

HISTORIC DOWNTOWN MIAMI

The Downtown Miami Multiple Resource Area was listed on the National Register of Historic Places in 1988. The district is bounded by 20th Street on the North, the FEC right of way, I-95, and the Miami River on the west; 15th Road on the south; and Biscayne Bay on the east. These boundaries encompass the historic downtown core, as well as those areas that are now functionally and psychologically related to downtown.

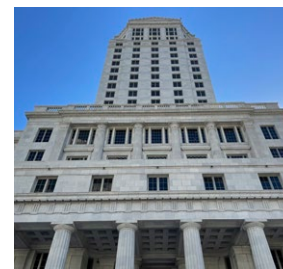
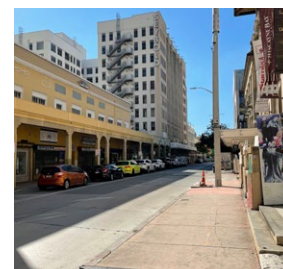
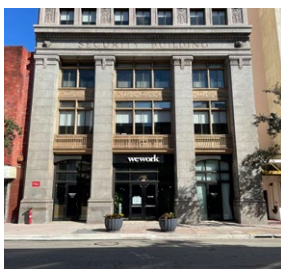
The historic resources of Miami are representative of the unique history of a major twentieth century city that grew from a frontier to a metropolis in only 30 years. Years of dramatic growth and an ever-changing population also hindered the development of a sense of identity a sense of place. With a population that doubled every few years, Miami had a small minority of people who even remembered an earlier time. The commercial and institutional buildings, churches, houses, apartments, and neighborhoods in the resource area represent the periods when Miami was establishing its prominence. These properties are significant for associations with Miami's development as a major resort city in the South.

Source: National Register of Historic Places, "Downtown Miami Multiple Resource Area," 1998.



DOWNTOWN MIAMI MULTIPLE RESOURCE AREA

The Downtown Miami Multiple Resource Area includes commercial, governmental, religious, institutional, and residential buildings that document the city's growth from the pioneer era through the Boom of the 1920s to World War II. These properties reflect the major periods of architectural development in South Florida and include examples of vernacular as well as Mediterranean Revival, Neo-Classical, Art Deco, and Moderne style buildings.



HISTORIC ENTITLEMENTS

HISTORIC PRESERVATION IS AN ESSENTIAL COMPONENT FOR FUTURE DEVELOPMENT STRATEGIES AS PRESERVATION PROVIDES A SENSE OF PLACE, PROPERTY VALUE PROTECTION AND ENHANCEMENT, AND CONTRIBUTES POSITIVELY TO WIDER SUSTAINABILITY AND RESILIENCY GOALS. THIS SUMMARY REVIEWS THE MOST EFFECTIVE ECONOMIC INCENTIVES FOR HISTORIC PRESERVATION DESIGNATION AT THE MUNICIPAL LEVEL. HISTORIC RESOURCES ARE VIEWED AS “PUBLIC BENEFITS” TO OUR NEIGHBORHOODS AND ARE THEREFORE ELIGIBLE FOR FISCAL BENEFITS TO COUNTERBALANCE THEIR ASSUMED BURDEN TO PROPERTY OWNERS.

IN ADDITION TO THE 20% FEDERAL HISTORIC TAX CREDIT, CONTRIBUTING PROPERTIES TO NATIONAL REGISTER-LISTED HISTORIC DISTRICTS MAY QUALIFY FOR TWO CITY OF MIAMI HISTORIC ENTITLEMENTS KNOWN AS TRANSFER OF DEVELOPMENT RIGHTS (TDRS) AND TRANSFER OF DEVELOPMENT DENSITY (TDDS). THIS REPORT FOCUSES ON THOSE TWO PROGRAMS WITHIN THE NATIONAL REGISTER-LISTED DOWNTOWN MIAMI MULTIPLE RESOURCE PROPERTY AREA.

01 // TRANSFER OF DEVELOPMENT RIGHTS (TDR)

TDRs allow Eligible Historic Resources located in transects zoned T3-0 and higher to preserve their historic properties while still obtaining a fair market value for their unused base development rights (usually in the form of additional square footage) by selling these rights to another property in a T-6 transect, where a public benefits bonus may be used.

02 // TRANSFER OF DEVELOPMENT DENSITY (TDD)

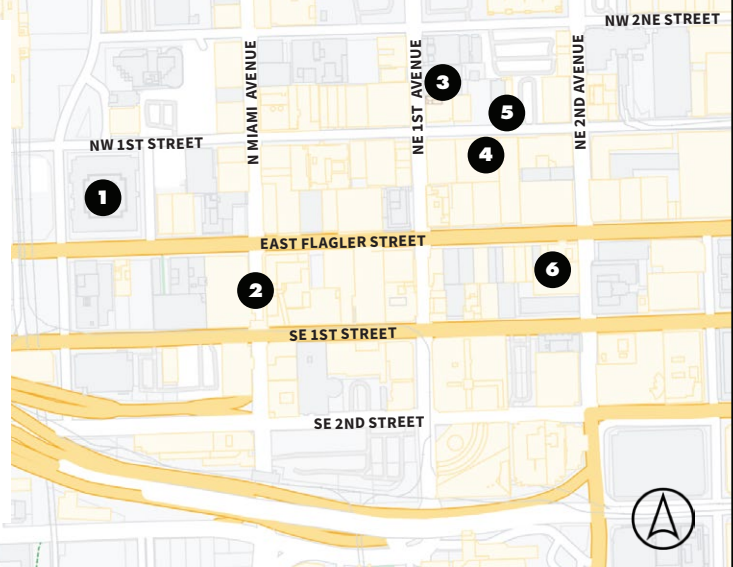
TDDs allow Eligible Historic Resources located in transects zoned T3-0 and higher to preserve their historic properties while still obtaining a fair market value for their unused base development rights (in the form of additional density) by selling these rights to another property in a T-4 or higher transect within a TOD, where a public benefits bonus may be used.

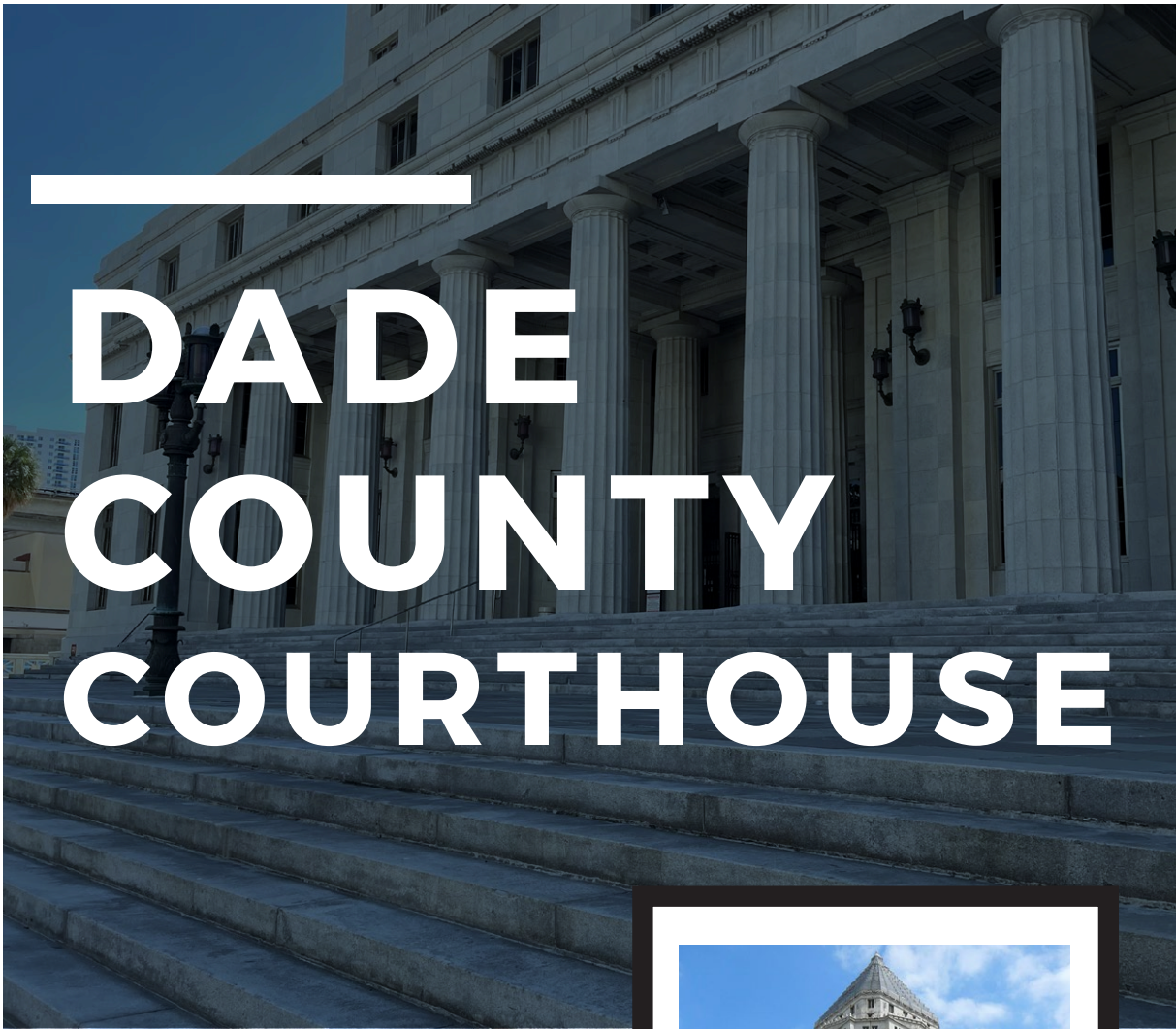
DISCLAIMER: ESTIMATED PROJECTIONS DO NOT REPRESENT OR GUARANTEE THE ACTUAL RESULTS OF ANY TRANSACTION, AND NO REPRESENTATION IS MADE THAT ANY TRANSACTION WILL, OR IS LIKELY TO, ACHIEVE RESULTS OR PROFITS SIMILAR TO THOSE SHOWN.



HISTORIC PROPERTY EXAMPLES

- 1 DADE COUNTY COURTHOUSE**
73 WEST FLAGLER STREET
- 2 BURDINES DEPARTMENT STORE AND ANNEX**
22 EAST FLAGLER STREET
- 3 SECURITIES BUILDING**
117 NORTHEAST 1ST AVENUE
- 4 SHORELAND ARCADE**
120 NORTHEAST 1ST STREET
- 5 MEYER-KISER BUILDING**
139 NORTHEAST 1ST STREET
- 6 OLYMPIA THEATER**
174 EAST FLAGLER STREET





DADE COUNTY COURTHOUSE

LOCATION

73 WEST FLAGLER STREET

PERIOD OF SIGNIFICANCE

1925 - 1928

ARCHITECT

A. Ten Eyck Brown and associate architect August Geiger

The site was noted as significant in Miami's history of government, community development, and architecture. More specifically, it was evaluated as eligible for local designation for its service as the seat of government for Miami-Dade County for nearly 60 years; as an outstanding work of two prominent architects; as an outstanding example of architectural design, notably its use of materials, ziggurat roof, and Neo-Classical style; and as one of the County's most visually defining landmarks in the rapidly evolving skyline.

Source: Miami-Dade County, "Dade County Courthouse Historic Resource Report," 2020.

**APPROXIMATE
HISTORIC
ENTITLEMENTS**

~\$34.8M

1,664 **3.3M**

UNITS (TDDs)

SQ. FT. (TDRs)

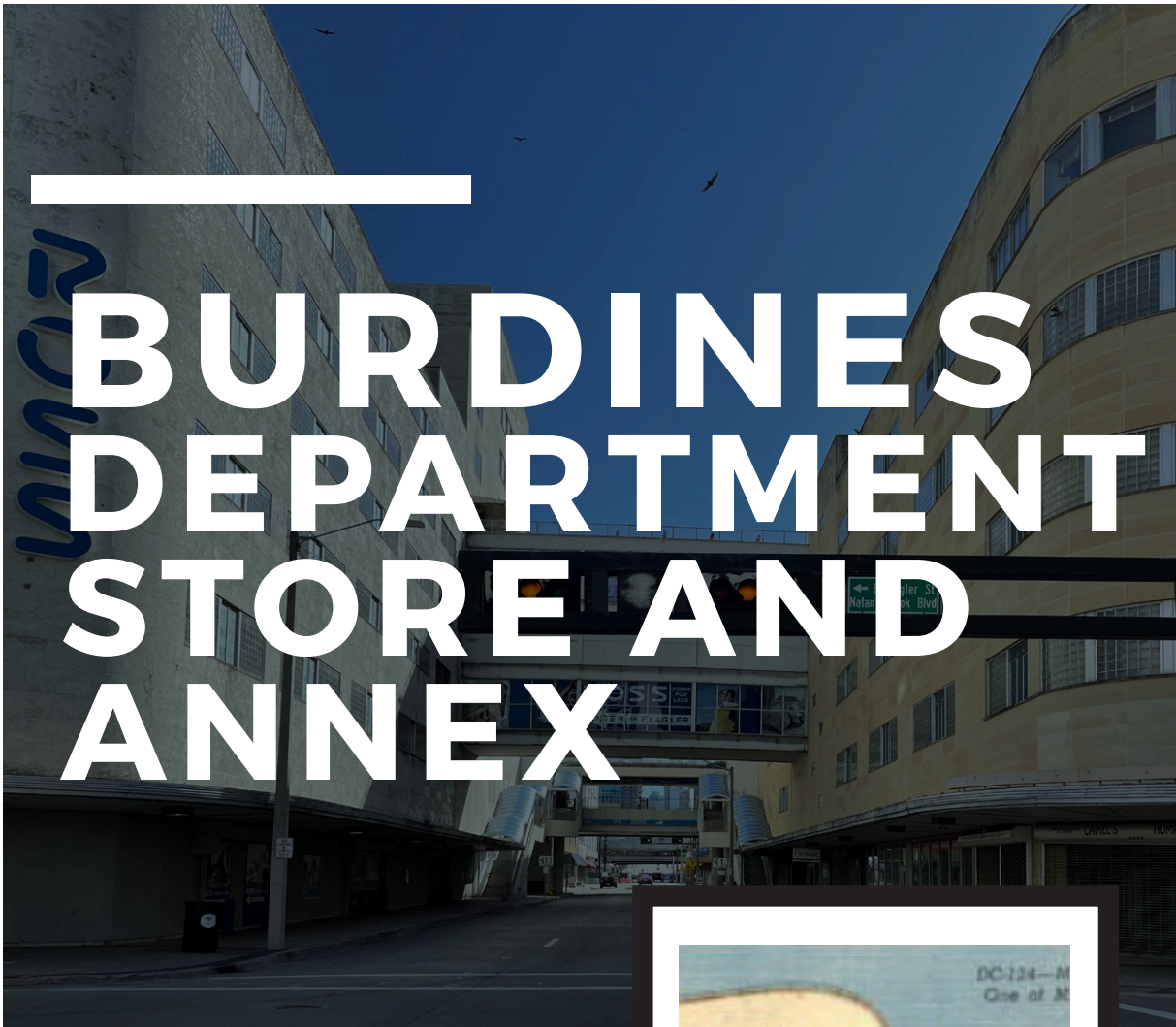


Long recognized for its architectural qualities, the Dade County Courthouse was officially designated as a local historic site by the City of Miami on November 26, 1985.

Image: Dade County Courthouse perspective. Source: Marc Averette, 2007.

Disclaimer: Estimated projections do not represent or guarantee the actual results of any transaction, and no representation is made that any transaction will, or is likely to, achieve results or profits similar to those shown.





BURDINES DEPARTMENT STORE AND ANNEX

LOCATION

22 EAST FLAGLER STREET AND 2 SOUTH MIAMI AVENUE

PERIOD OF SIGNIFICANCE

1925, major renovations 1936 (east side of Miami Ave); 1946-47 (annex)

ARCHITECT

Original architect Unknown

E.L. Robertson of Miami and J.R. Weber of New York (annex, 1946-47)

The development of Burdines Department Store in downtown Miami echoed the growth of the city itself. The business grew with the city from an early pioneer town from the expansion of the Florida East Coast Railroad through the real estate boom of the 1920s and contributed to the reinvestment in the downtown core following the Great Depression. The former Burdines Buildings both display character defining features of the Streamline Moderne style.

Source: Erica Mollon Consulting, "Former Burdine's Building," 2020.



The growth, expansion, and trend-setting design of the Burdines Store and Annex building illustrated the growth patterns and commercial development of downtown Miami throughout the 20th century.

Image: The Streamline Moderne facade of the former Burdines Building and Annex, circa 1950. Source: Erica Mollon Consulting, "Former Burdines Building," 2020.

**APPROXIMATE
HISTORIC
ENTITLEMENTS**

~\$33.3M

1,652	2.8M
UNITS (TDDs)	SQ. FT. (TDRs)

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LOCATION
117 NE 1ST AVENUE
PERIOD OF SIGNIFICANCE
1926
ARCHITECT
Robert Greenfield

Built in 1926 as the corporate office building for one of Miami's most important financial institutions, the Security Building represented "security" to early Miami homeowners and developers. However, the building bust of the 1920s changed the fate of both the company and building. While the commercial operation eventually went out of business, the building began a cycle of frequent change in tenant. It still stands as a symbol of resiliency and a reminder of how much Miami has evolved since the structure's construction.

Source: <https://miami-history.com/security-building-in-downtown-miami/>

**APPROXIMATE
HISTORIC
ENTITLEMENTS**

~\$3.17M

172	195K
UNITS (TDDs)	SQ. FT. (TDRs)

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The Security Building provides an excellent example of how an old building can be appreciated for its architecture and history, but also remain a functional member of the downtown building landscape.

Image: Streetview from the Southwest corner. Source: Laura Weinstein-Berman, 2021.





SHORELAND ARCADE

LOCATION

120 NE 1ST STREET

PERIOD OF SIGNIFICANCE

1926

ARCHITECT

George Pfeiffer and Gerald O'Reilly

The building's design and ornament embody the corporate vision of Hugh M. Anderson and Roy C. Wright's Shoreland Company, a key player in the development of Greater Miami (most notably for the Venetian Islands and Miami Shores), second in revenues only to George Merrick's Coral Gables Corporation. It demonstrates both the catastrophic effect of the 1926 hurricane on the South Florida real estate industry as well as the unrealized potential for a regionally-adaptive tropical skyscraper.

Source: Historic American Buildings Survey (Library of Congress)

APPROXIMATE HISTORIC ENTITLEMENTS

~\$18.6M

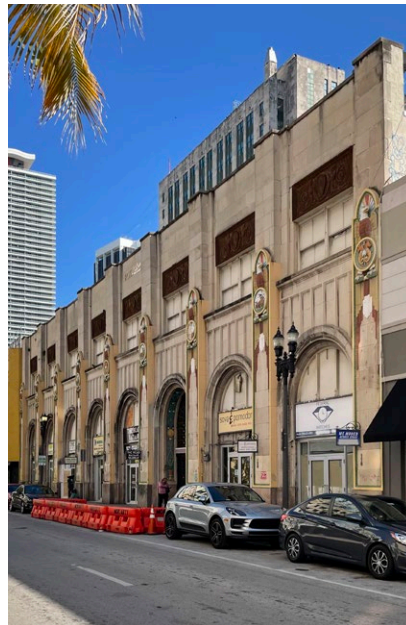
872

UNITS (TDDs)

1.85M

SQ. FT. (TDRs)

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Construction of the Shoreland Arcade began at the peak of the 1925 South Florida building boom; it exemplifies a popular building type of the period for which few examples remain.

Image: Streetview from the Northwest corner. Source: Laura Weinstein-Berman, 2021.





MEYER-KISER BUILDING

LOCATION
139 NE 1ST STREET
PERIOD OF SIGNIFICANCE
1927
ARCHITECT
Unknown

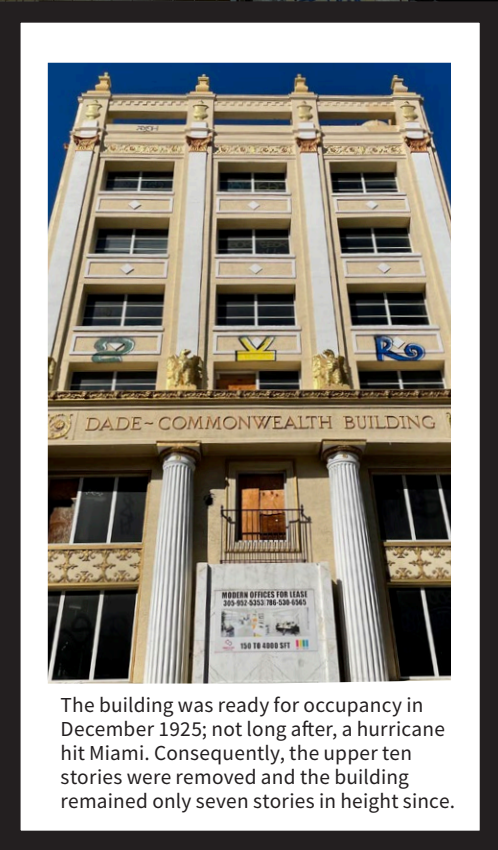
The Meyer-Kiser Building is historically significant for its associations with Miami's boom years and with the devastating impact of the hurricane of 1926 on the city's development. The building is architecturally significant because it represents a fine example of the Commercial Style in downtown Miami. The building is noteworthy for its use of stylistic features unique in the city and its classically-inspired details. It was one of the first skyscrapers to be constructed in steel frame and to have an elevator.

Source: City of Miami, Historic Resource Report, 2013

APPROXIMATE HISTORIC ENTITLEMENTS
-
~\$3.5M

172	307K
UNITS (TDDs)	SQ. FT. (TDRs)

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The building was ready for occupancy in December 1925; not long after, a hurricane hit Miami. Consequently, the upper ten stories were removed and the building remained only seven stories in height since.

Image: Streetview of South facade. Source: Laura Weinstein-Berman, 2021.





OLYMPIA THEATER

LOCATION
174 E FLAGLER STREET
PERIOD OF SIGNIFICANCE
1925
ARCHITECT
John Eberson

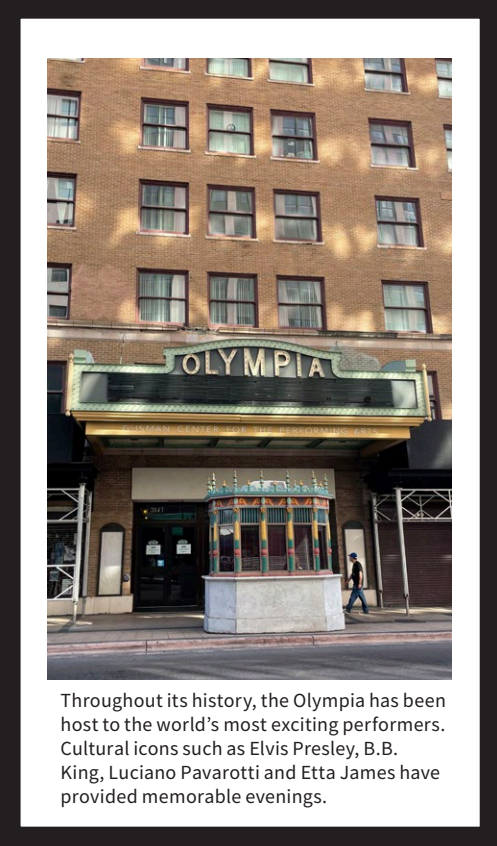
The Olympia Theater opened in 1926 as a silent movie palace and amazed the public with its stunning Moorish architecture, perfect acoustics and simulated night sky. It also achieved fame as the first air-conditioned building in the South. The “talkies” and Vaudeville soon arrived at the Olympia, and for more than 40 years the theater was the number one entertainment center in Miami. Throughout its history, the Olympia has been host to the world’s most exciting performers in the arts and entertainment community.

Source: www.OlympiaTheater.org

**APPROXIMATE
HISTORIC
ENTITLEMENTS**
-
~\$9.1M

413	961K
UNITS (TDDs)	SQ. FT. (TDRs)

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Throughout its history, the Olympia has been host to the world’s most exciting performers. Cultural icons such as Elvis Presley, B.B. King, Luciano Pavarotti and Etta James have provided memorable evenings.

Image: Streetview of North facade. Source: Laura Weinstein-Berman, 2021.

