

# **LOCAL DESIGNATION REPORT SITE: THE MICHAEL HOUSE**



**CITY OF MIAMI SPRINGS, FLORIDA  
HISTORIC PRESERVATION BOARD  
2016**

**PREPARED BY:** Miami Springs Historic Preservation Board

Last revised: 05-18-2016

**RESOLUTION NO.:** 02-2016

**PROPERTY:** MICHAEL HOUSE

**LOCATION/ADDRESS:** 27 Hunting Lodge Drive, Miami Springs, Florida, 33166

**PROPERTY OWNER:** Blake Modesitt

**ZONING:** Residential – Single Family

**TAX FOLIO NUMBER:** 05-3024-006-0690

**LEGAL DESCRIPTION:** Country Club Estates, Amended Plat Section 1, PB 28-11, Lot 2, Block 24, Lot Size 105.00 x 151 or 20102-4376 10/2001 4

**STRUCTURES:** 2 Bedroom/ 2 Bathrooms, Single Story Residence

**YEAR BUILT:** 1924

**RATINGS OF AREAS OF SIGNIFICANCE (Based on a scale of 1-3 with 3 being the highest rating):**

3	HISTORY
3	ARCHITECTURE
0	ARCHEOLOGY

**IMPACTS:** CHANGES IN THE EXTERIOR OF THE STRUCTURE THAT REQUIRE A BUILDING PERMIT WILL REQUIRE A CERTIFICATE OF APPROPRIATENESS

## **SIGNIFICANCE OF SITE**

Built by Curtiss-Bright Company in 1924, this single story Pueblo-Mission style house is another of the first four built in Country Club Estates. Business associate of Glenn Curtiss, J. A. Michael and his wife Adele, were first to move into their new home; they are considered the first residents of the town. The house has a small, walled front courtyard and a mission bell cote opening in the parapet wall above the front entrance. Mr. Michael was known for being a well-dressed polite gentleman who worked at the Administration Building on the NE corner of Canal Street and Curtiss Parkway. The first 4 houses (The Rogerson House, the Michael House, the Cary-Dant House, and the Lua Curtiss #1) shared a common well. The Rogerson's house, the first house built in Miami Springs, was demolished in 2007. The original records of these 4 houses were lost in the 1926 hurricane.

## **HISTORICAL CONTEXT**

In the 1920's the Florida land boom was in full swing. This home is an example of small homes being built to attract workers and new residents. J.A. Michael was a business associate of Glenn Curtiss. Subsequent transfers of title began 22 years later in 1946 to John A. Newiak and his wife Marion, in 1954 to Archie Edwards and his wife Myrtle, and in 1967 to Sergio Silva and his wife Maria, who installed a lawn shed and concrete driveway. The Historic Preservation Board issued a letter to the Silva residence of its intent to historically designate the Michael House on September 6, 1994. However, the designation process was never completed. The latest transfer of title was made by Maria Silva, a widow in 1996 to Blake Modesitt and his wife Beatriz, who have installed a swimming pool, spa and decking, brick sidewalks and secured the residence with accordion and roll up hurricane type shutters. Each of the owners has preserved the integrity and beauty of the original Pueblo-Mission architecture adorning the exterior of the residence.

## **ARCHITECTURE**

The Michael House is a fine example of Pueblo-Mission architecture, home built by the Curtiss Bright company in 1924 as a 2-bedroom, one bathroom home with an attached porte-cochere. The house has a small walled front courtyard and a mission bell cote opening in the parapet wall above the front entrance. A decorative row of terracotta tile accents the front of the house below the roof. Three canals with long vertical downspouts are visible on the front of the house.

## **ARCHEOLOGY**

(Not Applicable)

## STANDARDS FOR CERTIFICATE OF APPROPRIATENESS

The standards will follow the general guidelines as recommended for historic properties as detailed in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as developed in 1922 and codified as 36CFR Part 68 in the July 12, 1995, *Federal Register* (Vol. 60, No.133).

### CRITERIA FOR DESIGNATION

The Michael House designation is based on the following criteria of Section 153.20 of the City of Miami Springs Historic Preservation Ordinance.

- (A)(1) *Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, and architectural history that have contributed to the pattern of history in the community, the county, South Florida, the state or the nation;*
- (A)(2) *Are associated with the lives of persons significant in our past;*
- (A)(3) *Embody the distinctive characteristics of a type, period, style, or method of construction or work of a master; or that possess high artistic value, or that represent a distinguishable entity whose components may lack individual distinction;*

### DESIGNATION RECOMMENDATION

The recommendation is that the Historic Preservation Board of the City of Miami Springs designates the Michael House located at 27 Hunting Lodge Drive, Miami Springs, Florida. The designation of the above property is based on architecture, historical and contextual significance.

DATE \_\_\_\_\_

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Sydney Garton, Chairman  
Miami Springs Preservation Board