

# MIAMI BEACH

## PLANNING DEPARTMENT

### Determination of Architectural Significance

January 16, 2019

Mr. Joseph Ballarini  
2300 Alton Road  
Miami Beach, FL 33140

**Re: 2300 Alton Road, Miami Beach**  
**Request for a Determination of Architectural Significance**  
**DRB18-0361**

Field Visit: January 11, 2019

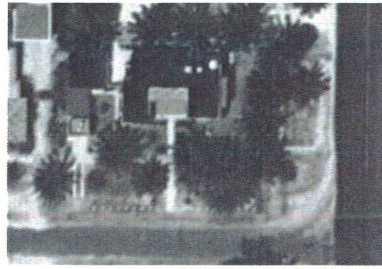
Dear Mr. Ballarini,

Pursuant to your letter and receipt of all the required documentation received in completion on January 08, 2019, the Planning Department has evaluated the subject property at **2300 Alton Road** to determine whether the existing single-family residence is 'architecturally significant'. This evaluation was done in accordance with the criteria set forth within Section 142-108(a) of the City Code.

A site visit of the subject property was conducted by staff on January 11, 2019. Also, a comprehensive review of all available aerial photographs of the subject residence between 1941 to present was undertaken to determine the extent of the alterations and additions, as viewed from above and from adjacent right-of-ways. The following is an analysis of each of the four criteria used to determine if the subject pre-1942 single-family home is 'architecturally significant':

1. The subject structure is characteristic of a specific architectural style constructed in the city prior to 1942, including, but not limited to, Vernacular, **Mission Revival Style**, Mediterranean Revival Style, Art Deco, Monterey Colonial, or variations thereof.

**Satisfied.** *The subject structure was designed by W. F. Byron and constructed in 1925 by general contractor W. D. Alexander in the Mission Revival Style. The original building card identifies the structure to have been originally constructed as a residence and garage - permit number 1087. The City does not have the original permit drawing; but from review of aerial photography from 1941 it appears that the massing of the home is nearly intact. Sited at the corner of Alton Road and West 23<sup>rd</sup> Street, the home contains a two-story façade at the front and side facing West 23<sup>rd</sup> Street with a detached garage structure in the rear.*



1941 aerial photograph



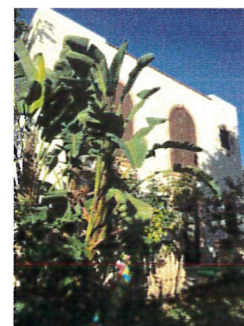
2018 aerial photograph

2. The exterior of the structure is recognizable as an example of its style and/or period, and its architectural design integrity has not been modified in a manner that cannot be reversed without unreasonable expense.

**Satisfied.** *The exterior structure clearly has the characteristics of the Mission Revival style that include undulating parapets along the roof line, terracotta roof tiles and arched openings. While much of the original architectural ornamentation has been modified, the residence retains the original structure's massing.*



West 23<sup>rd</sup> Elevation



Alton Road Elevation

3. Significant exterior architectural characteristics, features, or details of the subject structure remain intact.

**Satisfied.** *The exterior structure maintains some of the features associated with the Mission Revival style. These features include undulating parapets along the roof line with terracotta roof tiles set between the linear volumes, alluding to tower-like projections, arched openings, terracotta attic vents and ornamental details such as finials adorning parapets. While much of the architectural ornamentation has been removed and modified, the residence still contains characteristics and features that are original and of emblematic of the Mission Revival Style.*



Front Entrance



Parapet with Finial Detail



4. The subject structure embodies the scale, character, and massing of the built context of its immediate area.

**Satisfied.** *Based upon the site inspection and a study of the aerials from 1941 to today, the later remodeling and rear addition do not dramatically impact the massing of the structure and the structure is consistent with the surrounding neighborhood.*

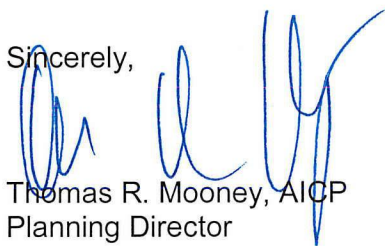
Based on the foregoing, the Planning Department has determined that the subject home meets the criteria in Section 142-108(a) and, therefore, is 'architecturally significant'. In addition to the aforementioned criteria, the determination of architectural significance was based upon a combination of the site visit, as well as the evidence revealed in the aerial photographs and microfilms of all available plans. An appeal of this determination may be made to the Design Review Board, in accordance with the procedures set forth in Section 142-108 of the City Code. Any future replacement structure associated with a request for the **total** demolition of an architecturally significant single-family home must be reviewed by the Design Review Board (DRB). A permit for the demolition of an architecturally significant single-family home shall not be issued until the DRB approves the design of the replacement home and all required benchmarks for the issuance of a demolition permit have been met in accordance with Section 142-108.

If you wish to pursue significant additions or alterations to the subject structure or property, it may be eligible to utilize zoning incentives identified under Section 142-108(g)(2), provided that the architecturally significant structure is substantially retained and preserved. Please contact James G. Murphy, Chief of Urban Design, at 305-673-7550, in order to determine if such additions and/or alterations require Design Review Board approval or may be approved by Planning staff.

If you wish to pursue the total demolition of the subject structure and the construction of a new home please contact Mr. Murphy in order to begin the board application process.

If you have any further questions or concerns, please do not hesitate to contact either myself or Mr. Murphy.

Sincerely,



Thomas R. Mooney, AICP  
Planning Director

c: Rafael Granado, City Clerk  
James G. Murphy, Chief of Urban Design  
Fernanda Sotelo-Chotel, Principal Planner

DRB18-0361

TRM/JGM/FSC