

# MIAMI BEACH

## PLANNING DEPARTMENT

### Determination of Architectural Significance

January 22, 2020

Mr. Paul Wallner  
121 North Hibiscus Drive  
Miami Beach, FL 33139

**Re: 121 North Hibiscus Drive, Miami Beach  
Request for a Determination of Architectural Significance  
DRB20-0630**

Field Visit: January 15, 2021

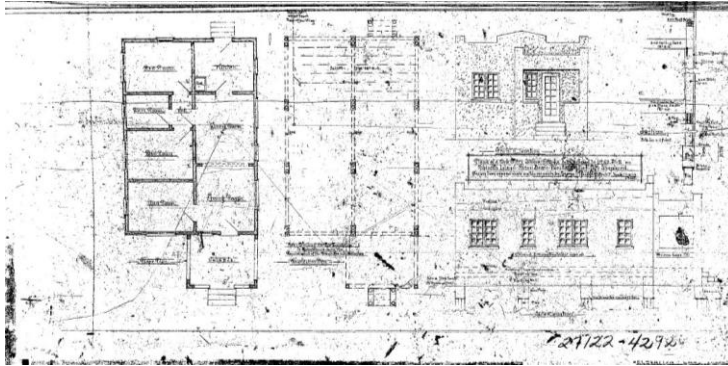
Dear Mr. Paul Wallner,

Pursuant to your letter and receipt of all the required documentation on January 6, 2021, the Planning Department has evaluated the subject property at **121 North Hibiscus Drive** for a determination of 'architectural significance'. 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 15, 2021. Also, a comprehensive review of all available aerial photographs of the subject residence from 1941 to the present was undertaken to determine the extent of alterations. 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, Art Deco, or variations thereof.

**Not Satisfied.** *The original building card identifies the structure on the property as a residence designed by George L. Pfeiffer in 1931 (Permit no. 4292). The building card also lists another primary permit number of 27122 that is associated with a one bedroom, study, bath and loggia addition by the architect Norman M. Giller and built in 1947. The City's original permit drawings are minimal and reference permit numbers 77122-4292. These permit drawings are of a single-story residence in a Mission Revival style, yet the date of the drawing set is unknown. However, upon review of aerial photographs from 1941, the site appears to be occupied with a small, flat roofed structure that corresponds with the Mission Revival building depicted in the permit drawings. The two-story structure that currently occupies the subject property is of an eclectic style that is not characteristic of a specific architectural style constructed in the city prior to 1942.*



Permit No. 27122 - 4292

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.

**Not Satisfied.** The existing two-story residence is of an eclectic style, featuring architectural elements such as Juliet balconies and two-tiered loggias and porches that are not recognizable as an example of the original structure's Mission Revival Style. Its architectural design integrity has been modified in a manner that cannot be reversed without unreasonable expense.



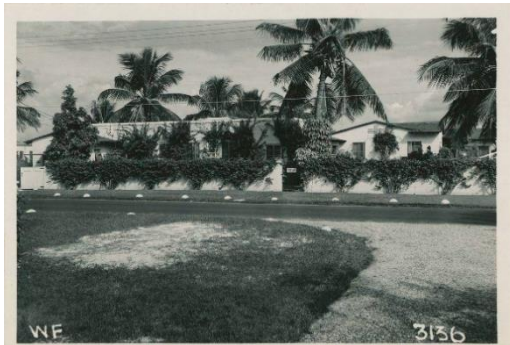
2021 Street Elevation



2021 Waterfront Elevation

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

**Not Satisfied.** The current home has not retained any significant architectural characteristics, features, or details from the original structure.



Miami Beach Real Estate Listing, 1950  
© 2018 Miami-Dade Public Library System

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

**Not Satisfied.** *The Hibiscus Island neighborhood has several single-family homes that were built from the 1920's through to the 1940's that were mostly built on waterfront lots. Although the two-story home is consistent with the scale and massing of the surrounding neighborhood, it does not embody the historic character of the built context in the residential area.*



1941 aerial of subject site



2021 aerial of subject site

Based on the foregoing, the Planning Department has determined that the subject home does not meet the criteria in Section 142-108(a) and, therefore, is not architecturally significant. An application for the demolition of this structure may therefore be approved administratively, subject to the requirements of the Building Department. Please be advised that no demolition permit may be issued within a ten (10) day appeal period of the rendering of this decision.

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

Sincerely,



Thomas R. Mooney, AICP  
Planning Director

c: Rafael Granado, City Clerk  
Michael Belush, Chief of Planning and Zoning  
Fernanda Sotelo-Chotel, Principal Planner  
DRB20-0627