

**Miami-Dade County Historic Preservation Board
Minutes of the June 18, 2014 Meeting**

**Curtiss Mansion
500 Deer Run
Miami Springs, FL 33166**

I. ROLL CALL

The meeting was called to order by Chair Novick at 2:00 p.m.

Board Members

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

Staff Members Present

Kathleen Kauffman
Sarah Cody
Jeff Ransom
Eddie Kirtley
Assistant County Attorney

II. APPROVAL OF MINUTES

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

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

III. CONTINUANCES:

Sarah Sinatra - Town Planner, Town of Surfside –requested a deferral of the 2 items for 6 months so there is a chance to work with staff.

Preservation Chief Kathleen Kauffman explained that staff is not opposed to the deferral; the moratorium stays in place.

Jeffrey Bass representing the owner of the property of 9340 Collins Avenue concurs with the request for the deferral for continuance, with three months being adequate.

Motion to defer the item for 3 months, made by Paul George and Seconded by Adriana Cantillo. Motion was approved by group vote.

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

IV. SWEARING IN OF THE PUBLIC

CHAIR: The objective of the Historic Preservation Board is to hear all requests and applications and to decide all questions fairly. The Board will treat everyone with courtesy and respect, and will those who intend to testify today please rise to be sworn in.

PH2. Historic Site Designation Hearing
Pam Am Regional Headquarter Building
4800 NW 36th Street
Miami, FL 33166

Ms. Sarah Cody made a presentation on the history and significance of the Pan American in Miami and their Regional Headquarters Building. This is the historic site designation for the Pam American Regional Building located at 4900 NW 36th Street, Miami, FL 33166 at Miami International Airport. The building meets local designation Criteria A and C and is it is also eligible for listing on the National Register of Historic Places. Staff recommendation is to designate the Pan American Regional Headquarter Building as a historic site based on its historic context and architectural qualities.

Aviation Department – Jose Ramos, Division Director for Planning of the Aviation Department, gave a presentation on behalf of aviation opposing the designation of the property as historic. Also in attendance from Aviation was the Assistant Director Greg Owens.

MIA consists of approximately 3,000 acres inside the fence used for aviation uses. Older and/or underutilized facilities need to be replaced to allow newer and modern facilities to accommodate newer technology and newer aircraft. They feel that historical designation of buildings at MIA will constrain and the optimal development and land uses at the airport.

Aviation stated that to restore Building will cost \$5.6 million, and if they were to replace this land for similar tracts of land outside the fence it would be worth \$6.3M dollars.

Aviation concluded by stating that Miami International Airport is one of the strongest economic engines for the County and that needs to be protected.

V. PUBLIC HEARINGS

Public comment was taken, chair limited remarks to 3 minutes. Speakers included:

Stuart Archer –a former County employee for 9 years. It's only 20,000 square feet and you're talking about millions of dollars to recover that piece of land. It's an ICON and the only thing left of Pan Am is a little ticket office in Key West and our facility here represents a tremendous amount of people that went to school here. We have a training facility right behind us that trains thousands of pilots and crew members. We are looking for a place for a museum for Pan Am.

Irene Schwarz –I was flight attendant for Pan Am in 1973, this is the flight school where I was trained, I came here from Germany and Pan Am was our home away from home. So we feel very emotionally attached and would like to see the designation of the building as historic.

Jeff Donnelly –Public Historian for the Miami Design Preservation League and Historian for the Preservation Board of Miami Beach – this wonderful presentation that your staff has given to you regarding the historical significance of the building I think it is certainly sufficient in itself for you to go designate this property. When the Miami Modern movement begun in Miami Beach in the late 1950s this particular building was one of the few that became part of an exhibition that was opened in Miami Beach and New York City because we thought that this building among others was significant enough to demonstrate to the international architectural community and historic preservation around the world, that Miami architecture was worth preserving. I encourage you to fully consider what your staff has presented of the significance of this building in architectural terms.

Daniel Holder - You heard some very strong arguments and in terms of the history. Through the years, I have watched this building deteriorate and now learn that the Aviation Department wants to paint it over and make it a parking lot for airplanes, It's really a shame. I worked with the county for 36 years and I can understand the difficulties. I know that you are pouring out lots of money into football and soccer and baseball stadiums and we don't have enough money to preserve this unique piece of architecture it doesn't seem right and once it's gone, its gone, it will never be replaced. I urge you to give this the preservation that it deserves for Miami, not only for Miami but for the whole world. It's too valuable of an asset.

Jo Manning – Miami Beach Historic Preservation Board –These women are a wonderful group of people they have an organization that maintains the history and recollections of the Pan Am airport was. This is a very important topic the history of Florida. I'm sorry that the Aviation Department with all due respect would allow this to undergo demolition. At the Historic Board of Miami Beach we see this all too often, happens again and again. These historical buildings, these wonderful buildings in terms of history are allowed to die and there is no reason for it. When you disrespect history, you disrespect life. This is a

very important facility and the report was wonderful, I've rarely seen such a good report, but I would urge you to support the designation of this building and we can always build another airport.

Dolly MacIntyre – It is so intimidating when a building under consideration of designation was built 22 years after I was born. Nevertheless I think you have made an excellent case for the historic specification for designation. I'm sure that the Dade Heritage Trust advocacy committee can place this building under our most endangered list since we consider that this building important and it should be preserved. I hope that this board will designate and the airport authority will cooperate and find the right solution to keep this building part of our history.

Eileen Ramsaran, I am also a Pan Am flight attendant I have my Ph.D in Medicine and Public Health. In 1978 I was trained with this unit as a flight attendant and I was new in the US, coming from Trinidad. To destroy such an icon would break the hearts of so many people of the future of what Pan Am really did, and it is still ongoing today.

Juan Santaella – I am a real estate investor and I think there is economic value in preservation; in conversations with the training facility next door at the International Academy, there is the possibility of working with this building and turning it into a facility for the students because we have quite a number of students coming through, approximately 50,000 a year. So my interest would be in providing efficiency so that we can have some economic value by transforming this into a student facility for the flight academy.

Cindy Holder –I was trained in the Taj Majal in 1968 and have many memories and I hope we can keep it for preservation.

Greg Owens from the Aviation Department summarized again their position. We don't have enough gates, we don't have enough parking spaces for aircrafts, and if we don't have enough aircraft space, then we will have to turn away those aircrafts to an alternative airports and that airport may not be in the State of Florida. This parcel of land will help us to maintain our growth.

Ellen Uguccione —In order to rehabilitate the building in terms of code it would take a lot of dollars and more importantly that change in the building according to the requirements for safety requirements and those hurricane code requirements that have come in, our concern was that it would be developed such a point that it would no longer have a building known as the Taj Majal. I do want to say that I have always been in love with that building and I think it's one of the most outstanding midcentury modern buildings that I have witnessed. Its history with Pan Am stewardesses and aviation history in general is outstanding. I am looking one step ahead and listening to the discussion which Aviation has shared with you that they are built out because of new aircrafts and so forth. So often we designate buildings that have difficulties and we leave it at that and we don't assist as much as we could.

Jeremy Bernstein – I grew up here in Miami and seen a lot of growth at the airport. I was based with Pan Am for 16 years. I lived in New York and they have 3 airports, LaGuardia, Kennedy & Newark. Maybe some consideration should be given to Homestead and Opa Locka.

Chair closed the public hearing. The Board had discussion on the item.

Motion to designate the structure as a historic building. Moved by Robert McKinney, seconded by Ruth Campbell. Motion was approved by group vote.

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

Motion to pass a resolution to encourage the County (through the Mayor's office) to create a committee to find alternative solutions for valid uses for the building so that it will complement the mission of Aviation and the preservation community. Moved by JoEllen Phillips, seconded by Bob McKinney. Motion was approved by group vote.

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

VI. CHAIR'S REPORT:

Chair's Report: There is a lot going on in Miami Beach that I would like to bring to your attention. The new Mayor/Commission administration is now suggesting TDR which have been legal in terms of transferring development rights from property to property on Miami Beach; they are considering that they be part of their valid question during the next election cycle. You may have read or heard some development proposal which had been approved that the Miami Beach Preservation Board meeting earlier this month re: the 1920 Community Church on Lincoln Road where the lawn which has been part of the church property since beginning has never been developed now a development has been approved and a retail development plan has been approved and that's a decision that has been appealed by the Design Preservation League and this is a matter and something you will hear about in the future and weeks and months to come.

Motion to adjourn at 3:34 p.m. made by Enid Pinkney and seconded by JoEllen Phillips.