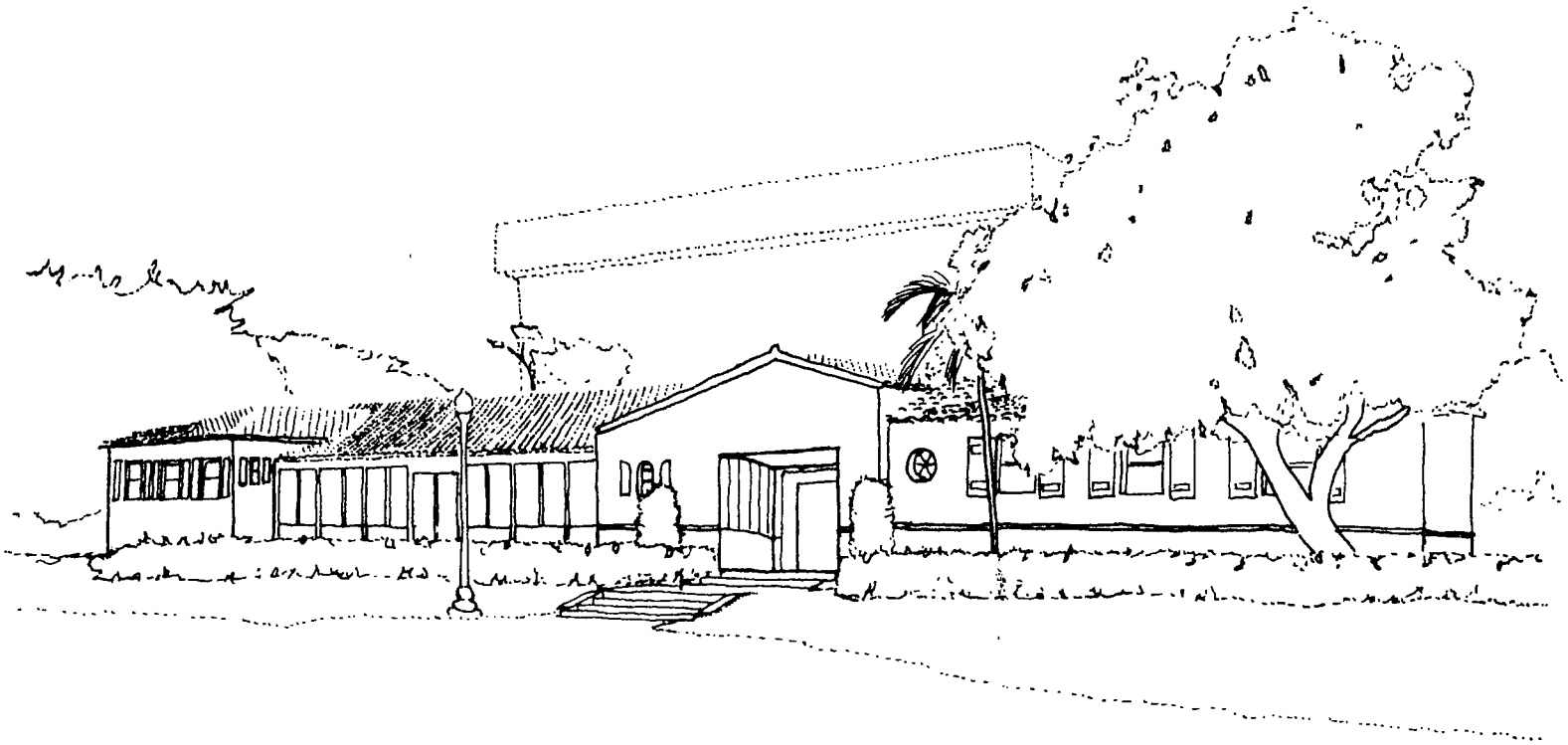
CITY OF MIAMI BEACH

DIVISION OF PLANNING, DESIGN AND HISTORIC PRESERVATION

HISTORIC SITE DESIGNATION REPORT

Miami Beach Woman's Club

2401 Pine Tree Drive



THE REQUEST:

The applicant, the Miami Beach City Commission, is requesting the Historic Preservation Board adopt the attached designation report for the designation of the Miami Beach Woman's Club at 2401 Pine Tree Drive as a historic site (see attached Resolution 94-21117).

DESIGNATION CHRONOLOGY:

April 6, 1994:	The City Commission adopts Resolution No. 94-21117, requesting the designation of the Miami Beach Woman's Club at 2401 Pine Tree Drive as a historic site.
May 12, 1994:	The Historic Preservation Board, upon receipt of the evaluation and recommendation report from the Planning Design and Historic Preservation Division at their regularly scheduled monthly meeting, directs the Division to prepare a formal designation report.
June 22, 1994:	Notice of the July 12, 1994 public hearing is mailed to all property owners within 375 ft. of the subject site.
June 26, 1994:	Notice of the July 12, 1994 Public Hearing is published in the Miami Herald Neighbors Section.
June 27, 1994:	Notice of the July 12, 1994 Public Hearing is posted on the nominated site.
July 12, 1994:	The Historic Preservation Board, at their regularly scheduled monthly meeting, considers a formal designation of the subject site.

GENERAL SITE INFORMATION:

Historic Name:	Miami Beach Woman's Club
Address:	2401 Pine Tree Drive
Legal Description:	Flamingo Terrace Subdivision No. 1 as recorded in the Public Records of Dade County, Florida.
Present Owner:	Miami Beach Woman's Club
Present Occupant:	Miami Beach Woman's Club
Present Use:	Cultural
Present Zoning:	RM-1, Multi-Family, Low Intensity

EXISTING SITE\STRUCTURE:
The subject site consists of one (1), one-story building with an adjacent, grade level parking lot, located at 2401 Pine Tree Drive. The subject structure is composed of CBS stucco and includes a multi-gabled roof with barrel tiles, a recessed front entrance, arched door openings on the east elevation and propertywide landscape (see attached photographs).

HISTORIC STATUS:
The subject property is not within any National Register or Local Historic District and is located to the immediate north of the Museum Local Historic District (see attached location map).

DESIGNATION PROCESS:
Section 19-5.A of the City Zoning Ordinance, as amended, addresses the criteria under which a District or Site may be designated Historic. In this particular instance, the City Commission is the applicant and the first step in the designation process was for staff to prepare an evaluation and recommendation for consideration by the Historic Preservation Board.

At the May 12, 1994 meeting, a majority of the Board directed staff to prepare a formal designation report which satisfies the criteria in section 19-5.B of the Zoning Ordinance and is subject to another public hearing. If the Historic Preservation Board finds that the designation report meets the criteria in section 19-5.B of the Ordinance, a recommendation is then transmitted to the Planning Board and City Commission for final consideration as an amendment to the Ordinance.

EVALUATION OF THE EXISTING STRUCTURE/SITE:
Constructed in 1933 and designed by Russell Pancoast, the subject building is a one-story, CBS structure with an adjacent parking lot. Micro-film data suggests remarkable structural integrity as virtually all of the primary features original to the building have been maintained.

These features include the recessed front entrance, fenestration openings with flanking wood storm shutters, the brick veneer at the bulkhead of the building and arched doorways on the east elevation. However, the arched doorways appear to have been filled-in and the original open screen porch on the south side of the property has been enclosed.

There is a generous amount of landscape area surrounding the property, including palm trees, hedge material and flowering, full canopy trees on the west side, fronting Pine Tree Drive. The adjacent parking lot, to the east of the subject structure, has been fenced in and is in generally good condition. However, the perimeter right-of-way, surrounding the property, is in sub-par condition and in need of repair.

MANDATORY CRITERIA:
The designation of any individual property as a Historic Site requires that said property possess an integrity of location, design, setting, materials, workmanship and association; the following is an analysis of these characteristics:

> The architectural style of the building -- California-Ranch/Mission -- is really a compilation of different architectural vernaculars. Specifically, the subject building incorporates features

and elements unique to the California Ranch/Mission style with the low profile, symmetrical massing, gabled roofs with barrel tile and sparse adornment. It almost has the appearance of a single family residence.

Other features of the building which are unique to this style include arched doorways and an arcade walkway on the east elevation, as well as small window forms throughout the building, with flanking southwest style wood shutters, which beget the intended image of heavy masonry construction. The building also incorporates features specific to the Tropical Art-Deco style including a recessed front entrance, decorative steel front door and a porthole window.

The building is also located within it's original foundation and the only minor alterations over the years have been what appears to be a small exterior addition on the west side of the building in 1936 and the addition of an interior coat, powder and toilet room in 1939. The only major modification to the structure, the enclosure of the screened porch on the south side of the building with jalousie windows, appears to have been done in 1958.

Finally, the subject structure has been owned and operated by the same entity, the Miami Beach Woman's Club, since it's inception on December 15, 1926 and it has functioned solely as a Woman's Club during this time period. Most of the aforementioned physical qualities were original to the building and thus contribute to it's extraordinary integrity in terms of location, design, setting, materials, and workmanship.

As Woman's Clubs have played a pivotal role in the history of small cities and communities throughout the country, the fact that this particular one is still functioning at the same site is a significant contribution to the integrity of the subject site's association with the past. As Carl Fisher said when donating the land for the subject site, "the Miami Beach Woman's Club promotes friendliness, which has a lot to do with the success of this winter"[1].

REVIEW CRITERIA:

The designation of any individual property as a Historic Site also requires compliance with at least one (1) of the following criteria:

1. Association with events that have made a significant contribution to the broad patterns of our history;

2. Association with the lives of Persons significant in our past;

3. Embody the distinctive characteristics of a type, period, or method of construction;

4. Possess high artistic values;

5. Represent the work of a master;

6. Represent a significant and distinguishable entity whose components may lack individual

distinction;

7. Have yielded, or are likely to yield information important in pre-history or history.

The following analysis indicates how the subject site is in compliance with the pertinent review criteria:

Review Criteria No.1 Association with events that have made a significant contribution to the broad patterns of our history;

The Woman's Club donated the use of the land and the building on the subject site for use by the United States armed forces for class room training during World War II.

Review Criteria No.2 Association with the lives of persons significant in our past;

The subject building was designed by Russell Pancoast and the land for the site was donated by Carl G. Fisher. Both of these individuals have a well documented and substantial role in the early history of the City and significantly influenced it's pattern of development.

Review Criteria No. 3. Embody the distinctive characteristics of a type, period, or method of construction.

The nominated site contains a significant structure, which incorporates features and elements unique to the California Ranch/Mission style with it's the low profile, symmetrical massing, gabled roofs with barrel tile and sparse adornment.

Other features of the building which are unique to this style include arched doorways and an arcade walkway on the east elevation, as well as small window forms throughout the building, with flanking southwest style wood shutters, which beget the intended image of heavy masonry construction. The building also incorporates features specific to the Tropical Art-Deco style including a recessed front entrance, decorative steel front door and a porthole window.

Review Criteria No. 7. Have yielded, or are likely to yield information important in pre-history or history.

The Woman's Club itself has had an array of accomplishments since it's inception in 1926 which are an important source of the community's history; these include the following:

a. In 1928, the Miami Beach Woman's Club began operating the City's first library and were responsible, in large part, for it's creation; the Woman's Club operated said entity until the Miami Beach Library and Arts Association was ready to take over.

b. Various welfare and charity activities throughout the decades.

c. From October 14, 1951 until December 23, 1951, All Souls Church held it's services at the Miami Beach Woman's Club, while construction on a permanent parish was being completed.

STAFF FINDINGS:

1. The subject site is in compliance with the criteria for historic designation as listed in the Zoning Ordinance.

2. The preservation of this site will retain a significant historic, architectural and social element of the City.

RECOMMENDATION:

1. Boundaries:	Staff recommends the historic site boundaries be comprised of all property enumerated in the General Site Information section of this report.
2. Areas subject to review:	Staff recommends that all elevations of the subject buildings on site, as well as the parking lot to the east of the building and all interior spaces be subject to review.
3. Review Guidelines:	Staff recommends the United States Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, as amended, as the standard for review of any project within the nominated site.

REFERENCES:

1. The Miami Herald, various dates.

2. The Miami News, various dates.

3. The Miami Beach Times, February 2, 1968.

NOTES:

1. "The Miami Herald", March 15, 1927.

DJG:TRM
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RESOLUTION NO. 94-21117

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA REQUESTING THAT CONSIDERATION BE GIVEN TO DESIGNATE AS A HISTORIC SITE THE MIAMI BEACH WOMAN'S CLUB LOCATED AT 2401 PINE TREE DRIVE, MIAMI BEACH, FLORIDA AND AUTHORIZING THE MAYOR TO EXECUTE AN APPLICATION ON BEHALF OF THE CITY COMMISSION TO BEGIN THE DESIGNATION PROCESS.

WHEREAS, the Mayor and City Commission of the City of Miami Beach appreciate the contribution of the Miami Beach Woman's Club to the cultural history of the City; and

WHEREAS, the City of Miami Beach takes great pride in the preservation of institutions which are important in the study of the history of Miami Beach; and

WHEREAS, the Miami Beach Woman's Club is such an institution in terms of history as well as the architecture and surface materials of the interior and exterior of it's clubhouse; and

WHEREAS, preservation of historically or architecturally significant buildings and sites such as the Miami Beach Woman's Club on the above described property as a public policy of the City of Miami Beach and is in the best interests of it's citizens; and

WHEREAS, pursuant to Subsection 19-5A of Zoning Ordinance No. 89-2665, the Miami Beach City Commission may request consideration be given to designate historic sites and districts located within the City of Miami Beach, Florida by Resolution; and

WHEREAS, pursuant to Subsection 19-5A of Zoning Ordinance No. 89-2665, upon request of the Miami Beach City Commission, the City's Planning, Design and Historic Preservation Division will begin the designation process by preparation of an evaluation and recommendation report for consideration by the City's Historic Preservation Board.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby request that the Historic Preservation Board consider designation of the property located at 2401 Pine Tree Drive as a historic site and authorize the Mayor to execute an application on behalf of the City Commission to begin the designation process pursuant to Subsection 19-5A of Zoning Ordinance No. 89-2665.

PASSED and ADOPTED this 6th **day of** April **, 1994.**

ATTEST:

MAYOR

Richard E Brown

CITY CLERK

FORM APPROVED
LEGAL DEPT.
By
Date 4/5/94

(Requested by Commissioner Nancy Liebman.)

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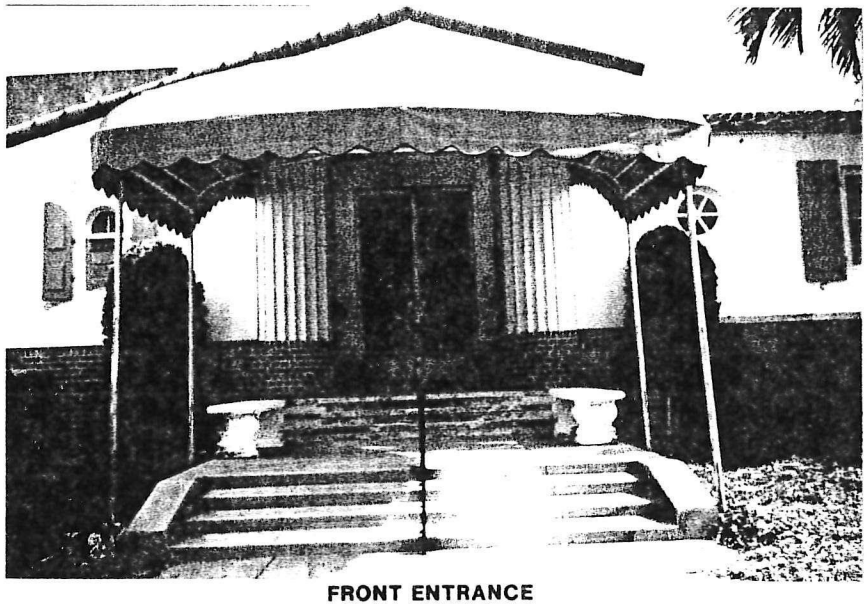
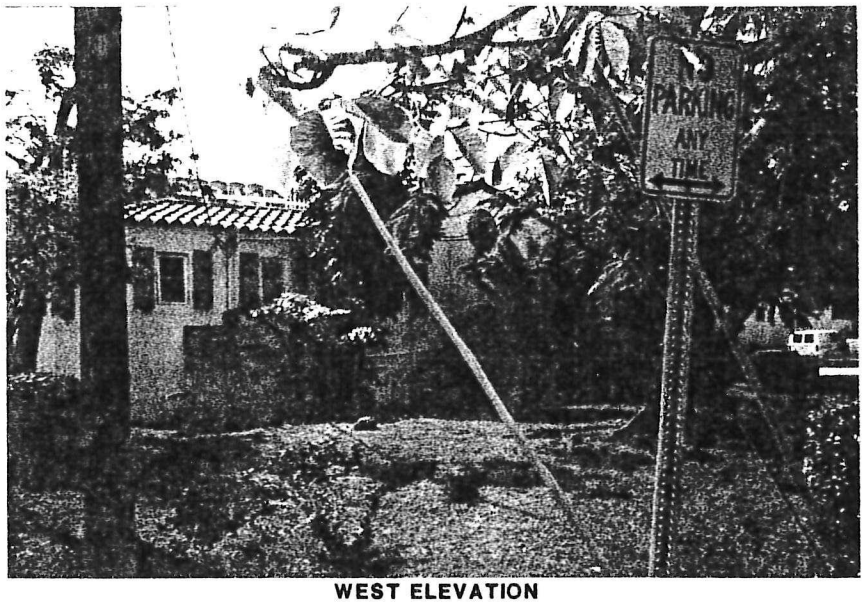
SOUTH ELEVATION

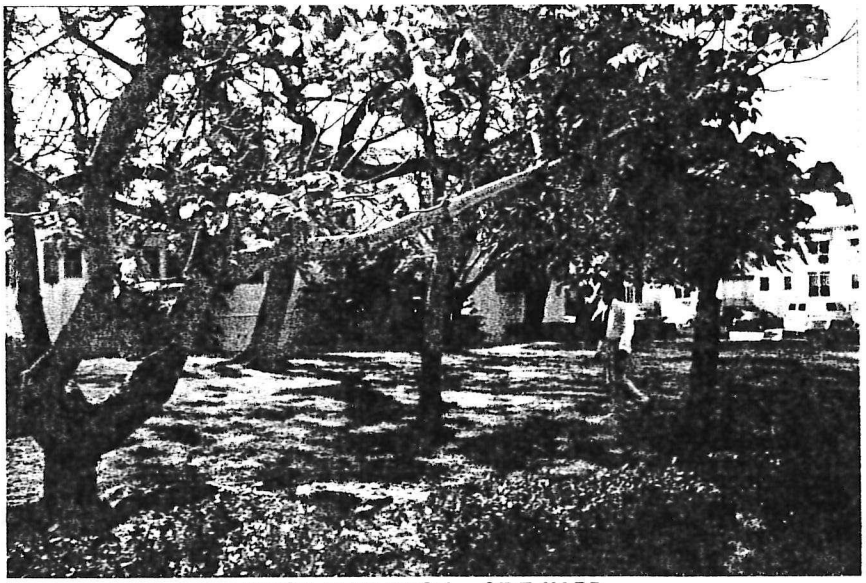


FRONT ENTRANCE

SOUTH-WEST CORNER

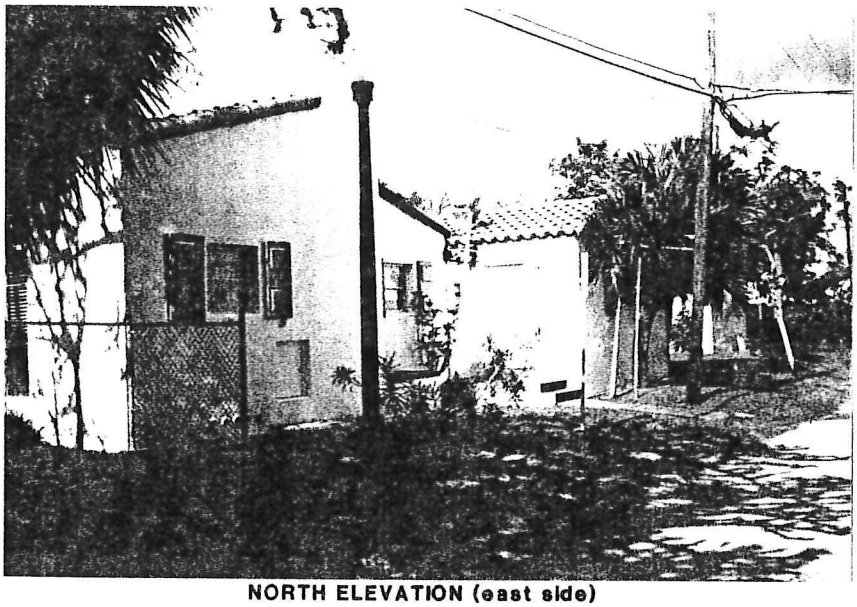


WEST ELEVATION

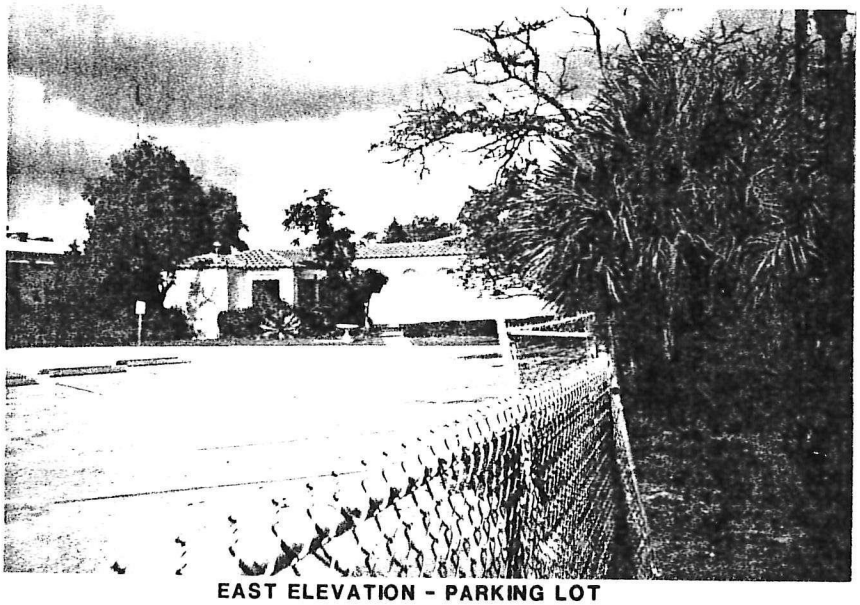


WEST ELEVATION - SIDE YARD

NORTH ELEVATION (west side)

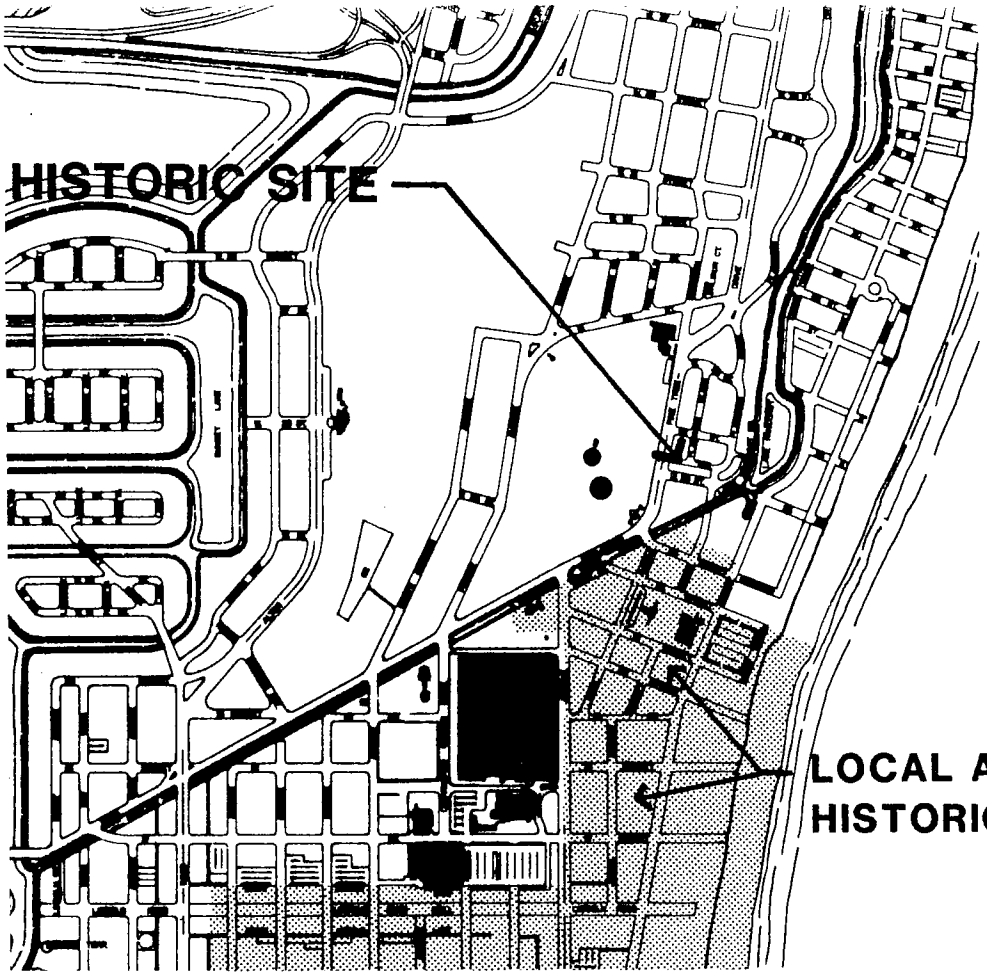


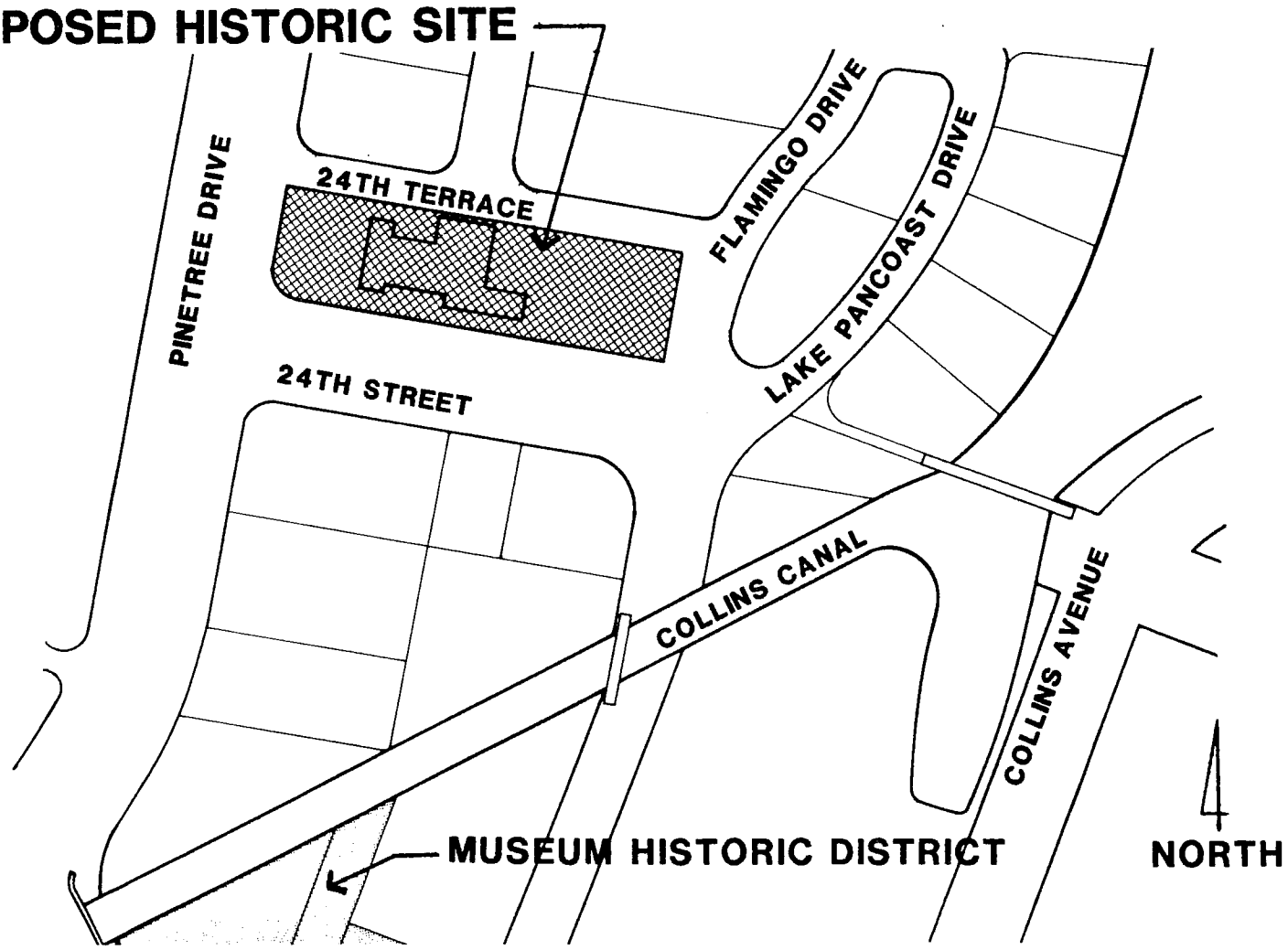
NORTH ELEVATION (east side)



EAST ELEVATION - PARKING LOT

EAST ELEVATION - PARKING LOT


PROPOSED HISTORIC SITE
LOCAL AND NATIONAL
HISTORIC DISTRICTS


PROPOSED HISTORIC SITE
PINETREE DRIVE
24TH TERRACE
FLAMINGO DRIVE
LAKE PANCOAST DRIVE
24TH STREET
COLLINS CANAL
COLLINS AVENUE
MUSEUM HISTORIC DISTRICT
NORTH