

**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. ROLL CALL**

The meeting was called to order by Chair Novick at 2:25 pm.

**Board Members**

Ruth Campbell	Absent for vote
Adriana Cantillo	Present
Rick Cohen	Present
Paul George	Present
Robert McKinney	Present
Mitch S. Novick, Chair	Present
JoEllen Phillips	Absent for vote
Edmundo Perez	Absent
Enid C. Pinkney	Present
Ronda Vangates	Absent

**Staff Members Present**

Kathleen Kauffman  
Sarah Cody  
Jeff Ransom  
  
Eddie Kirtley  
Assistant County Attorney

**II. APPROVAL OF MINUTES**

Robert McKinney moved for approval of the minutes. Rick Cohen seconded the motion. Motion was approved by group vote.

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

### **III. SWEARING IN OF THE PUBLIC**

Mitch Novick swore in those who would be speaking before the Board.

JoEllen Phillips arrived at the board meeting at 2:30 pm; Ruth Campbell arrived at the board meeting at 3:05 pm.

### **IV. PUBLIC HEARINGS**

PH1. Historic Site Designation  
Pan Am Regional Headquarter Building  
4900 NW 36 Street  
Miami, FL 33166

This item was deferred due to a pending meeting with the Aviation Department. Ms. Kathleen Kauffman stated that this is the sixth deferral and that the moratorium would continue. The board approved the deferral, but stated that this would be the last deferral that they would approve and that the item will be heard at the June 18, 2014 board meeting. They board requested that the Aviation Department be made aware that the item will be heard at the next meeting.

The motion was moved by Paul George. Motion was seconded by Adriana Cantillo. Motion was approved by group vote.

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

### **V. 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.

## VI. NEW BUSINESS

Ms. Sarah Cody requested presenting item NB2. Initiation of Designation Procedures for Collins Avenue Historic District first, before NB1. Initiation of Designation Procedures for 9340 Collins Avenue, Surfside, FL. Chair Novick agreed to the request.

NB2. Initiation of Designation Procedures, Collins Avenue Historic District, Surfside, FL.

Ms. Cody presented the initiation report for the proposed Collins Avenue Historic District in Surfside, FL, roughly bounded by Collins and Harding Avenues and 90th and 91st Streets. The district is a collection of 9 properties that reflect the Streamline Moderne and MiMo architectural styles. These styles emerged as the defining architectural types in Surfside during its height of development in the 1940s and 1950s. They also reflect the pattern of development as Surfside was laid out, with hotels and apartments concentrated along Collins Avenue and the east side of Harding Avenue, with single-family houses and smaller apartments and duplexes west of Harding Avenue.

It was noted that the district meets Designation Criterion A, for its association with the architectural history and pattern of development in the community of Surfside, as well as Criterion C as it embodies the distinctive characteristics of a type, period, style or method of construction, and as it represents a distinguishable entity whose components may lack individual distinction. Staff recommended initiating designation procedures for the Collins Avenue Historic District based on its historic context, as it is representative of the pattern of development in Surfside and serves as an example of the architectural heritage of Surfside, and based on its architectural qualities of Streamline Moderne and MiMo, which historically defined the character of Collins and Harding Avenues.

The Board discussed the merits of the district, noting that a compelling argument was made and that, though modest in size, it appears to be a distinct representation of the historic character of Collins Avenue in Surfside. It was also noted that, as presented, many of the character-defining mid-century buildings along Collins Avenue have been replaced with contemporary towers, and that this proposed district remains as a nice concentration of the historic architectural styles. Chair Novick requested that additional research be undertaken prior to the designation hearing to attempt to ascertain the architects of the buildings.

The motion to initiate designation procedures was moved by Robert McKinney. The motion was seconded by Ruth Campbell. It was approved by unanimous group vote.

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

NB1. Initiation of Designation Procedures, 9340 Collins Avenue, Surfside, FL.

Ms. Cody presented the initiation report for the proposed designation of 9340 Collins Avenue in Surfside, FL, located on the west side of Collins Avenue between 93rd and 94th streets. The structure, built in 1940, is a distinct Streamline Moderne building, with some Art Deco influence. The Streamline Moderne style was characteristic of Collins Avenue during its early development in the 1940s.

The structure is sited in context with a number of mid-century era buildings within the same block, on the west side of Collins Avenue whereas the east side of the block reflects more of a mix of mid-century and contemporary development.

It was noted that the structure meets Designation Criterion A, for its association with the architectural history and pattern of development in the community of Surfside, as well as Criterion C as it embodies the distinctive characteristics of a type, period, style or method of construction. Staff recommended initiating designation procedures for 9340 Collins Avenue based on its historic context, as it is representative of the pattern of development in Surfside and serves as an example of the architectural heritage of Surfside, and based on its architectural qualities of Streamline Moderne, which historically substantially contributed to the character of Collins Avenues.

The Board discussed the architectural qualities of the structure, noting that it is a strong example of Streamline Moderne architecture. Chair Novick requested that additional research be undertaken prior to the designation hearing to attempt to ascertain the architect of the building.

The motion to initiate designation procedures was moved by Paul George. The motion was seconded by Adriana Cantillo. It was approved by unanimous group vote.

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

NB3. 3rd Annual County Historic Preservation Awards

Kathleen Kauffman presented the award recipients with their awards, providing a summary of their projects and achievements. The recipients were as follows:

- *Excellence in Preservation Media Award:* City of Homestead, “Homestead Then & Now”
- *Outstanding Commercial Rehabilitation/Restoration Award:* Lincoln Theatre, Miami Beach
- *Organizational Excellence Award for Historic Preservation:* Friends of the Miami Marine Stadium

- *Outstanding Residential Rehabilitation/Restoration Award:* 317 Mendoza Avenue
- *Exceptional Professional Dedication to Preservation Award:* Richard Heisenbottle, FAIA
- *Excellence in Preservation Construction and Management Award:* Turnkey Construction
- *Achieving Excellence in Preservation of Public Historic Site:* Vizcaya Museum & Gardens
- *Outstanding Civic Rehabilitation/Restoration Award:* Trinity Cathedral
- *Lifetime Achievement Award for Historic Preservation Advocacy:* Arva Moore Parks.

It was noted that Arva Moore Parks is currently in Europe, but will attend the June 18, 2014 Board meeting to receive her award.

NB4. Chair's Report

Mr. Novick had nothing to report.

NB5. Director's Report

Ms. Kauffman invited the award recipients and Board members to enjoy the reception refreshments.

## VII. ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned at 4:18 pm.

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Mitch Novick, Chair  
Miami-Dade County Historic Preservation Board

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Date

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Kathleen Kauffman, Historic Preservation Chief  
Regulatory and Economic Resources Department

\_\_\_\_\_  
Date