

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**Historic Preservation Certification Application**  
**State Historic Preservation Office Review & Recommendation Sheet**  
**Significance - Part 1**

Project Number: \_\_\_\_\_

Number <b>1</b>	<u>Monticello Hotel, 210 63rd Street,</u> (Property) <u>Miami Beach, Florida</u>
	<u>North Beach Resort District (Local District)</u> (Historic District)

\_\_\_\_\_ Preliminary done

\_\_\_\_\_ NR District \_\_\_\_\_ Certified State or Local district

Date application received by State 7/15/2014  
 Date(s) additional information requested by State \_\_\_\_\_  
 Date complete information received by State 7/15/2014  
 Date of transmittal to NPS \_\_\_\_\_  
 Property visited by State staff? no

SHPO REVIEW SUMMARY	
_____ Fully reviewed by SHPO	
_____ No outstanding concerns	
_____ Owner informed of SHPO recommendation	
<input checked="" type="checkbox"/> In-depth NPS review requested	
_____ Recommendation different from applicant's request	

Number <b>2</b>	STATE RECOMMENDATION: <u>Robert O. Jones, Historic Preservationist</u> <i>ROJ</i> who meet the Secretary of the Interior's Professional Qualification Standards, have reviewed this application. <i>Supervisor, Survey &amp; Registration</i>
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- \_\_\_\_\_ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- \_\_\_\_\_ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Internal Revenue Code.
- \_\_\_\_\_ The property does not contribute to the significance of the above-named district.
- \_\_\_\_\_ Insufficient documentation has been provided to evaluate the structure.
- \_\_\_\_\_ This application is being forwarded without recommendation.

Preliminary determinations:

- The property appears to meet National Register Criteria for Evaluation and will be nominated individually.
- \_\_\_\_\_ The property does not appear to meet National Register Criteria for Evaluation and will not be nominated.
- \_\_\_\_\_ The property appears to contribute to the significance of a:
  - \_\_\_\_\_ potential historic district that appears to meet the National Register Criteria for Evaluation and will likely be nominated.
  - \_\_\_\_\_ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS and nomination will be amended.
- \_\_\_\_\_ The property is located in a proposed historic district and:
  - \_\_\_\_\_ the property does not appear to contribute to the significance of the proposed historic district.
  - \_\_\_\_\_ The proposed historic district does not appear to meet the NR Criteria for Evaluation and will not be nominated.

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ISSUES:

- |   |  |
|---|--|
| <input type="checkbox"/> Extensive loss or deterioration of historic fabric | <input type="checkbox"/> Moved property  |
| <input type="checkbox"/> Substantial alterations over time                  | <input type="checkbox"/> State recommendation inconsistent with NR documentation                             |
| <input type="checkbox"/> Significance less than 50 years old                | <input type="checkbox"/> Functionally related complex or multiple buildings within an individual nomination. |
| <input type="checkbox"/> Obscured or covered elevation(s)                   | <input type="checkbox"/> Other (explain)   |

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Complete items below as appropriate:

- (1) \_\_\_\_\_ 1947 \_\_\_\_\_ is the period(s) of significance of the district.
- (2) The property is mentioned in the NR or state or local district documentation, Section \_\_\_\_\_, Page \_\_\_\_\_.
- (3) For preliminary determinations, the status of the nomination for the property/historic district:  
\_\_\_\_\_ Nomination has already been submitted to State Review Board, and will be forwarded to the NPS within \_\_\_\_\_ months. Draft nomination is enclosed.  
\_\_\_\_\_ Nomination was submitted to NPS on \_\_\_\_\_  
 Nomination process will likely be completed within thirty months.  
\_\_\_\_\_ Other, explain:
- (4) \_\_\_\_\_ The property is located in a registered district, but its current condition is inconsistent with the determination of its contribution to the district as stated in the nomination. Supplemental Listing Record requested.

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Describe problematic issues or other concerns. The property is listed in a locally designated historic district, not a certified local historic district for purposes of the National Register. The building suffers from neglect and retains 1970s windows. However, the guidelines in Bulletin 15 state that deteriorated properties may be eligible if they retain the majority of features that illustrated the style. Such features are seen in the massing, spatial relationship, proportion, pattern of windows and doors. Minimalist in form, this building still retains the full height rounded masonry portico with squared columns, with interior features of stepped molding, plasterwork, and terrazzo floors. The design reflects and architect's desire to incorporate a subtle neoclassical influence in a district otherwise characterized by Art Deco and Moderne examples of similar massing. If rehabilitated according to the Secretary of the Interior's Standards, this property may be eligible for listing under Criteria A and C recreation/entertainment and design/construction.

\_\_\_\_\_ See attachments: \_\_\_\_\_ photographs \_\_\_\_\_ maps \_\_\_\_\_ other:

NPS COMMENTS:

\_\_\_\_\_  
Date

\_\_\_\_\_  
NPS Reviewer