

# **FLAMINGO PARK HISTORIC DISTRICT WESTWARD EXPANSION**

**(South of 8<sup>th</sup> Street)**

## **DESIGNATION REPORT**



**PREPARED BY**

**CITY OF MIAMI BEACH PLANNING DEPARTMENT**

**Adopted January 28, 2009**

**CITY OF MIAMI BEACH**  
**FLAMINGO PARK HISTORIC DISTRICT**  
**WESTWARD EXPANSION DESIGNATION REPORT**

**PREPARED BY**  
**CITY OF MIAMI BEACH PLANNING DEPARTMENT**

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**FLAMINGO PARK HISTORIC DISTRICT**  
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## I. REQUEST

On January 28, 2009, the City Commission considered and voted on the possible westward expansion of the Flamingo Park Historic District South of 8<sup>th</sup> Street to include the area between 6<sup>th</sup> Street and 8<sup>th</sup> Street, on the east side of Alton Road. With all members present, the City Commission voted unanimously (7 to 0) to approve the designation as recommended by the Historic Preservation Board.

On September 23, 2008, the Planning Board considered and voted on the possible westward expansion of the Flamingo Park Historic District to include the area between 6<sup>th</sup> Street and 8<sup>th</sup> Street, on the east side of Alton Road. With six members present and one absent, the Planning Board voted to recommend designation of only the area between 7<sup>th</sup> Street and 8<sup>th</sup> Street, as recommended by staff.

On August 12, 2008, the Historic Preservation Board reviewed the designation report and approved a motion (5 to 1; 1 absent) to recommend approval of the designation of the proposed Flamingo Park Historic District Westward Expansion on the east side of Alton Road from 6<sup>th</sup> Street to 8<sup>th</sup> Street.

On May 13, 2008, the Historic Preservation Board held a meeting to consider whether to proceed with the designation process and extend the interim procedures for the issuance of a demolition permit, as more specifically set forth in Section 118-591(e), of the City Code of Miami Beach, which went into effect on April 8, 2008 when the Historic Preservation Board directed staff to prepare a designation report for the expansion of the local Flamingo Park Historic District westward to include all properties on the east side of Alton Road between 6<sup>th</sup> Street and 8<sup>th</sup> Street. With five members present the Board voted unanimously to proceed with the designation and extend the interim procedures for the issuance of a demolition permit.

On April 8, 2008, the Historic Preservation Board held a meeting to consider a Preliminary Evaluation and Recommendation Report relative to the westward expansion of the boundaries of the local Flamingo Park Historic District to include all properties on the east side of Alton Road between 6<sup>th</sup> Street and 8<sup>th</sup> Street. At this meeting, where all property owners of record within the proposed district were provided written notice 5 days in advance, the Board directed the Planning Department to prepare a formal Historic Designation Report for the proposed westward expansion of the local Flamingo Park Historic District to include all properties on the east side of Alton Road between 6<sup>th</sup> and 8<sup>th</sup> Streets.

On March 11, 2008, the City of Miami Beach Historic Preservation Board discussed the possible westward expansion of the boundaries of the local Flamingo Park Historic District to include all properties on the east side of Alton Road between 5<sup>th</sup> Street and 7<sup>th</sup> Street. At this meeting, the Board directed staff to prepare a preliminary evaluation and recommendation report for the area located on the east side of Alton Road between 6<sup>th</sup> Street and 7<sup>th</sup> Street, eliminating the area between 5<sup>th</sup> Street and 6<sup>th</sup> Street from further consideration.

On February 12, 2008, the City of Miami Beach Historic Preservation Board discussed the possible westward expansion of the boundaries of the local Flamingo Park Historic District to include all properties on the east side of Alton Road between 7<sup>th</sup> Street and 8<sup>th</sup> Street. At this meeting, the Board directed staff to prepare a preliminary evaluation and recommendation report relative to this possible expansion area. Additionally at this meeting, the Board requested staff to place an item on the March 11, 2008 meeting agenda to consider directing staff to prepare a Preliminary Evaluation and Recommendation Report relative to the possible historic designation of the east side of Alton Road between 5<sup>th</sup> Street and 6<sup>th</sup> Street adjacent to the Ocean Beach Historic District and the east side of Alton Road from 6<sup>th</sup> Street to 7<sup>th</sup> Street adjacent to the Flamingo Park Historic District.

On January 16, 2008, the City Commission considered and voted on the possible westward expansion of the Flamingo Park Historic District to include the area between 8<sup>th</sup> Street and 14<sup>th</sup> Street, on the east side of Alton Road. With all members present, the City Commission voted unanimously (7 to 0) to approve the designation as proposed. In addition, a motion was made to have the Historic Preservation Board consider directing staff to prepare a preliminary evaluation and recommendation report for the possible westward expansion of the historic district to include the block on the east side of Alton Road between 7<sup>th</sup> Street and 8<sup>th</sup> Street by a unanimous vote (7 to 0).

On November 27, 2007, the Planning Board considered and voted on the possible westward expansion of the Flamingo Park Historic District to include the area between 8<sup>th</sup> Street and 14<sup>th</sup> Street, on the east side of Alton Road. With six members present, and one absent, the Planning Board was tied on whether to recommend designation of only the area between 12<sup>th</sup> Street and 14<sup>th</sup> Street (i.e., the bungalow colony area), or the entire area between 8<sup>th</sup> Street and 14<sup>th</sup> Street, as proposed by the Historic Preservation Board.

On September 11, 2007, the Historic Preservation Board considered and voted on the possible westward expansion of the Flamingo Park Historic District to include the area between 7<sup>th</sup> Street and 8<sup>th</sup> Street, on the east side of Alton Road. A motion to include the area between 7<sup>th</sup> Street and 8<sup>th</sup> Street within the proposed historic district westward expansion area failed by a vote of 4 to 3, with no absences. Hence, the Historic Preservation Board recommends the westward expansion of the Flamingo Park Historic District to east right of way line of Alton Road between 8<sup>th</sup> Street and 14<sup>th</sup> Street.

On August 14, 2007, the City of Miami Beach Historic Preservation Board discussed the possible westward expansion of the boundaries of the local Flamingo Park Historic district to include all properties on the east side of Alton Road between 7<sup>th</sup> Street and 14<sup>th</sup> Street. At this meeting, the Board voted to approve the expansion of the historic district boundaries between 8<sup>th</sup> Street and 14<sup>th</sup> Street (5 to 0; 2 absent) and to continue consideration of the expansion of the historic district between 7<sup>th</sup> Street and 8<sup>th</sup> Street to the September 11, 2007 meeting by a separate vote (5 to 0; 2 absent).

On September 12, 2006, the Historic Preservation Board approved a motion (6 to 0; 1 absence) to proceed with the designation process and extend the interim procedures for

the issuance of a demolition permit, as set forth in Section 118-591 (d), of the City Code of Miami Beach.

On September 6, 2006, the City Commission discussed the proposed westward expansion of the Flamingo Park Historic District and took no action to modify the boundaries proposed in the preliminary evaluation and recommendation report.

On July 27, 2006, the Historic Preservation Board reviewed the preliminary evaluation and recommendation report with recommendations prepared by the Planning Department relative to the proposed westward expansion of the Flamingo Park Historic District. The Board unanimously approved a motion (7 to 0) to direct staff to prepare a designation report and schedule a public hearing to consider the proposed historic designation.

On July 13, 2006, the City of Miami Beach Historic Preservation Board discussed the possible westward expansion of the boundaries of the local Flamingo Park Historic District to include all properties on the east side of Alton Road between 7<sup>th</sup> Street and 14<sup>th</sup> Street. At this meeting, the Board directed staff to prepare a preliminary evaluation and recommendation report relative to this possible expansion area, and further directed staff to schedule a special meeting of the Board.

The current western boundary of the Flamingo Park Historic District generally runs along Lenox Court and/or the extension of its centerline from 6<sup>th</sup> Street to Lincoln Lane North, except for the area between 8<sup>th</sup> Street and 14<sup>th</sup> Street where the boundary juts westward to Alton Road, and the area between 16<sup>th</sup> Street and Lincoln Lane North where the western boundary shifts eastward to the centerline of Lenox Avenue, except for Lots 7 and 8 on Block 46, that are included within the historic district. The presently proposed expansion of the District affects the two blocks to the south of the Flamingo Park Historic District Westward Expansion area, adopted by the City Commission on January 16, 2008. The Historic Preservation Board's recommended boundaries would include the two blocks on the east side of Alton Road between 6<sup>th</sup> Street and 8<sup>th</sup> Street. The Planning Board has recommended to include the area between 7<sup>th</sup> Street and 8<sup>th</sup> Street only. At present, there are four (4) structures in the subject two block proposed expansion area. Three (3) of these four (4) structures are considered "Contributing" structures. The balance of these two blocks is characterized by either parking or vacant lots.

**The Flamingo Park Historic District was originally designated by the City of Miami Beach on June 20, 1990, to extend local protection to part of the City that had been placed on the National Register of Historic Places in 1979. The historic district's original boundaries extended roughly from 6<sup>th</sup> Street to South Lincoln Lane and from Washington Court to Lenox Court. On November 4, 1992, the City approved the expansion of the northern boundary of the historic district to North Lincoln Lane, in order to include the properties on both sides of Lincoln Road.**

## **II. DESIGNATION PROCESS**

The process of historic designation is delineated in Sections 118-591 through 118-593 in Subpart B of the Land Development Regulations of the City Code (Chapter 118, Article X, Division 4). An outline of this process is delineated below.

Step One: A request for designation is made either by the City Commission, the Historic Preservation Board, other agencies and organizations as listed in the Land Development Regulations of the City Code, or the property owners involved. Proposals for designation shall include a completed application form available from the Planning Department.

Step Two: The Planning Department prepares a preliminary evaluation report with recommendations for consideration by the Board.

Step Three: The Historic Preservation Board considers the preliminary evaluation to determine if proceeding with a designation report is warranted.

The designation report is an historical and architectural analysis of the proposed district or site. The report:

- 1) describes the historic, architectural and/or archeological significance of the property or subject area proposed for Historical Site or District designation;
- 2) recommends Evaluation Guidelines to be used by the Board to evaluate the appropriateness and compatibility of proposed Developments affecting the designated Site or District; and
- 3) will serve as an attachment to the Land Development Regulations of the City Code.

Step Four: The City Commission is notified of the Board's decision and the initial boundaries proposed for designation. Within 60 days of the vote of the Historic Preservation Board to direct the Planning Department to prepare a designation report, the City Commission may, by a five-sevenths vote, deny or modify the proposed request for designation.

Step Five: The designation report is presented to the Historic Preservation Board at a public hearing. If the Board determines that the proposed site or district satisfies the requirements for designation as set forth in the Land Development Regulations of the City Code, the Board transmits a recommendation in favor of designation to the Planning Board and City Commission.

Step Six: The Planning Board will hold a public hearing on the proposed designation, and shall consider the proposed historic designation as an amendment to the Land Development Regulations of the City Code and, subsequently, transmit its recommendation to the City Commission.

Step Seven: The City Commission may adopt an amendment to the Land Development Regulations of the City Code by a five-sevenths majority vote, which thereby designates the Historic Preservation Site or Historic District after one (1) public hearing for a parcel of land less than ten (10) contiguous acres or after two (2) public hearings for a parcel of land that is more than ten (10) contiguous acres.

### 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 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 proposed Flamingo Park Historic District Westward Expansion is eligible for historic designation 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 district 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 three contributing structures in this two block area, that were constructed in 1947 and 1948, are directly associated with Miami Beach's emerging economic recovery following World War II.
  - (2) **Association with the lives of persons significant in the city's past history;**  
The Ocean Beach Subdivision Addition 3, in which these two blocks are located, is directly associated with the lives of Miami Beach pioneer developers J.E. and J.N. Lummus of the Ocean Beach Realty Co., who platted the very first subdivision on July 9, 1912. J.N. Lummus went on to become the first Mayor of Miami Beach on March 26, 1915, the date the "Town of Miami Beach" was incorporated.
  - (3) **Embody the distinctive characteristics of an historical period, architectural or design style or method of construction;**  
This assemblage of three contributing properties represents the architectural style of the early post-World War II era in Miami Beach. They are noteworthy examples of the Post War Modern style apartment houses that were popularized in Miami Beach with the societal and economic changes following World War II. Not only did building materials and forms undergo changes at this time, but the City also wrestled with zoning variances and later zoning district changes as the era of private estates gave way to multi-family housing for the middle-class. Several of these characteristics are embodied in the design of these three contributing properties located within the proposed westward expansion area from 6<sup>th</sup> Street to 8<sup>th</sup> Street.
  - (4) **Possess high artistic values;**  
By their nature as modest residential structures, these neighborhood buildings are not grandiose, but they reflect the artistic values and design influences of their times and economic means immediately following World War II and accomplished their aim of providing comfortable and affordable housing.
  - (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;**

The proposed westward expansion area contains examples of architecture built after World War II. Henry Hohausser, L. Murray Dixon and Gerard Pitt are three of the prominent post-war architects whose work is represented here.

**(6) Have yielded, or are likely to yield information important in pre-history or history;**

The proposed westward expansion of the Flamingo Park Historic District is significant for its association with the architectural and Post World War II development history of Miami Beach. The three contributing structures were designed in the Post War Modern style of architecture in 1947 and 1948.

**(7) Be listed in the National Register of Historic Places;**

This area is not 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;**

When linked with the existing adjacent Flamingo Park Historic District to the north and east of the proposed expansion area, the area between 7<sup>th</sup> Street and 8<sup>th</sup> Street becomes part of a geographically distinct concentration of small scale multi-family residential buildings. The area between 6<sup>th</sup> and 7<sup>th</sup> Streets contains only one contributing structure near the center of the block, however, and does not possess a significant concentration of historically significant structures.

**(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.**

Although the buildings within the proposed westward expansion of the Flamingo Park Historic District may have been somewhat altered to various extents over the years, they retain a high degree of their original architectural design integrity. Most alterations are reversible, and exterior restoration could be successfully completed, if desired, by following original architectural plans and available historical photographs and/or documentation. Despite existing alterations to these structures, they continue to be representative of the architectural and cultural history of Miami Beach.

#### **IV. DESCRIPTION OF BOUNDARIES**

The currently designated Flamingo Park Historic District is generally bounded on the south by the center line of 6<sup>th</sup> Street, on the west by the eastern right-of-way line of Alton Road (including all of Flamingo Park) from 8<sup>th</sup> Street to 14<sup>th</sup> Street and the center line of Lenox Court as extended, on the north by the center line of Lincoln Lane North as extended, and on the east by the center lines of Collins Court and Collins Avenue.

The westward expansion area of the Flamingo Park Historic District proposed by the Historic Preservation Board is bounded on the south by the center line of 6<sup>th</sup> Street, on the west by the eastern right-of-way line of Alton Road, on the north by the center line of 8<sup>th</sup> Street and on the east by the center line of Lenox Court, which abuts and is contiguous to the western boundary of the Flamingo Park Historic District (see **Map 1**).

The westward expansion area of the Flamingo Park Historic District recommended by Planning Staff is bounded on the south by the center line of 7<sup>th</sup> Street, on the west by the eastern right-of-way line of Alton Road, on the north by the center line of 8<sup>th</sup> Street and on the east by the center line of Lenox Court which abuts and is contiguous to the western boundary of the Flamingo Park Historic District (see **Map 1-A**).

## **V. PRESENT OWNERS**

The property located within the boundaries of the proposed Flamingo Park Historic District Westward Expansion is held by multiple owners.

## **VI. PRESENT USE**

The current uses within the boundaries of the proposed westward expansion area are multi-family residential, religious facilities and private parking lots.

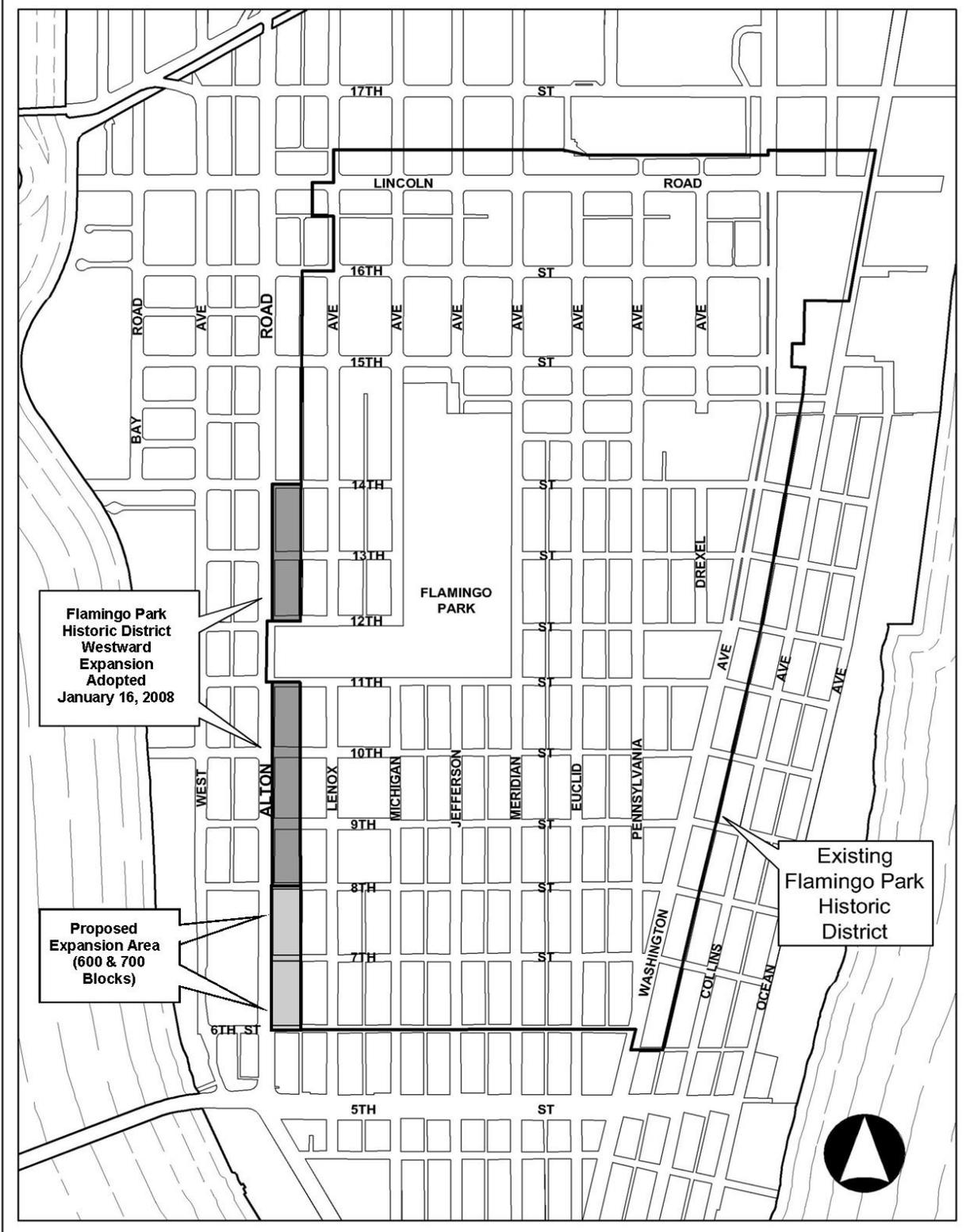
## **VII. PRESENT ZONING**

The established zoning district within the boundaries of the proposed Flamingo Park Historic District Westward Expansion are as follows:

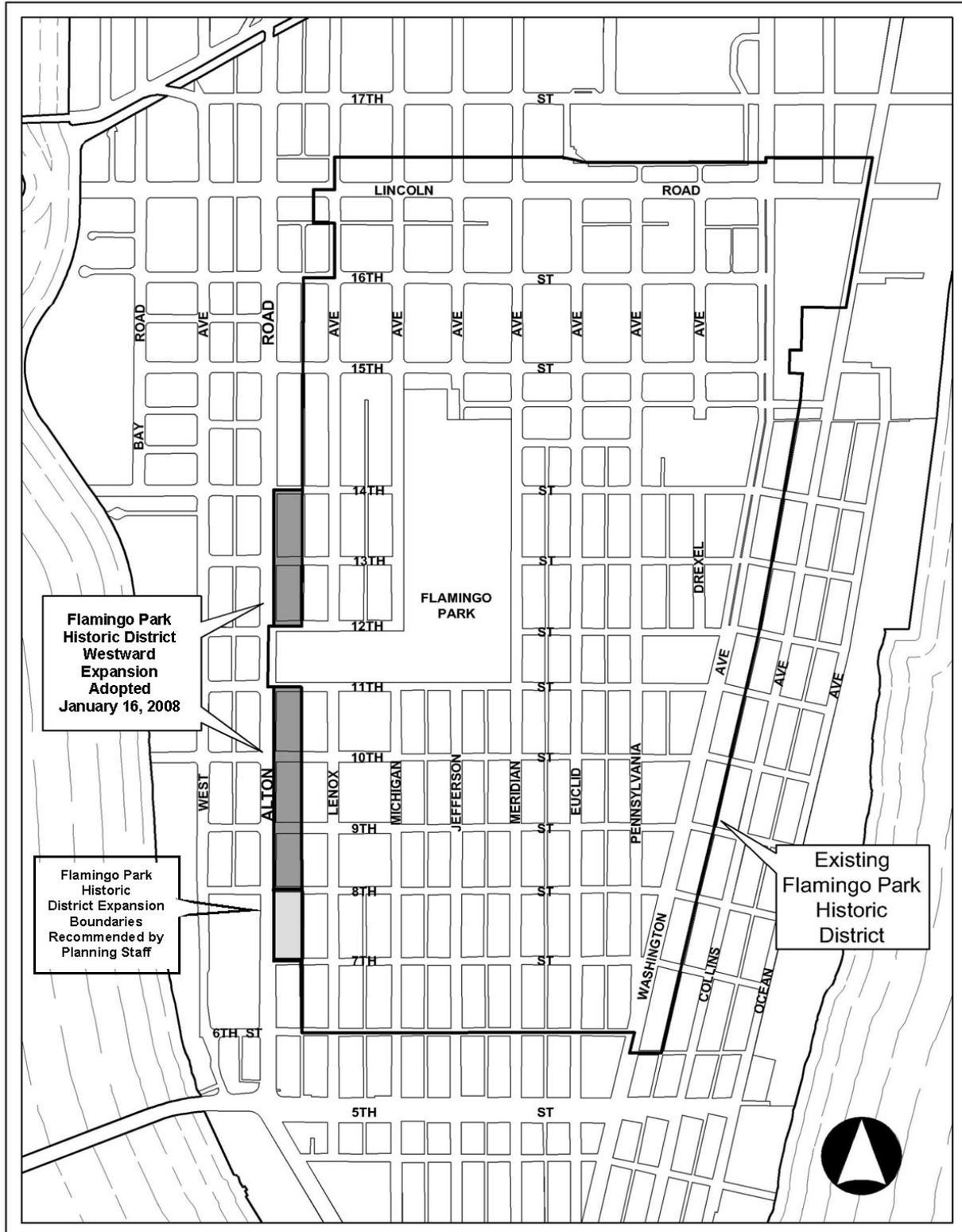
CD-2            Commercial, Medium Intensity

These zoning districts coincide with the boundaries of the proposed westward expansion area. Please refer to the zoning map for more detailed information (**Map 2**).

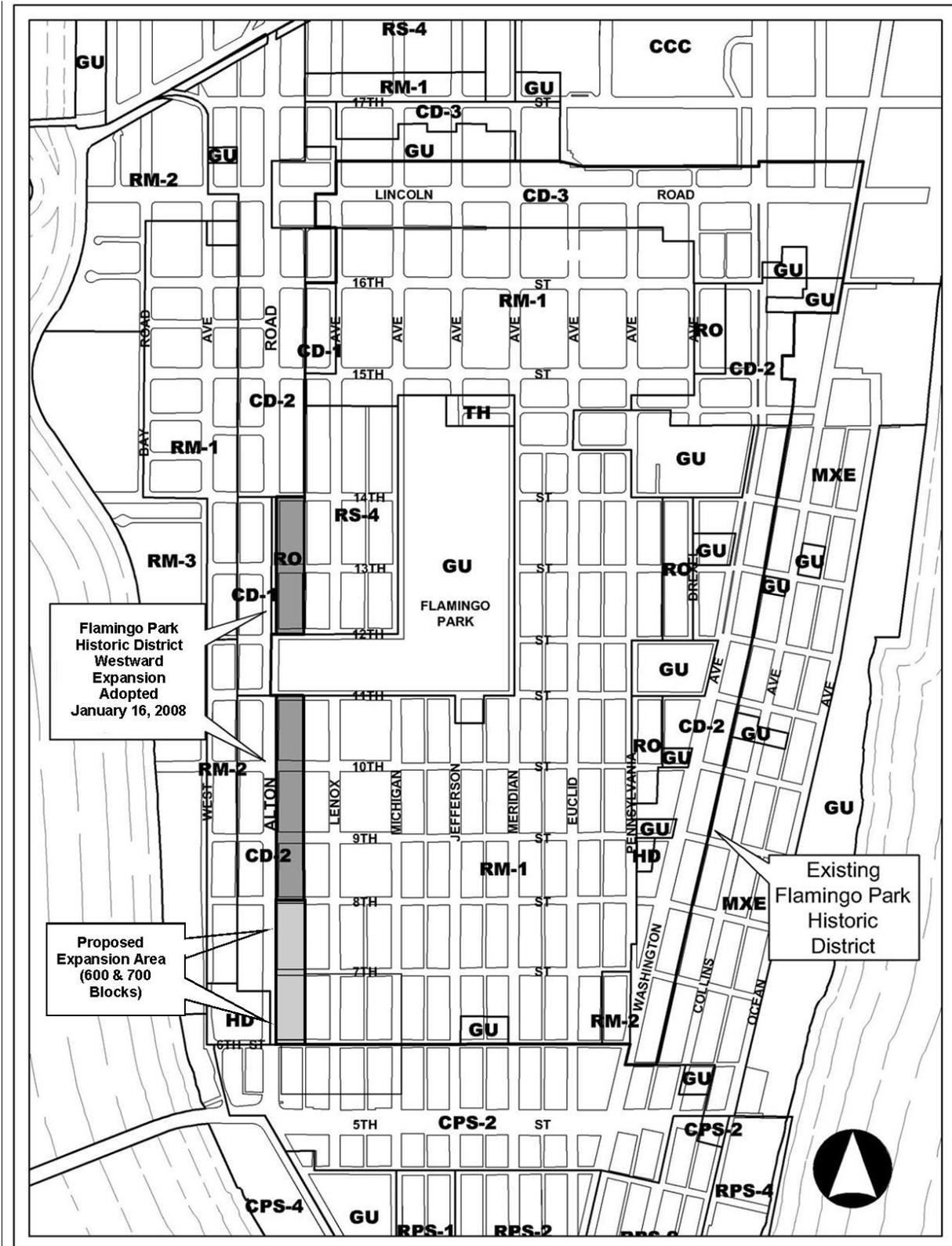
**MAP 1: FLAMINGO PARK HISTORIC DISTRICT WESTWARD EXPANSION PROPOSED BY THE HISTORIC PRESERVATION BOARD**



**MAP 1-A: FLAMINGO PARK HISTORIC DISTRICT WESTWARD EXPANSION  
RECOMMENDED BY PLANNING STAFF**



**MAP 2: ZONING DISTRICTS WITHIN THE BOUNDARIES OF THE FLAMINGO PARK HISTORIC DISTRICT WESTWARD EXPANSION AND SURROUNDING AREAS**



## VIII. HISTORICAL BACKGROUND

The western boundary of the existing Flamingo Park Historic District runs along Lenox Court as extended from 6<sup>th</sup> to 16<sup>th</sup> Streets, except for the 1100 block where the boundary juts out to Alton Road to include all of Flamingo Park. The proposed westward expansion of the district affects the two blocks from the center line of 6<sup>th</sup> Street north to the center line of 8<sup>th</sup> Street, and if adopted, it would bring the western boundary of the district generally out to the eastern right-of-way line of Alton Road continuously from 6<sup>th</sup> to 14<sup>th</sup> Streets. At present, there are 4 structures in the proposed westward expansion area of which 3 structures are considered 'contributing'.

As described in the Flamingo Park Historic District designation report, this land was first platted in 1914 by J.E. and J.N. Lummus as the Third Addition to their Ocean Beach Subdivision, before Miami Beach had yet been incorporated. Much of the actual landmass was created by dredging bay bottom onto the native mangrove swamp. In 1916 the Lummus brothers, in financial straits, sold their property west of Washington Avenue to the Miami Ocean View Company, which included Carl G. Fisher, James Allison, James Snowden, and others. The Lummus brothers were also partners in the company until Newton B.T. Roney bought out their interests in 1921. Also in 1921, the Miami Ocean View Company platted the Lenox Manor Subdivision, which comprised six square blocks, from Alton Road to Michigan Avenue between 8th and 11th Streets. The two blocks of the proposed Alton Road Expansion lie in the in Ocean Beach Addition 3.

The southern end of the Miami Beach peninsula was the first area to be settled, and the completion of the County (now MacArthur) Causeway in 1920 made 5<sup>th</sup> Street a major thoroughfare. Alton Road, said to have been named by Carl Fisher after Alton, Illinois, was a major north-south artery on the west side of the island by the 1920s. The heyday of the Florida Boom came to an end in 1926, when the September hurricane was followed by several years of stagnation. By the 1930s, as the Great Depression began, Miami Beach enjoyed a resurgence of resort development, with the construction of hundreds of modest hotels, apartments, and residences that now comprise the world-famous "Art Deco" District (officially known as the Miami Beach Architectural District on the National Register of Historic Places).

The three (3) preliminarily determined Contributing structures in the proposed Flamingo Park Historic District westward expansion area were all constructed as apartment buildings between 1947 and 1948, representing the early post-World War II eras. The contributing structure at the rear of the lot at 621 Alton Road was designed by L. Murray Dixon in 1948. Gerard Pitt designed 755 Alton Road in 1947 and Henry Hohausser designed 759 Alton Road in 1948.

### **Architect Biographies**

Three of Miami Beach's distinguished local architects are represented in the proposed westward expansion of the Flamingo Park Historic District, including the following:

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. As one of Miami Beach's most prolific architects, his works include:

Victor Hotel	1144 Ocean Drive
Tides Hotel	1220 Ocean Drive
Tiffany Hotel	801 Collins Ave
Marlin Hotel	1200 Collins Ave
Raleigh Hotel	1777 Collins Ave
Ritz Plaza Hotel	1701 Collins Ave

Henry Hohausser (1889-1963)

Born in New York City and educated at Pratt Institute in Brooklyn, N.Y., Hohausser came to Miami in 1932. He was a practicing architect in Miami Beach for over 20 years and was one of the most prolific. His firm designed over 300 buildings in the Miami area and he is "generally credited with being the originator of modernism in Miami Beach."<sup>1</sup> Just a few of Hohausser's buildings in Miami Beach's historic districts are:

Park Central Hotel	640 Ocean Drive
Colony Hotel	736 Ocean Drive
Edison Hotel	960 Ocean Drive
Cardozo Hotel	1300 Ocean Drive
Essex House	1001 Collins Ave

Gerard Pitt (1885-1971) was born in New Rochelle, New York, and graduated from Columbia University in 1907. In his early career he worked in New York City and Detroit. He moved to Miami in 1930 and was in partnership with George L. Pfeiffer, 1940-41. Pitt served as supervising architect for the southeast district of the Florida Hotel Commission from 1935 to 1957.<sup>2</sup> In Miami Beach, he designed dozens of mostly small-scale apartment buildings in Art Deco and Postwar Modern styles from 1940 to the late 1960s, when he was in his 80s. These include:

Lincoln Arms	1800 James Ave.
Miljean	1831 James Ave.
Tropical Gardens	1600 Collins Ave.
Clifton Hotel	1343 Collins Ave.

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<sup>1</sup> Howard Kleinberg, Miami Beach: A History, p. 129.

## IX. ARCHITECTURAL STYLES

Three buildings representing Miami Beach's Post War Modern architectural movement have been identified in the proposed Flamingo Park Historic District Westward Expansion.

### **Post War Modern** (circa 1945 to 1965)

The Post War Modern style in Miami Beach clearly established a path of its own in terms of modern functional simplicity. Essentially the strong design personality of Art Deco, as it evolved over two decades on the Beach, significantly gave way to the dictates of function in the Post War Modern architecture.

Following World War II, hundreds of low-scale apartment houses were built in the Post War Modern style throughout Miami Beach. These apartment buildings commonly featured floor plans that were reorganized from interior double loaded corridors to "open air" verandas or "cat walks" on one side or more. Single block massing remained a dominant characteristic but new functional exterior elements profoundly impacted on design. Overhanging roof plates, projecting floor slabs and ornamental railings became typical of the new "style" along with paired or clustered pipe columns to support them. Roofs were generally flat; however, low-pitched roofs with a flat tile or barrel tile were also utilized.

Low-scale apartment buildings in the Post War Modern style typically featured casement, jalousie or awning windows. Drama was added to the fenestration with flush or projecting boxed windows, wrapping corner windows and eyebrows. Jalousie doors were commonly installed along the open air corridors to enter individual apartment units. Symmetrical open staircases with decorative railings became significant exterior design features. The railings served as the jewelry of the building; they highlighted the open air corridors, balconies and staircases. Wrought iron railing designs commonly used in this style included ribbon, diamond, geometric, floral and swag patterns. Other typical railing materials were metal mesh panels and cast concrete breeze block in elaborate patterns.

Additional design elements and materials were added to the architectural vocabulary, including rounded eaves, rock face feature areas, cast concrete decorative panels, slump block and applied masonry elements denoting marine and nautical themes, such as seahorses and anchors.

## X. PLANNING DEPARTMENT RECOMMENDATIONS

1. **Criteria for Designation:** The Planning Department finds the proposed Flamingo Park Historic District Westward Expansion to be in compliance with the Criteria for Designation, numbers 1, 2, 3, 4, 5, and 6 and partially consistent with criteria number 8, listed in Section 118-592 in the Land Development Regulations of the City Code. Only one of the eight evaluation criteria is required to be satisfied.
2. **Expanded District Boundaries:** On April 8, 2008, the Historic Preservation Board reviewed the preliminary evaluation and recommendation report and adopted the boundaries for the proposed westward expansion of the Flamingo Park Historic District on the east side of Alton Road from 6<sup>th</sup> Street to 8<sup>th</sup> Street (see **Map 1**). (Refer to **Section IV, Description of Boundaries**, for more information.)

Planning Staff, however, recommends the Expanded District Boundaries include the one block area on the east side of Alton Road between 7<sup>th</sup> Street and 8<sup>th</sup> Street (see **Map 1-A**) for the following reasons:

Upon examining the 700 block (between 7<sup>th</sup> and 8<sup>th</sup> Streets) staff noted that this area has a fragile edge on the east side of the twenty foot alleyway (Lenox Court), separating it from the existing historic district, which is comprised of one and two story apartment buildings, gardens and courtyards. Staff believes this delicate edge to the existing historic district warrants the additional protection that could be afforded by expanding the district westward to Alton Road to include the 700 block. Further, two contributing structures are located adjacent to each other at the north end of this block, 755 and 759 Alton Road. When the 700 block is added to the existing historic district it will extend the significant concentration of historic structures southward.

In reviewing the 600 block, however, staff noted that its western side is largely flanked by the overhead exit ramp of the Mac Arthur Causeway, a harsh and cumbersome structure, that obstructs views from the west side of Alton Road to the historic district. Additionally, a twenty foot wide alley separates the proposed expansion area from the western edge of the existing historic district which is largely characterized by four large 3 story apartment buildings adjacent to each other. A two story apartment building is located at the north end of the block and the Catholic Church is located at the south end of the block. Together, these buildings form a robust western edge and logical boundary to the existing Flamingo Park Historic District, on the 600 block. Consequently, due to this condition in conjunction with the fact that there is only one small contributing building near the center of this block, staff does not recommend the inclusion of the 600 block in the expansion area.

3. **Areas Subject to Review:** The Planning Department recommends that the areas subject to review shall include all exterior building elevations and public interior spaces, site and landscape features, public open spaces and public rights-of-way,

and all vacant or parking lots included within the boundaries of the proposed Flamingo Park Historic District Westward Expansion. Regular maintenance of public utilities, drainage, and mechanical systems, sidewalks, and roadways shall not require a Certificate of Appropriateness.

4. **Review Guidelines:** The Planning Department recommends that a decision on an application for a Certificate of Appropriateness shall be based upon compatibility of the physical alteration or improvement with surrounding properties and where deemed applicable in substantial compliance with the following:
  - a. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as revised from time to time;
  - b. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the City Commission;
  - c. All additional criteria as listed under Sections 118-564(b) and 118-564(c) in the Land Development Regulations of the City Code;
  - d. City of Miami Beach Design Guidelines as adopted by the Joint Design Review/Historic Preservation Board on October 12, 1993, amended June 7, 1994, as may be revised from time to time.

APPENDIX I

FLAMINGO PARK HISTORIC DISTRICT WESTWARD EXPANSION  
PROPERTIES LIST

<u>PROPERTY ADDRESS</u>	<u>BUILDING NAME/USE</u>	<u>STYLE</u>	<u>ARCHITECT</u>	<u>BUILT</u>	<u>STATUS</u>	
621	Alton Road (rear of lot 11)	Lots 9, 10: parking lot <b>Lot 11: Religious Offices</b>	<b>Post War Modern</b>	<b>L. Murray Dixon</b>	<b>1948</b>	<b>Contributing</b>
		Lot 12: Parish Hall		Unknown	1969	Noncontributing
633	Alton Road	private parking Lot				
653-663	Alton Road	private Parking Lot				
709	Alton Road	private parking lot				
721	Alton Road	private parking lot				
725-735	Alton Road	"Twin Harbor" apts.	Med-Deco	V.H. Nellenbogen	1936	<b>Demolished, Jan. 2008</b>
745	Alton Road	residence	Mediterranean Revival	A.J. Blackstone	1933	<b>Demolished, Jan. 2008</b>
<b>755</b>	<b>Alton Road</b>	<b>apartments</b>	<b>Post War Modern</b>	<b>Gerard Pitt</b>	<b>1947</b>	<b>Contributing</b>
<b>759</b>	<b>Alton Road</b>	<b>apartments</b>	<b>Post War Modern</b>	<b>Henry Hohauser</b>	<b>1948</b>	<b>Contributing</b>

**APPENDIX II  
FLAMINGO PARK HISTORIC DISTRICT WESTWARD EXPANSION  
CURRENT PHOTOGRAPHS**



621 Alton Road – L. Murray Dixon - 1948



600 Block, Parking Lot



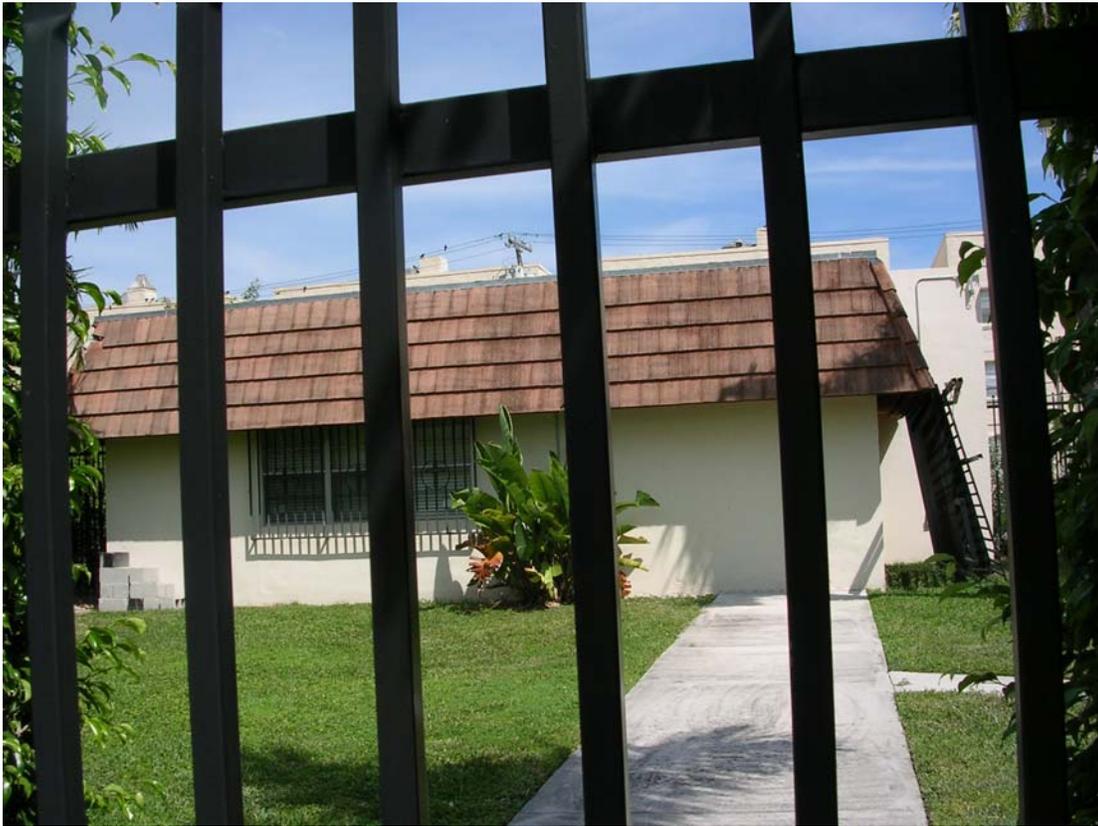
500 & 600 Blocks, Alton Road



600 Block – parking lot



621 Alton Road – L. Murray Dixon - 1948



621 Alton Road – Parish Hall - 1969



709-721 Alton Road – parking lot



725-735 Alton Road - V.H. Nellenboen - 1936

**DEMOLISHED JANUARY 2008**



755 Alton Road - Gerard Pitt - 1947



755 Alton Road - Penny Postmauser - 1940



