


# Designation Report

## The Beaches Residence Historic Site

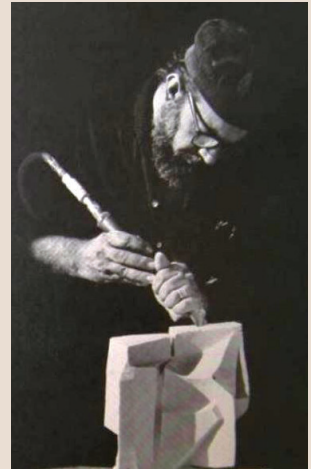
6400 SW 133rd Drive  
Pinecrest, Florida  
Built: c. 1967

**Better Homes and Gardens**  
SPRING-SUMMER 1973 \$1.35

# BUILDING IDEAS



22 TRADITIONAL AND RANCH STYLE BEST SELLERS  
SWIMMING POOLS VACATION HOMES DUPLEXES & QUADS  
HOUSES THAT MAKE THE MOST OF YOUR LOT



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Miami-Dade County

December 11, 2024

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## I. GENERAL INFORMATION

**NAME:** The Beaches Residence

**LOCATION:** 6400 SW 133rd Drive  
Pinecrest, FL. 33156

Township: 55S  
Range: 40E  
Section: 13

**ARCHITECT:** Charles Harrison Pawley

**BUILDER:** Charlie Duff of E.W. Charles Builders

**CONSTRUCTION:** c.1967

**PROPERTY OWNERS:** BERTON E BEACH TRS  
BERTON E BEACH REVOCABLE TR  
VICTORIA E BEACH TRS  
CHRISTOPHER E BEACH TRS

**LEGAL DESCRIPTION:** DEVONWOOD PB 75-50  
LOT 8 BLK 4  
LOT SIZE 155.000 X 150  
F/A/U 30-5013-023-0260

**TAX FOLIO NUMBER:** 20-5013-023-0260

### **SIGNIFICANCE:**

Research indicates it fulfills Criteria Sec. 16A-10(1):

(a) Be associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological, or architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State, or the nation.

(c), Embodies 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.

### **History/Context:**

The Beaches Residence fulfills Criteria Sec. 16A-10(1)(a) through its association with influential Miami-based architect Charles Harrison Pawley, real estate developer John F. Warwick, and artist Enzo Gallo.

**Architecture:**

The residence is an example of late post war modern architecture with distinguishable influences of Brutalist and International style with the final construction incorporates elements attributed to other styles including an influence of Organic architecture and green building in the design.<sup>1</sup> It is the work of master architect Charles Harrison Pawley and Italian born sculptor Enzo Gallo who crafted a custom statement piece for the interior furnishings of the home both supporting significance under Criterion C. The residence is also notable under Criterion A, for its association with the development and growth of what would become the Pinecrest neighborhood.

**IMPACTS:**

The Miami-Dade County Office of Historic Preservation is required to approve any exterior changes and/or additions, demolition, or new construction to the designated resource. Most approvals are handled in-house directly by the staff of the Office of Historic Preservation. Major alterations may require review by Staff and approval by the County Historic Preservation Board. Additional details are included in *Section VI: Standards for Certificates of Appropriateness*.

Designated resources are eligible to take part in the County's Ad Valorem Tax Exemption program.

**II. PHYSICAL DESCRIPTION / SETTING**

The Beaches' residence is located on SW 133rd Drive in Pinecrest, Florida. The approach to the residence from the main street incorporates a straight driveway with access to the side of the residence and a semicircular main driveway extending to the the residence's main entry at the top of a clay tiled two-step front porch at the North façade. The exterior landscaping is dominated by a hammock terrain with large oak trees and shrubs being distinctive elements. The neighborhood itself retains the same character, embracing the natural surroundings of the community in the designs.

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<sup>1</sup> Beach, Victoria. (2023) Miami Dade County Designation Questionnaire Victoria Beach (architect title), daughter of Berton and Elizabeth Beach offered insight on the unique blend of architecture in Pawley's design



Aerial photo with site outlined in yellow and constructure dates noted.



View of street from residence, 2023



Around 1910, John F. Warwick arrived in Miami from Chicago. An ex-railroad utilities contractor, Warwick alongside his wife Willie K. Warwick began acquiring property in Miami through John F. Warwick Properties and was instrumental in progressing residential development in Southwest Dade traversing the Rockland Hammock dominated terrain to imagine new residential developments for newly arriving residents.

By 1930 Warwick had acquired approximately 9,000 acres of land along the bay area, neighboring the boundaries of the township of Cutler, which includes the area that comprises the Devonwood subdivision today.

The fauna of the Devonwood community is distinctive and largely preserved, with properties like the Warwick family home, named “Forest View,” which is located directly across from the Beaches residence highlighting the areas subtropical flora which has been largely preserved to present day.<sup>3</sup> Following the death of Warwick, the broader acreage of his Forest View estate was replated. The Devonwood subdivision was platted in June 1962, and includes the original Warwick estate house, designated as the Devonwood Historic Site on April 29, 1982. (footnote the Devonwood designation report)

The lot where the Beaches residence would later be constructed was part of Warwick’s estate and sits directly across SW 133<sup>rd</sup> Drive from his former home.



Devonwood Estate located across the street from Beaches residence, 2023

The Beaches residence was designed intentionally to fold into its native hammock site. The residence, shaded by a lush tree canopy as was originally intended, is still today largely hidden from view in aerial photographs. Commissioned by Berton Beach and his wife, Elizabeth, who relocated to Miami in late 1965. There Elizabeth was an elementary school

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<sup>3</sup> Beach, Victoria. (2023) Miami Dade County Designation Questionnaire

teacher and Berton, a Marine fighter pilot with an engineering background, who had served in the Korean War, transferred to Miami to work for Eastern Airlines.<sup>4</sup>



Photograph of Mr. & Mrs. Beach(left) Mr. Beach's pilot's jacket displayed at second floor hallway(right)

Pawley's commission for the Beaches was a creative collaboration that drew on the skills and input of not only him as an architect but also artists, and interior decorators to create. Happening upon Pawley's half-finished private residence in their early explorations of Miami, the Beaches were intrigued with its design, striking up a conversation with the architect which led to the commission to create their family home which the family still resides in today

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<sup>4</sup> Frost, Jerry. Eastern Airlines Pilot Memorial <https://www.easternpilots.com/> (last accessed 4/1/2024)



Pawley's original residence located at 5700 SW 94 ST. ca. 1967 (top & center)



Pawley's original residence located at 5700 SW 94 ST. (2023)

Their planning came with a key request, and challenge for Pawley, to preserve as much of the natural landscape as possible in the design of their home. To meet their expectations, in this, his first commissioned residential construction, Pawley realized an early form of green building which began with the orientation of the structure at a 45-degree angle serving to mitigate direct sun exposure. By retaining the oak trees as requested, the natural landscaping provided shade cover to the expansive combination of windows, which are a prominent element of the design highlighting one of two core architectural styles exhibited in Pawley’s design, Brutalist architecture.

The final construction can be likened to a muted take on the typically domineering style with the incorporation of influences of the International style serving to bridge the minimalist qualities of both designs with layers of each highlighting its overall rectangular composition, the importance of nature, and raw material finishes. The strongest links to the International style can be seen in Pawley’s balance of geometric arrangements and stark qualities also evidenced in the Brutalist style with the natural surroundings and raw material finishes including the surrounding flora, rock retaining walls, and a distinctive walkway made of spaced rectangular concrete paver stones located at the west façade, following the ebb and flow of land.



Oolitic limestone wall at community entrance into Devonwood at the intersection of Ludlam Road (SW 67<sup>th</sup> Avenue) and SW 131<sup>st</sup> Street (2023)



Sloped walkway at west façade

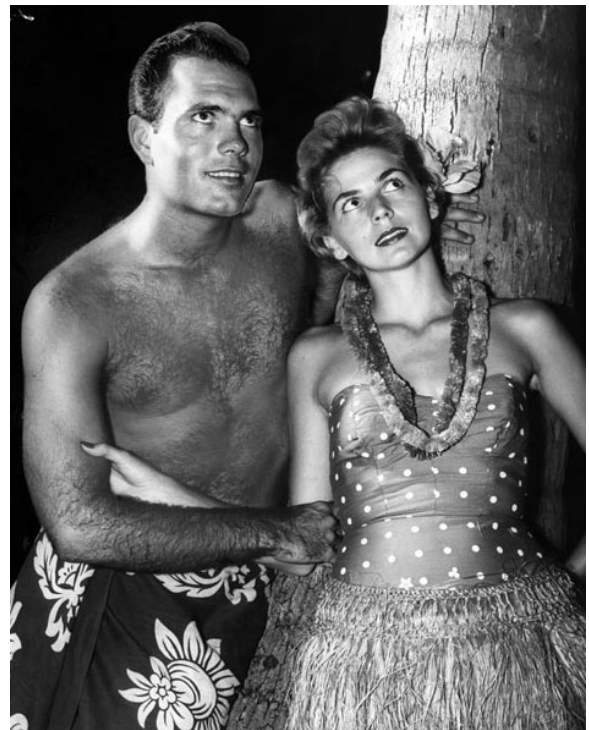


Portion of perimeter rock wall at rear of residence, possibly predates the Devonwood subdivision

## PEOPLE

### A. Charles Harrison Pawley

Charles Harrison Pawley was born to American parents in Haiti on August 7, 1932. In his youth he lived in Port-au-Prince, New York, Hong Kong, and India which Pawley later credited for his appreciation of varied architectural styles. He later moved to Miami to attend high school while his parents lived in Cuba<sup>5</sup> He graduated from Coral Gables High School as part of its first graduating class in 1951. Pawley began his professional architecture career designing commercial structures including work for the expansion of the Lowe Art Museum of the University of Miami in 1991.<sup>6</sup> Pawley also took on residential commissions making it something of a specialty designing multi-family and single-family homes. The Beach family was Pawley’s inaugural client in his residential architecture practice securing the commission while in the process of constructing his own home. During his career, Pawley’s work would become widely recognized and he received the Florida Architect Award, the AIA National Design Award and the Award of Honor for Design. Some notable achievements of his career include winning the commission to rehabilitate the



Photograph of Mr. & Mrs. Pawley attending a costume party

<sup>5</sup> Von Maurer, Bill. At Home with the Beaches. <https://www.newspapers.com/image/301635530/> (last accessed 9/11/2024) Miami News, June 30, 1972)

<sup>6</sup> History of the Lowe, University of Miami. <https://www.lowe.miami.edu/visit-about/history/index.html> (last visited 12/19/2023)

Caribbean marketplace in 1984. Pawley's approach for that project incorporated vibrant colors inspired by the gingerbread-style houses of Hati and the Marche Ferrier (Iron Market) located in Port-au-Prince. Pawley's involvement in the Caribbean Marketplace rehabilitation project was a key component of the overall revitalization of the marketplace in Little Haiti.<sup>7</sup> As one of his more widely recognized designs, the Caribbean Marketplace is a beacon of the community highlighting its cultural heritage. Pawley's shared history, having grown up in Haiti himself shines through in his thoughtful approach to architecture and design, which echoes the sentiments of the Beaches construction.

Pawley is remembered for having a fun, enjoyable personality. Known for hosting themed parties on dates with repeating numbers his kindness as well as his skill as an architect is well remembered.<sup>8</sup>

A prominent architect in South Florida, his accumulated work spans decades. As an architect his influential voice helped to define iconic historic areas of Miami's built environment championing the ice cream toned pastels that became synonymous with the Art Deco District.<sup>9</sup> His passion for architecture saw him serve as President of the South Florida Chapter of the American Institute of Architects, and the first chair of the Miami-Dade County Historic Preservation Board, serving with the Board until August 1983 and seeing through some of the County's very first historic designations.

## **B. Enzo Gallo**

Artist, Enzo Gallo, a native of Italy traveled to Havana Cuba in his youth. Although his family had established a generational practice as marble artisans Gallo was encouraged by his father to pursue a career in engineering. Deciding instead to pursue art, Gallo studied and worked in Cuba for 9 years before immigrating to the United States in 1960, when the Castro regime came into power, taking up residence in Florida.

Gallo's work is well regarded and has been integrated into elaborate architecture throughout Florida including chapels, commercial buildings, and exhibited at museums and historic sites. In 2022, community advocates came together in support of preserving "The Glory of Old Glory" murals on the American Savings and Loan Association originally created by Gallo in 1971 resulting in the murals, which weigh over 14,000 pounds combined, being donated to the City of Miami Beach instead of being demolished with the structure with plans to fund conservation of the pieces and identifying a new home for the works.<sup>10</sup>

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<sup>7</sup> VIGLUCCI, A. (2006, July 27). DESIGNED LITTLE HAITI LANDMARK. Miami Herald, The (FL), p. 5B. Available from NewsBank: America's News – Historical and Current: <https://infoweb-newsbank-com.ezproxy.mdpls.org/apps/news/document-view?p=AMNEWS&docref=news/113280E9498D6388>. (last accessed 4/1/2023)

<sup>8</sup> Photograph of Charles and Barbara Pawley in Luau themed costume. (ca. 1955). Miami News Photograph Collection - 1896-1988 (Box B0149, Folder 40), History Miami Museum Archives, Miami, FL, United States. Newspapers.com. The Miami News. September 7, 1944. <https://www.newspapers.com/image/298608402/dpls.org/apps/news/document-view?p=AMNEWS&docref=news/113280E9498D6388>. (last accessed 4/1/2023)

<sup>9</sup> *mi Herald, The (FL)*, p. 3M. Available from NewsBank: America's News – Historical and Current: <https://infoweb-newsbank-com.ezproxy.mdpls.org/apps/news/document-view?p=AMNEWS&docref=news/11366A600EB6D498>. (last accessed 4/1/2023)

<sup>10</sup> Save the American Flag Murals: Preservation Alert for 1200 Lincoln Road <https://mdpl.org/blog/2022/06/american-flag-murals-enzo-gallo/> and American Flag Murals by Enzo Gallo have been Saved! <https://mdpl.org/blog/2022/07/update-american-flag-murals-by-enzo-gallo-have-been-saved/> (last visited 9/11/2024)

Gallo also garnered recognition from the Florida South Chapter of the American Institute of Architects in November 1969 with a 12-by-27-foot mural displayed in the lobby of the Mona Lisa Apartments on Miami Beach. Throughout his career Gallo achieved recognition and honors for various commissions and as a contributor to the Miami-Dade County Art in Public Places program to Milan and Pagani Foundation's sculpture exhibition.<sup>11</sup>

For the Beaches' residence, Gallo created custom furnishing pieces for the dining room. Specifically, Gallo created "a one-of-a-kind table and sideboards out of deeply veined, solid, Mexican onyx, perhaps permanently situated, due to its weight."<sup>12</sup>

#### IV. ARCHITECTURE

##### Landscape Design

Pawley's consideration of the natural surroundings of the Beach residence is the foundation of the overall design. A clever use of the existing oak tree canopy and its positioning resulting in a circumvention of direct sun exposure reducing the heat of the interior from the hot Florida sun. Pawley's design is imbued with most notably with its Brutalist core form; however, it is balanced with what can be deemed elements of International and Organic that soften the overall architecture. The Devonwood neighborhood is distinctive in the flora and fauna present. The lush tree canopy, dominated by oak and palm trees, at the Beaches'



Backyard landscaping with oak tree and ferns

residence provides a shaded oasis for the home which was featured in the Miami News in 1972 and on the cover of Better Homes and Gardens Spring/Summer 1973 issue.

It was during their early explorations of Miami, the Beaches happened to drive past Charles Pawley's in-progress family home, sparking a conversation that kicked off a life-long

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<sup>11</sup> Enzo Gallo. Hollywood. <https://enzogallo.com/hollywood> (last visited 12/19/2023)

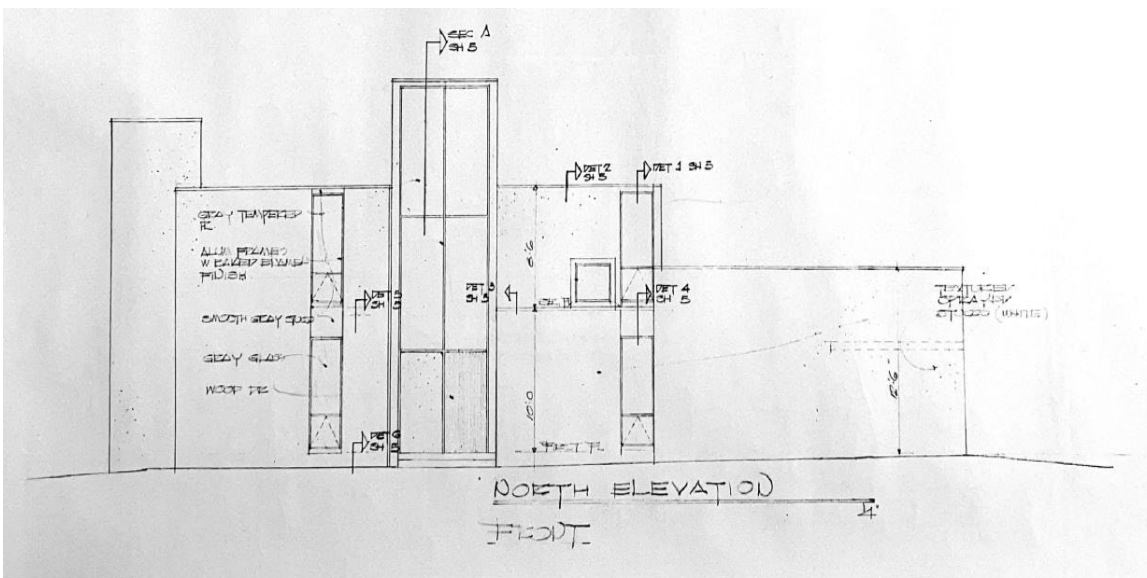
<sup>12</sup> Beach, Victoria. (2023) Miami Dade County Designation Questionnaire

relationship between the families and began Pawley's influence on architecture across Miami.<sup>13</sup> Pawley's final design was largely guided by the request of the Beaches, to preserve the large Oak trees and hammock foliage surrounding the site of their new home.

The Beaches residence is a two-story concrete block stucco construction with a prestressed concrete flat roof and built-up roof composition. The structure is a composite of features noted in the International and Brutalist architectural styles. In short, the residence can be said to be a Florida adaptation of Brutalist architecture due to its fusion of elements from the International Style with like elements between the two styles bridging the two to create the final design for the Beaches residence.



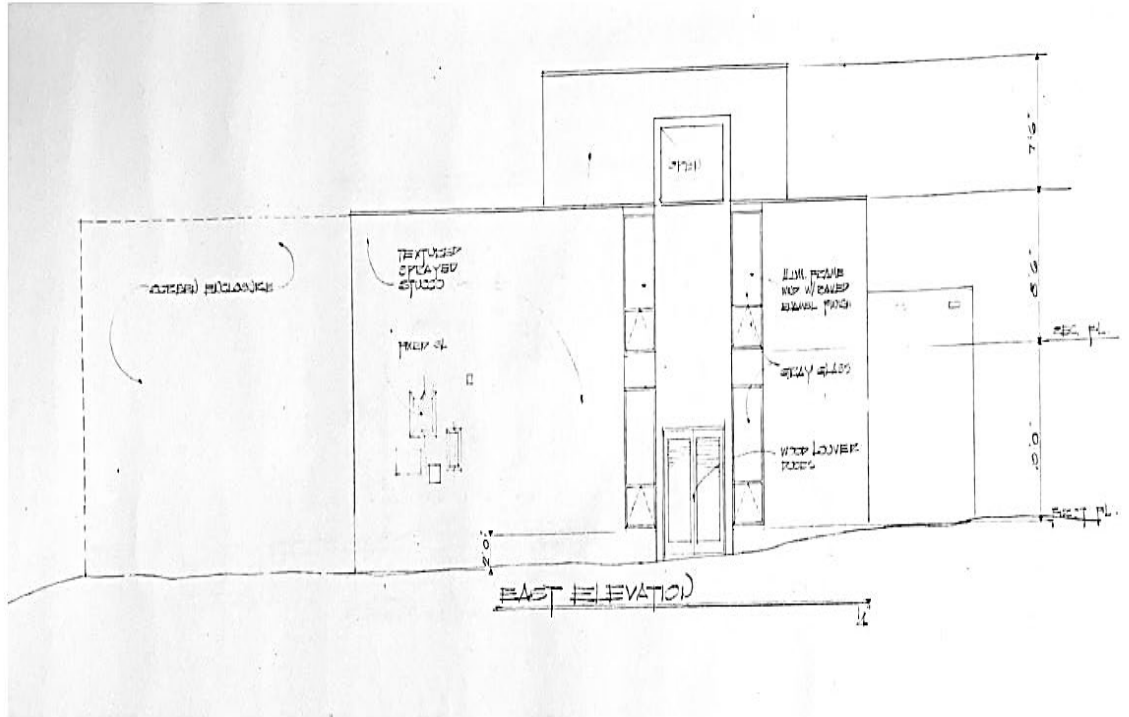
North Façade main entry with U-shaped and straight driveways



Architectural drawing of North Façade

<sup>13</sup> Id.

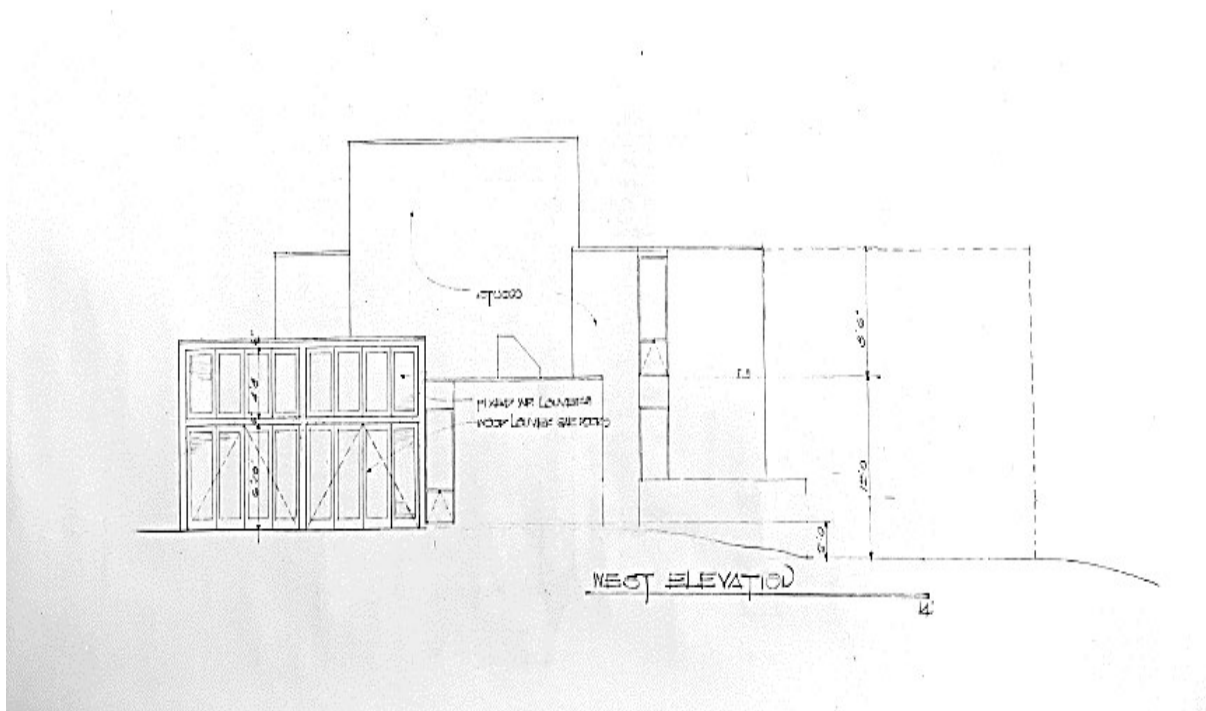
The stoic aspects of Brutalist architecture are best represented by Pawley's incorporation of rectangular windows, geometric design, and minimal decorative finishes at the exterior. Tempered grey glass windows with baked enamel aluminum frames, textured and smooth stucco walls finishes, louvered garage doors, plain single panel wood entry doors and an assemblage of fixed, casement, clerestory, and louvered windows along with screened pool enclosure. The Brutalist aesthetic of the residence is muted but recognized in the material finishes that are used at the exterior and interior. The continuity in these materials further support the blending of exterior and interior spaces found.



Architectural drawing of East Facade



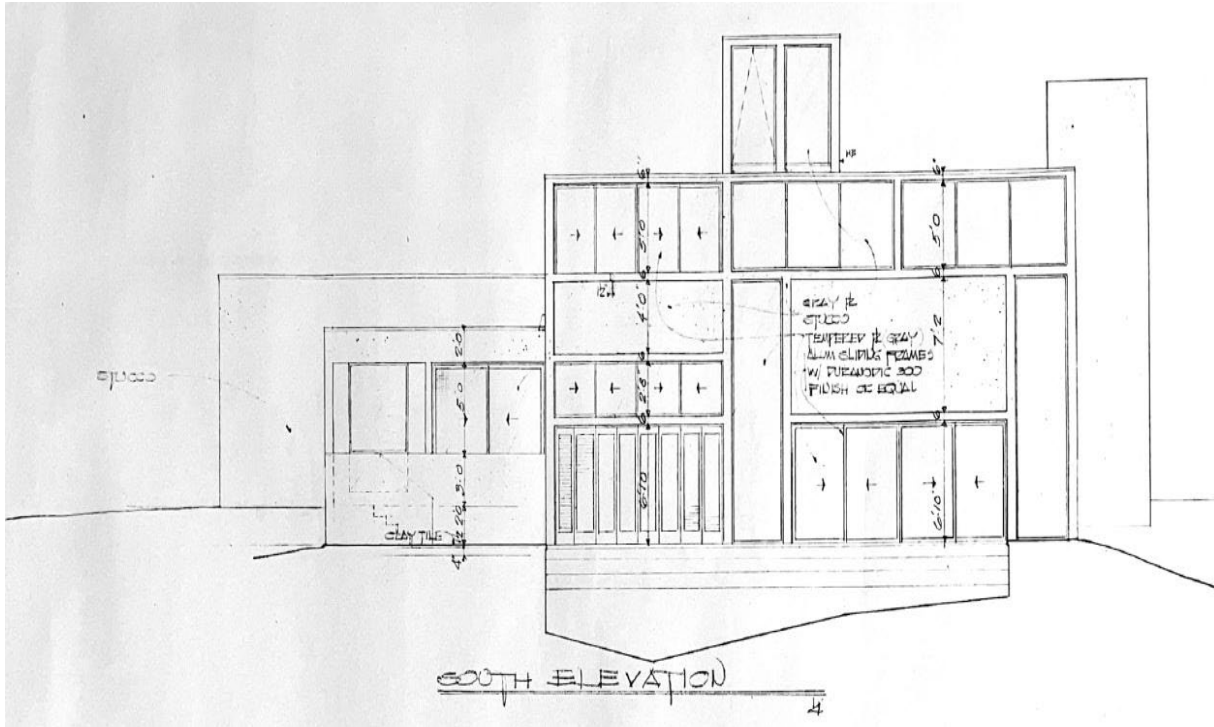
East façade 2023



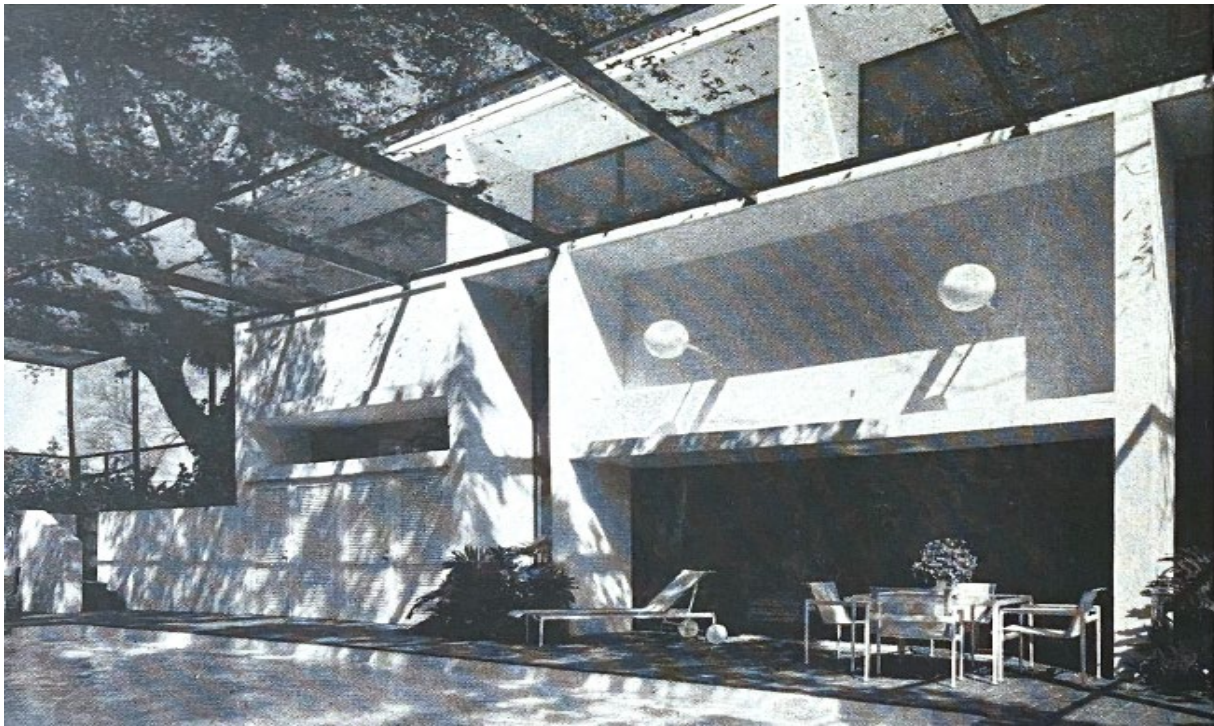
Architectural drawing of West façade



Garage at West façade with louvered doors 2024



Architectural Drawing of South Façade



Pool deck, Better Homes & Gardens 1973



Screened pool deck at South façade 2024.

## Brutalist Architecture

Brutalist architecture is often identified as large, unadorned, concrete structures that are dominated by angular and block shapes. The use of raw materials is a core element of the style, which generally emphasizes raw concrete. The style is further and most readily distinguished through a use of glass and streamlined sculptural elements that emphasize the geometry of a design.<sup>14</sup> While Brutalist architecture is most readily attributed to Civic construction and multifamily residential construction as seen in public housing, Pawley's application of the style to a single-family residence creates a more muted take on the usually domineering style.

Pawley's incorporation of fenestrations in the building envelope emphasizing angles and sculptural elements which serve a functional purpose, the overall blocky form accentuating rectangular shapes, its multi leveled flat roof, and overall use of textured concrete and raw materials like unglazed tile help to define the primary architectural style of the residence as Brutalist.<sup>15</sup> The design emphasizes vertical lines and block-like elements in its 3 towers visible at the exterior, one at the main entry, and two with skylight accents at the left above the office nook, and to the right above the principal bedroom and an arrangement of horizontal and vertical windows.

The overall geometric shape of the design, its use of large clean-lined windows without trim built into the walls, and monochrome color palette emphasized in its neutral wall colors

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<sup>14</sup> McGurik, Kristina. October 17, 2023. What is Brutalist Architecture? Key Design Elements to Know Better Homes & Gardens. <https://www.bhg.com/what-is-brutalist-architecture-8285822> (last accessed 4/1/2024)

<sup>15</sup> The term fenestration refers to the use of openings in a building envelope i.e. windows, skylights, and doors, either fixed or operable, which allow ventilation and natural light into a space and serve as a physical and visual sightline to the outdoors.

and grey tinted windows are also important bridges to its secondary architectural influence, the International Style. accentuating light and shadow throughout the structure and highlighting the importance of nature in the design, made evident through Pawley's bridge of interior and exterior elements of the home from using its landscaping and windows.

The use of modern materials like glass and steel are highlighted by the incorporation of key lighting fixtures and windows and the use of raw natural materials and finishes at the interior and exterior including dark toned oak, elm and burl woodwork trim and furnishings.<sup>16</sup> Retaining the traditional minimal exterior, of brutalist architecture, Pawley incorporates rough stucco wall finishes, and natural materials to highlight a play between cool and warm, light, and dark that starts at the exterior and carries to the interior of the residence. Entry to the residence is located at the north façade which incorporates an unglazed tiled walkway with two-step clay tiled porch which opens to the main floor of the residence. The incorporation of an assemblage of grey glass windows provides privacy to the owners despite their size while also allowing natural light to flood the interior areas highlighting interior architectural and décor choices.



### **International Architecture**

Pawley blurs the lines between interior and exterior spaces using the windows as a bridge between the two styles. The specific choice of textured stucco over concrete, glass, and its overall geometric composition, which makes elements like its towers and rectangular shapes more dominant, are typical of the International style.

The exterior and interior forms are defined by a continuation of the lines defined by the structural concrete slabs, seamlessly blending form and function, and drawing your line of sight continuously from indoors to outdoors.

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<sup>16</sup> Calaf S/A Montserrat Series. The interior and exterior unglazed tile flooring, imported from Spain and were used for continuous exterior and interior flooring at the first floor. (<http://www.ceramicascalaf.com/wp-content/uploads/2014/10/Stoneware-MONTSERRAT-Series.pdf>) last visited 4/1/24

Another intriguing aspect of the design is its orientation on the site which allows for a play of natural light and shadow into the interior through the assemblage of windows. This also underscores the importance of the natural setting and continuous sightlines provided by the open views of the home and the overall flow of the spaces from its interior to exterior. The use of raw finishes also emphasizes the relationship between exterior and interior. The cool tones of the rough stucco wall texture at the exterior are juxtaposed with the interior which uses a combination of rough stucco and wood accents creating a warmer aesthetic emphasizing large open spaces. Emphasizing the blending of spaces unglazed clay tiles welcome visitors up the entrance path to the front door and continue through the first floor and living room to the outdoor pool deck.<sup>17</sup>



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<sup>17</sup> Better Homes and Gardens Spring-Summer issue, 1973.

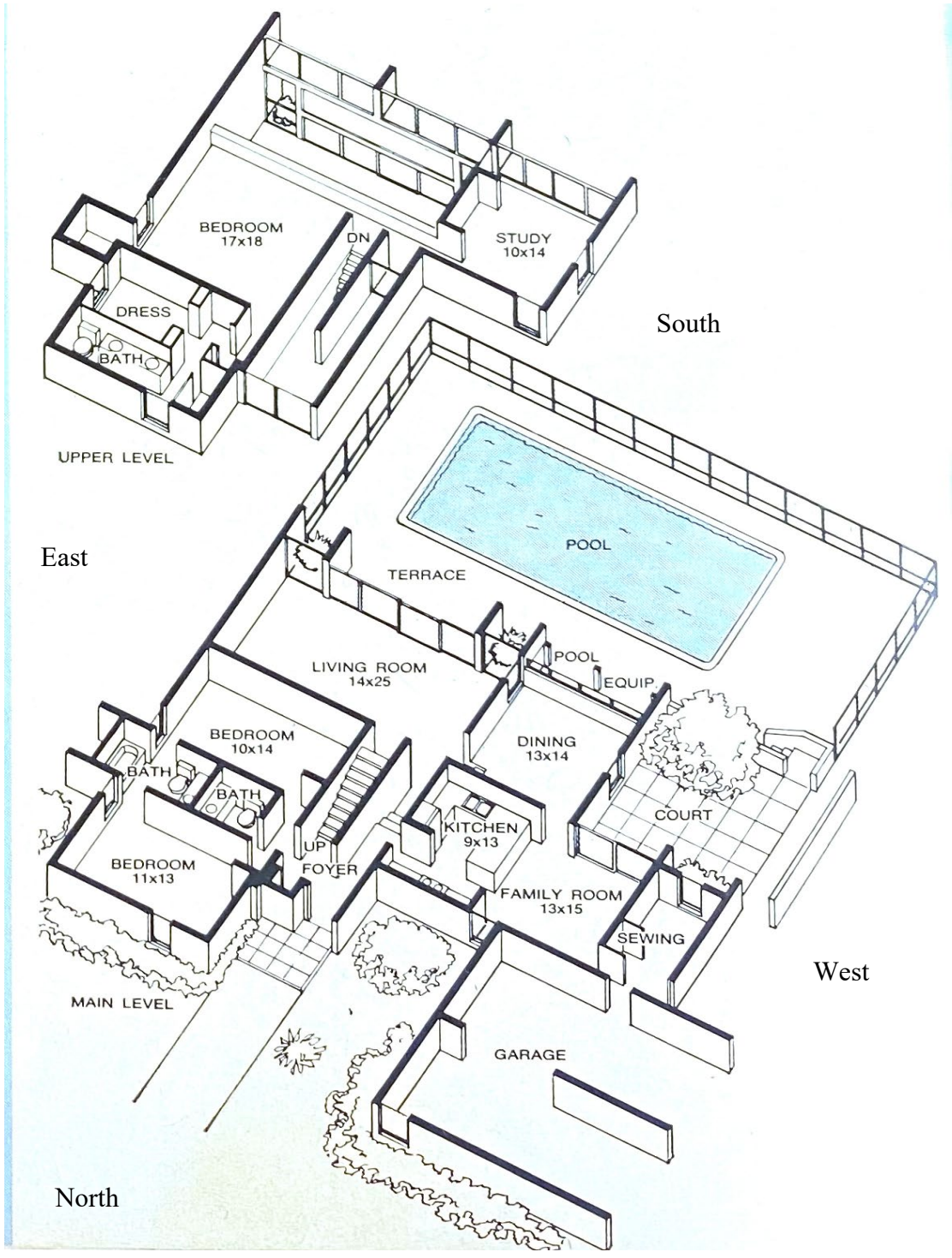


Diagram of interior layout with directional notations

## CONTRIBUTING ARCHITECTURAL FEATURES

### A. ROOF

The primary roof is a flat composition with prestressed concrete tiles in a grey tone. Visually the roof appears multi leveled, highlighting the three towers incorporated into the design, and emphasizing the dramatic aesthetic of its design. At the south façade, the roof extending to the screen enclosure integrates a built-up roof style. The roof also incorporates flashing around key areas to mitigate water intrusion.

### B. WALLS

The walls at the exterior and interior are comprised of a textured and smooth stucco combination. As indicated in the original design plans, the stucco at the exterior featured a grey and white color scheme while the interior featured a white color scheme.

### C. POOL

At the south façade, rear, of the residence, a screen enclosure shelters the residence's in-ground pool.<sup>18</sup> The pool is a key feature of the rear residence area extending the livable spaces to the outdoors. The pool surrounding is comprised of an unglazed clay tiled deck with two in-ground planters along the west façade wall of windows and rectangular in-ground planter at the southwest corner. The tile deck continues uninterrupted from the pool deck into the main living space inside the home. The expansive tree canopy shades the pool area as well with small ornamental plants, trees and stones incorporated into the pool area planters emphasizing the residence's outdoor landscape.



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<sup>18</sup> Id. "The house treats its outdoor pool almost like a lake...the pool area seems to become part of the house itself."

## D. WINDOWS & DOORS

Light flows through the Beaches residence through single pane glass windows. The interior décor is enhanced by the light and shadows emphasizing uninterrupted views from the interior to the exterior of the home emphasizing the International and Brutalist architectural approaches to incorporating windows into the overall design. The distinctive window styles accentuate the geometric composition of the residence while creating unobstructed views to the outdoors at each façade.

The most prominent doors visible at the exterior are the main entry door at the north facade, comprised of solid oak, and the wood louvered up-swinging garage doors at the west facade. The use of the same material finishes at the exterior being mimicked in the interior emphasizes the continuity in material finishes that is another unique aspect of the design. The interior doors continue in this fashion with an arrangement of solid panel wood doors and louvered doors delimiting closets, bedrooms and other spaces at the second floor.

The open character of the design is an essential element of its composition. The sightlines created emphasize open views to the outdoors and geometry central to the design. Specifically, at the south façade a rectangular ribbon window set comprised of sliding glass windows allow views from the bedroom and study overlooking the pool and the back yard terrain. A distinctive interior window is utilized at the second floor in place of a wall further enhancing a key factor in Pawley's design to allow natural light into the interior areas of the home.



Fixed picture windows and unglazed clay tiles at main entry (left); Sliding glass doors at west courtyard (right)

*Window and door styles present include:*

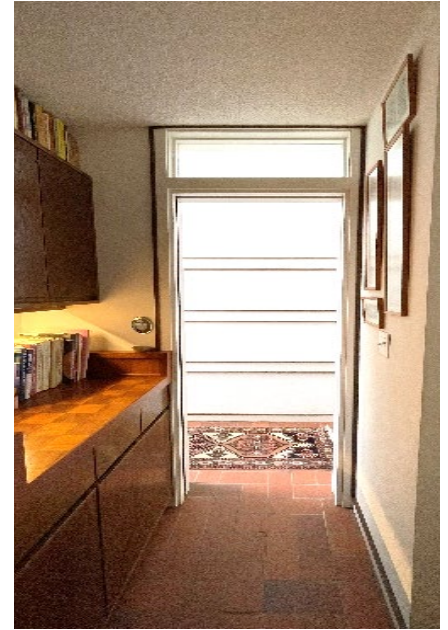
- *Fixed Picture windows*
- *Casement windows*
- *Sliding windows*
- *Awning windows*
- *Pivoted windows*
- *Skylights/Recessed windows*
- *Aluminum framed sliding glass doors*
- *Solid wood doors*
- *Sliding wood louvered doors*



Solid wood entry door and unglazed clay tile flooring



Fixed picture window and louvered closer doors in second floor study doors



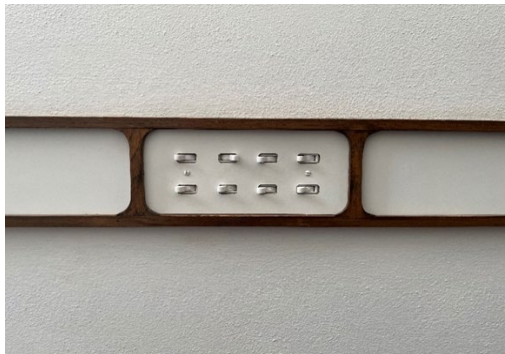
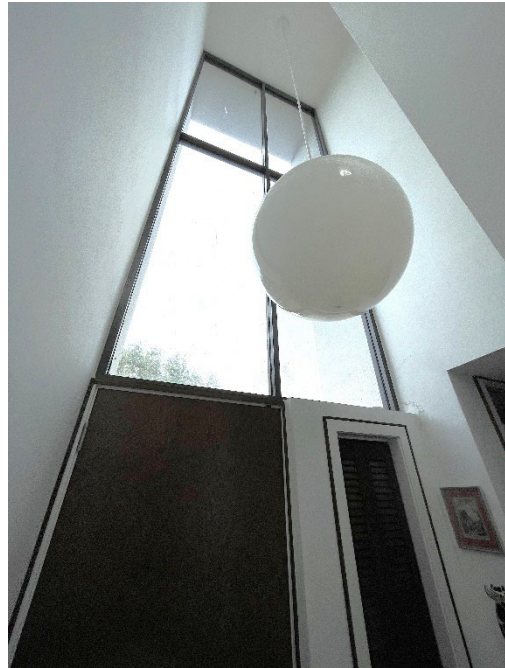
Kitchen doorways with transom windows



Recessed windows/skylights in kitchen and office towers

## E. LIGHTING

Lighting utilized in the residence include exterior lamp posts and pool area extending from two protruding light posts between the upper and lower level windows at the south facade. Spotlights at the exterior provide security lighting around the perimeter of the structure. These are also echoed in the interior with spotlights providing focused lighting to the living room. The switches for lights at in some areas are distinguished by woodwork trim. Another notable component of the lighting scheme is the use of white acrylic globe light covers at the interior and exterior.



Interior and Exterior acrylic globe lighting fixtures and inset light switch

## F. DÉCOR AND CUSTOM FURNISHINGS

The interior décor is an important part of the Beaches story. The interior and exterior include today retain pieces original to the home's overall design and furnishing. Notable custom furnishings obtained include designs by sculptor Enzo Gallo, who was just beginning his career in Florida, comprising a one-of-a-kind parsons table<sup>19</sup> and sideboards created out of deeply veined, solid, Mexican onyx. The table was custom designed and sized for the residence. Its weight makes it a semi-permanent addition to the dining room.

The interior furnishing also includes custom cabinetry and woodwork elements by artisans and designers like William F. Maler of the Richard Plumer firm, who custom designed

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<sup>19</sup> A parsons table is a modernist styled square or rectangular table. Britannica, T. Editors of Encyclopedia (2016, October 24). *Parsons table*. *Encyclopedia Britannica*. <https://www.britannica.com/technology/Parsons-table> (last accessed 9/11/2024)

much of the interior furnishings, and Fritz Gerber of Switzerland who designed the teakwood and oak kitchen and utility room cabinetry. At the exterior pool deck the white outdoor furniture set is another reminder of the Beaches journey in creating their home with the one-time dining tablecrafted by Richard Shultz completing the outdoor furnishing set still present.<sup>20 21</sup>

With their new home the Beaches came to embrace modern architectural styles and décor with the work of emerging artists and artisans becoming key components of their home's interior décor. Several furnishing pieces introduced by the Beaches at the interior and exterior, which remain on site include a wood framed rattan rocking chair, Barcelona chairs, custom wood and stone furnishings and accents. These beloved and long lasting pieces including original textiles like the living room area rug are still enjoyed by the Beach family.<sup>22</sup>



Mrs. Beach seated in living room rocking chair, 1973

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<sup>20</sup> Beach, Victoria. (2023) Miami-Dade County. Designation Questionnaire.

According to Victoria Beach, while awaiting completion of the table, the family gathered for meals around a white table and chair set, which was part of the outdoor pool deck furniture.

<sup>21</sup> Shultz'1966, Leisure Collection, is regarded as the first modern outdoor furniture collection.

(<https://www.dwr.com/designer-richard-schultz>) last visited 3/4/2024

<sup>22</sup> Von Maurer, Bill. June 30, 1972. At Home with the Beaches. The Miami News.

<https://www.newspapers.com/image/301635530/>



Barcelona chairs



Rocking chair



Teakwood countertops, Kitchen



Teakwood and Onyx bar crafted by Enzo Gallo, Dining Room



Mexican Onyx parsons table crafted by Enzo Gallo, Dining Room



White outdoor furniture set designed by Richard Shultz



Courtyard at West façade 2024



Courtyard privacy wall at West facade



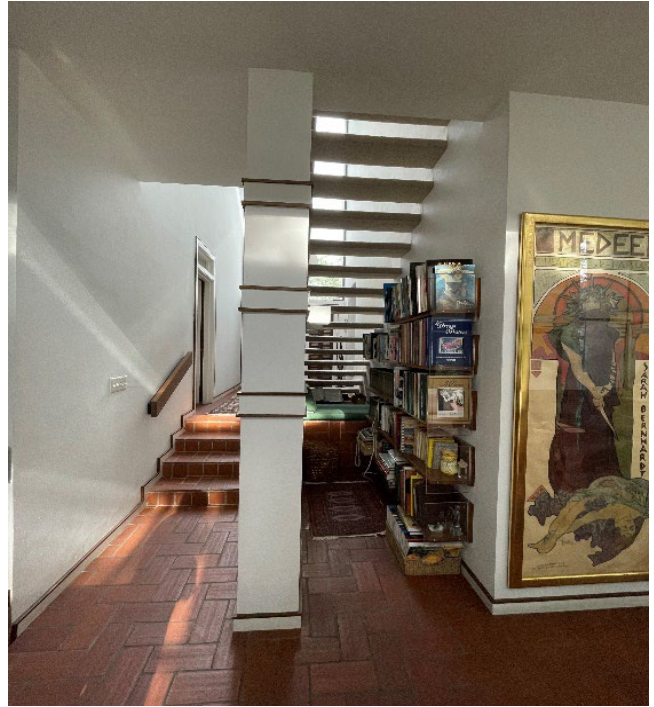
Loft bedroom with wood louvered doors overlooking living room, Second Floor



Living room with area rug and unglazed tile floor, Better Homes & Gardens 1973 (left), 2024 (right)



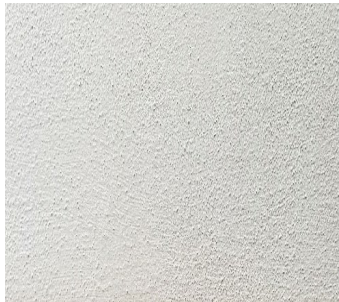
Office nook/Sewing Room  
bookcase nook



Original under stair telephone spandrel with

### G. MATERIAL FINISHES

The use of natural materials and elements that accentuate the Brutalist and International architectural styles are a key component of the design for the Beaches residence. Among these the rough textured stucco walls, unglazed tile, ceramic tile and wood are prominent. In addition to these elements, prominent lighting elements serve to emphasize geometry through the architecture highlighting the towers incorporated into the residence with the entryway globe light fixture and protruding lighting elements found at the exterior emphasizing the angles of the structure.



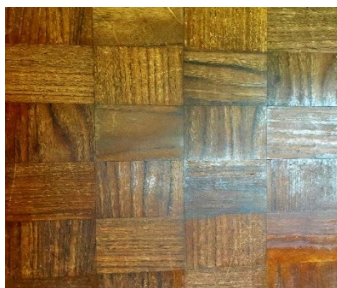
Textured stucco walls



Wood trim



Acrylic globe light fixtures



Teakwood Counter tops



Bathroom Ceramic Tile



Unglazed clay tile flooring

## V. PROPOSED DEVELOPMENT

Sec. 16A-10(4) regarding the designation process requires that, to the extent applicable, designation reports shall address the following:

- any projected, proposed, or existing public improvements and developmental or renewal plans.
- any private plans for development or redevelopment of the property or area under consideration, including any new architecture or features proposed for the same location.
- any applicable neighborhood or community revitalization goals, plans, or objectives, including any existing policies in the local government's comprehensive plan or other planning initiatives pertaining to, among other things, economic development, transportation, and housing.
- any impacts on the availability of affordable or workforce housing in the community due to historic designation or proposed redevelopment of the property or area under consideration; and
- the possible adaptive use of the property after designation, based on applicable local government zoning regulations and other building code requirements.

There is no indication that the property is subject to public redevelopment or impacts in connection to workforce housing or adaptive reuse of the site. The property owner has expressed the intent to rehabilitate the structure to support its long-term resilience and is considering measures for wind mitigation and dry flood proofing.<sup>23</sup>

## VI. PROPERTY VULNERABILITY

As Miami-Dade County works to address the impending challenges of increased flooding, sea level rise, and more frequent severe weather events, it becomes increasingly important to assess the vulnerability of historic and cultural resources to these threats. Utilizing the matrix developed in association with the County's Historic Site Vulnerability Assessment, historic properties can be evaluated for their level of vulnerability. Factors related to a property's flood zone, elevation, storm surge, sea level rise, king tides, and proximity to water are a sampling of the environmental factors that are included in determining a site's vulnerability. Property use is also included.

The property is in an **X** flood zone, which has been identified as an area with minimal risk of flooding. The mean elevation of the property is 12.17 ft. with currently no indications that the property is vulnerable to sea level rise impacts. The area also has a low vulnerability to storm surge inundation with likely in instances of inundation with storms at the Category 4 or Category 5 level.

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<sup>23</sup> Shulman, Allan, Shulman + Associates, Miami-Dade County. Resilient Rehab: A Guide for Historic Buildings in Miami-Dade County p.247-49.

## VII. FLORIDA MASTER SITE FILE

At the time of designation, no Florida Master Site Form exists for this property. A new form and supplemental documentation will need to be submitted to the Florida Division of Historical Resources.

## VIII. CRITERIA FOR DESIGNATION

The Beaches residence is significant under the following criteria, as set forth in Section 16A-10 of the Miami-Dade Historic Preservation Ordinance:

**Criteria Sec. 16A-10(1)(a)**, Is associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological, and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State, or the nation.

**Criteria Sec. 16A-10(1)(c)**, Embodies 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.

## IX. STANDARDS FOR CERTIFICATE OF APPROPRIATENESS

Standards for Certificates of Appropriateness will follow the general guidelines as recommended for historic sites, as detailed in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as developed in 1992 and codified as 36CFR Part 68 in the July 12, 1995, *Federal Register* (Vol. 60, No. 133). Alterations subject to review include those which impact contributing features, as identified Section X. Contributing Features, however, ordinary maintenance and minor repairs/alterations will not be subject to review.

## X. CONTRIBUTING FEATURES

Contributing features of the residence include:

- Textured stucco walls
- Flat roof
- Oak wood entry door
- Oak wood trim at interior
- Sliding glass windows & doors
- Wood louvered garage doors
- Unglazed Spanish Clay Tile (interior and exterior)
- In-ground pool
- In-ground plant beds at pool deck
- Towers
- Acrylic globe light sconces

The designation also governs specific décor elements including furnishings and fixtures listed below, which have been noted as contributing elements in consultation with property owner.

- Teakwood Countertops
- White acrylic globe light sconces
- Clay Tile Flooring
- Burl and Elm wood trim
- Mexican Onyx Table and side bar

The removal or alteration of contributing features and contributing décor elements will require approval and review through the Certificate of Appropriateness process. Alterations that impact these features shall also require review and approval through the Certificate of Appropriateness process. Substantial changes may require review by Historic Preservation Board.

## **XI. STAFF EVALUATION & RECOMMENDATION**

OHP finds based on available documentation and assessment of the above criteria, the Beaches residence is eligible for historic designation based on §16A-10(1)(a) and (c.). Specifically, OHP finds, the Beaches residence serves as an example of a single-family residence in the International style, constructed in the 1960s, and is representative of a key point in the revitalized development of the Devonwood subdivision, conceived by developer John Warwick, following the Great Depression. Furthermore, the residence is notable as the residential construction of acclaimed architect master Charles Harrison Pawley and its incorporation of customized artisan crafted fixtures by Italian born sculptor Enzo Gallo.

As such, staff recommends the Beaches Residence for designation as a Miami-Dade County historic site, incorporating this structure as part of the growing narrative detailing the development of Miami's unique built environment.

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