

INDIAN CREEK HOTEL

2727 Indian Creek Drive
Miami Beach, Florida

HISTORICAL ANALYSIS



Approved For Reference

Report Prepared by:
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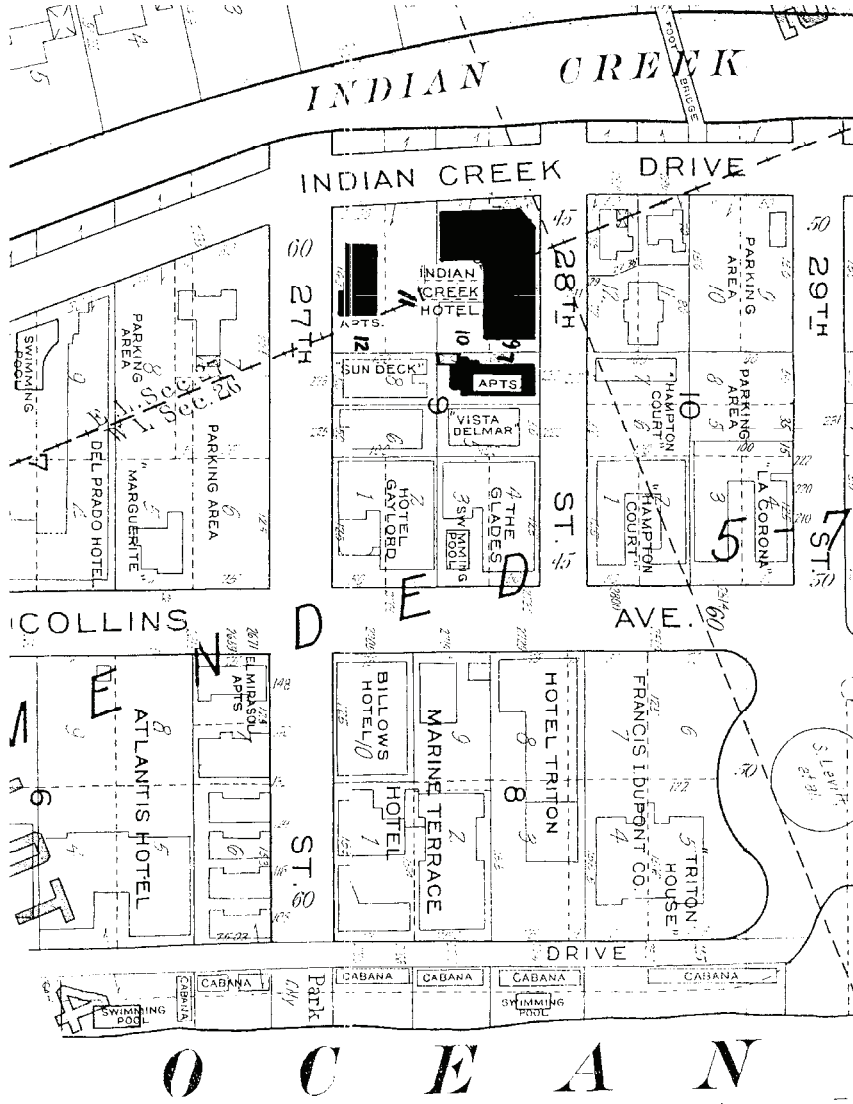
Preliminary Remarks

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).

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

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.

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

II. Historical Analysis

INDIAN CREEK HOTEL
2727 Indian Creek Drive



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

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

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.

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

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.

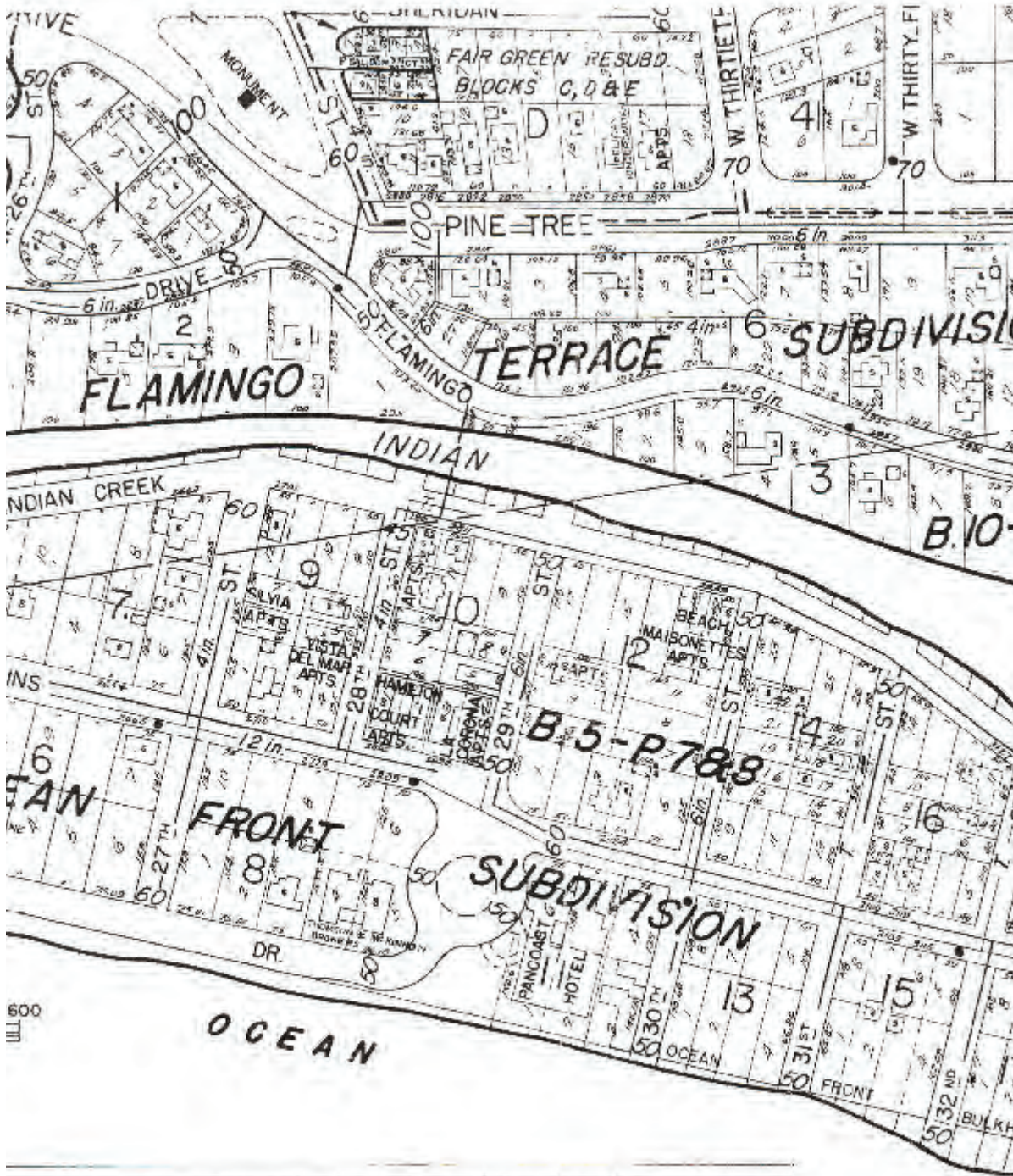
City of Miami Beach 1940 Sunborn Map.

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.



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 COMPREHENSIVE AND AUTHENTIC PROPERTY MAPS, COUNTY OR CITY MAPS OF
 ANY TERRITORY IN THE UNITED STATES OR CANADA.

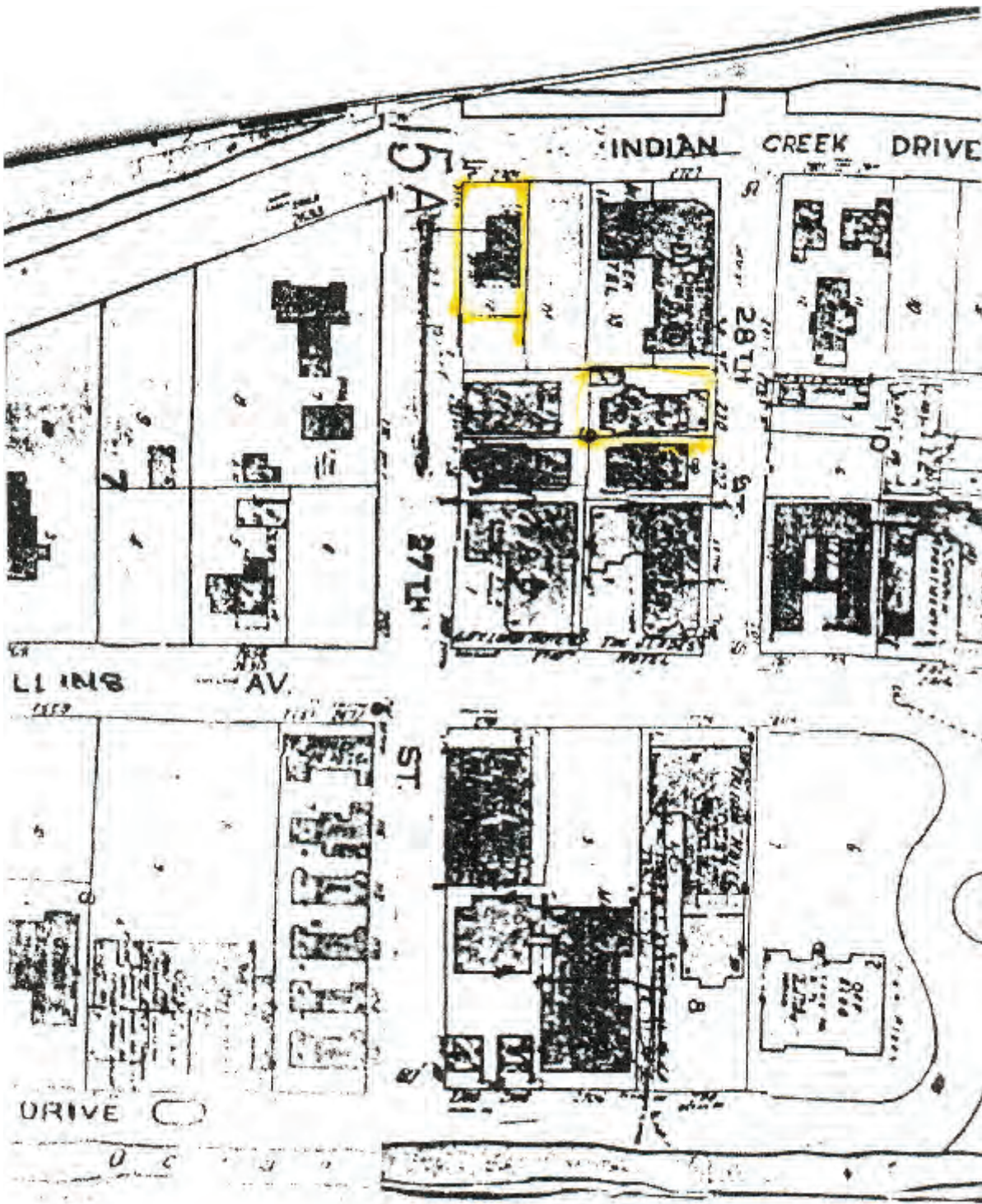


INDIAN CREEK HOTEL, MIAMI BEACH, FLORIDA

PFEIFFER & PITT, ARCHITECTS

E. TAYLOR & A. H. BARBER
Associated Structural Engineers

ENGINEERS: JOHN J. HANCOCK INC.
 Building, Miami, Fla. 1927-28
 Terminal Hotel and Dock, Miami, Fla. 1928-29
 Terminal Hotel, Miami, Fla. 1929-30
 Terminal Hotel, Miami, Fla. 1930-31
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 Terminal Hotel, Miami, Fla. 2018-19
 Terminal Hotel, Miami, Fla. 2019-20
 Terminal Hotel, Miami, Fla. 2020-21
 Terminal Hotel, Miami, Fla. 2021-22
 Terminal Hotel, Miami, Fla. 2022-23
 Terminal Hotel, Miami, Fla. 2023-24
 Terminal Hotel, Miami, Fla. 2024-25
 Terminal Hotel, Miami, Fla. 2025-26
 Terminal Hotel, Miami, Fla. 2026-27
 Terminal Hotel, Miami, Fla. 2027-28
 Terminal Hotel, Miami, Fla. 2028-29
 Terminal Hotel, Miami, Fla. 2029-30



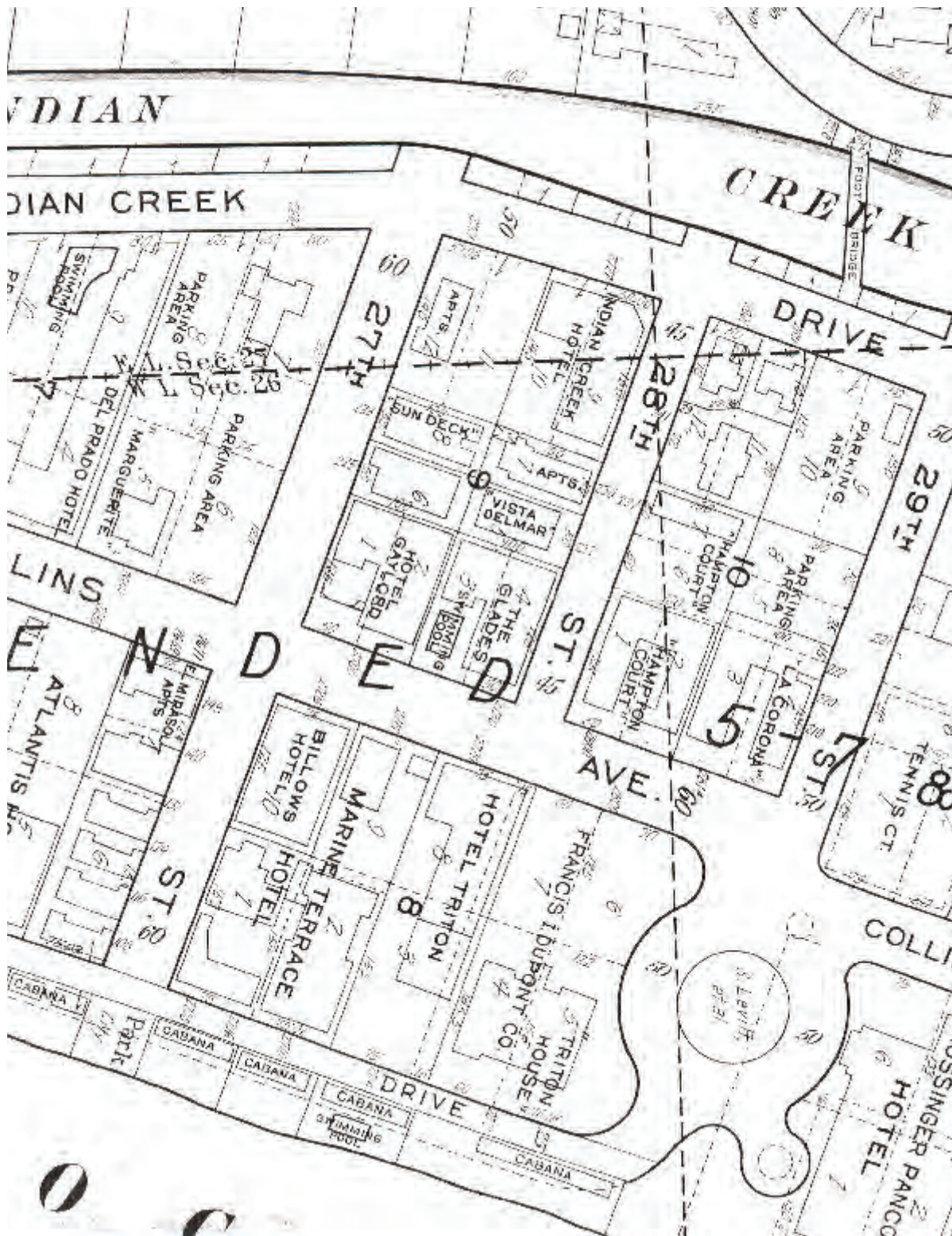
INDIAN CREEK HOTEL

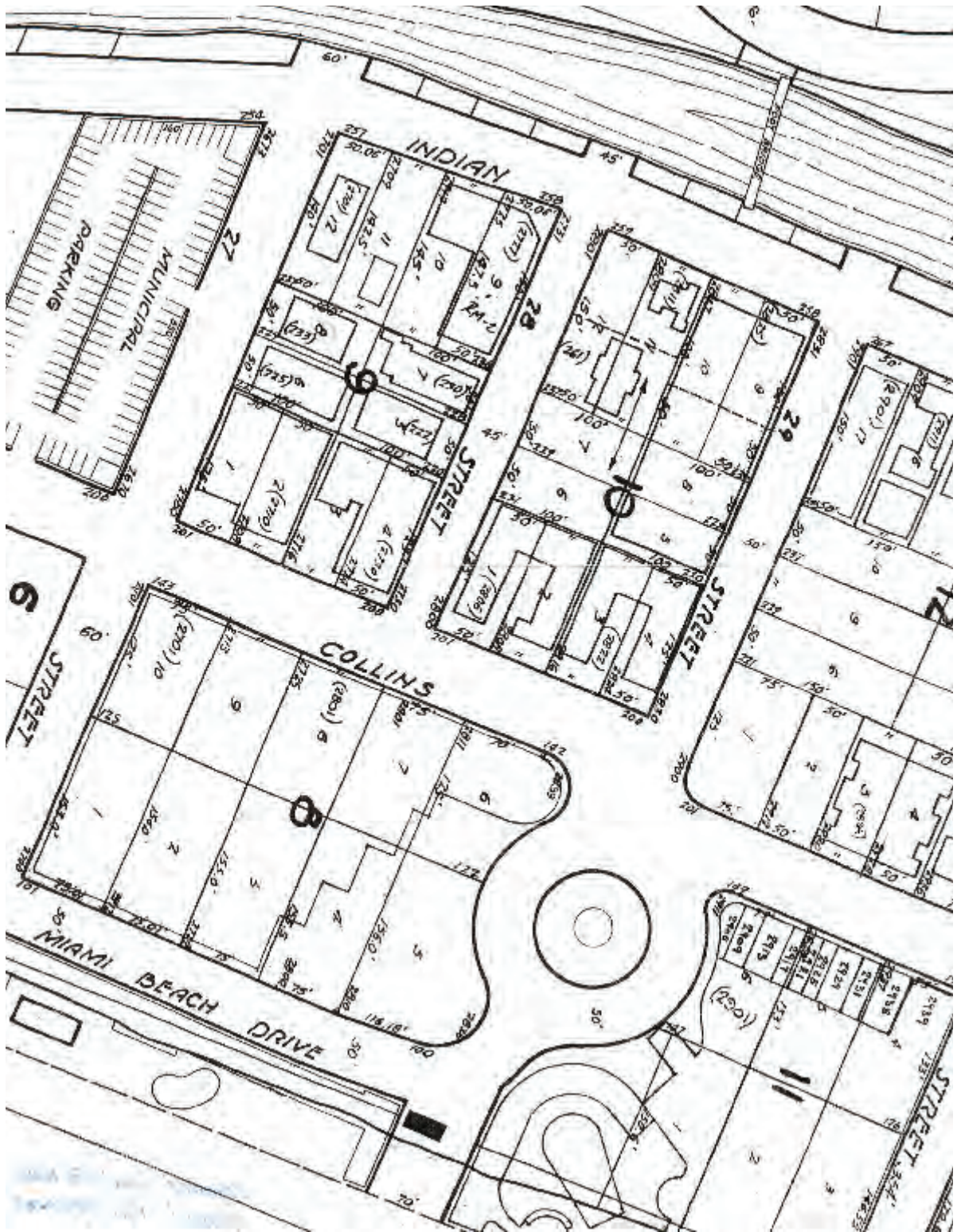
2727 Indian Creek Dr. Miami Beach



Aerial view taken in 1941.

Approved





ADDRESS : 2791 Indian Creek Pkwy
LEGAL :
FULL ADDRESS :
SECOND ADDRESS : 2791 Indian Creek Pkwy

STATUS : Vacant building
302 7-11-1990

BUILDING NAME : Indian Creek Hotel
PREVIOUS NAME :
BUILDER : Fred H. H. H. H.
CONST. DATE : 1930s
STYLE : Art Deco
EXT. FABRIC : Brick
ROOF :
DOORS :
ALTERATIONS :

ORIGINAL NAME : Indian Creek Hotel
ORIG. ARCH : Frank P. ...
ZONING :
BUILDING SHAPE :
STORIES :
WINDOWS :
CONSTR. TYPE :
FOLIO# :
DISTRICT :
HEIGHT :
PHOTO :

SPEC. FEATURES : see back

INTERIOR :

SITE :

SIGNAGE :

ADJACENT SITE :

STAT. SIGNIF. :

ADDITION :

ADD. ARCH. :

ADD. DATE :

ADD. COMMENTS :

SURVEYED BY : PR-TRM

RECORDING DATE : 7/17/90

UPDATE :

ORIG. USE/COST :

Hotel 6-7 rooms

COMMENTS :

Very significant structure with substantial integrity



Asymmetrically massed with a strong corner entrance defined by a double pair of full-building height fluted columns and double-door with an arched transom, and flanking wood windows at the center ~~and an architectural~~ of the first level with two (2) pairs of windows above it, defined by an architectural frame of fluted stucco and decorative relief. Remnants of structure define flanking the center entry defined by a regimented array of recessed square windows and fluted columns, culminating at a ~~set~~ 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. Classical 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.

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

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.

INDIAN CREEK HOTEL

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 Hohausser; 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

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

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.

Approved - For Reference Only

II. Historical Analysis

LA CORONA ANNEX RESIDENCE

230-28th Street



Chronology

Historical Photos

About the Architect

A Historical Review of La Corona Annex Residence

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

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.

INDIAN CREEK HOTEL

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.

MIAMI BEACH NEWS

BEACH BUILDING AHEAD OF LAST YEAR'S RECORD

Almost Three Millions in Permits Already Issued

Although Miami Beach building figures for 1923 are lower than for the same months of last year, the total for the year to date is over half a million ahead of the same period during 1922, according to reports given out by L. C. Davis, building inspector, Saturday morning. The total for the month ending Saturday is \$1,169,560, against \$1,245,300 for May of 1922. The total for May of 1922 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 Westwood 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, \$8,500.

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

Work on the Westwood and the William Penn hotels is progressing according to schedule, according to assistants in charge of the respective jobs. Work for the seventh floor of the Westwood are being started.

BEACH CALENDAR

Sunday, June 17: 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 18: Laughlin Wilson wedding at the Hess home and ball, 8 p. m.
 Ocean Day League, P. & A. M., No. 169, Masonic hall, 7:30 p. m.
 Wednesday, June 20: Council meeting, 8:30 p. m.
 Hotel and Apartment Owners association, Chamber of Commerce, 7:30 p. m.
 Miami Beach Chamber of Commerce Board of Directors, 4 p. m.

DAVIS TO START 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 built to be conducted by Dr. Davis, comprising an investment made by him Friday afternoon.

The building will be one of the most completely Spanish in architectural style 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 present building cost has been estimated at \$110,000 by Charles S. Selig, 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 grating. The floorings in the lobby, halls, bath rooms and kitchen will be of tile. The building will be constructed on a raised ground six feet above the sidewalk, 2 1/2 by 100-foot grade. In front of the structure will be enclosed in a low wall of natural coral rock. In that enclosure, filled with a spring capacity of 80 will be placed and thick and Florida fruit juices will be served. The place will be beautified with novelty lights, tiny standing lamps on each table, and tropical shrubbery.

Another unique feature of the building will be a 60 by 63-foot dance floor in an open court in the center of the building. The floor will be of polished wood. 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 handsome Carrara marble statue which Dr. Davis purchased at the Chicago World's fair for \$5,000 and which would stand there, has been in the art institute in Chicago. The apartments will be handsomely furnished in mahogany throughout. The sparkling, decorative window grilles, etc., has been placed in the hands of the F. T. Dodge Co. of Miami.

The Davis home is being moved to a lot at Twenty-ninth st. during the day. Dr. Davis will reside there during the summer of his return from Havana where he was near work for company Mrs. Davis, who is making the mountains on account of illness.

Far 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 number for an extended tour of the North, including Canada. Mr. Harrison has been a photographer in Miami for 10 years. He started in the Forum building on N. E. First av. and Flagler st. and was "drifted" 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. Taylor, of Ottawa.

The family will also go to New York and then to Pittsburgh and later where they will visit relatives. The tour 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 while before she comes back to enter Miami high school.

Mr. Harrison will return to commercial book 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 13th, 1923, at 10 o'clock a. m. for the construction of a colored Public School Building at Coconut Grove, Florida.

Plans and specifications may be obtained from Walter G. Doherty, architect, 22 S. E. 14th St. Miami, Fla.

CHAS. W. WRIGHT, 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 13th, 1923, at 10 o'clock a. m. for the construction of an addition to the Herrine Public School Building, Hastings, Florida.

Plans and specifications may be obtained from Richard A. Elliott, architect, 224 Central Avenue, Miami, Fla.

CHAS. W. WRIGHT, 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 13th, 1923, at 10 o'clock a. m. for the construction of an addition to the Larkin Public School Building, Larkin, Florida.

Plans and specifications may be obtained from Richard A. Elliott, architect, 224 Central Avenue, Miami, Fla.

CHAS. W. WRIGHT, 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 13th, 1923, at 10 o'clock a. m. for the construction of an addition to the Larkin Public School Building, Larkin, Florida.

Plans and specifications may be obtained from Richard A. Elliott, architect, 224 Central Avenue, Miami, Fla.

REVIEW

Prices of stock and a reactionary speculative market are being about the same. This was speculative fluctuations of course.

statements for April approximately \$700,000 net with net profit of \$120,000 in April. In net were York Central, and of the other.

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a gasoline pro- hand had a he full stores, was influenced re of further National field, relatively easy be heavy, will withdrawal of a month and again toward on indication the would be held this year ending.

CHANGE 21-4-1923

Elephants To Have Their Own

DEATHS

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Four Golf Courses and Country Club Near

There are four excellent 18 hole Golf Courses and one 9 hole course within easy reach of La Corona. And four other 18 hole courses are a few miles away, golf is just a hop, skip and a jump.



Clubhouse, Golf and Tennis Courts at Ocean Beach 2

One of our most popular spots at Miami Beach 2. Tennis and no matter what you are doing, any sport at the day. Many tournaments are held during the winter season.



Four Golf Courses and Country Club Near

There are four excellent 18 hole Golf Courses and one 9 hole course within easy reach of La Corona. And four other 18 hole courses are a few miles away, golf is just a hop, skip and a jump.



La Corona Hotel, an 8 room tropical apartment house on a 15 acre tract with swimming, tennis and croquet courts. Also a large restaurant, bar, pool, and tennis courts. Located in the heart of Miami Beach, Florida.

the best
clubs go
service—

of our
and the
of clubs
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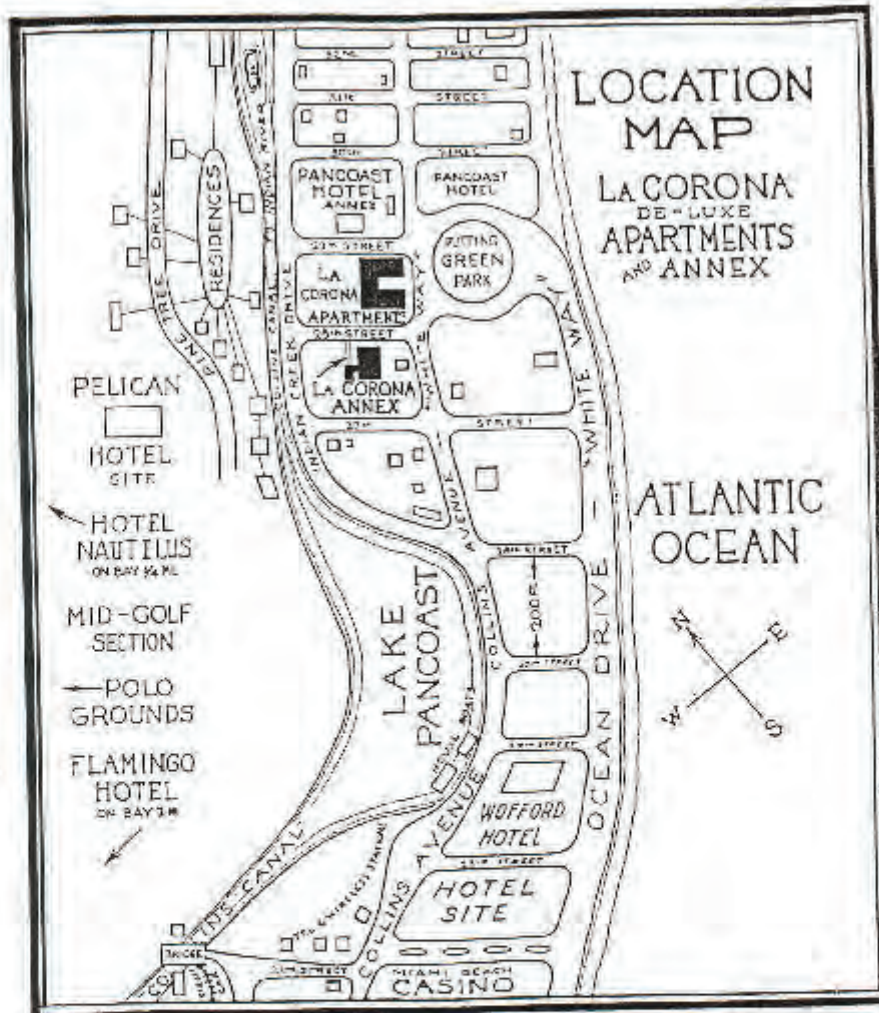
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to be re-

However, if you are seeking the ideal as a site, speed or speed, it's not a bad idea to look at the average that has been the most successful. Many of the most successful owners will be health and energy and you may want to look at the average of the most successful.

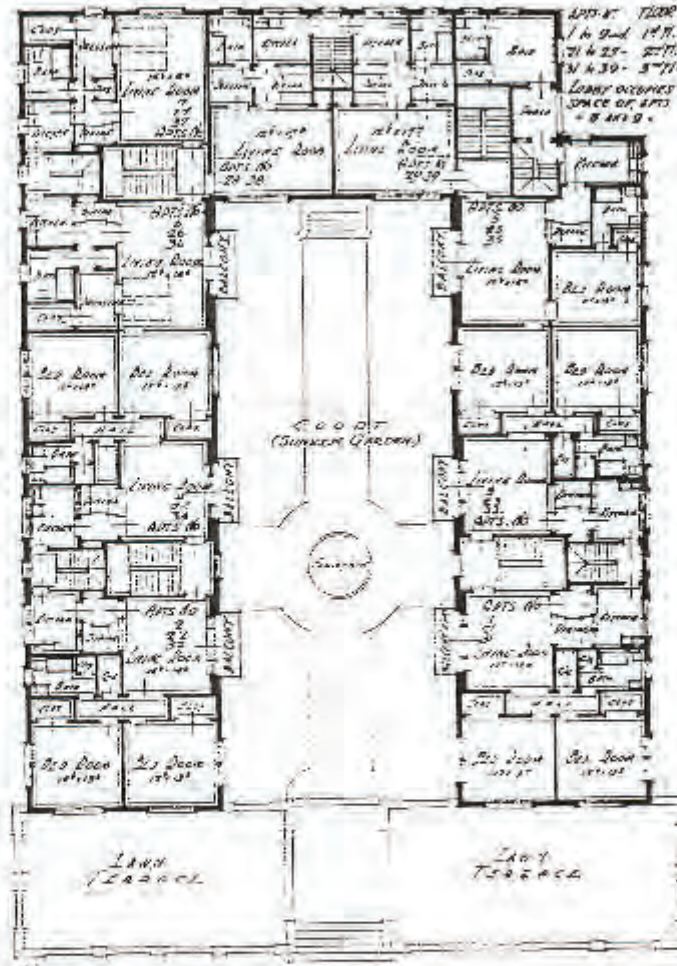
There are many other things that add to the success of an owner. One of the most important things is the location. La Corona is a great location with the excellent location. The location is a great location for the "players" of La Corona. The location is a great location for the "players" of La Corona. The location is a great location for the "players" of La Corona.

Make me your next business idea. November 19th, 1960. Write me at 2000 N.W. 1st St., Miami Beach, Florida. I will be glad to answer your questions and provide you with a copy of my book, "The Art of Selling Real Estate."

La Corona Apartments Miami Beach Florida



TYPICAL FLOOR PLAN



Room Furnishings

Each Living Room contains a Steel Double Bed, Bedstead, Mattress and Springs, a perfect Bed, also equipped. Four Upholstered Bed Roomers and Chairs, Round Table, Round Writing Table and Chair, Red Taper Lamp, Telephone, etc. and part of other items as Mr. Brown's and possibly others, etc. Each Room, containing:

Each Bed Room contains: Two Upholstered Beds with Box Springs, Bed, Mattress and Dr. Jager Bedstead, Vanity Dresser with 6 Mirrors, Dressing, Round Table and Chair, Round Table and Night Lamp, Red Four-Post Bedstead, Gasoline, Fire and Burglar-Proof Wall Safe, Linen, etc., etc.

Each Bath and Bed Room contains: Toilet or Wash "Toilet-Door" Vanity Sets with Hair Mirrors, etc., which serve into a large Dressing Room, and is furnished by "TRIPLE" mirrors, Bed, Double-End Dresser, Vanity Dresser, Chests, Four-Post Bedstead and Chair, Round Table and Night Lamp, Red Writing Desk with Chair, Telephone, Linen, etc.

(Please note the furnished items of these Rooms)

Each Kitchen contains: White Enamel, Electric Range, Kitchen Cabinet, Glass Churner, Sink, Refrigerator, a full set of Cooking Utensils, Silver, China, Glassware, Linen, etc.

DINING DINETTE in each Apartment, with Table and Four Seats, "Toilet" Ironing Board, Linen, etc.

Each Room has Bed Stand, Dressing, Bulb, Table, Cabinet with Storage, Linen and Bath Linen, etc.

The Living Room contains: The Living Room is furnished in Carpet, Mahogany, Bevel and Brass Water, Chair, Red, a Spanish Masterpiece, etc. Floor and Oriental Rugs.

The Garden, given to the Garden, is an surrounding Terrace and Surround of the Terrace, purposely landscaped with Sculpture in various forms, in the center of which is a wonderful Carara Red Marble Fountain.

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

FIVE-ROOM, OCEAN APARTMENTS, No's 1, 21, 31, 2, 22, and 32--Season Rental or Monthly, Nov. \$150; Dec. \$300; Jan. \$600; Feb. \$600; Mar. \$600; April \$150.	\$2000
FIVE-ROOM, PATIO APARTMENTS with OCEAN-BALCONIES, No's 3, 23, 33, 4, 24, 34 or Monthly, Nov. \$125; Dec. \$200; Jan. \$500; Feb. \$500; Mar. \$500; April \$125.	\$1500
FOUR-ROOM, PATIO APARTMENTS, with OCEAN-BALCONIES, No's 5, 25 and 35 or Monthly, Nov. \$100; Dec. \$150; Jan. \$450; Feb. \$450; Mar. \$450; April \$100.	\$1300
THREE-ROOM APARTMENTS, OCEAN-BALCONIES and CORNERS--Season or Monthly, Nov. \$75; Dec. \$100; Jan. \$350; Feb. \$350; Mar. \$350; April \$75.	\$1000
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

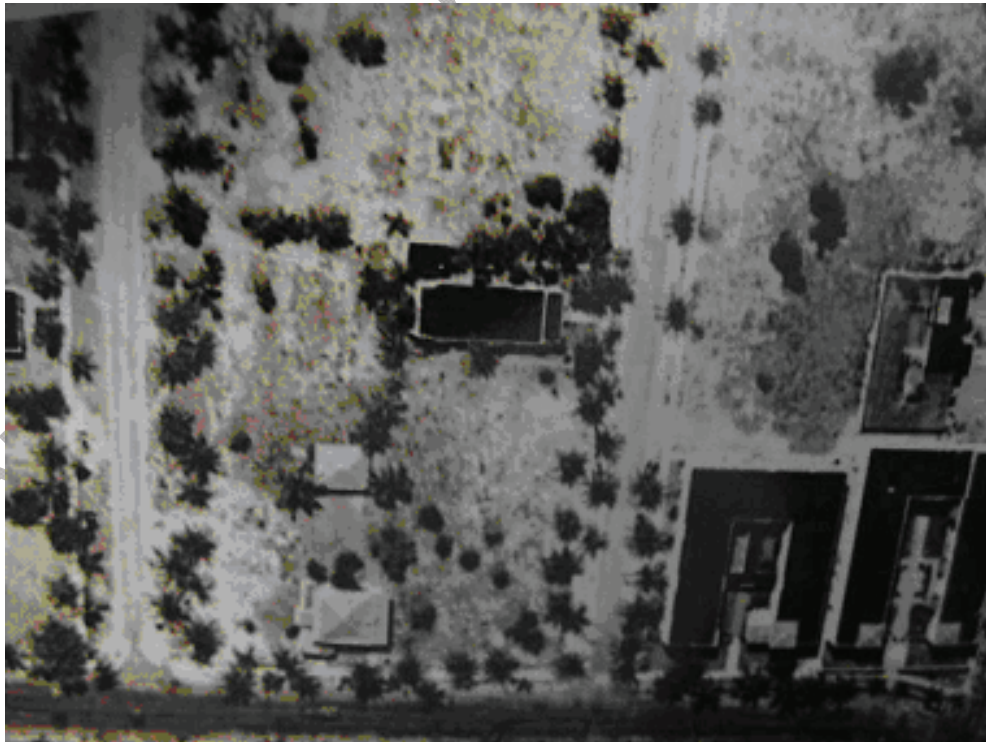
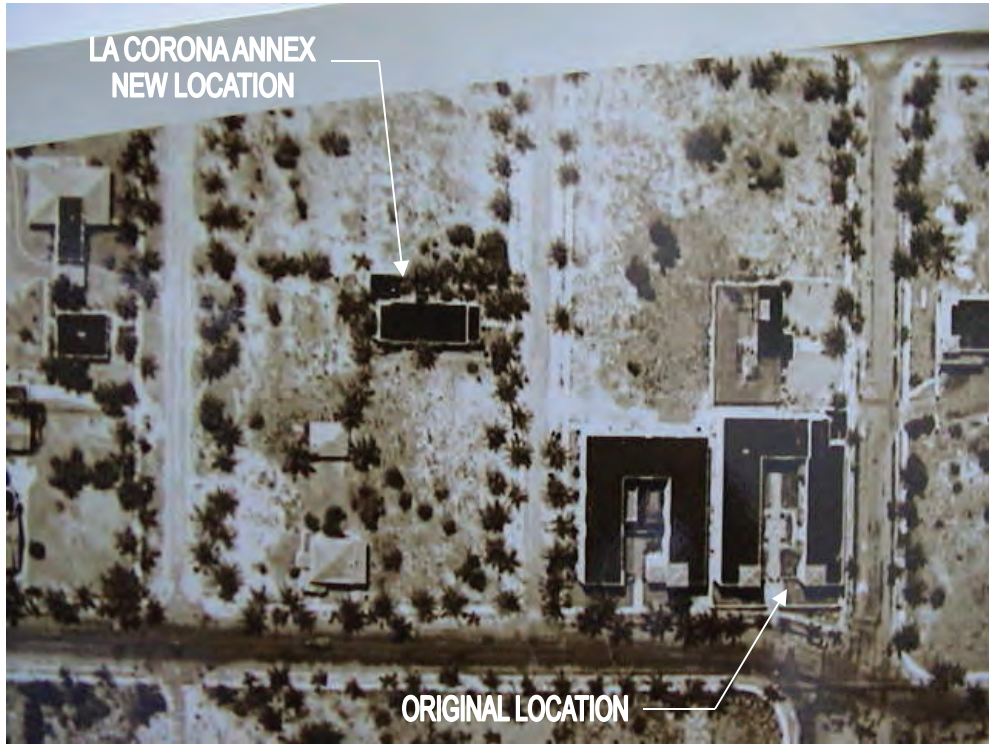
TERMS: For Season, 10% on reservation, 40% on November 1st, balance January 1st.

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 Mismi. 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.

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach



Aerial views taken in 1929.

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

STATUS : Contributory /
 CELEBRATED Bldg. H.
 City of Los Angeles

BUILDING NAME : (architectural)
 PREVIOUS NAME : F&A "Wine of Mad"
 BUILDER : F. A. Frazier
 CONST. DATE : 1922
 STYLE : Mod-Mission
 EXT. FABRIC :
 ROOF : Tile
 DOORS :
 ALTERATIONS :

ORIGINAL NAME :
 ORIG. ARCH. : AUGUSTUS BLK. CO. (L) of
 on 3/31/24
 ZONING :
 BUILDING SHAPE :
 STORIES :
 WINDOWS :
 CONSTR. TYPE :

FILED : (2514 Collins Ave)
 DISTRICT :
 HEIGHT :
 PHOTO :

SPEC. FEATURES : "This is a style 'dry life' house with windows, decorative tiles - chimney, etc. Originally had an open view to Indian Wells (California on west side). Garage bldg. in front (to street)."

SITE :
 SIGNAGE : ADJACENT SITE :

STAT. SIGNIF. :

ADDITION : 2-story garden house 24 owned 1924 - owner
 ADD. COMMENTS : 2nd floor - north end - 2 bldg.
 SURVEYED BY : J.F.
 ORIG. USE/COST : Residence \$7,800 - became "owner" cottage for L.A. Co. in 1944

ADD. DATE :
 RECORDING DATE : 1/1
 UPDATE :

COMMENTS : Oldest bldg. in proposed hist. district (Bldg. permit # 515)
 Originally the bungalow of Dr. & Mrs. Frank Davis - see Home Daily News
 Los Angeles, May 30, 1927



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

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

\$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.

Approved - For Reference Only

II. Historical Analysis

PANCOAST RESIDENCE

2701 Indian Creek Drive



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

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

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.

Approved - For Reference Only

ADDRESS : 1821 Indian Creek Rd.
LEGAL :
FULL ADDRESS :
SECOND ADDRESS :

STATUS : Lot to selling
~~CRITICAL~~

BUILDING NAME :
PREVIOUS NAME :
BUILDER : W.H. Lumber
CONST. DATE : 1932
STYLE :
EXT. FABRIC :
ROOF : Tile
DOORS :
ALTERATIONS :
ORIGINAL NAME :
ORIG. ARCH. : Russell Pancoast
ZONING :
BUILDING SHAPE :
STORIES : 2
WINDOWS :
CONSTR. TYPE :
FOLIOM :
DISTRICT :
HEIGHT :
PHOTO :

SPEC. FEATURES : Gable roof with wooden eaves, arched windows and window openings, coral rock veneer on exterior of fire place and exterior balconies.

INTERIOR :
SITE :
SIGNAGE :
ADJACENT SITE :

STAT. SIGNIF. :
ADDITION :
ADD. COMMENTS :
SURVEYED BY : R.C. / DRM
ORIG. USE/COST : Duplex 40,000
ADD. ARCH. :
RECORDERING DATE : 7/17/00
ADD. DATE :
UPDATE :

COMMENTS :



ADDRESS : 271 Indian Creek Rd
LEGAL :
FULL ADDRESS :
SECOND ADDRESS :

STATUS : Contributing
Historic District

BUILDING NAME :
PREVIOUS NAME :
BUILDER : DAY & LEPPAR
CONST. DATE : 1932
STYLE : Mediterranean
EXT. FABRIC :
ROOF : Tile
DOORS :
ALTERATIONS :
ORIGINAL NAME :
ORIG. ARCH. : F. J. O'Sullivan
ZONING :
BUILDING SHAPE :
STORIES : 2
WINDOWS :
CONSTR. TYPE :
FOLIO# :
DISTRICT :
HEIGHT :
PHOTO :

SPEC. FEATURES : Gabled roof with wooden eaves, arched windows and window openings, coral rock veneer on exterior of tile place and exterior balconies.

SITE :
STORAGE :
ADJACENT SITE :

STAT. SIGNIF. :

ADDITION :
ADD. COMMENTS :
SURVEYED BY : TRM
ORIG. USE/COST :
ADD. ARCH. :
ADD. DATE :
RECORDING DATE : 7/1/80
UPDATE :

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 Hohausser, 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.

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

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.

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

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.

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

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.

INDIAN CREEK HOTEL

2727 Indian Creek Dr. 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

INDIAN CREEK 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

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

Historical Photographs

Document from the City of Miami Beach, 2022

Only



The Architect Henry Hohauser

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 catty-corner 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 Hohausser

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

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.

Approved - For Reference Only

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

III. Historical Data from the City of Miami Beach

INDIAN CREEK HOTEL

2727 Indian Creek Drive



Building Card
Microfilm

INDIAN CREEK HOTEL
 Owner Harry Wasserman
 Mailing Address
 Permit No. 3123
 Subdivision M.B. Imp. Co. C.F. No 2731 Street Indian Creek Drive
 Date Apr. 14 1936

Lot 9 & 10 Block 9
 General Contractor Fred Howland, Inc.
 Address 17104
 Architect Geo. L. Pfeiffer
 Taylor & Baxter, engrs. Address
 Front 72 Depth 144 Height 3 story
 Stories 1 Otis Elevator Use HOTEL
 67- rooms
 Roof B-
 Type of construction Con Slab & Cost \$79,000.00
 Foundation concrete pile

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

Electrical Contractor Ace Electric Company #6651
 Address
 No. outlets 369 Heaters
 Stoves 4 Motors 1
 Receptacles 198 Meters 4
 Rough approved by
 Electrical Contractor Ace Electric Co. #6777
 Address
 No. fixtures set 175
 Final approved by
 Date of service

Alterations or repairs # 15216- 1 Pole Sign- \$100 - Acollite Sign Co.
 ELECTRICAL # 16513- Acollite Neon Co.- 1 neon transformer
 ELECTRICAL # 16241- Lyon Electric- 1 service for Peter Egg Post - 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.

METRO ORD. # 75-34
 RECERTIFICATION DATE

9-19-38
 1938
 1938

BUILDING PERMIT # 32381 Painting, exterior only- Air Placement Concrete & Painting Corp., contract
 # 38400 SWIMMING POOL - 20 X 40 - & filter room - Phone call from Dade Health Dept,
 May 5, 1952 --- Alex S. Kononoff, engr.; George E. Shnell, contr. \$17,000.
 May 5, 1952

#78191 Owner, H. Masserman; Paint, exterior - \$200 - 4/20/66
 #82347 Yale Ogron Mfg Co: Replace 126 window units with aluminum swwing \$7000 5/13/69
 #85581 - Owner - Premise permit 67 units cost oven 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
 #21049 10/20/82 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 - 39554 - 1 gas meter set - \$5.00 - Peoples Gas System
 #59605--Socar Service--1 Gas Piping--6/23/81

ELECTRICAL PERMIT # 36650 Best Electric Co: 2 switch outlets, 2 receptacles, 4 light outlets, 4 fixtures
 1 cepture 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

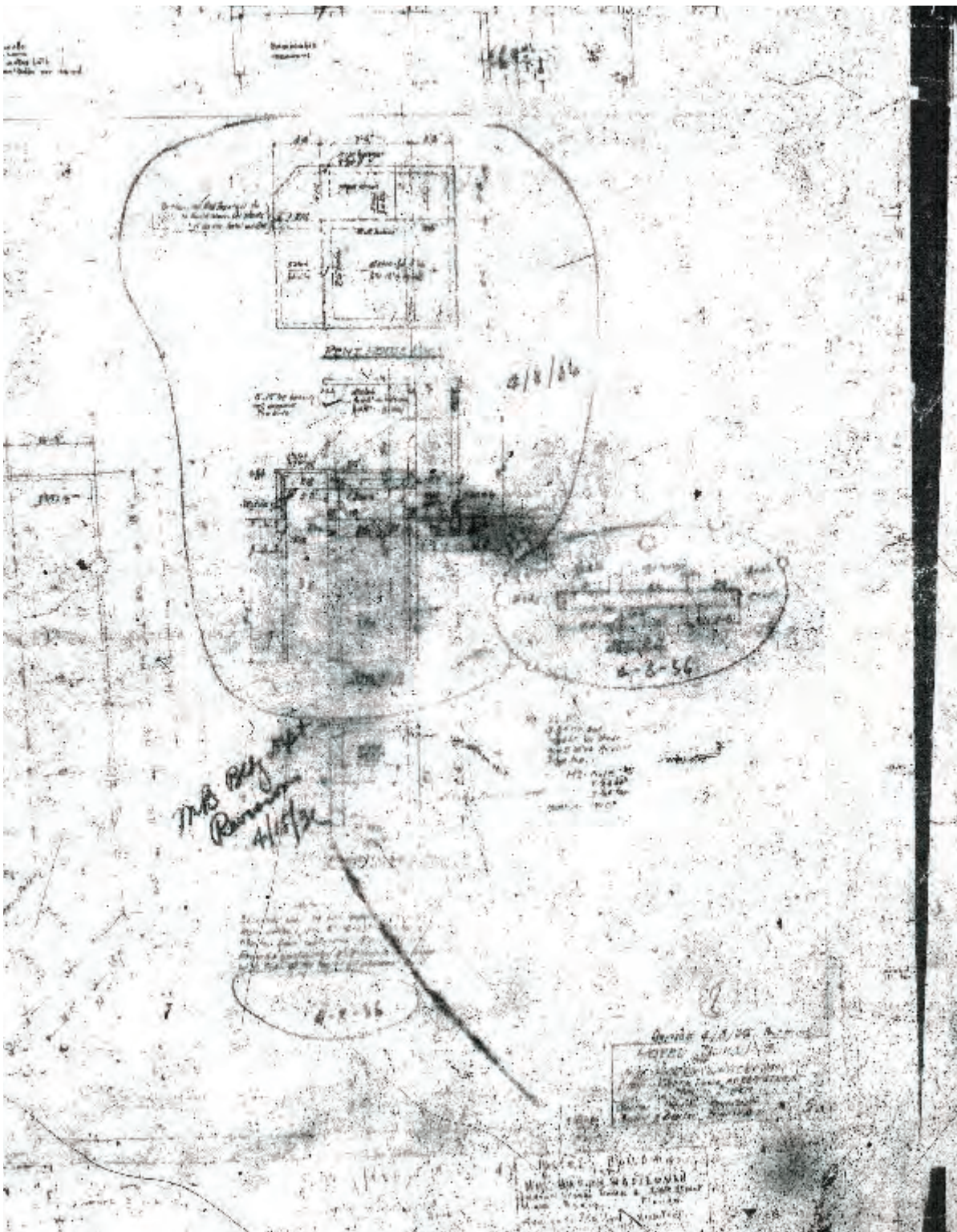
BUILDING PERMITS: #B880122B - 9-27-88 - Hannel Foundation, Inc. - Bulkhead Restoration - \$3,⁰⁰

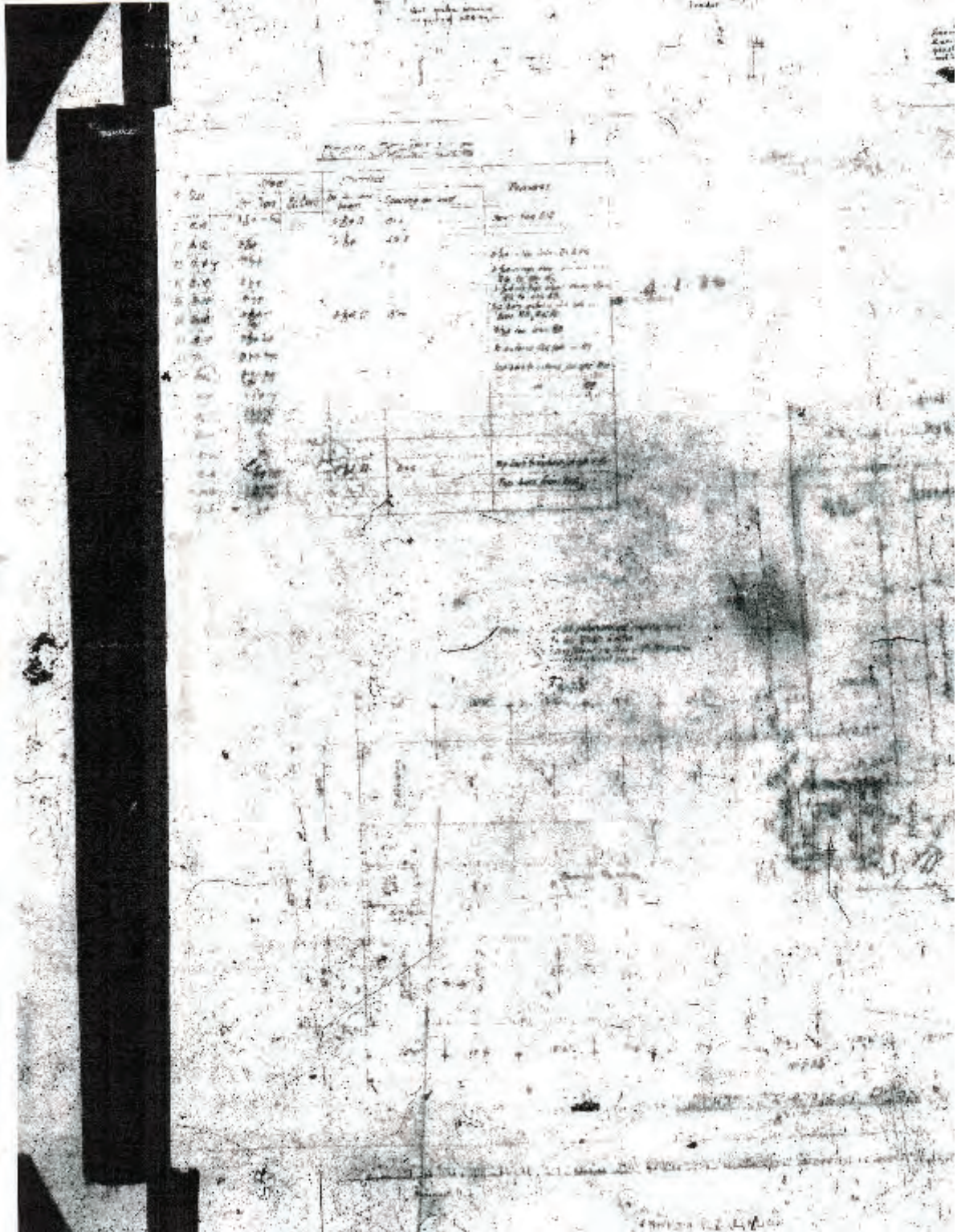
COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

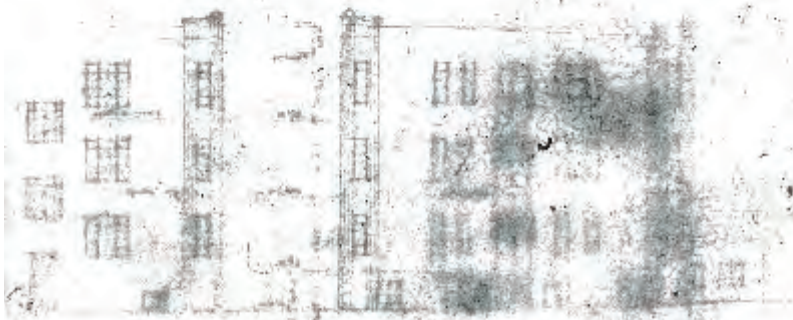
DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMOVAL	COMMENTS	ROUTING PERMIT NO
9/27/88		BUCKING OF STUMP	\$ 3,000.00				688012

CITY OF MIAMI BEACH		PLANNING DEPT MASTER INDEX OF LAND USE FILES				Last Updated: April 20, 2016					
JOB SITE ADDRESS		APPLICANT/BUSINESS AND/OR PROJECT NAME		DESCRIPTION OF PROJECT		CITY Board	FILE No.	DATE OF ACTION	STATUS	ADDITIONAL COMMENTS	Review Score
No.	STREET NAME	No.	STREET NAME	No.	STREET NAME	Board	No.	DATE OF ACTION	STATUS	ADDITIONAL COMMENTS	Review Score
185	Planning Board	185	Planning Board	185	Planning Board	185	185	185	185	185	185
2001	Indian Creek Drive	18	The Atlantic Ocean to Indian Creek Drive, Inc. along Clearwater Beach, City of Miami Beach	18	Islands all around ocean from 23rd Street to 23rd Street from Indian Creek Drive to Indian Creek Drive, including parking, electrical, lighting, landscaping, irrigation, and other improvements.	18	2135	11-May-04	A		205
2721	Indian Creek Drive	18	Indian Creek Hotel, Inc.	18	Removal of front steps and terraces	18	2465	6-Oct-06	A		205
2722	Indian Creek Drive	18	Indian Creek Hotel	18	Removal of front steps and terraces	18	1165	10-Oct-00	A		204
2723	Indian Creek Drive	18	Indian Creek Hotel	18	Removal of front steps and terraces	18	4278	28-Sep-03	A		159
2724	Indian Creek Drive	18	Indian Creek Hotel	18	Removal of front steps and terraces	18	1825	26-Nov-06	A		234
2725	Indian Creek Drive	18	Indian Creek Hotel	18	Removal of front steps and terraces	18	8626	24-Aug-07	A	See HFB file 1163	270
2825	Indian Creek Drive	18	Indian Creek Hotel	18	Removal of front steps and terraces	18	13050	7-Aug-08	A		505
2826	Indian Creek Drive	18	Indian Creek Hotel	18	Removal of front steps and terraces	18	7901	4-Aug-09	D	Track 3 matching	24
2827	Indian Creek Drive	18	Indian Creek Hotel	18	Removal of front steps and terraces	18	1949	7-Mar-09	A		114
2828	Indian Creek Drive	18	Indian Creek Hotel	18	Removal of front steps and terraces	18	5605	3-Feb-09	A		154
2829	Indian Creek Drive	18	Indian Creek Hotel	18	Removal of front steps and terraces	18	5795	24-Feb-09	A		142
2830	Indian Creek Drive	18	Indian Creek Hotel	18	Removal of front steps and terraces	18	7822	10-Jun-09	A		210
2831	Indian Creek Drive	18	Indian Creek Hotel	18	Removal of front steps and terraces	18	7859	23-Jul-09	A		210
2832	Indian Creek Drive	18	Indian Creek Hotel	18	Removal of front steps and terraces	18	7878	18-Aug-09	A		210









INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

III. Historical Data from the City of Miami Beach

LA CORONA ANNEX RESIDENCE

230-28th Street



Building Card
Microfilm

Owner **FRANK DAVIS** J.M. MOARTE, owner
 Mailing Address **315** Permit No. **315** Date **Dec. 4-1922**

Lot **7** Block **9** Subdivision **M.E. Imp. Co. O. Address** **230-** 28th Street

General Contractor **F. A. Fisher** Address **17102**

Architect **Moved from Lot 4, Blk 10, M.E.I. Co. O.F.** Use **Residence**
 Front Depth Height

Type of construction **hollow tile** Cost **\$ 7,800.00** Reinf. concrete Roof Tile

Plumbing Contractor **George Entwisle** Address **Address** Date **Jan. 2-1923**

Plumbing Fixtures **8** Rough approved by **H. Schelbl** Date

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

Gas Heaters **Address** Date

Stolpman **Final approved by** Date **Jan. 30-1923**
 March **14-1927** **Septic tank 1** Date **July 18-1924**

Sewer connection **1** **Make Miami Senator** Date **Jan. 30-1923**
Southern Septic Tank

Electrical Contractor **McDonald Electric** Address **Address** Date **Jan. 3-1923**

Switch **Range 1** Motors **Fans** Temporary service

OUTLETS Light **29** HEATERS Water **1** Space **Centers of Distribution**

Electrical Contractor **McDonald Electric** Address **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.E. Imp. Co. O.F. and was moved on this date to the present location of Lot 7, Block 9, by M. W. Goode, contractor - \$ 3,200.00-----May 31-1924 Over

Inspector made by **L. J. Farrey, Nov. 1924**
 for to inspect unit in front house and house

ALTERATIONS & ADDITIONS

Building Permits: 14036 - Addition of 2 bedrooms 16' x 31' x 10' - \$3,000.00 - May 11-1940
 Martin L. Hampton, architect: owner build: c/b/s on reinforced concrete
 # 30311 Alterations for one new apartment unit - no outside work except two steps -
 M. S. Construction Co., contr. \$ 600.00. July 7, 1942
 Mrs. G. Laubman # 40804 NEW BATHROOM & NEW CLOSET - NO EXTRA BEDROOM & NO OUTSIDE WORK - ALL
 MUST BE PLASTERED (NO PLAY): owner: \$500: Feb 18, 1953
 Adler - # 47779 Air Conditioning: Three 3/4-ton Units: Appliance Consumers Service: \$500. 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-Jerome Kantor-Repair ceiling tiles and fix windows & closets-\$250-12-1-72

Plumbing Permits: # 15519- O. Schweitzer - 2 water closets- 2 lavatories- 2 bath tubs-
 1 sink - no gas - Final OK - Pushkin 1-15-48 - June 1- 1940
 # 26255 Pitsch & Morgen: 2 Gas ranges- Tough approved- Pushkin 2-14-48 Oct. 10, 1946
 # 28475 Levi Plumbing Company: 1 sink - July 16, 1949
 # 28593 Levi Plumbing: 1 gas range, 1 gas refrigerator- Aug. 13, 1949 - Slope OK - 8/11/49
 # 28614 People's Water & Gas Co: 1 Gas range connected - August 22, 1949
 OK, Cox, 3/11/53 # 34554 Economy Plumbing Co: 1 Water 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 sents- 8-1-1940
 #15821- Bankler Bros. - 13 fixtures- final OK 10-10-40 Oct. 5-1940
 #28453 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 (HUP) - July 3, 1958
 #52229-Astor-Elec:-1-motor-fix-
 #60396 Astor Elec: 2 receptacles, 1 cent. dist. - 1/21/63
 #70391-Miami Beach Electric Co.-Violation-3-6-73
 #70397 Miami Beach Electric Co. 200A service size in Amp. 3-8-73

CITY OF MIAMI BEACH		PLANNING DEPT MASTER INDEX OF LAND USE FILES				Last updated: April 30, 2016		
JOB SITE ADDRESS		APPLICANT/BUSINESS AND/OR PROJECT NAME	DESCRIPTION OF PROJECT	CITY	FILE No.	DATE OF ACTION	ADDITIONAL COMMENTS	Storage Box #
No.	STREET NAME			Issue				
1536	27th Street	Mask F. Wachter, 17 Sunset Bldg.	Submittal setback for 10' sign fence for tennis court	ZMA	1088	2-20-78	A	34
1601-1617	127th Street	Lewis A. Camp Dan	Appeal from Admin decision	ZBA	2214	1-2-Dec-99	A	175
1740	127th Street	Paul B. Stockton	Project B. E. Edward setbacks for tennis court	ZBA	1065	16-Feb-81	D	26
1801	17th Street	Norman L. Sand, Trustee	Accessory back	ZMA	1081	14-Aug-82	D	136
1803	17th Street	Henry Wood (Business) (Sunset Island #1)	Accessory setback for the room	ZMA	202	12-Apr-83	V	4
1803	17th Street	Hub. Palmer Associates	Minorway replacement & plant	ZBA	3823	28-Jan-88	A	377
1815	18th Street	J. Brerford	plant	ZBA	7242	15-Jul-85	A	177
1815-1819	18th Street	Joseph E. Scharla	Minorway replacement	ZBA	1178	4-Nov-85	A	280
1827	18th Street	Joseph E. Scharla	shrubbery	ZBA	1816	11-Oct-88	A	281
1833	18th Street	Joseph E. Scharla	plant	ZBA	11681	4-Mar-93	A	325
1845	18th Street	Joseph E. Scharla	plant	ZBA	17580	18-Feb-04	A	306
1845	18th Street	M.B. Tel. Duplex Church	plant	ZBA	17575	14-Jul-04	A	306
1845	18th Street	James Duplex Church of Miami Beach	To erect 20' sign & deck in front of property	ZBA	2103	4-Mar-01	A	138
1845	18th Street	James Duplex Church of Miami Beach	Storage setbacks for setback	ZBA	1802	5-Mar-88	A	26
1845	18th Street	Jack P. Lee	Storage setbacks for setback	ZBA	1826	11-Dec-72	A	27
1845	18th Street	James Duplex Church of Miami Beach	To erect 20' sign & deck in front of property	ZBA	1824	6-Mar-78	A	24
1845	18th Street	James Duplex Church of Miami Beach	Facility setbacks for setback	ZBA	1094	4-Mar-76	A	34
1845	18th Street	James Duplex Church of Miami Beach	Facility setbacks for setback	ZBA	1094	4-Mar-76	A	34

PERMIT NO. 315
 DATE OF PERMIT 12-1-50
 PLANK NO. 7655

RESIDENCE	NO. ROOMS
BUNGALOW	
GARAGE APT.	
APARTMENT	
SPRINK BLDG.	
HOTEL	
STABLE	
GARAGE	
CAR STATION	

STREET ADDRESS
 LOT SIZE
 EXEMPT

BUILDING DIMENSIONS	CUBIC CONTENTS
SIZE	NO. OF SETS
	AREA



DESCRIPTION
 SUBDIVISION
 APARTMENTS
 SIZE UNITS
 NO. UNITS

GARAGE	TYPE	FLOOR	ROOF	SIZE	AREA	UNIT PRICE	NEW COST	CONDITION		
								GOOD	FAIR	POOR
CUBIC CONTENTS								OR OBSO. RESERVE		
JACK OF STABILITY								NEW COST		
SQUARE FT.								COND.		

LAND VALUATION			
FRONT & DEPTH	SIDE	CORNER	FRONT FOOT
UNIT PRICE	FACTOR	FACTOR	PRICE
ENHANCING INFLUENCE		TOTAL LAND	
DETRACTING INFLUENCE			

FOUNDATION	
WOOD	CONCRETE
PIILING	PIILING

APARTMENT - 1 TO 3 STORY
 CMB ASSESSOR - YEAR 67

PLA 7055
 LEGAL OH 1H

Basic Building Square Foot Price: 1 Story
 2 Story
 3 Story

3575

Adjustments For Variations From Basic Apartment:

Basic Apartment	Subject Apt.	Plats	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
13325

Other Improvements - Original Construction

Porch(es) Open	Screened	
Balcony		
Stairs	Storage	
Entry	Terrace	
Car Porte	Garage	<u>344 @ 3.25 = 1120</u>
Paving		
Elevator(s)		

Cost to Build New of Original Improvements 1476
 Less Depreciation 70% (30)
4376

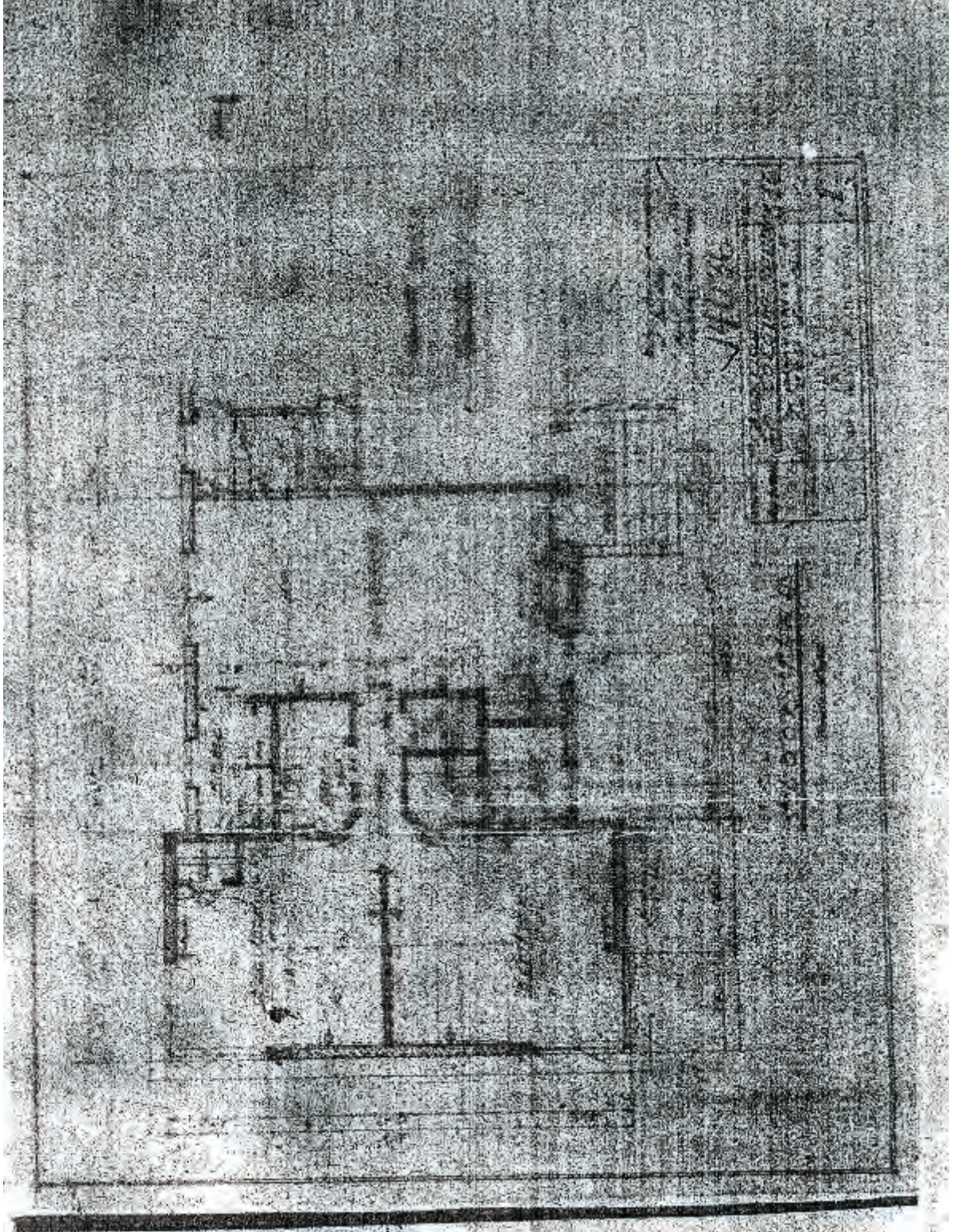
Air Conditioning - Central: _____ Wall: _____
 Heaters _____

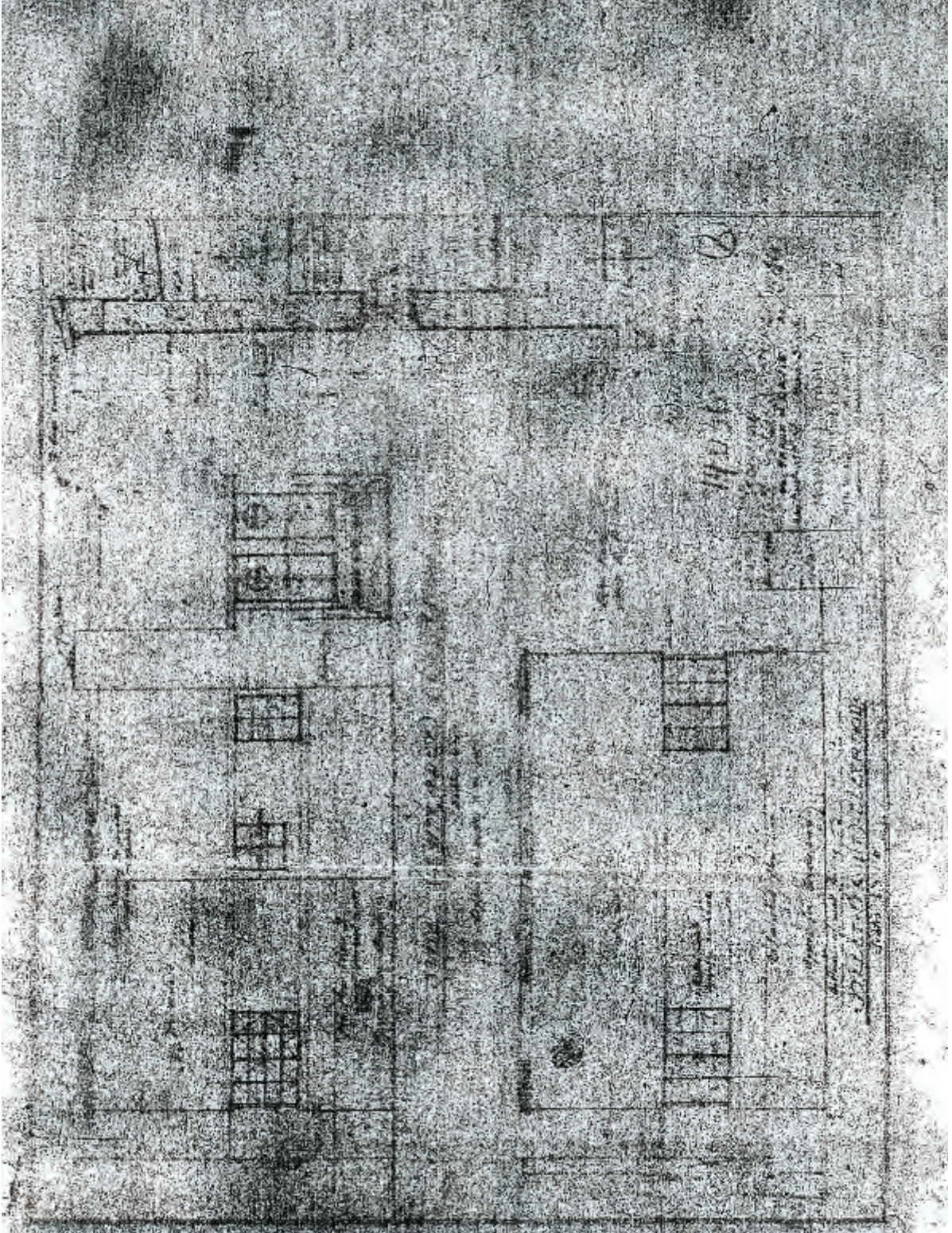
Additions To Original Construction

Yr	Item & Size	Rate	Cost	Less Orig	Net	Less Dep	
<u>20</u>	<u>2.4 760</u>	<u>575</u>	<u>2645</u>			<u>(57% 41)</u>	<u>1094</u>

Net Assessment - Improvement 5466
 Rounded To 5500

BOARD 4703





INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

III. Historical Data from the City of Miami Beach

PANCOAST RESIDENCE

2701 Indian Creek Drive



Building Card

Owner E. E. Thatcher Mailing Address 310-5th St, Permit No. 1484
 Lot 1E Block 9 Subdivision Y. B. Imp. Co. No. 2701 Street Indiana Street Date 7-15-32
 City St. Paul, Minn.

General Contractor Day Labor Address 17105 Use Garage
 Architect Russell Probst Address _____
 Front 25 Depth 52 Height 20' Stories _____
 Type of construction Concrete Block Cost \$ 10,000 Foundation Wood Piling Roof Tile

Plumbing Contractor McGhan - #6151 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 _____
 Rough approved by _____ Date _____
 Electrical Contractor Larkin # 3058 Address _____ Date 6-13-32
 No. fixtures set 21 Final approved by _____ Date _____
 Date of service _____

Alterations or repairs # 15111 - Painting - day labor - \$ 100. Date Nov. 26th-1
~~REVISION PERMIT # 8664 - E. E. Thatcher - NO METERS - May 26, 1949~~
 BUILDING PERMIT #58868 W. S. Morris Roofing Co; Garoof with white cement shingle tiles - \$880.00 - April 27, 1959
 #86711 - Yale Ogren - replace 9 windows \$510.00 5/18/71

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

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



INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

III. Historical Data from the City of Miami Beach

SUN DECK APARTMENT HOTEL
233-27TH STREET



Building Card
Microfilm

Owner FRAGER PROCS. INC. Mailing Address
 7296 27th St. Date Aug. 22-1935

Permit No. 7296
 Lot 5 Block 9 Subdivision P. B. Inc Co, C. P. No. 233 Street 27th St. Date Aug. 22-1935

General Contractor Bobker Construction Company
 Architect Henry Hohaus
 Address 11123
 Height 211-0
 Foundation reinf. concrete Roof Use 4 apartment house units

Type of construction c.m. blks. Cost \$17,000.00
 Plumbing Contractor Markowitz # 5373
 No. fixtures 36 Gas 11 Rough approved by
 Plumbing Contractor
 No. fixtures set Fund approved by
 Sewer connection 1 Septic tank

Electrical Contractor Hardy Electric Co. #5611
 No. outlets 1001
 Receptacles 70
 Rough approved by
 Electrical Contractor Hardy #5824
 No. fixtures set 20 Final approved by
 Date of service

Alterations or repairs # 5775: Addition of 3 rooms and 1 apartment - \$ 3,500.00 Date Sep. 21-1936
 Bobker Construction Co. contractor Henry Hohaus, architect - c-b-s-
 #7359 - M. B. Elec. Co. 9-cables & 111 10 receptacles - motor - Oct. 24-1936
 #7365 - M. B. Elec. Co. 14 cables & 10 receptacles - motor - Oct. 28-1936
 #5847: Wall sign - SUN DECK HOTEL APPTS Biscayne Tent & Awning Co. \$ 100.00 - Dec. 31-1936
 Elec. permit # 7927 - 1 Neon transformer - - - - - Dec. 31-1936

Building Permit # 1295: Addition - enlarging 2 apartments - No. Bordeaux architect -
 corner building \$ 1,000.00 - Sep. 20-1939

METRO ORD. #75-34
 REGISTRATION DATE 2-8-37

#7056

BUILDING PERMIT # 1905 - Painting, inside and out. Wm. E. Queen, painter \$ 500. Oct. 3, 1944
 BUILDING PERMIT # 2292P - Roofing Local Roofing Co. \$ 500. -- Aug. 19, 1946
 # 1824 Re-roofing: Gilfed Industries Inc. \$ 787. June 15, 1953

#1191 15' x 15'8" second story addition. At Per Plan \$1500.00 Owner - 12/3/68.
 #83012 -Owner- Paint exterior painting \$100.00 9/22/69
 #1750-Owner- Paint outside of building-\$300-1-30-80
 #32476 3/22/80 Trench Roofing - no comp of material on sidewalk 4,300 sq. ft. removed 43 sq \$6,450.
 #14443 12/24/83 Edward L. Barnes Inc - repair fire damage 4-D no. arreable (1) toilet included to be replaced \$5,000.

PUMPING PERMIT # 12480 Dalba- 2 sinks- (Sun Deck) --- Sp. ps. 1979
 #45588 Peoples Gas System 1 Gas Meter 8/1/69
 #46973 Morgan Plumbing 1 Water Closet, 1 Lavatory, 1 Shower, 1/3/69

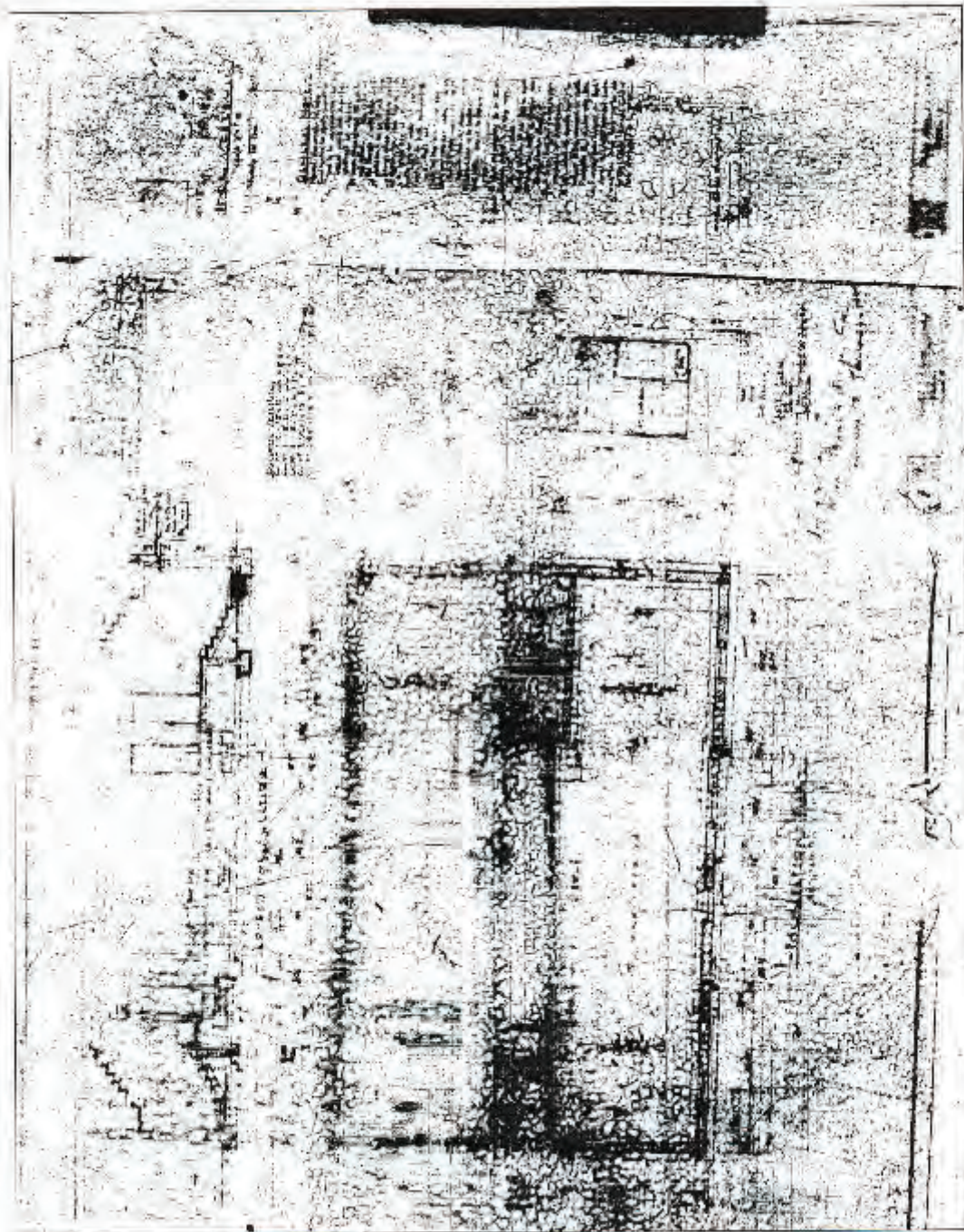
#51768-Peoples Gas-d & c range-11-15-74
 #56197-Peoples Gas-meter set (445)6-15-78

Electrical permit # 13460 Rafe1- 3 switch, 3 light outlets 2 receptacles 3 fixtures
 1 center of distribution --- Oct. 7- 1979
 #15134- Rafe1- 5 receptacles --- June 21-1940

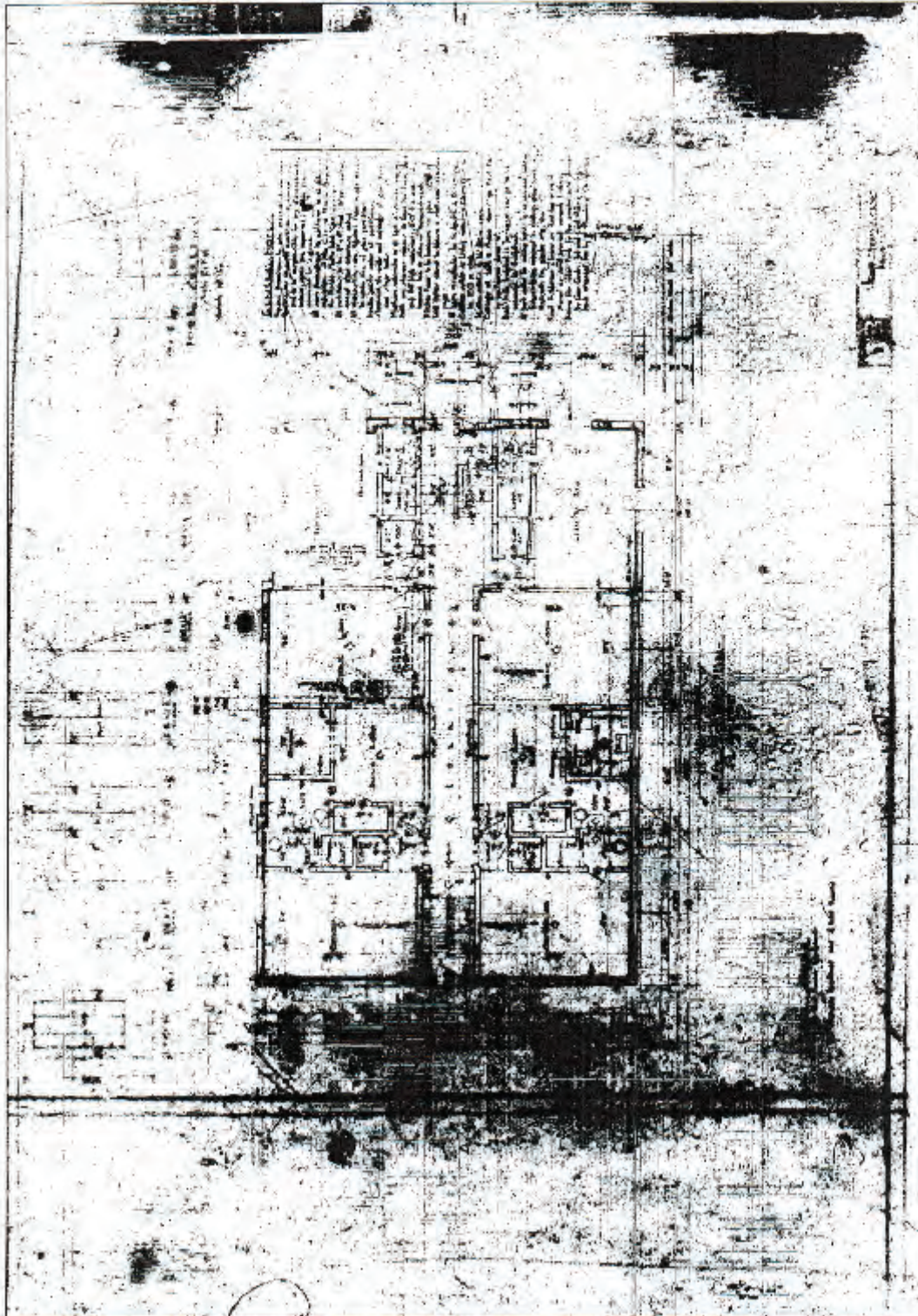
#52257 Bond Electric W Air Cond. Co: 1 center of distrib., 1 service equip., 1 meter change, 3 - 1 H.P. motor
 7-24-58 OKAY BN 8/4/58

#7510-Bennet Electric- connect via phone-10-31-78
 #78976 11/1/82 Glass block - fire repair
 #78984 11/5/82 Glass block - 1 fire repair
 #81320 9/22/88 Ocean Elec - 4 light outlets, 6 smoke detectors

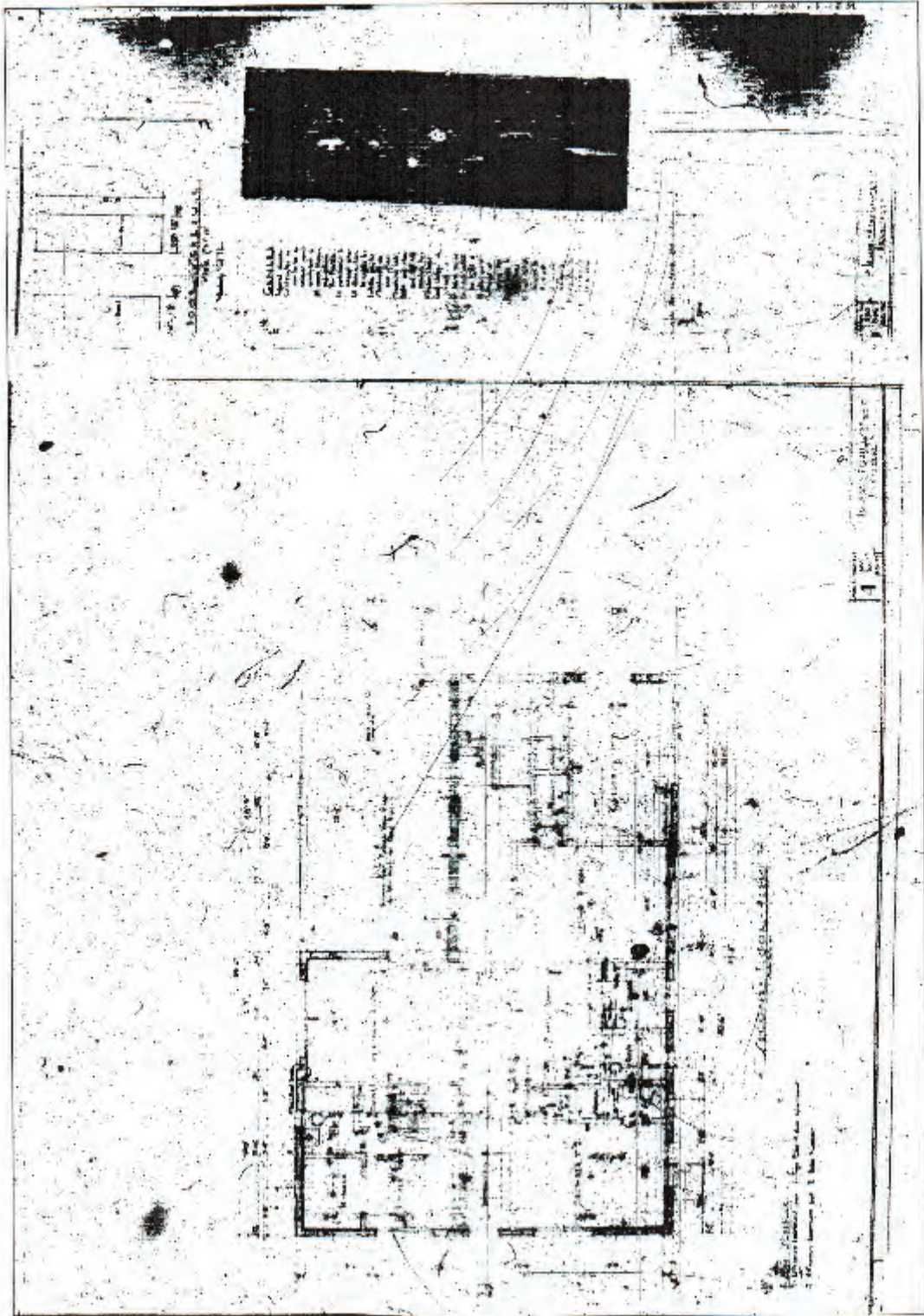
ELECTRICAL PERMITS: 100891235 - Ocean Electric - New smoke detectors energ. light - 6-22-89



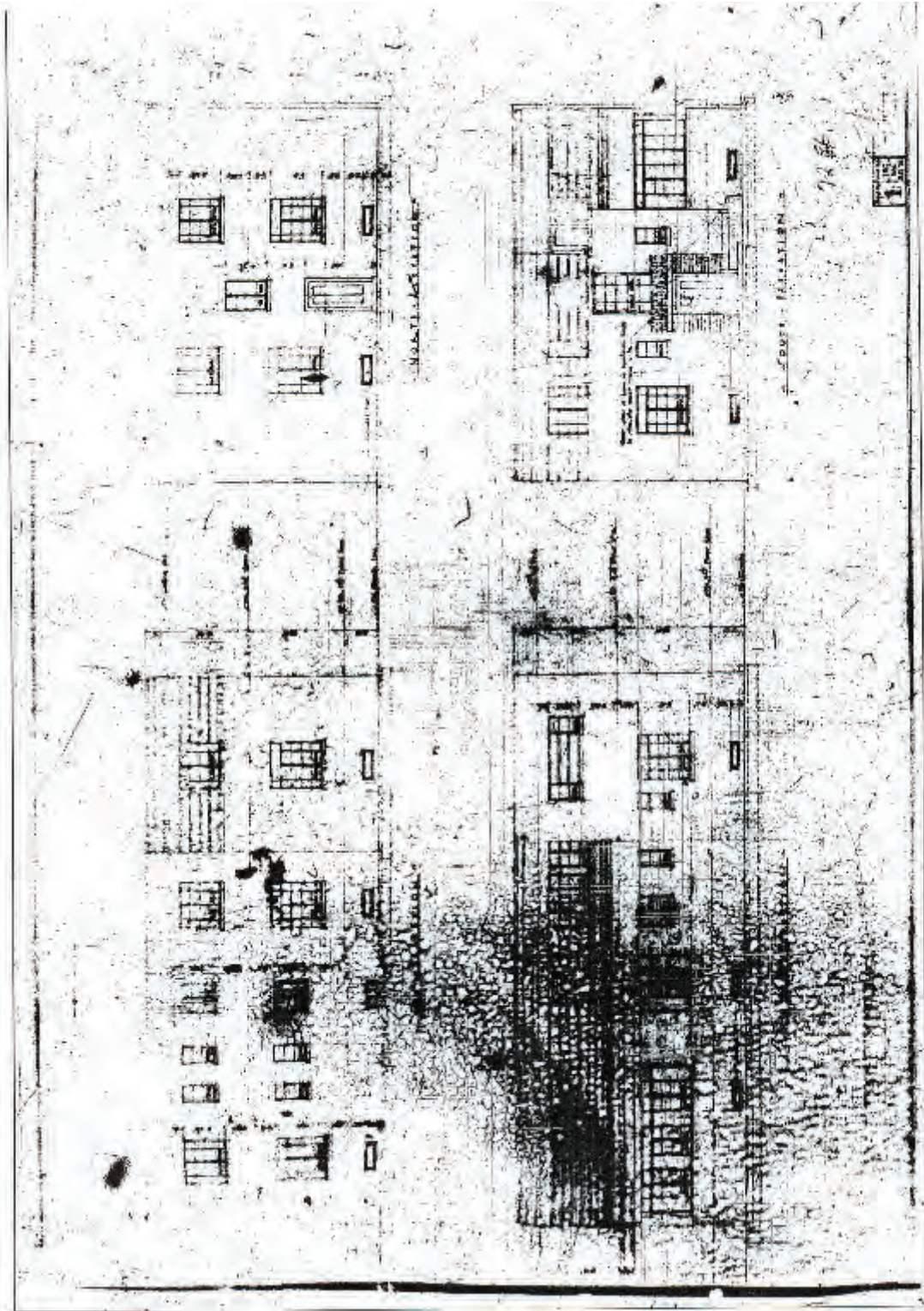
1935 FOUNDATIONS PLAN & SECTION



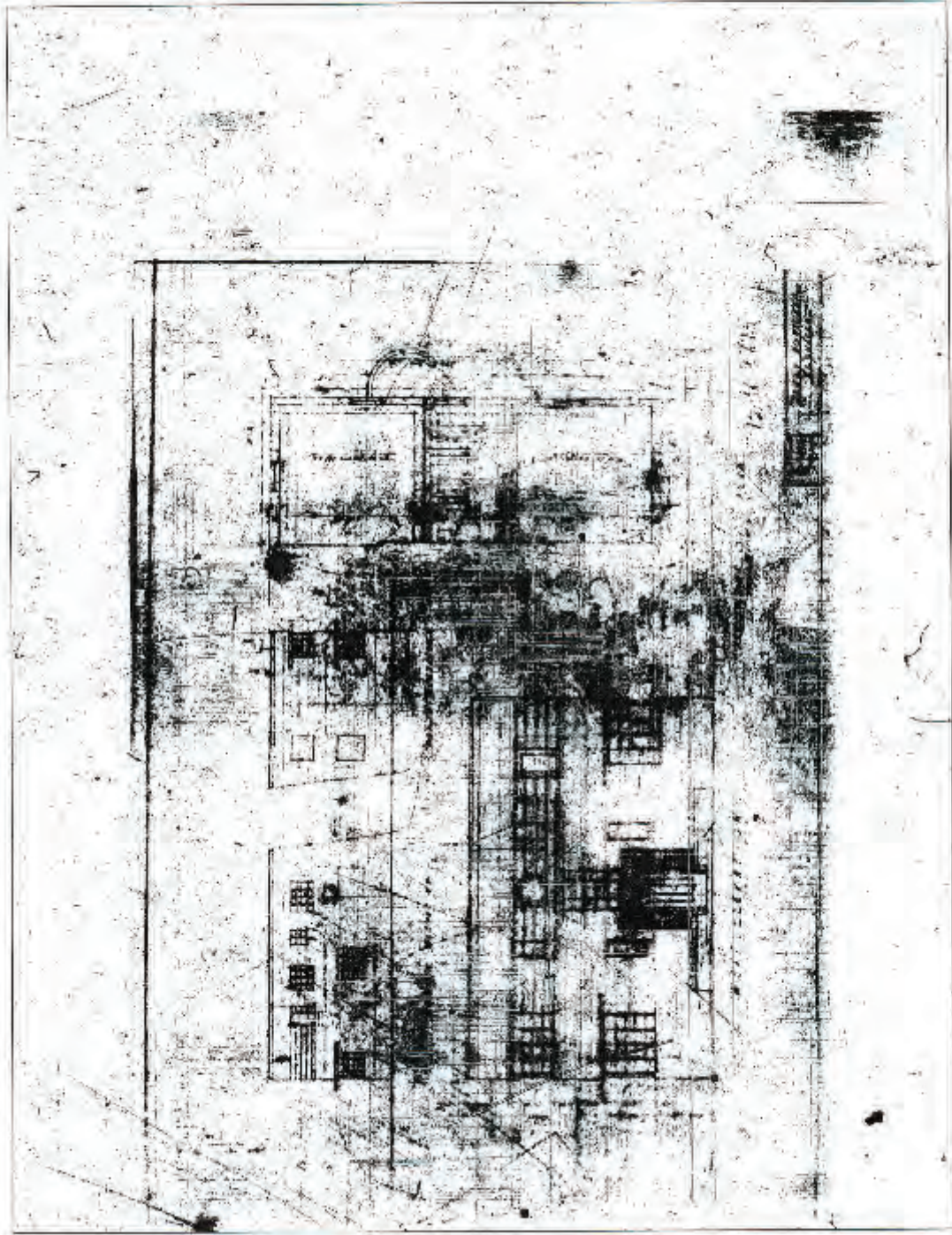
1935 GROUND FLOOR PLAN



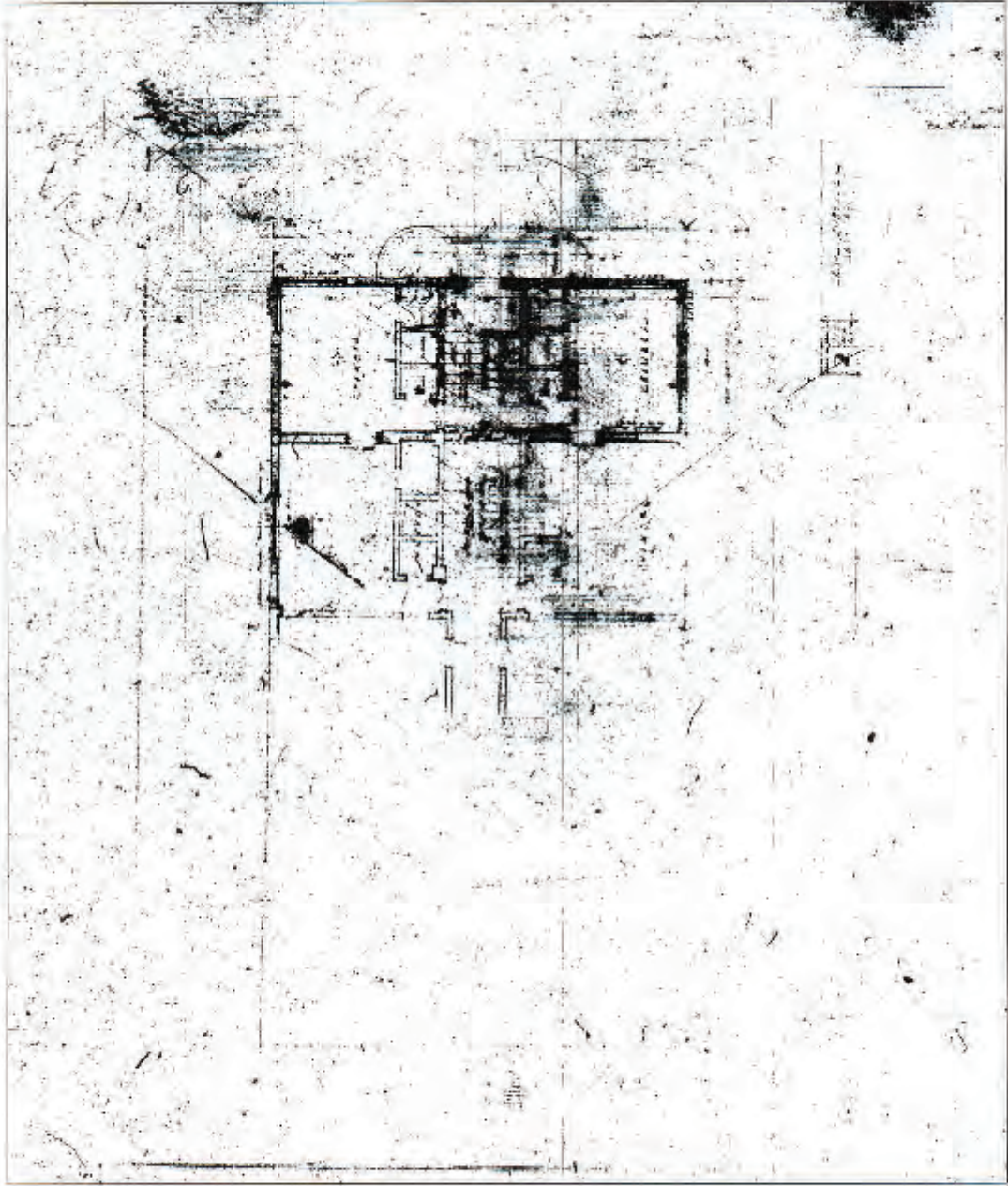
1935 SECOND FLOOR PLAN



1935 ELEVATIONS



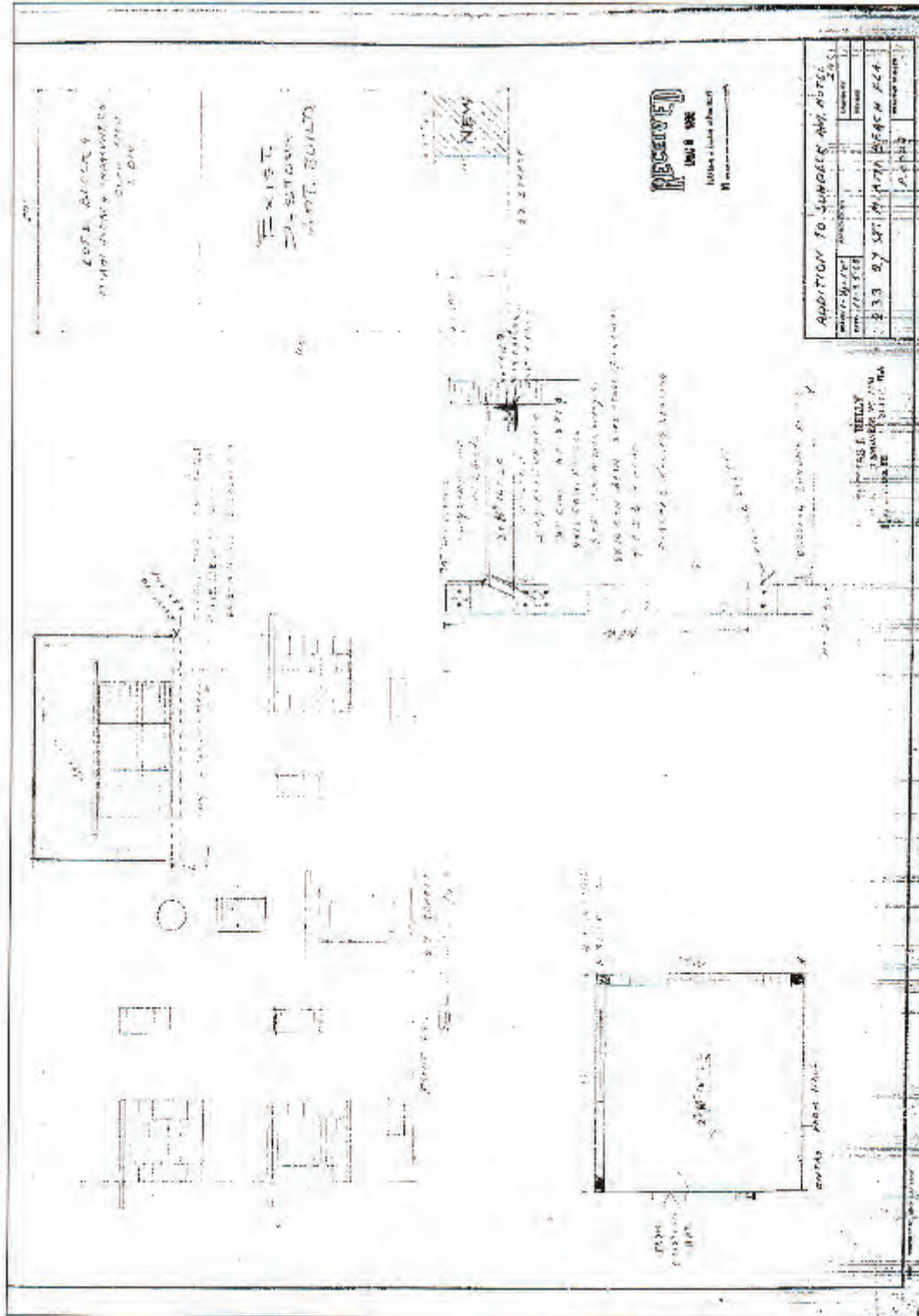
1936 1ST ADDITION GROUND FLOOR AND ELEVATIONS



1936 1ST ADDITION GROUND FLOOR STRUCTURAL PLAN



1939 2ND ADDITION FLOOR PLANS & ELEVATIONS



1939 3RD ADDITION FLOOR PLANS & ELEVATIONS

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

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.

Approved - FO

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

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



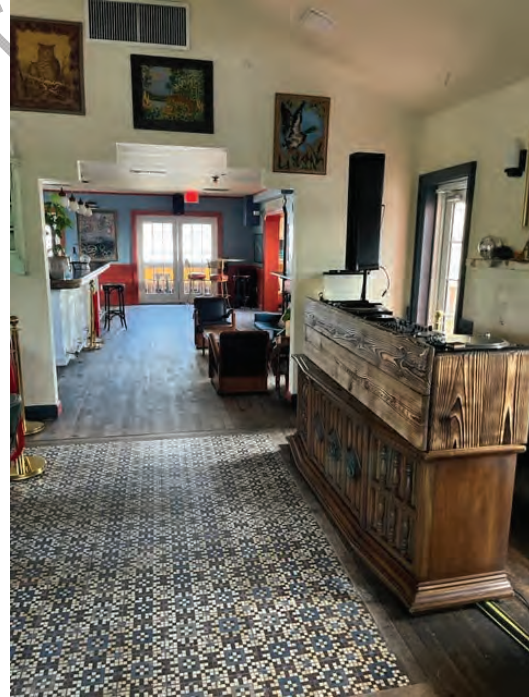
Interior Elevation



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.

Approved - FOI

INDIAN CREEK HOTEL

2727 Indian Creek Dr. Miami Beach

V. References / Bibliography



References

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

- City of Miami Beach, Building Department.
- 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.

Bibliography

- Collins Waterfront Historic District Designation Report.
- Metro-Dade County Office of Community & Economic Development, 1982.
- State of Florida. Cultural and Historical Programs.

Web Sites

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- www.bassmuseum.org
- www.gusto.com
- www.stpete.org
- www.miamibeachfl.gov
- www.historicpreservationmiami.com
- www.plantation.org