

HEATHCOTE APARTMENTS



HISTORIC RESOURCE REPORT

for the

HEATHCOTE APARTMENTS

626 OCEAN DRIVE

MIAMI BEACH, FLORIDA 33139

prepared by

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for the

CITY of MIAMI BEACH HISTORIC PRESERVATION BOARD

prepared for the Owner:

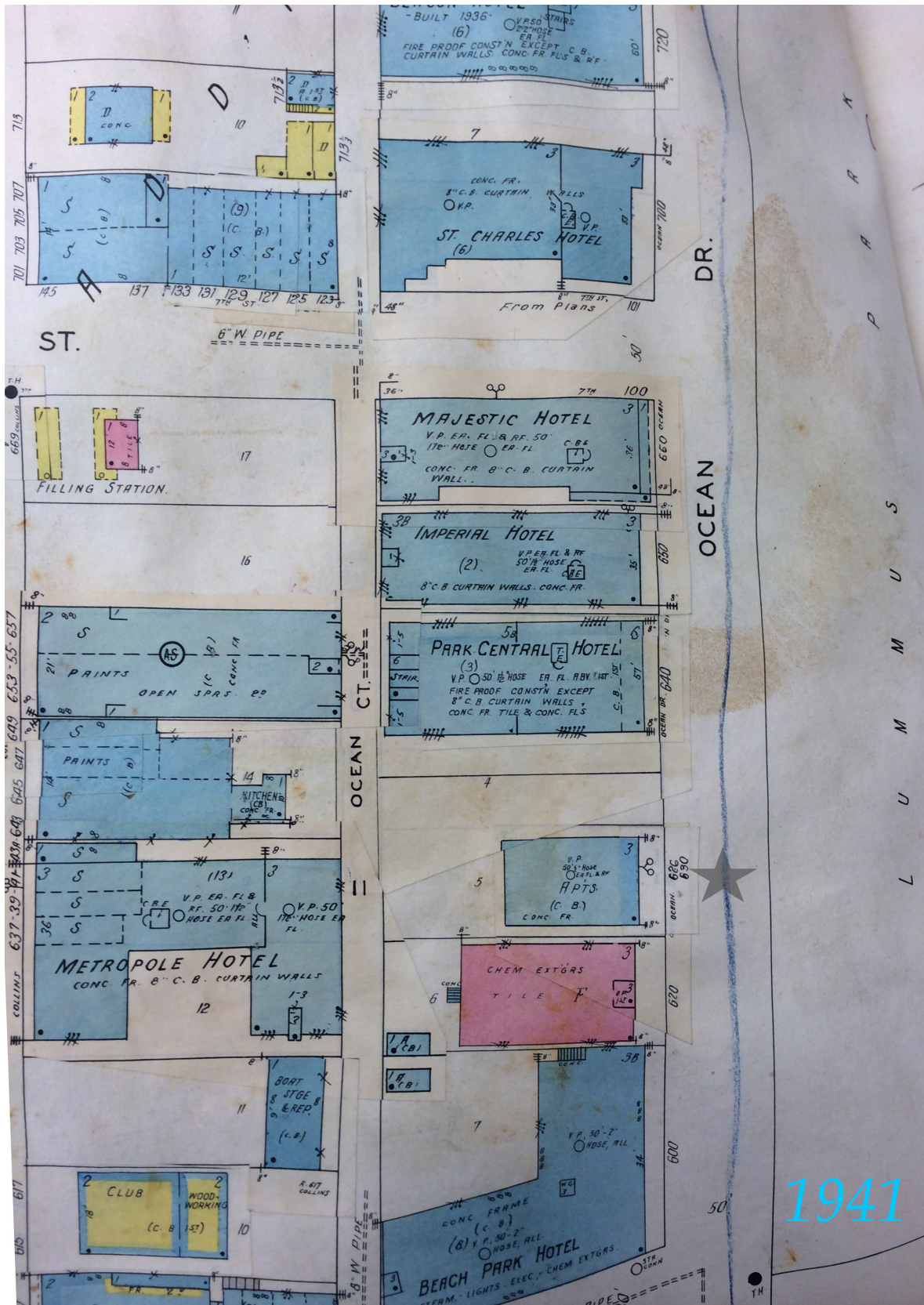
PARK CENTRAL PARTNERS, LLC

c/o Park Central Hotel

640 Ocean Drive

Miami Beach, Florida 3313

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- SANBORN MAP of IMMEDIATE NEIGHBORHOOD in MIAMI BEACH, FLORIDA.
- ORIGINAL COPYRIGHT 1921 with UPDATES TO JUNE, 1941

"In the 1920's Miami Beach architecture consisted primarily of wood frame cottages, Mission-style apartment buildings and Spanish-Mediterranean homes and hotels. In the 1930's, after the stock market crash of 1929, a winter seasonal tourist economy developed, catering to build modest hotels on Miami beachfront land facing Lummus Park. from the north to with modestly-sized apartments and oceanfront hotels." (1)

The first major cycle of development in Miami Beach was the Great Florida Land Boom (1920-1926) which ended with the devastating hurricane in 1926.

"Inside the accommodations were modest. Most of the buildings were just two and three stories tall and served the 'walk-up' client - few had elevators." (2)

"The desire to transform Miami Beach into a Mediterranean city corresponded with the ascendancy of the Mediterranean revival style in Florida. ...It's appearance in Florida was contemporary with the Spanish Colonial style popular in the early twentieth century and evoked notably at San Diego's 1915 Panama-California exposition. " (1)

Spanish Mediterranean Architecture "... was immediately used in the elaborate villas built for the industrial elite that began to favor Miami Beach in the early 1920's; mansions in the choicest waterfront areas soon competed with Addison Mizner's Mediterranean vision in Palm Beach." (35)

"As the country began to recover from the Great Depression, small investors began to build modest two and three story apartment buildings and hotels on the beach front blocks facing Lummus Park. "(5)

Popular architectural styles totally changed during the decade of the 1920's. Although the decade began on a Med Revival wave; it ended firmly into Art Deco.



TOP: SANBORN MAP 1921
MIDDLE: CASA CASUARINA, 1930
LOWER: ESPANOLA WAY 2012