

**CITY OF MIAMI
PLANNING DEPARTMENT**

Staff Report & Recommendation

To: Chairperson and Members
Historic Environmental Preservation Board

From: Megan Cross Schmitt
Preservation Officer

Applicant: **Luiz Roberto Melo, Owner**

Subject: **Item No. 4 – 1015 NW 10 Court**

The applicant, Luiz Roberto Melo, is applying for the demolition of a contributing structure in the Spring Garden Historic District and the construction of a new single family residence.

BACKGROUND: This is a new application.

THE PROPERTY: The subject property is a contributing residence in the Spring Garden Historic District constructed in 1949.

HISTORIC PHOTO:

Not available.

CURRENT PHOTO:



ANALYSIS:

The applicant is proposing to demolish the existing building and to construct a new single family residence. The existing structure appears to be in an advanced state of deterioration, however it is not currently on the City's Unsafe Structures list.

The Preservation Office is once again faced with the difficult task of making a recommendation regarding the proposed demolition of a building within a historic district. This particular property is identified as contributing, and appears to be in a serious state of disrepair. Recent photographs provided by the applicant show extensive roofing and wall material to be missing, thus leaving the structure significantly open to the elements.

Staff is uncomfortable with the situation we find ourselves in, because recommending denial of the demolition could also result in prolonging what appear to be extremely unsafe conditions at the beginning of hurricane season.

Both the 1964 Venice Charter and the Secretary of the Interior Standards for Historic Preservation that were first issued in 1977, state that new construction in historic districts be differentiated from the original historic fabric. New construction projects should not duplicate a style from the past, but should rather compliment with the use of materials found within the district as well as architectural features that are common in the surroundings. Additionally, it is important that new construction projects fit in with the overall sense of scale of the district, and compliments its surroundings with appropriate massing and setbacks.

Staff recognizes the architect's reference to the existing structure in the new design. The rooflines, the slump brick vertical features, and the eyebrow features all seem to allude to the existing structure.

However, staff does have some concerns about the proposal:

- More detailed information about the proposed materials should be provided in the form of manufacturer brochures and/or samples;
- The use of slump brick, stone veneer *and* wood veneer creates a busy appearance throughout the façade;
- The elongated rectangular windows proposed at all four facades are not characteristic of the neighborhood;
- Storefront window system lends more of a commercial feel than a residential one;
- Staff cannot assess the design of the proposed gate at the front of the property due to lack of detail;
- There appear to be discrepancies in the drawings when comparing the plans to the elevations.

Staff believes that prior to approving the demolition of a contributing structure, regardless of how deteriorated it may be, the new design being proposed must be further along in detail than what the applicant has submitted.

STAFF RECOMMENDATION:

The Preservation Office recommends, in accordance with the Secretary of the Interior Standards for Historic Preservation, that the application for the demolition of a contributing structure and the new construction of a single family residence be **Continued**.