

**SINGLE-FAMILY RESIDENCE
3771 Royal Palm Avenue
HISTORIC STRUCTURE
DESIGNATION REPORT**



PREPARED BY

CITY OF MIAMI BEACH PLANNING DEPARTMENT

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CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

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March 13, 2017
Adopted on

(HPB16-0087)

I. REQUEST

The applicant, Beatrice Butchko, 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 3771 Royal Palm Avenue 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 3771 Royal Palm Avenue possesses integrity of location, design, setting, materials, workmanship, feeling, or association for the following reasons:

Satisfied; *The construction of the home located at 3771 Royal Palm Avenue 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 3771 Royal Palm Avenue, 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 3771 Royal Palm Avenue is a good example of Mediterranean Revival-Art Deco Transitional architecture,

sometimes called "Med-Deco:" a unique synthesis of Mediterranean Revival and Art Deco decorative detail. The distinctive one story residence is characterized by an entry portico with a recessed terrace, hipped roof, articulated chimney, rounded planter feature and decorative stucco detailing. The home is similar in proportion, scale, massing and use of materials to several 'Contributing' Med-Deco structures within the local Flamingo Park Historic District. 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;

Victor H. Nellenbogen (1888-1959), a native of Hungary schooled in New York, came to Miami Beach in 1928 and became a prominent designer of residential and hotel architecture in both the Mediterranean Revival and Art Deco styles. His hotels include the Bowman (Shep Davis Plaza), Savoy Plaza, the Nash, the Alamac, the Franklin, and the Lord Tarleton (Crown). He also remodeled the Sterling Building at 927 Lincoln Road in the Art Deco style in 1941.

- (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 3771 Royal Palm maintains high degree of architectural integrity with very limited modifications.

IV. DESCRIPTION OF BOUNDARIES

The subject property is located at 3771 Royal Palm Avenue on Lot 17, Block 51 of ORCHARD SUBDIVISION 2 & 3, according to the Plat thereof, as recorded in Plat Book 8 at Page 116, of the Public Records of Miami-Dade County, Florida.

V. PRESENT OWNER

The present owner of the subject property is Carmen Cantero.

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

Mediterranean Revival-Art Deco Transitional (circa late 1920s to mid-1930s)

"Med-Deco" in Miami Beach was a synthesis of Mediterranean Revival form and Art Deco decorative detail or vice versa. This unique hybrid style became a fascinating bridge between the "familiar" and the "new" as the allure of Art Deco found its way into the City's architectural vocabulary. Clean stepped roof lines and crisp geometric detailing replaced scrolled parapets, bracketed cornices, and Classical features on structures of clear Mediterranean Revival form. Likewise, sloped barrel tile roofs rested gracefully on edifices with spectacular Art Deco entrances and facade treatments.

Some of the most celebrated architects in Miami Beach designed structures in this brief-lived but very significant style, including V.H. Nellenbogen, Henry Hohausser, Russell Pancoast, and T. Hunter Henderson. The predominant exterior material of Med-Deco Transitional was smooth stucco with raised or incised details. Featured stucco areas were often patterned or scored. Keystone, either natural or filled and colored, was frequently used to define special elements. Windows ranged from wooden and steel casement to wooden double-hung, and even large single windows in gracefully curved masonry openings.

Architect Biography

Victor H. Nellenbogen (1888-1959), a native of Hungary schooled in New York, came to Miami Beach in 1928 and became a prominent designer of residential and hotel architecture in both the Mediterranean Revival and Art Deco styles. His hotels include the Bowman (Shep Davis Plaza), Savoy Plaza, the Nash, the Alamac, the Franklin, and the Lord Tarleton (Crown/Ramada). He also remodeled the Sterling Building at 927 Lincoln Road in the Art Deco style in 1941.

3771 Royal Palm Avenue

The single-family residence at 3771 Royal Palm Avenue was built in 1938 and designed by prominent local architect Victor Nellenbogen in the Med-Deco style of architecture. It was built as a six room, 1-story CBS structure with a tile roof and self-contained garage, costing \$7,500 in the midst of the Depression. The Building Permit Card (#11674) indicates the original owner as Raymond Palmer.

The applicant has provided copies of the original microfilm plans that consist of all exterior elevations, floor plan and roof plan. Review of these plans indicates very few alterations have been made to the property since its original date of construction. According to the building permit history, the roof tile was replaced in 1976 and in 2007.

In addition to satisfying the criteria for evaluation as noted above, the building has retained its strong integrity over the years despite some modest exterior repairs. The property, located in a prominent residential single family area of the city, 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 character of its residential neighborhood. The Med-Deco design is carefully executed, adapted to the South Florida climate, in harmony with the surrounding landscape. The buildings proportion, scale, massing and use of materials are reflective of Med-Deco 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 3771 Royal Palm Avenue, 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 17, Block 51 of ORCHARD SUBDIVISION 2 & 3, according to the Plat thereof, as recorded in Plat Book 8 at Page 116, 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.

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HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: March 13, 2017

FILE NO: HPB16-0087

PROPERTY: 3771 Royal Palm Avenue

APPLICANT: Beatrice Butchko

LEGAL: Lot 17, Block 51 of ORCHARD SUBDIVISION 2 & 3, according to the Plat thereof, as recorded in Plat Book 8 at Page 116, 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, Beatrice Butchko, 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 3771 Royal Palm Avenue 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 3771 Royal Palm Avenue 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
CHIEF OF HISTORIC PRESERVATION
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

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 _____ ()