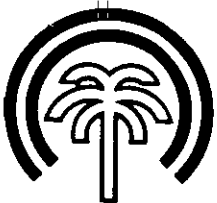
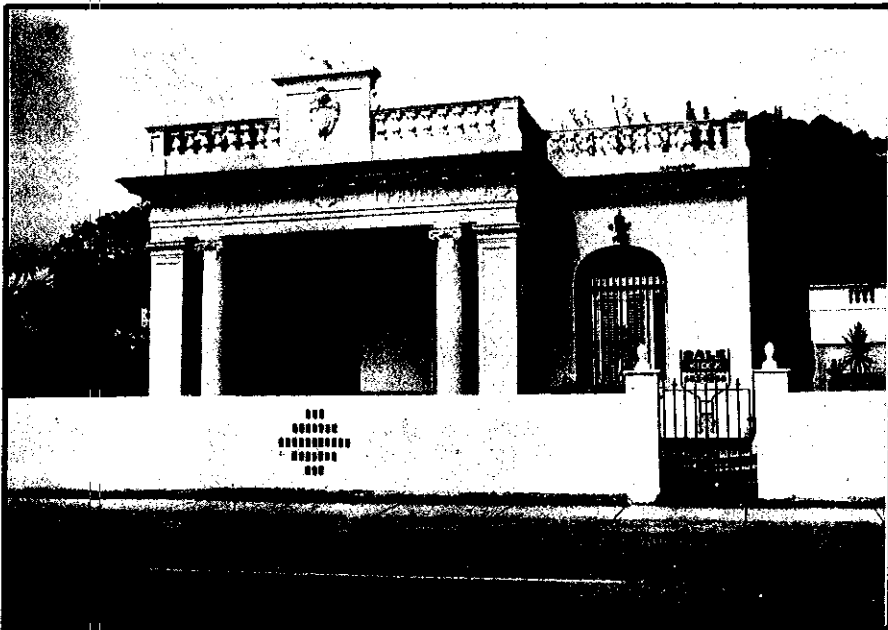

VILLA PAULA

5811-37 NORTH MIAMI AVENUE

Designation Report



City of Miami

REPORT OF THE CITY OF MIAMI PLANNING DEPARTMENT
TO THE HERITAGE CONSERVATION BOARD
ON THE POTENTIAL DESIGNATION OF
VILLA PAULA
5811 N. MIAMI AVENUE
AS A HERITAGE CONSERVATION ZONING DISTRICT

Amendment:

Prepared by: Sarah E. Eaton 3-2-87
Historic Preservation Date
Planner

Prepared by: Sarah E. Eaton 6-17-83
Historic Preservation Date
Consultant

Accepted by: [Signature] 3-5-87
Chairman, Heritage Date
Conservation Board

Accepted by: Charles Edwin Chase 7/5/83
Chairman, Heritage Date
Conservation Board

Designated by the Miami City Commission
Ordinance No. _____
Date _____

Designated by the Miami City Commission
Ordinance No. 9732
Date 10-27-83

	<u>CONTENTS</u>	<u>PAGE</u>
I.	General Information	1
II.	Significance	4
III.	Historical Information	5
IV.	Architectural Information	6
V.	Planning Context	8
VI.	HC Zoning Elements	9
VII.	Bibliography	10

I. GENERAL INFORMATION

Historic Name:

Villa Paula

Current Name:

Villa Paula

Location:

5811-37 N. Miami Avenue
Miami, FL 33127

Present Owner:

Wilmer C. Ensor and S. L. Sharlow
5811 N. Miami Avenue
Miami, FL 33127

Present Occupant:

Wilmer C. Ensor
5811 N. Miami Avenue
Miami, FL 33127

Present Use:

Residential

Present Zoning District:

RG-1/3

HC Zoning Overlay District:

HC-3

Tax Folio Number:

01-3113-60-0040
01-3113-60-0050

Boundary Description of HC Zoning District:

Lots 6 and 7 and the westerly 40 feet of Lot 5, less the westerly right-of-way as shown on S.R.D. R/W P.B. 83-2, of Block 1 in the plat of BISCAYNE AVENUE TRACT, as recorded in Plat Book 3 at Page 195, of the Public Records of Dade County, Florida.

HC Zoning Classification:

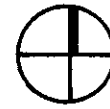
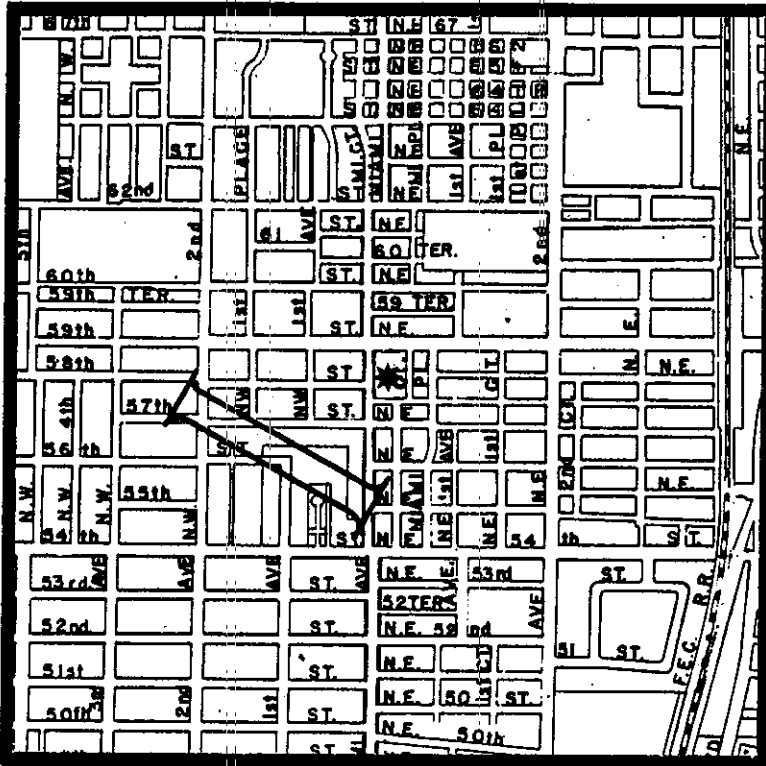
Historic Site

Dade County Historic Survey Rating:

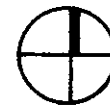
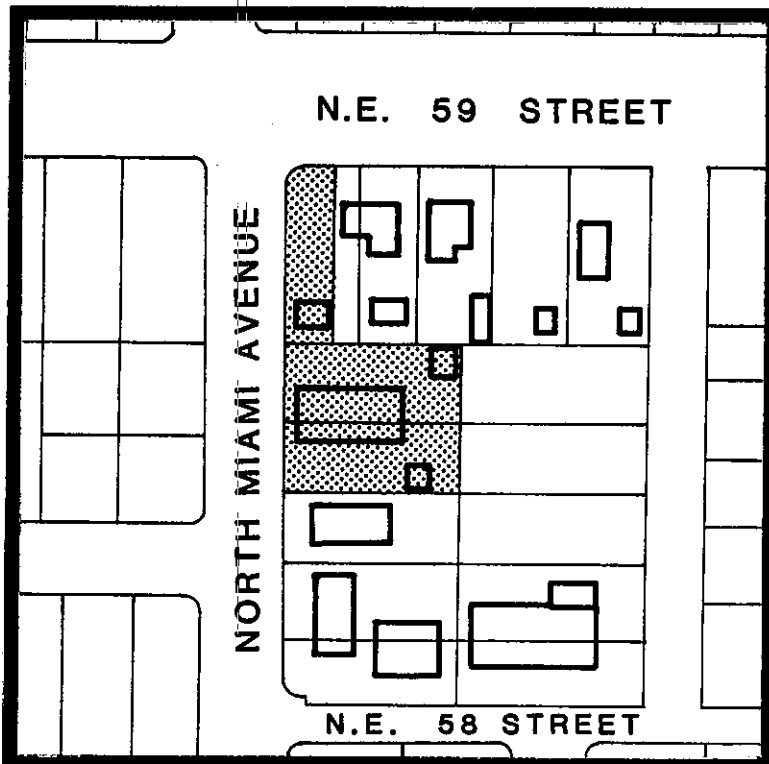
Architectural Significance - 1
Historical Significance - 2
Contextual Significance - 2

VILLA PAULA

5811-37 NORTH MIAMI AVENUE



location



site plan

II. SIGNIFICANCE

Statement of Significance:

Villa Paula is significant as a reflection of Miami's early ties with Cuba and Latin America, foreshadowing the development of Miami as an international city. The building is also an excellent example of Neo-Classical style architecture and is noteworthy for the quality of its design, detail, materials, and craftsmanship.

Villa Paula was built by the Cuban government around 1926 as a consulate, with Domingo J. Milord as consul. Although Miami's first Cuban consulate was established in 1916, Villa Paula is the only known building directly associated with the Cuban government still standing in the City.

The architectural style of the building and the materials employed clearly mark Villa Paula as Cuban in origin. Designed by a Havana architect and constructed entirely of materials brought from Cuba, Villa Paula reflects the type of buildings popular in Cuba during this period. The building is an excellent example of the application of Neo-Classical design, materials, and decoration to a small-scale residence and is particularly noteworthy for its classical porch, balustraded roof, windows, and ornate tiles.

Relationship to Criteria for Designation:

Villa Paula is eligible for designation under the following criteria:

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

Villa Paula was built around 1926 as the Cuban consulate and reflects the development of the City's ties with Latin America.

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

Villa Paula is an excellent example of Cuban architecture in Miami and embodies those characteristics of the Neo-Classical style.

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.

Villa Paula is particularly noteworthy for the excellence of its designs, detail, materials, and craftsmanship, embodied in such features as its classical porch, balustraded roof, ornate tiles, and Cuban details.

III. HISTORICAL INFORMATION

Date of Erection:

c. 1926

Architect:

Villa Paula was designed by C. Freira, a Havana architect.

Builder/Contractor:

Unknown

Historical Context:

The first Cuban consulate in Miami was established in 1916 at the request of a group of Miami lumber merchants who had been exporting their products to Cuba for a number of years. Miguel Caballera was the first consul and remained in the position until 1925, when Jorge Ponce was transferred to Miami after the Pensacola consulate was closed. Domingo J. Milord, then consul at Key West, was transferred to Miami in July, and Ponce was given the Key West post.

Domingo Milord came to the United States when he was four years old and attended Carlos Institute in Key West, where his father was engaged in cigar manufacturing. Milord also entered the manufacturing business and in 1913 was appointed chancellor of the Cuban consulate in Key West. He was appointed consul in 1919. Milord also served as vice consul for Spain while he was in Key West.

Villa Paula was built by the Cuban government around 1926 as a consulate and was named for Milord's wife Paula. Milord owned the property until 1930 when he sold it to Helen M. Reardon. The house was occupied by Mrs. Reardon and her two daughters until 1970. Villa Paula was purchased by its present owner in 1974.

IV. ARCHITECTURAL INFORMATION

Description of Building:

Villa Paula is a one story rectangular structure with three bays across the west (front) facade. The building is constructed of yellow brick imported from Cuba and is faced with smooth stucco. It is topped with a flat roof.

On the northernmost two bays of the west facade is a one story porch, supported by large, paneled masonry posts and pilasters, which are embellished with egg and dart molding. The posts on the front of the porch are coupled with Ionic columns. The entablature, topped with a balustrade, is enriched with modillions along the projecting cornice and with medallions and the words "Villa Paula" along the frieze. The balustrade, which features a large centered panel with a cartouche, continues along the perimeter of the roof. Like the porch, the roof of the house is also embellished with a modillioned cornice.

The main entrance is located in the center bay of the west facade and features a double wood and glass door topped with an elliptical fanlight. The entrance is embellished with ornate tiles which extend the width of the porch, but only as high as the window sill.

Windows on the front facade feature louvered casement sash flanked by multi-colored sidelights. They are also topped with elliptical fanlights. The majority of windows on the side and rear facades are similar but are topped with rectangular transoms. Windows and doors throughout the house are protected by full iron grilles or gates, and windows on the sides are shuttered. The house also features a small balcony on the north facade.

The interior contains 10 rooms, with two baths, opening from a center hallway. The ceilings are 18 feet in height, and all rooms contain elaborate tile floors.

Villa Paula has remained relatively unaltered throughout its history and possess an unusually high degree of integrity.

Description of Site:

Villa Paula faces west and fronts directly on N. Miami Avenue. It is enclosed by a masonry wall with iron gates. Also on the property is a three car garage and servants' quarters and an open pavilion, both of which were added after the house was constructed.

A small one story frame building is located on lot 5.



Villa Paula
5811 N. Miami Avenue
West facade
1983

V. PLANNING CONTEXT

Present Trends and Conditions:

Villa Paula was designated as a historic site in June 1983 when the property was occupied by its present owner. The owner has since moved from the house, and the building is vacant for most of the year. Although the owner has attempted to sell the house for continued use as a single family residence or a new use as a Cuban museum, he has been unable to find a buyer. A physician has now contracted to purchase the house for use as his office.

Conservation Objectives:

When Villa Paula was originally designated, it was recognized that a new use might be necessary to preserve the building. Recognizing this fact, the historic site designation should now be amended to permit professional office use. An HC-3: Residential-Office Heritage Conservation Overlay District would allow this use. It is also recommended that the designation be further amended to include the adjacent lot under the same ownership in order to provide necessary parking. Inclusion of this lot would assure the review of site work by the Heritage Conservation Board.

Because of the zoning bonuses provided in HC-3, it is also recommended that the designation include the interior of the building. The original designation report recognized the significance of the interior but did not include it in the designation because the house was used as a private residence. Changing the use to offices should be accompanied by the review of proposed alterations to the interior.

These conservation objectives can best be achieved by amending the present HC-1: General Use Heritage Conservation Overlay District designation to HC-3 and by including the interior of the house and the northern lot adjacent to the property within the designation.

VI. HC ZONING ELEMENTS

Boundaries:

The boundaries of the HC zoning district have been drawn to include the entire tract of land owned by Wilmer C. Ensor and S. L. Sharlow.

Major Exterior Surfaces Subject to Review:

All four facades of Villa Paula and all four facades of the garage shall be considered major exterior surfaces subject to review.

Interior Surfaces Subject to Review:

All interior spaces of Villa Paula shall be subject to review. Review of alterations to these spaces shall be guided by the U. S. Secretary of the Interior's "Standards for Rehabilitation."

Major Landscape Features Subject to Review:

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

VII. BIBLIOGRAPHY

Browning, Michael. "A Chance of a Ghost." Tropic Magazine (The Miami Herald), October 31, 1982, pp. 10-14.

Dade County, Florida. Community and Economic Development Historic Preservation Division. Dade County Historic Survey, Site Inventory File for 5811 N. Miami Avenue, Miami, Florida.

"Domingo J. Milord Cuban Consul Here." The Miami Herald, July 28, 1929.

