

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: December 8, 2015

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: HPB File No. 7591, **927 Jefferson Avenue.**

The applicant, Emotions AP LLC, is requesting the 1-story accessory structure located at the rear of the property be classified as 'Non-Contributing' within the City's Historic Properties Database.

STAFF RECOMMENDATION

Classify as Non-Contributing

EXISTING STRUCTURES

Local Historic District: Flamingo Park

The 2-story building at the front of the property is classified as a 'Contributing' structure in the Miami Beach Historic Properties Database. Although no original building records have been located for this structure, other available historical documentation indicates that the home was constructed circa 1920. The most notable design feature of this early Vernacular style home is the unusual multiple gabled roof structures.

A 1-story garage structure was constructed at the southeast corner of the site, most likely concurrently with the construction of the home. As indicated in later building records the original garage structure has been added onto multiple times. The classification of the accessory garage structure is not recorded within the City's Historic Properties Database, which was often the case with buildings located on the rear of the lots in the early database surveys.

ZONING / SITE DATA

Legal Description: Lot 12, Block 70, Ocean Beach Addition No. 3, According to the Plat Thereof, as Recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

Zoning: RM-1 Residential Multi-Family, Low Intensity
Future Land Use Designation: RM-1 Residential Multi-Family, Low Intensity

ANALYSIS

On May 14, 1994, Section 19 of Miami Beach Zoning Ordinance No. 89-2665, entitled "HISTORIC PRESERVATION BOARD AND HISTORIC DISTRICT REGULATIONS", was amended to require that non-individually designated historic sites in historic districts be listed in

the Miami Beach Historic Properties Database and classified as either 'Contributing' or 'Non-Contributing' only. The definition of a "Contributing Building, Structure, Improvement, Site, or Landscape Feature", in said Ordinance reads as follows:

One which by location, scale, design, setting, materials, workmanship, feeling or association adds to a local historic district's sense of time and place and historical development. A Building, Structure, Improvement, Site or Landscape Feature may be Contributing even if it has been altered if the alterations are reversible and the most significant architectural elements are intact and repairable.

Pursuant to Subsection 118-534 (b) of the Land Development Regulations of the Miami Beach Code, the Historic Properties Database may be revised from time to time by the Historic Preservation Board, in accordance with procedures set forth in said Subsection.

Regarding the requested classification of the 1-story rear building, staff would note that this structure was constructed for utilitarian purposes and was most likely designed with a lack of architectural details. Further, the structure has been altered over time including multiple additions and the conversion of the garage into apartment units. As such, staff has no objection to the Applicant's request to classify this structure as 'Non-Contributing' in the Historic Properties Database.

RECOMMENDATION

In accordance with the information and reasons set forth the Analysis, staff recommends that the Historic Preservation Board classify the 1-story rear structure a 'Non-Contributing' building in the City's Historic Properties Database.

**HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida**

MEETING DATE: December 8, 2015

FILE NO: 7591

PROPERTY: 927 Jefferson Avenue

LEGAL: Lot 12, Block 70, Ocean Beach Addition No. 3, According to the Plat Thereof, as Recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application to classify the 1-story accessory structure located at the rear of the property be classified as 'Non-Contributing' within the City's Historic Properties Database.

ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS 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:

- A. The principal 2-story structure on the site is classified as 'Contributing' in the City's Properties Database and is located within the Flamingo Park Local Historic District.
- B. The subject rear accessory structure is not classified in the City's Historic Properties Database, and is located within the Flamingo Park Local Historic District.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report 1-story rear structure originally constructed as a garage, does not meet the definition of 'Contributing' in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, that the 1-story rear structure originally constructed as a garage, shall be classified as 'Non-Contributing' in the City's Historic Properties Database

Dated this _____ day of _____, 20__.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
DEBORAH TACKETT
PRESERVATION AND DESIGN MANAGER
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 _____ ())