

VILLAGE OF MIAMI SHORES

LANDMARK FACT SHEET

WORK SHEET

NAME FOWLER, HOUSE DATE 2/14/83

LOCATION 300 N.E. 91 STREET MIAMI SHORES

CLASSIFICATION STRUCTURE CATEGORY RESIDENTIAL

PERMIT NO. _____ DATE CONSTRUCTED 1924 CONDITION FAIR

ARCHITECT _____ BUILDER POSEY & GOLL

ORIG. OWNER MR. & MRS. L.N. CONRAD PRESENT OWNER & ADDRESS _____

MRS. GERTRUDE FOWLER, THROUGH TRUST ADMINISTERED BY

FIRST STATE BANK OF MIAMI, P.O. BOX 1298, MIAMI, 33138

CURRENT ZONING R17.5 RESIDENTIAL

FOLIO 11-3206-19-02602, EL PORTAL SUB. LOTS 11 & 12, BLK. 2

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

TWO STORY MEDITERRANEAN REVIVAL STRUCTURE; MASONRY/STUCCO CONSTRUCTION.

PLAN IS IRREGULAR WITH SMALL SECTION ON THE EAST CONNECTED TO MAIN STRUCTURE

BY A SINGLE-STORY FLAT ROOF SECTION. EAST WING HAS RESIDENCE OVER DOUBLE

GARAGE; SPANISH TILE GABLE ROOF. FLAT ROOF SERVES AS SUN PORCH. MAIN

SECTION FEATURES 2-1/2 STORY OCTAGONAL ENTRY TOWER; CAST MASONRY GRILL-

WORK AT MAIN ROOF LINE; SPANISH TILE SKIRT ROOF. UPPER PORTION OF TOWER

CIRCLED WITH CAST MASONRY SQUARES; SPANISH TILE HIPPED ROOF. MAIN SECTION

HAS SPANISH TILE GABLE ROOF (ORIGINALLY RED, NOW WHITE). SECOND STORY OF

TOWER HAS DOOR OPENING TO SMALL BALCONY ABOVE ENTRY DOOR, NOW SEALED.

RECTANGULAR CHIMNEY EXTENDS FROM REAR OF MAIN ROOF. AT REAR OF WEST SIDE

(N.E. 3RD AVENUE) IS SECOND STORY PORCH EXTENDING FROM WALLS ON WOOD

BRACKETS; ROUNDED SPANISH-STYLE POSTS AND RAILING; ROOF EXTENDS OVER

PORCH. WINDOWS HAVE CAST MASONRY LINTELS.

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.

THE HOUSE WAS BUILT BY L.T. COOPER FOR HIS DAUGHTER, DIXIE LEE AND HER

FIRST HUSBAND. COOPER CAME TO MIAMI IN 1917 FROM DAYTON, OHIO, AND WAS

INVOLVED IN A NUMBER OF REAL ESTATE DEVELOPMENTS IN SOUTH FLORIDA. IN

1922, HE AND G.F. WILLIS PURCHASED 1100 ACRES OF LAND FROM N.E. 37TH AVENUE

NORTH A MILE ALONG N.E. 2ND AVENUE TO THE BAY. HE DEVELOPED THE SOUTHERN

127 ACRES AS EL PORTAL. THE REMAINDER, INCLUDING THE OLD T.V. MOORE PINE-

APPLE PLANTATION, WAS PURCHASED IN 1924 BY THE SHORELAND CO., REPEATED,

HISTORICAL SUMMARY (continued) AND DEVELOPED AS THE MIAMI SHORES SUB-DIVISION. THE HOME REMAINED IN THE COOPER FAMILY UNTIL DIXIE LEE'S DEATH IN 1940, WHEN IT WAS INHERITED BY HER SECOND HUSBAND, ALBERT FOWLER. HIS SECOND WIFE, NOW A WIDOW, STILL LIVES IN THE HOME.

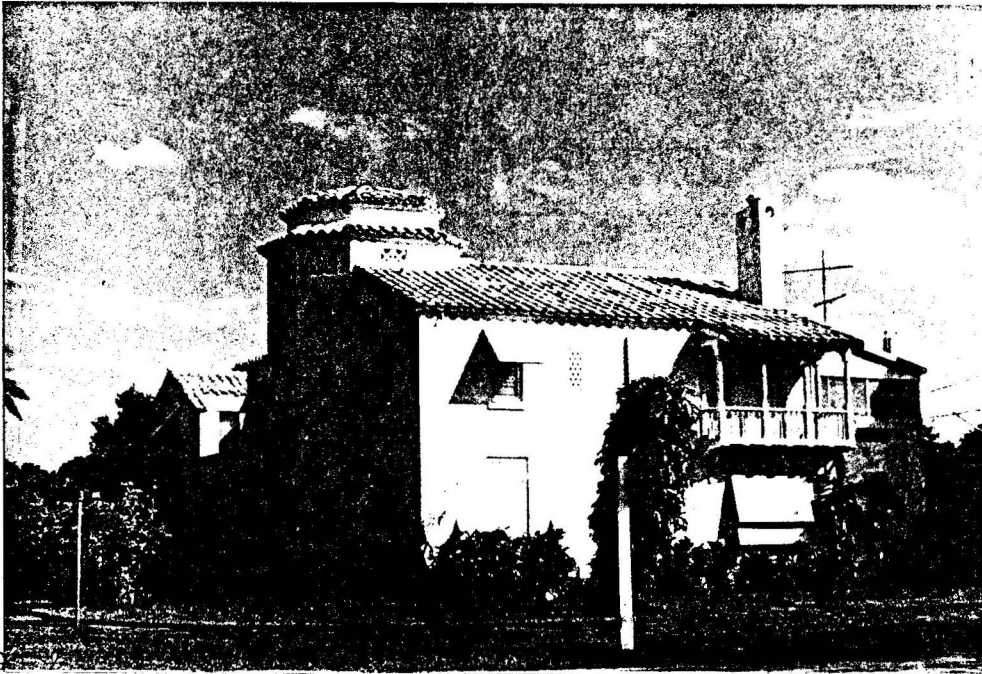
SOURCES: PETERS, THELMA, BISCAYNE COUNTRY, BANYAN, MIAMI, FL 1982

PERSONAL INTERVIEW: JAY BYRON COOPER

HISTORIC DISTRICT REPORTS WILL CONTAIN THE SAME INFORMATION AS THOSE FOR INDIVIDUAL SITES WITH THE ADDITION OF THE FOLLOWING:

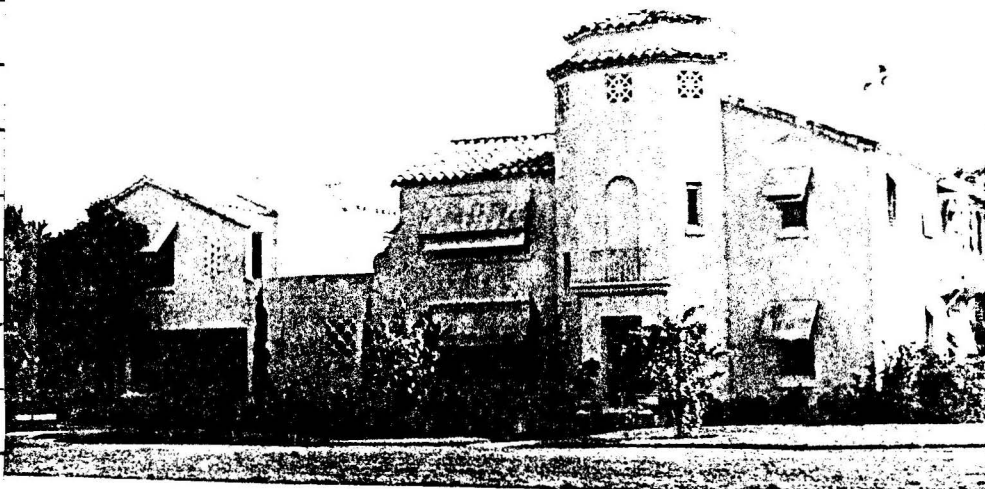
1) DATA:

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



2) SIG

- A. 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.





Miami Shores Village

10050 N.E. SECOND AVENUE
MIAMI SHORES, FLORIDA 33138
(305) 758-8000

L. R. FORNEY, JR.
VILLAGE MANAGER

March 31, 1983

Mr. George Hammrich, Jr.
Trust Department
1st State Bank of Miami
P.O. Box 1298
Miami, Florida 33138

Dear Mr. Hammrich:

I was informed by Mr. Douglas Wilbur that you are now handling the Trust for Mrs. Gertrude Fowler, 300 N.E. 91st Street, Miami Shores. He also informed me that he advised you of the pending designation of that property as a Historic Landmark of Miami Shores Village.

This nomination will be on the agenda for the Historic Preservation Board meeting of April 18, 1983. The decision made at that time will be forwarded to the Miami Shores Village Council for final action.

I hope your Trust Committee will have had an opportunity to review the information submitted so that our Board will have your comments available at our meeting.

If you have any questions, please call me at 758-1957.

Sincerely,

Marty Stofik (gm)

(Mrs.) Marty Stofik
Chairman
Miami Shores Historic
Preservation Board

MS:gm



Miami Shores Village

10050 N. E. SECOND AVENUE
MIAMI SHORES, FLORIDA 33138
(305) 758-8000

LESLIE R. FORNEY, JR.
VILLAGE MANAGER

CERTIFIED - RRR

February 8, 1983

Mr. Douglas Wilbur
Senior Trust Officer
First State Bank of Miami
P.O. Box 1298
Miami, Florida 33138

Dear Mr. Wilbur:

As you are aware, the property at 300 N.E. 91st Street, Miami Shores, has been honored by being nominated for consideration as a historic landmark of Miami Shores Village. Since this property is being held in trust for the benefit of Mrs. Gertrude Fowler, approval of the trust committee is necessary before any such designation will be awarded by the Village Council.

The Historic Preservation Board has not yet recommended this property for designation. It is on the agenda for our February 14th meeting. If the Board deems the property worthy of the designation, we will defer sending the recommendation to Council until your committee has an opportunity to respond.

A copy of Ordinance 439-82 has been sent to you. Per our telephone conversation last week, I would like to review the significant points.

The first area you will want to consider is Section 3. This house has been nominated under points 1 and 2 because of the property's connection to Mr. L.T. Cooper, who played a significant role in the development of this community, and point 3 because of the value of its architecture and craftsmanship. It is also believed, and we are attempting to substantiate, that it is the second oldest house now standing in Miami Shores Village. Any information you may have in your files regarding the exact date of construction would assist us in making this determination. I should point out the site we believe is older has undergone substantial renovation whereas this property has not, giving it additional historic value.

Next you should examine Section 4, Paragraph D. This limits the scope of the designation to exterior features subject to public view.

Miami Shores Village
F L O R I D A

Mr. Douglas Wilbur
First State Bank of Miami

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February 8, 1983

In the case of the property in question, this would include the front of the house facing N.E. 91st Street and the west side facing N.E. 3rd Avenue. There is no impact on the interior of the house.

Third, please review Section 5, Paragraph 5, which insures future owners of being aware of the property's historic value and its designation as a landmark.

Section 6 will be of interest to you. Before a building permit is issued for any alterations that would affect the architectural appearance of the house, a Certificate of Appropriateness must be obtained from the Historic Preservation Board. This simply gives the Board an opportunity to review the plans and work with the property owner to be sure the alterations will be compatible with those architectural qualities which earned the property designation as a historic landmark. The property in question appears to have no significant landscaping that would be affected by this section except large trees that already are covered by the Dade County tree preservation ordinance. I would also point out that the Secretary of the Interior's guidelines, which we use for guidance, recommend removal of any trees which endanger the fabric of the structure, thereby expediting approval for removal of any landscaping that is threatening the actual structure.

Section 7 outlines the procedure for applying for a Certificate of Appropriateness. Most of the information called for in Paragraph A-2 is required prior to obtaining a building permit. Although it would not seem to be a consideration any time in the reasonable future, Paragraph B does provide for demolition after the property has passed its useful life.

We have no information to indicate that Section 8 would apply to this property.

Particular attention should be given to Section 9 which covers ordinary repair and maintenance to the property, referring to Section 2, Paragraph (13) for definition.

Finally, Section 10 provides an appeals process to protect the property owner from any seemingly unreasonable demands by a Historic Preservation Board.

Miami Shores Village
F L O R I D A

Mr. Douglas Wilbur
First State Bank of Miami

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February 8, 1983

The purpose of the preservation effort in Miami Shores, and all of Dade County, is to retain significant structures that both reflect the heritage of our community and which visually identify our Village. The Board is anxious to work with property owners who want to renovate their homes by providing advice, assistance, sources of information and materials, and alternatives of which they may be unaware, in order to protect the beauty of the Village, while still allowing owners full use of their property.

Historic landmark designation in Dade County traditionally has increased the resale value of properties. Coral Gables, which has had such a program for ten years, has led the way in increased property values. However, tax assessments have not been increased simply by virtue of the designation. I would mention that the building and zoning laws in Miami Shores also are quite restrictive, and have helped maintain property values in the community.

I am enclosing copies of our Guidelines for Designation and for Granting Certificates of Appropriateness. Also enclosed is information on the Dade County interest grant program which is available to properties designated in Miami Shores. The enclosed ERTA and TEFRA FACT SHEET provides information on tax credits that would be available if this house were to be converted to a depreciable rental property by the secondary beneficiaries after Mrs. Fowler no longer resides there.

If you have any further questions, please call me at 758-1957. I would be happy to meet with your committee if you feel it would assist you in your decision.

Thank you for taking the time to consider this matter.

Sincerely,

(Mrs.) Marty Stofik, Chairman ✓
MIAMI SHORES HISTORIC PRESERVATION
BOARD

MS:gm
encls.

Site Name (Address) 280, 300, 353, 469 N.E. 91st Street 905==

Other Names for Site _____ 930==

Other Nos. for Site _____ 906==

City & Zip Code Miami Shores 813==

Location _____ /
subdivision name

_____ / _____ 868==
block no. lot no.

County Dade 808== Survey Date 8007 820==

Owner of Site: Name: Multiple ;

Address: _____ 902==

_____ 902==

Occupant, Tenant, or Manager: Name: _____ 904==

Type of Ownership:

- Private 848==
- Corporate 848==
- Municipal 848==
- _____ 848==

Remarks: _____

Threats to Site:

- Zoning () 878==
- Development () 878==
- Deterioration () 878==
- Transportation () 878==
- Other (See Remarks): 878==

Condition of Site:

- Excellent 863==
- Good 863==
- Fair 863==
- Deteriorated 863==

Integrity of Site:

- Altered 858==
- Unaltered 858==
- Original Site 858==
- Restored () Date: 858==
- Moved () Date: 858==
- Destroyed () Date: 858==

Remarks: _____

Reporter (or local contact):

Name: Rodriguez, Ivan A. (Dade County Historic Survey) ;

Address: Dade County Park and Recreation Department

50 S.W. 32 Road; Miami, Florida 33129 816==

Name of Project: Dade County Historic Survey 980==

Recorder:

Name & Title: Monroe, Elizabeth B. (HSS) ;

Address: FDAHRM 818==

Previous Survey(s): enter activity/title of survey/name/date/repository)

_____ 839==

UTM Coordinates

_____ 890==

Zone	Easting	Northing

Photographic Record Numbers _____ 860==

Address: 280, 300, 353, 469 N.E. 91st Street

Significance:

These two story stucco construction residences represent fine examples of Mediterranean Revival architecture in Miami Shores around the 1920's. They are architecturally noteworthy for their stylistic features. They are cohesive within the area.

911==

Bibliography:

920==

Original Use:

- Private Residence 838==
- Apartment Building 838==
- Hotel 838==
- Commercial 838==
- Other: 838==

Areas of Significance:

- Architecture 910==
- Commerce 910==
- Exploration & Settlement 910==
- Social/Humanitarian 910==
- Other: 910==

Present Use:

- Private Residence 850==
- Apartment Building 850==
- Hotel 850==
- Commercial 850==
- Other: 850==

Period:

- 20th Century 845==
- 19th Century 845==

Culture/Phase American 840==

N.R. Classification Category: Building 916==

Specific Dates: Beginning 1920's 844==



A HOME IN MIAMI, FLORIDA

Soft red roof tiles, gay awnings and tinted walls all unite in a harmony of colors



MEDITERRANEAN ARCHITECTURE IN MIAMI

A home at Miami Shores where this architectural influence is most dominant

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