

Preliminary Designation Report

Forbes/Juan Gabriel Historic Site

23550 SW 187th Avenue
Miami-Dade County, Florida
Built: c. 1937



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I. GENERAL INFORMATION

NAME: Forbes/Juan Gabriel Historic Site

LOCATION: 23550 SW 187TH Ave.
Miami, FL 33031
Township: 56S
Range: 38E
Section:23

ARCHITECT: unknown

CONSTRUCTION: c.1937

PROPERTY OWNER: Raymond Gonzalez

LEGAL DESCRIPTION:
23 56 38 2.14 AC
S322.87FT OF E288FT OF S1/2 OF S1/2 OF NE1/4 OF
NE1/4
LOT SIZE IRREGULAR
OR 18496-3518 0299 1
coc 22153-3162 12 2003 1

TAX FOLIO NUMBER: 30-6823-000-0050

SIGNIFICANCE: History/Context

The residence and surrounding site is a physical representation of a classic early 20th century agricultural homestead that illustrates the pattern of history in Miami-Dade County. It also helps tell the story of immigrants purchasing land in Miami-Dade County. The Forbes/Juan Gabriel Historic Site fulfills Criteria Sec. 16A-10(1)(a), Associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological, and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation.

People

The residence and surrounding site is associated with the lives of several individuals significant to the history of Miami-Dade County and beyond, including William Brodie, James Forbes, and Juan Gabriel, satisfying criteria Sec. 16A-10(1) (b).

Architecture

The Forbes/Juan Gabriel Historic Site is an example of Masonry Vernacular architecture typically established in rural South Dade during the New Deal era of the 1930s. These homes often demonstrated architectural features of different

styles incorporating gabled roof forms, chimneys, stonework, textured wall finishes and ornamental ironwork.

The present structure fulfills Criteria Sec. 16A-10(1)(c), in that it *embodies the distinctive characteristics of a type, period, style or method of construction.*

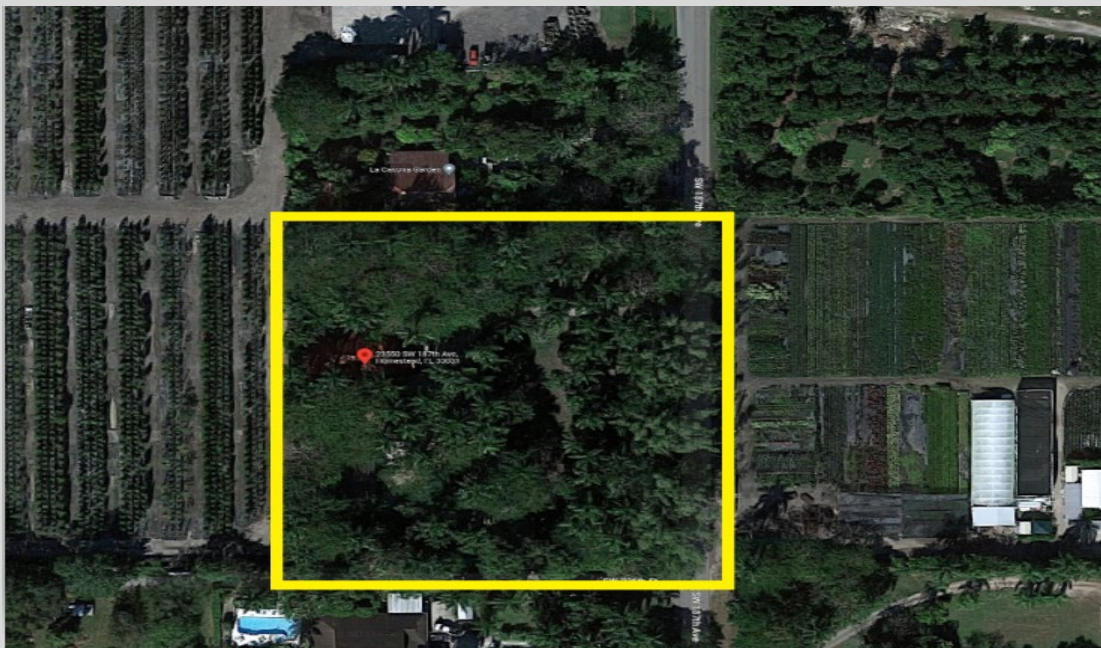
IMPACTS:

The Miami-Dade County Office of Historic Preservation is required to approve any exterior changes and/or additions, demolition, or new construction to the designated resource. Modest changes of the exterior may be reviewed directly by the staff of the Office of Historic Preservation in-house; however, major alterations will require approval by the County Historic Preservation Board including but not limited to new construction, additions, and demolitions. Additional details are included in *Section IX: Standards for Certificates of Appropriateness.*

Designated resources are eligible to take part in the County's Ad Valorem Tax Exemption program.

II. PHYSICAL DESCRIPTION / SETTING

The Forbes/Juan Gabriel Historic Site is in an unincorporated area of Miami-Dade County on a 2.14-acre lot. Located near the Silver Palm and former Redland Historic Districts. (The Redland Historic District was rescinded in 1994 following the destruction of most of the structures as a result of Hurricane Andrew.) A nursery is positioned directly across from the residence along 187 Avenue with neighboring properties to the side and rear. The area retains landscaping readily associated with the early agricultural expansion of the area. A secondary structure once utilized as a caretaker's cottage, also constructed in 1937, remains on site positioned to the northeast of the main residence. The main residence is essentially the heart of the property and is enveloped by lush vegetation including Royal Palm trees, ferns, and flowering plants.



Aerial photograph of residence site , 2023 outlined in yellow.



Streetview of main entrance



Main entrance drive, 2023



Porch archway with metalwork railing

Historic photographs and notations in the Florida Master Site File provide clarity as to distinguishing architectural and landscaping elements of the main residence and caretaker's cottage.

a. MAIN RESIDENCE

The main residence paint scheme is in a neutral off white with textured stucco finish. The main entrance at the east façade incorporates a tiled porch with gabled roof. The porch incorporates arches that were historically fitted with decorative ironwork that have been removed. At the south façade, the structure’s gabled roof originally extended perpendicularly to a flat roofed porch area which has since been altered to incorporate additions to the structure and in 2013, that section of the roof was reformed from a flat roof into a gable style. Another porch extends at the north façade featuring two tooled Tuscan styled columns supporting the porch roof. There’s a small awning-covered area at the rear of the house, on the west façade, as well. This area has the same tooled columns. In addition to these elements, distinguishing extant architectural features include the roof vents (scuppers), and a prominent stonework chimney at the entry façade.



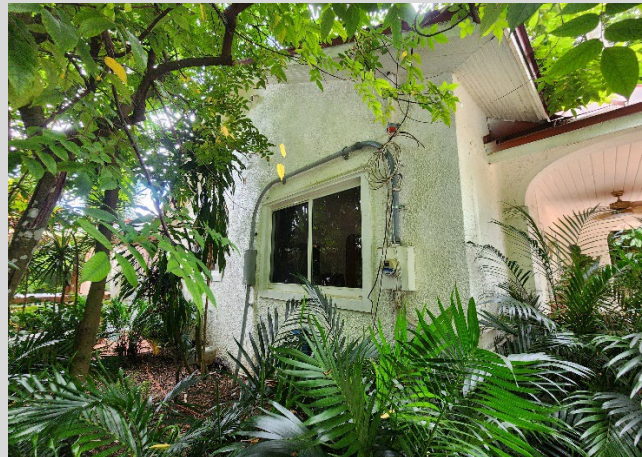
East Façade - Courtyard , 2023



North Façade with porch addition, 2023



South Façade porch , 2023



South Façade at porch, 2023

b. CARETAKER’S COTTAGE

The caretaker’s residence is a smaller secondary structure to the northeast of the residence. It features a similarly neutral color scheme, textured stucco walls, a front porch with pitched roof supported by two Tuscan styled columns and two side porch areas featuring flat roofs. The windows of the structure are a combination of casement windows with French doors at the entry façade featuring a 15-light muntin pattern. A covered porch at

the front of the cottage and a lean-to addition are later constructions that do not detract from the overall historic character of the cottage.



Front of Caretaker's Cottage, 2023



Rear of Caretaker's cottage, 2023

III. HISTORIC SIGNIFICANCE & CONTEXT

THE TEQUESTA & SEMINOLE

Historically, the land that encompasses the potential designation site was the land of the Tequesta and thereafter Seminole people. The Tequesta inhabited the coast of southeastern Florida across what is recognized as Dade County. Following the extinction of the Tequesta tribe, the Seminole People followed in their footsteps as stewards of the land. Adapting to the marsh and pineland terrain of southeast Florida, maintaining stretches of pineland and hunting grounds with routine fires to support the vital ecosystem found here.

After forced removal of the Indigenous people, the United States government issued land grants portioning out parcels of land to homesteaders. In the immediate vicinity of The Forbes/Juan Gabriel Historic Site, there were seven land grants issued by the U.S. government. In 1909, 160 acres were granted to Albert Anderson; also in 1909, 160 acres were granted to Frank H. Kanen; three additional land grants were issued in 1910, each 160 acres, to Charles C. Voorhees, Thomas Evans, and Walter J. Tweedell; in 1912, Charles B. Plummer was granted 40 acres; and in 1914, Thomas S. Layton was granted 160 acres.

EARLY SETTLEMENT OF THE REDLAND

Arriving settlers looked to local resources like the abundant Slash Pine forests of early Miami which spanned over 185,000 acres for building materials, production of turpentine and paper leading to overharvesting and deforestation. Lightning strikes were a keen concern regarding wood frame houses constructed during early settlement. In the early 1900s, homesteaders began to establish what would become the Redland, named after the area's red soil. Officially established in 1910, the main roads were originally formed by dirt trails. Once

established Redland Rd., provided a route to more populated areas like Cutler and Perrine for travel and transport of harvested crops, spanning the early development of the Redland agricultural community in rural south Dade.

NEW DEAL CONSTRUCTION

By the 1930s, the downturn of local lumber mills and the overharvesting and depletion of local lumber saw an evolution in Florida architecture as a result. As new construction and infrastructure projects took shape following the Great Depression, spurred on by the New Deal reforms, paved new roads and masonry vernacular styled buildings furthered the expansion of keystone communities like the Redland with their built environments visibly changed with the incorporation of new construction methods and materials.

PEOPLE

a. William Brodie

William Brodie, a native of Scotland, lived for a time in Georgia, before relocating to Florida in the 1900s.¹ In the 1920s, Brodie's move to the Redland community saw him acquiring property from early settlers and land owners like the Twedell's.² By the 1930s, Brodie had established his own packing house in the area.³ In addition, local newspapers reported on the continued agricultural successes in the Redlands including Brodies' citrus groves where he was said to have a thriving array of 36 varieties of fruit including grapefruits and oranges.⁴ As an increasingly well-known member of the community, Brodie achieved further success in operating the packing house and a shipping business until it was reportedly burned in a fire along with his original house. The destruction of the house and business led to Brodie constructing a new house on the property which was eventually sold to James Forbes.⁵

As a prominent member of the Redland community Brodie actively participated in community projects and was at one time the owner of the Redland School, established in 1906, which was the forerunner to the Redland Farmlife School established in 1916.⁶ Brodie also lent his support to projects that led to the establishment of churches, community centers and drew attention to the Redlands Agriculture industry by supporting agriculture industry cooperatives of the area aimed at achieving recognition for the agricultural industry in the Redland area. Brodie was also a landlord, renting residences in the Redland area to newly arriving residents.

b. James Forbes

Also, a native of Scotland, James Forbes was the one-time chef for Lord Balfour of Scotland before relocating to Florida.⁷ The Forbes family established a well-known citrus grove, called the Kelvin Grove at Redland Road and Silver Palm Drive⁸ and was named after the Great Western Bridge, known commonly as the Kelvin

¹ 1922, July 23. Mr. William Brodie has been quite active in working for the development of this section and on Tuesday evening at a meeting at Guild Hall presented a plan for developing a baseball - park with swimming pool and other attractions in the vicinity of the Woman's Club building. The Miami Herald, p.21. Newspapers.com

² The Miami Herald, Miami, Florida. Newspapers.com William Brodie is making improvements to the Twedell property which he recently bought August 28, 1921 <https://www.newspapers.com/image/616193967/>

³ The Miami Herald p.2 Newspapers.com May 4, 1920 <https://www.newspapers.com/image/616063924/>

Mr. and Mrs. William Brodie will leave for their home in Augusta, Ga. on May 15 Mr. Brodie has recently acquired grove property here and the family will return the first of October.

⁴ The Miami News Newspapers.com Feb. 10, 1935. Reference to Brodies involvement within the Redlands community and on the local cultivation of avocados. <https://www.newspapers.com/image/298574213/>

⁵ The Villages of South Dade, Jean Taylor p. 168 (1984).

⁶ Id. p.124 Brodie is identified as owner of the Redland School, receiving rent payments of \$5 a month from the David Kufeldt, a mechanic for Pan American, who rented it as a temporary residence while constructing his own home in the area.

⁷ Lord Balfour served as Secretary of Scotland, a member of cabinet, to the UK in 1886 and later served as Prime Minister of the United Kingdom from 1902 to 1905. <https://www.britannica.com/biography/Arthur-James-Balfour-1st-earl-of-Balfour> (last visited 10/3/23)

⁸ Souvenir Fair Edition, The Redland District News. 2/1/1937. <https://original-ufdc.uflib.ufl.edu/AA00086283/00001/pdf> (last visited 10/31/2023)

Bridge, near the family's Glasgow home.⁹ Forbes was willed 10 acres of land in the Redland by his brother in 1922. Brothers Alexander and David Forbes operated another 10 acre grove.¹⁰

In 1930, James two boasted plantings of grapefruit, oranges, avocados, tomatoes, beans, and squash which were all significant crops introduced during early settlement the sites also included livestock.¹¹ By 1935, James Forbes had taken up leadership of the combined Kelvin Grove and purchased additional property from Brodie in the same year.¹² By 1937, the Kelvin Grove was well-known, comprising a twenty-acre tract.

c. Juan Gabriel

As a more contemporary figure associated with this property, Juan Gabriell, born Alfredo Aguilera, was a talented singer and performer whose artistry cemented him as a cultural icon. Recognized for his career achievements, following his passing President Obama paid tribute to him in a press release stating:

Statement by the President on the Death of Juan Gabriel

For over forty years, Juan Gabriel brought his beloved Mexican music to millions, transcending borders and generations. To so many Mexican-Americans, Mexicans and people all over the world, his music sounds like home. With his romantic lyrics, passionate performances and signature style, Juan Gabriel captivated audiences and inspired countless young musicians. He was one of the greats of Latin music--and his spirit will live on in his enduring songs, and in the hearts of the fans who love him.¹³

Juan Gabriel's performances often brought him to Miami and in 1999, he purchased this property. Stories passed down about his time here indicate he enjoyed spending time writing songs at a desk beneath the Song Tree. A prolific songwriter, Juan Gabriel was recognized as the American Society of Composers, Authors and Publishers (ASCAP) Latin Songwriter of the Year in 1995, 1996, and 1998. In 1999 he released *Todo Está Bien*, his 25th studio album which was certified Platinum in 2003.

Gabriel's success saw him inducted into the Billboard Latin Music Hall in 1996 in addition to being honored with a star on the Hollywood Walk of Fame in 2002 and inducted into the International Latin Music Hall of Fame in 2003. His renown as a performer, producer and songwriter continues today as musicians continue to pay homage to Gabriel's artistic style finding inspiration in his charismatic and energetic command of the stage to the continued influence his musicality on popular music and performance today.

An acclaimed performer, his career spanned several decades and through his craft Gabriel embraced diversity and cultural heritage infusing his music with the styles of Mexican music tradition. From mariachi and Mexican rancheras genres, he created a compendium of works that established him as an icon of Mexican culture and music. Also a philanthropist, his world travels and success enabled him to give back to the community, from charity concerts to his lifelong work to advocate for underserved communities. In 1987, Gabriel founded Semjase,

⁹ Glasgow, Great Western Road, Great Western Bridge. National Record of the Historic Environment <http://canmore.org.uk/site/148505> (last visited 10/3/23)

¹⁰ Walter Ross Taylor Forbes' will made aboard the S.S. Algeria left a 10 acre property in the Redlands to his brother. <https://www.newspapers.com/image/297744902/> (last visited 10/3/2023)

¹¹ The Miami News February 3, 1930 <https://www.newspapers.com/newspage/298632410/> (last visited 10/3/23)

¹² The Miami Daily News. February 10, 1935. <https://www.newspapers.com/newspage/298574213/>

"Also adding to the galaxy of substantial men added to the citizenry of the Redlands is James Forbes, master of "Kelvin Grove." A native of Scotland, Forbes became famed as a chef, served Lord Balfour, obtained a wealth of experience in the United States and gravitated to the Redland area." <https://www.newspapers.com/newspage/298574213/> (last visited 10/3/23)

¹³ <https://obamawhitehouse.archives.gov/the-press-office/2016/08/29/statement-president-death-juan-gabriel>

a music school and home for orphaned and underserved children which operated until 2015, in Juarez, Chihuahua.¹⁴ The school holds striking similarity to elements of architecture present in the Redlands residence including tooled Tuscan style columns and orange clay tiled roof which can be seen in the Caretaker's cottage and an additional storage structure constructed during Juan Gabriel's ownership.

During Juan Gabriel's ownership of the property an alteration was made to the property, the construction of the exterior tiled porches which enhanced the exterior space directly connected to the house. Other reminders of Juan Gabriels time in this residence remain within the interior décor including three art works and a tooled four post oak wood bed.

CHAIN OF TITLE

Book – Page	Grantor	Grantee	Date
32628-4982	Rolando Molina	Raymond Gonzalez	7/20/2021
22153-3162	Alberto Aguilera	Rolando Molina	3/26/2004
18496 – 3518	Anita Chambers	Alberto Aguilera (a.k.a. Juan Gabriel)	2/24/1999
5511-559	Mark G. Lynch, Orrel P. Lynch	Theodore Chambers, Anita Chambers	6/1/1967
5087-379	Robert Burt	Mark G. Lynch Jr.	5/20/1966
2490-201	Lillias J. Fobes	Robert M. Burt et al	2/13/1961
1472-264	Lillias J. Forbes	Robert M. Burt, Helen Burt	6/9/1959
40-354	James J. Forbes	James J. Forbes	1/23/1957
1877-272	William M. Brodie	James J. Forbes	12/30/1935

■ (Previous owners covered in this report)

¹⁴ The Semjase shelter, Juan Gabriel's dream for the children of Ciudad Juárez < <https://www.univision.com/local/san-antonio-kwex/el-albergue-semjase-el-sueno-de-juan-gabriel-para-los-ninos-de-ciudad-juarez>> (last visited 10/3/2023)

HISTORIC IMAGES OF SITE



William Brodie pictured holding oranges from his citrus grove in 1935; the house shown is believed to be the original residence on site which was destroyed in a fire and was one of many properties he owned.¹⁵



Front (east) Elevation ca. 1993

¹⁵ The Leader-Enterprise. Advertisement. Oct. 11, 1935. University of Florida Digital Collection. Brodie also owned additional property along Redland Rd. & Coconut Palm Drive some of which he rented to other community members.



Southeast Elevation ca.
1993



Caretaker's residence ca.
1993



View of main residence
from 187 Ave. ca. 1993

IV. ARCHITECTURAL SIGNIFICANCE

The pine forests of southeastern Florida were largely depleted through a combination of high demand and logging practices during early settlement. As a result, the typical wood frame structure popular during the late 1800-1900s gave way to concrete construction styles of the New Deal era. The Forbes/Juan Gabriel Historic Site is an excellent example of the masonry vernacular style of architecture of the New Deal era.

As South Florida's rural communities grew the style was incorporated into communities alongside wood vernacular residences and businesses. Offering an increased fire resistance in comparison to wood frame vernacular counterparts they were ideally suited for the rural areas and South Florida's subtropic climate.¹⁶ The original residence was a single-story structure with textured stucco walls. The limestone chimney presents a distinguishing extant feature of the residence's architecture in addition to a distinctive extended concrete windowsill with pedestal along the north façade.



Since its construction, four additions have been incorporated at the rear of the main residence. They were designed to be compatible with the masonry vernacular architecture and do not detract from the historic character of the residence. They also help tell the story of the evolution of the home over time.

Beyond the main residence a gazebo, trellis, stonework light fixtures, large stonework basin and bird cage are prominent features of the landscaping pictured above. In addition, a garden pond and other water features have been added to the exterior. Contemporary features to accommodate the site's use as an event venue have also been added, including a free-standing pavilion over a concrete slab with a metal roof and a small restroom structure.

Historically the architecture contained minimal ornamentation, with the most prominent elements being the covered front porch with arched openings, the ironwork inset to the arched openings of the entry porch, the scuppers and chimney. Today, the ironwork railings and trim distinguishing the archways and entry points have been replaced in part by a shorter railing.¹⁷ Contributing features of architecture include(*altered or removed)

- Textured stucco walls
- Gabled roof*
- Limestone chimney
- Tiled porches*
- Stone basin
- Masonry exterior light fixtures
- Awning & Casement Windows*
- Pedestal windowsill

¹⁶ Mark Gelernter, *A History of American Architecture*. (Hanover and London: University Press of New England) 1999. p.262

¹⁷ Resilient Rehab Guidelines provide an overview of OHP recommendations for restoration and rehabilitation of historic structures, of particular interest here are recommendations related to contributing elements identified for this structure including its roof, exterior paint, metal ornamentation and tile are addressed. p.199-230

in in similar style has been incorporated into porch entry points at the east and north as gates. Throughout the property the landscaping is enhanced by statuary and water features contribute to the overall aesthetics of the site. In addition, an exterior entertainment area has also been added for events, which reduces impact to the patio areas directly connected to the residence.



Grotto pool, 2023



Pavilion , 2023



Gazebo, 2023



Song Tree, 2023

V. PROPOSED DEVELOPMENT

The property is currently zoned agricultural/residential with a coverage area of up to 5 acres and is outside the urban development boundary (UDB). Plans for new construction in nearby historic districts may be an indicator of future development of the Redland area however, at the time of designation, there is no evidence of proposed development that poses significant impact to the site or direct area.

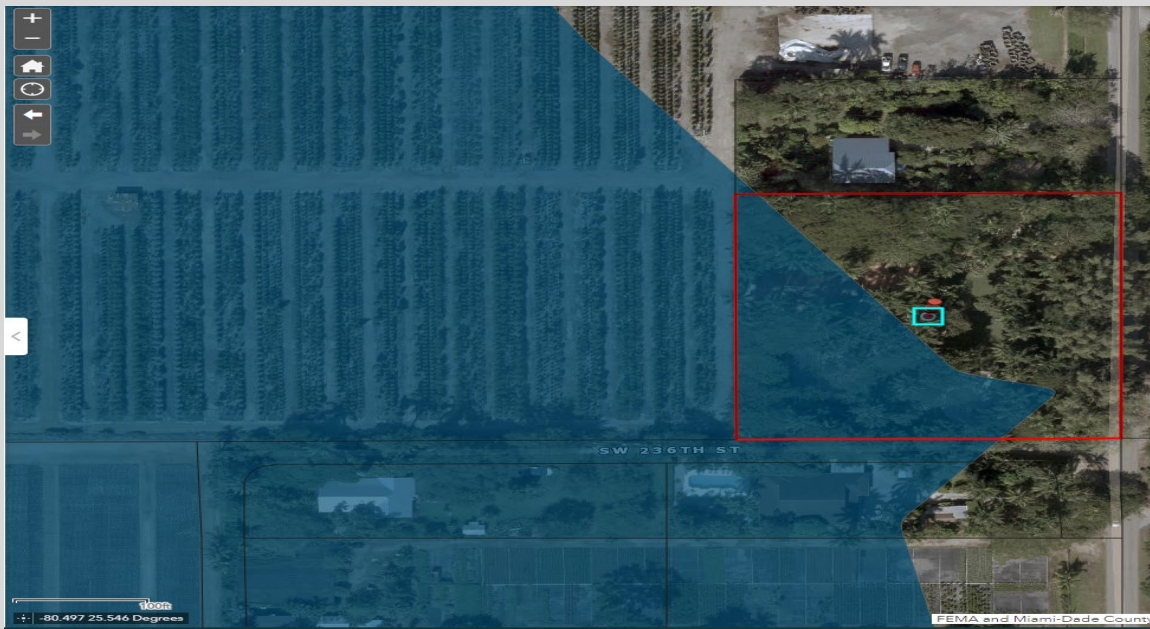
Until recently, the exterior landscaping was largely overgrown, and the current owners have expressed interest in the continued and careful management of the landscaping to incorporate new plantings appropriate to the historic record as well as cataloging the extant trees and ornamental plants present and anticipate future repairs to the exterior water features as well as general improvements to facilitate use of the site as an event venue. It is not anticipated that such changes will adversely impact the site however, it is noted that a Certificate

of Appropriateness will be required in connection to alterations and enhancements that impact character defining features of the main residence, caretaker's cottage and extant landscaping and ornamentation.

Additionally, noting the size of the lot, its location outside the UDB, and its agricultural zoning, the property is eligible to make use of the County's Rural Event Venue ordinance, if it were to be designated as historic, which may increase visitation to the site and long-term impact to the structure and landscape as a result.

VI. PROPERTY VULNERABILITY

As Miami-Dade County works to address the impending challenges of increased flooding, sea level rise, and more frequent severe weather events, it becomes increasingly important to assess the vulnerability of historic and cultural resources to these threats. Utilizing the matrix developed in association with the County's Historic Site Vulnerability Assessment, historic properties can be evaluated for their level of vulnerability. Factors related to a property's flood zone, elevation, storm surge, sea level rise, king tides, and proximity to water are a sampling of the environmental factors that are included in determining a site's vulnerability. Property use is also included.



(Aerial image of property outlined in red with AH flood zone shaded in blue.

Utilizing information in the County's Flooding Vulnerability GIS-based mapping system, 23550 SW 187 Avenue has a parcel mean elevation of 7.77' and is classified as being in an AH flood zone. Typically, these areas have a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet.¹⁸

Historically, the impact of severe hurricanes is an intrinsic part of South Florida's architectural heritage. In recent years the most significant damage has been a result of Category 4 and Category 5 storms which pose a risk for inundation to the property. The property does not show vulnerability to king tide flooding, nor does it show vulnerability to storm surge inundation under Category 1, 2, or 3 storms. At Category 4, the property is predicted to expect inundation with an above ground depth of up to .5 feet while Category 5 is estimated at up to 3 feet. Current projection models through 2070 also indicate that there is a low risk of Sea Level Rise inundation or

¹⁸ FEMA. Zone AH. <https://www.fema.gov/glossary/zone-ah> (last visited 10/3/2023) These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

vulnerability to King Tides.¹⁹Overall, this property is a somewhat vulnerable property. Standard mitigation options for protecting the property from storm events are recommended.

VII. FLORIDA MASTER SITE FILE

An existing Florida Master Site Form, **8DA5646**, is on record identifying the property as the Forbes Residence, relating it largely to its association with agricultural heritage in South Dade, though it also notes the property as significant for its architecture as well. An amendment to this file will be submitted to the Florida Division of Historical Resources in follow up to the Designation process to update site file information to reconcile architectural and historical detail of note included in the designation and provide the association with Juan Gabriel as a significant person.

VIII. CRITERIA FOR DESIGNATION

The Juan Gabriel/Forbes Residence is significant under the following criteria, as set forth in Section 16A-10 of the Miami-Dade Historic Preservation Ordinance:

16-A-10(1)(a) Is associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological, or architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State, or the nation,

16-A-10 (b) Is associated with the lives of persons significant in our past, and

16-A-10 (c) Embodies the distinctive characteristics of a type, period, style or method of construction or work of a master; or possess high artistic value; or represent a distinguishable entity whose components may lack individual distinction.

IX. STANDARDS FOR CERTIFICATE OF APPROPRIATENESS

Standards for Certificates of Appropriateness will follow the general guidelines as recommended for historic sites, 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). Alterations subject to review include those which impact contributing features as identified in the next section, however, ordinary maintenance and minor repairs/alterations will not be subject to review.

X. CONTRIBUTING FEATURES

Proposed alterations of elements identified as contributing features will be subject to review and approval through the Office of Historic Preservation's Certificate of Appropriateness process. Recognizing that these elements support the underlying rationale of the designation, it is recommended that proposed changes to contributing features be outlined with reference to current OHP guidelines²⁰ in the interest of balancing the historic integrity of the Forbes/Juan Gabriel Historic Site with future needs of the site to support its continued resilience and extend the life and use of the site. The overall exterior of the main residence and caretaker's cottage contributes to the historic character of the property and all improvements and alterations to the residence's exterior shall require a COA. Of particular note are the following features:

¹⁹ Miami-Dade County. Flooding Vulnerability Viewer <https://arcgisintra.miamidade.gov/vulnerabilityviewer/>

²⁰ Resilient Rehab: A Guide to Historic Buildings in Miami Dade County
<https://www.miamidade.gov/planning/library/reports/resilient-rehab-report.pdf> (last visited 10/3/2023)

- Roof
- Limestone Chimney
- Windows, Doors
- Enclosed wood-framed mirrors
- Pedestal Windowsill
- Exterior Stucco Wall treatment
- Roof vents (scuppers)
- Iron ornamentation
- Porch additions
- Porch tiles

In addition to the features of the home itself, the overall site continues to convey the historic character and includes several contributing features. Exterior contributing features include:

- Extant stone statuary and ornaments
- Exterior stonework light fixtures
- Fence columns
- Water features
- Grotto pool
- Gazebo
- Bird cage

The interior of the residence has not been evaluated for purposes of this designation, however, specific elements of the interior that are extant elements of its architecture have been identified. A Certificate of Appropriateness will not be required for general maintenance and improvements to the interior except where the proposed would alter or remove elements identified as contributing architectural elements as listed below:

- Original rear stone steps (at kitchen)
- Original wood window trim (in bathroom and living room)

In recognition of the fluidity of landscape planning and the impact of environmental change today revisions to site vegetation and plantings at the property would not require a Certificate of Appropriateness. However, in proposing such changes, it is recommended that the historic traits of the site plantings and notable agricultural elements of the area in particular, the inclusion of Royal Palm trees, Ficus trees and fruit trees be considered to maintain the historic character of the area.

Other site features are included as part of the designation and would be regulated in accordance with Miami-Dade County's adopted design guidelines, Resilient Rehab. This includes, but is not limited to, site and landscape features such as fences and gates, landscape walls, driveways and other paving, hedges, pools, gazebos, and other garden structures, etc.












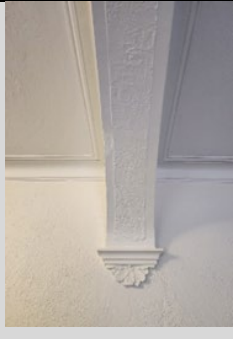




XI. STAFF EVALUATION & RECOMMENDATION








Research findings by the OHP indicate that this property is eligible for historic designation based on §16A-10 (1)(a), (b) and (c). As such, Staff recommends procedures be initiated to consider the Forbes/Juan Gabriel Historic Site for designation as a Miami-Dade County historic site.

XII. REFERENCES

1. El Paso Times. Cortes- Gonzales, Maria. Juan Gabriel events pay tribute to singer-songwriter in El Paso, Juárez and Arizona <https://www.elpasotimes.com/story/entertainment/music/2023/08/26/juan-gabriel-events-pay-tribute-singer-songwriter-el-paso-juarez-and-arizona-2023/70678019007/> (last visited 10/3/2023)
2. La Times. The Ballad of Juan Gabriel <https://www.latimes.com/archives/la-xpm-1999-feb-28-ca-12466-story.html> (last visited (/21/23)
3. Obama, Barack. Statement by the President on the Death of Juan Gabriel. <https://obamawhitehouse.archives.gov/the-press-office/2016/08/29/statement-president-death-juan-gabriel> (last visited (10//31/2023)
4. Rolling Stone [Juan Gabriel, Mexican Music Giant, Dead at 66 – Rolling Stone](#) (last visited 6/21/23)
5. Recording Industry Association of America (RIAA) [Gold & Platinum - RIAA](#) (last visited 6/21/23)
6. Taylor, Jean. The Villages of South Dade. Byron Kennedy and Company (1985) pp124, 168
7. United States Department of the Interior Bureau of Land Management. General Land Office Records. <https://glorerecords.blm.gov/> (last visited 10/03/2023)

Index of Photographs

			
Main entry at 187 th Ave	South Façade window	Street View ca. 1993	The Song Tree, 2023
			
Main Path , 2023	Caretaker's Cottage, 2023	Secondary Structure ca. 1993	Window converted into mirror , 2023
			
Entry porch arch with metal railing 2023	Rear Caretaker's Cottage , 2023	Pedestal Windowsil at North façade, 2023	Interior support beam with detail. , 2023
			
East façade, main entry , 2023	William Brodie holding oranges from his grove at original Redlands residence.	Bird cage, 2023	Large grotto, 2023

			
<p>North façade with porch addition, 2023</p>	<p>Northeast Elevation ca. 1993</p>	<p>Stone basin south of residence , 2023</p>	<p>Pavillion with aluminum roof , 2023</p>
			
<p>South Façade Bar and patio, 2023</p>	<p>North Elevation ca. 1993</p>	<p>Gazebo , 2023</p>	