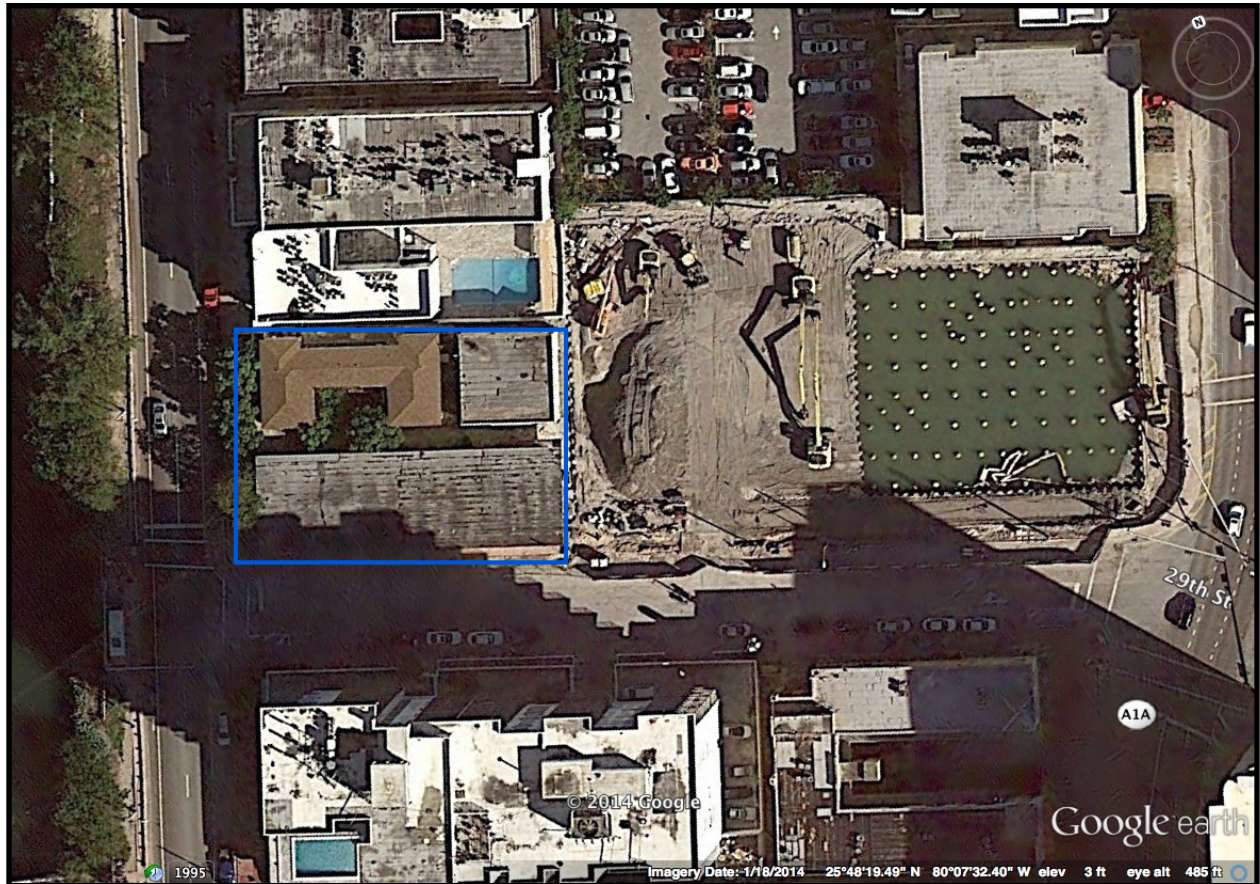


## Historic Property Resource Report – 2901-11 Indian Creek Drive.



A comprehensive Historic Resource Report was prepared for this site by Carolyn Klepser in 2006. A copy of the Klepser report is attached hereto. There have been no major changes to the subject property's improvements since the preparation of the 2006 report.

The condition of the subject property and its environs have changed. Those changes are reflected in the photographs on this and following pages.



## 2015 Photos

























**2900 Collins Ave. Historic  
Report.**

**February 28, 2006**

Project Owner:  
2901 Beach Venture llp  
1300 Brickell Ave.  
Miami – Florida - 33131



Prepared by:  
Carolyn Klepser



## 2901-2911 INDIAN CREEK DRIVE HISTORIC BACKGROUND

Miami Beach pioneer John S. Collins and his family formed the Miami Beach Improvement Company in 1912 for the development of their oceanfront property. They platted the Oceanfront Subdivision, extending from 19th to 44th Streets, in February, 1916, and the area was built up with seasonal hotels, apartment buildings and homes in the years prior to World War II. In 2001, the Miami Beach City Commission designated the portion of this subdivision north of 23rd Street as the Collins Waterfront Historic District, to preserve its predominantly prewar architecture. The subject site, at the corner of Indian Creek Drive and 29th Street, occupies Lots 16 and 17 of Block 12 in the Oceanfront Subdivision, and all three buildings here are listed as Contributing structures in the historic district.

One of the finest early buildings in this neighborhood was the Pancoast Hotel, opened in 1923 by Collins' grandson J. Arthur Pancoast, on the ocean at 29th Street. Also in 1923, a three-story Garage and Dormitory annex to the Pancoast Hotel was built at 219 29th Street, on Lots 9 and 10 of Block 12. Around the corner, at 2924 Collins Avenue, the home of Chicago broker Albert C. Batelle had been constructed in 1921. The 24-unit Beach Maisonettes apartment house was built in 1926 at the corner of 30th Street and Indian Creek Drive. A 1929 aerial photograph shows the early state of this block. All of these buildings have since been demolished.

The oldest surviving building on Block 12 is the Embassy Hotel (now the Polo Condominium), built in 1935 at 2940 Collins Avenue. In the following year, the Alden Hotel was built at 2925 Indian Creek Drive, on Lot 14 of this block. (The south wing was added to the Alden a few years later, on Lot 15.)

It was also in 1936 that the first of the subject buildings appeared: the west building at 2911 Indian Creek Drive, on Lot 16. It was designed as a four-unit apartment house by the architectural firm of Schoeppl & Southwell, for owner Robert H. Morton and his wife Vernetta. Two years later, in 1938 architect Arnold Southwell designed the other apartment building at the east end of Lot 16, also for the Mortons. At that time, the Pancoast Hotel annex stood immediately to the east, but the corner lot to the south was vacant.

### The Prewar Buildings

Robert Morton had purchased Lot 16 on January 4, 1935.<sup>1</sup> Some of the records from that time are missing or illegible, but no record was found of Morton ever owning Lot 17 as well. The first owner of both lots together appears to be Ocean Hotels Inc., in 1943,<sup>2</sup> but the corner lot remained vacant until 1962. This explains the south-facing orientation of the two apartment buildings on Lot 16; for over twenty years the vacant corner lot served as their front yard.

These buildings at 2911 Indian Creek Drive were first known as the Morton Apartments, as they are listed in the 1938 and 1939 Polk's City Directories. In the 1940 directory, the Mortons are listed as living here themselves. After they sold the Lot 16 property to Ocean Hotels in 1943, the Mortons managed a new Morton Apartments at 4125 Collins Avenue, and their former property here changed its name to the Modern<sup>3</sup> (or Moderne<sup>4</sup>) Apartment Hotel.

Plans for the west building, designed by Schoeppl & Southwell, were found on microfilm #8654 in the Miami Beach Building Department. They include first and second floor plans, foundation plan, details, and a plot plan, but unfortunately no elevations, leaving many unanswered questions as to whether some architectural features are original.

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<sup>1</sup> Dade County Deeds, Book 1600, Page 1.

<sup>2</sup> Ibid., Book 2328, Page 163; and Book 2337, Page 381.

<sup>3</sup> Polk's City Directory, 1953-4.



This was designed as a very commodious building, with two two-bedroom apartments on each floor. Its most striking feature is the pair of voluptuously curved stairways that face each other across the central patio -- one stairway for each upstairs apartment. On the ground floor, there is an arched recess under the west stairway, and an identical archway still exists under the east stairway also, but has been hidden by later alterations. A second-floor catwalk between the two upstairs apartments does not appear in the original plans and seems to have been added in 1962, according to the Building Card, to satisfy requirements of the State Hotel Commission. Its wrought-iron railing appears to be of recent date.

The Building Card describes the roof of this building as flat, but it now has a low-pitched roof of asphalt tile. The plans are no help in documenting the original roof, but it seems most likely that this is an error on the Building Card. It notes that the building was "re-roofed" for \$525 in 1954 and again in 1973 for \$1250. A 1958 aerial photograph shows a pitched roof of possibly clay tiles.

This building has a number of charming decorative details that may be original but are not documented. They include scattered painted ceramic tiles on the wall surfaces, and a copper light fixture on the second floor; the west elevation has a planter bin by the side entrance to the downstairs apartment, and decorative ceramic pots on a ledge over the doorway. The original windows are not documented, but were probably casement or sash type, and not the current jalousies.

The east building on Lot 16, designed by Southwell in 1938, is a simple two-story streamlined cube. This building has always had a flat roof. Original plans were found on microfilm #11378 in the Miami Beach Building Department. They include four elevations, first and second floor plans, roof plan, details, and a plot

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<sup>4</sup> Miami Beach Plat Book, 1952, Plates 11 & 13.

plan. Although smaller than its neighbor, this building had six units: one one-bedroom apartment and two efficiencies on each floor. Its decorative features include a line of molding that unifies it with the west building, an eyebrow over the front entrance, and a stepped partition by the interior stairs. The original window type is unclear, but they are now jalousies. Light sconces by the front entrance are of recent date.

This pair of buildings perfectly illustrates the two branches of Art Moderne: the Decorative (west building) and the Industrial or Streamlined (east building).

### The Postwar Building

After World War II, this block, like the rest of the City, underwent many changes. New hotels and apartment houses replaced older buildings and private residences as tourism rebounded in the Postwar boom. The Batelle house at 2924 Collins Avenue was demolished in 1951, and its site became a parking lot. To the south of this, the lots at the corner of Collins Avenue and 29th Street are shown as a tennis court in the 1952 City Plat Book. The Pancoast Hotel and its annex building on 29th Street were both torn down in 1955. The Seville Hotel was built on the site of the Pancoast, but the annex site remained vacant.

In November, 1956, Mrs. Sadye Greenwald sold the Modern Apartments (Lots 16 and 17) to 2911 Indian Creek, Inc.<sup>5</sup> It was this company that built the apartment building on Lot 17, at 2901 Indian Creek Drive, in 1962. Its construction created an interior courtyard or garden apartment arrangement with the earlier buildings.

The original plans for this building, by architect Gerard Pitt, were found on microfilm #67442, including elevations, floor plans, and a plot plan that shows its

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<sup>5</sup> Dade County Deeds, Book 4356, Page 3.



juxtaposition to the other two buildings. A second-story bridge on the west elevation joins this building to the west building on Lot 16.

This is a typical two-story Postwar Modern apartment with a catwalk arrangement. It was built with 15 units: 8 one-bedroom apartments and 7 efficiencies. Each floor had two of the one-bedroom apartments at each end, and the efficiencies in the middle. There were four efficiencies on the second floor, and three efficiencies and a lobby on the first floor. A permit was issued to "rework lobby" in 1963, according to the Building Card.

The jalousie windows are the original style here. Other typical Postwar Modern features are the highly articulated breeze block\* on the second-floor catwalks, and the convex roof eaves. The wrought-iron railing on the north side -- repeated on the catwalk of the 1936 building, probably at the same time they were installed here -- is not original to either building, nor compatible with either style.

--- Carolyn Klepser, researcher  
(amended) February 22, 2006

\* (not depicted on the elevation plans)

## Architects

**Carlos Schoeppl** (1899-1990), a native of Texas, worked as an architect and land planner in New York City before coming to Florida in 1926. Here he became known as “the master builder of the Gold Coast,” specializing in grand Mediterranean-style mansions for the wealthy. He also organized the “Craftsman’s Village” in Miami, a community of artisans who manufactured home furnishings. After World War II Schoeppl adapted to changing tastes, designing the Crest Apartments (1666 James Ave.) and Lucerne Hotel (4101 Collins Ave.), among others, in Postwar Modern style. He also designed many municipal buildings and hospitals in the Bahamas, and helped found the American Plan Service, which marketed standardized blueprints for homes and commercial structures during the Postwar building boom.

**Arnold Southwell** was in partnership with Schoeppl in 1935-6. Together they designed a number of elegant private residences, including the Sebastian Kresge estate at 4887-4949 Pine Tree Drive in Miami Beach, and a few apartment houses. Southwell’s name appears alone on buildings of 1938-9, including the Denis Apartments at 844 Euclid Avenue, and residences at 1226 Lenox Avenue and 1199 Bay Drive.

**Gerard Pitt** (1885-1971) was born in New Rochelle, New York, and graduated from Columbia University in 1907. In his early career he worked in New York City with Carrere & Hastings, among others, and in Detroit. He moved to Miami in 1930 and was in partnership with George L. Pfeiffer, 1940-41. Pitt served as supervising architect for the southeast district of the Florida Hotel Commission from 1935 to 1957. <sup>6</sup> In Miami Beach, he designed dozens of mostly small-scale apartment buildings in Art Deco and Postwar Modern styles from 1940 to the late 1960s, when he was in his 80s. These include:

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<sup>6</sup> Membership application, American Institute of Architects, Coral Gables, Fla.



Saxon Manor	6790 Indian Creek Dr. (demolished)
Envoy Apartments	300 76th Street
Mermaid Apartments	1831 James Ave.
Tropical Gardens	1600 Collins Ave.
Clifton Hotel	1343 Collins Ave.

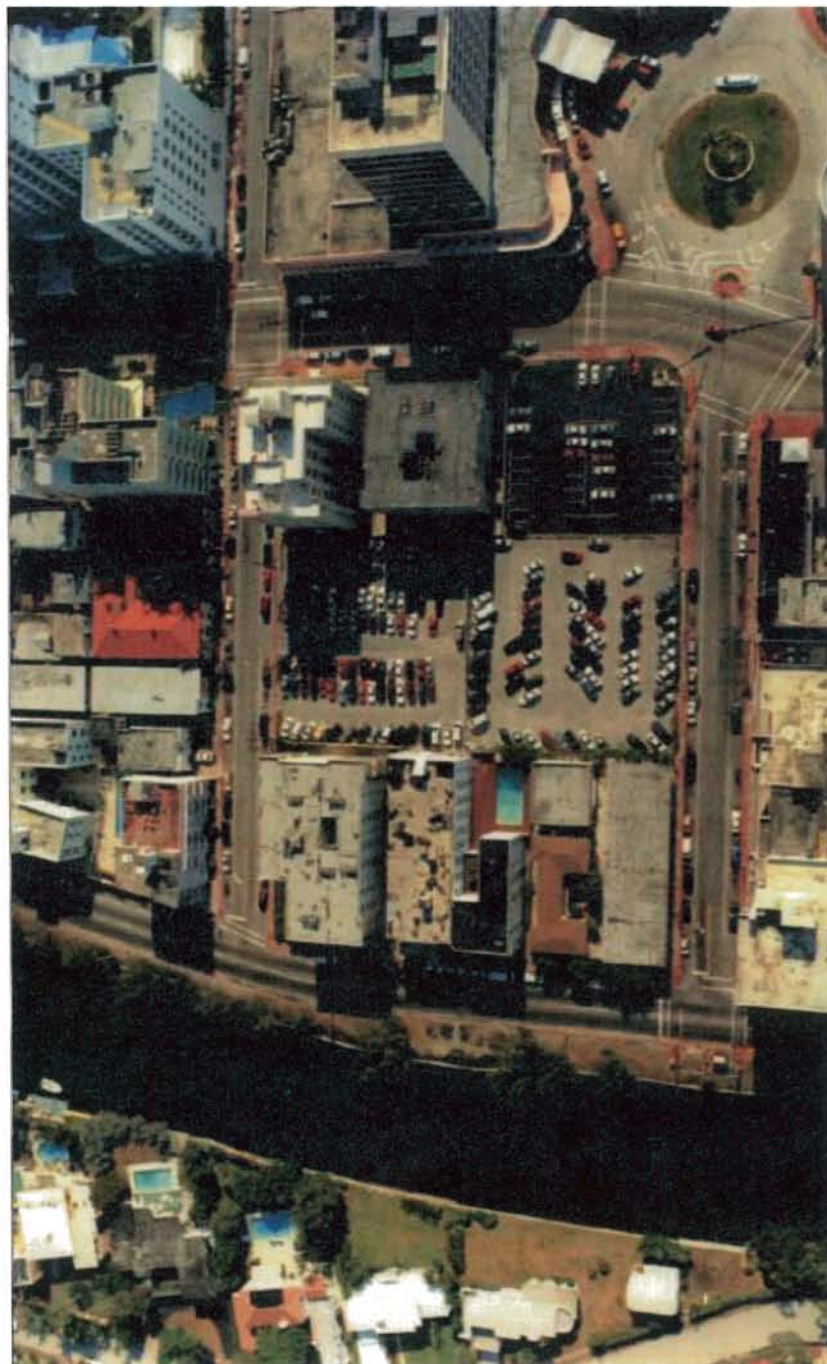
Many of his buildings are garden-style apartments, facing a central courtyard. He also designed two synagogues, at 1545 Jefferson Avenue and 935 Euclid Avenue. His name is also frequently seen on Postwar renovations of earlier buildings. In 1968 he moved to Bradenton, Florida, where he died three years later.<sup>7</sup>

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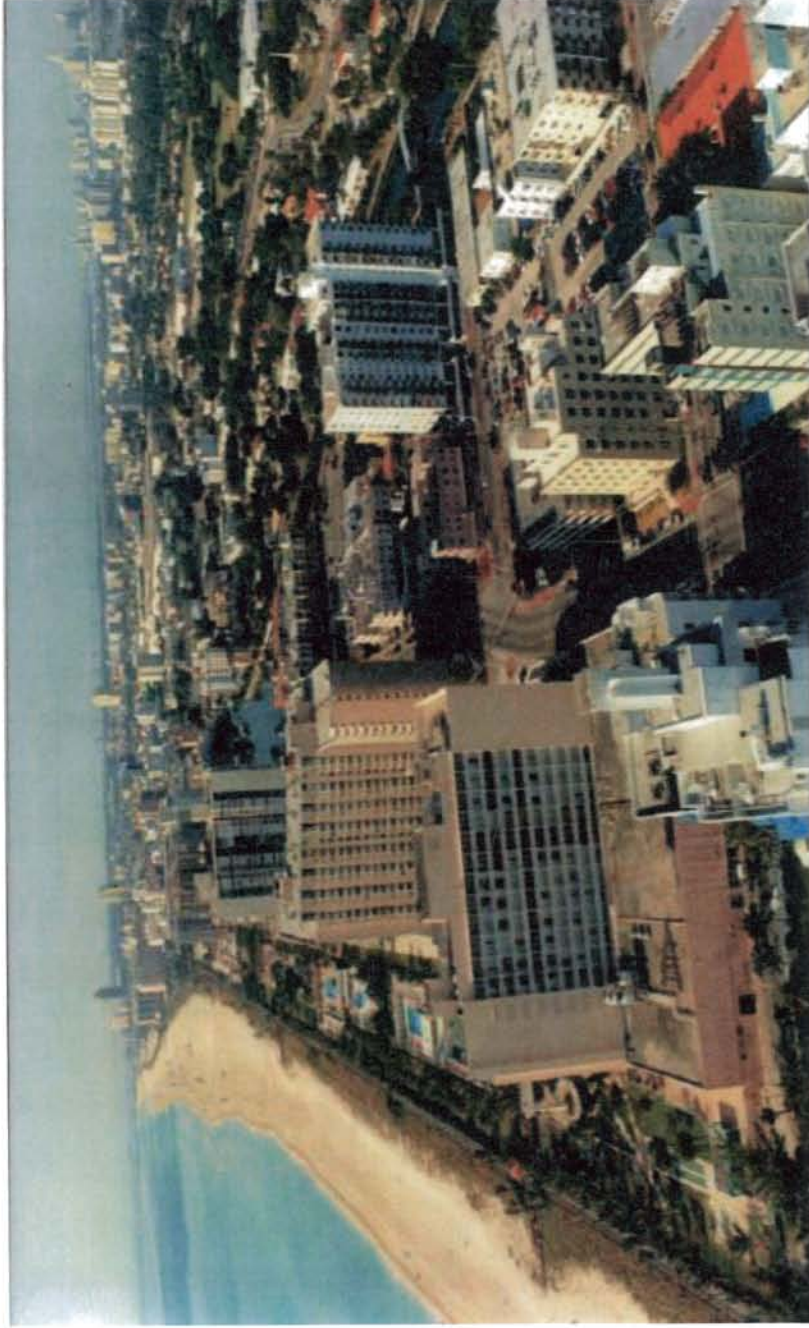
<sup>7</sup> Obituary, Miami Herald, March 30, 1971.

# Aerial Pictures



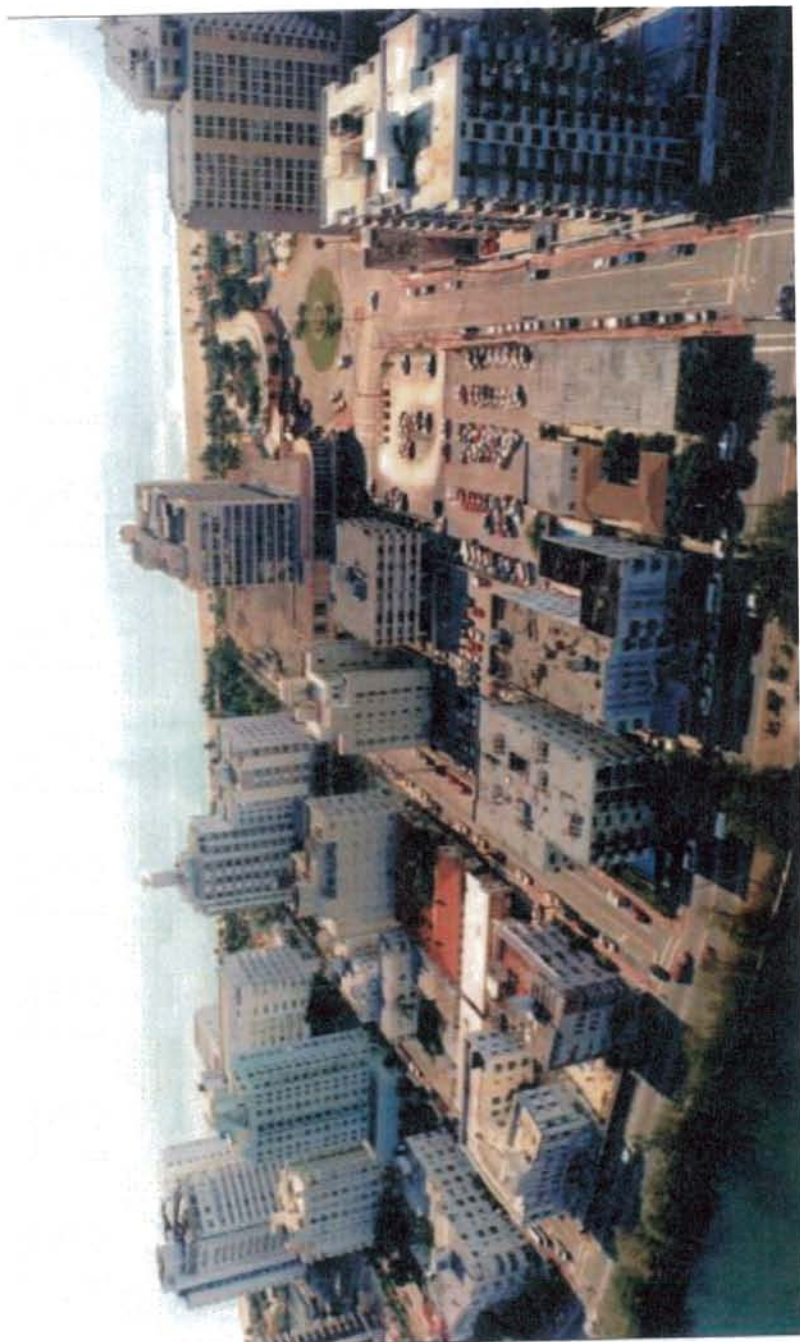


2900 Collins Ave. Aerial Picture #1 - 1999

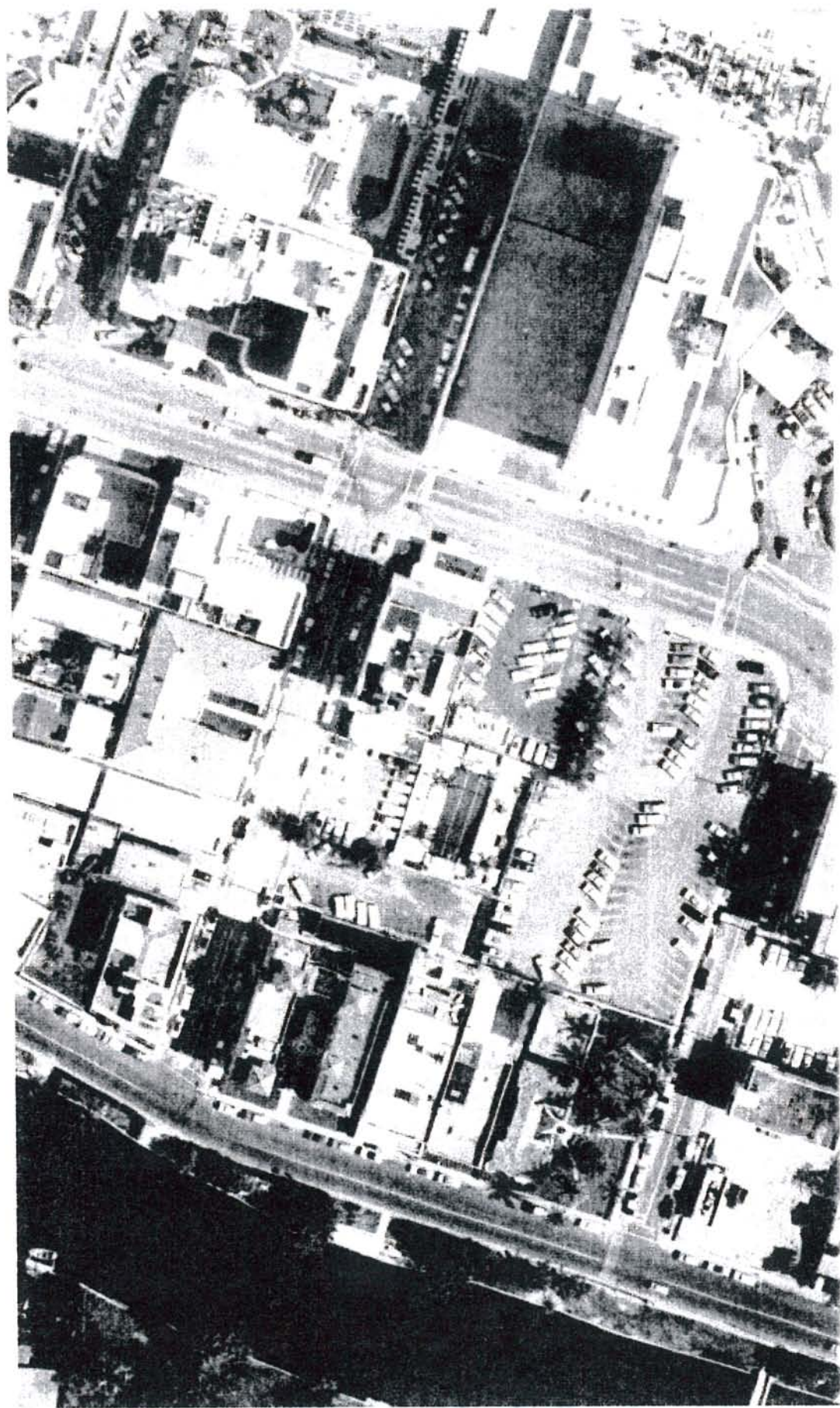


2900 Collins Ave. Aerial Picture #2 - 1999





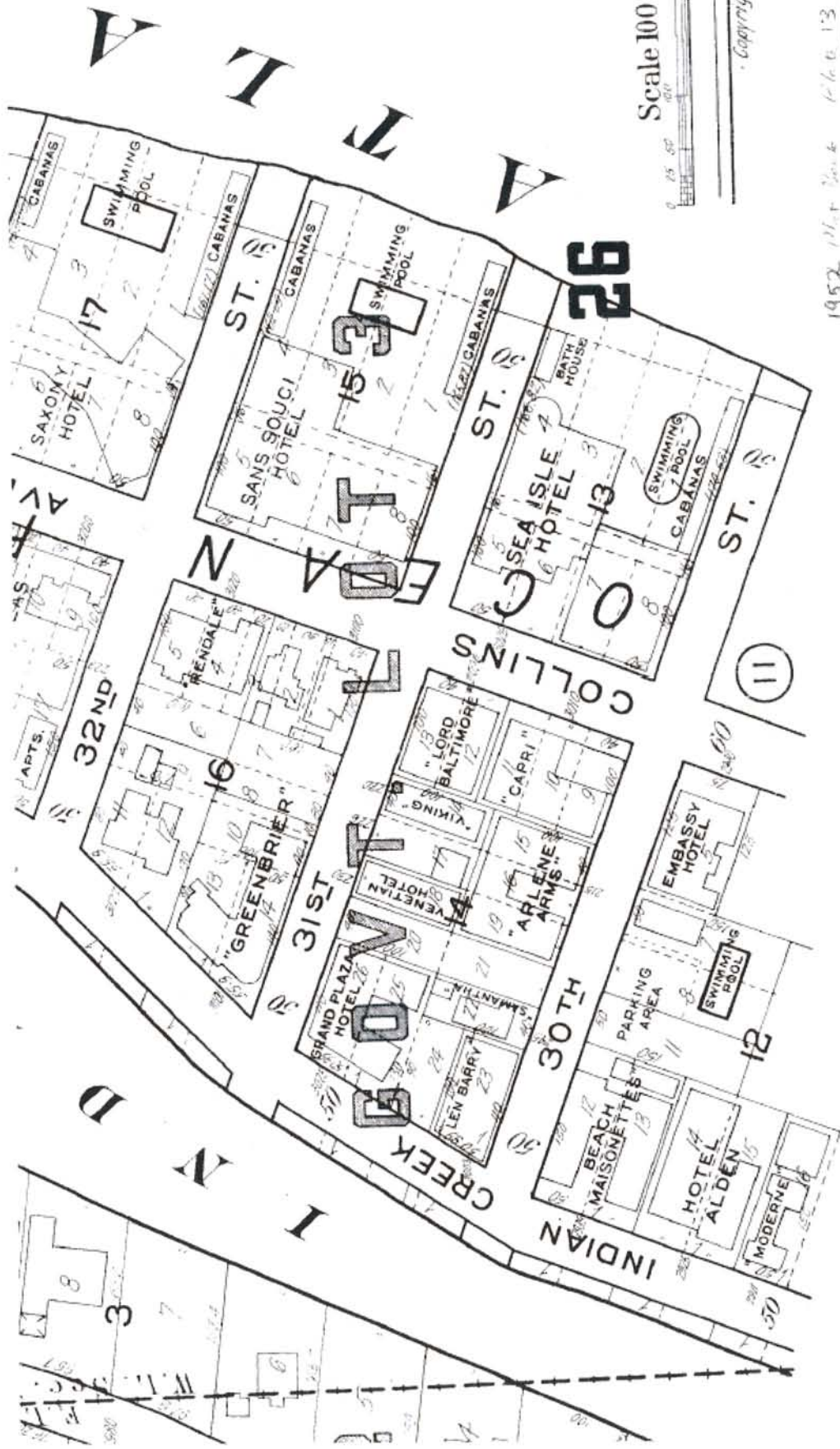
2900 Collins Ave. Aerial Picture #3 - 1999



2900 Collins Ave. Aerial Picture #2 - 1958

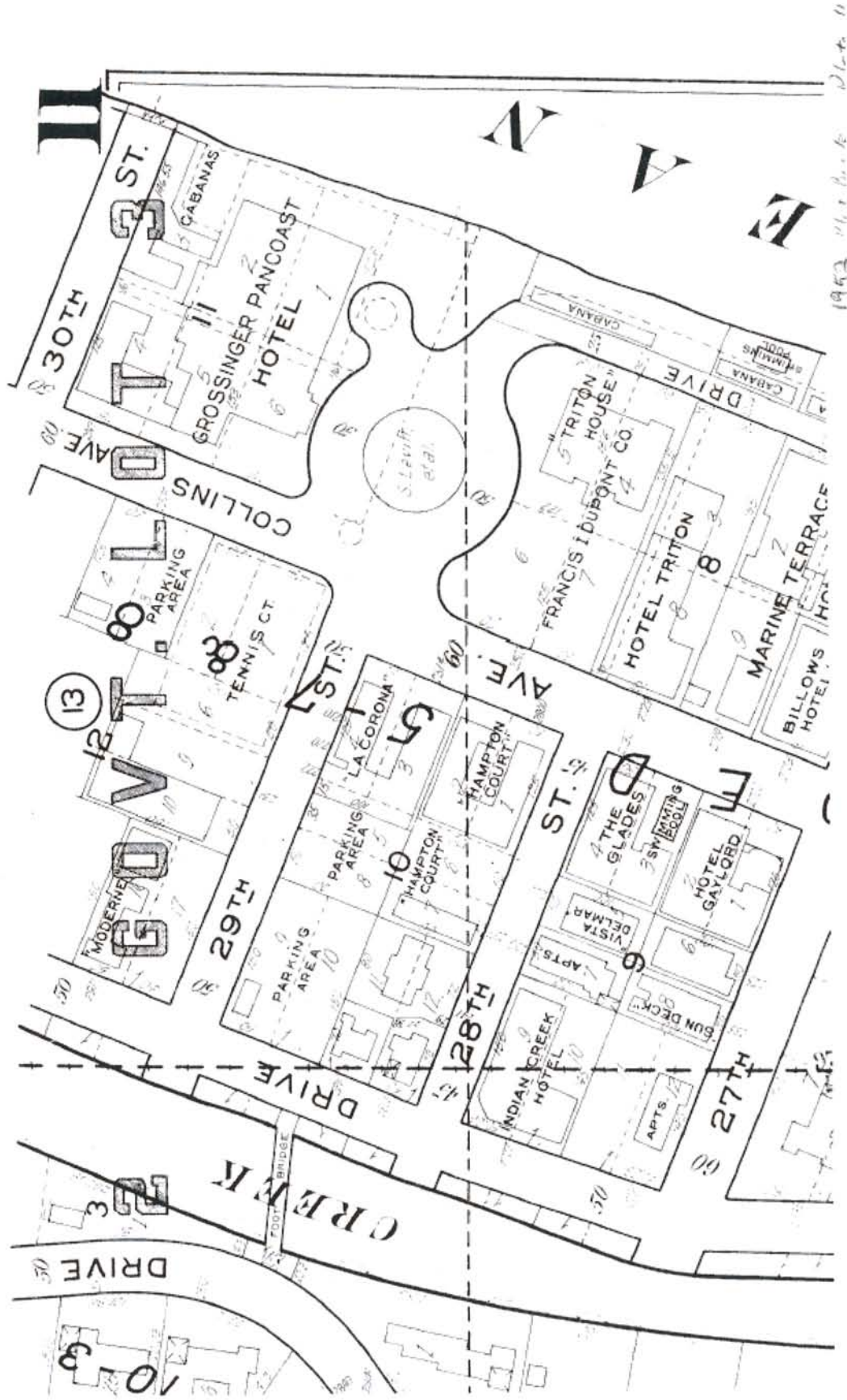


# Historic Location Plan



2900 Collins Ave. Location Plan 1952 1/2





2900 Collins Ave. Location Plan 1952 2/2

# MICROFILM

- NW 1936 EXISTING CONSTRUCTION BUILDING CARD
- NE 1938 EXISTING CONSTRUCTION BUILDING CARD
- S 1962 EXISTING CONSTRUCTION BUILDING CARD



Owner ROBT. H. MORTON

Owner	ADP, INC.
Lot	16
Block	12

**General Contractor** Wm. F. Snyder

Architect Schoenl &amp; Southwell

7. Zoning Regulations:	Use	PT.

Year	Total	Per cent
1907	1,000	100
1908	1,000	100
1909	1,000	100
1910	1,000	100
1911	1,000	100
1912	1,000	100
1913	1,000	100
1914	1,000	100
1915	1,000	100
1916	1,000	100
1917	1,000	100
1918	1,000	100
1919	1,000	100
1920	1,000	100
1921	1,000	100
1922	1,000	100
1923	1,000	100
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2007	1,000	100
2008	1,000	100
2009	1,000	100
2010	1,000	100
2011	1,000	100
2012	1,000	100
2013	1,000	100
2014	1,000	100
2015	1,000	100
2016	1,00	

**Building size:**

**Certificate of Occupancy No.**

**"Type of Construction"**

五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

Plumbing Contractor #9346 H.

37 Fixture

### Plumbing Contractor

W-100 Cloud-

## Water Closets

Lavatories

## Urinals

Can Stoves 7

SAVING SPIN

## Gas Radiators

## Septic Tank Contractor

**Oil Burner Contractor**

Oil Burner Conversion

## Sprinkler System

Electrical Contractors 44 7004 1 0000

Electrical Contractor # 1014

Switch 60,

OUTLETS Light 144,

## Receptacles

Re

Sum

67

No. FIXTURES

**FINAL APPROVED BY**

### Alterations or Repairs—Over

### Alterations in response

NW 1936 Exit

# THE





Cost \$ 10,000:

Permit No. 11378

Mailing Address

Owner MRS. ROBT. H. MORTON

Address 2911 Indian Creek Drive

Lot 16 Block 12

Subdivision M.B. Imp. Co. O.F.

General Contractor Taylor Construction Co.

Bond No. 1862

Engineer

Architect Arnold Southwell

Lot 17 per T.C. 4/14/42

Zoning Regulations: Use RE

Area 15

Lot Size

Building Size: Front 39'

Depth 42'

Height 22'

Stories 2

Certificate of Occupancy No.

Use APARTMENT HOUSE - 6 units -

Date July 19, 1938

Type of Construction CBS

Foundation Spread footing

Roof Flat

Date Nov. 3, 1938

Sewer Connection 1,

Temporary Closet

Hildebrandt

Plumbing Contractor # 11482

Date July 27, 1938

Fixtures - - - - -

Hildebrandt

Plumbing Contractor # 11161

Water Closets

Bath Tubs

Floor Drains

Lavatories

Showers

Grease Traps

Urinals

Sinks

Drinking Fountains

PERMIT ORD. #75-34

DATE 11-24-35

Gas Stoves 1, People's Water & Gas Co: 11/3/38

Gas Heaters 5,

Rough Approved

Date

Gas Radiators

Gas Turn On Approved -- J.J. Farrey, August 17, 1938

Tank Size

Date

Septic Tank Contractor

Oil Burner Contractor

Tank Size

Date

Sprinkler System

Electrical Contractor #11274 R.L. O'Donovan

Address

Date # Aug. 26, 1938

Switch 25

Range HEATERS Water

Fans

Temporary Service

OUTLETS Light 29

Receptacles 31

Centers of Distribution 13

Sign Outlets

Date Nov. 22, 1938

Refrigerators 6

Irons 1

Electrical Contractor #11876 O'Donovan

Date Nov. 22, 1938

No. FIXTURES 39

FINAL APPROVED BY Lincoln Brown, Jr. Date of Service November 29, 1938

Alterations or Repairs—Over

32 Fixtures, December 14, 1938

13 Light outlets, 10 Receptacles,

7 Switch outlets, R.L. O'Donovan

NE 1938 Existing Construction Building Card - Page 1

**ALTERATIONS & ADDITIONS**

**Building Permits:** # 18252 Painting - outside & inside: Maghus Olsen, painter: \$800...Apr. 22, 1944

#03386-Truly Nolen, Inc.-DWI-\$612-6-13-73

**#04696-Owner-Repairing, painting-\$2000-12-3-73**

#28836 7/14/86 pedro Hernandez exterior paint \$3,800.

---

**Plumbing Permits:**

#57510-Serota Plumbing- gas piping-7-30-79

#57549-Serota Plumbing- fire sprinkler-8-13-79

---

**Electrical Permits:**

#80961 4/3/86 SRG Elec - fire repairs to elect service 1



ELECTRICAL PERMITS:

#E8801154 - Mesa Brothers Inc. - 16 Smoke detectors - 6-30-88  
#E8801143 - Mesa Brothers Inc. - 16 Smoke detectors - 6-30-88  
#E8891513 - Mesa Brothers Electric - New fire alarm devices and receptacles-8-14-89

Approved by Council on March 19, 1968, for 2 story 15 unit apt bldg without parking

Owner 2771 Cedar Creek Dr. Subdivision 12 M.B.I.CO. O.P. 17119  
General Contractor Aaron Goldman  
Architect Gerard Pitt  
Zoning Regulations: 3000 dated 10/17/62  
Building Size: Front 33' Use RER Area 15' Depth 130'

Permit No. 6897 (2911) Cost \$55,000.00  
Address 2901 Indian Creek Dr. THIS BUILDING IS  
Bond No. 6897 (2911) CONNECTED TO  
Engineer Einar & Assoc. 2911 INDIAN CREEK DR.  
Lot Size 50' x 150' LOT 16  
Height 20' Stories 2  
Use APARTMENT BUILDING consisting of: 8 1-bd apt. 1-bath  
apts. and 7 efficiencies - a total of 15 units.  
Type of Construction 735 III Foundation Flat  
Sewer Connection 1 Date June 29, 1962  
Temporary Water Closet 1

Swimming Pool Traps  
Steam or Hot Water Boilers  
ROUGH APPROVAL OK Jenks 8/9/62  
FINAL APPROVAL OK Jenks 10/11/62  
GAS CONTRACTOR  
GAS RANGES  
GAS WATER HEATERS  
GAS SPACE HEATERS  
GAS REFRIGERATORS  
GAS STEAM TABLES  
GAS BROILERS  
GAS RYATORS  
GAS PRESSING MACHINE  
GAS VENTS FOR STOVE  
Date 3/31/66  
METRO ORD. #75-34  
RECERTIFICATION DATE: 4-24-75

Water Closets 15  
Lavatories 15  
Bath Tubs 15  
Showers  
Urinals  
Sinks  
Dish Washing Machine  
Laundry Trays  
Laundry Washing Machines 1  
Drinking Fountains  
Floor Drains  
Grease Traps  
Safe Wastes  
AIR CONDITIONING Contractor #68238 Aaron Goldman: Install 24 - 1 hp air conditioners, wall units - \$4800. 10/16/62  
SEPTIC TANK Contractor  
OIL BURNER Contractor  
SPRINKLER Contractor  
GAS ROUGH APPROVAL OK Jenks 10/11/62  
GAS FINAL APPROVAL OK Jenks 10/11/62  
OK PLeay 10/17/62

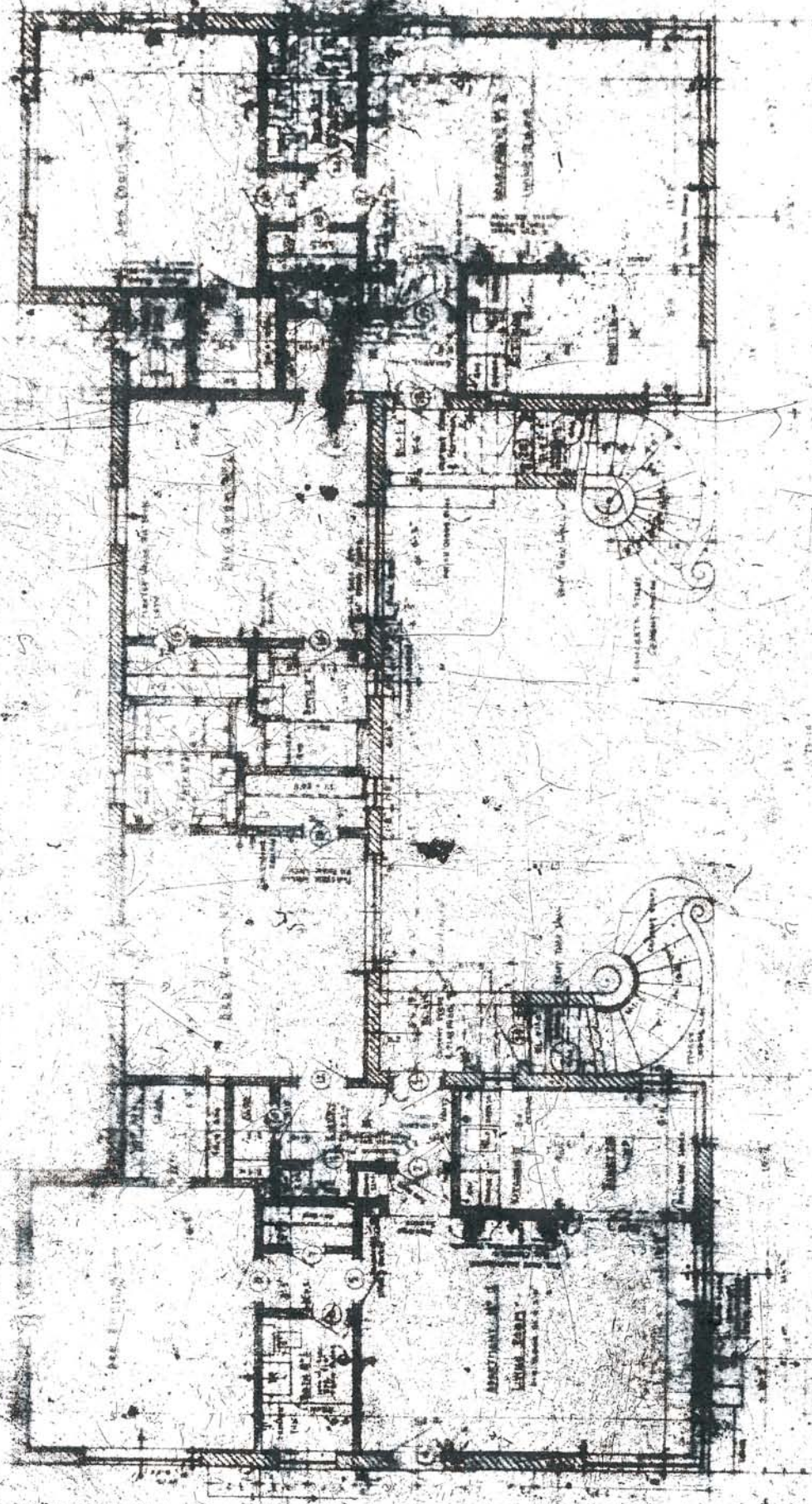
ELECTRICAL Contractor Lyon Electric Co., Inc. #58496 Date July 17, 1962  
Switches 83 Ranges 15  
Lights 95 Irons 15  
Receptacles 136 Refrigerators 15  
Fans 15  
Motors 23 (0-1 hp)  
Appliances  
HEATERS Water  
Space 15  
FIXTURES 95  
Electrical Contractor  
Date  
Temporary Service 1 - #58393 Lyon Elec. Co., Inc.  
Neon Transformers  
Sign Outlets  
Meter Change  
Centers of Distributions 15  
Service Equip. - 1  
Violations  
By Hilder  
Date 10/12/62  
FINAL APPROVAL  
Alterations or Repairs—Over

S 1962 Existing Construction Building Card



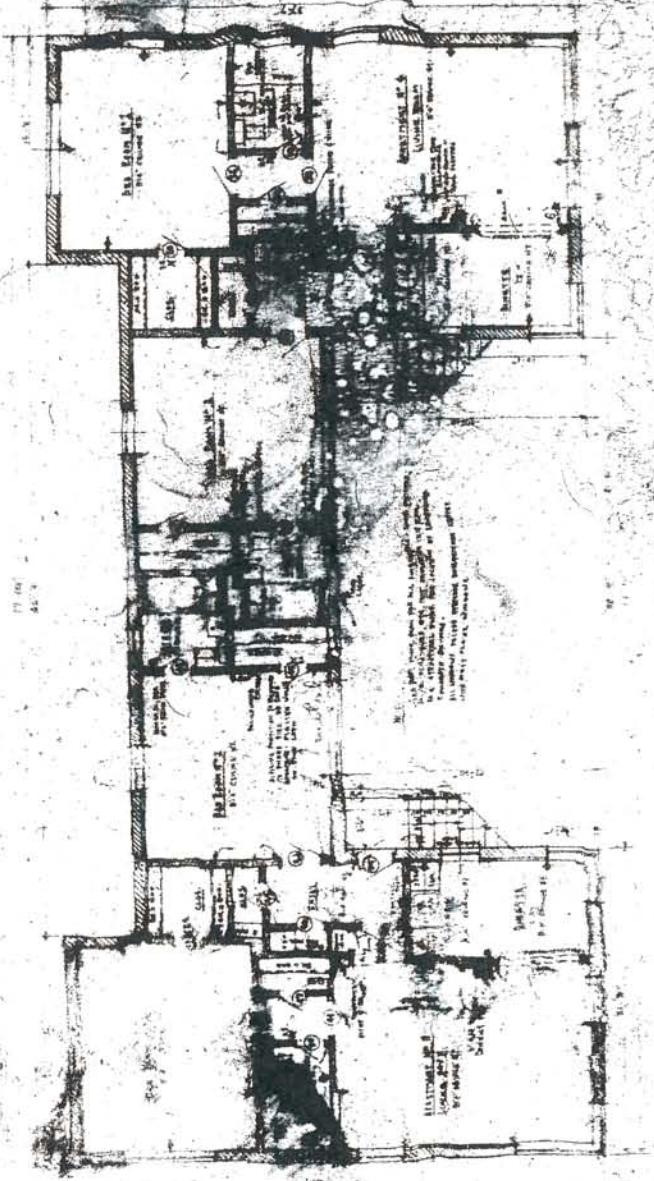
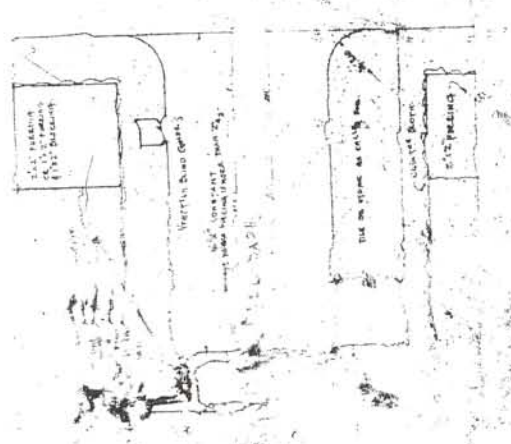
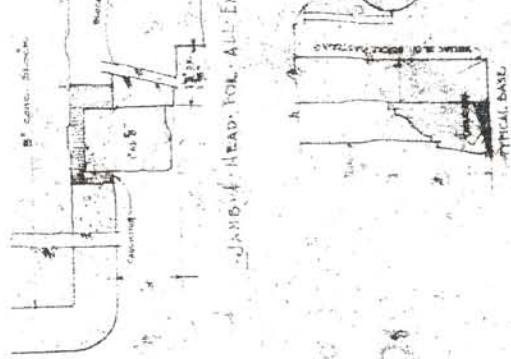
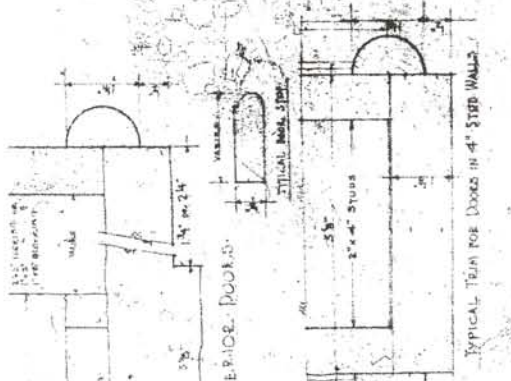
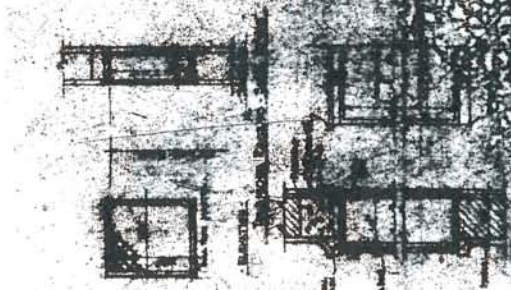
# **MICROFILM**

- NW 1936 EXISTING CONSTRUCTION PLANS
- NE 1938 EXISTING CONSTRUCTION PLANS
- S 1962 EXISTING CONSTRUCTION PLANS



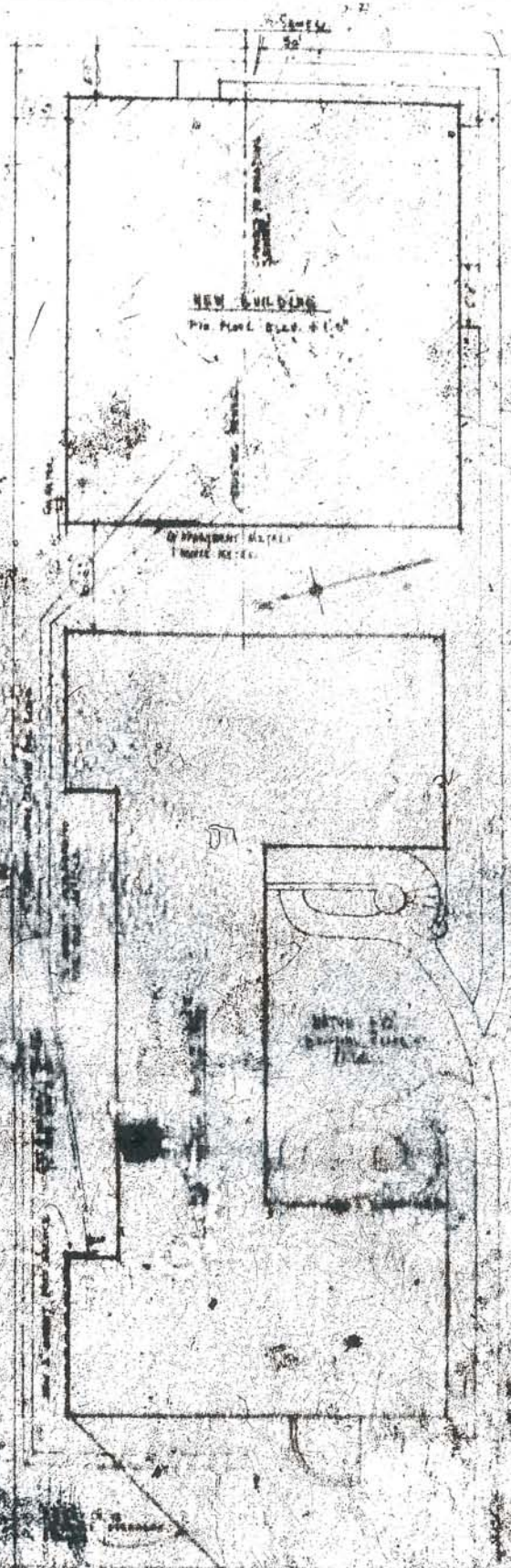
FIRST FLOOR PLAN





FOR INFO - SEE PLAN 14-10





PLOT PLAN 4-10

7654-11576





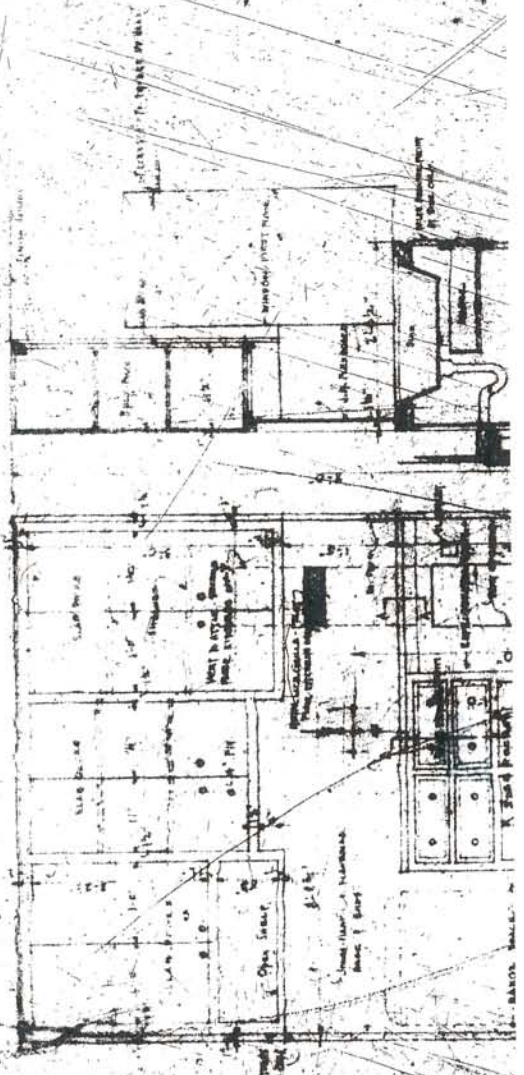
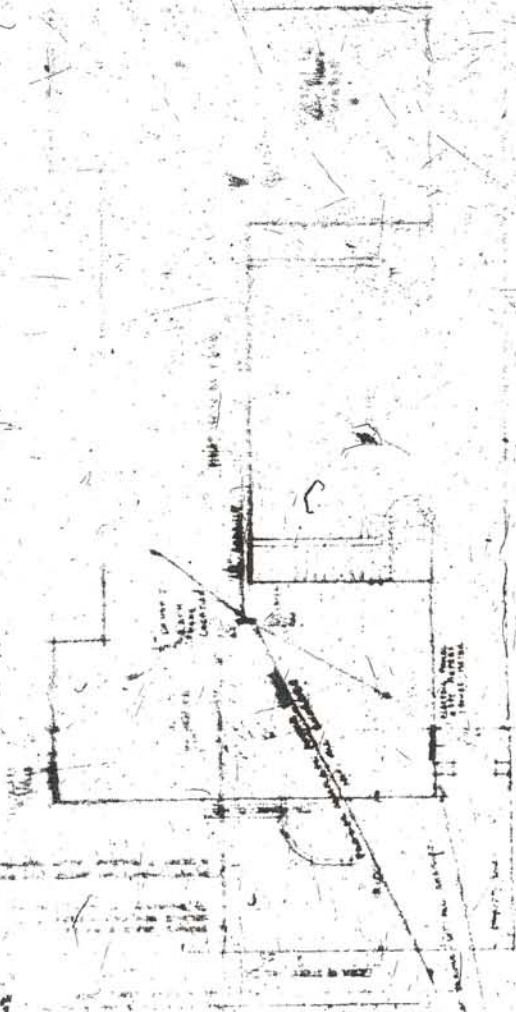
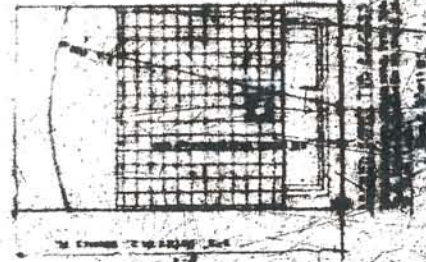






*as will  
be Detailed*







100



