

Memorandum



Date: January 21, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez".

Subject: Appeal of the Historic Preservation Board's decision to approve a Certificate of Appropriateness for the deconstruction of a property at 8940 SW 156th Street

Agenda Item No. 5(C)

This is an appeal by a private applicant of a decision by the Miami-Dade County Historic Preservation Board, rendered after public hearing on October 15, 2014. This appeal is a quasi-judicial item brought pursuant to Section 16A-15 of the Miami-Dade County Code.

Attached is the Resolution requesting a decision from the Board of County Commissioners on the appeal.

A handwritten signature in black ink, appearing to read "Jack Osterholt".

Jack Osterholt, Deputy Mayor




MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: January 21, 2015

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(C)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(C)
1-21-15

RESOLUTION NO. _____

RESOLUTION DECIDING THE APPEAL BY THE FRIENDS OF HARRY OF THE DECISION BY THE MIAMI-DADE COUNTY HISTORIC PRESERVATION BOARD TO GRANT A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR DECONSTRUCTION, WITH CONDITIONS, OF THE HARRY TROEGER HOUSE, LOCATED AT 8940 S.W. 156 STREET, PALMETTO BAY, FLORIDA

WHEREAS, the Board of County Commissioners of Miami-Dade County conducted a public hearing on the appeal by the "Friends of Harry," a group of citizens, of the decision by the Miami-Dade County Historic Preservation Board to grant a Special Certificate of Appropriateness for Deconstruction, with Conditions, of the Harry Troeger House, located at 8940 S.W. 156 Street, Palmetto Bay, Florida; and

WHEREAS, having heard from the parties at public hearing, reviewed the record and the materials included herewith, and being otherwise apprised of the premises,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are approved and incorporated in this Resolution.

Section 2. Having considered this matter at a public hearing, the appeal by the "Friends of Harry" of the decision by the Miami-Dade County Historic Preservation Board to grant a Special Certificate of Appropriateness for Deconstruction, with Conditions, of the Harry Troeger House, located at 8940 S.W. 156 Street, Palmetto Bay, Florida, is hereby

_____.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

| | |
|-------------------------------------|----------------------|
| Jean Monestime, Chairman | |
| Esteban L. Bovo, Jr., Vice Chairman | |
| Bruno A. Barreiro | Daniella Levine Cava |
| Jose "Pepe" Diaz | Audrey M. Edmonson |
| Sally A. Heyman | Barbara J. Jordan |
| Dennis C. Moss | Rebeca Sosa |
| Sen. Javier D. Souto | Xavier L. Suarez |
| Juan C. Zapata | |

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of January, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

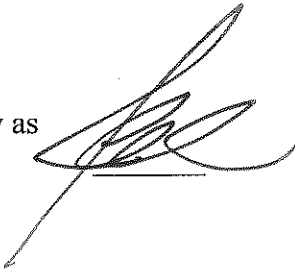
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

James Eddie Kirtley



Memorandum



Date: November 19, 2014

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources
Department

From: Kathleen S. Kauffman *KSK*
Historic Preservation Chief *11/19/14*

Subject: Appeal of the Historic Preservation Board's decision to Approve a Certificate of Appropriateness for the deconstruction and salvaging of materials at the property located at 8940 SW 156th Street, the Harry Troeger House

Background

The home of Harry Troeger, located at 8940 SW 156th Street, Palmetto Bay, was designated in March 1999. Mr. Troeger died in June of 2008, and the property has been left abandoned and neglected since that time.

The Office of Historic Preservation started receiving calls from neighboring property owners in May 2013, with complaints of the property becoming a nuisance and a hazard to the neighborhood. With no clear owner, Staff could not cite the property for being in violation of the preservation ordinance.

Beginning in November 2013, a citizens' group called "The Friends of Harry," appeared before the Historic Preservation Board to advocate for the preservation of the property.

The property was finally sold at auction in July 2014. The new owners applied to demolish the structure in August of 2014. The Board recommended at the September 2014 meeting that the new owner work with the "Friends of Harry" group to try to find a solution for preserving the structure.

A more detailed timeline of activities is included in the appeal package.

Historic Preservation Board Decision

When the item under appeal was heard by the Historic Preservation Board in October 2014, staff recommended the Certificate of Appropriateness for deconstruction be approved with conditions. After public hearing, the Historic Preservation Board voted to grant the Special Certificate of Appropriateness, per staff's recommendations.

The conditions included allowing the "Friends of Harry" group to salvage artwork, architectural remnants, memorabilia and personal effects from the property. The group started their salvaging efforts on October 24, 2014. They filed the appeal of the Historic Preservation Board's decision on October 31, 2014, then continued to salvage materials from the property on November 2nd.

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Chronology of Events Timeline

Harry Troeger House
Chronology of Recent Events

- March 1999: Miami-Dade County Historic Preservation Board (Board) designated the Harry Troeger House as a historic site. (*Designation report and resolution attached.*)
- June 2008: Property owner Harry Troeger passed away. His property effectively becomes abandoned.
- May 2013: Office of Historic Preservation (OHP) staff started receiving complaints from neighbors about the overgrown/deteriorated condition of the property
- July 2013: OHP staff contacted Village of Palmetto Bay Code Compliance, who indicated their authority to enter the property was limited, aside from cutting grass in the right-of-way.
- July 2013: OHP staff attempted to have County Code Enforcement cite the property for violating the 'demolition by neglect' provision of the ordinance. Due to unclear property ownership after the owner died, no one is cited.
- August 2013: OHP staff performed a site visit to better understand and document the condition of the property.
- November 2013: OHP staff updated the Board on the condition of the property and discussed options to resolve the issue. Two representatives from the Friends of Harry attended. The Friends of Harry stated they would resolve the issue by undertaking several items requested by the Board, including canvassing the neighbors to better understand the neighborhood perception of the property; mobilizing the Friends of Harry to correct any unsafe structure issues; and providing an update at the next Board meeting. (*Minutes attached.*)
- December 2013: OHP staff continued to receive complaints from neighbors about the condition of the property.
- December 2, 2013: OHP staff sent a letter to the Palmetto Bay Village Manager, Code Compliance Officer, and Historic Preservation Advisory Board notifying them of the condition of the property and requesting coordination with our office to adequately resolve the issue. (*OHP received no response.*) (*Letter attached.*)

- December 19, 2013: The property was scheduled for a tax deed auction. OHP staff notified Friends of Harry of the auction. Due to improper notice, the auction was cancelled.
- December 23, 2013: OHP staff contacted the County Foreclosure & Tax Deed section to inquire about the tax deed auction and to help resolve the notification issue so that the auction could be rescheduled.
- January 3, 2014: OHP staff requested an update from Friends of Harry.
- January 13, 2014: Amy Creekmur, Friends of Harry, responded to OHP staff request, indicating that the Friends were putting together a proposal for the Village of Palmetto Bay and were hoping to get on the February 2014 Town Council agenda.
- January 15, 2014: OHP staff updated the Board, explaining that the main obstacle with resolving the issue is lack of clear ownership for any one party to be held responsible for the upkeep and to pay the accumulating property taxes. OHP Board indicated that resolution may have to wait until the property is purchased by someone to either restore what is left or request a COA for demolition, which would have to be determined by the Board. *(Minutes attached.)*
- February 2014: OHP staff continued to receive complaints from neighbors about the condition of the property.
- March 2014: OHP staff continued to receive complaints from neighbors about the condition of the property.
- March 21, 2014: OHP staff reached out to Friends of Harry requesting an update. *(No update provided.)*
- April 2014: OHP staff continued to receive complaints from neighbors about the condition of the property.
- April 2014: OHP staff left messages for Village of Palmetto Bay Planning & Zoning Director and Code Compliance Officer requesting coordination to resolve the issue. *(OHP staff received no response.)*
- April 16, 2014: OHP staff updated the Board, indicating that there has been little to no response from the Village of Palmetto Bay or Friends of Harry. The Board passed a resolution requesting that any individuals with an interest in the

property attend the May 21, 2014 Board meeting to take part in a discussion to resolve the on-going issues. Specifically, the resolution requested attendance by the Village Code Compliance Officer, a representative of the Village Historic Preservation Advisory Board, and any concerned neighbors. (*Minutes and resolution attached.*)

May 1, 2014: OHP staff sent letters to the Village of Palmetto Bay Planning & Zoning Director, Code Compliance Officer, and Historic Preservation Advisory Board; Friends of Harry; and all neighbors within one block of the property notifying them of the Board's resolution and requesting their attendance at the May 21, 2014 Board meeting. (*Letters attached.*)

May 21, 2014: Village of Palmetto Bay Planning & Zoning Director contacted OHP staff the morning of the Board meeting, indicating that no one from the Village would be in attendance. Instead, he relayed the Village's position on the matter and requested OHP staff report that to the Board. The Village was stymied by the lack of clear ownership and was hesitant to issue citations without knowing who is really being cited. They also do not have a program that allows them to enter the property and trim the trees. They do have authority to clear the right-of-way, which they have been doing. The issue has been referred to the Village of Palmetto Bay Building Department, who began investigating the property to determine specifically which codes it may be violating. The Village was also aware that the Friends of Harry want the Village to take over ownership and management of the site as a museum or passive park, and that the Village has zero interest or resources to take on such a task.

May 21, 2014: OHP staff updated the Board. Several members of the Friends of Harry and neighboring property owners attended the Board meeting. The immediate neighbors expressed frustration with the condition of the property, including overgrown vegetation, rat infestations, and trespassing by local youth, and that these issues are directly impacting their own properties, limiting their ability to use their yards and forcing them to incur personal expenses to repair damage from overhanging vegetation and pest control. Several members of Friends of Harry spoke in favor of preserving the site as a passive park.

The Board reminded the public that they are not code enforcement and their authority is limited to alterations to the structure. The Board encouraged concerned citizens to contact their elected officials directly

and attend a Village Commission meeting as an organized group, instead of trying to meet with the Village officials individually. (*Minutes attached.*)

- June 13, 2014: OHP staff met with Village of Palmetto Bay Planning & Zoning Director and Building Official to discuss how to resolve the issue. The Building Official indicated that he has evaluated the property and started the process to report it to the County Unsafe Structures Board. OHP staff also met with immediate neighbors to document the condition from their properties.
- July 3, 2014: Property was sold as a tax deed auction.
- July 29, 2014: OHP staff sent a letter to the new property owner notifying them that they are required to submit a Certificate of Appropriateness (COA) before undertaking any work on the property. (*Letter attached.*)
- August 4, 2014: New property owner, Guillermo Alvarez, contacted OHP staff, requesting additional clarification. Staff explained that the property was a designated historic site and explained the COA process.
- August 4, 2014: New property owner submitted the required COA, requesting demolition of the structure. OHP staff notified him that all demolitions requests must be determined by the Board at a public hearing. The new owner requested to be placed on the soonest possible Board agenda.
- September 17, 2014: The Board held a public hearing to approve or deny the requested demolition. Friends of Harry attended the meeting and presented a position paper. Staff from the Village of Palmetto Bay Building Department attended and spoke of the violations currently on the property. The Board voted to defer the item for 30 days so that the Friends of Harry could coordinate with the new property owner and provide possible alternatives to demolition. (*Minutes and position paper attached.*)
- September 22, 2014: OHP staff received notice from the Friends of Harry that they were "moving forward." (*No additional detail provided.*)
- October 7, 2014: OHP staff received notice from the new property owner that the Friends of Harry had not been in contact with him since the September 17 Board meeting.

- October 15, 2014: At the expiration of the 30-day deferral, the Board held a second public hearing to approve or deny the requested demolition. The Friends of Harry attended and presented a series of possible alternatives to demolition. The Board indicated that the 30-day deferral was granted so that the Friends of Harry could use that time to work with the new property owner on a solution. The Board voted to approve the requested demolition with conditions that allowed the Friends of Harry time to salvage materials from the property prior to any demolition activities, and to pick up the deconstructed building materials to be used at an alternative location. *(Minutes attached.)*
- October 16, 2014: OHP staff sent the approved COA with conditions to the property owner, Friends of Harry, and Village of Palmetto Bay Planning & Zoning and Building Departments. *(COA attached.)*
- October 20, 2014: Friends of Harry started coordinating with the new property owner to salvage materials from the property prior to demolition. *(Email correspondence attached.)*
- October 24, 2014: In accordance with the COA approval, the Friends of Harry began salvaging materials from the property in coordination with the new property owner.
- October 31, 2014: Friends of Harry filed to appeal the Board's approval of the COA.
- November 2, 2014: Friends of Harry continued to salvage materials from the property.

Official Appeal from the
“Friends of Harry”

Bartholomew M. Motes
305-527-6910
bartmotes@gmail.com

October 31, 2014

Via: U.S. Mail, Facsimile (305-375-2484), and E-mail (clerkbcc@miamidade.gov)

Miami-Dade County Board of Commissioners
Clerk of the Board Division
Stephen P. Clark Center
111 NW 1st Street, Suite 17-202
Miami, Florida 33128
Fax: 305-375-2484
Email: clerkbcc@miamidade.gov

RE: NOTICE OF APPEAL: Special Certificate of Appropriateness, Application #2014-37-S
Harry Troeger House
8940 S.W. 156 Street
Palmetto Bay, FL 33157
(Historical Community of Rockdale)
Date of Construction: 1949

Folio #: 30-5028-001-0050

Legal Description:

Coral Reef Homesites PB 45-94, Lot 5 Block 1
Lot Size 66.00 x 110.00

Dear Clerk of the Board:

Pursuant to the provisions of Section 16A-15 of the Metropolitan Miami-Dade County Historic Preservation Ordinance, (Ord. No. 81-13, § 1, 2-17-81) (the **Ordinance**), the undersigned Friends of Harry hereby appeal the decision of the Miami-Dade County Historic Preservation Board (the **Board**) made at its public hearing of October 15, 2014 as it relates to the above referenced property, the **Troeger House**.

I. Summary of Issues

The Troeger House is an irreplaceable, unique historical site representative of a lost period of Dade County history. It was previously recognized as such by the Miami-Dade County Historic Preservation Board and by the Village of Palmetto Bay. Possibly due to incorrect procedures followed in a tax deed sale by Miami-Dade County, the property was sold at tax auction to a

developer and the historically significant structure is slated for demolition.¹ Demolition should be halted and the community be given a chance to purchase the property or relocate the structure so that future generations can witness this unique part of South Florida history.

The Miami-Dade County Historic Preservation Board erred in granting approval to demolish the historical Troeger House.

The Board's decision violates the Ordinance and should be overturned. The Ordinance states that "the Board shall consider the following criteria in evaluating applications for a special certificate of appropriateness for demolition of designated properties:" among them "is the structure of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense,"² and "[i]s the structure one (1) of the last remaining examples of its kind in the neighborhood, the County or the region?" Despite the Board's staff report responding affirmatively to both of these criteria, the Board nevertheless granted the certificate.

II. Relief Sought

- The Special Certificate of Appropriateness, Application #2014-37-S granting demolition of the Troeger House should be immediately stayed pending review of this appeal.
- The Miami-Dade County Historic Preservation Board should instruct the property owner to delay demolition pending the Board of County Commissioner's review. A number of historical societies are interested in raising funds to purchase the property from the developer. The developer, Turquino Development Group, LLC, has indicated that he is amenable to selling the property for a reasonable price. Demolition should be halted for a reasonable period of time to allow the community to explore alternatives to demolition.

¹ Apart from the historical value of the property, the County should consider the fact that the tax deed sale by which the property owner acquired the property may not have been properly noticed. Harry Troeger lived on the property until his death in 2008. Troeger died intestate and his property was not properly probated. Although his property should have passed to his closest surviving relative, his sister, under Florida law, no such transfer ever took place and public records were not updated appropriately. As a result, Miami-Dade County property tax bills continued to be sent to the Troeger House, with no one to receive them, much less pay them. Troeger's sister, a resident of another state, never received notice of the tax bills, and was never noticed of the eventual tax deed sale. This failure to notice creates a potential challenge to the legitimacy of the transfer. Although the Friends of Harry take no position on the merits of the tax deed sale, should the irreplaceable property subsequently be destroyed, the County should analyze the possibility that Mr. Troeger's heirs may have a claim against the County and stay the demolition until such analysis is concluded.

² It would, in fact, be impossible.

- The Miami-Dade County Board of Commissioners should reverse the decision by the Miami-Dade County Historic Preservation Board to grant the Special Certificate of Appropriateness because it is clearly erroneous. The Troeger House is of unique historical value as the Miami-Dade County Historic Board's prior staff report and recommendations and rulings held.

III. The Troeger House Should be Preserved

The Troeger House was built in 1949 and is a unique example of Dade County pine and coral rock construction. The house lacks any modern amenities by design. It remains naturally cooler than any typical modern structure as a result of the materials used in construction and thoughtful cross-ventilation.

The Troeger House's unique historical value has been recognized by Miami-Dade County and by the Village of Palmetto Bay. In 1999, the Troeger House, on recommendation of staff, was designated as historically significant by unanimous decision of the Board. **Exhibit A**, Staff Report Recommending Designation of the Harry Troeger House as an individual historic site (**Recommendation**).

The Recommendation notes that the "Troeger House is a good example of pioneer construction techniques, ingenuity, and environmental sensitivity. The house may be [and in fact is] the only such type remaining in the historical community known as Rockdale." Recommendation at 7.

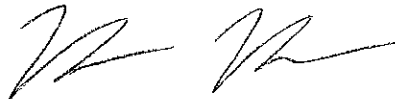
In an official Palmetto Bay publication, the Village of Palmetto Bay cites the Troeger House as an example of unique historical value, stating that "[h]is house survives to tell the story of the community once known as Rockdale." **Exhibit B**, Village of Palmetto Bay, Department of Planning and Zoning Historic Preservation Program, *available at*: <http://www.palmettobay-fl.gov/sites/all/files/pdf/EN-material/Historic%20Places/designated%20historic%20places-3.pdf>

Sadly, the Village of Palmetto Bay's declaration that the Troeger House "survives" has been placed in jeopardy by the erroneous decision of the Miami-Dade County Historic Preservation Board in allowing the destruction of the house.

IV. Conclusion

The Friends of Harry Troeger respectfully request that: (a) the Miami-Dade County Board of Commissioners direct the Miami-Dade County Historic Preservation Board to stay the demolition of the Troeger House until such time as the Miami-Dade Board of County Commissioners rules on this appeal; (b) reverse the ruling of the Miami-Dade County Historic Preservation Board; (c) reaffirm the historical designation of the Troeger House; (d) direct the Miami-Dade County Historic Preservation Board to explore alternatives to demolition with the property owner, the Village of Palmetto Bay, and with the undersigned.

Respectfully submitted,



Bartholomew M. Motes
For the Friends of Harry:
Jim Adamson
Amy Creekmur
Rick Ferrer
Helen Gage
Joy Klein
Ari & Carol Millas
Ron & Min Mossman

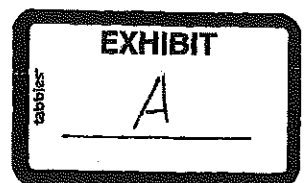
CC:

Kathleen Kauffman kkauff@miamidade.gov
Sarah Cody, scody@miamidade.gov
Guillermo Alvarez, GAlvarez@tdgroupflorida.com Turquino Development Group, LLC
Dexter Wayne Lehtinen, Esq., dlehtinen@lsrnf.com, City Attorney, Village of Palmetto Bay
Village of Palmetto Bay Village Council council@palmettobay-fl.gov
R.A. Cuevas, County Attorney, atty@miamidade.gov
Abigail Price-Williams, apw1@miamidade.gov, First Assistant County Attorney
Dennis Kerbel, Assistant County Attorney, dkerbel@miamidade.gov

Enclosures

Cover photograph: Harry Troeger (at right) in front of the house he hand-built with architect Min Mossman (center) and environmental science professor Ron Mossman (right). [Photo: R. Ferrer, 1998]

Prepared by: Ricardo Ferrer S.
Reviewed: Robert S. Carr
Assistance: David Hertzberg
Office of Community & Economic Development
Historic Preservation Division



NAME: Harry Troeger House

LOCATION: 8940 S. W. 156 Street
Rockdale, Unincorporated Miami-Dade County
Township: 55 South
Range: 40 East
Section: 28

PROPERTY OWNERSHIP: Harry H. Troeger

ZONING: RU-1 (Residential - Single Family)

TAX FOLIO NUMBER: 30-5028-001-0050

LEGAL DESCRIPTION: Coral Reef Homesites, PB 45-94, Lot 5 Block 1,
Lot Size 66.00 x 110.00

STRUCTURE: Residence
Masonry (oolitic limestone) vernacular

AREAS OF SIGNIFICANCE: Culture, Environmental Architecture

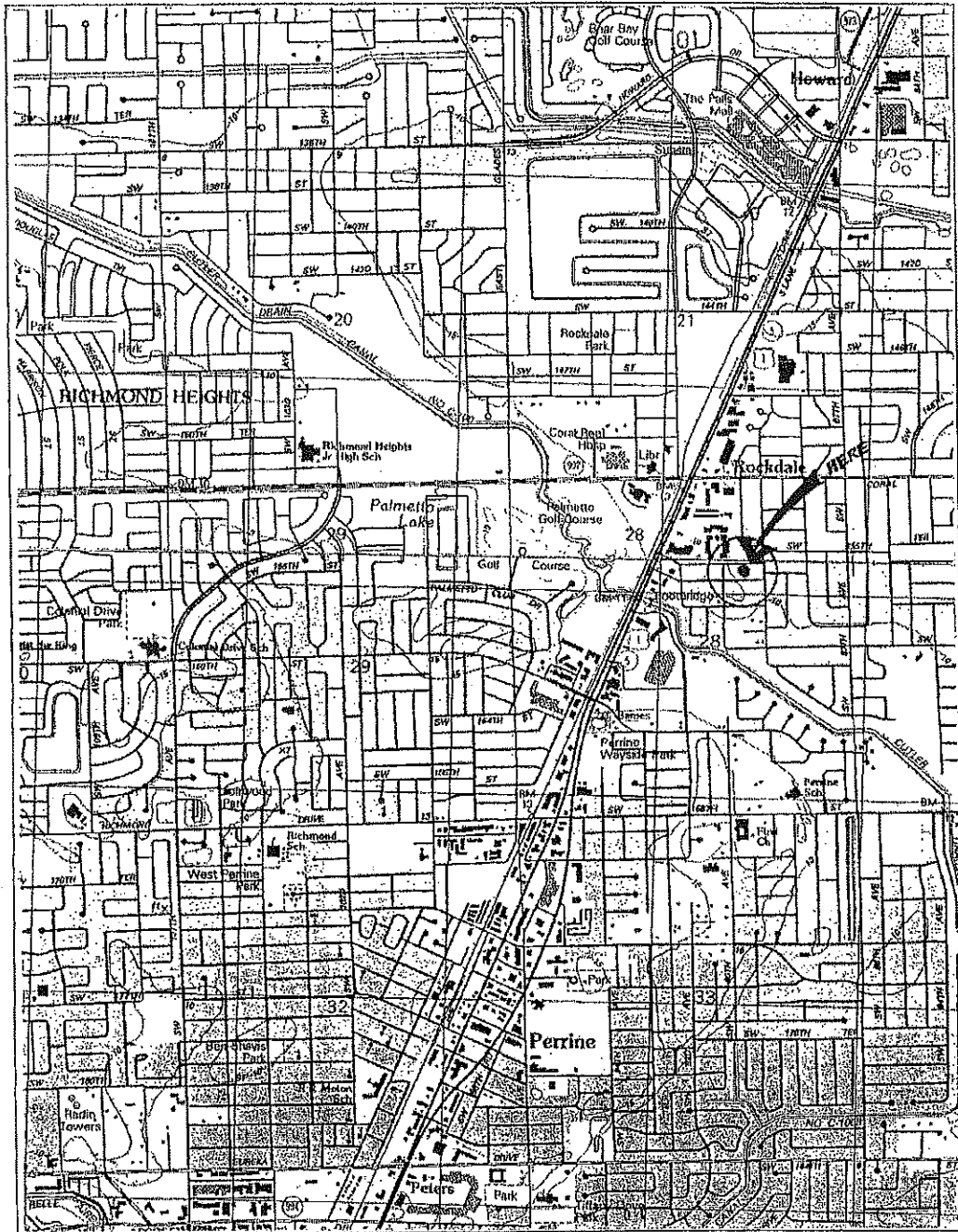
RATINGS: History . 3
Architecture 2

IMPACTS: Designation would have the effect of bringing any plans for alteration to the property to the Historic Preservation Board for review. Designation will not affect the current zoning.

STAFF RECOMMENDATION: Staff recommends the designation of the Harry Troeger House as an individual historic site.

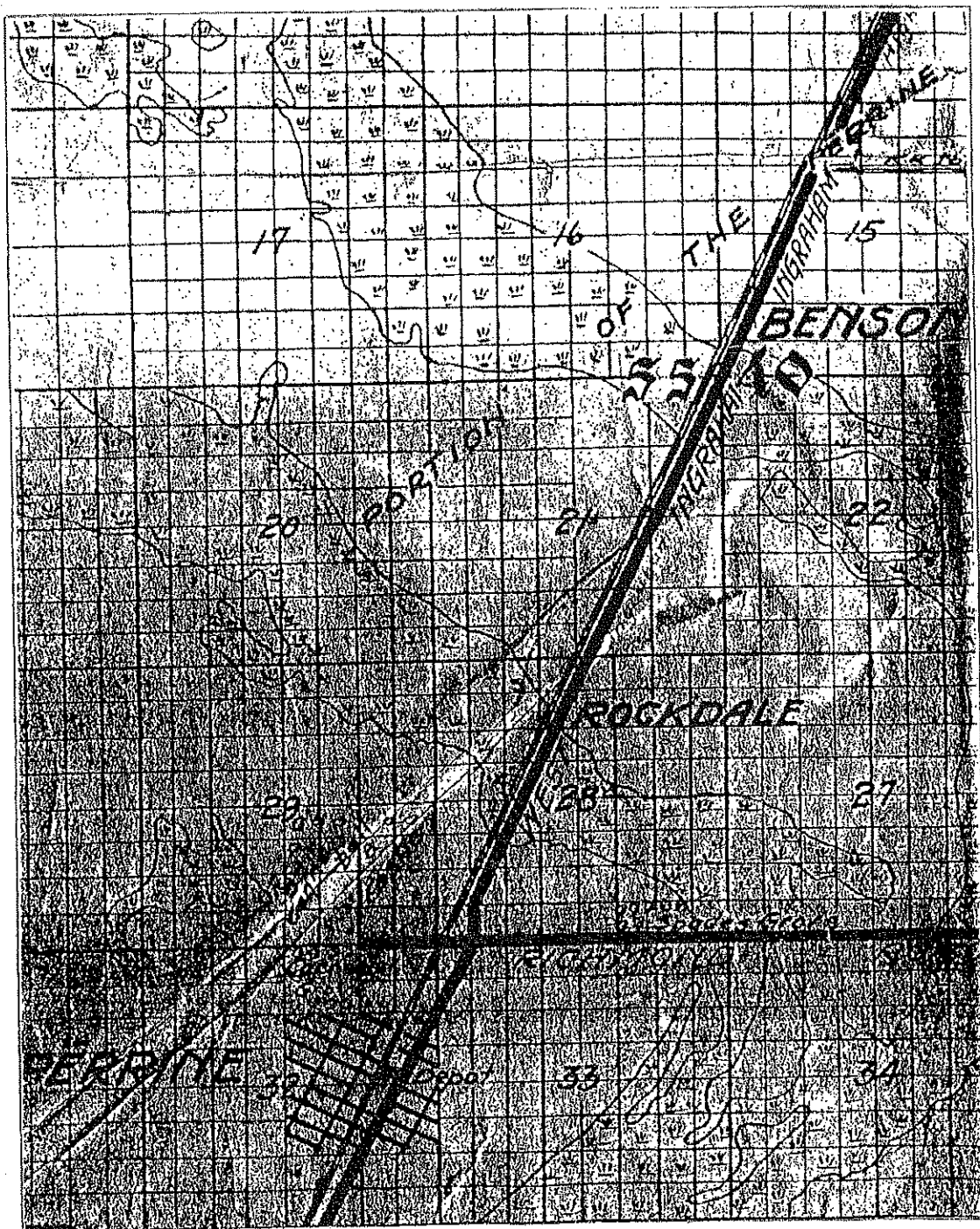
SPECIAL STANDARDS FOR CERTIFICATE OF APPROPRIATENESS

The special standards will follow the general guidelines as recommended for historic structures 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 interior alterations will not be subject to review.

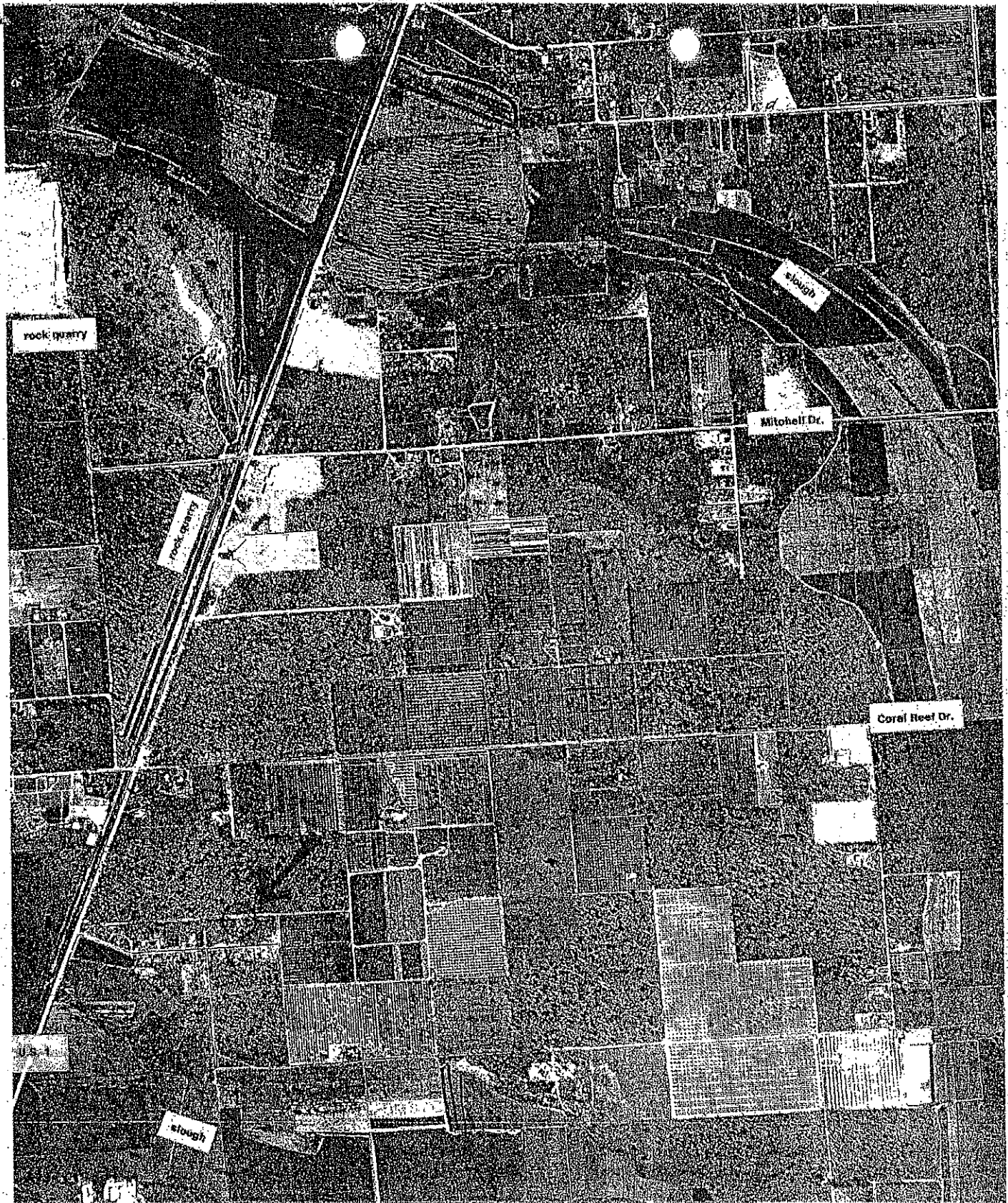


LOCATIONAL MAP
8940 S.W. 156 Street

Source: U.S.G.S. Perrine &
South Miami Quads
(1988)



Early map indicating the location of Rockdale and nearby villages. Notice the marshy slough areas (also referred to as 'wet prairies') which transversed the area and drained the Everglades. U.S. Highway 1 was then known as 'West Ingraham Highway'.
 (Source: 'Location Map of a Portion of Dade Co. Florida', by R. Love, c. 1919)



1950 aerial photograph of Rockdale showing pine tracts, groves, and agricultural lands. The Rockdale quarries which provided rock for Henry Flagler's railroad bed can be seen as longitudinal strips alongside U.S. Hwy. 1. Mr. Troeger's House can be seen within the circled area. (courtesy of Miami-Dade Co., DERM)



1990s aerial photograph showing suburban development in the Rockdale area. The former sloughs are now canals. The last remaining pinelad track is the triangular area between Coral Reef Drive and Mitchell Drive (location of the old FEC quarry). Mr. Troeger's house is within the circled area.

PHYSICAL SETTING

The Troeger House is built on a residential lot (66 x 110 feet) once wooded with Dade County pine and palmetto typical of the upland coastal ridge, a narrow strip between Biscayne Bay and the Everglades. Upland areas were usually favored for early homesteads and for later residential development since the higher lands provided relief from summer and storm-related flooding. A thin layer of topsoil, surface rock, and bedrock made for a solid foundation. The house Harry Troeger built was an exercise in environmental compatibility. Perimeter foundation trenches were excavated to a depth of three feet and filled in with steel-reinforced concrete to support the oolitic walls. A concrete oval-shaped slab was poured in what was to be the middle of the house with the rounded ends of the oval extending out through the front and rear of the structure. These were to provide small patio areas at front and rear.

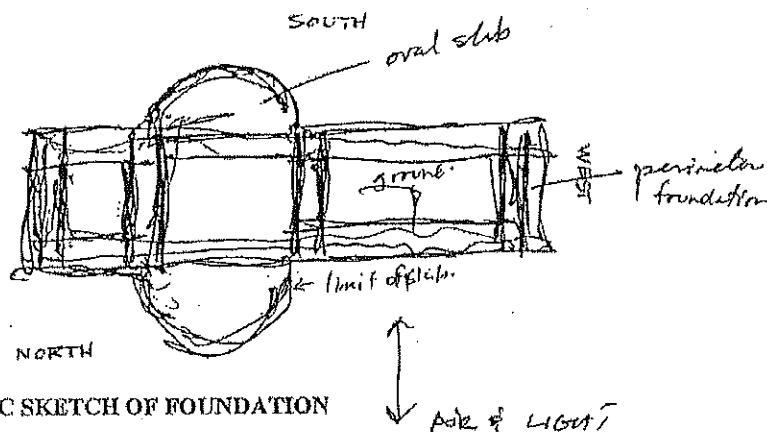


FIGURE 1: SCHEMATIC SKETCH OF FOUNDATION

The walls were built to a maximum thickness of 24 inches at the bottom tapering upwards to an approximate thickness of 12 inches at the top. The walls were built of uncoursed oolitic limestone boulders held together by a cement/sand/water mortar. The rock used appears consistent in size and coloration and was gathered on site and purchased locally. Two primary wall enclosures of limestone were built: a small east room (11'3" x 16') and a large west room (27' x 16'). Mr. Troeger built a breezeway between them of low rock walls and wood framing. The exposed areas of the breezeway were screened with metal screening and zig-zag wood framing of the builder's own design. The upper sections of the house were built of local timber with wood frame and siding purchased in area lumber yards. The house has a rectangular footprint divided into three spaces with four rooms. The small east room is divided by a wood screen into two smaller rooms. These had been intended as a bathroom area with a toilet and a shower and a kitchen area with wood shelves and compartments for storage. The breezeway functions similarly as the central hall of the 'dog trot' houses did of the nineteenth century. This room is an indoor/outdoor space partially of wood frame and siding with large exposed areas which permit cross ventilation. The roof over this space has two visible skylights (there were several at one time) which the builder intended for natural sunlight filtration. The room is

anchored by a solid concrete slab and is presently the depository of Mr. Troeger's extensive book collection. Of note in this room is a series of nature-based paintings directly applied to metal screen windows above the south elevation wall. A sink made of oolitic rock is located on the southwest corner of the breezeway room. Two wood doors with ingenious door hardware and handles are located on opposite ends along the south and north end walls. The west room (known as the yoga room to the builder) is the largest in the house with high rock walls and screened and open window areas. This room has a compacted earth floor and a wood frame loft at its west end. Roof damage in this room has created a weathered and deteriorated appearance in this end of the house. The wood frame roof structure is supported by the oolitic walls and in part by three, large, Dade County pine logs as beams. The logs hold up rafters which in turn support the diagonally-oriented roof decking. The roof is a shed type slightly pitched and draining towards the front (north side) of the house.

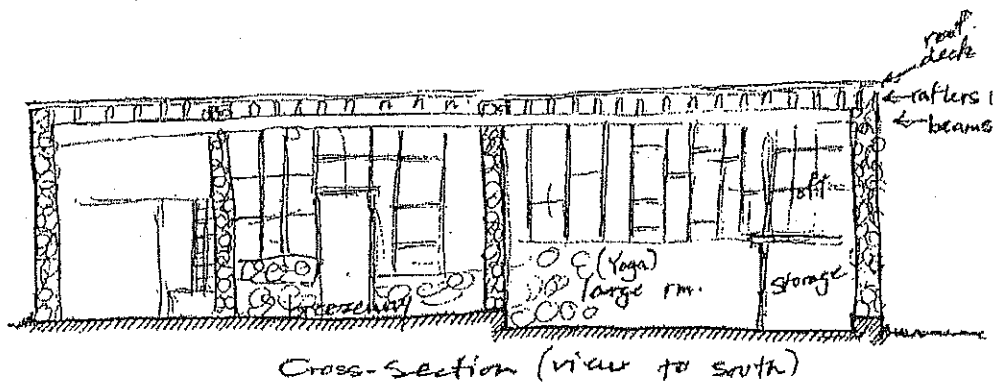


FIGURE 2: SCHEMATIC SECTIONAL SKETCH (LONGITUDINAL).

The Troeger House allows for maximum air flow without reliance on mechanical systems for cooling. It succeeds in reflecting the balance between man and nature which Mr. Troeger has spent a lifetime pursuing and studying. The house is simple and discreet, with some artistic elements provided by the builder in the form of paintings. Unusual in its present context, the Troeger House beckons to an earlier period of wilderness and sparse settlement. In the builder's own words, "It was meant to be a simple and strong structure meant to be useful like old shoes."¹

¹Troeger, Harry. Interview with Ricardo Ferrer-Smith. Rockdale, Florida: September 2, 1998.

HISTORY

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Rockdale was a settlement established by a few families in the 1890s which predated the railroad. The community was centered approximately at Coral Reef Drive (S. W. 152 Street) and U.S. 1 where there was a general store. The earliest settlers included William and Marie Cline and George Lane who settled in the vicinity of present-day Deering Hospital just west of U.S. 1. Once the F. E. C. railroad became operational, a rail siding was located at Rockdale for the loading of local crops for shipping. Rockdale was selected as a site for extensive rock quarrying and as the location for an important rock crushing plant. Crushed local rock provided a solid bed for the railroad tracks with much of the rock being quarried alongside the tracks.³ Local crushed rock was also used in early roads and later as fill to develop low marshy areas. Its importance in the development of much of Greater Miami was and remains tremendous. Crushed rock is still the method used today to provide a solid bed for the construction of roads, highways, and residential tracts. The original rock quarries of Rockdale remain and can be seen in the pine rockland preserve located between Coral Reef Drive and Mitchell Drive. Other rock pits became lakes such as the one located north of Mitchell Drive and east of S. W. 97 Avenue. In the early

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1900s a few settlers came to the area from Montana, lead by Arthur Harris who purchased the Cline property in 1911.⁴ S. W. 150 Street (now called Harris Street) was then known as "Montana Street."⁵ All these early settlers were farmers who cultivated tomato, avocado, and citrus groves as the crops of choice. The early farmers preferred the low and marshy transverse glades (sloughs) for planting in the winter time due to the richness of the muck. In the summer, the low glades were often flooded and too wet for agriculture. Present-day Palmetto Golf Course, south of Coral Reef Drive, is located in such an area and was the site of a large tomato crop business with a packing house, foreman's house, worker cottages, etc. until the 1950s.⁶ Though usually identified by name in various maps, Rockdale remained a hamlet characterized by groves, fields, and pine rocklands with a only a scattering of homesteaders through the first half of this century. Gradually, the groves and woods were sold off to real estate developers, such as E. L. Cotton, who subdivided tracts at a time when the national real estate trend was out to the countryside in what would become future suburbs. Cotton, a well known developer in south Dade, sold pine lots in Rockdale for 250 dollars plus closing costs.⁷

Harry Troeger (born September 16, 1915), a young traveller and naturalist from South Bend, Indiana, bought a Rockdale lot from Mr. Cotton in 1949. Mr. Troeger had worked his way down to South Florida after World War II. During the war years he had worked in production control at an aircraft factory in Santa Monica, California. At the conclusion of the war, he headed east to New York intending to enroll in art school. Like many other young men and their families after the war, Mr. Troeger relocated to South Florida in what is considered to have been the second 'boom' period in development. He found employment working for Wometco at single-screen movie houses in Miami and Miami Beach and remained with the company until retirement at age 63. When not working, Mr. Troeger, a lover of nature and an avocational environmentalist, would explore natural areas such as Biscayne Bay, Key Biscayne, and Miami's backwoods.⁸

Harry Troeger first visited Rockdale during a bicycle trip and was struck by the remoteness of the area and extensive wooded tracts. Slash pine, palmettoes, and oolitic rock were to be found all around with few neighbors, mostly on S. W. 157 Street. At the time, Rockdale seemed a refuge from city life and ideal for a man who wished to commune with nature. In the pioneer spirit and tradition, Mr. Troeger set about hand-clearing his newly acquired pineland lot with the aide of little more than an ax. Oolitic boulders from the rocky surface were removed by hand. The house he built was to be made of materials which the land provided. Local rock, collected from the site and purchased from a supplier in Perrine, was

⁴Taylor, Jean. *Villages of South Dade*. (St. Petersburg, Florida: Byron, Kennedy, and Company, 1982.), p. 53.

⁵Williams, Mary Kay Harris. Interview with Ricardo Ferrer-Smith. Rockdale, Florida: February 3, 1998.

⁶Troeger, Harry. Interview with Ricardo Ferrer-Smith. Rockdale, Florida: July 29, 1998.

⁷Ibid.

⁸Ibid.

used to make up the thick and tapering walls. Timber from the property became the structural support for a gently sloping roof. The house was sturdily built. The focus was environmental; the design and craftsmanship was vernacular. A garden of tropical fruit-bearing trees was planted (with great effort) in the rocky soil for sustenance. A water pump near the front entry provided water to the house.

Mr. Troeger succeeded in his desire to live as the early settlers had without succumbing to twentieth century amenities that would have made life easier.⁹ Eventually, the trees and vegetation grew to provide a lush canopy of shade and natural protection. The rock and frame dwelling aged to appear as part of the natural landscape which had grown around it.

As Rockdale grew and people moved in, its transformation from an agricultural outpost and wilderness to suburbia resulted in the loss of most of its historic character. Successful subdivision development in the ensuing decades of the 1950s and 1960s meant the disappearance of the groves and most of the once vast pinelands. Rockdale seemed to anonymously disappear from the map and from the collective memory. Even the name "Rockdale" fell out of use and was largely forgotten. Few remnants of the community prior to suburban sprawl remain. The dramatic remaking of the environment has been completed. The wide sloughs which once helped drain the Everglades (and later were planted with crops in the winter) are now canals; the general store, railroad, railroad siding, pioneer homesteads and businesses, and workers' cottages have all disappeared; the rock pits are now lakes; the Dade County pine forests and palmettoes have been cut and almost completely lost; the area's characteristic oolitic rock buried under asphalt and grass lawns. But Harry Troeger's house has survived to tell the story of the wilderness and community once known as Rockdale.

⁹Troeger, Harry. Interview with Ricardo Ferrer-Smith. Rockdale, Florida: July 29, 1998.

HISTORIC SIGNIFICANCE

The Troeger House is significant historically and culturally as an example of a type of modest vernacular structure, hand-built of native South Florida materials, with environmental design sensitivity typical to the subtropics and south Miami-Dade County. The house was built during the second boom era of development (post-World War II) but just prior to the suburban development of the historical community of Rockdale.

ARCHITECTURAL SIGNIFICANCE

This structure merits consideration for designation due to the following:

- (a) Architecture - The Harry Troeger House is likely the last remaining example of oolitic limestone and Dade County pine construction in the historic Rockdale and Howard areas. It represents a modest and straightforward example of local response to building construction with the primary usage of building materials unique to South Florida. The house exhibits a high degree of environmental sensitivity and climatic adaptation to local conditions.
- (b) No buildings, features, or sites have been designated in Rockdale to date with regard to historic, architectural, or archaeological significance.
- (c) Native South Florida building materials are rare and unique and, for the most part, no longer commercially available, resulting in the necessity to conserve and preserve remaining examples of their use.

CRITERIA FOR DESIGNATION

The Harry Troeger House qualifies for designation as an historic site based on its high degree of integrity^{10*} and on the following criterion of Section 16A-10 to the Miami-Dade Historic Preservation Ordinance (81.13):

- (a) *Are associated with distinctive elements of cultural, social, political, economic, scientific, religious, prehistoric and architectural history that have contributed to the pattern of history in the community, Dade County, South Florida, the State, or the nation.*
- (c) *Embody 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 distinctions;*

¹⁰United States Department of the Interior, National Park Service, Cultural Resources, *National Register Bulletin 15*. (Washington, D. C., National Register of Historic Places, 1995.), p. 44. *Integrity is the ability of a property to convey its significance. The seven aspects of integrity are: location, design, setting, materials, workmanship, feeling, and association.

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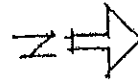
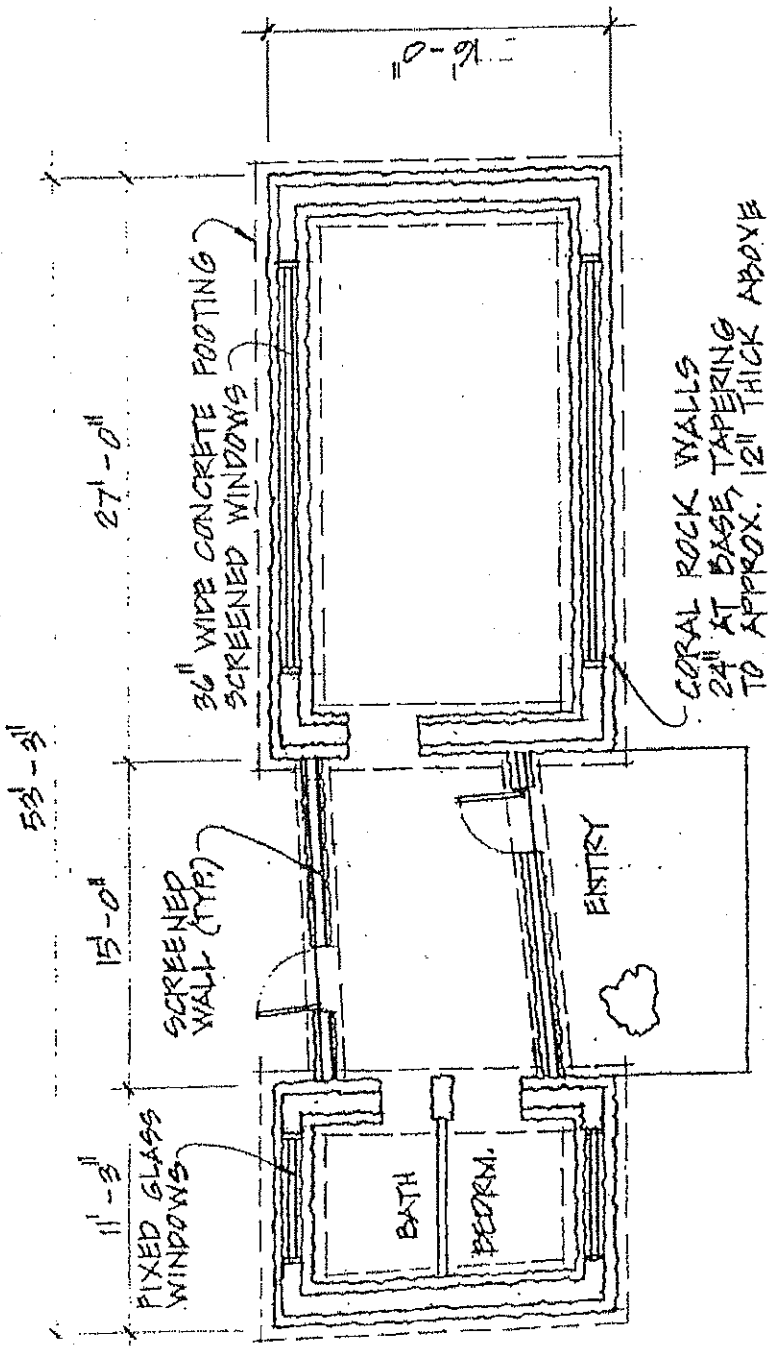
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United States Department of the Interior, National Park Service, Cultural Resources, *National Register Bulletin 15*. Washington, D. C.. National Register of Historic Places, 1995.

Williams, Mary Kay Harris. Interview with Ricardo Ferrer-Smith. Rockdale, Florida: February 3, 1998.

APPENDIX

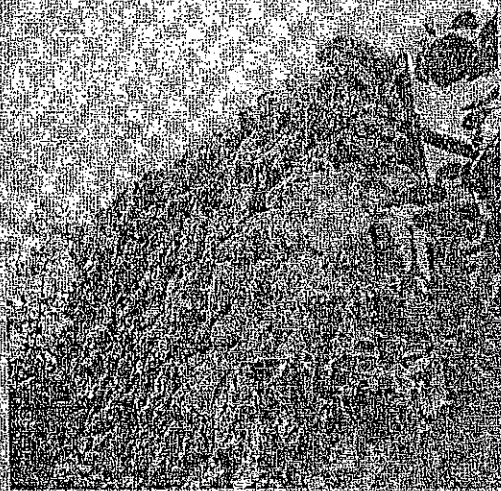
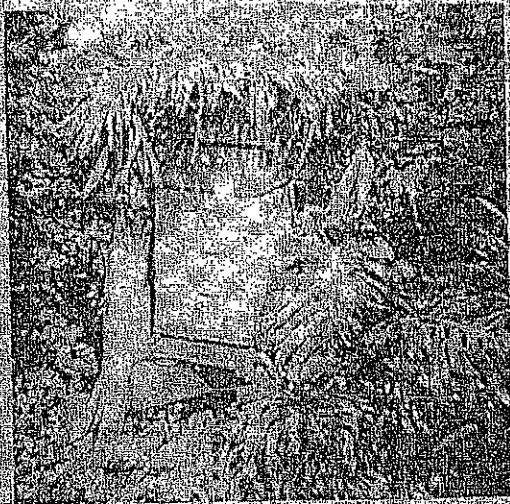
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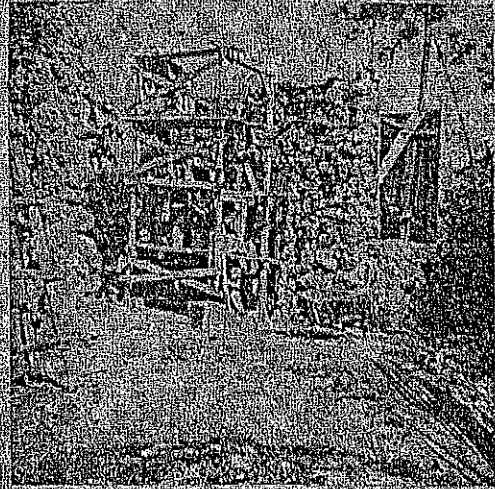
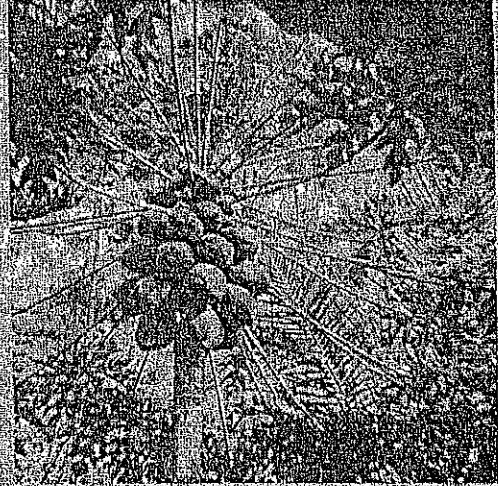


HARRY TROEGER RESIDENCE
FOUNDATION / FLOOR PLAN

SCALE: 1/8" = 1'-0"


SKETCH: M.M.





Resolution No. R
Harry Troger House
Page 2

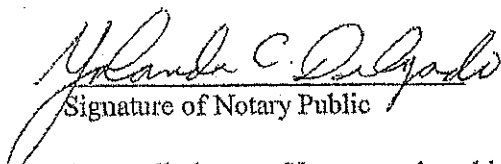
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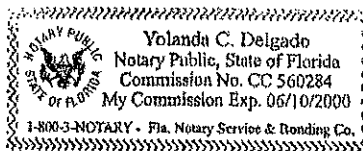

Arturo H. Tigera, Esq.
OCED

| <u>Board Members</u> | <u>Vote</u> | <u>Board Members</u> | <u>Vote</u> |
|----------------------|-------------|----------------------|-------------|
| Judy Abrell | YES | Fernando J. Suco | YES |
| Enid C. Pinkney | YES | Dennis W. Wilhelm | YES |
| Ava Barnes | YES | Louise Yarbrough | YES |
| Ruth Campbell | YES | | |
| Dorothy J. Fields | YES | | |

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this March 17, 1999, by Judy Abrell,
Chair, Miami-Dade County Historic Preservation Board.


Signature of Notary Public



Personally known Yes or produced identification N/A type of identification produced N/A

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT



Once Mr. Flipse and Mr. Krome planted mango and avocado groves, they cut a dirt road through the property which is today Coral Reef Drive. Mr. Krome's property was on the north side of the road known as the Mangwood area today. Mr. Flipse's property was on the south side of Coral Reef Drive, SW 152nd Street, in what is today the Southwood area. The coral rock walls dividing the property were built by a stone mason, Mr. Heavenridge, in 1919.

In 1917, Mr. Flipse commissioned Miami architect Henry La Pointe to design a home for his family. The gardens, pond and cascading waterfall that once surrounded the property were designed by his close friend and partner in a papaya plantation venture, Dr. David Fairchild. The O'Donnell's purchased the residence and avocado groves in 1950. The home has been featured on the show, "This Old House." The home has been completely renovated by the current owners, Dina and Harper Elmslie, whom acquired the estate in 2004 and which has also been featured in the Miami Herald in 2007.



Henry Troeger House, built 1949

The Troeger House was hand-built in Rockdale, a community established in the 1890's south of SW 152nd Street. The house is a good example of pioneer period construction techniques with a sensitivity toward the environment. The home is constructed of coralline limestone and Dade County pine. Harry Troeger succeeded in his desire to live as the early settlers had without succumbing to modern amenities. Mr. Troeger lived in the home until his death in 2008. His house survives to tell the story of the community once known as Rockdale.

Eugene P. Flinn, Jr.
Mayor

Brian W. Pariser
Vice Mayor

Ed Feller, M.D.
Councilmember, District 1

Howard Tendrich
Councilmember, District 2

Shelley Stanczyk
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Palmetto Bay Resident

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Victor Vincent
ATFM Services

Jorge Zamanillo
Curator, Historical Museum of Southern Florida

For more information, contact 805-259-1260.
www.palmetto-bay-fl.gov



EXHIBIT
B

Designation Report

HARRY TROEGER HOUSE
8940 S. W. 156 Street
Rockdale
Unincorporated Miami-Dade County
DESIGNATION REPORT



MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
October 1998

REVISED JANUARY 1999

Cover photograph: Harry Troeger (at right) in front of the house he hand-built with architect Min Mossman (center) and environmental science professor Ron Mossman (right). [Photo: R. Ferrer, 1998]

Prepared by: Ricardo Ferrer S.
Reviewed: Robert S. Carr
Assistance: David Hertzberg
Office of Community & Economic Development
Historic Preservation Division

NAME: Harry Troeger House

LOCATION: 8940 S. W. 156 Street
Rockdale, Unincorporated Miami-Dade County
Township: 55 South
Range: 40 East
Section: 28

PROPERTY OWNERSHIP: Harry H. Troeger

ZONING: RU-1 (Residential - Single Family)

TAX FOLIO NUMBER: 30-5028-001-0050

LEGAL DESCRIPTION: Coral Reef Homesites, PB 45-94, Lot 5 Block 1,
Lot Size 66.00 x 110.00

STRUCTURE: Residence
Masonry (oolitic limestone) vernacular

AREAS OF SIGNIFICANCE: Culture, Environmental Architecture

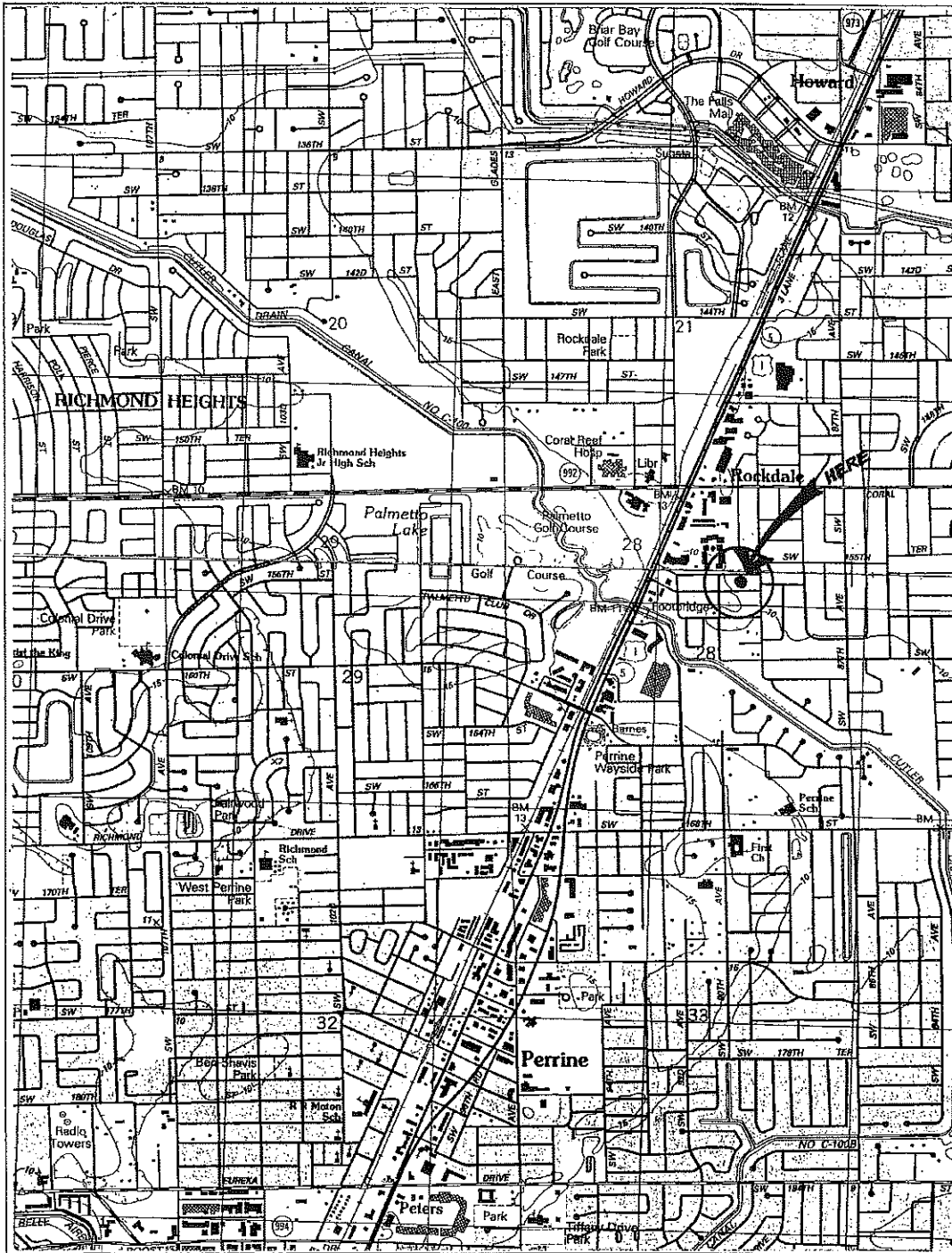
RATINGS: History 3
Architecture 2

IMPACTS: Designation would have the effect of bringing any plans for alteration to the property to the Historic Preservation Board for review. Designation will not affect the current zoning.

STAFF RECOMMENDATION: Staff recommends the designation of the Harry Troeger House as an individual historic site.

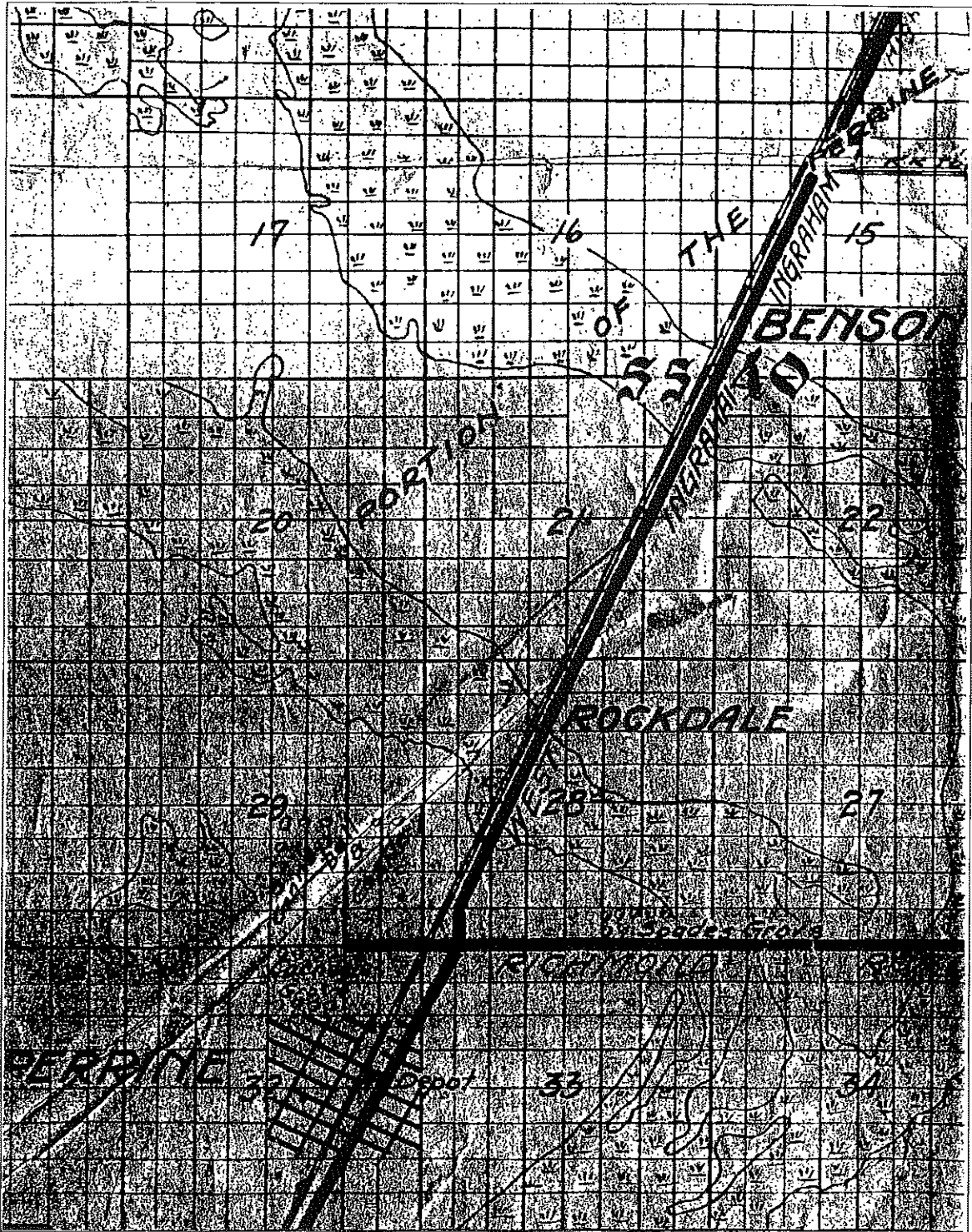
SPECIAL STANDARDS FOR CERTIFICATE OF APPROPRIATENESS

The special standards will follow the general guidelines as recommended for historic structures 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 interior alterations will not be subject to review.

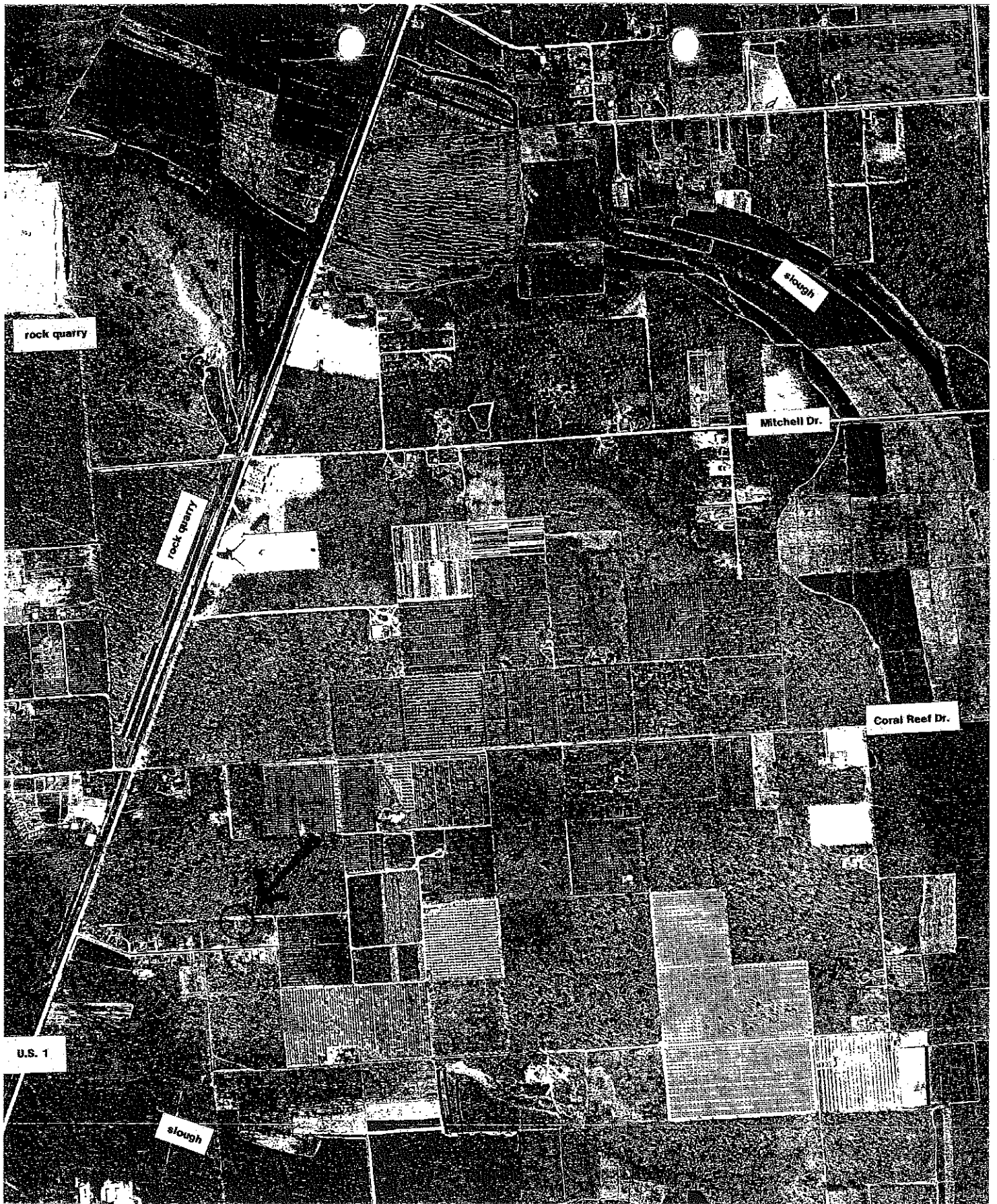


LOCATIONAL MAP
8940 S.W. 156 Street

Source: U.S.G.S. Perrine &
South Miami Quads
(1988)



Early map indicating the location of Rockdale and nearby villages. Notice the marshy slough areas (also referred to as 'wet prairies') which transversed the area and drained the Everglades. U.S. Highway 1 was then known as West Ingraham Highway.
(Source: 'Location Map of a Portion of Dade Co. Florida', by R. Love, c. 1919)



1950 aerial photograph of Rockdale showing pine tracts, groves, and agricultural lands. The Rockdale quarries which provided rock for Henry Flagler's railroad bed can be seen as longitudinal strips alongside U.S. Hwy. 1. Mr. Troeger's House can be seen within the circled area. (courtesy of Miami-Dade Co., DERM)



1990s aerial photograph showing suburban development in the Rockdale area. The former sloughs are now canals. The last remaining pineland track is the triangular area between Coral Reef Drive and Mitchell Drive (location of the old FEC quarry). Mr. Troeger's house is within the circled area.

PHYSICAL SETTING

The Troeger House is built on a residential lot (66 x 110 feet) once wooded with Dade County pine and palmetto typical of the upland coastal ridge, a narrow strip between Biscayne Bay and the Everglades. Upland areas were usually favored for early homesteads and for later residential development since the higher lands provided relief from summer and storm-related flooding. A thin layer of topsoil, surface rock, and bedrock made for a solid foundation. The house Harry Troeger built was an exercise in environmental compatibility. Perimeter foundation trenches were excavated to a depth of three feet and filled in with steel-reinforced concrete to support the oolitic walls. A concrete oval-shaped slab was poured in what was to be the middle of the house with the rounded ends of the oval extending out through the front and rear of the structure. These were to provide small patio areas at front and rear.

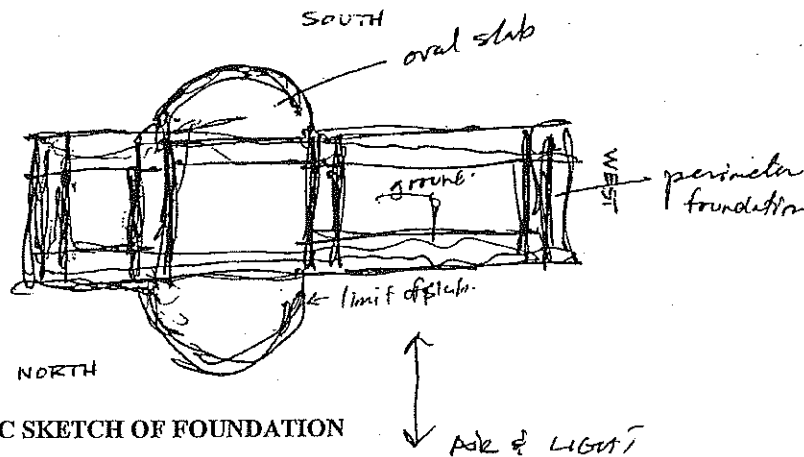


FIGURE 1: SCHEMATIC SKETCH OF FOUNDATION

The walls were built to a maximum thickness of 24 inches at the bottom tapering upwards to an approximate thickness of 12 inches at the top. The walls were built of uncoursed oolitic limestone boulders held together by a cement/sand/water mortar. The rock used appears consistent in size and coloration and was gathered on site and purchased locally. Two primary wall enclosures of limestone were built: a small east room (11'3" x 16") and a large west room (27' x 16'). Mr. Troeger built a breezeway between them of low rock walls and wood framing. The exposed areas of the breezeway were screened with metal screening and zig-zag wood framing of the builder's own design. The upper sections of the house were built of local timber with wood frame and siding purchased in area lumber yards. The house has a rectangular footprint divided into three spaces with four rooms. The small east room is divided by a wood screen into two smaller rooms. These had been intended as a bathroom area with a toilet and a shower and a kitchen area with wood shelves and compartments for storage. The breezeway functions similarly as the central hall of the 'dog trot' houses did of the nineteenth century. This room is an indoor/outdoor space partially of wood frame and siding with large exposed areas which permit cross ventilation. The roof over this space has two visible skylights (there were several at one time) which the builder intended for natural sunlight filtration. The room is

anchored by a solid concrete slab and is presently the depository of Mr. Troeger's extensive book collection. Of note in this room is a series of nature-based paintings directly applied to metal screen windows above the south elevation wall. A sink made of oolitic rock is located on the southwest corner of the breezeway room. Two wood doors with ingenious door hardware and handles are located on opposite ends along the south and north end walls. The west room (known as the yoga room to the builder) is the largest in the house with high rock walls and screened and open window areas. This room has a compacted earth floor and a wood frame loft at its west end. Roof damage in this room has created a weathered and deteriorated appearance in this end of the house. The wood frame roof structure is supported by the oolitic walls and in part by three, large, Dade County pine logs as beams. The logs hold up rafters which in turn support the diagonally-oriented roof decking. The roof is a shed type slightly pitched and draining towards the front (north side) of the house.

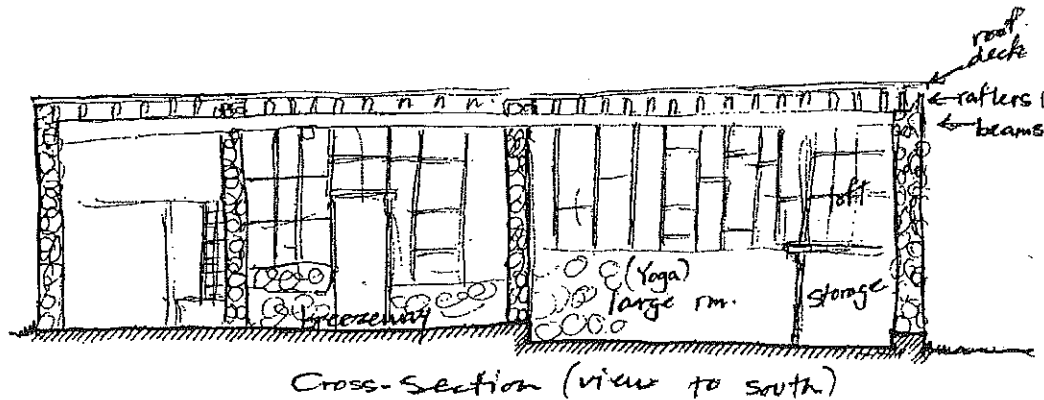


FIGURE 2: SCHEMATIC SECTIONAL SKETCH (LONGITUDINAL).

The Troeger House allows for maximum air flow without reliance on mechanical systems for cooling. It succeeds in reflecting the balance between man and nature which Mr. Troeger has spent a lifetime pursuing and studying. The house is simple and discreet, with some artistic elements provided by the builder in the form of paintings. Unusual in its present context, the Troeger House beckons to an earlier period of wilderness and sparse settlement. In the builder's own words, "It was meant to be a simple and strong structure meant to be useful like old shoes."¹

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Taylor, Jean. *Villages of South Dade*. (St. Petersburg, Florida: Byron, Kennedy, and Company, 1982.), pp. 1 - 4, 55.

Miami Herald, July 24, 1966.

³Taylor, op. cit. p. 53.

1900s a few settlers came to the area from Montana, lead by Arthur Harris who purchased the Cline property in 1911.⁴ S. W. 150 Street (now called Harris Street) was then known as "Montana Street."⁵ All these early settlers were farmers who cultivated tomato, avocado, and citrus groves as the crops of choice. The early farmers preferred the low and marshy transverse glades (sloughs) for planting in the winter time due to the richness of the muck. In the summer, the low glades were often flooded and too wet for agriculture. Present-day Palmetto Golf Course, south of Coral Reef Drive, is located in such an area and was the site of a large tomato crop business with a packing house, foreman's house, worker cottages, etc. until the 1950s.⁶ Though usually identified by name in various maps, Rockdale remained a hamlet characterized by groves, fields, and pine rocklands with a only a scattering of homesteaders through the first half of this century. Gradually, the groves and woods were sold off to real estate developers, such as E. L. Cotton, who subdivided tracts at a time when the national real estate trend was out to the countryside in what would become future suburbs. Cotton, a well known developer in south Dade, sold pine lots in Rockdale for 250 dollars plus closing costs.⁷

Harry Troeger (born September 16, 1915), a young traveller and naturalist from South Bend, Indiana, bought a Rockdale lot from Mr. Cotton in 1949. Mr. Troeger had worked his way down to South Florida after World War II. During the war years he had worked in production control at an aircraft factory in Santa Monica, California. At the conclusion of the war, he headed east to New York intending to enroll in art school. Like many other young men and their families after the war, Mr. Troeger relocated to South Florida in what is considered to have been the second 'boom' period in development. He found employment working for Wometco at single-screen movie houses in Miami and Miami Beach and remained with the company until retirement at age 63. When not working, Mr. Troeger, a lover of nature and an avocational environmentalist, would explore natural areas such as Biscayne Bay, Key Biscayne, and Miami's backwoods.⁸

Harry Troeger first visited Rockdale during a bicycle trip and was struck by the remoteness of the area and extensive wooded tracts. Slash pine, palmettoes, and oolitic rock were to be found all around with few neighbors, mostly on S. W. 157 Street. At the time, Rockdale seemed a refuge from city life and ideal for a man who wished to commune with nature. In the pioneer spirit and tradition, Mr. Troeger set about hand-clearing his newly acquired pineland lot with the aide of little more than an ax. Oolitic boulders from the rocky surface were removed by hand. The house he built was to be made of materials which the land provided. Local rock, collected from the site and purchased from a supplier in Perrine, was

⁴Taylor, Jean. *Villages of South Dade*. (St. Petersburg, Florida: Byron, Kennedy, and Company, 1982.), p. 53.

⁵Williams, Mary Kay Harris. Interview with Ricardo Ferrer-Smith. Rockdale, Florida: February 3, 1998.

⁶Troeger, Harry. Interview with Ricardo Ferrer-Smith. Rockdale, Florida: July 29, 1998.

⁷Ibid.

⁸Ibid.

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used to make up the thick and tapering walls. Timber from the property became the structural support for a gently sloping roof. The house was sturdily built. The focus was environmental; the design and craftsmanship was vernacular. A garden of tropical fruit-bearing trees was planted (with great effort) in the rocky soil for sustenance. A water pump near the front entry provided water to the house.

Mr. Troeger succeeded in his desire to live as the early settlers had without succumbing to twentieth century amenities that would have made life easier.⁹ Eventually, the trees and vegetation grew to provide a lush canopy of shade and natural protection. The rock and frame dwelling aged to appear as part of the natural landscape which had grown around it.

As Rockdale grew and people moved in, its transformation from an agricultural outpost and wilderness to suburbia resulted in the loss of most of its historic character. Successful subdivision development in the ensuing decades of the 1950s and 1960s meant the disappearance of the groves and most of the once vast pinelands. Rockdale seemed to anonymously disappear from the map and from the collective memory. Even the name "Rockdale" fell out of use and was largely forgotten. Few remnants of the community prior to suburban sprawl remain. The dramatic remaking of the environment has been completed. The wide sloughs which once helped drain the Everglades (and later were planted with crops in the winter) are now canals; the general store, railroad, railroad siding, pioneer homesteads and businesses, and workers' cottages have all disappeared; the rock pits are now lakes; the Dade County pine forests and palmettoes have been cut and almost completely lost; the area's characteristic oolitic rock buried under asphalt and grass lawns. But Harry Troeger's house has survived to tell the story of the wilderness and community once known as Rockdale.

⁹Troeger, Harry. Interview with Ricardo Ferrer-Smith. Rockdale, Florida: July 29, 1998.

HISTORIC SIGNIFICANCE

The Troeger House is significant historically and culturally as an example of a type of modest vernacular structure, hand-built of native South Florida materials, with environmental design sensitivity typical to the subtropics and south Miami-Dade County. The house was built during the second boom era of development (post-World War II) but just prior to the suburban development of the historical community of Rockdale.

ARCHITECTURAL SIGNIFICANCE

This structure merits consideration for designation due to the following:

- (a) Architecture - The Harry Troeger House is likely the last remaining example of oolitic limestone and Dade County pine construction in the historic Rockdale and Howard areas. It represents a modest and straightforward example of local response to building construction with the primary usage of building materials unique to South Florida. The house exhibits a high degree of environmental sensitivity and climatic adaptation to local conditions.
- (b) No buildings, features, or sites have been designated in Rockdale to date with regard to historic, architectural, or archaeological significance.
- (c) Native South Florida building materials are rare and unique and, for the most part, no longer commercially available, resulting in the necessity to conserve and preserve remaining examples of their use.

CRITERIA FOR DESIGNATION

The Harry Troeger House qualifies for designation as an historic site based on its high degree of integrity^{10*} and on the following criterion of Section 16A-10 to the Miami-Dade Historic Preservation Ordinance (81.13):

- (a) *Are associated with distinctive elements of cultural, social, political, economic, scientific, religious, prehistoric and architectural history that have contributed to the pattern of history in the community, Dade County, South Florida, the State, or the nation.*
- (c) *Embody 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 distinctions;*

¹⁰United States Department of the Interior, National Park Service, Cultural Resources, *National Register Bulletin 15*. (Washington, D. C.. National Register of Historic Places, 1995.), p. 44. *Integrity is the ability of a property to convey its significance. The seven aspects of integrity are: location, design, setting, materials, workmanship, feeling, and association.

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Rodriguez, Ivan A. and Margot Ammidown. *From Wilderness to Metropolis: The History and Architecture of Dade County (1825 - 1940)*. Miami, Florida: Metropolitan Dade County, Office of Community Development, Historic Preservation Division, 1982. Second edition, 1992.

Taylor, Jean. *Villages of South Dade*. St. Petersburg, Florida: Byron, Kennedy, and Company, 1982.

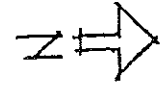
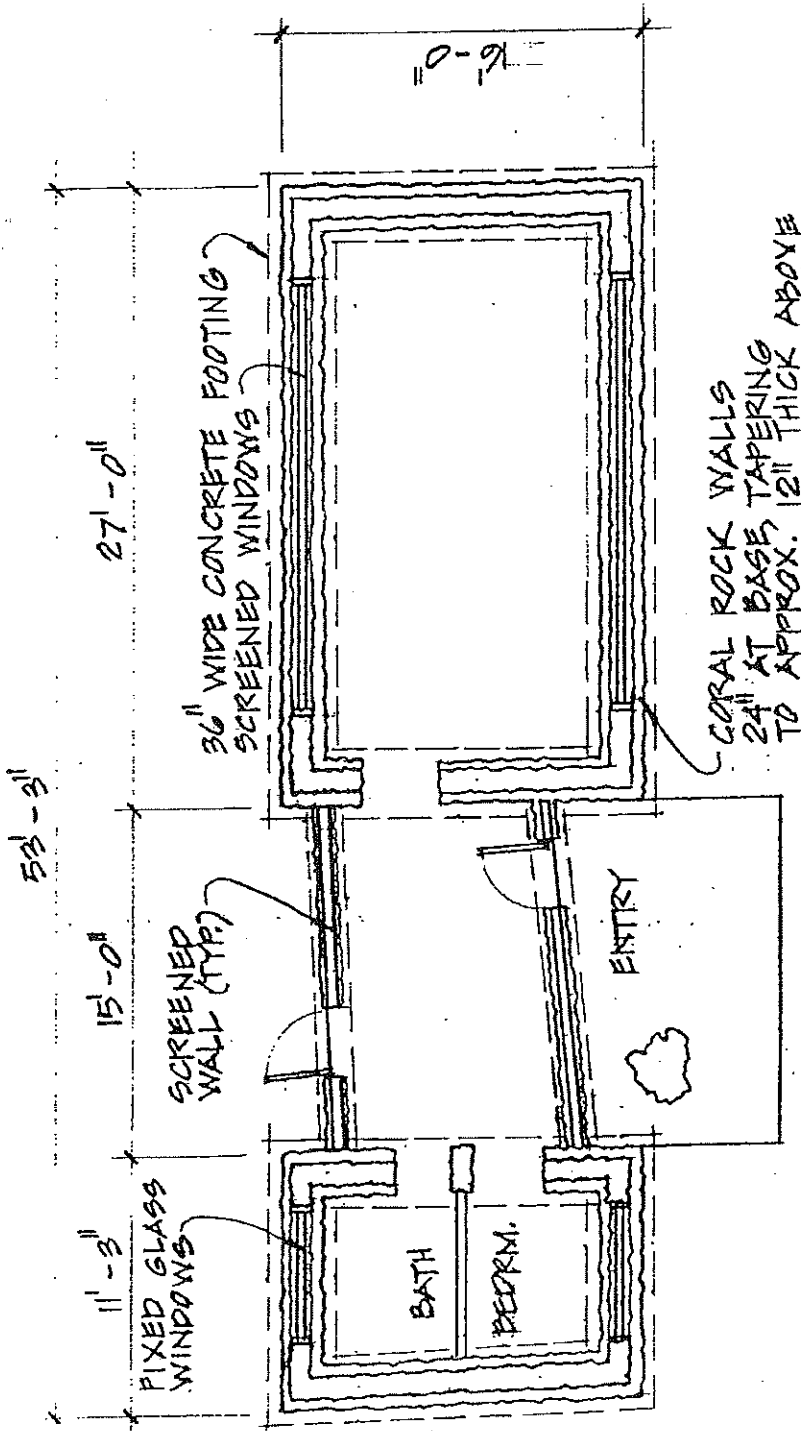
Troeger, Harry. Interview with Ricardo Ferrer-Smith. Rockdale, Florida: July 29, 1998.

Troeger, Harry. Interview with Ricardo Ferrer-Smith. Rockdale, Florida: September 2, 1998.

United States Department of the Interior, National Park Service, Cultural Resources, *National Register Bulletin 15*. Washington, D. C.. National Register of Historic Places, 1995.

Williams, Mary Kay Harris. Interview with Ricardo Ferrer-Smith. Rockdale, Florida: February 3, 1998.

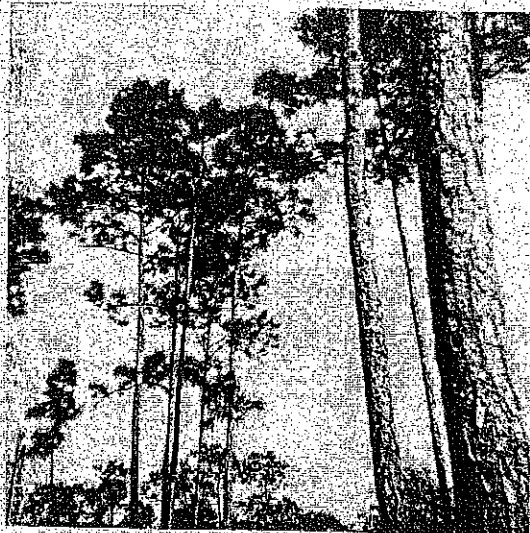
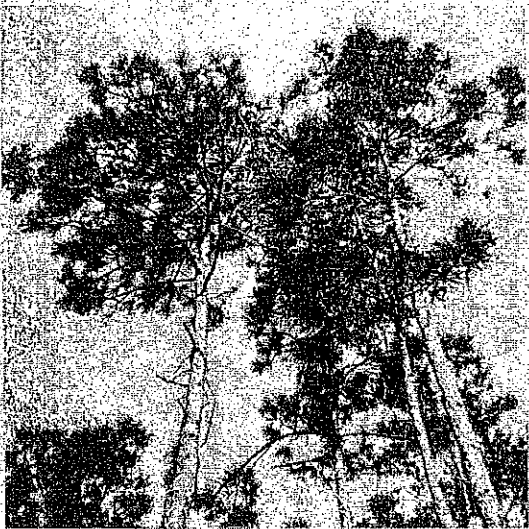
APPENDIX

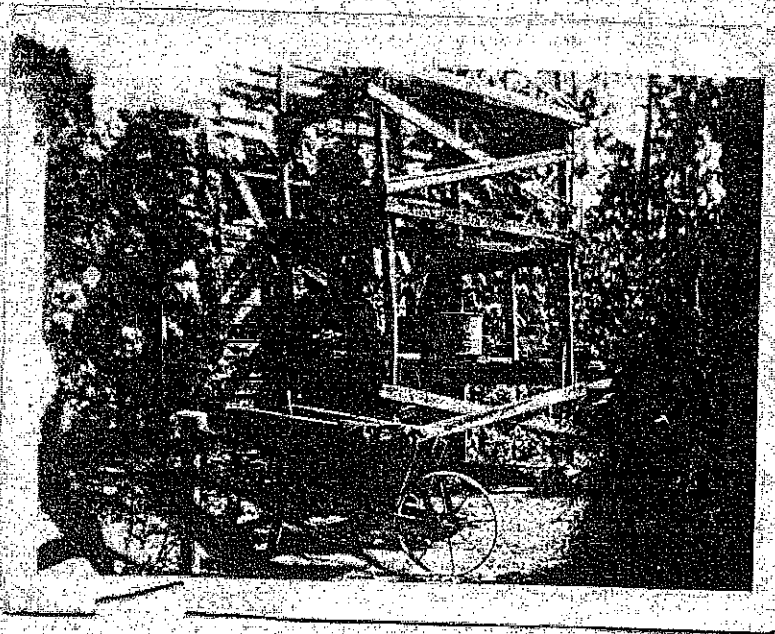


HARRY TROEGER RESIDENCE
FOUNDATION / FLOOR PLAN

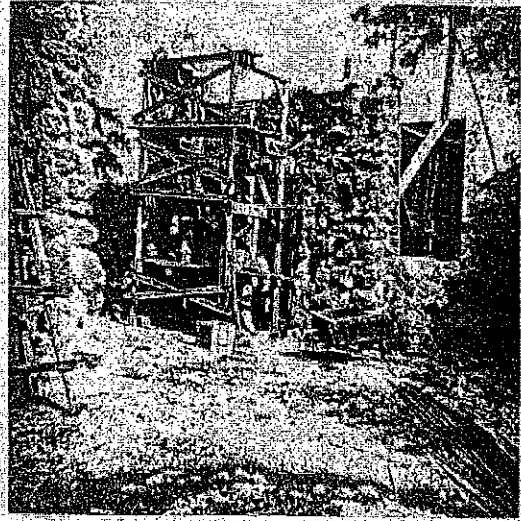
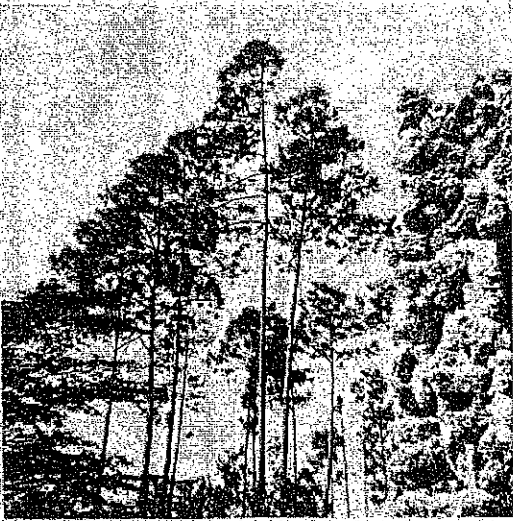
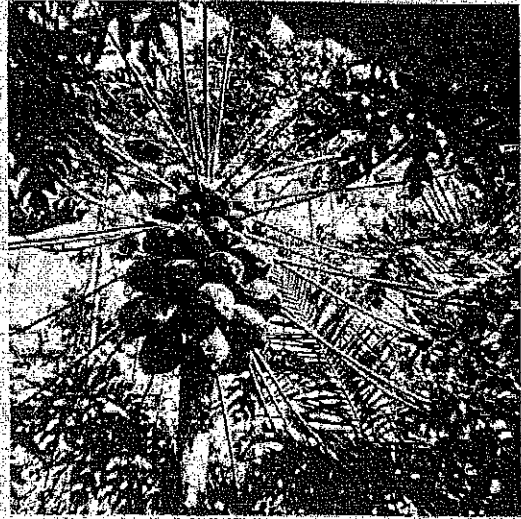
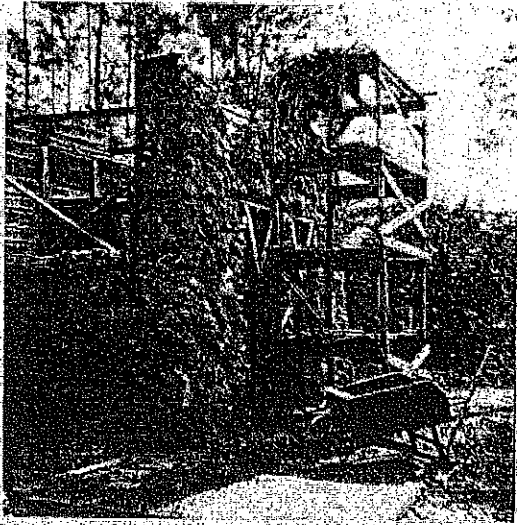
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SKETCH: M.M.





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Designation Resolution

MIAMI-DADE HISTORIC PRESERVATION BOARD

RESOLUTION NO. R-9902

HARRY TROEGER HOUSE

8940 S. W. 156 STREET

ROCKDALE

UNINCORPORATED MIAMI-DADE COUNTY

WHEREAS, the Harry Troeger House is representative of a distinctive Florida vernacular tradition; and,

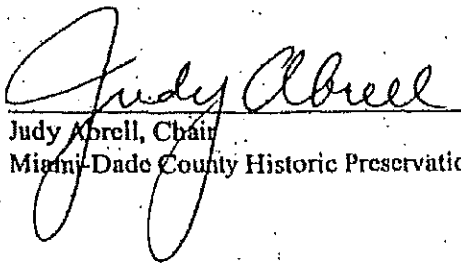
WHEREAS, the Harry Troeger House is significant architecturally and culturally as an example of a hand-built structure using native South Florida materials; and,

WHEREAS, the Harry Troeger House is a good example of pioneer period construction techniques, ingenuity, and environmental sensitivity; and,

WHEREAS, the Harry Troeger House may be the only such type remaining in the historical community known as Rockdale; and,

WHEREAS, native South Florida buildings materials, such as oolitic limestone and Dade County pine, are rare and unique and, for the most part, no longer commercially available resulting in the necessity to conserve and protect remaining examples,

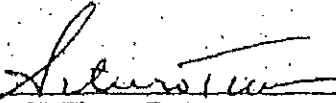
NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on March 17, 1999, has designated the Harry Troeger House in unincorporated Miami-Dade County, as an historic site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-13) and the Harry Troeger House is subject to all rights, privileges and requirements of that ordinance.


Judy Abrell, Chair
Miami-Dade County Historic Preservation Board

3/17/99
Date

Resolution No. R
Harry Troger House
Page 2

Prepared by:

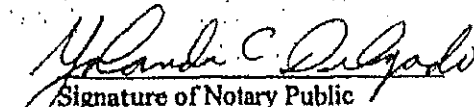

Arturo H. Tigera, Esq.
OCED

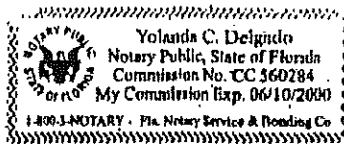
| <u>Board Members</u> | <u>Vote</u> |
|----------------------|-------------|
| Judy Abrell | YES |
| Enid C. Pinkney | YES |
| Ava Barnes | YES |
| Ruth Campbell | YES |
| Dorothy J. Fields | YES |

| <u>Board Members</u> | <u>Vote</u> |
|----------------------|-------------|
| Fernando J. Suco | YES |
| Dennis W. Wilhelm | YES |
| Louise Yarbrough | YES |

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this March 17, 1999, by Judy Abrell,
Chair, Miami-Dade County Historic Preservation Board.


Signature of Notary Public



Personally known Yes or produced identification N/A type of identification produced N/A

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

65

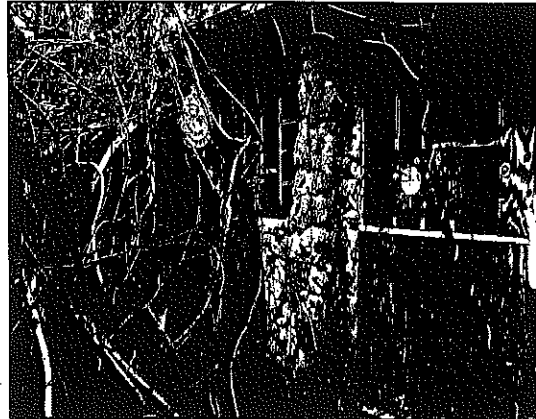
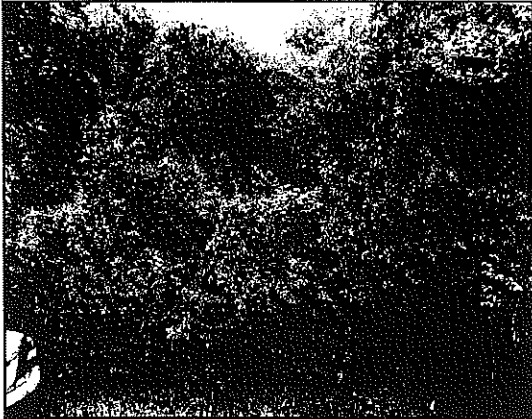
Existing Conditions Photographs

EXISTING CONDITIONS

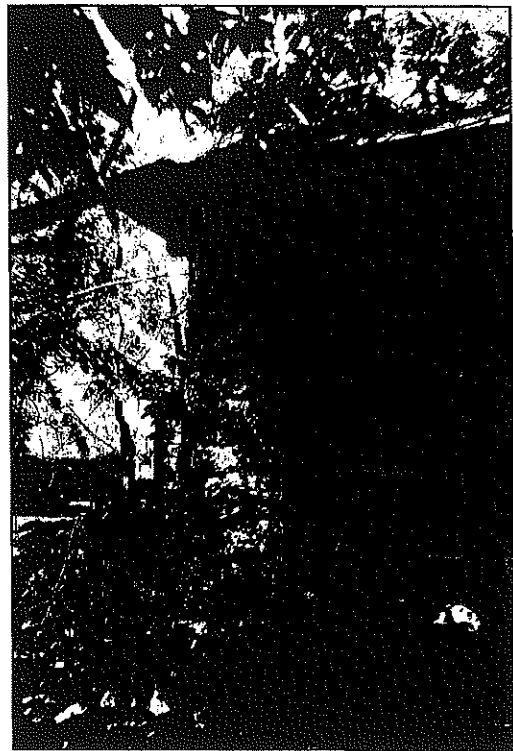
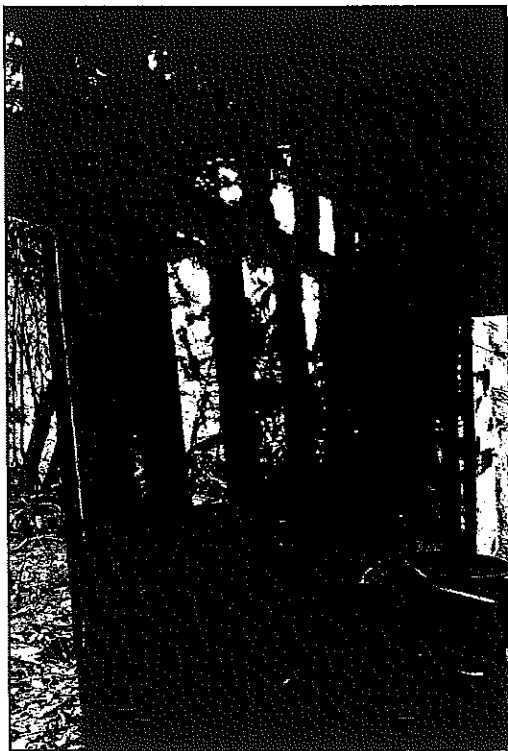
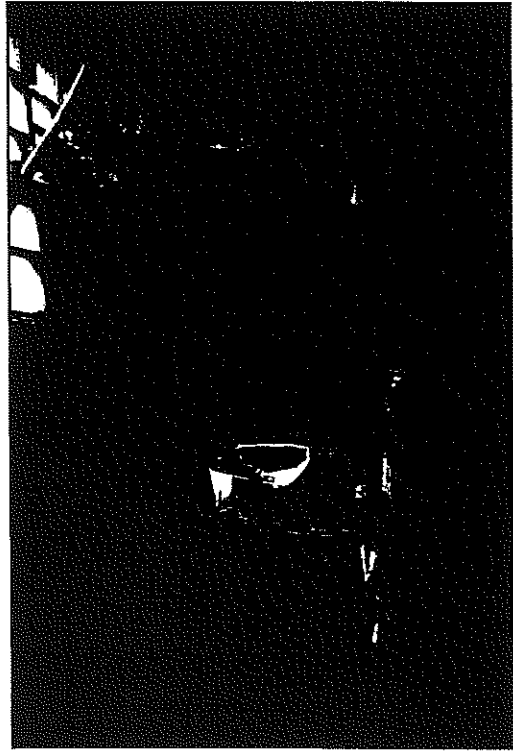
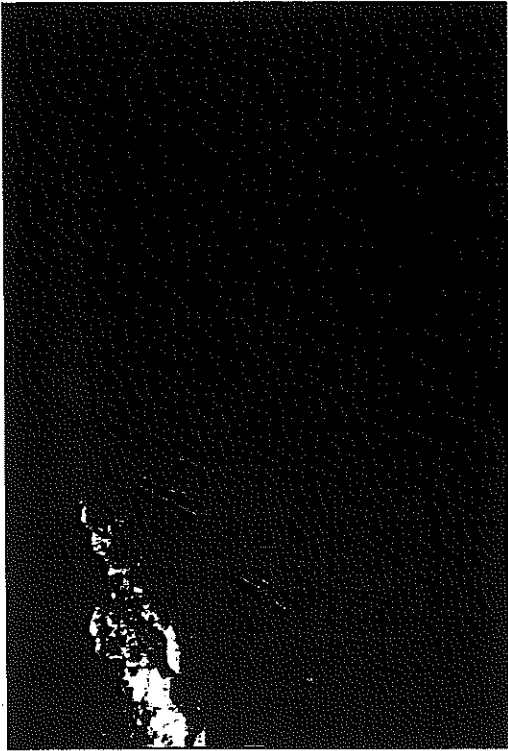
Harry Troeger Property

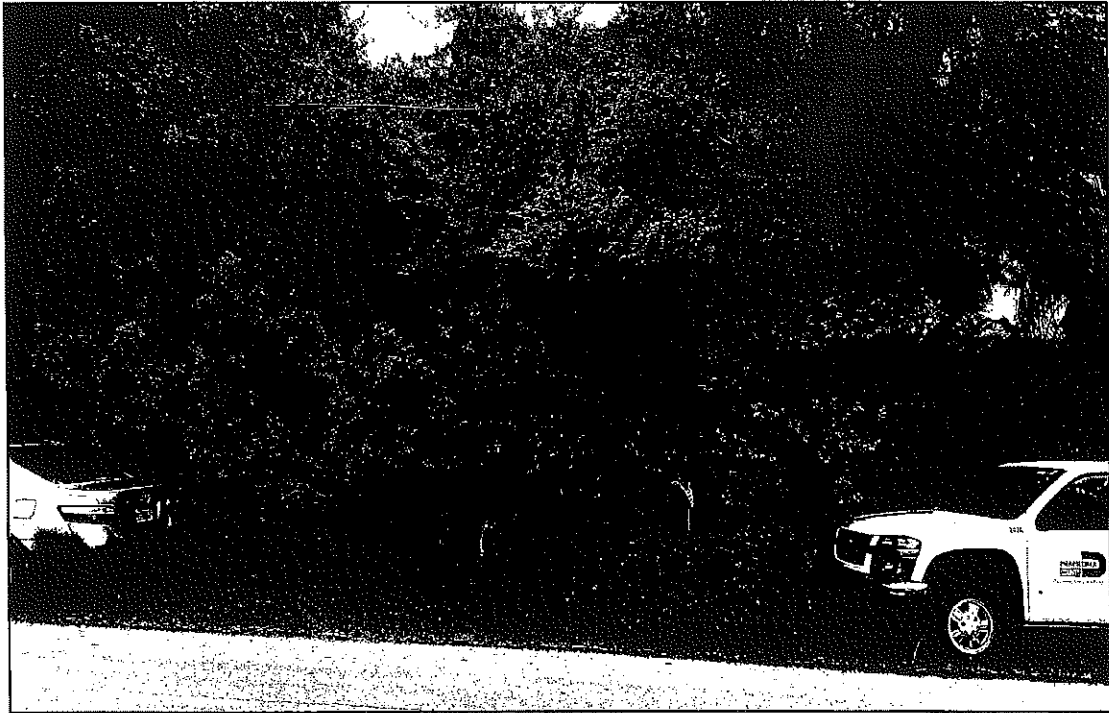
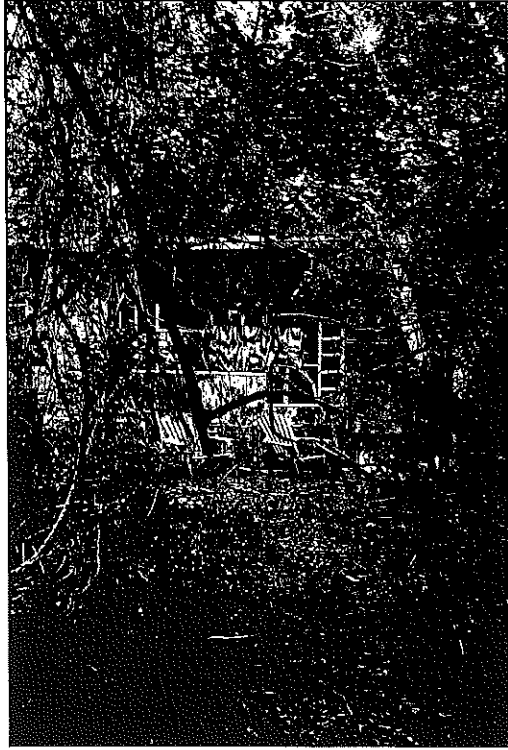
As of August 2013

8940 SW 156 Street



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A View of the Property from the 156th Street.

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Excerpt from November 2013
HP Board meeting

EXCERPT FROM

**Miami-Dade County Historic Preservation Board
Minutes of the November 20, 2013 Meeting**

**Fairchild Tropical Botanic Garden
11935 Old Cutler Road
Miami, FL 33156
Science Village Building Classroom**

IV. NEW BUSINESS

- NB1. De-designation of Harry Troeger House
8940 SW 156 Street
Palmetto Bay, Florida 33157

Sarah Cody explained that the Troeger House is located in Palmetto Bay and was built in 1949 in the subdivision of what was known as Rockdale. The rock wall house was built by hand by Mr. Troeger. He was a naturalist and lived in this house with no electricity or running water. Ms. Cody explained that the house was surrounded by heavy vegetation and Mr. Troeger enjoyed living off the land where he grew fruit and tended beehives. Hurricane Andrew caused damage to the property in 1992, and shortly thereafter, the property was deemed an unsafe structure by the County. Neighborhood support erupted for Mr. Troeger because if the house was demolished due to its status as an unsafe structure, he would be left homeless. A designation was prepared by staff at the time to prevent the demolition of the house and the board approved it.

The designation report stated that the house should be designated because it's an example of vernacular architecture with sensitivity to the environment, it's the only site in the neighborhood formerly known as Rockdale that had been designated and it was built using South Florida building materials.

Ms. Cody explained that the question that was generated after thorough research of the property's background is how well it actually met the criteria for designation. The site's current state is deteriorated, with vegetation overgrown, and it is abandoned and neglected. The issue was brought to staff's attention by neighbors complaining about the state of the house, the animals inhabiting the abandoned structure, the overgrown vegetation and the fact that this property is not being tended to or maintained in any way.

Staff's opinion is that the designation of this property was driven by the need to protect Mr. Troeger and making sure he kept his home. Now that he is deceased, no one is taking responsibility for the maintenance of the property for the past 5 years and the closest living relative of Mr. Troeger is his 90 year old sister who cannot maintain the property. Kathleen Kauffman stated that Palmetto Bay is looking to staff to do something about the property because it is historic. She

stated that the property's current condition meets the criteria for demolition by neglect.

Rick Ferrer and Amy Creekmur spoke in support of keeping the property intact and explained that the designation should be retained due to the significance of the structure and its owner.

Ms. Kauffman stated that this is a unique case because usually when a historic property is left to deteriorate to this level, the owner is cited for neglect to encourage them to keep up the property. In this case, the owner is deceased and the family member who was willed the property is also deceased, so there is no one to cite other than the owner's 90-year-old incapacitated sister who lives in another state and cannot manage the property. Staff is reluctant to cite the owner's sister. She said someone needs to take responsibility for this property.

Ms. Creekmur stated that she would take this project on and canvass the neighborhood to get people involved and mobilize some action and she would correct any issues with the house that had previously been cited by Unsafe Structures. An update on these tasks would be provided at the next board meeting.

The Board suggested that staff should make contact with Palmetto Bay to begin organizing meetings to discuss this issue and galvanize them into working together with staff to come up with a solution for the fate of this property. Ms. Kauffman stated that staff would write a letter explaining what had transpired at this meeting and it would be sent to Palmetto Bay's City Manager and Code Enforcement and the County's Code Enforcement.

Mr. McKinney made the motion that staff should put all relevant parties on notice about what was discussed at this meeting and continue to follow-up with this matter. Ms. Enid Pinkney seconded the motion. Motion was approved by group vote.

| | |
|------------------|--------|
| Ruth Campbell | Yes |
| Adriana Cantillo | Yes |
| Rick Cohen | Yes |
| Paul George | Absent |
| Robert McKinney | Yes |
| Mitch S. Novick | Yes |
| JoEllen Phillips | Yes |
| Edmundo Perez | Absent |
| Enid Pinkney | Yes |
| Ronda Vangates | Absent |

Letter from OHP to Village of
Palmetto Bay regarding
concerns from neighbors



miamidade.gov

Regulatory and Economic Resources Department
Office of Historic Preservation
111 NW 1st Street, Mailbox 114 • 12th Floor
Miami, Florida 33128
T 305-375-4958

December 2, 2013

Mr. Ron E. Williams, Village Manager
Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, 33157

RE: Current State of Harry Troeger House, County-Designated Historic Site

Dear Mr. Williams:

On November 20, 2013 the Miami-Dade County Historic Preservation Board held their monthly meeting. One of the items discussed was the Harry Troeger House, located at 8940 SW 156 Street, Palmetto Bay, FL. The Troeger House was designated as a County Historic Site in 1999 as a significant example of early pioneer construction techniques, for its use of native South Florida building materials, and its environmentally-sensitive design approach. The house is a rustic cabin, with no electricity or running water; the roof is missing from one section of the cabin, leaving it open to the elements; prolific vegetation completely surrounds the cabin.

The property owner, Mr. Harry Troeger, passed away in January 2008. The property has been vacant since that time. Active management of both the house and the broader property has not occurred. Starting this past summer, our office began receiving complaints from neighbors regarding the state of the abandoned property. At this point, the property is in violation of the Demolition by Neglect clause of the Miami-Dade County Historic Preservation Ordinance (Section 16-A-13.1). Given the condition of the broader property, the parcel also appears to be in violation of Section 27: Lot Maintenance and Abandoned Property, of the Village of Palmetto Bay Code of Ordinances.

A few concerned citizens attended the meeting to voice their support for on-going preservation of the Harry Troeger House. The County Historic Preservation Board directive was to reach out to other involved parties to inform you of the current status of this designated site. The Board also strongly encouraged outreach to the neighbors of the Harry Troeger House to include them in the discussion and to ascertain the neighborhood's thoughts on the current condition of this historic site.

The primary concern of the County Historic Preservation Board is that this designated historic site has been abandoned for nearly six years. While a citizen group is interested in pursuing the on-going preservation of the historic site, this is an effort that will require collaboration between the Village of Palmetto Bay, our County Historic Preservation Board, and the neighbors.

Please let us know what your thoughts are on the current status of this historic property and what you understand your role to be moving forward.

Sincerely,

Sarah K. Cody
Historic Preservation Planner
Miami-Dade County

cc: Kathleen Kauffman, Historic Preservation Chief, Miami-Dade County
Luis Carcamo, Northern Palmetto Bay Code Compliance Office
Travis Kendall, Village of Palmetto Bay Historic Preservation Advisory Board
Amy Creekmur, Neighborhood Representative
Rick Ferrer, Citizen Group Representative

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Excerpt from January 2014 HP
Board meeting

EXCERPT FROM

**Miami-Dade County Historic Preservation Board
Minutes of the January 15, 2014 Meeting**

**Dice House
10000 SW 82nd Avenue
Miami, FL 33176**

V. OLD BUSINESS

OBI. Update on Harry Troeger House

Sarah Cody updated the Board on the Harry Troeger House. She explained that the City of Palmetto Bay and the members of the public who were speaking in support of the property were brought up to speed on the current issues with the property. She said the property was scheduled to be auctioned off in December but the auction was canceled because there was trouble in delivering notification to the parties involved. Ms. Kauffman and Ms. Cody explained that the main issues with the property are the lack of concrete ownership for any one party to be held responsible for the upkeep of the structure and to pay the accumulating property taxes and the overgrowth of the surrounding vegetation that is not being maintained by the city's code compliance office. Staff indicated this would be an ongoing issue until the property is purchased by someone to either restore what little there is left or request a COA for demolition that would go before the Board.

Excerpt from April 2014 HP
Board meeting

**Miami-Dade County Historic Preservation Board
Minutes of the April 16, 2014 Meeting**

**Trinity Cathedral
Cathedral Hall
464 NE 16th St
Miami, FL 33132**

OLD BUSINESS

Old Business was moved up on the agenda to wait until the 2:15 start time for the public hearing.

Sarah Cody provided an update on the Troeger House. She stated that she has been attempting to follow-up with the City of Palmetto Bay and has received no response. She has also tried to make contact with Amy Creekmur, a member of the public who stated that she would mobilize an effort for the Troeger House at a previous meeting, but has received little to no follow-up from her. She said that the property was supposed to be auctioned off but without proper notification, it was canceled. It is supposed to be rescheduled sometime in the future. Ms. Kauffman stated that the Board can request at the next meeting that this issue be brought forth as a discussion item and requesting the presence of Palmetto Bay code compliance officers and notification of neighbors that it will be a discussion item.

Ms. Campbell motioned for bringing the item back as an official business item at the next meeting. Mr. McKinney seconded the motion. Motion was approved by group vote.

| | |
|------------------|--------|
| Ruth Campbell | Yes |
| Adriana Cantillo | Absent |
| Rick Cohen | Yes |
| Paul George | Yes |
| Robert McKinney | Yes |
| Mitch S. Novick | Yes |
| JoEllen Phillips | Yes |
| Edmundo Perez | Yes |
| Enid Pinkney | Yes |
| Ronda Vangates | Absent |

Resolution from HP Board
requesting official item be
placed on next agenda, and
inviting neighbors and Village
of Palmetto Bay



MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
 STEPHEN P. CLARK CENTER
 111 N. W. FIRST STREET
 MAILBOX 114, (12TH FLOOR)
 MIAMI, FLORIDA 33128
 305-375-4958



CFN 2014R0567059
 OR BK 29268 Pgs 4787 - 4789; (3pgs)
 RECORDED 08/13/2014 10:30:41
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

**MIAMI-DADE COUNTY
 HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 2014-03

**A RESOLUTION TO ENCOURAGE
 PUBLIC DISCUSSION REGARDING THE
 PROPERTY CONDITION OF THE HARRY TROEGER HOUSE,
 LOCATED AT 8940 SW 156TH STREET, PALMETTO BAY, FL**

WHEREAS, the property located at 8940 SW 156th Street in Palmetto Bay, also known as the Harry Troeger House, was designated as a historic property by the County Historic Preservation Board in January 1999; and

WHEREAS, the property has fallen into such a state of disrepair that the building now is in violation of the County's Historic Preservation Ordinance, specifically the Demolition by Neglect clause; and

WHEREAS, the owner of the property for whom the designated site was named, Harry Troeger, passed away in 2008, and the property has sat vacant since that time; and

WHEREAS, it is unclear as to who the property now belongs to and who is responsible for the active maintenance of the property; and

WHEREAS, the County's preservation office has jurisdiction over the historically designated portion of the property, specifically the building's exterior; however, the historic preservation jurisdiction does not supercede the local municipality's ability to enforce any health, welfare and code issues associated with the property ; and

WHEREAS, the County Historic Preservation Office has received numerous complaints from neighboring property owners as to the condition of the property and its effect on the neighborhood, but has also been advised that [redacted] of citizens who wish to see the property preserved;



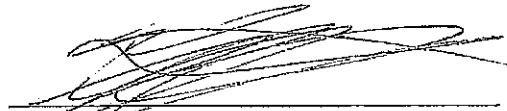
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MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
 STEPHEN P. CLARK CENTER
 111 N. W. FIRST STREET
 MAILBOX 114, (12TH FLOOR)
 MIAMI, FLORIDA 33128
 305-375-4958

Resolution #2014-03
Page 2

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board, April 16, 2014, has requested that this issue be placed as a discussion item on the May 21, 2014 Historic Preservation Board meeting, and requests that individuals or agencies with an interest in the property attend this meeting and take part in the discussion, particularly the Village of Palmetto Bay's Code Compliance representatives; the Village of Palmetto Bay's Historic Preservation Advisory Board representative, and any concerned neighbors.

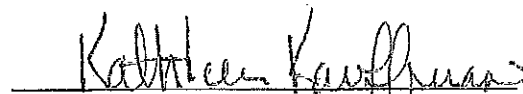


 Mitch Novick, Chair
 Miami-Dade County Historic Preservation Board



 Date

Prepared by:



 Kathleen Kauffman, Historic Preservation Chief
 Office of Historic and Archaeological Resources





MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, (12TH FLOOR)
MIAMI, FLORIDA 33128
305-375-4958

Resolution #2014-03
Page 3

| <u>Board Members</u> | <u>Vote</u> |
|------------------------|-------------|
| Ruth Campbell | YES |
| Adriana Cantillo | ABSENT |
| Rick Cohen | YES |
| Dr. Paul George | YES |
| Robert McKinney | YES |
| Mitch S. Novick, Chair | YES |
| Edmundo Perez | YES |
| JoEllen Phillips | YES |
| Enid C. Pinkney | YES |
| Ronda Vangates | ABSENT |

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 16th day of April, 2014, by Mitch Novick, Chair, Miami-Dade County Historic Preservation Board.

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true and correct copy of the
original filed in this office on AUG 13 2014 day of
A.D. 20
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK of Circuit and County Courts
By [Signature] D.C.



Personally Known

OR

Produced Identification

Type of Identification Produced:

[Signature]
Signature of Notary Public

ELIZABETH FERNANDEZ
NOTARY PUBLIC
STATE OF FLORIDA
Printed Name of Notary Public
Expires 2/2/2015

Letter to Village of Palmetto
Bay inviting them to May 2014
meeting



miamidade.gov

Regulatory and Economic Resources Department
Office of Historic Preservation
111 NW 1st Street, Mailbox 114 • 12th Floor
Miami, Florida 33128
T 305-375-4958

May 1, 2014

Mr. Darby Delsalle, Planning & Zoning Department Director
Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, 33157

RE: Miami-Dade County Historic Preservation Board Resolution, Harry Troeger House, 8940 SW 156th Street, Palmetto Bay, FL

Dear Mr. Delsalle:

On April 16, 2014 the Miami-Dade County Historic Preservation Board passed a resolution at their monthly meeting to encourage a discussion between the Board, the Village of Palmetto Bay, and interested community members regarding the current condition of the Harry Troeger House, located at 8940 SW 156th Street, Palmetto Bay, FL. The house is a rustic cabin, with no electricity or running water; the roof is missing from one section of the cabin, leaving it open to the elements; prolific vegetation completely surrounds the cabin.

As stated in previous correspondence to the Palmetto Bay Village Manager and Code Compliance, the property owner, Mr. Harry Troeger, passed away in January 2008. The property has been vacant since that time. Active management of both the house and the broader property has not occurred. Starting in the summer of 2013, our office began receiving complaints from neighbors regarding the state of the abandoned property. At this point, the property is in violation of the Demolition by Neglect clause of the Miami-Dade County Historic Preservation Ordinance (Section 16-A-13.1). Given the condition of the broader property, the parcel also appears to be in violation of Section 27: Lot Maintenance and Abandoned Property, of the Village of Palmetto Bay Code of Ordinances.

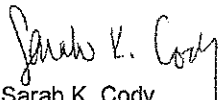
A few concerned citizens attended the November 2013 Historic Preservation Board meeting to voice their support for on-going preservation of the Harry Troeger House. The County Historic Preservation Board directive was to reach out to other involved parties to inform you of the current status of this designated site. The Board also strongly encouraged outreach to the neighbors of the Harry Troeger House to include them in the discussion and to ascertain the neighborhood's thoughts on the current condition of this historic site. As of yet, it appears that no progress has been made to remedy the current condition of the property.

The primary concern of the County Historic Preservation Board is that this designated historic site has been abandoned for nearly six years. While a citizen group is interested in pursuing the on-going preservation of the historic site, this is an effort that will require collaboration between the Village of Palmetto Bay, our County Historic Preservation Board, and the neighbors.

As per Resolution 2014-03, the Miami-Dade County Historic Preservation Board officially requests your attendance at the May 21, 2014 meeting to engage in a discussion regarding this deteriorated site. They are also requesting the attendance of Luis Carcamo, Northern Palmetto Bay Code Compliance Officer, as well as a representative from the Village of Palmetto Bay Historic Preservation Advisory Board.

Please see attached for a copy of the resolution. The meeting will be held in the original entrance building at Pinecrest Gardens, 11000 Red Road, Pinecrest, FL 33156 on Wednesday, May 21, 2014 at 2:15 pm.

Sincerely,


Sarah K. Cody
Historic Preservation Planner
Miami-Dade County

cc: Luis Carcamo, Northern Palmetto Bay Code Compliance Officer
Travis Kendall, Village of Palmetto Bay Historic Preservation Advisory Board
Amy Creekmur, Neighborhood Representative
Rick Ferrer, Citizen Group Representative

**Letter to neighbors inviting
them to May 2014 meeting**



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Regulatory and Economic Resources Department
Office of Historic Preservation
111 NW 1st Street, Mailbox 114 • 12th Floor
Miami, Florida 33128
T 305-375-4958

May 1, 2014

RE: Miami-Dade County Historic Preservation Board Resolution, Harry Troeger House, 8940 SW 156th Street, Palmetto Bay, FL

Dear Neighbor:

On April 16, 2014 the Miami-Dade County Historic Preservation Board passed a resolution at their monthly meeting to encourage a discussion between the Board, the Village of Palmetto Bay, and interested community members regarding the current condition of the Harry Troeger House, located at 8940 SW 156th Street, Palmetto Bay, FL. The house is a rustic cabin, with no electricity or running water; the roof is missing from one section of the cabin, leaving it open to the elements; prolific vegetation completely surrounds the cabin.

As you may know, the property owner, Mr. Harry Troeger, passed away in 2008. The property has been vacant since that time. Active management of both the house and the broader property has not occurred. Starting in the summer of 2013, our office began receiving complaints from neighbors regarding the state of the abandoned property.

A few concerned citizens attended the November 2013 County Historic Preservation Board meeting to voice their support for on-going preservation of the Harry Troeger House. The County Historic Preservation Board directive was for these citizens to reach out to the neighbors of the Harry Troeger House to include them in the discussion and to ascertain the neighborhood's thoughts on the current condition of this historic site and its impact to the neighborhood. As of yet, it appears that no progress has been made to remedy the current condition of the property, or to engage the community in a meaningful discussion.

The primary concern of the County Historic Preservation Board is that this designated historic site has been abandoned for approximately six years. While a citizen group is interested in pursuing the on-going preservation of the historic site, this is an effort that will require collaboration between the Village of Palmetto Bay, our County Historic Preservation Board, and the neighbors.

As per Resolution 2014-03, the Miami-Dade County Historic Preservation Board has officially requested attendance by representatives from the Village of Palmetto Bay Code Compliance and Village of Palmetto Bay Historic Preservation Advisory Board at the May 21, 2014 meeting to engage in a discussion regarding this deteriorated site. They are also inviting any interested members of the neighborhood to attend the meeting and participate in the discussion.

Please see attached for a copy of the resolution. The meeting will be held in the original entrance building at Pinecrest Gardens, 11000 Red Road, Pinecrest, FL 33156 on Wednesday, May 21, 2014 at 2:15 pm.

Sincerely,

Sarah K. Cody
Historic Preservation Planner
Miami-Dade County

Deborah Excellence Green

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Excerpt from May 2014 HP
Board meeting

EXCERPT FROM

**Miami-Dade County Historic Preservation Board
Minutes of the May 21, 2014 Meeting**

**Pinecrest Gardens
Historic Entrance Building
11000 Red Road
Pinecrest, FL 33156**

I. OLD BUSINESS

Sarah Cody provided an update on the Troeger House. She stated that she has been attempting to follow-up with the City of Palmetto Bay and has received no response until the morning of the meeting, when Mr. Darby Delsalle, Village of Palmetto Bay Planning Director contacted her via phone call. He stated that he had a meeting conflict and that no representatives from the Village of Palmetto Bay would be attending the meeting.

Ms. Cody relayed the Village of Palmetto Bay's stance on the issue. The Village is stymied by the lack of clear ownership. They are hesitant to issue citations or place a lien on the property without knowing who is really being cited. They also do not have a program that allows them to enter the property and trim the trees. They do have authority to clear the right-of-way, which they have been doing. Mr. Delsalle has referred the issue to the Village of Palmetto Bay Building Department, which is currently investigating the property to determine specifically which codes it may be violating. Mr. Delsalle also stated that he is aware that some neighbors want the Village to take over ownership and management of the site as a museum or park, and that the Village has zero interest or resources to take on such a task.

Several members of the public appeared to speak on the matter. Chair Novick allowed members of the public to speak, with a 2-minute time restriction. Ms. Margaret Cathey, Mr. Alex Fuente, and Mr. and Mrs. Julio & Maria Rodriguez, who are all immediate neighbors, all expressed frustration with the condition of the property, including overgrown vegetation, rat infestations, and trespassing by local youth, and that these issues are directly impacting their own properties, limiting their ability to use their yards and forcing them to incur personal expenses to repair damage from overhanging vegetation and pest control.

Additional members of the public spoke in favor of preserving the site as a passive park. It was noted that many of the people speaking in support of the property do not live in the immediate neighborhood. The Board requested to hear from Mr. Rick Ferrer, who stated that there is a proposed plan to preserve the site and transfer its use as a park, however attempts to meet with the Village of Palmetto Bay officials have not been successful. Mr. Ferrer also suggested that the County should take responsibility and go into the property and clean up the vegetation and other issues. Mr. Rick Cohen asked the Board Attorney, Eddie Kirtley who has the ultimate jurisdiction over the code compliance issues, and Mr. Kirtley stated that he would have to look into it further, but from the information available it seemed that the County jurisdiction relates only to the

preservation of the structure and all other issues fall within the purview of the Village of Palmetto Bay.

Board members reminded the public that they are not code enforcement and their authority is limited to alterations to the structure. The Board encouraged concerned citizens to contact their elected officials directly and attend a Village Commission meeting as an organized group, instead of trying to meet with the Village officials individually.

Paul George requested tabling the discussion as the power of the Board does not directly relate to the code compliance issues. Chair Novick agreed and the discussion was ended.

Letter to new Property Owner
advising them that the site is
designated historic



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Regulatory and Economic Resources
Department
Office of Historic Preservation
111 NW 1st Street, Mailbox 114 • 12th Floor
Miami, Florida 33128
T 305-375-4958

July 29, 2014

TD Group Holdings, LLC
5701 SW 107 Avenue #202
Miami, FL 33173

RE: Harry Troeger Historic Site, 8940 SW 156 Street, Palmetto Bay

Dear Property Owner:

Congratulations on your recent purchase of the Harry Troeger Historic Site, located at 8940 SW 156 Avenue in Palmetto Bay, FL. Hopefully you are aware that this property is a Miami-Dade County Historic Site, designated by the County Historic Preservation Board in 1999. What you may not be aware of is the more recent history and current condition of the property.

Harry Troeger built the house for himself in 1949. He lived in the house until his death in 2008. Since his death, the property has sat vacant with no active maintenance. As a result, the condition of the property and house has steadily declined. Currently, the property exhibits a state of demolition by neglect. The current condition has also negatively affected adjacent properties.

Because of the historic designation, property owners are required to apply for a Certificate of Appropriateness (COA) before performing any improvements to the site, including major landscape improvements or demolition. A blank COA application is enclosed for your reference and for future use, as needed.

The condition of the structure as well as the overgrown nature of the vegetation has been a point of major concern not only for the Miami-Dade County Historic Preservation Board, but also for neighboring property owners, as well as the Village of Palmetto Bay. Because of the historic designation, and the current condition of the property, we request that you contact our office immediately to discuss how you plan to remedy the situation.

Sincerely,

Sarah K. Cody

Historic Preservation Planner
Miami-Dade County

Delivered Envelope to Palmetto Bay

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Excerpt from September 2014
HP Board meeting

EXCERPT FROM

**Miami-Dade County Historic Preservation Board
Minutes of the September 17, 2014 Meeting**

**Trinity Cathedral
Cathedral Hall
464 NE 16th Street
Miami, FL 33132**

PH3. Special COA #2014-37-S, Request to Demolish Harry Troeger House

Chief Kauffman presented the staff report for the item. The report outlined the criteria the Board must consider when presented with a requested demolition. The staff recommendation was as follows:

Staff recommends a deferral of the request to demolish the property for 30 days, so that the group of citizens that are concerned about the property have time to consult with the new property owner as to any effort they may wish to undertake to relocate the structure and preserve it elsewhere.

Additionally, staff recommends that the property owner submit additional information to staff that more specifically speaks to the financial requirements (including some estimates) of what it would take to bring the structure back into code compliance.

Guillermo Alvarez, 5701 SW 107th Avenue: I am the manager for the property located at 8940 SW 156th Street. I have been discussing this with staff, a little background behind this property. We purchased this property by auction and prior to that auction we had our title search and we did our due diligence and nothing came up with regards to the designation of this property. We spoke with the City [of Palmetto Bay] and there was no mention of this and there was no paperwork tied to the chain of title of the property. When we found about this is when we first went to file a demolition permit, a staff member of the building department from Palmetto Bay told us there might be an issue. We checked it out and your staff provided us with a copy of the designation. That designation was improperly recorded, according to the chain of title of ownership. If it had been properly recorded we would have been aware of that and we would have never purchased the property. Now we do own the property and we have this little issue and we are working with staff to work on this issue.

I love the recommendation and staff report and I really thought that it was pretty thorough and they were on the ball and when they were figuring out the background of the property as well as the staff analysis, which went really well. If you look at the staff analysis, it points towards approving the demolition of this property, if there is nothing else that can be figured out. In the case of this property, staff came to the conclusion that the owner of the property should provide more financial information as far as economic hardship.

I spoke with staff and have discussed that is very difficult to do with this type of property. If you have seen the property you would understand that to bring the property up to code – not *back* up to code since it never met the building code – but to bring it to code will require such extensive modification to the structure that you are pretty much eliminating the characteristics that made it unique, that made it rare, that made it eligible for historic preservation. That's like asking someone to tell you what is the financial hardship behind bringing Stonehenge up to the Florida Building Code. Now we have to modify and enclose the entire structure. The roof has a foot gap between the actual limestone structure that supports it. It's just something that would completely change the characteristics of it.

Any decision as to maintaining the structure "as is" is paramount to a regulatory taking and you can't live in that structure in the current form that it is in, it has to be completely redone. Now staff did recommend a relocation of that property which I think it is a good idea and outside of the box, if you just think about the consequences of living in Florida, you are talking about cap rock and Mr. Troeger did a great job cementing the foundation of the property onto the cap rock. We would have to come in and jackhammer it to have the property lifted up. This would require extensive amounts of insurance coverage and geologists would need to come in and measure the ways in which the characteristics of the site are being affected. It's just not rational, it cannot be done from a financial standpoint.

For us, to have this delay would be an undue hardship. The property is in such bad condition and poor care and in a bad state that it is an attractive nuisance; it attracts children to the property and that has caused us to suffer a huge liability. We've been going out several times a week checking to make sure and to get a feel of what is going on and making sure that no one has entered the property. Our insurance carriers have told us that we have issues with the property and something is going to happen there and you are asking us to carry liability insurance on the property that is just a huge nuisance and something is going to happen there and we are going to suffer a financial hardship and it is delaying the process. Now we have a group of concerned citizens which I understand and am fully behind, but since November 2013 hasn't come up with a solution to take care of the situation or find a way to resolve it and now you are asking me to undertake further time for them to figure out the situation and suffer any type of liability that I may undertake and carry the cost of the property.

The Applicant, Staff, and Board discussed how County-designated historic sites get recorded with the County Clerk of the Courts. **County Attorney Kirtley** stated, for the record, that based on the information presented at this time, the County is not prepared to concede that there is a problem with the recordation of the item.

Guillermo Alvarez: I purchased the property through a tax auction within the last 60 days and immediately started my procedures to acquire a demolition permit. With sales like this, trespass laws are in effect and potential buyers can't really go see the property. But from what I was able to see from the street, it looked like a full demo, but this is an instance where you look to

the property record and title to make sure there aren't any superseding liens that may affect the property.

Joy Klein, 6817 SW 81 Court: My attention was originally brought to the property by neighbors of Mr. Troeger. My coworker lives directly behind the property and I was interested because of its reputation. At that time he took me onto the property to look at the property and trees and my friends were very interested in buying this property that is directly behind their house. They said that they were starting to clear the vegetation that was growing on the property and wanted to purchase the property and preserve it. They thought it was a very unique site and were willing to try and work with the property. I know that there is also the precedent of moving certain structures to other places and so, as a last resort, I will recommend that. This house will never be brought up to Florida Code, it was never meant to be brought up to Florida Code and if there is a discussion to try to bring it up to code as a single family structure, that is not going to ever happen. It can be a lovely porch or can be built around, but this property is really incredible and should be someplace where the public can really see it and enjoy it.

Thorn Grafton, 2814 Chucunantah Road: I am an architect in Miami. I was involved in this project as far back as 2002 when I got called to help out with the designation of the property. Let me echo Joy's point about trying to find ways to resolve the property in reference. We would have liked to have solved the problem by now, but we have not been able to because of the indistinct nature of the property ownership. We were so encouraged at the last meeting that we came to, and one of the attendees was that neighboring property owner who talked about looking forward to his bidding at the auction on the property and knowing full well going into that auction that it was a historic property and wanting to convert the property/structure into a garden relic, trellis, or some whimsical structure that wouldn't necessarily have to be code compliant but would turn it into a garden feature. So at some point we were placated, thinking we may have an opportunity to have it saved.

I was involved as an architect pro-bono to try and work with this property, and so we helped Mr. Troeger live out his last years in his house and we got it designated and we got the code compliance issues worked out by reroofing it after the hurricane problems. At that time the County was satisfied that Mr. Troeger could live there safely, as he had lived there since 1949/1950. The designation report is full of reasons why this property is so unique and hopefully you have had a chance to look that over.

The property was subject to many articles and so many people were fascinated with the uniqueness of the structure which I think there were 8 articles including the Herald and other periodicals on the property. I want to talk about and pass around the amazing photograph that Harry took while the house was being constructed so in a sense you get to meet Harry Troeger, just by shuffling through some of these photographs.

Let's figure out some way that we can capture the value of what the resource is instead of just throwing it away. It's not a candidate where you can just scrap it and forget it. Let's negotiate

something to save; such an incredible value of what this unique resource is and I think it may take a little bit of time to do that.

Guillermo Alvarez: I would like to just get one point out based upon what the gentleman just said in regards to the articles that were published. If you reference the Sun Sentinel article published in 1998, Mr. Harry Troeger reported himself as saying that "this is an old home and as soon as I move out this home should be demolished and it should make way for a new, more modern home." Harry Troeger himself said that it should be demolished. I do have a copy of that Sun Sentinel article for the record, which gives you the value of the property and gives you a state of mind of what the gentlemen was in and the architect himself came up here and said we can't bring this property up to code as is, and another person spoke that we can't bring this property up to code. All we are doing is, let's get some time and spin the wheels some more and figure out what we are going to do. I don't have time because my money is on the line and I can suffer great damage if that property stands. Someone said that they have a neighbor with two kids and they have gone onto the property and they have played around in the property, well you know what, as the property owner actually that really bothers me because that's my insurance, that's my life on the line there, and now I have trespassers coming onto the property.

Alan White, Palmetto Bay Building Department: I do the code enforcement and this property has a violation and is under unsafe structures and bunch of other things which I think were brought up by County staff. We have sent a bunch of unsafe notices, we have given them an extension but at some point in time we are going to have to recommend demolition.

Amy Creekmur, 9000 SW 156 Street: I am one of the concerned citizens that is most interested in preserving this property mainly because of the man that built it. I actually do have a position paper that if I may distribute it to the Board from the Friends of Harry, which are the concerned citizens Jim Adamson, myself, Rick Ferrer, Helen Gage, Thorn Grafton and Joy Klein, and others who have all taken a lot of time and energy in this property and working with you all and staff in trying to keep it preserved as a historically designated site. Basically looking at some of the possibilities of the position paper, we feel that there are solutions, there are things that can be done with this, and as we spoke at the last meeting, this is where the owner of the current property needs to step up and help with some of these things that can be done, one thing in particular being relocation. The board has a wonderful history of relocating other historic properties such as The Dice House, I forget the name of one that is in Pinecrest Gardens that was relocated and I know that there are two other ones that the Historic Preservation Board has specifically relocated. This cannot be reproduced anywhere this is one of a kind gem built by a pioneer of Miami-Dade County and we need to accept that and we need to preserve it and we need to keep the designation because we cannot move forward unless it remains designated.

Joy Klein: Mrs. Gage from the Bethel House asked that I speak on her behalf. Mrs. Gage is the owner of the Bethel House, which is a historic Bahamian American Museum. The building was moved to a vacant property. She has one property that was donated and she is willing to accept the structure should it be moved to the Bethel House. The Bethel House is located at

18201 SW 102nd Street. It is by Eureka, near Perrine on the west side of US1 probably 20 blocks that way.

Chief Kauffman clarified that the staff recommendation is not to approve the demolition, but rather to defer the request for 30 days so that the civic group that is concerned about the property has time to consult with the new property owner as to any effort they may wish to undertake to relocate the property and preserve it elsewhere.

Alan White, Palmetto Bay Building Department: I actually met Mr. Troeger in 2007, I believe it was during Hurricane Katrina. He basically stated that once he passes, whoever ends up with it, let them do as they may. What we have done is we have a notice of violation on the unsafe structure, which is the start of the process. We've already had 2 notices of violation when we first initiated because some of the neighbors complained to my director from Planning & Zoning, and they gave it to me so there was a notice of violation and an unsafe structure notice posted on the property. That was 30 days per code. We went back out and that's when we found that the property had changed ownership so then we did an amended notice which we sent and mailed to the new owner. I think he still has time on it but our next step would be to actually initiate and take it to the Miami-Dade County Unsafe Structures Board. That is one issue.

The second issue there would be the invasive exotic and non-native species that are encroaching up to and within the overhead utility lines, which subsequently down the road could impact health and environmental safety. The next step is to go to the Unsafe Structures Board. If we go through the Unsafe Structures Board, the owners would be fined with a citation. We would have to schedule it with the County to have it put on their agenda. There will be a compliance statement, and if you didn't meet that compliance statement then there could be fees assessed. On the other side of the point, Chapter 27 - violations which are specifically for the overgrown of invasive exotic and non-native-species, there is already a warning notice and there is already a citation notice, the Village would issue another citation. You can appeal that but there will be a compliance statement.

During the dry season, the property is a tinder box. It's an accident waiting to happen. There are books from the individual, Mr. Troeger, who lived there. I have issues with this entire property because of code compliance, but I feel these people that are here, have done nothing. The end result is that I need to do my job and I am going to do it.

Chairman Novick: I would suggest that everyone come together that is interested in this property and see what you can come up with and maybe take it off your hands. It is your property and unfortunately the burden is on you.

Robert McKinney moved to approve staff's recommendation to defer the demolition request for 30 days so that the civic group can coordinate with the new owner. Gary Appel seconded the motion. Motion was approved by group vote.

| | |
|------------------|--------|
| Gary Appel | Yes |
| Ruth Campbell | Yes |
| Adriana Cantillo | Absent |
| Rick Cohen | Yes |
| Paul George | Absent |
| Robert McKinney | Yes |
| Mitch S. Novick | Yes |
| JoEllen Phillips | Yes |
| Enid Pinkney | Yes |
| Edmundo Perez | Absent |
| Ronda Vangates | Yes |

The "Friends of Harry" Position Paper

Sept. 17, 2014

Position Paper

Representing Friends of Harry:

Jim Adamson

Amy Creekmur

Rick Ferrer

Helen Gage

Thorn Grafton

Joy Klein

Barry Massin

Ari & Carol Millas

Ron & Min Mossman

Valerie Viglione

Bill Sanders

This position paper states alterations for consideration for the Harry H. Troeger property located at 8940 SW 156 Street, Palmetto Bay 33157.

With respect to future disposition to the site, the following preservation points are being offered in order to preserve the historic integrity of the property:

Retaining the designation means that the owner remains obliged to deal with the fact that they have a historic resource. There are several alternatives that can be looked at if (and only if) designation is retained, including:

- a - preservation of site
- b - rehabilitation or modification on site
- c - relocation to alternate or donor site
- d - disassembly and reuse of materials at alternate site

Excerpt from the October 2015
HP Board meeting

EXCEPT FROM THE

**Miami-Dade County Historic Preservation Board
Minutes of the October 15, 2014 Meeting**

**Stephen P. Clark Center
CITT 10th Floor Rear Conference Room
111 NW 1st Street
Miami, FL 33128**

I. PUBLIC HEARINGS

**PH1. Special COA #2014-37-S – Harry Troeger House
8940 SW 156th Street
Palmetto Bay, FL 33154**

Chief Kauffman read the staff report into the record regarding the Harry Troeger House.

Immediately following the 9/17/14 Board Meeting, while the rest of the board meeting was going on, the new property owner met with the group of citizens (Friends of Harry) along with [Palmetto Bay's] code compliance officer in a separate room and they met for a little over an hour. The new owner laid out specific solutions to the request to preserve the structure including selling the property to any other interested party for only the amount incurred in the purchase. He offered to relocate the coral rock that made up the walls of the structure to another property and even offered to deliver the material himself. The group was provided contact information and indicated that they would be coming up with a plan. As of October 7th, the new property owners did not hear from anyone in that group. They are here now, and if there's been any action since October 7th I'm sure they will let us know. Additionally, the new property owners reached out to several general contractors upon our request, one of which provided him with a letter as to the inability to bringing the structure up to code within any reasonable cost or effort.

Staff's recommendation: That the Board approves a Certificate of Appropriateness for Deconstruction with the following conditions:

1. The property owners will make every effort to allow within liability and insurance allowances to the "Friends of Harry" organization to salvage any remnants, architectural features, hardware, art or personal items from the structure within 15 days of the Board's approval before any partial demolition or deconstruction takes place.
2. Once the initial site clearing has taken place, the property owners shall undertake further photo documentation of the interior and exterior of the structure.
3. The property shall be deconstructed for the salvaging of usable building materials including the coral rock and shall make those building materials available for pickup

from the site for a maximum of 60 days. After those 60 days, the property owners shall be allowed to dispose of the building materials at their discretion.

Chairman Novick: Is there an applicant here that would like to comment or make a statement?

Jose Antonio Alvarez (Owner and Applicant of Certificate of Appropriateness): I am the purchaser of 8940 SW 156th Street. I was here last month when you granted me a 30 day extension. We met [with "Friends of Harry"] while the meeting was going on and came up with multiple ideas, and I agreed to sell the property to them if they wanted to buy it as they said they would. I also mentioned transporting it to somewhere else and many others ideas were given; I provided them with our phone number and email address. As of today's date, I've never been contacted with any ideas as to what to do or anything like that. I mentioned last time that there were certain things that I was willing to do. I think I mentioned that Harry Troeger himself wanted the property to be torn down since it was an old structure and I mentioned that there was an article in the Sun Sentinel. So I went ahead and brought a copy of the article for you and would like to submit it to the Board and place as an Exhibit.

Chief Kauffman: Can we keep the article for the record?

Jose Antonio Alvarez: Yes, I made you a copy for the record.

Also, I went ahead and my staff approached the immediate owners of the property to see what their thinking was and basically out of 5 people, I got 3 letters from them requesting that the property be demolished and my staff went ahead and [inaudible] since I hadn't heard anything at all. I went ahead and also approached other builders in the area. Nobody wanted to provide a quote on it and everybody said you are crazy and I can't try getting this thing up to code and was I able to get someone to say there is no way that you can bring this up to code? I think that the "Friends of Harry" also realized this, including the architect that was with them at the time; he basically almost said that it is very hard to bring it up to code. So we came up with ideas and none of them has been put into effect or approached me on this. I have a letter from the builder that basically...

I have read the staff report, I have no problem whatsoever with the recommendation which is the first one basically stating giving them 15 days to remove stuff. I don't know if you recall that the "Friends of Harry" mentioned last time that they had gone through the books and things like that and I am probably assuming that they removed some things and I have no problem allowing them 15 days to remove any personal property.

I have no problem with #2. With regards to #3, I would like changed it a little bit because it says "shall be carefully deconstructed to allow the salvaging of usable building material" and then allowing 60 days for this. What I would like to do is allow the same 15 days for them to pick up the personal property but allow me 15 days, to put me on notice when they are willing to pick up the structural [inaudible] and then to take it away. What I don't want to do is to do a deconstruction; leave it on site; leave a nuisance there that might be something left for people to

go in or kids to play and someone gets hurt then I'll be at fault. So if they are willing to let me know within 15 days that they want to pick it up, I would be more than happy to give them another 45 days to go ahead and pick up whatever it is they need and take it away. So the 60 days I am fine with, but to give me 15 days to put me on notice and I'll give them 45 days to do whatever they want to do is fine. I don't want to state that anyone can go in there and salvage usable building materials. I want to make sure that that person is a specified someone that I know who will be going there to salvage the material and personal items.

Chairman Novick: Ok thank you. We'll take public comment on this matter.

Amy Creekmur (representative of Appellant, "Friends of Harry"): I am here representing "Friends of Harry" with some other Friends of Harry and I have prepared a package for you all and I will certainly give one to Mr. Alvarez after I go through with all of you.

Chairman Novick: Ms. Creekmur please limits your comments to 3 minutes.

Amy Creekmur: Basically at the last meeting on the 17th when we met here, we all did meet afterwards and that was our meeting. We left there with action points of what everybody needed to do to get their ducks in a row to come here now and discuss this in front of you. The Friends of Harry have come up with four viable constructive alternatives to demolition for the site that we would like for you to consider:

1. The first point is to create a passive-neighborhood park at the existing site. In the package that you have in front of you, you'll see an example of one in Victoria Park that exists in an urban environment such as in Harry's 156th Street. There is also another parcel like that in South Miami called the Van Smith preserve and so there are two existing passing parks that exist that we can use as an example to create that here.
2. The second is to sell the property to the adjacent neighbor. In your documentation a letter dated June 8th that is in the Palmetto Bay document on the property stating that the gentlemen was hoping to get the property through the tax deed sale and has proceeded to try to fix up the property so that all of the fines and unsafe term given to it would go away so that documentation is there as well. Mr. Mike Spinelli who is still interested in purchasing the property.
3. The third item is to consult with an architect such as Thorn Grafton who did mention to the property owner at our meeting that this piece could easily be worked into a new schematic plan. You just have to find an architect that has the vision of making a historic property remain and work around the current structure it can be done.
4. The fourth item is our longest shot and it is basically relocation of the structure. I did have Russell Building Movers Consultant Company come in and take a look and the document is there is your package as well as Keith the gentlemen who came out and surveyed the property with me said yes it can be done. He has an estimate of what it

would cost to do so and in there is a strategy on how it can be done. He saw no reason why it could not be done. Another thing that is in your package is that there are funding options available to relocate a historic property. The first one is the Division of Historical Resources Special Category grant that grants up to \$500,000 to do so and is in your package there and does exactly what we are looking for or agree to do to have the property moved somewhere else. Also in your package, you will see a letter from the City of Coral Gables and money that the City of Coral Gables gave to restoring the Bahamian historical property. Talks about other sites that have been looked at that have possibility to have the structure moved to. We began conversations with the Mayor of Palmetto Bay, I've begun conversations with Commissioner Daniella Levine Cava about supporting to move this parcel into a place in Rockdale. One place in Rockdale Pineland Preserve which stands in Rockdale on US 1, Coral Reef Park which is now on SW 152nd Street and as you heard last time Helen Gage of the Bethel House is willing to have the property relocated to her adjacent parcel and use it as an educational facility.

Demolition is not an option here; if it cannot be relocated I only hope that the Board does what they can do to make sure that this jewel remains.

Chairman Novick: Anyone else would like to comment on the Harry Troeger house?

Rick Ferrer: Formerly of this office, now at FIU, and President of the Arch Creek Trust which is a non-profit organization in Northeast Dade dealing with the artifacts of history and archaeology and what not. I want to go on the record to oppose the demolition request both as an individual and President of my organization and I would like to remind the Board many of you were there in the past, that this property has been designated for 15 years, the designation did not happen overnight and over a long process that took more one year. Apparently the new property owner was not aware that there was a historic designation when he purchased the property, but there is something called buyers beware and you are supposed to do your homework when purchasing a property. What happens when a property is designated in court it is protected and you just can't come and do anything here and can't make this work and come up with a demolition permit and really short of ideas and I am going to build something else more modern? When you have a historical structure, the first thing that you have to do is look at preservation of the site. Can this structure be incorporated into new construction? Yes it can. It can happen with the aid of an architect that does this kind of thing. I would like to remind the Board that it has been done repeatedly and it was done in Stonegate; not only with the main coral rock mansion but also with the Gatehouse which was in a shape that was much more deplorable that Harry's property only two retaining walls were kept and the new house was built right around it. So there are creative ways of thinking about this beyond keeping the structure in the same shape that it is in and can actually incorporate it, or you can actually create a park out of it or move it. So there are a lot of things that can happen here short of demolition and I believe that demolition we are nowhere near that today.

Chairman Novick: Any other person that would like to comment?

Ari Millas: I've been involved in a number of preservation wars over the years here in Miami and in Miami Beach and I am a professor and architect here at University of Miami. My first thoughts were to echo what Rick just said. There is an old phrase that comes up that from Miami Beach days when it was scrawled on one of the buildings around the time of the designation and after the designation of the beach when the building was demolished. The words "Demolition is forever," that's what was scrawled; and the words appeared in many magazines and what not. But more importantly is the fact that this is designated historically and doesn't that mean anything now? How can someone come along and say we want demolition permits. There has to be or should be a process where it protects a property before any actions like demolition take place. You are the ones to guide us on that.

The other aspect of this is the importance and to be reminded that this is just a unique example for architecture because this is the architecture of a handmade house. It is the only handmade house in Miami-Dade County other than Coral Castle. This is totally handmade and to me for the community of Palmetto Bay they need every lit bit of history to have in order to establish the values of community and districts. So this I find a very important point to reaffirm what has happened here. The 1999 designation happened a long time ago; I was friends of Harry then my wife had been a caretaker of this unique man. One more point, I hear the argument of bringing this up to code. This building has to be an inhabited building to be up to code. For code or habitation not just for things like falling apart. In University of Miami where I teach, the whole art building was just a piece of wood with termites for 7 years; the roof caved in my office, now even that is completely rehabilitated. So there is nothing that can't be rehabilitated. I have family living in Greece that live in houses that are 500 years old, all brought up to modern standards. My point is to reaffirm the historic designation of this property before you even consider demolition and you have to find ways of postponing this, it needs time, especially to move the building.

Chairman Novick: Thank you Professor Millas.

Jose Antonio Alvarez: Yes, I would like to address a couple of things. I believe the staff went ahead and granted the 30 days for us to meet and come up with solutions and have the solutions ready for you. The other thing is when I said they could buy the property, I basically said you can buy it at the prices that I've paid for. The only thing that I say is that if you want to buy the property, for the record it has to be kept as a historic property which is a buildable lot, which someone mentioned to me they wanted to do. Also the fact they mentioned they had the money. Now to come here after creating such a hardship on me 30 days later and come up with all of these things that none of them have been brought to me I think it is an incredible hardship on my part.

Chairman Novick: Anyone else would like to comment on this matter? Is there a Motion to close the public portion of this hearing?

Ruth Campbell moved to close the public portion of this hearing. Enid Pinkney seconded the motion. Motion was approved by group vote.

| | |
|------------------|--------|
| Gary Appel | Yes |
| Ruth Campbell | Yes |
| Adriana Cantillo | Absent |
| Rick Cohen | Absent |
| Paul George | Absent |
| Robert McKinney | Yes |
| Mitch S. Novick | Yes |
| JoEllen Phillips | Yes |
| Enid Pinkney | Yes |
| Edmundo Perez | Absent |
| Ronda Vangates | Absent |

Chairman Novick: I'll defer to my colleagues, anyone would like to chime in?

Robert McKinney (board member): I would like to ask staff to accept the amendment to the new owner of the property.

Chief Kauffman: You are talking about his revision of the 60 days [for salvaging]?

Robert McKinney (board member): Yes.

Chairman Novick: The 15 days' notice?

Chief Kauffman: Yes, that is fine with me, but I would like, for the sake of some of the people who may not have been at the previous meetings, to clarify a couple of things. This issue first came to the Board last November. It's been a year; and this past May a bigger group of the "Friends of Harry" came again to this Board to ask for guidance and help, and were given the best guidance that the Board could give them. So it is very frustrating as a Historic Preservationist to be recommending this [deconstruction] on a historically designated property. We don't like to do that, but all along this Board has been telling the group called the "Friends of Harry" there has to be some kind of solution. It is not up to this Board to go to the Village of Palmetto Bay officials and say "what are you going to do about this". I wish you had provided this information several months ago.

Amy Creekmur: I did, I wasn't allowed to show it.

Chief Kauffman: The proposal about the state grant - the maximum you can get is \$350,000. These are due at the end of October, the Legislature selects them around March when they are in session, and then they [grant monies] are available around June. So the state grant is not an easy or quick thing to get and it is not a sure thing. The drawings by Thorn Grafton are really interesting and again, I think that people need to understand what is doable. People need to understand that we have been dealing with this property since last November and there was the whole issue of nobody owning the property; that was very difficult. Harry Troeger died almost 6,

7 years ago and nobody owned the property and there was nobody to deal with to figure out this conundrum until very recently when it had a new property owner. I'm also concerned that the property owner had the meeting with everybody after our last board meeting and nobody has talked to him since then.

Amy Creekmur: It works both ways.

Chief Kauffman: I appreciate all of this work that has gone into trying to figure out what to do with this, but talking about making it a public park or moving it to another location, nothing like that really happens overnight. So if you [speaking to the Board] choose to allow to give them more time to figure this out you just need to understand that some of these options suggested are not quick remedies. Certainly not the state grant process.

Amy Creekmur: May I ask a question? We are "Friends of Harry," we want to preserve this house, we don't have the expertise that the staff has and in all due respect, we have not gotten guidance from the staff so now it is falling on the Board.

Chairman Novick: The point is you have had a month to communicate and come to some agreement with the property owner and purportedly nothing has transpired.

Amy Creekmur: It has taken time to come up with the data that I have supplied to you today.

Jose Antonio Alvarez: I just want to say that they went to my property with people to meet in there, and to look at the property, survey the property. Now, I have never been told any of this. I am having people go to that property on their own without my permission. They have my phone number and email address, nobody has ever gotten a hold of me.

Amy Creekmur: You asked me to give you a quote, Mr. Alvarez.

Chairman Novick: Guys, folks that's enough. Thanks Kathleen. I'll defer to...anyone else?

Enid Pinkney (board member): Let me ask a question. Do the Friends of Harry have money? Let's say he offers you to take this off his property.

Amy Creekmur: Ma'am, we are all private individuals and no we don't have money, we are not formed as a 501C(3); we don't do fundraising but you know there are viable options out there to fund historical properties outside of the two that I mentioned in your package, but that's now got to be the work of the owner of the property and with the help from the historic preservation staff.

Jose Antonio Alvarez: Let me answer your question. We brought that up and basically what I said was I would sell it to you for whatever price I paid. If you guys were also trying to buy it you could have bought it at my price. It's no big deal. The only caveat that needed to be done was for it to be kept as a historic, non-buildable lot. If you are going to buy it, I want to make sure

that it is kept exactly as it is, it would have to be recorded as a historic preservation site and I don't know if they want to do that.

Amy Creekmur: If you see in Mike Spinelli's letter, he does not want to turn it into a buildable lot. He wants to extend his backyard into that parcel directly.

Chairman Novick: Thank you. Colleagues?

Gary Appel (Board member): This has been going on since November of last year? I just joined [the Board] last month.

Chief Kauffman: Yes.

Chairman Novick: Where do we want to go with this? Does anyone want to take a stab at the Motion? Do we concur with staff's recommendation? Where do we want to go with this?

Robert McKinney (board member): Actually, this has been going on for a while; for about 6 or 7 years. When this first came before the historic preservation board [last November and this May] and we made a recommendation. Then we approved this COA last month and we are bound by that.

Amy Creekmur: Well if you will recall in your record from the May meeting, Staff said let's wait and see who buys the property and wait and see what happens then.

Robert McKinney (board member): Ok, well I move for staff's recommendation.

Chairman Novick: Motion supporting staff's recommendation with applicant's requested revision, by Robert McKinney. Enid Pinkney seconded the Motion. Motion was approved by group vote.

| | |
|------------------|--------|
| Gary Appel | Yes |
| Ruth Campbell | Yes |
| Adriana Cantillo | Absent |
| Rick Cohen | Absent |
| Paul George | Absent |
| Robert McKinney | Yes |
| Mitch S. Novick | Yes |
| JoEllen Phillips | Yes |
| Enid Pinkney | Yes |
| Edmundo Perez | Absent |
| Ronda Vangates | Absent |

JoEllen Phillips (Board member): (Made a comment to Amy Creekmur.) Ma'am, you need to hear this please. Enid Pinkney and I are both in charge of historic sites that we restored that were

given out for basically dead. We know the frustrations, but we also were not incurring any problems for a private property owner. The option which you brought to us, the state grant, is based on a budget too. Both of us have applied every year for these grants and that goes off to the legislature. So you know how to write grants?

Amy Creckmur: Yes, I know how to write grants.

JoEllen Phillips: Well then you know it goes to the state legislature. You also know a lot of times you walk away empty handed. I'm sorry that this has gone on for so long, I deeply regret that this Motion has to be made, but in fact it has to move on here at some point. It has just come to a time here and I hope that there is going to be some way that you will be able to get things out of that property and resurrect it some place.

Chairman Novick: thank you JoEllen. Let's move onto our new business.

Letter to the new Property
Owner advising him of the COA
approval conditions



miamidade.gov

Regulatory and Economic Resources Department
Office of Historic Preservation
111 NW 1st Street, Mailbox 114 • 12th Floor
Miami, Florida 33128
T 305-375-4958

October 16, 2014

Mr. Guillermo Alvarez
TD Group Holdings LLC
5701 SW 107 Avenue, Suite 202
Miami, FL 33173

RE: Harry Troeger House, 8940 SW 156 Street, COA 2014-37-S

Dear Mr. Alvarez:

Thank you for your submittal of the Certificate of Appropriateness (COA) for the Harry Troeger House, located at 8940 SW 156 Street in Palmetto Bay, FL. At the public hearing held on October 15, 2014, the Miami-Dade County Historic Preservation Board approved the COA for deconstruction, provided the following conditions are met:

1. The property owners will make every effort to allow, within liability and insurance allowances, the "Friends of Harry" to salvage any remnants, architectural features, hardware, art, or personal items from the structure within 15 days from Board approval, before any partial demolition or deconstruction takes place.
2. Once some initial site clearing has taken place, the property owners shall undertake photo documentation of the exterior and interior of the structure.
3. The property shall be carefully deconstructed to allow for the salvaging of usable building materials, including the coral rock. The Friends of Harry shall provide notice to the property owner of their intent to pick up the deconstructed materials within 15 days from Board approval. Upon notice, the property owner will make the materials available for pick up from the site for a maximum of 45 days. After 60 days total, the property owner shall be allowed to dispose of the building materials at their discretion.

As approved, the 15-day period expires on October 30, 2014.

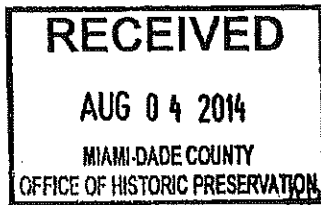
Thank you for your cooperation and coordination with the Friends of Harry. Please do not hesitate to contact our office with any questions.

Sincerely,

Sarah K. Cody
Historic Preservation Planner
Miami-Dade County Office of Historic Preservation

Cc: Darby Delsalle, Planning & Zoning Department Director, Village of Palmetto Bay
Amy Creekmur, Friends of Harry
Rick Ferrar, Friends of Harry

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OFFICE OF HISTORIC PRESERVATION
111 NW 1st STREET, MAILBOX 114
MIAMI, FL 33128
(305) 375-4958

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS (COA)

For Historically Designated Properties, or Properties within Historic Districts

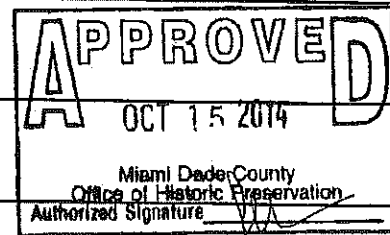
I. PROPERTY INFORMATION INFORMACIÓN DE LA PROPIEDAD

ADDRESS (Dirección) 8940 SW 156 Street CITY (Ciudad) Palmetto Bay ZIP (Zip) 33157

SITE DESIGNATION NAME (if applicable) Harry Troeger House
(Nombre del Edificio)

DISTRICT NAME (if applicable) _____
(Nombre del Distrito)

FOLIO NUMBER 33-5028-001-0050
(Numero de Folio)



II. APPLICANT INFORMATION INFORMACIÓN DEL SOLICITANTE

NAME OF OWNER (Nombre de Dueño) TDGroup Holdings I LLC PHONE (teléfono) 786-390-4702

ADDRESS (Dirección) 5701 SW 107 Ave Suite 202 EMAIL (correo electrónico) galvarez@tdgroupflorida.com

NAME OF APPLICANT (if other than owner) (Nombre del Solicitante) Guillermo Alvarez, Manager

CONTACT PHONE (Teléfono) Same as above EMAIL Same as Above

APPLICANT IS: OWNER (Dueño) RENTER/LEASEE (Inquilino) CONTRACTOR (Contratista) LEGAL AGENT (Representante legal)

| FOR OFFICE USE ONLY | | |
|---|---|---------------------------|
| Solamente por uso de oficina | | |
| APPLICATION# <u>2014-37-S</u> ("R" for Regular, "S" for Special) | DATE RECEIVED <u>8/4/2014</u> | STAFF INITIALS <u>slc</u> |
| <input type="checkbox"/> APPROVED | APPROVAL DATE <u>10/15/2014</u> | |
| <input checked="" type="checkbox"/> APPROVED WITH CONDITIONS (see attached conditions sheet) | BOARD DATE <u>9/17/2014</u> deferred to: <u>10/15/2014</u> | |

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III. PROJECT TYPE TIPO DE PROYECTO

PLEASE CHECK ALL THAT APPLY:

(Por favor marque todos que aplican)

- New Construction *(construcción nueva)*
- Restoration/Rehabilitation *(restauración)*
- Relocation/Moving a Structure *(traslado)*
- Demolition *(demolición)*
- Excavation/
Ground Disturbing Activities *(excavación)*

- Paint *(pintura)*
- Repairing Existing *(reparación)*
- Landscaping *(areas verdes)*
- Interior Work Only
(Únicamente el interior)

IV. PROJECT DESCRIPTION DESCRIPCIÓN DE PROYECTO

Please describe in detail the proposed project, including any new construction, demolition, the removal or replacement of existing materials, and all other proposed changes to the current structure. Attach an additional sheet if necessary.

Por favor describa el proyecto en detalle. Adjuntar pagina adicional si es necesario. Por favor describir el proyecto en ingles.

Reques the complete demolition of a structure designated as historic. The property has no running water, plumbing, or electricity. There are no windows or doors. The property has been deemed an unsafe structure by the county. It is impossible to repair the home in a manner that would ever meet the Florida Building Code. Complete demolition is the only option.

CHECK ANY STRUCTURAL SYSTEMS OR ELEMENTS THAT WILL BE AFFECTED BY THIS PROJECT:

Marque el sistema estructural o componente que sera afectado por este proyecto:

- Roof *(techo)*
- Foundation *(cimiento)*
- Steps or Stairways *(escaleras)*
- Windows *(ventanas)*
- Porches or Porte Cochère *(portal ó porche)*
- Painting/Finishes *(pintura/acabado)*
- Doors *(puertas)*
- Siding/Stucco/Façade Work *(entablado de exteriores)*
- Walls/Structural *(pared ó estructural)*

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V. CHECKLIST OF REQUIRED ATTACHMENTS

ALL APPLICATIONS MUST INCLUDE AT LEAST ONE COLOR PHOTO OF THE BUILDING

PAINTING YOUR BUILDING

- Color photos of each side of the building to be painted
- Paint Samples of the colors you wish to use (please indicate trim, wall, and accent colors)

FENCING, WALLS, NEW POOL, DRIVEWAYS, or LANDSCAPING

- Site plan showing exact location(s) of fence, wall, pool, driveway, or proposed landscaping
- Elevation drawings of fence, including height dimensions and material
- Color photographs of the proposed location for the fence, pool, driveway, or landscaping
- Description of landscaping, including type and placement (if applicable)

WINDOWS or DOORS

- A color photograph of each side of the house
- Existing elevations, which show the window placement, configuration, and material.
- Proposed elevations, which show the new window placement, style of window, and material, and include all proposed muntins, if any
- Manufacturer's brochure or a catalog picture of the requested window or door, and NOA

NEW ROOF

- Color photos of the front of the building and existing roof
- Manufacturer's brochure of requested roof showing color and material and NOA

RENOVATIONS/ADDITIONS or NEW CONSTRUCTION

- Color photos of each side of the building
- Site plan
- Landscape plan, including documentation of any proposed tree removal (if applicable)
- Elevations of all affected facades showing Existing Conditions (11"x17" set of plans)
- Elevations of all affected facades with Proposed Alterations or Additions (11"x17" set)
- Floor Plans
- Manufacturer's brochure or catalog pictures of any new or replacement materials being used in project

VI. OWNER ATTESTATION

I certify to the best of my knowledge that all the information provided within this application is correct and accurately portrays the proposed project.

Guillermo Alvarez
Guillermo Alvarez (Aug 4, 2014)

08/04/2014

Signature of Owner (Firma del Dueño)

Date (Fecha)

Signature of Applicant (if other than owner) (Firma del Solicitante)

Date (Fecha)

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Emails between the “Friends of Harry” and the new property owner coordinating times for the group to salvage elements and items from the property

Kauffman, Kathleen (RER)

From: amycreekmur@aol.com
Sent: Friday, October 31, 2014 12:43 PM
To: AlvarezJA@jaains.com
Cc: GAlvarez@tdgroupflorida.com; researchandpreservation@gmail.com; Kauffman, Kathleen (RER); Cody, Sarah (RER); Jose@tdginspections.com
Subject: Re: Harry Troeger House: Request for access this weekend CONFIRMED

Mr. Alvarez -

Thank you very much for extending the access and allowing us in on Sunday.
Remember - we turn the clocks back on Saturday evening...
Will be there at 10 am with tools.

AMY

-----Original Message-----

From: Jose Antonio Alvarez <AlvarezJA@jaains.com>
To: amycreekmur <amycreekmur@aol.com>
Cc: Guillermo Alvarez (TDG) <GAlvarez@tdgroupflorida.com>; researchandpreservation <researchandpreservation@gmail.com>; Kathleen Kauffman (RER) <kkauff@miamidade.gov>; Sarah Cody (RER) <scody@miamidade.gov>; Jose Alvarez Jr (TDGIS) <Jose@tdginspections.com>
Sent: Thu, Oct 30, 2014 11:04 am
Subject: Re: Harry Troeger House: Request for access this weekend

Good Morning Amy,

I have spoken with my son Jose Jr and he will be able to go Sunday.

My son can be there from 10 AM to 1 PM.

You had great progress last weekend by taking not just the personal property but the doors and all the other items you were able to detach from the structure.

You mentioned that the only other items you wanted was the wood framing around the toilet and a wood pole that is on one of the rooms.

I will talk to the company that will be deconstructing the property and ask them to salvage the water well handle that is currently there which you mention you would like to have but would be unable to detach from the structure.

I shall let you know when I have it and arrange for your pickup.

I will provide my son with the releases in case you have someone new coming to help.

Thank You,

Jose Antonio Alvarez

On Oct 30, 2014, at 10:34 AM, amycreekmur@aol.com wrote:

Good morning Mr. Alvarez -

In speaking to the other parties that can assist in the removal of the final remains, Friday is no longer an option.

Is there anytime on Sunday to do so.

As I mentioned before, everybody works full time jobs and the weekends seem to be the only time to coordinate the efforts.

We greatly appreciated you allowing us to come in last weekend and extend the time frame

but you see the house is built solid and it is taking a little bit longer to extract what we can. Plus the only one who has power tools and knows how to work them is Jim and he is only open on Sunday to help.

So that is my dilemma and we can only hope you can accommodate us at this time in order to get the last of what remains.

Thank you for your attention to this matter - I will look for your reply.

Kindly,

AMY
Friends of Harry

-----Original Message-----

From: Guillermo Alvarez (TDG) <GAlvarez@tdgroupflorida.com>
To: amycreekmur <amycreekmur@aol.com>; Jose Antonio Alvarez <AlvarezJA@jaains.com>
Cc: researchandpreservation <researchandpreservation@gmail.com>; kkauff <kkauff@miamidade.gov>; scody <scody@miamidade.gov>; Jose Alvarez Jr (TDGIS) <Jose@tdginspections.com>
Sent: Wed, Oct 29, 2014 2:49 pm
Subject: RE: Harry Troeger House: Request for access

Hi Amy,

I can have the property available for you to access from 9:00 to 12:30 this Friday. Please let me know if that works for you?

I will have my brother Jose A Alvarez Jr., out on the property to monitor.

Additionally, We should have the demo. permit issued beginning of next week and will commence work immediately. I need to know finally if you will have a company that will take parts of the structure of site to coordinate with my contractor?

Please let me know ASAP so that we can all coordinate.

Thank you,

Guillermo Alvarez
5701 sw 107 Ave Suite 204
Miami, FL 33173
(786)390-4702

TDGroup
Turquino Development Group

From: amycreekmur@aol.com [amycreekmur@aol.com]
Sent: Monday, October 20, 2014 3:04 PM
To: Guillermo Alvarez (TDG); Jose Antonio Alvarez
Cc: researchandpreservation@gmail.com; kkauff@miamidade.gov; scody@miamidade.gov
Subject: Re: Harry Troeger House: Request for access

To all -

Kauffman, Kathleen (RER)

From: Kauffman, Kathleen (RER)
Sent: Monday, November 10, 2014 3:11 PM
To: Kauffman, Kathleen (RER)
Subject: FW: Harry Troeger House: Request for access

From: Guillermo Alvarez (TDG) [mailto:GAlvarez@tdgroupflorida.com]
Sent: Tuesday, October 21, 2014 12:35 PM
To: amycreekmur@aol.com; Jose Antonio Alvarez
Cc: researchandpreservation@gmail.com; Kauffman, Kathleen (RER); Cody, Sarah (RER)
Subject: RE: Harry Troeger House: Request for access

Hi all,

Unfortunately, I can not provide two days this weekend as I have to pay for someone to be on site during the time you are there.

There is not much personal property left on the site other than books that have been destroyed due to the rainy season. Therefore, it should not take much time to gather the materials. I can open the property for 3 hours either Saturday morning or Sunday morning. Please let me know which works for you. If you need additional time after that we can set up another time next weekend.

As for the waiver, I will get that to you shortly, I need it signed and emailed back, as well as the originals delivered prior to entry onto the property.

How many people will be coming to the property as part of the group?

In regards to the deconstructed material, I hereby give notice that I am in receipt of your request. Please note that you will need a licensed and insured contractor/hauler before I can allow you to take any of the material. I can give you the small things, doors and knobs and small trinkets without a problem, but when it comes to the heavy material, it needs to be taken care of by a professional to make sure no one is hurt in the process (it will require heavy machinery to move). Also note that the material can not be left on the property just lying around, as per the building code. Proper coordination will be key to taking care of this in a way that will not cause the property owners to face any fines or violations attached to the demolition permit. We need to stay in touch and coordinate appropriately to get this done correctly. Timeliness of responses and scheduling will be very important.

I will also need to know how much of the deconstructed material you would like to have so that I can schedule my disposal team and budget how much material I will need to haul off site myself. This is very importance as prices change drastically if I end up with more material to haul off then I scheduled because I will have to pay for all of the equipment to come back to the site to take out any left over stuff.

Please provide the requested information as soon as possible.

I look forward to working with all of you and am happy to hear that you will be doing something nice with the remnants!

Thank you,

Guillermo Alvarez
5701 sw 107 Ave Suite 204
Miami, FL 33173
(786)390-4702

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TDGroup

Turquino Development Group

From: amycreekmur@aol.com [amycreekmur@aol.com]

Sent: Monday, October 20, 2014 3:04 PM

To: Guillermo Alvarez (TDG); Jose Antonio Alvarez

Cc: researchandpreservation@gmail.com; kkauff@miamidade.gov; scody@miamidade.gov

Subject: Re: Harry Troeger House: Request for access

To all -

Friends of Harry would like to have access to the property, 8940 SW 156 Street, this coming weekend both Saturday October 24 and Sunday October 25. We feel in those two days we can gather the remains of Harry.

We all work during the week so the weekend is the only time we can arrange to do so.

Mr. Alvarez - if you can send me a copy of the waiver I can get it to who does plan on coming to the property and returned to you prior to the weekend.

We also would like to be able to claim the deconstructed materials when they are available given the timeline.

Thank you for your attention to this matter. I will look for your reply.

Amy Creekmur
Friends of Harry

Friends of Harry would like to have access to the property, 8940 SW 156 Street, this coming weekend both Saturday October 24 and Sunday October 25. We feel in those two days we can gather the remains of Harry.

We all work during the week so the weekend is the only time we can arrange to do so.

Mr. Alvarez - if you can send me a copy of the waiver I can get it to who does plan on coming to the property and returned to you prior to the weekend.

We also would like to be able to claim the deconstructed materials when they are available given the timeline.

Thank you for your attention to this matter. I will look for your reply.

Amy Creekmur
Friends of Harry

-----Original Message-----

From: Guillermo Alvarez (TDG) <GAlvarez@tdgroupflorida.com>
To: Cody, Sarah (RER) (RER) <scody@miamidade.gov>
Cc: amycreekmur <amycreekmur@aol.com>; researchandpreservation <researchandpreservation@gmail.com>; Kauffman, Kathleen (RER) (RER) <kkauff@miamidade.gov>; Jose Antonio Alvarez <AlvarezJA@jaains.com>
Sent: Thu, Oct 16, 2014 2:59 pm
Subject: Re: Harry Troeger House: Follow up request

Thank you Sarah,

As a disclaimer

To reiterate, nothing in the board's approval waives anyone from being required to register with the property owner before entering the property.

Due to the unsafe condition of the structure, it may be a safety hazard to go into the property. Therefore, owner will require any visitors to register and sign waivers prior to their entry.

Anyone that has not registered with the property owner is a trespasser and shall be persecuted to the full extent of the law.

I have no problem granting access and i am available 24/7 via email. Just please come through me first.

Thank you,
Guillermo Alvarez

On Oct 16, 2014, at 2:52 PM, "Cody, Sarah (RER)" <scody@miamidade.gov> wrote:

Hi Amy,

The minutes have not yet been prepared, but I will send them to you as soon as they are available. Attached is the staff recommendation. Please note the Board approved the staff recommendation with a slight revision to condition 3. The third condition, as passed by the Board, now reads as follows.

3. The property shall be carefully deconstructed to allow for the salvaging of usable building materials, including the coral rock, and shall make the building materials available for pick up from the site for a maximum of 60 days. The Friends of Harry shall provide notice to the property owner of their intent to pick up the deconstructed materials within 15 days. Upon notice, the property owner will make the materials available for pick up from the site for a maximum of 45 days. After 60 days total, the property owner shall be allowed to dispose of the building materials at their discretion.

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The 15-day period starts today, so the Friends of Harry have until October 30, 2014 to both salvage whatever materials they desire, as well as to notify the property owner of your intent to pick up deconstructed materials. When our staff visited the property, we saw original artwork by Harry in the house, as well as the fantastic hardware that he designed – doorknobs, doors, etc. – which the Friends of Harry may wish to salvage.

Because we know the new owner is concerned about liability, please do not enter the site without coordinating with the property owner.

Please let me know if you have any questions.

Thanks,

Sarah

Historic Preservation Planner
Miami-Dade County Office of Historic Preservation
(305) 375-4958 (office)
(305) 375-4438 (direct)

"Delivering Excellence Every Day"

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