



93 PALM - BACKGROUNDER

OVERVIEW

Al Capone's former Miami Beach mansion, renamed 93 Palm, is one of the oldest and most notorious estates in Miami. Built in 1922, the prohibition-era gangster bought it in 1928 to make it his sunshine retreat. Located in the exclusive Miami Beach's Palm Island, the property sits on the waterfront of Biscayne Bay and offers a unique view of adjacent Hibiscus Island. Sealed inside security gates and encircled by a tall masonry wall lined with royal palms and a flaming royal poinciana, 93 Palm occupies a 36,000 square feet surface with 100 feet of water frontage on Biscayne Bay.

In 2015, MB America, a Miami-based integrated property company, completely restored and embellished 93 Palm to bring it back to its original splendor.

For discerning clients looking for a sophisticated and private venue in a prime location, today 93 Palm Avenue sets the most exclusive scene for a wide range of photo and video productions. Unlike other locations, 93 Palm Avenue offers a stylish, glamorous and cosmopolitan atmosphere combined with timeless grace, history and sumptuous luxury.

LOCATION

93 Palm is an old charm property with modern comfort sitting on private Palm Island with 100 feet of Biscayne Bay frontage. Created in 1919 by developer developer Locke Highleyman, Palm Island is revered as one of Miami Beach's most luxurious man-made islands. It is a peaceful residential area, the site of an exclusive neighborhood and multi-million dollar luxury homes, both majestic and unique in their styles, from Art Deco and Miami Modernism to Mediterranean classic. Surrounded by the Biscayne Bay on all sides, Palm Island is secured 24 hours a day.

HISTORY

1922 The house is built as an investment by Pennsylvania born Clarence M. Busch, a successful realtor.

1928 After leaving Alcatraz, at the age of 29, Al Capone buys the house in his wife's name for \$40,000.

At the time, the house was owned by James W. Popham, a successful insurance broker. Capone was not in search of a house but was approached by hotel owner Parker Henderson Jr., son of a former Mayor of Miami, and then Miami Mayor John Newton Lummus Jr., who was also a realtor. James Popham was furious when he found out through insurance records that Al Capone was to be the new owner of the house as he had believed that he was selling it to Parker Henderson, Jr. (Source: Myalcaponemuseum.com)

In 1928, JW Popham filed suit to foreclose on Al Capone's winter home. Popham alleged that he sold the property on Palm Island for \$30,000 to Parker Henderson and that the Capones never paid the indebtedness or any part of it (Source: Los Angeles Times - September 13, 1928, page 5).

Capone spent \$200,000 to create a winter command post with a gate-guest house, a 7ft high wall, search lights, a cabana and a coral rock grotto.

1931 Al Capone leaves the house when sent to prison for tax evasion.

1938 Al Capone returns to Palm Island.

1947 Al Capone dies in his Palm Island house on January, 25th, at the age of 48.

1952 Mae Capone, Al Capone's wife, sells the house to Cleveland realtor Thomas Warren Miller.

1968 William Knowles buys the house for \$48,000.

1969 The home is sold to Mr. Roy Fowler for \$50,000.

1971 Delta airline pilot Henry T. Morrison purchases 93 Palm avenue mansion for \$56,000 without even knowing it was once owned by Al Capone.

1982 The house is remodeled.

2006 Henry Morrison places the house on the market.

2011 Peter L. Corsell, a founder of an energy company, buys and renovates the house.

2013 The house is sold to a French buyer.

2014 In May 2014, MB America purchases the 93 Palm Avenue property on behalf of a private investor and renames it 93 Palm.

2015 In March 2015, after total refurbishment, 93 Palm re-opens as an exclusive photo and video productions venue.

ARCHITECTURE & DESIGN

93 Palm was built in a colonial style with neoclassical details in 1922. A landmark in Miami Beach for more than 90 years, the property retains the characteristics of the 1920s elegance combined with a 21st century twist.

The 6,103 square feet, two-story main villa is a wood-frame house with stucco and drywall walls. The copper roof is articulated with a gable and two turrets at one end and a flat horizontal surface with a concave basin to collect rain water on the other end.

The house has a central entrance opening to a welcoming hall with stairs to the upper floor, living room on one side, tea room on the other, kitchen and dining room in the back. Main floor's original features include a black-and-gold Art Deco powder room, the 1920's ceiling lights, a fireplace in the living room and a porch. The second floor has the same footprint as the first. Three out of four second-story bedrooms were designed with their own full bath and the bathroom fixtures and tiles style has been maintained.

With a simple and restrained design, the general feel is one of elegance and a tie to history that brings the traditions of its past into play in a modern lifestyle. Columns, open archways and fanlights characterize the wide veranda that runs along two sides of the main villa and provides a suggestive view of the garden, the swimming pool and Biscayne Bay. Multi-pane, double-hung windows with shutters and paneled doors dress up the exteriors.

The two-story pool cabana is on the edge of Biscayne Bay offering maximum airflow and an expansive view of the property and the Biscayne Bay. A spiral staircase leads to the top floor which comprises two, mirror-image large rooms - one bedroom and one full bathroom.

The gatehouse that Al Capone built when he turned the property into a fortress is set over one of the entrances and the garage. This house features two double rooms with shared bathroom and one family room with a fireplace. Next to the gatehouse and opposite the main villa's entrance, there is a pond with a little garden bridge, grotto, lighthouse and waterfall, all made of red coral.

Thanks to MB America's respectful restoration, 93 Palm has retained its unique 1920s character and preserved its original design, décor and charm. It features plenty of suggestive scenarios, natural backdrops and historic details, including:

- the pond with a grotto lighthouse and a bridge made of red coral
- the 30'x60' swimming pool
- the black-and-gold powder room
- the water fountain in the pool cabana
- the Art Deco ceiling lights
- the windows
- the original 93 house number

FIGURES

- **36,000** square feet - the size of the property
- **30,000** square feet - the size of the lot (300' deep x 100' wide)
- **3** - the buildings in the property (the main villa, the guest house and the pool cabana)
- **2** - the stories of the main villa, the guest house and the pool cabana
- **6,103** square feet - the size of the main villa's floor
- **100** square feet - the length of the water frontage
- **7** - the number of bedrooms
- **5** - the number of full baths
- **2** - the number of powder rooms
- **30' x 60'** - the size of the swimming pool (4 and 1/2 feet to 8 feet deep)
- **60,000** gallons - the quantity of water in the swimming pool
- **7** foot - the height of the wall around the property

WORTH-KNOWING FACTS ABOUT 93 PALM

- The kitchen had a staircase that Al Capone's black servants used.
- There were once separate bathrooms for men and women at the far end of the family room.
- The property once had a 25 ft boat dock.
- The pool cabana used to have three diving boards.
- The pool was originally connected to the bay through a grate so the water level would rise and fall. It had salt water, and there were fish and algae.
- The pool was built at 30-by-60-feet to best the Biltmore Hotel's record for largest pool in the area. At Al Capone's time the pool was the largest private one in Florida.