

**SINGLE-FAMILY RESIDENCE
2862 Fairgreen Drive
HISTORIC STRUCTURE
DESIGNATION REPORT**



PREPARED BY

CITY OF MIAMI BEACH PLANNING DEPARTMENT

Thomas R. Mooney, AICP, Director, Planning Department
Deborah Tackett, Preservation and Design Manager
Jake Seiberling, Senior Planner

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

Jane Gross, Chair
Dominique Bailleul
Wyn Bradley
Jack Finglass
Scott Needelman
Stevan Pardo
John Stuart

May 10, 2016
Adopted on

(HPB File No. 7633)

I. REQUEST

The applicant, Jane Gross, is requesting that the Historic Preservation Board approve a request for the designation of an existing single-family home as an historic structure.

II. DESIGNATION PROCESS

The process of designation for historic structures is delineated in Section 118-591(f) in the Land Development Regulations of the City Code. An outline of this process is provided below:

Step One: An application for the individual designation of a single-family home as an historic structure is submitted by the property owner to the Planning Department for recommendation to the Historic Preservation Board. The Board will make a determination as to whether the single-family home may be designated as an historic structure based upon the requirements and criteria of Section 118-592 in the Land Development Regulations of the City Code.

Step Two: Upon receipt of a completed application package, the Planning Department prepares a Designation Report that will be presented to the Historic Preservation Board at a regularly scheduled meeting. The Designation Report is an historical and architectural analysis of the proposed historic structure.

Step Three: The Designation Report is presented to the Historic Preservation Board at a public hearing. If the Board finds that the proposed single-family designation application meets the criteria set forth in Section 118-592 of the Land Development Regulations in the City Code, it may formally adopt the single-family home as a local historic structure. No public hearing is required before the Planning Board or City Commission. Upon the designation of a single-family home as an historic structure, the structure is subject to the Certificate of Appropriateness requirements of Article X of the Land Development Regulations in the City Code, with the exception of the interior areas of the structure (which are not be subject to such regulations).

III. RELATION TO ORDINANCE CRITERIA

1. In accordance with Section 118-592 in the Land Development Regulations of the City Code, eligibility for designation is determined on the basis of compliance with the listed criteria set forth below.

(a) The Historic Preservation Board shall have the authority to recommend that properties be designated as historic buildings, historic structures, historic improvements, historic landscape features, historic interiors (architecturally significant public portions only), historic sites or historic districts if they are significant in the historical, architectural, cultural, aesthetic or archeological heritage of the city, the county, state or nation. Such properties shall possess an integrity of location, design, setting, materials, workmanship, feeling or association and meet at least one (1) of the following criteria:

(1) Association with events that have made a significant contribution to the history of the city, the county, state or nation;

- (2) Association with the lives of persons significant in the city's past history;
 - (3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction;
 - (4) Possesses high artistic values;
 - (5) Represent the work of a master, serve as an outstanding or representative work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;
 - (6) Have yielded, or are likely to yield information important in pre-history or history;
 - (7) Be listed in the National Register of Historic Places;
 - (8) Consist of a geographically definable area that possesses a significant concentration of sites, buildings or structures united by historically significant past events or aesthetically by plan or physical development, whose components may lack individual distinction.
- (b) A building, structure (including the public portions of the interior), improvement or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.
2. The single-family residence at 2862 Fairgreen Drive is eligible for designation as an historic structure as it complies with the criteria as specified in Section 118-592 in the Land Development Regulations of the City Code outlined above.

Staff finds that the proposed Historic Single Family Home located at 2862 Fairgreen Drive possesses integrity of location, design, setting, materials, workmanship, feeling, or association for the following reasons:

Satisfied; *The construction of the home located at 2862 Fairgreen Drive in 1938, during the depression era of the 1930s, was clearly significant in the successful development history of the City of Miami Beach. The proposed historic home still possesses the integrity of its original location at 2862 Fairgreen Drive, despite nearly eighty years of hurricanes, storms, and economic crises. Further, the original building still retains many of its historic materials, details, and workmanship as well as the feeling of its 1930s period of construction in Miami Beach.*

- (a) Staff finds the proposed historic site to be eligible for historic designation and in conformance with the designation criteria for the following reasons:
- (3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction;

The single-family residence at 2862 Fairgreen Drive is a good example Colonial Revival architecture, sometimes called 'Florida Georgian' which

is an adaptation of the Georgian and Regency styles. The distinctive 2-story residence is characterized by a two-story front porch with decorative railings, rectangular plan, gable roof, traditional style shutters, and a classically inspired entry door surround.

(4) Possesses high artistic values:

The many defining features of the house add character to the neighborhood, are complimentary to each other; and are well refined design elements which embody the spirit of Colonial Revival Architecture. The carefully executed design was clearly done with the highest regard to the character of the house and the neighborhood in which it rests, as evidenced by the careful attention to detail expressed throughout the design.

(5) Represent the work of a master, serve as an outstanding or representative work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage:

August Geiger made a significant contribution to the character of Miami Beach's neighborhoods. As the architect for residential, religious, and civic buildings from the 1915 through 1930's, Geiger experimented with a number of architectural styles during his career in South Florida, including the Mission, Italian Renaissance, and Art Deco. Geiger is best known, however, for introducing the Spanish Colonial or Mediterranean Revival style to South Florida in 1915 with his design for the Miami City Hospital, locally known as "the Alamo."

(b) A building, structure (including the public portions of the interior), improvement or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.

The single-family residence at 2862 Fairgreen Drive maintains high degree of architectural integrity with very limited modifications.

IV. DESCRIPTION OF BOUNDARIES

The subject property is located at 2862 Fairgreen Drive on Lot 18 less south 20 feet and Lot 19, Block A-B of FAIRGREEN 2nd Amended Plant," according to the Plat thereof, as recorded in Plat Book 31 at Page 82, of the Public Records of Miami-Dade County, Florida.

V. PRESENT OWNER

The present owner of the subject property is Jane Gross.

VI. PRESENT USE

The original and current use of the subject property is single-family residential.

VII. PRESENT ZONING DISTRICT

The subject property is located in the RS-4 or Residential Single-Family Zoning District.

VIII. ARCHITECTURAL BACKGROUND

Colonial Revival (1880 to 1955)

The Colonial Revival style dominated domestic building throughout the country during the first half of the 20th century. Identifying features of this architectural movement include the following: accentuated front door, normally with a decorative pediment supported by pilasters, or extended forward and supported by slender columns to form an entry porch; doors commonly have overhead fanlights or sidelights; façade normally shows symmetrically balanced windows and center door (less commonly with door-off center); windows with double-hung sashes, usually with multi-pane glazing in one or both sashes; and windows frequently in pairs. Both 1 and 2-story plans of the Colonial Revival style are common. These were built throughout the Colonial Revival movement but were most common in the 1920s and 1940s. The economic depression of the 1930s, World War II, and changing post-war fashions led to a simplification of the style in the 1940s and 1950s. These later examples generally have simple stylized door surrounds, cornices, or other details that merely suggest their colonial precedents rather than closely replicating them.¹

Architect Biography

August Geiger was born in New Haven, Connecticut, in September 1887. Geiger grew up in New Haven and began vacationing in the Miami area with his family around 1899. After completing his formal education at Boardman's Manual Training School, Geiger decided to study architecture and secured a position with a New Haven firm. In 1905, Geiger moved his permanent residence to Miami, working for a local architectural firm for six years before opening his own practice. Geiger opened a second office in Palm Beach in 1915; at that time, he and Addison Mizner were the only architects with offices in the growing resort city.

Geiger experimented with a number of architectural styles during his career in South Florida, including the Mission, Italian Renaissance, and Art Deco. Geiger is best known, however, for introducing the Spanish Colonial or Mediterranean Revival style to the area in 1915 with his design for the Miami City Hospital, locally known as "the Alamo."

Geiger's designs were popular with the wealthy industrial class that vacationed in South Florida, and his firm built many of their winter homes in Miami Beach and elsewhere. Geiger also served as the architect of the Dade County School Board and designed several schools in the county. The Geiger firm additionally designed churches, commercial buildings, and hotels, including Carl Fisher's first hotel on Miami Beach, the Lincoln.

Notable examples of Geiger's works include:

- **Neva Cooper School**

¹ Virginia and Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 1994), pp. 321-326.

Built as the Homestead Public School (1914), 520 NW 1st Avenue in Homestead. Geiger described this building as being in the Mission style, although it lacks some of the important characteristics of that style as defined today. The school is listed on the National Register.

- **The Lincoln Hotel**

Carl Fisher's first hotel on Miami Beach which was constructed in 1914 or 1916 at the southwest corner of present Washington Avenue and Lincoln Road. The 32-room building was intended to be an apartment house. The hotel was modeled after Italian Renaissance buildings. The "first luxury accommodations on the Beach" opened its doors on January 20, 1917, but by 1921 was considered "too rustic" to meet Fisher's needs. The hotel was subsequently demolished.

- **Miami Beach Municipal Golf Course**

Located at 2100 Washington Avenue and constructed in 1915. More recent names for the structure are the Miami Beach Community Center, the Washington Avenue Community Center, and the Carl Fisher Clubhouse. This is the oldest building remaining on within the Miami Beach Architectural District listed on the National Register of Historic Places. This is believed to be the first use of Mediterranean style architecture on the Beach and one of the first in the Miami area.

- **The Alamo**

Constructed between 1915 and 1918, the building is located at 1611 NW 12th Avenue in Miami. This is the original building of the Miami City Hospital (Jackson Memorial Hospital) and, along with the Miami Beach Municipal Golf Course Clubhouse, the first use of the Mediterranean style in the Miami area. Geiger won a competition to design the hospital. The building is listed on the National Register.

- **Carl Fisher Residence**

Constructed in 1925 as Fisher's second house on Miami Beach located in the 5000 block of North Bay Road. The house was constructed in the Neo-Classical style, reportedly modeled after Italian villas of the Renaissance. The house originally included a large rectangular tower from which Fisher and his prospective customers could look out over Miami Beach.

- **Miami Women's Club (originally the Flagler Library)**

Constructed in 1925 the structure is located at 1737 North Bayshore Drive in Miami. Geiger won a competition judged by the AIA to design this building. The building is listed on the National Register.

- **Dade County Courthouse**

Geiger acted as associate architect with A. Ten Eyck Brown, of Atlanta, on the 1925 courthouse building located at 73 W. Flagler Street. The 27-story, Neo-Classical style building is listed on the National Register.

- **Ida M. Fisher Junior High School**

Located at 1424 Drexel Avenue in Miami Beach, the school was constructed in 1936 as the Miami Beach Senior High School. The Mediterranean style building was constructed by the Public Works Administration (PWA).

2862 Fairgreen Drive

The 2-story single family home located at 2862 Fairgreen Drive was constructed in 1938 and designed by prominent local architect August Geiger in the Colonial Revival style of architecture. This 2-story residence was constructed in the middle of the Great Depression and cost \$8,000. Although no original plans have been located, the applicant has provided a copy of the original Building Permit Card and early photographs. Review of documents indicates that very few alterations have been made to the property since its original date of construction. According to the building permit history, a rear porch was enclosed in 1964, windows replaced in 1965 and a 1-story, 278 square foot addition was constructed attached to the rear of the property in 1995.

In addition to satisfying the criteria for evaluation as noted above, the building has retained its strong integrity over the years. The property is complemented by its setting and relationship with numerous other single-family homes of similar scale in various design styles. Its distinctive character contributes greatly to the streetscape of its residential neighborhood. The Colonial Revival design is carefully executed, in harmony with the surrounding landscape. The building's proportion, scale, massing and use of materials are reflective of 1930s period architecture.

X. PLANNING DEPARTMENT RECOMMENDATIONS

1. **Criteria for Designation:** Based upon the evidence presented and the historical and architectural significance of the single-family residence located at 2862 Fairgreen Drive, and in accordance with Chapter 118, Article X, Division 4, of the Land Development Regulations of the City Code, the staff of the City of Miami Beach Planning Department recommends that the Historic Preservation Board adopt the subject property as a local historic structure.
2. **Site Boundaries:** The Planning Department recommends that the boundaries of the historic site consist of the entire property located on Lot 18 less south 20 feet and Lot 19, Block A-B of FAIRGREEN 2nd Amended Plant," according to the Plat thereof, as recorded in Plat Book 31 at Page 82, of the Public Records of Miami-Dade County, Florida.
3. **Areas Subject to Review:** The Planning Department recommends that the proposed historic site shall be subject to Section 118-591 (f) of the Land Development Regulations of the City Code.
4. **Review Guidelines:** The Planning Department recommends that a decision on an application for a Certificate of Appropriateness shall be based upon Section 118-591 (f) of the Land Development Regulations of the City Code.

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: May 10, 2016

FILE NO: 7633

PROPERTY: 2862 Fairgreen Drive

APPLICANT: Jane Gross

LEGAL: Lot 18 less south 20 feet and Lot 19, Block A-B of FAIRGREEN 2nd Amended Plant," according to the Plat thereof, as recorded in Plat Book 31 at Page 82, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for the designation of an existing single-family home as an historic structure.

ORDER

The applicant, Jane Gross, is requesting that the Historic Preservation Board approve a request for the designation of an existing single-family home as an historic structure.

The City of Miami Beach Historic Preservation Board makes the following FINDING OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

Based on the plans and documents submitted with the application, the testimony and information provided by the applicant, and the reasons set forth in the Planning Department Designation Report, the single-family residence at 2862 Fairgreen Drive is eligible for designation as an historic structure as it complies with the requirements and criteria specified in Section 118-592 of the Land Development Regulations of the City Code.

IT IS HEREBY ORDERED, based upon the foregoing finding of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the designation report and analysis, which are adopted herein, including the staff recommendations, that the single-family residence at 2862 Fairgreen Drive is DESIGNATED as an HISTORIC STRUCTURE. Such designation is conditioned upon the following:

1. The Board's action designating the structure as a historic structure will become effective within ten (10) days of the date of the Board's action.
2. Any future additions, modifications, improvements or alterations to the subject property, including, but not limited to, demolition, shall require a Certificate of Appropriateness in accordance with Chapter 118, Article X of the Land Development Regulations of the City Code.

Dated this _____ day of _____, 20____.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
DEBORAH TACKETT
PRESERVATION AND DESIGN MANAGER
FOR THE CHAIR

[illegible]

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: _____

Approved As To Form: _____
City Attorney's Office: _____ (

Filed with the Clerk of the Historic Preservation Board on _____ ()