



**City of Miami
Planning Department
Historic Preservation Office**



ANALYSIS FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS

APPLICANT: Marta Cuevas

FILE ID: PZ-24-18725

PROJECT ADDRESS: 67 NE 44 ST

ZIP: 33137

HEARING DATE: 9/2/2025

COMMISSION DISTRICT: District 5 (Christine King)

TDRs: Not Eligible

STATUS: Contributing

A. GENERAL INFORMATION:

REQUEST: Pursuant to Section 23-6.2(b)(4) of the City Code of Ordinance, the Applicant is requesting a **Special Certificate of Appropriateness (SCOA)** to permit for partial demolition, additions, and site improvements.

The subject property is located within the Buena Vista East Historic District, Biltmore Subdivision, and the Little Haiti Area. The site is located approximately on the north side of NE 44 ST between NE 1 AV and N. Miami AV. (Complete legal description is on file with Hearing Boards)

Folio: 0131240240170

Lot Size: Approximately 5,250 sq. ft.

B. BACKGROUND:

On October 28, 1920, the City Council of Miami, pursuant to Resolution No. 1497, approved the Biltmore sub-division in Section 24, Township 53 South, Range 41 East in the City of Miami establishing block 1 lot 21, also known as 67 Northeast 44 Street.

On January 22, 1987, the Miami City Commission. Pursuant to Ordinance No. 10213, designated the subject property located at 67 Northeast 44 Street as part of the Buena Vista East Historic District.

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On June 3, 2025, this item was heard by the Historic and Environmental Preservation Board and was granted a deferral.

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C. COMPREHENSIVE PLAN:

The subject property is part of a designated historic district. 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 Applicant's request to permit additions, renovations, and site improvements to a contributing, residential structure is in partial accordance with the Comprehensive Plan, Chapter 23 of the City of Miami Code of Ordinances, the Secretary of Interior Standards, and the Preservation Office Historic Design Guidelines, and Miami 21 Code.

D. PHOTOS:

Historic Photograph



Current Photographs:



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Proposed Elevations



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Proposed Rendering



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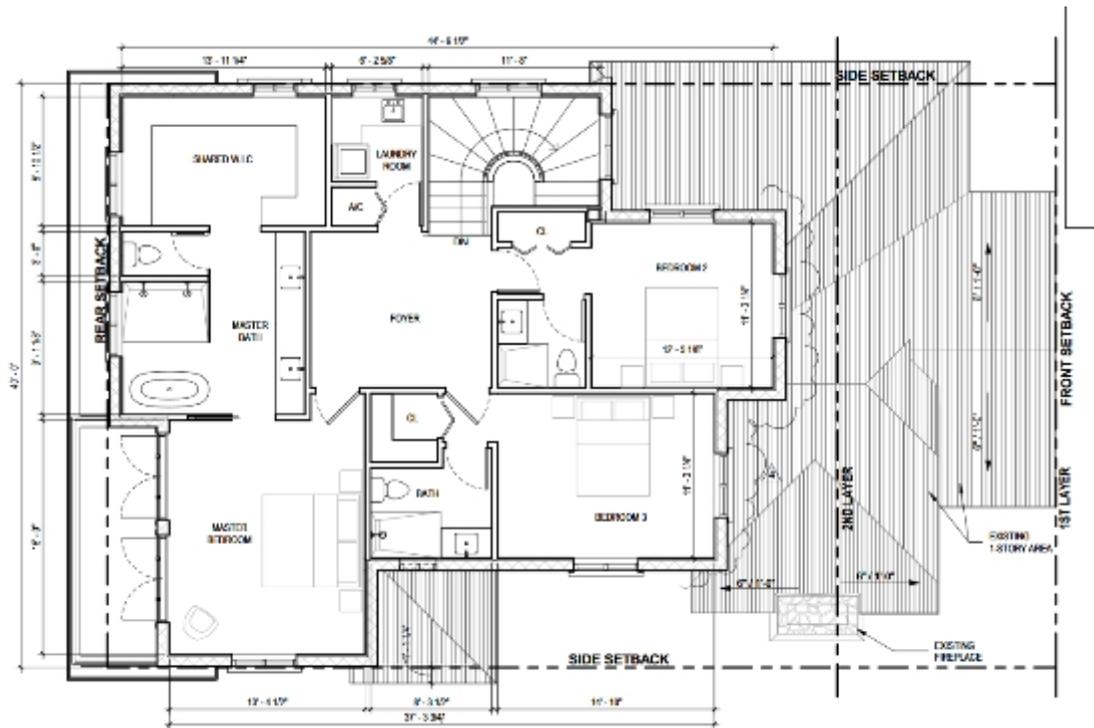
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E. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING DESIGNATION</u>	<u>FUTURE</u>	<u>LAND</u>	<u>USE</u>
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Subject Property

T3-L: Sub-Urban Transect Zone Residential (Buena Vista Historic District) per acre	Duplex	–	Maximum of 18 D.U.
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Surrounding Properties

NORTH: T3-L: Sub-Urban Transect Zone Residential (Buena Vista Historic District) per acre	Duplex	–	Maximum of 18 D.U.
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SOUTH: T3-L: Sub-Urban Transect Zone Residential (Buena Vista Historic District) per acre	Duplex	–	Maximum of 18 D.U.
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<p>EAST: T3-L: Sub-Urban Transect Zone Residential (Buena Vista Historic District) per acre</p>	<p>Duplex – Maximum of 18 D.U.</p>
<p>WEST: T3-L: Sub-Urban Transect Zone Residential (Buena Vista Historic District) per acre</p>	<p>Duplex – Maximum of 18 D.U.</p>

F. ANALYSIS:

The following is a review of the request pursuant to Section 23-6.2(b)(4) and Section 23-6.2(h) of the City Code of Ordinances, the Preservation Office Historic Design Guidelines, the Secretary of the Interior’s Standards, and Miami 21 Code.

Analysis: The applicant is requesting a **Special Certificate of Appropriateness (SCOA)** to permit for partial demolition, addition, and site improvements to a single-family structure, at a contributing property located at 67 NE 44 ST, within the Buena Vista Historic District.

The property located at 67 NE 44 ST contains a c. 1924, craftsman bungalow. It is one-story, irregularly massed, and of frame construction with wood siding on the front façade and stucco on all other facades. The roof is sheathed in modern, three-tab, asphalt shingle. The structure retains its complex roof form, which is primarily of gable construction, featuring a nested gable, hip-on-gable, intersecting gable, and parallel gables. Primarily three bays, the south façade features a raised, full-width open porch, with limestone walls and cement coping around its entire perimeter. The low walls extend down to obscure the piers foundation. The nested gable roof with oolitic limestone support columns in the craftsman style covers two of the bays. The front-facing gable end has a vertical wooden decorative element. The uncovered bay of the porch has a limestone column. The porch’s wide stoop is bracketed by limestone wing walls with cement coping. The porch’s stoop is approached via a painted concrete walkway lined by pavers. At one time the front porch was enclosed. The west elevation of the building features an exterior chimney of oolitic limestone, intersecting the side gable. An asphalt driveway is on the east side of the property, leading to the backyard. Landscaping is minimal with some foundation plantings and trees located along the street and edges of the property. A fence of metal bars is at the front of the property.

As per the applicant’s Letter of Intent, the scope of work includes a two-story addition to the rear of the single-family structure, modernizing the interior and maintaining the historical exterior. The rear addition provides

for additional square footage and modernization. Proposed demolition covers a large portion of the house's rear but preserves the original front façade and exterior chimney. Site improvements include a proposed new pool and terrace in the backyard, and new landscape and hardscape at the front and side.

The front façade of the second-floor addition is set behind the original front porch and lines up with the chimney, to provide delineation of the new structure from the original and preserve the original clipped gable and nested gable. To break up the massing of the façade, a second-floor bedroom was set further back. A cantilevered roof extends over the driveway to add more variety to the massing. The addition has the same width as the original footprint of the structure. The addition past the remaining original structure is wider than the original footprint and extends further back to increase massing. The new roof is hipped, with false dormers to reference the original front-facing gable end. The addition will use wood siding on all its elevations. The application proposes the removal of the non-supporting column of the front porch. The application proposes a new asphalt shingle roof to match the existing structure. The structure will receive Sherwin Williams SW 7006 Extra White paint. The wood roof fascia, decorative wood gable end, and window mullions will receive Sherwin Williams SW 9520 Nocturne paint.

The application proposes a pool in the backyard, obscured from view from the right of way. Other proposed site improvements include a pool deck and limestone craftsman columns to support balcony and planter, creating a back porch.

Per Section 23-6.2(h)(1) of the City Code of Ordinances, as amended:

Guidelines for issuing certificates of appropriateness.

Generally, for applications relating to alterations or new construction as required in subsection (a) the proposed work shall not adversely affect the historic, architectural, or aesthetic character of the subject structure or the relationship and congruity between the subject structure and its neighboring structures and surroundings, including but not limited to form, spacing, height, yards, materials, color, or rhythm and pattern of window and door openings in building facades; nor shall the proposed work adversely affect the special character or special historic, architectural or aesthetic interest or value of the overall historic site, historic district, or multiple property designation.

- Form – The proposed undertaking will alter the primary structure’s form and overall mass by adding a second story. The second-floor massing is set back to differentiate between the historic and the new. To break up the massing, one of the bedrooms was set further back. A cantilevered roof was added as a carport to further incorporate different volumes. The proposed addition remains overwhelming to the original structure.
- Spacing – The proposed undertaking utilizes the existing rear lot to preserve the spacing of the existing structure and neighboring properties as viewed from the public right of way along NE 44 ST. The proposed addition maintains the property’s relationship to adjacent properties. The spacing of the proposed addition is in keeping with the context of the Buena Vista East Historic District.
- Height – The proposed undertaking will add considerable height to the structure. The height of the new addition does not keep with the context of the bungalow style and would overwhelm the adjacent structures.
- Yards – The proposed undertaking maintains the front yard and its relationship to neighboring properties. The proposed undertaking makes minimal changes to the front yard. The backyard will include a pool and pool deck, raised to match the piers foundation of the original structure.
- Materials – The use of materials and finishes to match the existing structure is consistent with the Buena Vista East Historic District and does not detract from neighboring properties. The proposal incorporates limestone support columns in the backyard and wood siding on all elevations to match the historic structure.
- Color – The proposed exterior colors are consistent with the Buena Vista East Historic District and do not detract from neighboring properties.
- Rhythm and pattern of windows and door openings – The proposed undertaking calls for a second floor and a wider massing at the rear. The front door remains in its original location. The fenestration of the addition does not detract from neighboring properties.

The Secretary of the Interior's Standards recommends:

Returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural value” and “designing new construction on a historic site or in a historic setting that is compatible but differentiated from the historic building or buildings

The proposed undertaking will use demolition to remove the rear of the single-story historic structure to replace with a two-story addition. At the same time the original structure will be renovated, preserving and/or restoring original features including the structure's wood siding, limestone chimney, and front porch.

The new addition draws upon the existing building's materiality and form, including wood siding on all facades and limestone columns in the rear, and referencing the front gable with false dormers in the roofline. Concurrently the addition introduces the large massing of the second floor, set back to differentiate it while maintaining the character defining features of the structure and its relationship to the Historic District.

The proposed undertaking is compatible in materials, color, spacing, and rhythm with its historic setting. It is incompatible in height and form. The proposed alterations partially comply with the above criteria and does have some effect on the character of the structure or district.

Findings: Consistent.

G. Response to Board comments

Board's Comments:

- Revisit window height in relation to the roofline to include appropriate spacing/context
- Clarify windows of stairs
- Windows should be more uniform in size and placement
- Revisit the ground floor guest room, as original plan will split the window
- Retain the front (window and front entry should not be switched)
- Request for section drawings to illustrate new vs old

- Reducing to better massing
- Retain fenestration on façade, use as guide for placement and sizing of other windows
- Revisit height(s) of the interior
- Include dimensions showing interior and exterior heights

Applicant Response to Comments:

- Windows no longer touch the roofline
- Window over staircase is on the second floor; floor plan and elevation match
- Windows are more uniform, placement is apt
- The guest room on the ground floor has been changed into an office, and the half-bathroom has been moved away from the exterior wall
- The front is retained (window and front entry remain in original locations)
- Broke up the massing of the second-floor facade by recessing Bedroom 3
- Added a cantilevered roof extending over the driveway for variety of massing
- Fenestration on façade are uniform in size and placement
- Revisited the heights of the interior to bring the 'top of peak' from 29'-9 7/8" to 27'-11 1/8"
- Dimensions are included on the elevation renderings

Applicant's Revisions Did Not Address:

- Windows on side elevations are not a uniform size, but correspond to the interior uses and are not overtly irregular
- Column with coping on front porch is not included in drawings but is also not explicitly listed as being removed/demolished
- No section drawings

H. NEIGHBORHOOD SERVICES:

Building	N/A
Environmental Resources	No Objections
Zoning	No Objections

I. CONCLUSION:

The application has demonstrated **partial compliance** with Chapter 23 entitled "Historic Preservation" of the City of Miami Code of Ordinances and the Secretary of the Interior's Standards. Staff finds the request **partially complies** with all applicable criteria and finds that the request for a Special Certificate of Appropriateness to permit additions, renovations, and site improvements does not adversely affect the historic, architectural, or aesthetic character of the site subject to the following conditions as stipulated in subsection "I" entitled "Recommendation" as listed below.

J. CONDITIONS:

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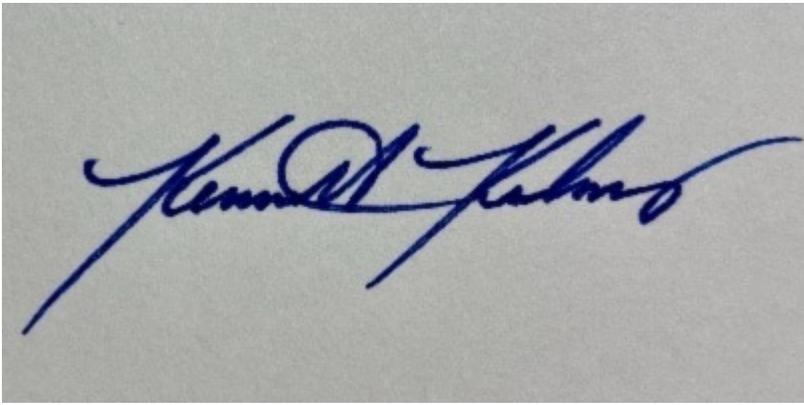
Pursuant to Section 23-6.2(b)(4) of the City of Miami Code of Ordinances as amended and the Secretary of Interior Standards, the Preservation Office recommends **approval with conditions** of the Special Certificate of Appropriateness.

1. The site shall be developed in accordance with the plans as prepared by Kirk Weng Architects submitted as part of the application PZ-24-18725. The plans are deemed as being incorporated by reference herein.
2. At time of permitting and/or sub-permitting, manufacturer's brochures or color photographs of proposed design elements and materials including but not limited to windows, doors, railings, roofing, etc..
3. All glass to be clear and/or Low-E. Tinted, and/or opaque glass is not allowed.
4. The Resolution shall be included in the master permit set.
5. The Applicant shall comply with its the "Preliminary Zoning Review – HEP Review" and all applicable requirements of the Miami 21 Code and Chapter 17, Chapter 23 of the City of Miami Code of Ordinances.
6. The Applicant shall comply with the requirements of all department/agencies as part of the City of Miami building permit submittal process.

Kenneth Kalmis
Preservation Officer

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Historic Preservation Planner