



February 13, 2023

HISTORIC RESOURCE REPORT

Mrs. Marjorie O'Neill-Butler Residence
603 E Dilido Dr,
Miami Beach, FL 33139

Legal Description: DI LIDO ISLAND PB 8-36
LOT 11 & 8FT STRIP CONTIG TO SAME
ON BAY BLK 4
LOT SIZE 60.000 X 175
OR 17460-1356 1196 4

Year Built: 1935

Original Architect: CARLOS B. SCHOEPPL

Carlos B. Schoeppl (1898–1990) was born in Comfort, Texas in 1898. He was a first generation American. His father was Austrian; his mother was German. He studied architecture at UCLA.

In 1922, Schoeppl began private practice in San Antonio and Houston, Texas. He was the architect for the Fred J. Heyne House, which is listed on the National Register of Historic Places, and the Johnelle Bryan House (aka Bryan–Chapman House), which is recognized with a Texas Historical Marker. He moved to Florida in 1927 where he established an architectural practice in both St. Augustine and Jacksonville from 1927 to 1929. While in Jacksonville, Schoeppl designed some of the earliest Art Deco buildings in the City.

In the early 1930's, he relocated to Miami, where he had joined in partnership with Arnold Southwell. During their partnership, Schoeppl and Southwell produced "A Florida Brochure" highlighting their numerous projects, predominately residential structures, in the South Florida area. Carlos B. Schoeppl became a highly respected Miami Beach architect, having designed many homes for wealthy clients.

Building Description: Built in 1935 and designed by Carlos B. Schoeppl, Arnold Southwell and Whittaker, the subject home of approximately 1,877 sq.ft. located at 603 E Dilido Drive was originally designed as a two-story single-family residence with an attached garage and a pool as part of the Permit No. 6816 (see exhibit A).

Owner	Mr. & Mrs. CARL LOY	Mailing Address	Permit No. 6816
Lot	11	Block	4
Subdivision	Di Lido Isle	No.	603 Street E. Di Lido Dr
Date	Mar. 29-1935	General Contractor	B. E. Francisco
Address	9584	Address	3232-11-0630
Architect	C. Schoeppl & A. Southwell & Zurwelle & Whittaker	Address	
Front	38-10	Depth	48-8
Height	21-0	Stories	
Use	Residence & Garage	Pool	
Type of construction	cem blks.	Cost	\$ 7,500.00
Foundation	conc. pile	Roof	Tile
Plumbing Contractor	Orr	permit #	8099
Address		Date	Apr. 29-1935
No. fixtures	6	Gas	2.
Rough approved by		Date	
Plumbing Contractor		Address	
Date		Date	
No. fixtures set		Final approved by	
Date		Date	
Sewer connection		Septic tank	1 - (450 gal)
Make		permit #	8176 -
Date		Date	June 4-1935
Electrical Contractor	Hepburn	permit #	5189
Address		Date	Apr. 26-1935
No. outlets	36	Heaters	
Stoves		Motors	1
Fans		Temporary service	
Receptacles	17	Rough approved by	
Date		Date	
Electrical Contractor	Coleman	permit #	5339
Address		Date	June 20-1935
No. fixtures set	10	Final approved by	
Date		Date	
Date of service			
Alterations or repairs	# 9327-	Alex. Orr, Jr.	4 fixtures - - - - -
Date			Aug-31-1936
PLUMBING PERMIT #	29344	Miami Pioneer Septic Tank Co.:	relay 75 ft. drain tile - Feb. 2, 1950

EXHIBIT (A): BUILDING CARD RECORDS

The main house significantly setback from the front of the property line initially had an L-shape with great-room, sunroom, dining room, kitchen, a laundry, a powder, and a garage on ground floor; two bedrooms and bathroom were located at second floor.

Although the house was designed by Carlos B. Schoeppl, one of the most renowned architects and considered a master architect of historic single-family homes in Miami Beach, the subject house, despite reflecting some of the Mediterranean Revival style architectural features does not expose itself as one of the greatest exponents of Schoeppl's architecture.

The original house has been inappropriately altered during the following years. By 1955, a new 16'x27' detached structure and a covered passageway was built at the front

property in 1955 (see exhibit B). The new addition was also designed by Schoeppl, however it's façade and its components were not aligned with the architectural features of the main house. Now with the incorporation a brick wall and small windows facing the street and smooth stucco wall in comparison to the main house built with rough stucco walls and dominant proportioned windows. Essentially, this new addition tended to an apparent aesthetic disconnection with the main house (see exhibits C and F).

By the same time, the existing attached garage faced an interior renovation and with the construction of a new addition to the western side of this space, the existing space was then converted into a suite (see exhibit E).

4872 Palmer Roofing Co: Roof Repairs: \$720....June 9, 1954
 49433 ADDITION OF BEDROOM & BATH---and Covered Passageway 16' x 27' room: Schoepfle, architect
 ESCOT CONSTRUCTION CO., contractor \$ 5 000 December 13, 1955
 OK, 51123 All Window Service: Install 1 - 3/4 ton unit and 1 - 1 ton unit \$ 400 Aug. 1, 1956
 Filed 8/26/1956
 #51622 Consolidated Builders: 12 x 27'10" Weissmuller Pool (Rectangular)- \$2700 - 10/7/57. Cancelled
 #55065 International Pool Corp: Swimming Pool 13 x 26 - \$1600.00- Nov. 27, 1957
 #25651 7/25/84 Paul C Harrison co - replace windows, doors, paneling, plastering & painting \$7,000.
 #25889 9/12/84 Paul C. Harrison Co - sheet rock, install doors, windows as per plans (add 4 doors) \$1,500.
 #28200 3/31/86 owner sandblasting/painting, exterior painting only \$3,500.
 #31051 - 9-24-87 - Bunnell Foundation - Gunite - \$3,000.00

EXHIBIT (B): PARTIAL BUILDING CARD RECORDS



EXHIBIT (C): CURRENT PHOTOS: INTERIOR PATIO VIEW TO THE MAIN HOUSE



EXHIBIT (D): CURRENT PHOTOS: INTERIOR PATIO VIEW

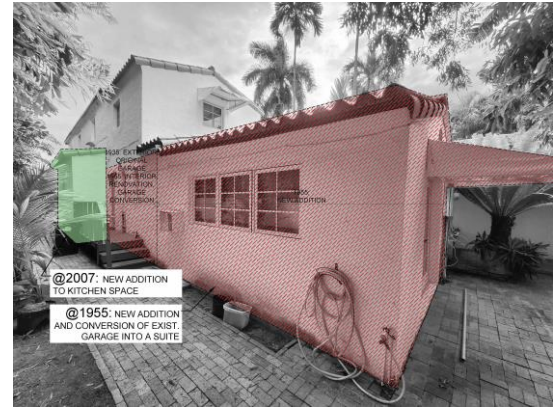


EXHIBIT (E): CURRENT PHOTOS: INTERIOR PATIO VIEW

By 1990 a new permit was obtained (B9100079) for the construction of a new two car detached garage at the northwestern corner of the lot, facing the street. The new structure was designed by the architect Keith Edward Soto.

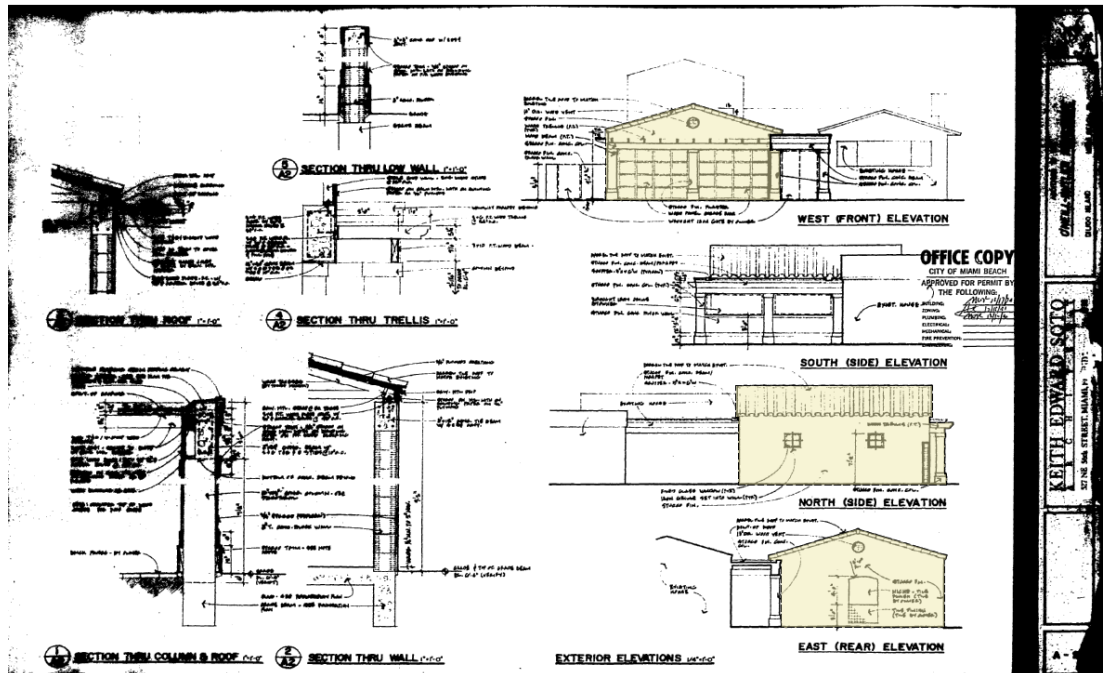


EXHIBIT (F): CURRENT PHOTOS: INTERIOR PATIO VIEW TO THE MAIN HOUSE

In 2007, a set of plans was approved (B0606164) for a new addition to the existing main house and some other major interior and exterior improvements. It included a new master suite at southeastern corner of the house an addition to the kitchen, and two story covered terrace and balcony at second floor. The plans were designed by HR DESIGN, ARCHITECTURE & INTERIORS, P.A.



EXHIBIT (G): CURRENT PHOTOS: REAR VIEW TO THE MAIN HOUSE