

EXHIBIT "A"

The Wharton-Bauder Residence

1695 Tigertail Avenue

Final Designation Report



Historic and Environmental Preservation Board



City of Miami

REPORT OF THE CITY OF MIAMI
PRESERVATION OFFICER
TO THE HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD
ON THE DESIGNATION OF THE
WHARTON-BAUDER RESIDENCE
AS A HISTORIC SITE

Prepared By: Wendy Sczechowicz
Special Projects Specialist

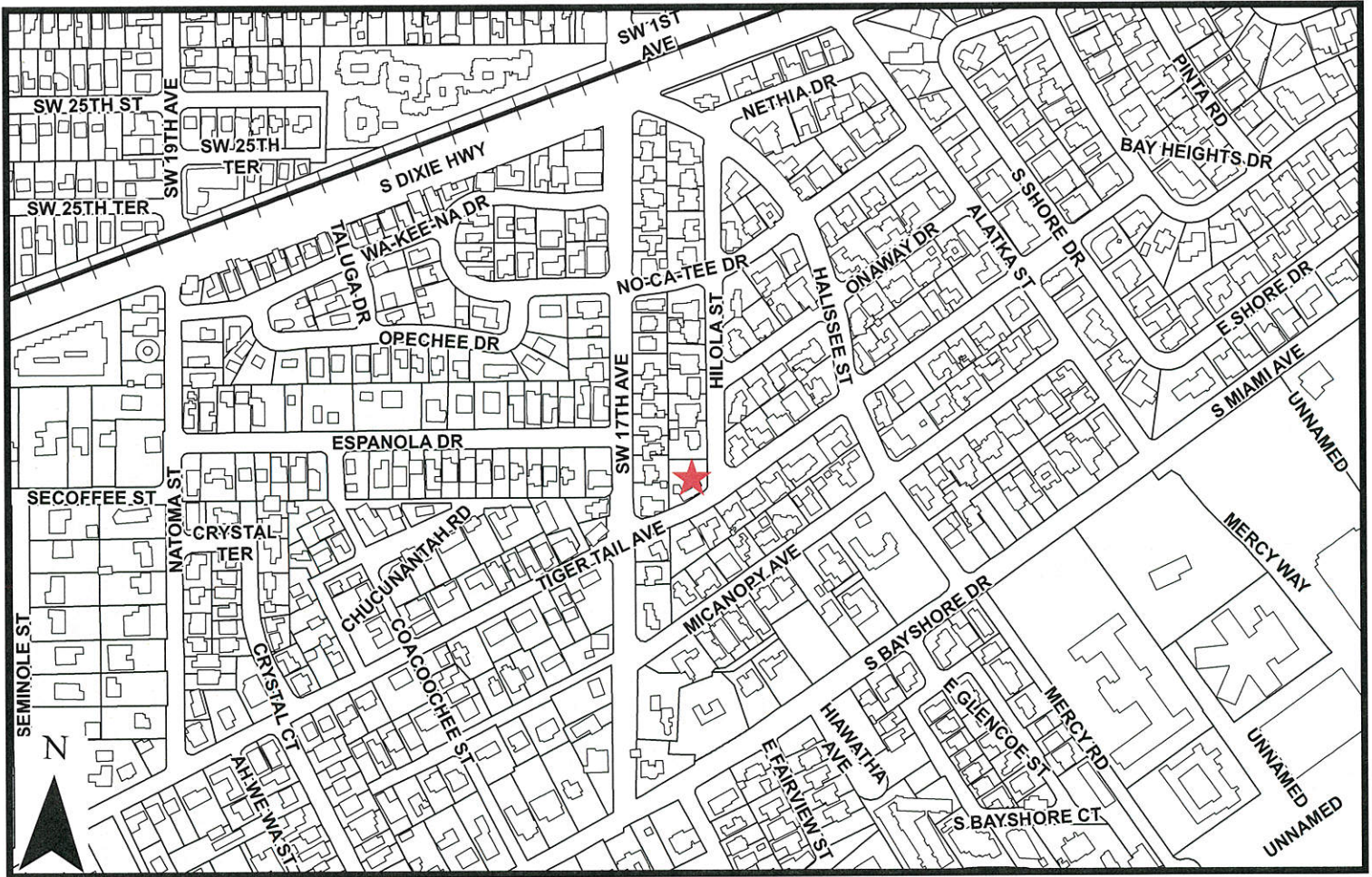
Reviewed and Edited By: Vickie Toranzo
Historic Preservation Planner
&
Warren Adams
Historic Preservation Officer

Passed and Adopted On: 9/19/17

Resolution Number: HEPB-2-17-044

Preservation Officer's Signature: W. Adams

1695 TIGER TAIL AVE



Contents

I.	General Information	5
II.	Preliminary Statement of Significance.....	6
III.	Description.....	11
IV.	Application of Criteria.....	12
V.	Planning Context.....	14
VI.	Bibliography.....	15
VII.	Photographs.....	17

I- General Information

Historic Name:

Wharton-Bauder Residence

Current Name:

Wharton-Bauder Residence

Date of Construction:

1940

Location:

1695 Tigertail Avenue

Present Owner:

Albert J. Cabrera

Present Use:

Private Residential

Zoning:

T3-R

Folio No.:

01-411-400-901-10

Boundary (Legal Description):

NATOMA MANORS PB 24-13 LOT 12 BLK 2 & S57 1/2FT LOT 13 BLK 2 PB 39-25
LOT SIZE 90.000 X 110 OR 17473-3901 24551-0337 1096 4

Setting:

The home is located on Tigertail Avenue, between SW 17 Ave and Hilola St.

Integrity:

The house has not been subject to major alteration.

II- Statement of Significance

Architect(s): Robert Fitch Smith

Constructed in 1940. The home at 1695 Tigertail Avenue was originally built for John Francis (J.F.) Bauder and his wife, Mildred Wharton Bauder. J.F. Bauder was the City of Miami's Dock master and the Superintendent of the City Yacht Basin. He was instrumental in the development of Maritime interests in Miami.

Coconut Grove

Coconut Grove is a uniquely situated area along Biscayne Bay and whose incorporation predated the story of the City of Miami. The settlement of the area began in 1846 when it was first surveyed and flourished even further once the United States implemented the "Homestead Act" in 1862 which granted 160 acres of land to men willing to live on the land for at least five years.¹

One of the most prominent early citizens of Coconut Grove, Ralph Munroe, was a resident of Staten Island, New York. Munroe began coming to the area in 1877 and then encouraged his friends to visit and move to the area that was growing both touristically and agriculturally. In 1910, a booklet was even published by the Coconut Grove Development Company, Inc. as a way to specifically entice wealthy northerners to move to and invest in Coconut Grove. The booklet included detailed information pertaining to the climate, landscape, the ability to grow certain fruits, as well as the description of costs to construct a home and profits to be made through the sale of land and fruits.²

Due to these efforts and the overall attractiveness of the area, Coconut Grove prospered and was incorporated as a city in 1919 until 1925, when it was annexed to the City of Miami. The area experienced exponential growth with the construction of residential homes, a number of large estates, as well as the formation of the downtown core.³

Natoma Manors was platted in June 22, 1925. Natoma Manors was founded by Carter Realty Company president E.J. Carter and his brother, W.T. Carter. The company bought the land from the Brickell family in 1923. The Brickells bought the land with the intent to develop the city of Miami. The family was instrumental in the early planning and development of the city, and are noted in transforming the city from a small homestead into a prospering city. William Brickell and Julia Tuttle are credited as founding the city of Miami. Natoma

¹Trisha Logan, "Frantz Residence" Designation Report, April 7, 2015 p.11.

² Ibid.

³ Ibid.

Manors subdivided lands are described as Blocks 68, 69, 70, 71 and 72, between Sidney St and the F.E.C. Railway, and Osceola Road and the Deering Estate⁴. Over half of the lots were sold during the building boom of 1926. The homes on the lots were advertised as following the "modern trends in architecture" and for being very close to Downtown Miami. The properties were sold as having "unusually large lots⁵". The current boundary is S.W. 17th Avenue on the west, Micanopy Avenue on the south, S.W. Alarka Street on the east, south side of S Dixie Highway on the north.

J.F. Bauder

By 1928, three years after moving to Miami, Bauder had become the dock master for the City of Miami's yacht docks. In this position, he was responsible for the safe mooring of all marine vessels within the dock⁶. By 1930, he had been promoted to the superintendent of the city's yacht basin. During his time as superintendent he was successful in getting additional dock space to accommodate the increase in the amount of yachts coming to Miami⁷. This additional dock space allowed for a 23 1/3% increase in the number of yachts with visitors coming from as far as the Northeast⁸.

J.F. Bauder was extensively involved in the South Florida community. He was a member of the Marine Association of Miami, the Harvey Seeds American Legion Post #29, the Propeller Club, the Miami Beach Kiwanis Club and a founding member of the Miami Yacht Club. Additionally, he was an officer of the Florida East Coast Yachting Association⁹. During his membership, the American Legion Club sold 37 acres of their land to the City of Miami to be used as a park¹⁰. This park is now the locally designated historic site known as Legion Park. The Propeller Club is still active in Miami-Dade County, and on its webpage it states that they are dedicated to the promotion of maritime trade and related businesses within Miami¹¹.

In 1927, he became one of the founding members of the Florida Boat Racing Association. The organization is still active, but is now known as the Miami Yacht Club. The club has spent the last 80 years promoting maritime interest in Key

⁴ Coconut Grove Engineers, "Natoma Manors A Resubdivision of Blocks 68-69-70-71 & 72 of Flagler in the Town of silver Bluff Dade County Florida," Plat 24-13.

⁵ Ibid.

⁶ More Yachts Mean More Cash in Miami: Pleasure Craft Will Use East Coast Canal in Making Trips North The Miami Herald, Miami, Florida, June 21, 1928 p. 5 .

⁷ Yacht Dockage Urged by Bauder, The Miami Herald, Miami, Florida, May 6, 1930 p.2.

⁸ Ibid.

⁹ Services Today for J.F. Bauder, *The Miami Herald*, Miami, Florida, March 21, 1977 p. 4B.

¹⁰ Logan, "Legion Park" Designation Report, p.11.

¹¹ Propeller Club – Port of Miami. "Welcome." 2016, Accessed July 6, 2017. <http://www.propellerclubmiami.org/index.html>.

Biscayne Bay by teaching members of the community how to sail. Some of the individuals they taught went on to compete in the Olympics¹².

In 1938, J.F. Bauder co-founded the Nikko Sightseeing Boat Company in Miami Beach [Fig. 1]. For \$1, the boats took passengers up Indian Creek into Biscayne Bay at La Gorce Island, and sailed down to Star Island before returning through the North Bay Route¹³. The tour route took passengers to see "Millionaire's Row", where they saw the Flagler Monument, Vizcaya, and the Seaquarium. J.F. Bauder sold his part of the company in 1958.

The Wharton-Bauder Family in South Florida

At the urging of Mildred Wharton- Bauder's uncle, Frank H. (F.H.) Wharton, J. F. Bauder and his wife moved from Ohio to Miami in 1925. In 1926, the couple had their only child, Frederick Bauder. The home they built is located within the Natoma Manors subdivision [Fig. 2], and was designed by Robert Fitch Smith in 1940.

Arriving in the city in 1897, F.H. Wharton was one of Miami's first settlers. During his time in Miami, he had a noted long career working for the people of Miami. During his career he served as city councilman from 1903 to 1907, the fifth mayor for the City of Miami from 1907 to 1911, and a city councilman once again from 1915 to 1917¹⁴. Between the years of 1921-1927, he served as the first city manager, and in 1930 he once again held this position.¹⁵ [Fig. 3]. In 1921, he began a two-year term as an appointed member of the city's Civil Service Board for the City of Miami¹⁶. On his 56th birthday, the Miami Herald celebrated his service to Miami in its "epochal development¹⁷".

Upon moving to Miami, Mildred Wharton-Bauder became an active member within the community. She was a member of the Miami Women's Panhellenic Association. The organization, which is still active today, consists of women who are connected through their collegiate sororities. Through their philanthropic efforts and cultural events, they work to improve the city. During her membership, she was elected as the corresponding secretary and took part in a fund-raising bridge tournament, the proceeds of which, went to scholarships for young women. In 1938, she co-hosted the Burdines' College

¹² Ibid.

¹³ "Nikko, The Trip Beautiful." Miami Heritage. August 16, 2008, Accessed August 1, 2017.

<https://miamiheritage.org/2008/08/16/nikko-the-trip-beautiful/>

¹⁴ Wharton is 56 Today, The Miami Herald, Miami, Florida April 11, 1926, p. 87.

¹⁵ Eight Former Living Mayors to Join Miami's 47th Birthday Celebration, The Miami Herald, Miami, Florida, 07/25/1943 p. 10A

¹⁶ Miami's First Mayor and Former Mayor Wharton Will Work With J.C. Knight; The Miami Herald, Miami, Florida, October 5, 1921, No 314 p. 1

¹⁷ Wharton is 56 Today, Miami Herald, p. 87.

Shop, an event that helped women with purchasing clothing prior to starting their academic careers¹⁸.

J.F. Bauder passed away in 1977, leaving behind his son and wife. Mildred Wharton Bauder passed away on December 10, 1995. The family home served as their son's winter vacation home until his passing in 2009. Ownership of the residence was passed onto his daughter, Page Wharton Bauder. The Wharton-Bauder family owned the property for seventy-seven (77) years. In 2017, the property was sold.

Robert Fitch Smith

Robert Fitch Smith was born on July 1st, 1894 in Fremont, Ohio. He graduated from Western Michigan University with a degree in industrial arts. In 1930, Fitch Smith graduated with a Bachelor of Arts degree at the University of Miami. This was followed by a Bachelor of Architecture in 1931. Later, he took courses in architectural design at Columbia University and at the Carnegie Institute of Technology. For three years, he taught architecture at the University of Miami. In 1960, he was a fellow of the American Institute of Architects. He went on to serve as the Chairman of the Regional Planning Board of Dade County, Executive Director of the Coordinating and Planning Committee of Dade County, among other roles.

Smith designed the historic "Java Head," in Edgewater, owned for many years by Jim Jude, the doctor who developed CPR. He also designed the elegant Montgomery Estate, which now serves as the Montgomery Botanical Center in Coral Gables¹⁹. He designed numerous houses in a "tropical colonial" style. Smith also designed: the locally designated Bay Oaks Home for the Aged; the Miami Biscayne Plaza Shopping Center, Miami's first suburban strip shopping center; the University Baptist Church of Coral Gables; Shenandoah and Westminster Presbyterian Churches; North Hialeah Methodist Church; the Museum and Garden House at the Fairchild Tropical Garden; and the National Register-listed "Thomas Arden "Doc" House" in South Miami.

The Wharton-Bauder house is representative of Smith's adaptation Colonial Revival architecture and is a good example of the Colonial Revival style of architecture in Miami. It utilizes techniques and construction methods to adapt to the hot tropical climate of South Florida. There are large windows

¹⁸ Burdine's 1938 College Shop Opens Tomorrow, The Miami Herald, Miami, Florida, August 07, 1938 p. 10A

¹⁹ Howard Cohen, "Miami Doctor James Jude, who pioneered CPR, Dies at 87." The Miami Herald July 28, 2015, accessed August 1, 2017, <http://www.miamiherald.com/news/local/obituaries/article29237104.html>

throughout the exterior of the structure that are meant to catch breezes and cool down the house. Details such as the the decorative entry portico, 6/6 divided light windows, and shutters all contribute to the house's architectural significance. The house was kept well-preserved by its owners and has not suffered any major alteration.

The residence is featured in the Robert Fitch Smith photograph collection at the Library of Congress [Fig. 4]. In the image we can see Mildred Wharton Bauder sitting in a telephone nook through the living room.

III – Description

Architectural Description

The home is Colonial Revival in style that has been adapted to the South Florida climate. The design of the Wharton-Bauder Residence has a mostly symmetrical front façade with a Florida room set off to the east that has wooden jalousies. The house retains both the original floor plan and exterior details. Walls are masonry with smooth stucco, with a light quoining detail along the corners [Fig. 5]. The roof is hipped with clay tiles. All of the wood windows and doors appear to be original. On the north-side of the building is a chimney that rises above the roof line.

The front entrance is centered on the south side of the structure. The entrance contains a curved hip-roof portico with decorative iron work pilasters that opens up onto a two-step, brick stoop. To the west of the structure is a detached, two car garage [Fig. 6]. To the back of the structure, on the north side is a porch. The windows are a mixture of single-hung 6/6 and 4/4 with muntins, flanked by louvered shutters [Fig. 5]. The second floor windows are bounded on the bottom by raised plaster scoring [Fig. 5]. The front door is an 8 - panel wood door with glass behind a screen door. On either side of the door are fixed sidelights, subdivided into 6 panes by horizontal raised-profile Muntins [Fig. 7].

The interior of the residence features woodwork moldings [Fig. 8], a fireplace mantle with marble hearth [Fig. 9], and original light fixtures [Fig. 8]. The floor is Red Oak throughout the house, with Dade County Pine under the kitchen floors. The floor plan for the first floor contains a dining room, kitchen, bedroom with built-in scalloped edge bookcases [Fig. 10], and a full bath. The second floor has two bedrooms and another full bath.

IV - Application of Criteria for Designation

The Wharton-Bauder house at 1695 Tigertail Ave possesses quality and character through its architectural design and historical associations with Coconut Grove. The property is eligible for designation under the following criteria as numbered in Section 23-4(a) contained in Chapter 23 of the City Code:

- (1) *Are associated in a significant way with the life of a person important in the past;*

The history of the Wharton-Bauder Residence is linked to the lives of several significant persons who played significant roles within the development of the city of Miami. Those significant persons include E.J. Carter, Frank H. Wharton, John F. Bauder, and Mildred Wharton Bauder whose contributions and histories are described in the preceding text;

- (4) *Portray the environment in an era of history characterized by one or more distinctive architectural styles;*

The Colonial Revival style of architecture is an eclectic combination of several styles that utilizes techniques and construction methods that are a unique adaptation to accommodate for South Florida's tropical climate;

- (5) *Embody those distinguishing characteristics of an architectural style, or period, or method of construction;*

The Colonial Revival style of architecture is an eclectic combination of several styles that utilizes techniques and construction methods that are a unique adaptation to accommodate for South Florida's tropical climate. The construction and techniques are oriented towards the goal of cooling the house with the use of breezes, and are incorporated throughout the house. Key elements include the number of large windows throughout the exterior of the structure, the Florida Room, and the rear porch. Details such as the single-hung 6/6 and 4/4 divided light windows, shutters, and curved hip-roof portico with decorative iron work pilasters all contribute to the house's architectural significance;

- (6) *Are an outstanding work of a prominent designer or builder;*

Robert Fitch Smith, the architect who designed the Wharton-Bauder Residence was an active architect in South Florida from the 1930s to the 1960s and is responsible for designing several historic resources within Miami. In 30 years, Robert Fitch Smith designed over 600 residences and 200 civic, commercial, and industrial buildings throughout South Florida and the Caribbean²⁰. The Wharton-Bauder residence is a good example of the tropical adaptation of Colonial Revival style architecture for which he was known.

²⁰ Donna Shelley, "OUR HISTORIC ARCHITECTURE: The Delightful "Doc" Thomas House." SOMI Magazine, February 05, 2015, accessed August 01, 2017, <http://somimag.com/our-historic-architecture-the-delightful-doc-thomas-house/>

V – Planning Context

The home is located on Tigertail Avenue, a street that is heavily landscaped with large trees creating an overarching canopy. It is situated on a corner lot, at the intersection of Tigertail Avenue and Hilola Street, with access to the driveway and garage from Tigertail Avenue.

Most homes along the street are hidden behind this heavily landscaped passage, as well as non-transparent fences and gates, however the Wharton-Bauder Residence retains a clear view from Tigertail Avenue and Hilola Street. The structure is set on a lot that contains a minimal number of trees in the front yard that obstruct its view from the right of way.

Contributing Structures and Landscape Features

There are two contributing structures on the site, the two story residence described in the preceding text and the detached garage, of which all facades visible from the right-of-way shall be subject to review.

Any future development at the site should also take into consideration the lush tree canopy in the rear and side yards created by the existing landscape features on the property. These landscape features are subject to requirements set forth in Chapter 17 of the City Code of Ordinances.

VI – Bibliography

Burdine's 1938 College Shop Opens Tomorrow, *The Miami Herald*, Miami, Florida, August 07, 1938

Cohen, Howard. "Miami Doctor James Jude, who pioneered CPR, Dies at 87." *The Miami Herald*, July 28, 2015.

<http://www.miamiherald.com/news/local/obituaries/article29237104.html>

Eight Former Living Mayors to Join Miami's 47th Birthday Celebration *The Miami Herald*, Miami, Florida, 1943

Engineers of Coconut Grove. "Natoma Manors A Resubdivision of Blocks 68-69-70-71 & 72 of Flagler in the Town of silver Bluff Dade County Florida." Miami, Florida, June 1925

Logan, Trisha. "Legion Park." Historic Designation Report Historic Preservation Office, Department of Planning & Zoning, City of Miami, 2015

Miami's First Mayor and Former Mayor Wharton Will Work With J.C. Knight; *The Miami Herald*, Miami, Florida, 1921

Miami Heritage. "Nikko, The Trip Beautiful." Accessed August 1, 2017.

<https://miamiheritage.org/2008/08/16/nikko-the-trip-beautiful/>

Miami Yacht Club. "The Miami Yacht club is Miami!" Accessed July 6, 2017. http://www.miamiyachtclub.com/Miami_Yacht_Club/MYChome.html 2016

More Yachts Mean More Cash in Miami: Pleasure Craft Will Use East Coast Canal in Making Trips North *The Miami Herald*, Miami, Florida, 1930

Propeller Club – Port of Miami. "Welcome." Accessed July 6, 2017.

<http://www.propellerclubmiami.org/index.html>

Services Today for J.F. Bauder, *The Miami Herald*, Miami, Florida, 1977

Shelley, Donna. "OUR HISTORIC ARCHITECTURE: The Delightful "Doc" Thomas House." *SOMI Magazine*, February 05, 2015. <http://somimag.com/our-historic-architecture-the-delightful-doc-thomas-house/>

Wharton is 56 Today, *The Miami Herald*, Miami, Florida, 1926

Yacht Dockage Urged by Bauder, *The Miami Herald*, Miami, Florida, 1930

VI – Photographs

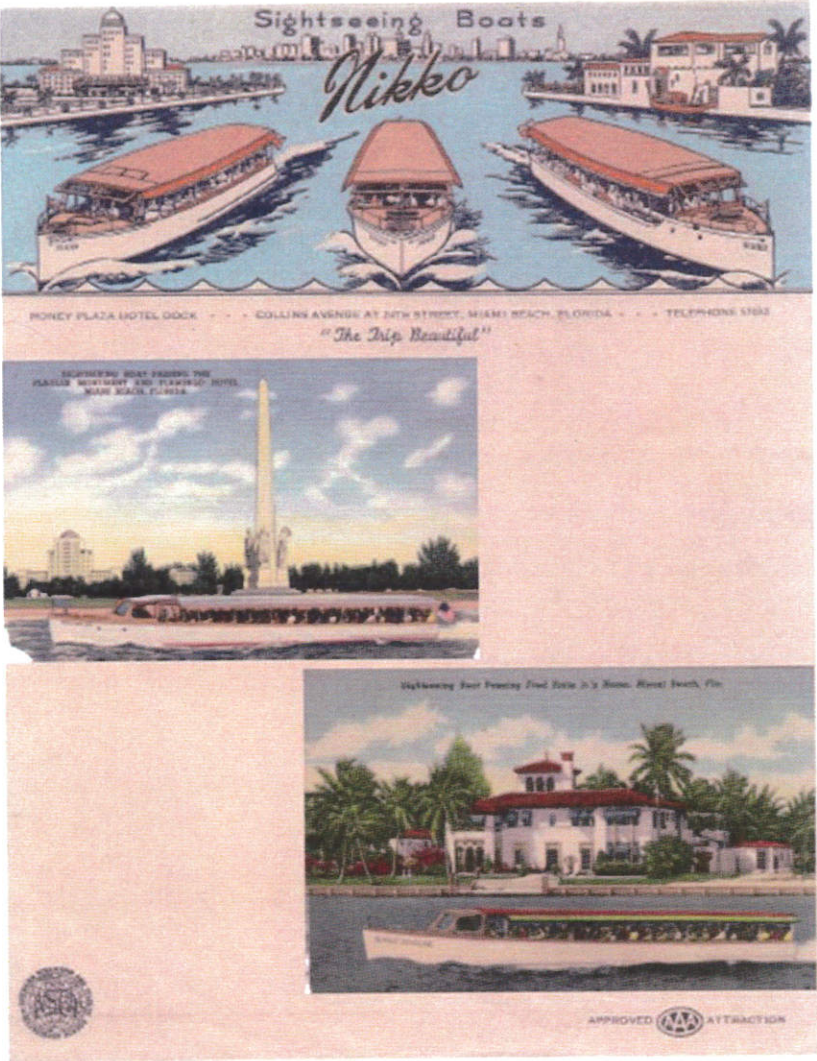


Figure 1: Postcards featuring Nikko Sightseeing Boat Tours; Bauder Family Archives



Figure 2: Natoma Manors Lot 12-13, Bauder Family Archives



Figure 3: Frank H. Wharton, City Manager of Miami, Miami Herald, December 7, 1921



Figure 4: J. F. Bauder Residence at Tigertail Avenue, Library of Congress Photograph January 23, 1942



Figure 5: Detail of quoining, shutters, and scoring



Figure 6: Garage Door



Figure 7: Detail of front door



Figure 8: Detail of woodwork moldings & original



Figure 9: Detail of the fireplace



Figure 10: Detail of scalloped-edge bookcases

EXHIBIT "B"



City of Miami
Planning and Zoning Department
Historic Preservation Division

ANALYSIS FOR FINAL EVALUATION FOR DESIGNATION

APPLICANT: Page Wharton Bauder	FILE ID: 2761
PROJECT ADDRESS: 1695 Tigertail Avenue	ZIP: 33133
NET OFFICE: Coconut Grove	HEARING DATE: 9/5/2017
COMMISSION DISTRICT: District 2 (Ken Russell)	ITEM: HEPB.1
STATUS: N/A	TDR ELIGIBLE: No

A. GENERAL INFORMATION:

REQUEST: Pursuant to Section 23-4(a) of the City Code of Ordinances as amended the applicant is requesting a **Final Evaluation** for the designation of an existing single-family residential structure located on a parcel zoned T3-R "Sub-Urban Transect Zone" within the Neighborhood Conservation District (NCD-3).

The subject property is located within Coconut Grove, Natoma Manors PB Subdivision and the Coconut Grove Net Area. The site is approximately the second parcel located on the Northeast quadrant of Tigertail Avenue and SW 17th Avenue. (Complete legal description is on file with Hearing Boards)

Folio: 0141140090110

Lot Size: Approximately 9,900 sq. ft.

B. BACKGROUND:

On June 6, 2017 the Historic, Environmental Preservation Board pursuant Resolution No. HEPB-R-030 attached hereto as Exhibit "A" approved the applicants request then property owner Page Wharton Bauder to direct staff to prepare a final designation report in accordance with Chapter 23 of the City Code of Ordinances.

C. COMPREHENSIVE PLAN:

The subject property is a single-family two story residential structure located within Coconut Grove Neighborhood. Pursuant to Goal LU-2, 2.3 and 2.4 of the Miami Neighborhood Comprehensive Plan the City will preserve and protect the heritage of the City of Miami through the identification,

evaluation rehabilitation, adaptive reuse, restoration and public awareness of Miami's historic and archeological resources.

The request is found to be in accordance with the Comprehensive Plan and the Secretary of Interior Standards.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

FUTURE LAND USE DESIGNATION

Subject Property

T3-R Sub-Urban Transect Zone Restricted

Single Family Residential
Maximum of 2-5 D.U. per acre

Surrounding Properties

NORTH: T3-R; Single Family Transect Zone

Single Family Residential
Maximum of 2-5 D.U. per acre

SOUTH: T3-R; Single Family Transect Zone

Single Family Residential
Maximum of 2-5 D.U. per acre

EAST: T3-R; Single Family Transect Zone

Single Family Residential
Maximum of 2-5 D.U. per acre

WEST: T3-R; Single Family Transect Zone

Single Family Residential
Maximum of 2-5 D.U. per acre

E. ANALYSIS:

The following is a review of the request pursuant to Section 23-4(a) of the City Code of Ordinances and the Secretary of Interior Standards. The General Information and Comprehensive Plan section of this report is hereby incorporated into the analysis and its corresponding criteria by reference:

Property records date the year of construction of this home to 1940. The structure appears to be a well intact example of Colonial Revival architecture. In addition to the architectural significance, the applicants provided a preliminary history of the original builder and owner of the house. Staff conducted further research on the Wharton-Bauder family, and was able to identify evidence of their significant contributions to Miami.

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

Criteria (1) *Are associated in a significant way with the life of a person important in the past;*

Analysis: The history of the Wharton-Bauder Residence links to the lives of several significant persons who played significant roles within the development of the City of Miami. Those significant persons include E.J. Carter, Frank H. Wharton, and John F. Bauder whose contributions and histories are described in the preceding text;

Findings: Consistent

Criteria (4) *Portray the environment in an era of history characterized by one or more distinctive architectural styles;*

Analysis: The Colonial Revival style of architecture is an eclectic combination of several styles that utilizes techniques and construction methods to uniquely adapt structures to the tropical climate of South Florida;

Findings: Consistent

Criteria (5) *Embody those distinguishing characteristics of an architectural style, or period, or method of construction;*

Analysis: The Colonial Revival style of architecture is an eclectic combination of several styles that utilizes techniques and construction methods to uniquely adapt structures to the tropical climate of South Florida. It utilizes construction methods to adapt to the hot tropical climate of South Florida. Unique adaptations are oriented towards the goal of cooling the house with the use of breezes, such as the number of large windows throughout the exterior of the structure, the Florida Room, and the rear porch. Details such as the single-hung 6/6 and 4/4 divided light windows, shutters, and curved hip-roof portico with decorative iron work pilasters all contribute to the house's architectural significance;

Findings: Consistent

Criteria (6) *Are an outstanding work of a prominent designer or builder;*

Analysis: Robert Fitch Smith, the architect who designed the Wharton-Bauder Residence was an active architect in South Florida from the 1930s to the 1960s and is responsible for designing several Historic Resources within the City of Miami. The Wharton-Bauder residence is a good example of the tropical adaptation of Colonial Revival style architecture for which he was known.

Findings: Consistent

F. NEIGHBORHOOD SERVICES:

Code Compliance	No Objection
Building	No Objection
NET	No Objection
Environmental Resources	No Objection
Art in Public Places	No Objection
Urban Design	No Objection
Land Development	No Objection

G. CONCLUSION:

The application merits further review in accordance with the applicable criteria pursuant to Chapter 23 entitled "Historic Preservation" of the City of Miami Code of Ordinances. Staff finds the request for preliminary designation complies with all applicable criteria as stipulated in Section 23-4(a).

H. RECOMMENDATION:

Pursuant to Section 23-4(a) of the City of Miami Code as amended and the Secretary of Interior Standards, the Planning & Zoning Department recommends that the Final Evaluation for the designation of the property located at 1695 Tigertail Avenue as a locally designated Individual Historic Resource be **Approved** as it relates to the heritage of Miami and embodies distinguishing characteristics of an architectural style. The property is eligible for designation as a Historic Site under the criteria (1) (4) (5) and (6) as numbered in Sec. 23-4 (a), of Chapter 23 of the City Code.



Efrén Núñez
Interim Preservation Officer

HISTORIC PHOTO:



Original Structure Constructed in 1940

EXISTING CONDITION / CURRENT PHOTO:



Front façade photo 2017