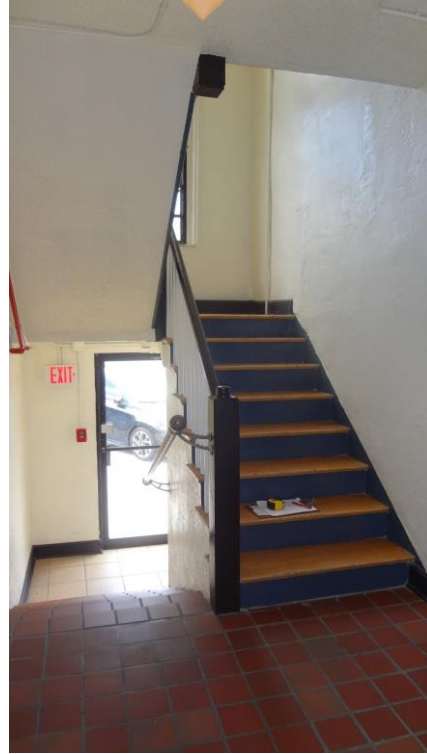

4. West Elevation.

5. Northwest Elevation.

6. Northeast Elevation.
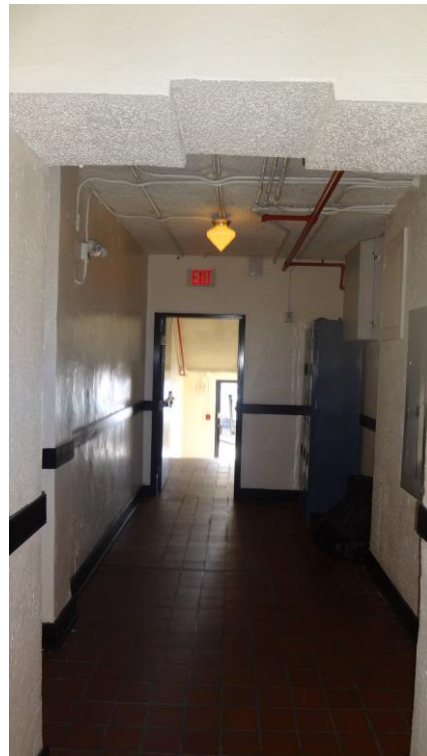

6. Northeast Elevation.

7. South entrance lobby.

8. South Staircase.

9. North Corridor.

10. South Corridor.

North view of kitchen east of Pancoast Residence.

View of the next adjacent building at 27th Street.

S.E view of 27th Street & south view Indian Creek Drive.

V. References / Bibliography

2727 Indian Creek Dr. Miami Beach

References

The following reference locations were visited and proved instrumental in obtaining and compiling this information:

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- City of Miami Beach, Public Works Department.
- City of Miami Beach, Planning Department, Design, Preservation and Neighborhood Planning Division.
- Metro-Dade Public Library, Miami Beach Branch.
- Miami Dade Public Library, Florida Room.
- Florida Historical Museum Research Center.

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-www.miamibeachfl.gov
-www.historicpreservationmiami.com
-www.plantation.org