

**CITY OF MIAMI
PLANNING DEPARTMENT**

Staff Report & Recommendation

To: Chairperson and Members
Historic & Environmental Preservation Board

From: Megan Schmitt
Preservation Officer

Applicant: **Commissioner Ken Russell, District 2**

Subject: **Item No. 1 – Pollard Residence, 3701 Park Avenue**

BACKGROUND:

This is a new application. On May 12, 2016, Commissioner Ken Russell directed Preservation Office staff to prepare a preliminary designation report for the residential structure located at 3701 Park Avenue. The purpose of this preliminary report is to establish if there is sufficient evidence to warrant a more thorough investigation about the significance of this structure.

THE PROPERTY:

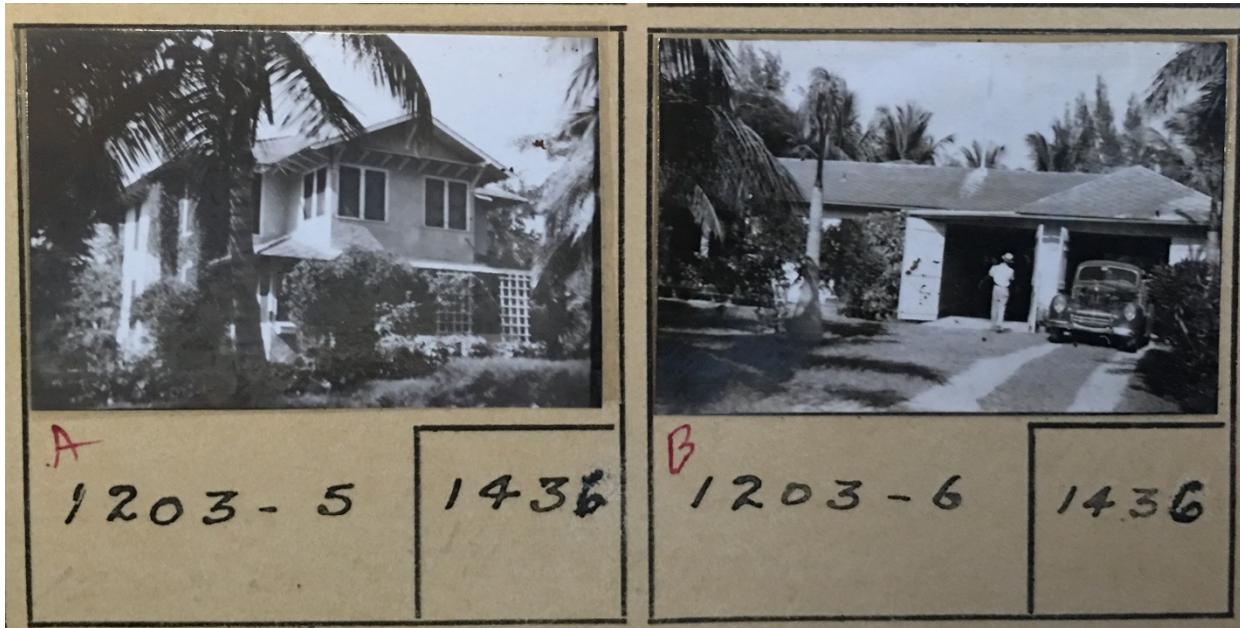
3701 Park Avenue contains two structures on the lot, consisting of the main residence which is a two-story Craftsman Style home and a one-story chauffeur quarters, both constructed in 1916. The main residence contains three bedrooms, two full bathrooms, and one half bath with a large ground level screened-in terrace that is supported by thirteen columns. Commons areas are located on the ground level with sleeping areas on the second level.

The columns that support the rear terrace are rumored to have come from the Royal Palm Hotel, which was demolished in 1930. Due to the lack of the documentation when the hotel was demolished it cannot be proven as to whether or not the columns actually came from the hotel or not. Pictorial documentation of the Royal Palm Hotel shows several styles of columns from the exterior and interior of the hotel, however when comparing the various photographs, there is not a clear match between these columns and the ones that are installed at 3701 Park Avenue.

Structurally the home is wood frame construction with a painted stucco finish on the exterior walls and coral rock stone acting as a base for the front porch and encasing the chimney. Windows in the main house are primarily single-hung in configuration with the original screened-in front porch enclosed with a mixture of fixed and casement windows.

Acting as a sun-shade on the front of the house are Bermuda style shutters that are not original to the home. Located to the rear of the main house is a four-car garage and chauffeur's quarters containing one bedroom and one full bathroom. This structure is also built of wood frame construction but with vertical wood siding rather than stucco, containing primarily casement windows.

PHOTOS:



ANALYSIS:

Constructed in 1916, 3701 Park Avenue is an example of a Craftsman Style residential structure. This residential structure is representative of its time of construction however, it does not rise to the level of architectural significance that is necessary for individual designation. In addition, the research that has been conducted thus far has not yielded the level of information necessary to warrant individual designation. Staff asks that the HEPB direct the Preservation Office to prepare a final designation report to allow additional time for research and outreach to potential sources of historic information.

The property may be eligible for designation under the following criteria as numbered in Section 23-4(a) contained in Chapter 23 of the City Code:

- (1) *Exemplify the historical, cultural, political, economic, or social trends of the community;*
- (5) *Embody those distinguishing characteristics of an architectural style, or period, or method of construction;*

Attached is the preliminary designation report, containing further information regarding the history of this residence.

STAFF RECOMMENDATION:

During the preliminary research, the Preservation Office has not found substantial material regarding the significance of the property. However, the Preservation Office would ask that the Historic and Environmental Preservation Board (HEPB) direct the Preservation Office to prepare a Final Designation report to allow additional time to conduct further research and review materials that may be available through other sources. This will allow staff the time necessary to conduct the further research required to finalize the analysis as to the significance of the structure.