

VILLAGE OF MIAMI SHORES
HISTORIC PRESERVATION BOARD
DESIGNATION REPORT

NAME OF PROPERTY O.B. Simmons Residence DATE March 12, 1984
LOCATION 257 N.E. 91st Street, Miami Shores, FL
CLASSIFICATION structure CATEGORY residential
ORIGINAL OWNER _____ YEAR BUILT 1925-26 CONDITION excellent
ARCHITECT Kiehnel & Elliott BUILDER Miami Shores Company
OWNER Mrs. O.B. Simmons, Jr.
ADDRESS 257 N.E. 91st Street, Miami Shores, FL
CURRENT ZONING R-20

SIGNIFICANCE: A-A physical (architectural or archeological) description of the site.
Two photographs should accompany this description.

Two-story Mediterranean Revival structure; masonry/rough stucco construction. Plan is L-shape. Spanish barrel tile hip roof; narrow shed roof over main entrance. Central chimney. Projecting wing on first story has double French doors separated by molded pilaster and carved masonry lintels. Second floor has three French doors with arched solid transoms, separated by molded pilasters; leading to masonry balcony on masonry brackets. First story of east section repeats design with two French doors with carved lintels and pilasters. Second floor east has four-pane casement with molded pilasters. Other windows are casement. Windows on east end of first floor have wood louvers. Porte cochere on west side of structure has rounded arch pedestrian opening; square car entry repeats pattern of carved lintels. Three rounded arches form west side of porte cochere; gable roof with exposed brackets. Significant landscaping includes several large trees. The house is significant for its size and use of detail.

SIGNIFICANCE: B-A brief description of the site's relationship to the history, development, architecture, archeology and/or culture of Miami Shores, Dade County, the State of Florida or the nation.

Mr. Simmons was a prominent attorney in South Florida. _____
_____. Kiehnel &
Elliott designed many outstanding South Florida buildings including El Jardin, Coral Gables Congregational Church and the Coconut Grove Playhouse. Several of their designs have been designated as Miami Shores landmarks. The house is a significant example of the larger homes build as part of the original Miami Shores subdivision and is the work of a master.

FOR HISTORIC DISTRICTS: A-A map with the location of the district, property lines, buildings, streets and major topographical features.

B-A brief description of the relationship of the sites within the district to each other and the district's relationship to the surrounding area and the Village as a whole.

Multiple horizontal lines for handwritten input.

COMMENTS:

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PREPARED BY M. Stofik DATE 3/12/84

ACTION: HISTORIC PRESERVATION BOARD approved DATE 3/19/84

OWNER CONSENT (YES) ✓ (NO) _____

VILLAGE COUNCIL approved DATE 4/17/84

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable): The SIMMONS Residence

ADDRESS OF PROPERTY: 257 N.E. 91st Street, Miami Shores, FL 33138

NAME(S) OF APPLICANT(S): Henry H. & Frances Simmons Harnage

(NOTE: IF THE APPLICANT IS A PERSON OTHER THAN THE OWNER(S), EVIDENCE OF THAT PERSON'S AUTHORITY AS AGENT MUST BE ATTACHED TO THE APPLICATION)

TELEPHONE OF APPLICANT(S): (305) 759-3007; (305) 377-5405 (Henry) 757-1966 (Frances)

ADDRESS OF APPLICANT(S): (see above)
(if different than address of property)

PRESENT USE OF PROPERTY: Residence of Applicants/Owners

CLASSIFICATION OF WORK FOR WHICH CERTIFICATE IS DESIRED:

(circle the letter next to the appropriate classification)

- A. MAINTENANCE OR REPAIR:** The act or process of applying measures to sustain the existing form, integrity and material of a building or structure and the existing form or vegetative cover of a site. It may include initial stabilization work, where necessary, as well as on-going maintenance and repair. Samples of material must be submitted with the Application.
- B. RESTORATION:** The process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work. All applications for restoration shall include site plans (if required by the Building Permit), a statement with bibliography historically justifying the work, and any additional photos or information to support the proposed work.
- C. REHABILITATION:** The process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. All applications for rehabilitation shall include: site plans (if required by Building Permit), and any other supplementary information, such as drawings, that will support the proposed project.
- D. DEMOLITION:** The process of destroying or tearing down a building or structure or a part thereof, or the process of removing or destroying an archeological site or a part thereof. The applicant shall include a report explaining why the proposed action should occur. If this action is to occur for reasons of financial hardship, all pertinent financial data should be included pertaining to the cost of preservation, demolition and new construction. Any other material pertinent to the application is also encouraged as supplementary information.
- E. NEW CONSTRUCTION:** The process of constructing a building or structure that has never existed at that location. Applications shall include: a site plan, elevations, floor plan and/or landscape plan.

DESCRIPTION OF THE PROPOSED PROJECT (Explain what changes will be made and how they will be accomplished - use continuation sheet if necessary - all applications shall be accompanied by at least one 3" x 5" photograph of the property):

- A* - Construction of pool with accompanying stucco wall in front and fencing on west side and part of rear; *and gate access post echore - metal/wood - light color*
- B* - Extension of existing concrete walkway to create complete circular path inside *already walled portion of backyard;* *compatible w/home*
- C* - Completion of exterior concrete steps at rear of home (north side) *as originally shown on 1925 architectural plans;*
- A* - Creation of second iron gate to existing side stucco wall for aesthetic balance and ease of access to pool area.

CERTIFICATION

I (WE) CERTIFY TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THAT ALL INFORMATION IN THIS APPLICATION AND ITS ATTACHMENTS IS TRUE AND CORRECT:

SIGNATURE OF APPLICANT(S): *[Signature]* DATE: *2/19/96*
[Signature] DATE: *9/19/96*
 SIGNATURE OF OWNER(S): *[Signature]* DATE: *9/19/96*

FOR BOARD USE ONLY

APPLICATION DATE (date application received by Secretary of the Board): _____

DECISION OF THE BOARD (circle the appropriate number):

1. APPROVED
2. APPROVED WITH CONDITIONS (set forth conditions below):

3. DENIED

SIGNATURE OF CHAIRMAN _____ DATE _____