
VILLA WOODBINE

2167 SOUTH BAYSHORE DRIVE

Designation Report



City of Miami

REPORT OF THE CITY OF MIAMI PLANNING DEPARTMENT
TO THE HERITAGE CONSERVATION BOARD
ON THE POTENTIAL DESIGNATION OF
VILLA WOODBINE
2167 SOUTH BAYSHORE DRIVE
AS A HERITAGE CONSERVATION ZONING DISTRICT

Prepared by Sarah E. Ector 3-18-88
Historic Preservation Planner Date

Accepted by Arthur W. Rojas
Chairman, Heritage Conservation Board Date

Designated by the Miami City Commission

Ordinance No. _____

Date _____

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I. GENERAL INFORMATION

Historic Name:

Villa Woodbine

Current Name:

Villa Woodbine

Location:

2167 S. Bayshore Drive
Miami, Florida 33133

Present Owner:

William A. Siekman
940 E. College Avenue
Appleton, Wisconsin 54911

Present Occupant:

Unknown

Present Use:

Residential

Present Zoning District:

RS-1.1/1; SPI-3

HC Zoning Overlay District:

HC-1

Tax Folio Number:

01-4115-010-0111

Boundary Description of HC Zoning District:

Lot 25 less the westerly 100 feet lying northerly of Lot 0 and less TAVIA SUB (PB 66-130), and the easterly 25 feet of Lot 0, and the southwesterly 40 feet of the northeasterly 65 feet - of the southeasterly 130.5 feet of the northwesterly 235 feet of Lot 0, all lying northwesterly of S. Bayshore Drive, of the plat of JOHN T. PEACOCK ESTATE, as recorded in Plat Book 2 at Page 12 of the Public Records of Dade County, Florida.

HC Zoning Classification:

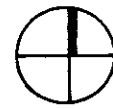
Historic Site

Dade County Historic Survey Rating:

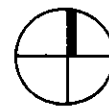
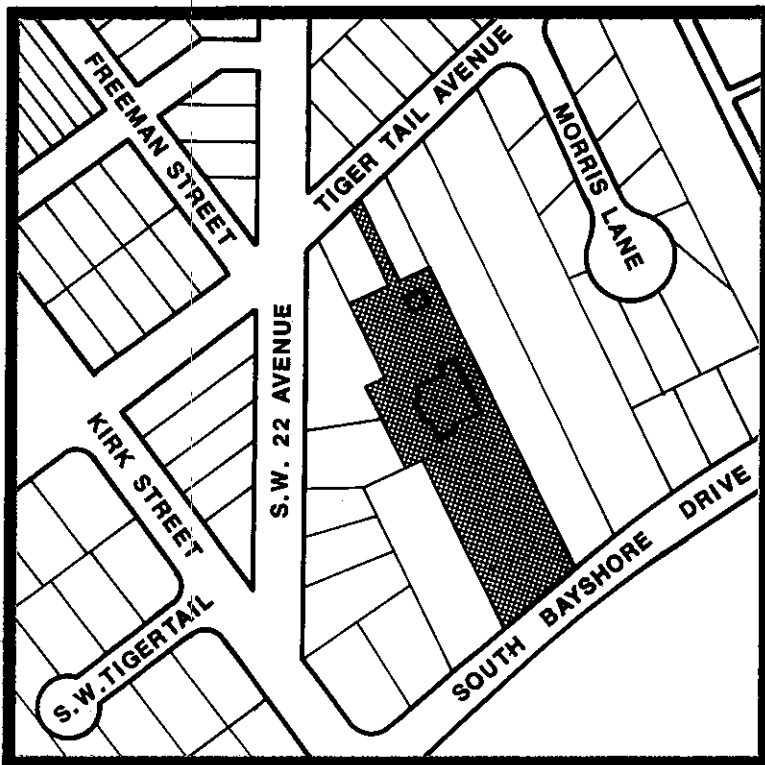
| | |
|------------------------------|---|
| Architectural Significance - | 1 |
| Historical Significance - | 3 |
| Contextual Significance - | 1 |

VILLA WOODBINE

2167 SOUTH BAYSHORE DRIVE



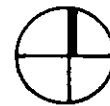
location



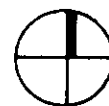
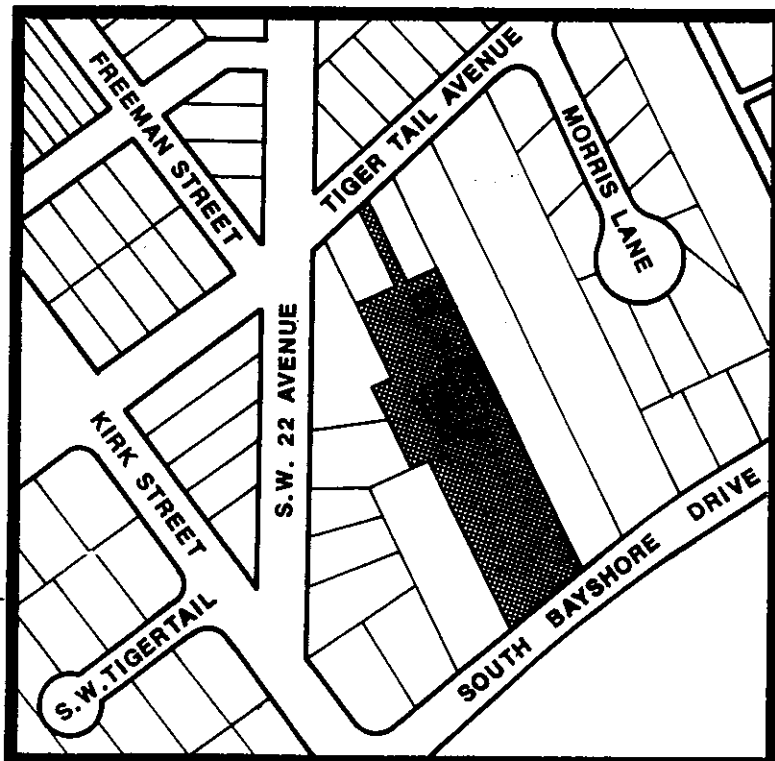
site plan

VILLA WOODBINE

2167 SOUTH BAYSHORE DRIVE



location



site plan

II. STATEMENT OF SIGNIFICANCE

Villa Woodbine is significant as an outstanding example of Mediterranean Revival style architecture and is noted for its design, details, materials, and craftsmanship. Designed by one of Miami's most prominent early architect, Villa Woodbine is a visual landmark in Coconut Grove. Villa Woodbine is also significant as a reflection of the development trends in Coconut Grove during the early twentieth century.

Villa Woodbine was designed by Walter DeGarmo, said to be the first registered architect in the State of Florida. DeGarmo came to Miami in 1904 and designed many of the early public buildings in Miami, Miami Beach, and Coral Gables. He is best known, however, for his residential architecture. DeGarmo worked primarily in the Mediterranean Revival style, adapting each house to its surroundings and the local climate. DeGarmo continued to design in that style into the 1930's, and Villa Woodbine is an outstanding example of his work from that period.

The fine detail and craftsmanship of the house are particularly evident in its arched opening details, wrought iron grille work, and decorative detailing. The building's central courtyard design, wide overhangs, and tall openings represent a significant residential adaptation to the area's climate, while the symmetrical composition and location on the bluff reflect the formal character of the site.

Villa Woodbine also reflects the development trends of Coconut Grove during the first three decades of the twentieth century when wealthy industrialists from the northeast and midwest purchased large tracts of land along Biscayne Bay and built winter homes there. Traces of that era, when large estates lined the bluff along S. Bayshore Drive, has almost disappeared. Villa Woodbine is therefore an important reminder of that period in the City's history.

Villa Woodbine's location on the limestone bluff that follows Biscayne Bay is an area of archeological sensitivity. Both the Indian and early settlers favored this natural feature because of its location near the sea and its protected elevation. The site is therefore likely to yield information important in prehistory and history.

Relationship to Criteria for Designation:

Villa Woodbine is eligible for designation under the following criteria for designation:

3. Exemplifies the historical, cultural, political, economic, or social trends of the community.

Villa Woodbine reflects the developmental and social trends of Coconut Grove during the early twentieth century when wealthy northern and midwestern industrialists bought large tracts of land along Biscayne Bay and built their winter estates there.

5. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

Villa Woodbine is an outstanding example of Mediterranean Revival style architecture and is particularly noteworthy for its arched openings, wrought iron grille work, and central courtyard plan; as well as for its unaltered condition.

6. Is an outstanding work of a prominent designer or builder.

Villa Woodbine was designed by Walter C. DeGarmo, one of Miami's most prominent local architects. Villa Woodbine is one of Miami's most outstanding examples of his residential work.

7. Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.

Villa Woodbine is particularly noteworthy for the excellence of its craftsmanship and detailing, embodied in such features as its arched opening details, wrought iron grille work, and decorative detailing. Its central courtyard design, wide overhangs, and tall openings represent a significant residential adaptation to the area's climate.

9. Because of its prominence or spatial location, contrasts of siting, age, or scale, is an easily identifiable visual feature of a neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city.

Villa Woodbine's prominent location on the limestone bluff overlooking S. Bayshore Drive has made it a visual landmark of Coconut Grove.

10. Has yielded, or may be likely to yield, information important in prehistory or history.

Villa Woodbine is located in an area of archeological sensitivity and is likely to yield important prehistoric and historic information.

III. HISTORICAL INFORMATION

Date of Erection:

1931

Architect:

The architect for Villa Woodbine was Walter C. DeGarmo, one of South Florida's most prominent early architects. A native of Illinois, DeGarmo received a BA degree in civil engineering from Swarthmore University and a BA degree in architecture from Cornell. He worked in New York with John Russell Pope before moving to Miami in 1904.

Builder/Contractor:

The St. John Company, Inc.

Historical Context:

Charles S. Boyd was one of many midwestern industrialists who built winter homes in Miami. Born on November 27, 1871, in Appleton, Wisconsin, Boyd was the founder of the Appleton Coated Paper Company. The company was organized in 1907 and manufactured coated paper. During the early twentieth century, it was the only plant of its kind in Wisconsin. Boyd served as the company's president until his death in 1952.

When Boyd built his winter home in Miami in 1931, he named it after a grade of paper called woodbine enamel.

Villa Woodbine is presently owned by William Siekman, Boyd's son-in-law. Siekman married Boyd's daughter Martha in 1946, and the couple spent winters at the estate. Martha Siekman died in 1981.

IV. ARCHITECTURAL INFORMATION

Description of Building:

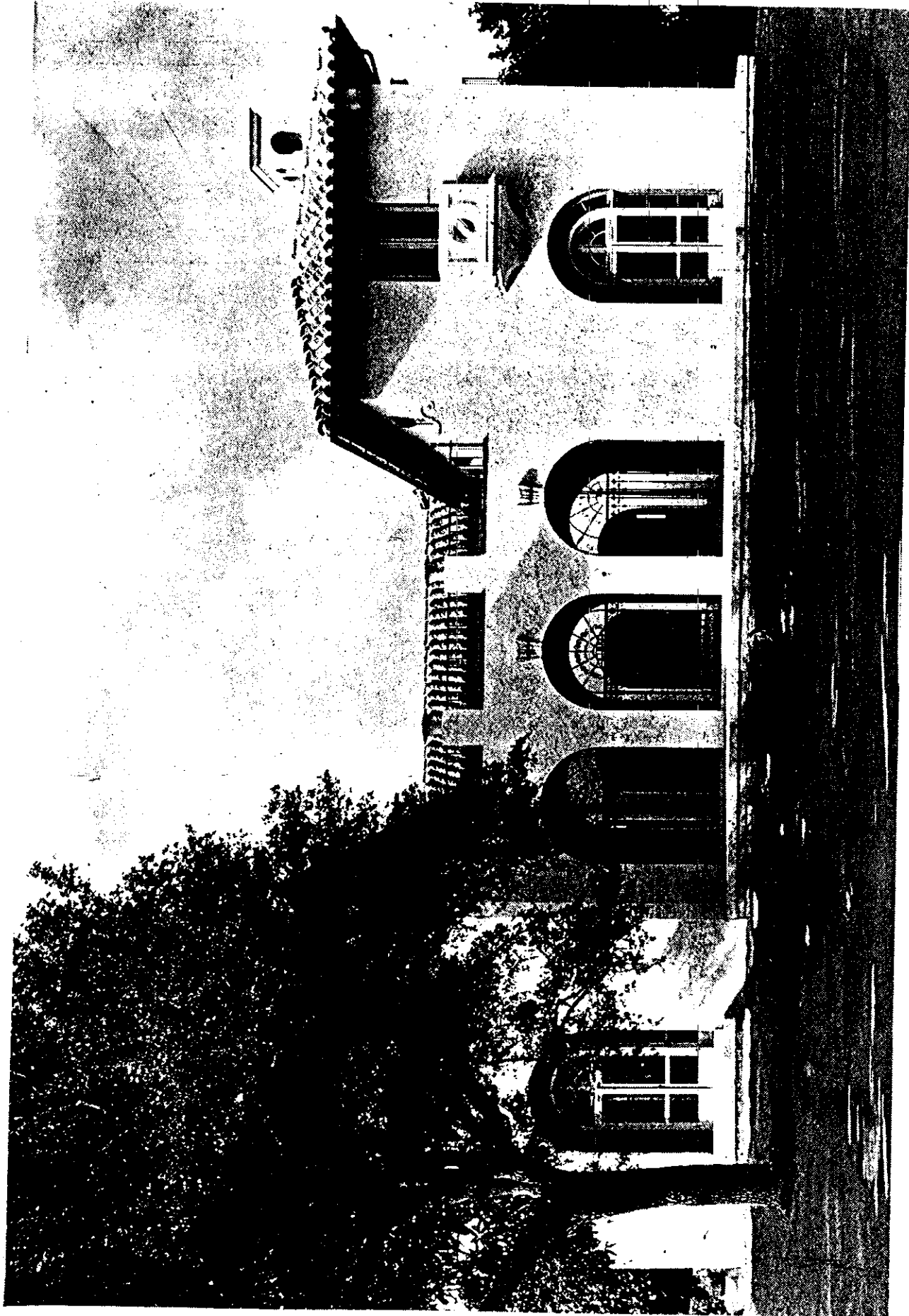
Villa Woodbine is a two story O-shaped structure featuring an open courtyard flanked by symmetrical wings. This concrete building is faced with a smooth stucco finish, and its wings are topped with low-pitched hipped roofs covered with mission tiles. A gable roof connects the two wings at the rear.

The southeast facade faces S. Bayshore Drive and features a series of round arched openings on the first story. Three openings, enclosed by wrought iron grille work and embellished with decorative keystones, lead into a loggia and central courtyard beyond. Each flanking wing contains one arched doorway composed of wood French doors and multi-light sidelights and transoms. Above these doorways are wood casement windows that open onto wrought iron balconies on the southwest wing and a cast concrete balcony on the southeast wing. The main entrance is recessed and is located on the northwest corner of the home. The northwest facade also contains a central entrance embellished with a decorative cast concrete surround. A pergola is located on the northwest corner of the house.

Decorative features on the building include exposed rafters under the wide overhanging eaves, a wrought iron balustrade enclosing the second story open porch, and decorative chimney caps.

Description of Site:

Villa Woodbine is located on an irregular shaped lot approximately 125 feet wide and 500 feet deep. A 12 foot easement provides access at the rear to Tigertail Avenue. The house is sited high on the limestone bluff overlooking Biscayne Bay and S. Bayshore Drive and is set back a considerable distance from S. Bayshore Drive. An oolitic limestone wall surrounds the property. The site, which is heavily wooded on the sides and rear, is accessible through a driveway that abuts the southwest property line. A small building is located at the rear of the property.



Villa Woodbine
2167 S. Bayshore Drive
Southeast (front) facade
c. 1932

(Photo courtesy Historical Association of Southern Florida)

V. PLANNING CONTEXT

Present Trends and Conditions:

Villa Woodbine is one of the few intact estates that remains along S. Bayshore Drive between S. W. 17th Avenue and Aviation Avenue. The majority of estates have been subdivided and/or their historic houses have been destroyed. Villa Woodbine is currently for sale and is subject to intense development pressure. Although the property for sale also includes two additional lots that flank the historic house proposed for designation, the constraints on the development of the site are great because of its configuration.

Villa Woodbine is presently subject to the conditions of the Environmental Preservation Ordinance because S. Bayshore Drive is a Scenic Transportation Corridor. All development activity between S. Bayshore Drive and the front of the existing house is subject to review by the Heritage Conservation Board. The intent of this review is to preserve trees, geological formations, and unique scenic vistas that are of educational or environmental importance to the welfare of the general public and the City as a whole.

Conservation Objectives:

Every attempt should be made to preserve Villa Woodbine, its unobstructed view to S. Bayshore Drive, its limestone bluff, and the major trees on the site, while allowing sensitive development at the rear of the property and on adjoining lots. The City should work closely with a potential buyer to explore every alternative for appropriate development under the Zoning Ordinance.

These conservation objectives can best be achieved by maintaining the present zoning of the property. An HC-1 zoning overlay district will maintain the existing zoning, requiring only the review of physical changes to the property. However, if certain zoning bonuses are subsequently identified that would encourage the preservation of the house and surrounding neighborhood while allowing new development, a change in the HC classification should be carefully considered.

VI. HC ZONING ELEMENTS

Boundaries:

The boundaries of the HC zoning district have been drawn to include only that tract of land owned by William Siekman on which the house sits.

Major Exterior Surfaces Subject to Review:

All four facades of Villa Woodbine shall be considered major exterior surfaces subject to review.

Major Landscape Features Subject to Review:

The major landscape features subject to review shall include the natural limestone bluff, the oolitic limestone wall, and all trees that are subject to the requirements for tree removal permits as set forth in Chapter 17 of the City Code. All applications for tree removal shall be subject to the requirements for Certificates of Approval and shall be reviewed by the Heritage Conservation Officer and/or Heritage Conservation Board.

Because of the potential archeological significance of the site, any development activity, excavation, or tree removal shall be preceded by a professional archeological survey. This survey shall be coordinated with the Dade County archeologist. If significant areas are uncovered, conditions for mitigation shall be included as part of the Certificate of Appropriateness.

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