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# CITIZENS BANK

1361-1367 NORTH MIAMI AVENUE

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## Designation Report



City of Miami

REPORT OF THE CITY OF MIAMI PLANNING DEPARTMENT  
TO THE HERITAGE CONSERVATION BOARD  
ON THE POTENTIAL DESIGNATION OF  
CITIZENS BANK  
AS A HERITAGE CONSERVATION ZONING DISTRICT

Prepared by Sarah E. Eaton  
Historic Preservation Planner      Date

Accepted by \_\_\_\_\_  
Chairman, Heritage                      Date  
Conservation Board

Designated by Miami City Commission  
Ordinance No. 10517  
Date 11/17/88

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**I. GENERAL INFORMATION**

Historic Name:

Citizens Bank

Current Name:

14 Street Fabric Bazaar

Location:

1361-1367 North Miami Avenue  
Miami, Florida 33131

Present Owner:

Max and Bertie Siegel  
1141 Stillwater Drive  
Miami Beach, Florida 33141

Present Use:

Commercial

Present Zoning District:

CG-2/7

HC Zoning Overlay District:

HC-1

Tax Folio Number:

01-3136-009-0220

Boundary Description:

Lot 16 and the northerly 35 feet of Lot 15 of Block 2 of the plat of ALICE BALDWIN ET AL SUBDIVISION (PB B\_87)

HC Zoning Classification:

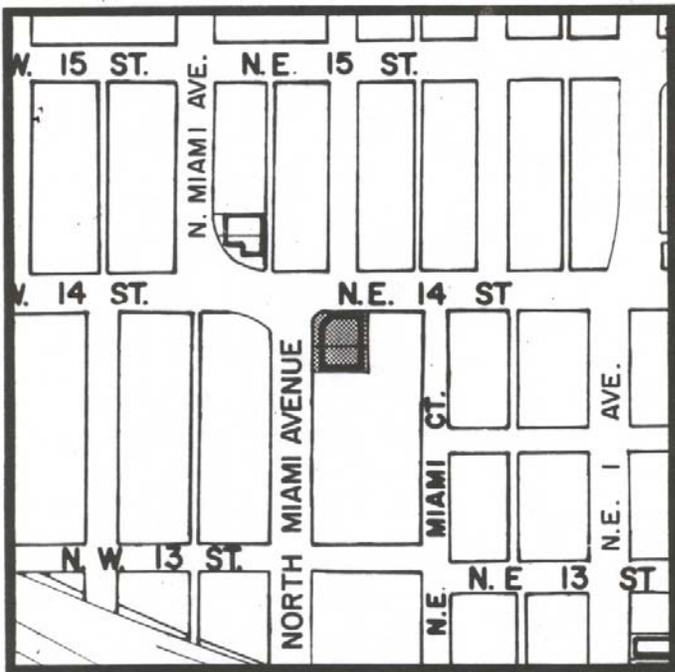
Historic Site

# CITIZENS BANK

1367 NORTH MIAMI AVENUE



location



site plan

## II. SIGNIFICANCE

### Specific Dates:

1925

### Architect:

H. George Fink

### Statement of Significance:

The Citizens Bank is significant because its exterior represents a fine example of the Neo-Classical style of architecture in Miami. The appearance of the building serves to characterize a popular trend of the 1920s in South Florida. The architecture of the Citizens Bank provides a distinctive architectural record of early twentieth century commercial design in Miami as evidenced through the scale, proportion, and masonry detailing of the building elevations.

The Citizens Bank building represents an effort by the Citizens Bank of Miami, the original owner, to provide a distinctive image. The Citizens Bank of Miami was a product of Miami's Boom era and had only recently been granted a charter when it broke ground for this building in early 1925. The appearance of the building serves as a visual reminder of Miami's Boom years, when architects building in the young city were seeking a design identity through the utilization of accepted and nationally-recognized architectural styles.

The visual composition of the Citizens Bank is also significant because it exemplifies the work of H. George Fink in South Florida. The building's scale, massing, and stylized decorative ornament make it an excellent example of Fink's commercial architecture in Miami.

H. George Fink came to Miami in 1904 from Pennsylvania. He worked in Miami Beach from 1915 to 1921 and thereafter was active in the development of Coral Gables. Fink designed some of the most important thoroughfares of Coral Gables, as well as such buildings as Hotel La Palma, Ponce de Leon Junior High School, and the University Professional Building. He went on to receive an honorary citation from King Alfonso XIII for his "Spanish" work in America.

### Relationship to Criteria for Designation:

3. Exemplifies the historical, cultural, political, economic, or social trends of the community.

The construction of the Citizens Bank in 1925 reflects the growth of Miami during the height of the Boom.

5. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

The Citizens Bank is a fine example of the Neo-Classical style of architecture in Miami.

6. Is an outstanding work of a prominent designer or builder.

The Citizens bank exemplifies the work of H. George Fink in South Florida.

7. Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.

The Citizens Bank is particularly noteworthy for its scale, massing, and stylized decorative ornament.

### III. ARCHITECTURAL INFORMATION

#### Description of Building:

The Citizens Bank building is a two-story rectangular structure of masonry construction executed in a local adaptation of the Neo-Classical style of architecture. The building was constructed in 1925 following the plans provided by architect H. George Fink. Fronting to the north and west, the façade of the building is arranged into a series of bays divided by paired engaged columns. The building's exterior is sheathed in stucco, and an ornamented parapet wall serves to conceal a flat roof behind it.

The building sits at a major intersection of uptown Miami, and as such, its massing contains a curved corner facing the intersection. The major elevation is three bays long and fronts onto North Miami Avenue. At this elevation, the bays are separated by pairs of engaged columns with Corinthian capitals. The columns rest on masonry pedestals which are faced with a stylized rustication pattern. The entrances along this elevation are characterized by a stylized Palladian motif consisting of a central arched opening flanked by shorter rectangular sidelights. The recesses of the entrances are embellished with a decorative band highlighted by stylized acanthus leaves. The entablature atop the Corinthian columns comprises the actual parapet wall. Within the entablature are found dentils, modillions, and articulated moldings.

The original fenestration of the building has been obliterated by recent modifications consisting of the replacement of some of the windows and the blocking up of some of the window openings. At present, all the windows on the first floor are boarded up and the windows on the second floor are glass jalousie types. It is apparent from old photographs that the original windows were comprised of multi-paned casements.

The building's elevation along N.W. 14<sup>th</sup> Street is similar to that facing North Miami Avenue except that the division of bays is undertaken with flat pilasters instead of engaged columns. The spacing between these pilasters is also smaller than that of the engaged columns. In all, there are a total of six bays along the N.W. 14<sup>th</sup> Street elevation also differs from the other in that it does not contain modillions or dentils.

#### Description of Site:

The Citizens Bank is located on the southeast corner of North Miami Avenue and N.W. 14<sup>th</sup> Street. The building fronts directly on the sidewalk.



Citizens Bank  
1367 N. Miami Avenue



Citizens Bank  
1367 N. Miami Avenue

#### **IV. PLANNING CONTEXT**

##### Present Trends and Conditions:

The Citizens Bank is one of the most architecturally distinctive buildings in the West Omni area and occupies a prominent site in that neighborhood. Although the building is somewhat deteriorated and has been altered, the potential for rehabilitation as part of the Omni Area Redevelopment Plan is great.

The building has been identified in the Downtown Miami Development of Regional Impact (DRI) as a historic site. The building has also been nominated to the National Register of Historic Places. If the building is listed in the National Register, the owner would be eligible for a 20 percent Investment Tax Credit for rehabilitation.

##### Conservation Objectives:

The City should make every effort to encourage the preservation of this building as a part of the Omni Area Redevelopment Plan. Because the building is located at a major intersection and across the street from Fire Station No. 2, its rehabilitation could encourage new development in the West Omni area.

These conservation objectives can best be achieved by maintaining the present zoning of the property. An HC-1 zoning overlay district will maintain the existing zoning, requiring only the review of physical changes to the property.

## V. HC ZONING ELEMENTS

### Boundaries:

The boundaries of the HC zoning district have been drawn to include the entire tract of land on which the historic building is located.

### Major Exterior Surfaces Subject to Review:

The north and west facades shall be considered major exterior surfaces subject to review.

### Major Landscape Features Subject to Review:

The major landscape features subject to review shall include all features which are subject to requirements for tree removal permits, as set forth in Chapter 17 of the City Code.