



Bayside Historic District

History and Guidelines



February/March 2013

BAYSIDE HISTORIC DISTRICT: A HISTORICAL GEM



Welcome to the BAYSIDE HISTORIC DISTRICT, one of a number of unique residential historic districts within the City of Miami.

Many newer residents have questions about living and owning property in a historic district. This document summarizes the historic and architectural significance of our neighborhood as well as its historic guidelines.

While this is intended to be an informational guide, the City of Miami Historic Preservation office and board can clarify any questions and ultimately have the final determination on historic matters.

HISTORIC SIGNIFICANCE:

The Bayside Historic District is significant in the historical, cultural, and architectural heritage of the City of Miami. This neighborhood reflects the City's development from the formative years of the early 1900s through the mid 1940s.

Once a part of the pioneer settlement of Lemon City, Bayside contains the oldest intact community in Northeast Miami, as well as one of this area's last remaining bayfront estates (this refers to the Prescott Mansion, located at 7101 NE 10th Avenue next to Baywood Park, which was demolished a few years ago, but which must be re-built as a replica when that lot is re-developed, per the City of Miami Historic & Environmental Preservation Board and the Bayside Residents Association).

The visual composition of the district's buildings represents a diversity of architectural styles, including Frame Vernacular, Mediterranean Revival, Art Deco, Streamline Moderne and "MiMo" [Miami Modern]. From its onset, Bayside was the home of many prominent residents who played significant roles in the business life of both Lemon City and Miami.

FOUR UNIQUE SUBDIVISIONS:

Bayside is comprised of four distinct subdivisions which were platted between 1909 and 1925, although the area itself was first settled in the late nineteenth century.

These subdivisions include **Elmira** (N.E. 68th Street), which was platted in 1909; **Acadia** (N.E. 70th Street), which was platted in 1915; **Baywood** (N.E. 69th Street and the south side of N.E. 71st Street), which was platted in 1921 and added to in 1924; and **Washington Place** (N.E. 72nd Street and the north side of N.E. 71st Street), which was platted in 1925.

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ELMIRA [N.E. 68TH STREET]:

In 1909, William B. and Fred C. Miller (not related) subdivided a seven acre bayfront lot on today's N.E. 68th Street. The Millers had come to Florida in the late 1880s from Elmira, New York and had developed Elmira Farms near Arch Creek.

Their new subdivision was named Elmira, and oolitic limestone gates announced the entrance to the new community. The Millers sold the lots for \$100 each, mostly to Elmira families. Families often purchased two or more lots to allow room for both a house and fruit grove. Residents had access to the bay, where a

dock, boathouse, wharf, and large launch, the Elmira, were provided. One of the houses in the community was deeded to the Elmira Club Company, a nonprofit social club comprised of subdivision residents.

While much of what was Lemon City has been engulfed by later developments, Elmira has remained virtually intact. Although many of its houses have deteriorated, and newer buildings have been added, the street retains much of its early character. Elmira is characterized by its excellent collection of Frame Vernacular buildings, many of which were inspired by Northern architectural styles.

The Elmira Club at 742 N.E. 68th Street, for example, has Dutch Colonial Revival influences, while other houses display classical details. The majority of houses were constructed in the 1910s.

ACADIA [N.E. 68TH STREET]:

The Acadia subdivision was platted in 1915 by the Realty Securities Corporation and George E. Merrick. Although the subdivision evokes the memory of Longfellow with such names as Acadian Way, Evangeline Circle, Tropical Trail, and Druid Walk, the houses developed here are distinctly Mediterranean Revival in influence. This is due perhaps to the fact that only two houses were constructed prior to 1925.

Development took off during the Boom years of the mid 1920s, however, when Wykoff and Estes Builders constructed an outstanding cluster of large, two-story Mediterranean Revival style houses near the eastern end of N.E. 70th Street.

BAYWOOD [N.E. 69TH STREET & SOUTH SIDE OF 71ST STREET]:

The south side of N.E. 71st Street was platted in 1921 by the Krames-Corlett Company as a part of the Baywood subdivision. In 1924, N.E. 69th Street was platted as the First Addition to Baywood by Annie H. Post of St. Lucie County. These areas were developed primarily between the late 1920s and the mid 1940s.

The easy way to identify a "Baywood" home is to check if there is a sidewalk in front of the home; only Baywood plats had sidewalks in front of them.

WASHINGTON PLACE [N.E. 72ND STREET & NORTH SIDE OF 71ST STREET]:

The last subdivision to be subdivided was Washington Place, which was also developed between 1925 and the mid 1940s. Samuel J. Prescott, who platted the subdivision in 1925, had constructed his own winter home at 7101 N.E. 10th Avenue some years before.

This estate home was known as The Prescott Mansion, which stood until the early 2000s, when it was demolished (with neighborhood association and city approval), with the stipulation that a replica to be built.

The estate once featured a recreational golf course for residents and guests. Prescott was founder of the firm of Samuel J. Prescott Co., Inc., building contractors, which developed several significant buildings in downtown Washington, D.C. Prescott was chairman of the board of the Second National Bank of Washington, D.C., president of the Master Builders Association, the Builders and Manufacturers Exchange, and the Prescott Farms Company of New Hampshire.



THE ORIGINAL PRESCOTT HOUSE

A HISTORY OF PROMINENT RESIDENTS:

In addition to its pioneer residents from Elmira, the Bayside Historic District has been home to many prominent individuals throughout its history. Many of its residents founded and maintained thriving businesses in the Lemon City/Little River commercial district.

Fred C. Slater was manager of the Duval Jewelry Company, forerunner of Zales Jewelry. Alex Donn cofounded the Exotic Gardens, one of Miami's oldest florists. The Honorable Arthur Patrick Cannon served as a U.S. Representative from 1939 to 1947.

ARCHITECTURAL DIVERSITY:

Houses constructed in Bayside reflect the diversity, direction, and taste of individual residents as well as the architectural eclecticism prevalent in the early twentieth century. The area contains 208 houses.

DID YOU KNOW?

Bayside is the most architecturally diverse residential historic neighborhood in the City of Miami

The earlier buildings in the district are *Frame Vernacular*, with several examples of early bungalows. Houses built in the 1920s are generally Mediterranean Revival in style, while structures built in the 1930s and 1940s are frequently Art Deco. Bayside also features a number of excellent examples of other architectural styles, including Mission, Streamline Moderne, and Florida Ranch, or "MiMo" [Miami Modern]. Other structures, best described as Masonry Vernacular, add to the area's architectural diversity.

Buildings in the district utilize a variety of local materials, such as keystone and oolitic limestone, as well as decorative tropical motifs. Prevalent motifs which appear in wrought iron screen doors and precast concrete vents include stylized floral and wave

designs, palm trees, egrets, and sunbursts. Several houses feature elaborate garage doors exhibiting flamingo, cactus, and bull's eye designs.

A PRESERVED PIECE OF HISTORY IN THE MODERN MIAMI METROPOLIS:

The Bayside Historic District remains today as an intact, cohesive neighborhood.

Despite the number of post-1941 buildings, Bayside retains a high level of historic and architectural integrity. This is due, in part, to the fact that most later buildings are not intrusive, but respect the earlier structures in scale, setback, and materials.

With the exception of N.E. 69th and 71st Streets, which contain tree-lined medians, most streets are narrow in width. The eastern end of N.E. 70th Street, for example, is one of the narrowest in the City. Most streets have no curbs, which lends a more casual feeling to the area.

Bayside's narrow streets were once consistently lined with Jamaican Tall coconut palms and native underplantings. Most of the palms were decimated in the 1970s by lethal yellowing. Today, through neighborhood efforts, new palms and other native species are being planted to recapture the area's original tropical ambience.

HISTORIC PRESERVATION ORDINANCE:

The City of Miami Planning & Zoning Department and the Historic & Environmental Preservation board (HEPB) designated the Bayside Historic District as an official historic district on November 19, 1991 [Resolution No. HEPB-91-39].

HISTORIC GUIDELINES

The City of Miami has created these Historic Preservation General Design Guidelines with the objective to supplement the requirements of the HISTORIC PRESERVATION ORDINANCE in establishing the basics for determining the appropriateness of alterations, additions and new construction of Miami's Historic Resources.

The City of Miami understands that it is very important to clarify and acquaint the community about the best procedures and methods to restore, reconstruct, and rehabilitate its historic structures; being the City's responsibility to give support and guidelines to this purpose.

CERTIFICATE OF APPROPRIATENESS (COA):

A **Certificate of Appropriateness** (COA) is required for all exterior work visible from the right of way for homes within the historic district. This includes exterior alterations, additions, new construction, or demolition. Minor improvements may be approved by City staff,

More extensive work may require review by the City of Miami **Historic and Environmental Preservation Board** (HEPB). Review ensures that any proposed changes are compatible with the character of the individual property and/or historic district.

*Homeowners must
obtain a COA (Certificate
of Appropriateness) or a
Special COA for exterior
work done to a home
within the historic district.*

- **RESTORATION:** refers to the process of returning a building to its condition at a specific time period, often to its original condition. Restoration of a building is appropriate when portions of a structure's historic integrity are lost or where its importance at one time was particularly significant.
- **RECONSTRUCTION:** refers to the building of historic structure using replicated design and/or materials. This approach is taken when a historic structure no longer exists but needs to be physically in place for contextual reasons.
- **REHABILITATION:** describes a suitable approach when existing historic features are damaged or deteriorated but modifications can be made to update portions of the structure. To maintain the building's historic integrity, exterior changes are generally minimal.
- **ADAPTIVE USE:** is the process of adapting an old structure that is no longer viable in the original function or use to purposes other than those initially intended while retaining the historic features.

Miami's rich history and diversity are reflected in its architecture and archaeological sites; an array of architectural styles enrich the character of and define the city's identity. The care of these historical resources is the responsibility of all residents as a legacy for future generations.

The City of Miami follows the U.S. Secretary of Interior's Standards for Rehabilitation (see APPENDIX).

Specific Bayside Historic District guidelines are listed below.

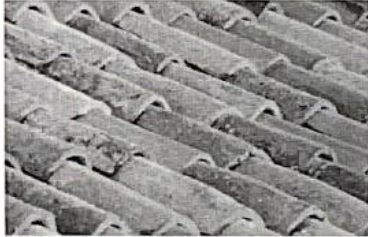
BAYSIDE HISTORIC DISTRICT GUIDELINES:

An **architectural feature** is any distinct or outstanding component or characteristic of a building that defines its style. A combination of elements such as windows, doors, parapets, chimneys, roofs, moldings, materials, colors, craftsmanship, design, porches, balconies, wall openings, and

ornamentations will distinguish one style from another. A description of general building components follows, with the guidelines that dictate what can (and cannot) be done within the historic district.

For further information, please check the city's website for more info (www.historicpreservationmiami.com)

ROOFS



When replacing a roof, the new roof should maintain its original shape and visual appearance and use the same roofing material that was originally used. Roof color, style, and material should match architectural style.

OPTIONS AND COLOR:

- A high profile "S" tile may substitute for barrel tile.
- Dimensional asphalt shingles may substitute for wood shingles.
- Tile shingles may substitute concrete if of the same shape and color.
- 3-tab shingles may substitute for asphalt shingles or "rolled slate."
- Changes in color or style need HEPB approval.
- Color for shingles should be neutral unless otherwise indicated in historic photos.

WINDOWS

When replacing windows, the new windows should maintain the original location, size, character and type of the originals. Typically, the style and age of the house should determine the types of windows that were used, ranging from casement, double or single hung windows with single or multiple panes, awning, and jalousie types.

IMPACT RESISTANT WINDOWS

Impact resistant windows are now available that resemble most historic window types including but not limited to extruded muntin configure casement, double and single hung, colonial, single pane and other types of windows.

- An impact resistant window which resembles the historic type is sometimes the right choice for a property owner as an alternative to other kinds of hurricane protection.



OPTIONS:

- Single hung or double hung types may substitute for each other.
- Aluminum casements may substitute for steel casement types (casements may also be used to replace original jalousie windows, and in some cases, awning windows).
- Slider windows are not a historical window type and are therefore not permitted within the historic district, and therefore require HEPB approval.
- Covering windows or changing the muntin pattern by removing or adding muntins is discouraged.
- New windows should be clear glass only, no dark tinted or colored glass.

SECURITY BARS

Security bars are *not permitted* on the exterior of windows or doors within the historic district, and may only be installed on the inside of the window or door.

- Screening or roll down panels may also be installed on the inside of the window.
- All security screening shall be a minimum 50% open visibility.

HURRICANE SHUTTERS

Traditional shutters or new hurricane shutters with tracks, and removable panels are recommended. The tracks should be painted the same color as the house.

Hurricane shutters must be operable and must cover the entire surface of the window when closed. Permanent shutters must be compatible with the character of the building. *All shutters* must remain open during *non-storm days*.

- If the house still retains the original windows, removable shuttering with track systems may be permitted.
- Accordion or roll-down shutter types are not recommended but may be approved when not visible from the public right-of-way or by the HEPB.
- Functioning wooden shutters may be replicated for other windows, or new shutters that meet hurricane standards may be allowed if consistent with the style of the building
- Metal “clamshell” awnings, commonly used in the 1950s, are characteristic on some building styles; however, they will not meet the FLORIDA BUILDING CODE and may be replicated to meet hurricane codes.

AWNINGS - REPLACEMENT AND NEW INSTALLATIONS

When replacing awnings, the new awnings should match the size and shape of the originals and should not cover architectural features.

- If there were no awnings by the HEPB. The shape of the shape of the window they cover. should have a shed type awning, a semi-circular type awning.
- Traditionally, both residential and in section, usually with a valance
- The awning should cover only is applied, and should not extend
- Awnings material should be a



originally, awnings must be approved awnings should correspond to the For example, a flat-headed window while an arched window should have

commercial awnings were triangular hanging down from the outside edge. the specific window or door where it beyond it. fabric, not vinyl.

DOORS

Original doors should be maintained and repaired before considering replacement. If the replacement is inevitable, the new door should be compatible to the character of the building and should maintain the original location, size, width, and type of the originals.

Sliding doors are not considered historic and are not acceptable except on the rear or additions. Additionally, replacing single doors with double doors at the front of the house is not allowed.

AIR CONDITIONING / MECHANICAL EQUIPMENT

Outside compressors should not be visible from right-of-way. If they are located on the side or rear of the structure, they should be screened from the view by a wall, fence, landscaping, etc.

CHIMNEYS

Chimneys should be maintained and repaired before considering replacement. Demolition and alterations must have HEPB approval.

RAILINGS AND BALCONIES

Railings and Balconies should be maintained and repaired before considering replacement. The replacement, if needed, should be with similar style, material, width, and height. The change of any element above shall have HEPB approval.

COMMUNICATION EQUIPMENT

Satellite dishes, radio transistors, cell phone antennas, and other communication equipment shall not be permitted visible from the right-of-way and if possible to be placed out of view. All communication equipment shall be the minimal size possible and only for private single individual or building usage.

PORCH ENCLOSURES

Porches are an important “character-defining” feature on a historic building. All requests for porch enclosures visible from the street must receive HEPB approval.

- Original openings of porches, recessed entries and open courtyards should be preserved. If a porch must be enclosed, use large sheets of glass placed behind such important features as columns, balustrades, etc.
- Original shapes, locations, configurations, materials, trim and individual feature components of existing porches must be retained. Special attention should be given to columns, beams, entablatures, pilasters, rafters, brackets, balustrades, railings, steps and doorways.
- A removal of a porch is not permitted if original to the building.

EXTERIOR WALLS

Since they are the largest single element of an exterior facade, exterior walls are very significant character-defining feature.

Intact exterior walls quickly communicate important information about a building’s age, style, and construction. Consequently, every effort should be made to retain and preserve the original wall materials, detailing and appearances of the historic building.

STUCCO

A plaster or cement used for the external coating of buildings, it usually consists of a mixture of cement or lime and sand, applied in one or more coats over a rough masonry or frame structure; the finish is either smooth, floated, or rough textured.

SIDING

Siding refers to the material, such as boards or shingles, used for surfacing the outside walls of a frame building.

- Existing siding material or cladding should be retained and maintained, if deteriorated, it shall be replaced with materials of the same characteristics.
- Novelty siding, clapboard and board-and-batten shall not be replaced by stucco or other finish.
- The application of non-historic surface coverings such as aluminum and vinyl siding should not be allowed.
- Hardie Board concrete or similar siding that simulates wood siding may be allowed by HEPB if maintaining the original material characteristics and application techniques.

SIDING TYPES

- Oolitic Limestone is the most typical masonry building materials in early South Florida construction being unique to the region and must be preserved.
- Oolitic limestone should be retained and the replacement shall not be permitted.

STONE AND BRICK

- Faux Stone, Stones, and Brick Walls should be retained and the replacement shall not be permitted.

PAINTING

Most shades of paint color can be approved by the Preservation Officer for the body of the building.

- The first three intensities of a neutral or light pastel color shade are recommended.
- No one color may be applied to the entire structure; a *minimum one main body and one trim* color.
- Dark colors and bright hues are not allowed on structures.
- *At no time should stone or brick be painted.*
- Trim color may be a darker or lighter than the body of the building.

Note: The Preservation Officer has the right to refer any color request to the HEPB.

PORTE COCHERES

A porte cochere is a roof projecting over a driveway supported by piers, columns, or arches designed to let vehicles pass from the street to an interior courtyard.

Enclosing existing Porte Coheres with gates, bars or solid walls is not allowed.

CARPORTS (NEW) FREE-STANDING OR ATTACHED AND GARAGE ENCLOSURES

New carports and garage enclosures must be approved by the HEPB if visible from the public right-of-way.

OPTIONS

- New garage and carport visibility should be minimized as much as possible.
- The proportions of the new construction or element should correspond to the scale of the historic building and located on the rear or side of lot.
- They should be compatible to the character of the building maintaining its shapes, materials, trim and any other architectural feature original to the structure.

ADDITIONS

Additions to historic buildings are generally not allowed in front of the structure, except in unusual circumstances as exception by HEPB. When it is necessary to alter or expand an existing historic building, modifications shall minimize the visual impact of the new construction.

- The addition should be compatible with the architecture in massing, scale, materials, features, detailing, and design.
- The addition shall be approved by the HEPB if visible from any right-of-way or water-way, even if located in the rear or side yard.
- Second floor additions should be in the rear of the building and shall not exceed 50% of original building footprint.
- Windows and doors in the addition shall be similar in shape and placement to the openings in the historic structure.
- Additions or changes to the primary facades are discouraged.

WALKWAYS

- Walkway replacement which matches the original materials and location is recommended and shall be approved administratively.
- New walkway material may be approved by HEPB provided that the design and color of the material is compatible with the building.
- New walkway locations or expansion of an existing walkway requires HEPB approval.
- Materials which were not originally found within historic districts, such as flagstone, brick, colored gravel, etc.; must be approved by the HEPB.
- Patterns are allowed but should be kept simple.
- Colors should complement existing building color and should be approved by HEPB.

LAWN ORNAMENTS

Statuary, tires, tire swings or tire planters, gazebos or other freestanding structure, fountains (statuary or adorned), freestanding mailboxes, etc., are not permitted when visible from the public right-of-way. Mailboxes should be attached to the front facade of the home.

FENCES, WALLS, GATES, AND HEDGE

Fences, walls, gates and hedges are not permitted in front of the house or along the front property line within the Bayside Historic District. In fact, any fence, wall, gate or hedge must be placed one foot (1') behind the front façade of a home within the district.

For instance, any hedge or fence which has been erected since 1991, either between neighboring lots (side lots), in front of a home's front façade, in front of a house, and/or along the street, is not allowed, and should be removed. *See below* for specific regulations.

The simple rule of thumb is as follows:

- *Front Facade*—any fence, wall, gate or hedge must be placed at least one-foot behind the front façade of the house—and it can only be six feet (6') in height, and must extend parallel from the house to the side lot.
- *Side/Rear of Property* - For the sides and rear of the property, approved fences, walls, gates and hedges must be no higher than eight feet (8') high.

MATERIALS

- Metal fencing materials must be dark in color- black, bronze, and forest green may be approved administratively. All other colors will need HEPB approval.
- Masonry walls shall match or compliment the house color and trim (if allowed by district).
- Wood picket fences may be natural wood, stained wood, or white.
- Solid wood, stockade, shadow box, dog ear or other similar fences shall be natural or stained (no black, grey or dark stain colors).

FENCES

- Chain link fence is not allowed on property lines facing a street.
- Chain link vinyl coated dark color fence is allowed on property lines, behind building facade, and rear *if minimally visible* from public right-of-way.
- Fence styles should be compatible with existing building style.
- Up lighting from the ground should be allowed and lights on piers may be approved by HEPB.

WALLS

- Walls must be one foot (1') behind the front facade of the home, and material should be compatible with main building material, color, and style.
- Perimeter walls are not permitted within the Bayside Historic District.
- Only up lighting from the ground shall be allowed.
- The use of two different materials may be permitted with HEPB approval.
- New wall should not obstruct view of building and shall be approved by HEPB.

GATES

- Gates are not permitted within the Bayside Historic District.
- Gates shall be allowed to be 8" higher than fence, walls, and hedges.

HEDGES

- Hedges are not *permitted* in front of a home's front facade.
- Should not obstruct view of building and must be well kept.
- Height shall not exceed max allowable for fence/wall height.



ADDITIONAL INFORMATION

CORNER LOT PROPERTIES:

- Corner lot properties are considered to have two (2) fronts. The front with the front door is the primary front facade.
- The second front will be considered a secondary front. Homes with a front entrance on the corner of the home have two (2) primary fronts.

FRONT YARD:

- The front yard is the area immediately facing the primary front façade of the house or business extending from the front façade to the property frontage line and to each side property line.
- Corner lots have two (2) fronts in which case the secondary front may be extended to within 5 feet of property line.

SIDE YARD:

- The side yard is a non primary frontage located perpendicular to the horizontal plane of the front façade.

REAR YARD:

- The rear yard is a non-frontage oriented yard usually located opposite from the primary frontage.

EXCEPTIONS:

- Exceptions may be allowed by the HEP Board for unusual or extenuating circumstances.
- All heights are measured from the sidewalk elevation or ground level at the property line or frontage.

POOLS, DECKS AND PATIOS

- Pools, decks and patios, gazebos, swings, and other at-grade improvements may be approved administratively if not visible from the public right-of-way.
- All structures on the water must be approved by HEPB.

DRIVEWAYS

Driveway replacement should configure the original, and should use the original paving materials, if known. Driveway types: concrete wheel strips, concrete, stamped color concrete, stone, pavers, brick, and concrete with grass.

OPTIONS:

- New driveway material should be compatible with style of building.
- New circular driveways are not allowed.
- Additional driveways or any expansion of a driveway requires HEPB approval and must follow zoning regulations.
- Materials which were not originally found within historic districts, such as flagstone, brick, colored gravel, etc., require HEPB approval.



- Patterns are allowed but should be kept simple and have HEPB approval.
- Limestone, coral rock or similar material removal shall not be permitted.
- Colors should complement existing building color and be approved by HEPB.

Note: The Bayside Residents Association created new driveway regulations for the historic district several years ago, in order to assist homeowners with legally expanding their parking options. These guidelines are below.



BAYSIDE HISTORIC DISTRICT PARKING DESIGN GUIDELINES

PURPOSE AND INTENT

The Bayside Historic District's (BHD) streetscape is irregular and differs widely from street to street. In general, streets are narrow; there are few sidewalks, gutters or curbs. Legal on-street parking is the exception within the District.

Homeowners in the BHD find it difficult to accommodate more than one car in existing driveways. If parked in tandem, cars can project into the road. Utility vehicles (garbage trucks, emergency vehicles) must navigate narrow streets and cannot turn around at the barricades where cars are parked along the street.

Building types and setbacks are varied within the District. Whereas some houses are sited deep on their parcels, others are close to the road, limiting available space between the house and the street. Most households have more than one car and need to be able to park their cars legally and safely on their own property.

Homeowners are further restricted from parking on swales, unimproved surfaces (lawns) or medians.

The intent of the guidelines is to create parking spaces that are compatible with the individual property in terms of proportion, scale, dimensions, materials, and placement; that will not overwhelm the facade(s); that will have minimum impact on the property and the surrounding area; that will lessen the amount of paving in the front yard; and that will encourage the use of historically appropriate materials, such as concrete ribbons, while increasing the amount of greenery.

It is intended that such spaces promote visibility from the street to the historic buildings.

These guidelines are applicable for new driveways only. Existing legal driveways are grandfathered.

DIMENSIONS

The parking guidelines are based on the building footprints found in the district. Examples have been designed to accommodate from two to four cars, depending on the size and footprint of each parcel while maximizing the amount of greenery, landscaping, and yard space.

PARCELS WHICH ARE 50 FEET OR LESS IN WIDTH (SEE ATTACHED ILLUSTRATIONS APPENDIX)

If the entire driveway surface is paved, as opposed to concrete ribbons, any one driveway shall be limited to a width of two cars for a maximum of 17 feet. Where parcels are 50 feet or less in width, homeowners shall be allowed to provide parking for no more than two vehicles' width, with a dimension of 8.5 feet standard width per car for a maximum of 17 feet. This includes but is not limited to four options:

1. Tandem parking for one driveway to accommodate two cars for a maximum width of 8.5 feet.
2. Tandem parking for one driveway to accommodate up to four cars for a maximum width of 17 feet.
3. Split parking only if tandem parking is not available for two driveways to accommodate a single car each for a maximum width of 8.5 feet each with a minimum space of 20 feet in between each driveway.
4. Split and tandem parking for one driveway to accommodate a single car at a maximum width of 8.5 feet and a secondary driveway to accommodate tandem parking at a maximum width of 8.5 feet.

PARCELS WHICH ARE 50 FEET OR MORE IN WIDTH (see attached illustrations APPENDIX)

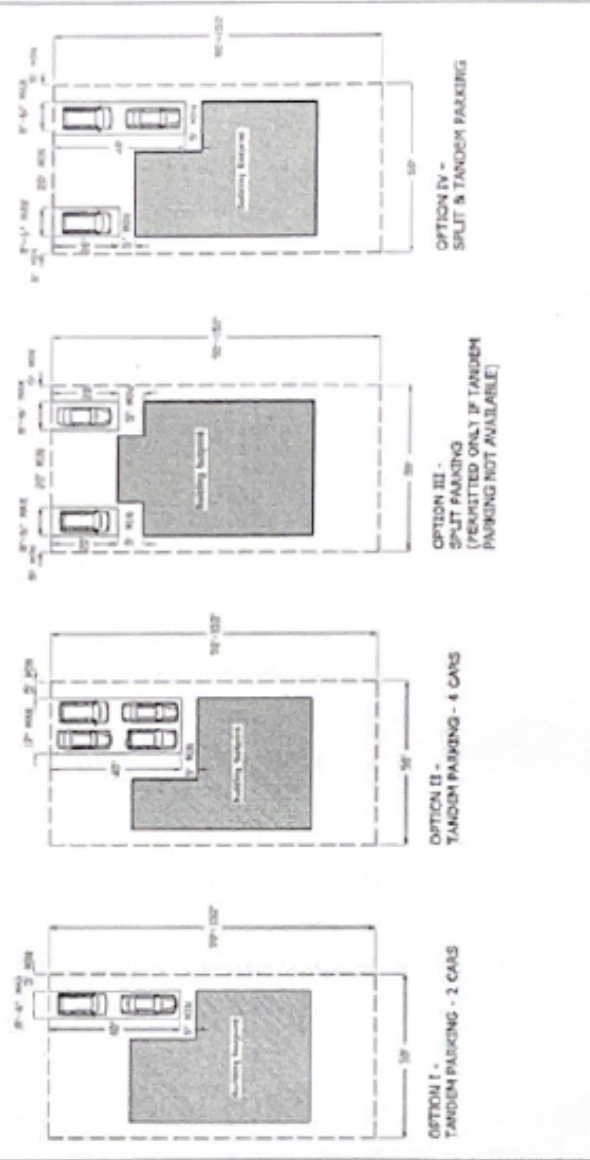
Where parcels are greater than 50 feet in width, homeowners shall be allowed to provide parking for no more than three vehicles' width, with a dimension of 8.5 feet standard width per car for a maximum of 25.5 feet, per house. This includes but is not limited to four options:

1. Tandem parking for up to four cars in one driveway with a maximum width of 17 feet.
2. Split parking to include one driveway to accommodate two tandem parked cars for a maximum width of 8.5 feet and a secondary driveway to accommodate one car at 8.5 feet with a minimum 20 foot space in between the driveways.
3. Split parking to include one driveway to accommodate one car at a maximum of 8.5 feet and a secondary driveway to accommodate two cars parked side by side for a maximum of 17 feet with a minimum 20 foot space in between the driveways.
4. Split and tandem parking to include one driveway to accommodate side by side parking for two cars at a maximum of 17 feet and a secondary driveway to accommodate tandem parking for two cars at a maximum of 8.5 feet with a minimum 20 foot space in between the driveways.

APPENDIX

Bayside Historic District Parking Design Guidelines

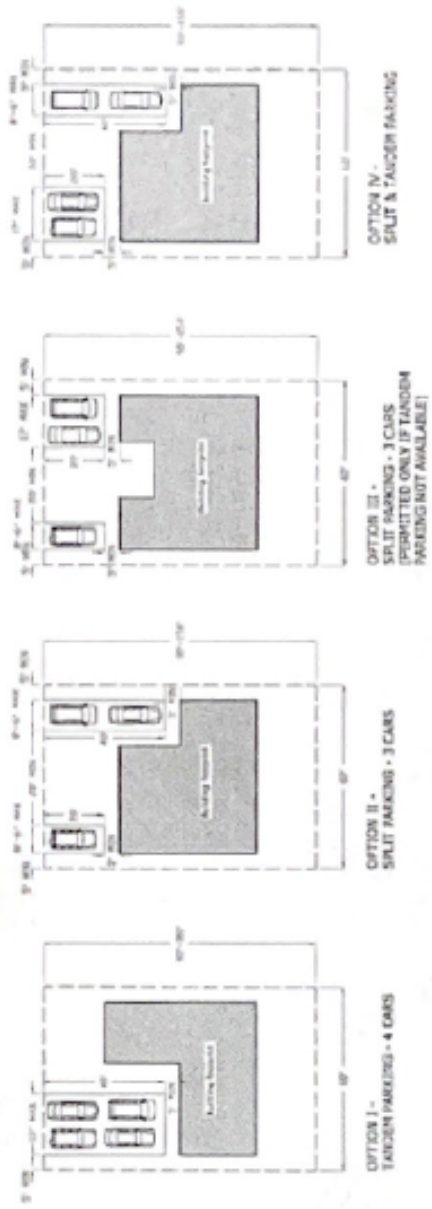
Up to 50' Wide Parcels



APPENDIX

Bayside Historic District Parking Design Guidelines

Greater Than 50' Wide Parcels



APPENDIX

SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION:

Department of Interior Regulations -36 CFR Part 67, Historic Preservation Certifications.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

DISCLAIMER

This document in its entirety is for informational purposes only. This document is not an endorsement, approval or recommendation to any property owner on any particular action on their property. The City of Miami may change policies and guidelines from time to time. All property owners are urged to contact the City of Miami's Preservation Office and its staff directly. (June 2022)



CITY OF MIAMI

PLANNING DEPARTMENT
PRESERVATION SECTION

STANDARD CERTIFICATE OF APPROPRIATENESS (COA)

MINOR ALTERATIONS

HISTORIC RESOURCE ADDRESS/NAME

HISTORIC DISTRICT/RESOURCE

OWNER'S NAME

OWNER'S DAYTIME PHONE NUMBER

OWNER'S ADDRESS, CITY, STATE, ZIP CODE

OWNER'S E-MAIL

APPLICANT/AUTHORIZED REPRESENTATIVE (NAME & TITLE)

APPLICANT'S DAYTIME PHONE NUMBER

APPLICANT'S ADDRESS, CITY, STATE, ZIP CODE

APPLICANT'S E-MAIL

BELOW PROVIDE A DETAILED DESCRIPTION OF PROJECT. ATTACH PLANS, SKETCHES AND/OR ILLUSTRATIONS ON ADDITIONAL PAGES TO DESCRIBE AS NECESSARY.

NOTE: A COMPLETE CHECKLIST AND INSTRUCTIONS FOR REQUIRED ATTACHMENTS ARE ON REVERSE SIDE

OTHER MATERIALS SUBMITTED

ATTESTATION: I CERTIFY THAT ALL INFORMATION PROVIDED IN THIS APPLICATION AND ATTACHMENTS IS CORRECT.

SIGNATURE OF PROPERTY OWNER

DATE

SIGNATURE OF APPLICANT (IF OTHER THAN PROPERTY OWNER)

DATE

FOR STAFF USE ONLY:

APPLICATION # _____

DATE RECEIVED _____ STAFF INITIALS _____

APPROVED
DENIED
APPROVED WITH CONDITIONS

1. _____
2. _____
3. _____