



HARBOUR ISLES RESOURCES MAP

**SOUTH OCEAN DRIVE**



1824 S Ocean Drive (Tax Folio: 504213080060)

NON-CONTRIBUTING  
 Date Built: 1955  
 Style: Modern Vernacular  
 Architect: Charles McKirahan  
 FMSF Number: BD07488

1824 S. Ocean Drive is a rectangular two-story multiple-unit apartment building. It has a low-pitched front-gabled barrel tile roof with a side-facing cross-gable. Character-defining features include the deep eaves, horizontal fenestration, floating concrete stair, and ornamental geometric handrail.

Windows: Replacement sliding windows.  
 Alterations: Replacement windows and doors, wall resurfaced.



1850 S Ocean Drive (Tax Folio: 504213NN0000)  
 AKA Lake Mayan Co-ops

NON-CONTRIBUTING  
 Date Built: 1963  
 Style: Modern Vernacular  
 Architect: T.A. Mitchell  
 FMSF Number: BD07489

1850 S. Ocean Drive is a U-plan three-story multiple-unit apartment building. The U-plan forms a north-facing courtyard that surrounds a landscaped pool area and overlooks Lake Mayan. It has a low-pitched side-gabled pantile roof. The modest building does not have many style-defining features and has had all of the windows replaced.

Windows: Replacement double-hung windows  
 Alterations: Replacement windows



1900 S Ocean Drive (Tax Folio: 504213NP0000)  
AKA: Breakwater Towers

**CONTRIBUTING**

Date Built: 1962

Style: Miami Modern

Architect: Charles F. McKirahan

FMSF Number: BD07490

1900 S. Ocean Drive is a sixteen-story L-plan high-rise apartment building with a flat membrane roof. It is accompanied by a linear low one-story parking structure that partially encloses the pool court to the southeast of the tower. The north and west elevations feature continuous balconies and solid vertical circulation towers at the center intersection and each end. The south and west elevations are clad in an aluminum curtain wall with balconies at intermittent bays. Character defining features include the sculptural concrete entrance pavilion, incised geometric wall texture at the circulation cores, tray balconies, breeze block railings, exterior corridors, roof openings at overhangs, and prominent vertical signage.

Windows: Historic aluminum curtain wall with double-hung windows, historical jalousie windows, replacement double-hung windows  
Alterations: Some replacement windows, no known major alterations



1920 S Ocean Drive (Tax Folio: 504213NR0000)  
AKA: Atlantic Towers

**CONTRIBUTING**

Date Built: 1961

Style: Miami Modern

Architect: Charles F. McKirahan

FMSF Number: BD07491

1920 S. Ocean Drive is a sixteen-story L-plan high-rise apartment building with a flat membrane roof. It is accompanied by a linear low one-story parking structure that partially encloses the pool court to the southeast of the tower. The north and west elevations feature continuous balconies and solid vertical circulation towers at the center intersection and each end. The south and west elevations are clad in an aluminum curtain wall with balconies at intermittent bays. Character defining features include the sculptural concrete entrance pavilion, boxed windows, geometric wall texture at the circulation cores, tray balconies, exterior corridors, and roof openings at overhangs.

Windows: Replacement double-hung windows

Alterations: Replacement windows, possible exterior reclad, replacement picket railings



2000 S Ocean Drive (Tax Folio: 504213AB0000)  
AKA: Everglades House Condominiums

**CONTRIBUTING**

Date Built: 1965

Style: Miami Modern

Architect: Charles F. McKirahan

FMSF Number: BD07492

2000 S. Ocean Drive is a eighteen-story curvilinear-plan high-rise apartment building with a flat membrane roof. The northwest elevation features continuous balconies and solid vertical circulation towers at the center and each end. The southeast elevation also has continuous balconies. Character defining features include the curvilinear form, raised first floor over parking, breeze block partitions, tray balconies, precast concrete railings, window eyebrows, exterior corridors, and roof openings at overhangs.

Windows: Likely replacement double-hung windows

Alterations: Likely replacement windows



2100 S Ocean Drive (Tax Folio: 504213AA0000)  
AKA Sky Harbour East

**CONTRIBUTING**

Date Built: 1965

Style: Miami Modern

Architect: Charles F. McKirahan

FMSF Number: BD07493

2100 S. Ocean Drive is a sixteen-story rectangular high-rise apartment building with a flat membrane roof with deep flat eaves. It has a one-story raised concrete parking structure adjacent to the north side and leading to the main entrance. There are intermittent balconies on the north, south, and east elevations. Character defining features include the ribbon windows, breeze block partitions, tray balconies, precast concrete railings, deep roof overhangs, vertical bay emphasis, and plinth-and-tower configuration.

Windows: Likely replacement double-hung windows

Alterations: Likely replacement windows

**SOUTH OCEAN LANE**



1700 S Ocean Lane (Tax Folio: 504213200010)  
AKA: Lago Mar Beach Club

**CONTRIBUTING**

Date Built: 1954  
Style: Miami Modern  
Architect: Charles F. McKirahan  
FMSF Number: BD07494

1700 S. Ocean Lane is a mid-rise beach resort complex consisting of approximately six occupiable buildings and a parking garage structure with tennis courts on the top level. The buildings likely range in date from 1954 to the present. Most of the occupiable buildings are approximately five-stories tall and irregularly arranged around a landscaped pool and recreation courtyard with beach access.

The westernmost building adjacent to S. Ocean Drive appears to be the original McKirahan building and retains historic Miami Modern-style details. The building is four stories, has a stucco wall surface, and a hipped Bermuda tile roof. Character-defining features include outdoor circulation corridors, deep eaves, prominent vertical signage, modular concrete screen wall balcony railing, and concrete block screenwall at the front elevation. The original entrance is obscured by a newer one-story enclosure.

Windows: Likely replacement double-hung windows

Alterations: Likely replacement windows, many buildings and features added to complex over time.



1750 S Ocean Lane. (Tax Folio: 504213NS0000)  
AKA: Lago Mar Place Co-op

NON-CONTRIBUTING  
Date Built: 1962/1984 Addition  
Style: Florida Vernacular  
Architect: Charles McKirahan  
FMSF Number: BD07495

1750 S. Ocean Lane was constructed after the district's period of significance was not evaluated as a contributing resource. It was constructed within the last 50 years and has not otherwise achieved individual significance.

Windows: Sliding and double-hung windows  
Alterations: Replacement windows and doors,  
New building in 1984



1850 S Ocean Lane (Tax Folio: 504213NT0000)  
AKA: Mayan Beach Club Co-op

CONTRIBUTING  
Date Built: 1955  
Style: Miami Modern  
Architect: Morton T. Ironmonger (Original), T. A. Mitchell (Alteration)  
FMSF Number: BD07496

1850 S. Ocean Lane is a low-rise residential co-op complex consisting of three two-story stucco-clad cooperative apartment buildings, a one-story poolside clubhouse, and a surface parking lot. The three apartment buildings are arranged in a U-plan around a central landscaped courtyard. The north and south buildings consist of rectangular masses staggered and rotated to maximize ocean views. These buildings have flat membrane roofs and balconies. The surface parking lot has slanted carport canopies with beanpole supports. The clubhouse has a hipped barrel tile roof. Character-defining features include the beanpole carports, flat horizontal roofline, dynamic siting and orientation, and balconies.

Windows: Likely replacement sliding and double-hung windows  
Alterations: Likely replacement windows and doors, alteration in 1964





1922 S Ocean Lane. (Tax Folio: 504213NU0000)  
AKA: Ocean Lane Villas Co-op

**CONTRIBUTING**

Date Built: 1956

Style: Miami Modern

Architect: Morton T. Ironmonger

FMSF Number: BD07497

1922 S. Ocean Drive is a low-rise residential co-op complex consisting of three two-story stucco-clad cooperative apartment buildings, a one-story poolside clubhouse, and a surface parking lot. The three apartment buildings are arranged in a U-plan around a central landscaped courtyard. The north and south buildings consist of rectangular masses staggered and rotated to maximize ocean views. These buildings have hipped Bermuda tile roofs and balconies. The surface parking lot has hipped carports with asphalt shingles. The clubhouse has a hipped asphalt roof. Character-defining features include the Bermuda tile roof, pyramidal chimney cap, deep eaves, dynamic siting and orientation, balconies, floating precast concrete stairways, precast concrete louver screens, and quoins.

Windows: Replacement sliding windows

Alterations: Replacement windows and doors



1956 S Ocean Lane (Tax Folio: 504213NY0000)  
AKA: La Coquina Condominium

**CONTRIBUTING**

Date Built: 1958

Style: Miami Modern

Architect: Morton T. Ironmonger

FMSF Number: BD07498

1956 S. Ocean Lane is a mid-rise residential co-op complex consisting of a four-story stucco-clad cooperative apartment building, a one-story clubhouse, and a surface parking lot with carports. The apartment buildings are arranged in a U-plan around a central landscaped courtyard. The north and south wings are two-story rectangular masses staggered and rotated to maximize ocean views. The central four-story mass forms an obtuse swept angle. These buildings have hipped Bermuda tile roofs and balconies. The surface parking lot has hipped carports with asphalt shingles. The clubhouse has a hipped asphalt roof. Character-defining features include the Bermuda tile roof, pyramidal chimney cap, deep eaves, exterior circulation corridors, exterior concrete stairways, dynamic siting and orientation, and tray balconies.

Windows: Replacement double-hung and sliding windows

Alterations: Replacement windows and doors



2000 S Ocean Lane. (Tax Folio: 504213NV0000)  
AKA: Orleans Chateau & Villas

**CONTRIBUTING**

Date Built: 1954

Style: Miami Modern

Architect: Unknown

FMSF Number: BD07499

2000 S. Ocean Lane is a mid-rise residential co-op complex consisting of a seven-story stucco-clad cooperative apartment building, a two-story clubhouse, and a surface parking lot with carports. The apartment buildings are arranged in a U-plan around a central landscaped courtyard. The north and south wings are two-story rectangular masses staggered and rotated to maximize ocean views. The central seven-story mass forms a swept obtuse angle. These buildings have hipped Bermuda tile roofs and balconies. The surface parking lot has hipped carports with asphalt shingles. The clubhouse has a hipped asphalt roof. Character-defining features include the Bermuda tile roof, deep eaves, exterior circulation corridors, exterior concrete stairways, dynamic siting and orientation, geometric metal railings and tray balconies.

Windows: Some replacement double-hung and sliding windows, possible historic awning windows

Alterations: Replacement windows and doors

	<p>2100 S Ocean Lane (Tax Folio: 504213AD0000) AKA: Point of Americas Condominium</p> <p>NON-CONTRIBUTING Date Built: 1969 Style: Miami Modern Architect: Charles F. McKirahan FMSF Number: BD07500</p> <p>2100 S. Ocean Drive is a twenty-five-story rectangular high-rise apartment building with a flat membrane roof. It has a one-story raised concrete parking structure adjacent to the east that supports a landscaped pool deck. The building is part of a complex with its sibling to the south, 2200 S. Ocean Lane. The building is encircled by completely continuous balconies. Character defining features include the continuous glazing, continuous balconies, and vertical bay emphasis, and plinth-and-tower configuration. The replacement of the railings with glass railings and hurricane shutter enclosure system undermines the building's historic integrity.</p> <p>Windows: Likely replacement sliding window wall Alterations: Likely replacement window wall, replacement railings, hurricane shutter enclosure system added</p>
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	<p>2200 S Ocean Lane (Tax Folio: 504213AK0000) AKA: Point of Americas Condominium Phase II</p> <p>NON-CONTRIBUTING Date Built: 1969 Style: Miami Modern Architect: Charles F. McKirahan</p> <p>2100 S. Ocean Drive is a twenty-five-story rectangular high-rise apartment building with a flat membrane roof. It has a one-story raised concrete parking structure adjacent to the west that supports a landscaped pool deck. The building is part of a complex with its sibling to the north, 2100 S. Ocean Lane. The building is encircled by completely continuous balconies. Character defining features include the continuous glazing, continuous balconies, and vertical bay emphasis, and plinth-and-tower configuration. The replacement of the railings with glass railings and hurricane shutter enclosure system undermines the building's historic integrity.</p> <p>Windows: Likely replacement sliding window wall Alterations: Likely replacement window wall, replacement railings, hurricane shutter enclosure system added</p>
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