

Designation Amendment Report

Lindgren House

19300 SW 137 Avenue
Miami-Dade County, Florida



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I. GENERAL INFORMATION

NAME: Lindgren House

LOCATION: 19300 SW 137 Avenue
Miami-Dade County, FL 33177
Township: 56S
Range: 39E
Section: 6

PROPERTY OWNER: Stanley M. Glaser

LEGAL DESCRIPTION: 3 56 39 5.41 AC
E358.57FT OF N1/2 OF NE1/4 OF SE1/4
OR 15110-2389 0691 6

TAX FOLIO NUMBER: 30-6903-000-0210

SIGNIFICANCE: History/Context: The Lindgren House property is significant for the 1912 home and for its continued reflection of the original pattern of development and agricultural use that historically defined the community. The Lindgren House property has been in active agricultural use for over 100 years. Thus, its historic significance is derived not only from the home, but from the site itself, which is representative of the historic farming community. As modern development has occurred in this former farming community, the Lindgren House property remains as a surviving example of the early 20th century neighborhood. The Lindgren House boundary amendment fulfills Criteria Sec. 16A-10(1)(a), *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.*

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 require approval by the County Historic Preservation Board.

Designated resources are eligible to take part in the County's Ad-Valorem Tax Exemption program, and are eligible for any historic preservation grants that may be available at the time.

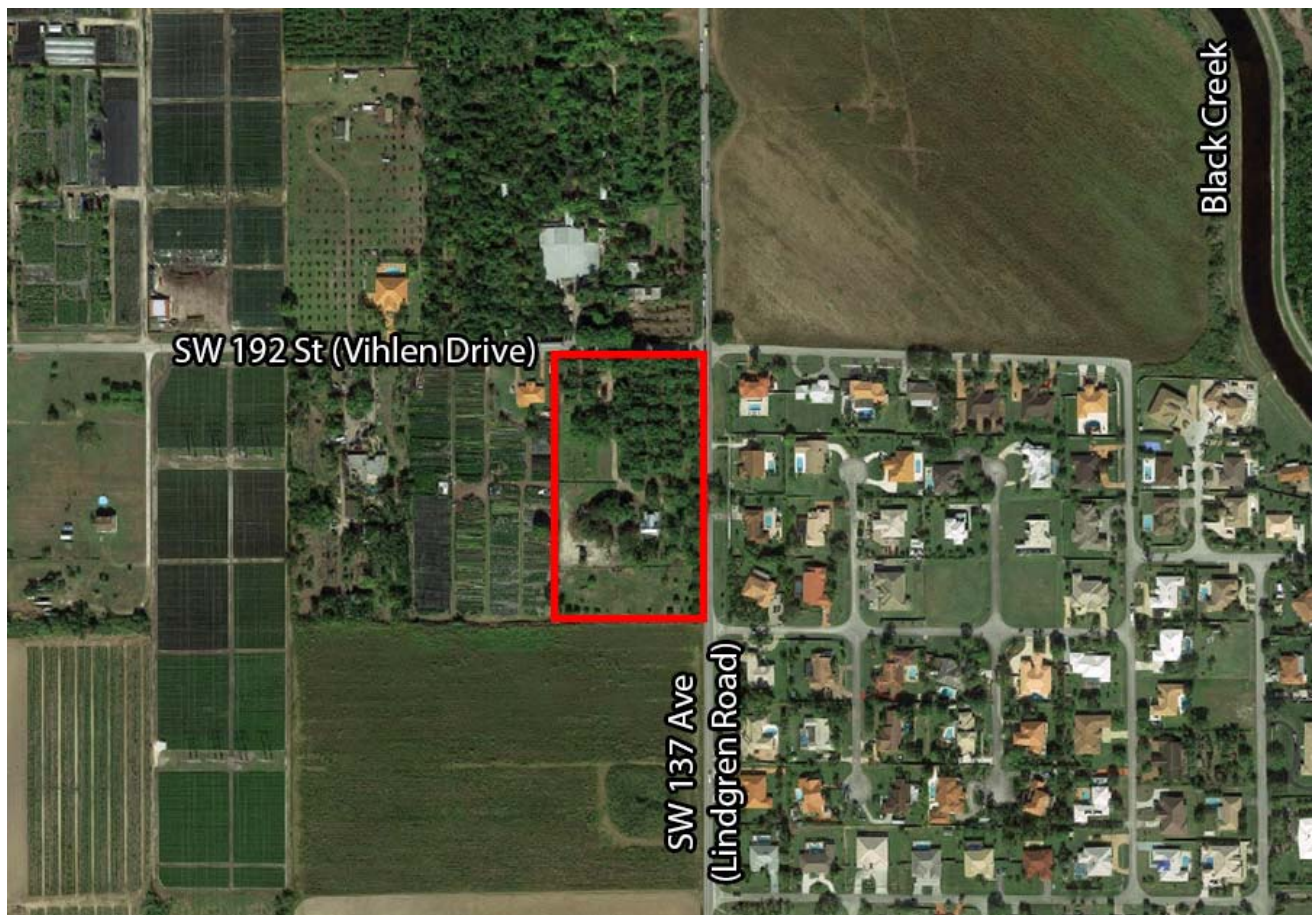
II. BACKGROUND

The Lindgren House was originally designated on June 21, 1984. The designation encompassed a cut-out parcel of the overall property, effectively designating the house without the surrounding property. Currently, the designated area totals 1.3 acres of the overall 5.41-acre parcel. The house was constructed in 1912. At the time of the original designation, it was found to be significant due to its architectural style, as well as its association with the Lindgren family, who were pioneers of the Silver Palm community. Architecturally, the wood-frame home reflects a rural vernacular representative of the type common throughout southeast and north Florida in the early 20th century, though was not as common in Miami-Dade County.

Review of the documents compiled during the original designation effort indicates that the historic site boundary encompassed a smaller cut-out parcel surrounding the home as a comprise with the then-owner of the property, who was opposed to designation of the full site. The opposition seemingly stemmed from concern that designation of the full site would negatively affect the owner's ability to carry out active agricultural use of the property. It is important to note that at the time of designation, the full 5.41-acre parcel was eligible for consideration.

III. PHYSICAL DESCRIPTION / SETTING

Located at 19300 SW 137 Avenue in the Silver Palm neighborhood in unincorporated Miami-Dade County, the Lindgren House sits within a 5.41-acre parcel. The house itself is sited in the southern half of the parcel with the overall site defined by its rural, agricultural character. The surrounding context is a mix of agricultural fields and residential development.



Contemporary aerial photograph with property boundary outlined in red, circa 2019.



View of the historic Lindgren House from SW 137 Avenue, February 2019. (Courtesy Office of Historic Preservation)



View looking toward the northwest corner of the property. A modest fence encloses the site, with a tree grove defining the northern half of the site, February 2019. (Courtesy Office of Historic Preservation)



View looking south through the grove, February 2019. (Courtesy Office of Historic Preservation)



View looking west along SW 192nd Street, with the Lindgren House property on the left and additional agricultural fields on the right, February 2019. (Courtesy Office of Historic Preservation)



View looking east along SW 192nd Street from the northwest corner of the Lindgren House property, defined by modern residential development, February 2019. (Courtesy Office of Historic Preservation)

IV. HISTORIC SIGNIFICANCE & CONTEXT

The Lindgren House property is significant for the 1912 home and for its continued reflection of the original pattern of development and agricultural use that historically defined the community. The Silver Palm community was one of seven rural agricultural communities founded in south Miami-Dade County at the turn of the 20th century. (The other six were Eureka, Princeton, Redland, Goulds, Hainlin, and Modello.) Early settlers were attracted to this area because of its rich soil, and because they believed the Key West Extension of the Florida East Coast Railroad was going to extend through this area, which would have created a strong commercial center in this rural community. The railroad extension through this area did not occur, and as a result it remained a sparsely populated rural and agricultural community defined by modest wood-frame houses, barns, and expansive farm fields.¹

The Lindgren House property has been in active agricultural use for over 100 years. Thus, its historic significance is derived not only from the home, but from the site itself, which is representative of the historic farming community. As modern development has occurred in this former farming community, the Lindgren House property remains as a surviving example of the early 20th century neighborhood. It continues to reflect the original development and character that once defined the Silver Palm community.

V. CRITERIA FOR DESIGNATION

The Lindgren House property is significant under the following criterion, as set forth in Section 16A-10 of the Miami-Dade Historic Preservation Ordinance:

- (a) **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.

It should be noted that this application of criteria applies to the boundary amendment. When considering the full site, inclusive of the previously designated home, both Criteria A and C are applicable. Criterion C applies to the established architectural significance of the 1912 home.

- (c) **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.

VI. STANDARDS FOR CERTIFICATES 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). However, ordinary maintenance and minor repairs/alterations will not be subject to review.

VII. STAFF EVALUATION & RECOMMENDATION

Staff has determined that the full Lindgren House property, located at 19300 SW 137 Avenue, meets the objective criteria for designation. This evaluation is based on the historic context of the property, as it reflects the rural, agricultural character that defined the Silver Palm community in the early 20th century and has been in continuous agricultural use for over a century. As modern development becomes more prevalent in south Miami-Dade County, the Lindgren House remains as one of the properties representative of the historic context of the area. Based on its historic context, and the application of objective criteria for designation, Staff recommends the proposed amendment of the boundary of the Lindgren House Historic Site to encompass the full 5.41-acre property.

VIII. ENDNOTES

¹ Office of Historic Preservation, "Silver Palm Historic District Designation Report," Metropolitan Dade County, February 1994.