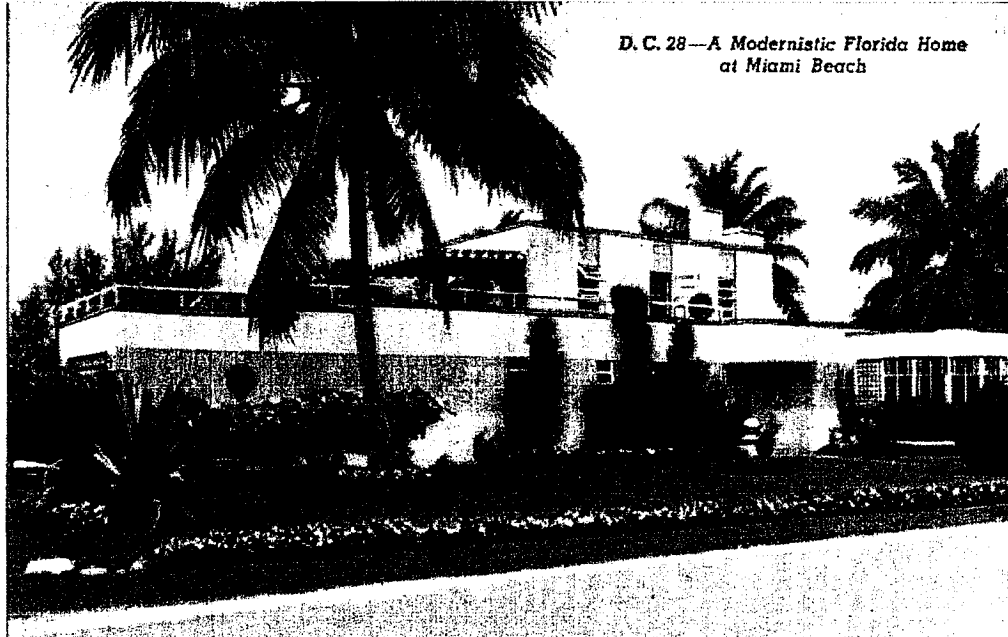


**SINGLE-FAMILY RESIDENCE
3193 ROYAL PALM AVENUE**

**HISTORIC STRUCTURE
DESIGNATION REPORT**



PREPARED BY

**CITY OF MIAMI BEACH PLANNING DEPARTMENT
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Adopted on

(HPB File No. 7071)

I. REQUEST

The applicant, 3193 Royal Palm Avenue LLC, 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 3193 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.
- (a) Staff finds the proposed historic site to be eligible for historic designation and in conformance with the designation criteria for the following reasons:
- (1) Association with events that have made a significant contribution to the history of the city, the county, state or nation;
- The single family residence located at 3193 Royal Palm Avenue, was built during the Great Depression of the 1930s and is a fine example of Depression-era residential building in Miami Beach.*
- (3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction;
- The single-family residence at 3193 Royal Palm Avenue is a good example of Streamline Moderne architecture. The distinctive two story residence is characterized by an asymmetric street façade with flat roof, articulated chimney, and strong horizontal massing accentuated at the ground level by continuous horizontal banding. The second level of the structure is set back on three sides from the ground level creating a roof deck with ships railings, recalling the deck of an ocean liner. Three vertical glazing bays with recessed panels above characterize the north elevation of second level. Shortly after the original house was built, two additions were designed by*

architect David T. Ellis in keeping with the Streamline Moderne style. In 1937 a semi-circular living room with seven vertical window bays was constructed at the north-west corner of the home. In 1938 a two car garage with distinctive port-hole window, was added at the east end of the home.

(4) Possesses high artistic values:

Many well defined original architectural features of the house add artistic value and character to the structure and the neighborhood. These features embody the spirit of Streamline Moderne architecture and include such elements as an asymmetric street façade with flat roof, articulated chimney, strong horizontal massing accentuated at the ground level by continuous horizontal banding and a roof deck with ships railings, recalling the deck of an ocean liner. 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, both on the exterior and interior.

(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:

L. Murray Dixon (1901-1949)

Lawrence Murray Dixon moved to Miami Beach in 1928 to start his own practice after having worked for the New York City architectural firm Schultze & Weaver. Together with Henry Hohaus, Dixon can be credited with "inventing" the Tropical Art Deco style of architecture which has become the signature of South Beach and made the Miami Beach Architectural District worthy of listing on the National Register of Historic Places. Dixon is the architect of over 100 surviving buildings in the National Register District alone. In his short life he became one of Miami Beach's most prolific and talented designers of hotels, residences and commercial buildings, his works include:

Victor Hotel	1144 Ocean Drive
Tides Hotel	1220 Ocean Drive
Tiffany Hotel	801 Collins Ave
Tudor Hotel	1111 Collins Ave
Palmer House Hotel	1119 Collins Ave
Marlin Hotel	1200 Collins Ave
Raleigh Hotel	1777 Collins Ave
Ritz Plaza Hotel	1701 Collins Ave

(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 3193 Royal Palm Avenue maintains high degree of architectural integrity with limited modifications. Restoration and appropriate renovation

can be successfully completed of this fine residence by careful analysis of on-site conditions and available historic documentation.

IV. DESCRIPTION OF BOUNDARIES

The subject property is located at 3193 Royal Palm Avenue on Lot 13 in Block 45 of Orchard Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 6 at Page 111 of the Public Records of Miami-Dade County, Florida.

V. PRESENT OWNER

The present owner of the subject property is 3193 Royal Palm Avenue, LLC.

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

Streamline Moderne Style (circa 1930's to 1940's).

As "Art Deco" evolved in Miami Beach in the 1930's, modern transportation and industrial design began to have an even greater impact upon new construction. The "streamlined" character of automobiles, airplanes, trains, buses, ocean liners, and even home appliances inspired powerful horizontal design compositions, accentuated by striking vertical features and punctuated by icons of the technological era. Continuous "eyebrows," racing stripe banding, radio tower-like spires, portholes, and deck railings like those found on grand ocean liners, were among the unique features to set this architecture apart from anything before it. The creative incorporation of nautical themes showed this advancing form of Art Deco to be true to its origins in Miami Beach.

Smooth, rounded corners often replaced sharp ones on Streamline Moderne buildings, especially on corner lots. "Eyebrows" swept around the corners as did other details. Street corners became inviting architectural focal points, whether the special treatment employed was based upon curves or angles.

Like earlier Art Deco buildings, the Streamline Moderne style incorporated smooth and articulated stucco, architectural glass block, keystone, and a variety of metals used in detailing. Predominating surfaces became smooth, planar, and aerodynamic in character.

3193 Royal Palm Avenue

A building permit was issued for the house located at 3193 Royal Palm Avenue on February 8, 1934. The two-story concrete block residence was designed by renowned architect L. Murray Dixon, and built by general contractor R.F. Webb, Inc. for a cost of \$10,000. The original owner named on the permit is Mrs. Veatrice L. Crockett.

No original plans have been found within the City's Building Department records. However, two historic images of the house have been discovered. A black and white photograph taken in 1934, shortly after the house was built, was found in the Dixon Archive. This photograph shows the house in its original configuration before any additions. A later colored postcard entitled, "A Modernistic Florida Home at Miami Beach," shows the house complete with the 1937 and 1938 additions. The date of the postcard is unknown. While several minor modifications were made to the structure, the original design remains largely intact.

Situated at the corner of Royal Palm Avenue and 34th Street, the house is rectangular in plan, with the facade facing north on 34th Street. Later additions documented on the Building Permit Card include a living room addition designed by architect David T. Ellis in 1937, for which the plans were found on Microfilm #10522 and a two car garage addition by the same architect in 1938 shown on Microfilm #11573. According to the Building Permit Card security bars were installed on the windows and doors in 1987. At dates unknown all original awning windows were replaced with new awning windows, the original glazed entry doors were replaced with solid wood doors and cracked ceramic tiles were applied as ornament over the original fluted panels.

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 3193 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 existing structure only, on Lot 13 in Block 45 of Orchard Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 6 at Page 111 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.