

MIAMI BEACH

PLANNING DEPARTMENT

Determination of Architectural Significance

June 28, 2024

David and Allison Pullman
5473 North Bay Road
Miami Beach, FL 33140

**Re: 5473 North Bay Road, Miami Beach
Request for a Determination of Architectural Significance
DRB24-1027**

Dear Mr. and Mrs. David Pullman

Pursuant to your letter and receipt of all the required documentation received in completion on May 30, 2024, the Planning Department has evaluated the subject property at **5473 North Bay Road** to determine whether the existing single-family residence is 'architecturally significant'. This evaluation was done in accordance with the criteria set forth within Section 7.2.2.4(a)(i) of the city's Land Development Regulations.

A comprehensive review of current site photos and all available aerial photographs of the subject residence from 1941 to the present was undertaken to determine the extent of alterations. The following is an analysis of each of the four criteria used to determine if the subject pre-1942 single-family home is 'architecturally significant':

1. The subject structure is characteristic of a specific architectural style constructed in the city prior to 1942 including, but not limited to, Vernacular, Mission Revival Style, **Mediterranean Revival**, Art Deco, Monterey Colonial, or variations thereof.

Satisfied. *The City no longer has the original building card, but the residence is recorded in the Miami-Dade County Property Appraiser as having been constructed in 1925. However, from review of historical photos and current photos, the subject building is characteristic of the Mediterranean Revival Style that was a prominent style in Miami Beach in the 1920's.*



Photo c. 1953 (MDPLS)

2. The exterior of the structure is recognizable as an example of its style and/or period, and its architectural design integrity has not been modified in a manner that cannot be reversed without unreasonable expense.

Satisfied. *The exterior of the structure is recognizable as an example of the Mediterranean Revival style and from the review of aerial photography from 1941, the massing of the home remains nearly intact, with some minor additions added throughout the years. The existing two-story home retains its massing, composed of a primary volume with a parapet roof, a secondary volume with Spanish tiles on its pitched and shed roofs, and an attached single-story volume with terrace on its roof. Typical of this style, the home exhibits eclectic architectural features that are influenced by the Mediterranean coast and are representative of the Mediterranean Revival Style.*



Aerial 1941



Aerial 2024

3. Significant exterior architectural characteristics, features, or details of the subject structure remain intact.

Satisfied. *The subject residence has retained many of the original, key architectural features that are characteristic of the Mediterranean Revival Style. These features include stucco finish, some arched openings, stucco relief details and ornamentation, Spanish-tiled roofs, terra cotta details, an ornate parapet, a tower-like chimney and a second-floor terrace. Additionally, the home has a front entrance that is highlighted by an elaborated stucco surround and decorative tiles.*



West (Front) Elevation



East (Rear) Elevation

4. The subject structure embodies the scale, character, and massing of the built context of its immediate area.

Satisfied. *The La Gorce Golf Subdivision neighborhood has a significant collection of*

single-family homes built from the 1920's through to the 1940's in a varying range of styles. Based upon review of the available documentation and a study of the aerials from 1941 to today, the massing and character of the structure is consistent with the surrounding neighborhood.

Based on the foregoing, the Planning Department has determined that the subject home meets the criteria in 7.2.2.4(a)(i) and, therefore, is 'architecturally significant'. In addition to the aforementioned criteria, the determination of architectural significance was based upon a combination of current site photos, as well as the evidence revealed in the aerial photographs and microfilms of all available plans.

An appeal of this determination may be made to the Board of Adjustment, in accordance with the procedures set forth in Section 2.2.4.7 of the Land Development Regulations.

If you wish to pursue significant additions or alterations to the subject structure or property, it may be eligible to utilize zoning incentives identified under Section 7.2.2.4(a)(iv) provided that the architecturally significant structure is substantially retained and preserved. Please contact Rogelio Madan, Development & Resiliency Officer, at 305-673-7550, in order to determine if such additions and/or alterations require Design Review Board approval or may be approved by Planning staff.

A new State Law (HB 423) went into effect on July 1, 2022. This new law pre-empts local jurisdictions from regulating the demolition of single-family homes with a lowest finished floor below BFE plus 1 foot. The only exception to this are homes designated historic prior to January 1, 2022.

If the lowest finished floor of the subject home is below Base Flood Elevation (BFE) plus one (1') foot, Design Review Board (DRB) review of a replacement home is no longer mandatory. DRB review would still be required for any new structure that includes an understory, or seeks a design waiver or variance.

If you have any further questions or concerns, please do not hesitate to contact either myself or Mr. Madan.

Sincerely,



Thomas R. Mooney, AICP
Planning Director

c: Rafael Granado, City Clerk
Rogelio Madan, Development & Resiliency Officer
Fernanda Sotelo-Chotel, Planning Consultant
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