



MIAMI-DADE COUNTY HISTORIC PRESERVATION BOARD

MINUTES

Wednesday, January 28, 2026 2:01 p.m.

Location:

Miami-Dade Public Library System Main Library 101 West Flagler Street Arva Parks McCabe Auditorium Miami, FL 33130

The meeting of the Historic Preservation Board ("HPB"), on Wednesday, January 28, 2026, at 2:00 p.m., was held in-person. For additional informational visit: http://www.miamidade.gov/planning/boards-historic-preservation.asp

I. ROLL CALL

The meeting was called to order by Board Chair Bob Ross at 2:01 p.m. and requested roll call.

Board Members

Staff Members Present

Table with 2 columns: Board Members and Staff Members Present. Board members listed include Jared Beck, Dr. Paul George, Alyssa Kriplen, Bob Ross, Cecilia Stewart, Jose Vazquez, and Enrique Vecin. Staff members listed include Sarah Cody, Tamara McDonald, George A. da Guia, Assistant County Attorney, and Luis Reyes.

II. APPROVAL OF MINUTES

Bob Ross, Chair, asked members to review the minutes of the December 3, 2025, Board Meeting for approval.

Paul George, Board Member moved to approve the minutes of the December 3, 2025, meeting. Alyssa Kriplen, Board Vice Chair, seconded the motion. The motion was approved by group vote.

Table with 2 columns: Board Members and Yes/No. Board members listed include Jared Beck, Dr. Paul George, Alyssa Kriplen, Bob Ross, and Cecilia Stewart, all with 'Yes' responses.

Jose Vazquez Absent
Enrique Vecin Absent

III. **SWEARING IN OF THE PUBLIC**

Bob Ross, Chair, swore in those present who would be making comments at the meeting.

IV. **PUBLIC COMMENT**

Bob Ross, Chair, stated the due process statement and opened the floor for public comment.

Kathy Emory, El Portal community member, offered commentary with regard to the Rader Memorial United Methodist Church at 205 NE 87 Street, El Portal in connection to community interest in potentially designating the site and preventing its demolition. She provided background perspective on the site saying that a bulldozer is present at the site and the building is a significant architectural and cultural site in the community. She provided a handout with images to orient the board to the site. (See Exhibit 1)

She noted that an exception had been granted to the developer to move forward with a development plan and that residents had come together to sign a petition to designate the property in January.

Bob Ross, Chair, asked to clarify if the church owned the property

Kathy Emory confirmed that no the church did not and it is owned by a developer and that it is believed they are seeking to purchase several properties in the area to build parking lots to accommodate the school proposed for the church site. She noted it is a significant example of midcentury religious architecture named after a foundational figure in South Florida’s history and a landmark in the community for over 70 years. She outlined that they believe the structure qualifies for designation based on Criteria A association with distinctive elements of cultural social history of El Portal and C emblematic of a distinctive characteristic of the work of a master architect. She noted that the neighborhood itself has a significance that includes sites associated with the Tequesta people. She noted the community concern that this demolition would be the start of the destruction of the community.

She noted that community members had reached out to Ms. Cody regarding designating the site.

Bob Ross, Chair, asked Sarah for insight on recent communication and options.

Sarah Cody, Historic Preservation Chief, noted that El Portal is a municipality under County historic preservation and archeological jurisdiction. She noted that there are some designations within the community and acknowledged that staff had received communication asking for an emergency stay of demolition and noted that Chapter 16A does not provide that authority to the Office of Historic Preservation or Board. Additionally, she noted that the parties that can initiate historic designation of a property are specifically outlined in the provisions, OHP Staff, Historic Preservation Board Members, or the property owner themselves.

She noted that it is a goal of OHP to proceed in similar matters in a proactive approach instead of a reactionary approach to preservation. She also stated that in instances such as this where a demolition permit may have been issued that our office has no authority from a regulatory perspective and noted communication with residents and

others and potential communication directed to the mayor and property owner developer to open a dialogue on the site in connection to preservation.

Paul George, Board Member, noted the procedures outlined by Ms. Cody and it seems that this is the eleventh hour, and he is uncertain where to go with the request.

Jared Beck, Board member, asked Ms. Cody if this was a recent action that was brought to staff's attention which she confirmed.

Kathy Emory noted it also only recently came to attention of residents with the arrival of the bulldozer and signage at the site. She noted that a prior community meeting was held where residents spoke against the plan, and it was suggested that a demolition permit had been issued.

Bob Ross, Chair, asked if that indicated that if a permit was issued, they could demolish the structure any time and noted that it seems the available option was to encourage staff to open a dialogue with the Village and developer.

Alyssa Kriplen, Vice Chair, asked for clarification from staff on next steps.

Ms. Cody reiterated staff's recommended approach for proactive not reactive preservation and that first step in this instance would be for staff to reach out to the property owner and start a dialogue about the historic associations of the site and the current development proposal. This does not require any item to come back to the Board. She further indicated that if the Board wishes to see a report or similar on this property, they need to direct staff to do so. She noted that in similar situations the Board had requested staff to prepare a preliminary evaluation report and present it for initiation with their recommendation which sometimes included a timeline for consideration of the designation and advised that the reports can take more than one month to prepare.

She noted a key issue to consider here is if a demolition permit has been issued noting that if that is the case there may not be any action the board can take to prevent that at this point.

Alyssa Kriplen, Vice Chair, noted that there has been some initial analysis that may make that preparation of the full report a bit quicker.

Ms. Cody provided guidance on the most efficient way to proceed with potential drafting of the report and the evaluation and consideration of the site.

Bob Ross, Chair, swore in the next speaker

George Alvarez, community member, expressed concerns of the residents and the significance of the site to him personally noting its architectural significance and that it and other landmarks in the community for many are seen as key to the identity of the community and are unhappy and concerned with the methods being used to move forward with the demolition, a lack of transparency and vetting of the sites significance.

Bob Ross, Chair, noted that much of the concerns Mr. Alvarez expressed were with regard to the Village manager and not OHP's office and staff and that the board could not wave a magic wand to stop the bulldozer regardless.

Mr. Alvarez, community member, asked if there might be some oversight with regard to demolition by OHP.

Ms. Cody clarified that there is no mechanism for County OHP to stop the demolition of an undesignated property.

Bob Ross, Chair, closed public comments.

Jared Beck, board member, offered motion directing staff to undertake their due diligence with regard to the site, including outreach to the Village staff; outreach to the consultant who prepared the EL Portal Historical Resource Survey report; outreach to the property owner to discuss the current site proposal and understand how a potential designation might intersect with the current proposal; and provide a professional assessment as to the viability of designating the site and present the resulting report at the next Board meeting.

Ms. Cody clarified that yes staff can continue to reach out and comeback with a summation next month and explore the viability of designation but could not guarantee the extent of responses that would be received.

Paul George, Board Member, seconded motion.

The motion was approved by group vote.

Jared Beck	Yes
Dr. Paul George	Yes
Alyssa Kriplen, V Chair	Yes
Bob Ross, Chair	Yes
Cecilia Stewart	Yes
Jose Vazquez	Absent
Enrique Vecin	Absent

V. PUBLIC HEARING

PH1. Special Certificate of Appropriateness #2025-46-S

Gold Coast Railroad Museum
12450 SW 152 Street
Miami, FL 33177

Tamara McDonald, Historic Preservation Specialist, presented the staff report, noting the Railroad Museum incorporates several structures that remain from the Richmond Naval Air station in addition to a curated collection of railroad vehicles. The historic structures include the relocated Princeton Railroad Station and the Blimp hangars from the Naval station.

Staff was contacted by Museum staff to discuss necessary repairs outlined in their 40-year structural recertification report for Building 3. Staff subsequently conducted a site visit to assess the proposed repairs and interventions and provide preliminary evaluation of the plans for the partial demolition of a non-historic lean to, repair of interior deteriorated wood elements, removal of a metal canopy at the exterior and repair of exterior brick masonry. She noted the staff report includes some aerial images to serve as reference in addition to the structural engineering report provided by the applicant.

Ms. McDonald provided analysis of Secretary of Interior Standards, 2, 5, and 6 which provide guidance:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. She notes staff's determination that this guideline was met and that the proposed brick repair and woodwork would maintain historic character of the structure and removal of the non-historic lean-to will bring the structure back into alignment with its historic appearance removing an element introduced post Hurricane Andrew.

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved .

Ms. McDonald noted staff's determination that this standard was met. Specifying that the repairs and repainting at the exterior ensures preservation of the structure's distinct features and finishes.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed repairs of the deteriorated wood and brickwork and repainting replacement of bricks and grout will match the historic materials in design, color, texture and appearance as informed by existing material finishes and photographic records. Ms. McDonald also provided analysis of the applicable Resilient Rehab guidelines

Ms. McDonald outlined the proposed project noting first that the COA review matrix indicates that demolition of a non-historic addition to a structure that comprises less than 10% or less of building's total square footage can potentially be reviewed and administratively approve removal of that addition.

The second guideline assessed regarding **Walls and Roofs**, Care should be taken to identify the original façade materials and the modalities of their use. Restoration or rehabilitation should be consistent with the historic finish and stylistic parameters. Ms. McDonald noted that staff determined this guideline was met and that the proposed repairs are limited to the damaged and/or missing bricks and wood elements. The replacement bricks shall match the historic units in size, color, texture and composition and a mortar mix compatible with the existing to match the historic appearance of the structure.

Ms. McDonald provided Staff's overall recommendation to approve with conditions COA 2025-46-S, outlining the following conditions:

1. Applicant shall provide product information to OHP staff for review and approval for brick replacement, noting color selection and material finishes, prior to construction. Such information shall be provided to staff for administrative review.
2. Applicant shall provide product information and color samples for repainting of exterior walls, trim and/or wood elements, prior to repainting. Such information shall be provided to staff for administrative review.
3. Applicant shall submit photographs of the completed repairs and lean-to removal following completion.

4. The applicant shall notify OHP staff of any damage to the structure that occurs during the course of the work so that any necessary repairs may be coordinated.
5. Any changes to the approved scope of work, including materials, and/or paint colors, shall be submitted to OHP staff for review to determine whether additional approvals are required prior to the commencement of such work.

Sarah Cody, Historic Preservation Chief, noted that the owner of the property is Miami-Dade County Parks, Recreation and Open Spaces and that the COA applicant, Gold Coast Railroad Museum, is the tenant and that PROS has confirmed with staff their consent to the application and scope of work outlined.

Bob Ross, Chair opened the floor for comments, swearing speaker David Lackey.

David Lackey, applicant representative, noted that the Railroad Museum has occupied the site for 68 years noting their mission to share the history of South Florida's railroads. He noted that PROS is the owner and that a new leadership group took over operations a year ago and has been working to address many timely concerns.

Bob Ross, Chair, opened the floor to the Board for comments.

Paul George, Board member, moved to approve the application noting he was supportive of staff's recommendation and the specified conditions.

Alyssa Kriplen, Vice Chair, expressed concerns regarding the scope of work presented and noted that additional clarity is needed to assess the condition and the specific repairs to be done, what will be removed or replaced and noting that an annotated aerial photograph is needed for additional clarity for that and on the procedure for review of the checklist of materials submitted for the application.

Sarah Cody, Historic Preservation Chief, clarified that staff reviews the checklist and materials provided.

Bob Ross, Chair, opened the floor for discussion on the motion.

Paul George, Board member, expressed that he believed the proposed repairs and outlined conditions are clear. He asked for clarification if a site visit is conducted post repair.

Sarah Cody, Historic Preservation Chief, clarified that it is possible, and that as a matter of course in recent years staff have begun to routinely incorporate conditions to COA approvals to require photographic documentation to confirm completed work aligns with application, but a visit is also possible to verify.

Alyssa Kriplen, Vice Chair, noted that the plans and permit details that would be required would be submitted to obtain a permit. However, without that information included there is a potential for miscommunication on what is planned and what is executed and emphasized that annotated photographs of what elements will be removed and what will be repaired could be sufficient to clarify.

Paul George, Board member, asked if there is a way to move forward, understanding that those elements need to be specified, with a condition to the approval.

Sarah Cody, Historic Preservation Chief, suggested an approach to defer the item to allow applicant time to provide additional materials to clarify and bring forth the application for consideration at the next meeting.

Paul George rescinded his initial motion and offered a motion to defer the item to next month to allow applicant to clarify the information as discussed.

Alyssa Kriplen, Vice Chair, seconded.

The motion was approved by group vote.

Jared Beck	Yes
Dr. Paul George	Yes
Alyssa Kriplen, V Chair	Yes
Bob Ross, Chair	Yes
Cecilia Stewart	Yes
Jose Vazquez	Absent
Enrique Vecin	Absent

VI. NEW BUSINESS

NB1. Chair's Report

Bob Ross, Chair, indicated he had nothing to report.

NB4. Chief's Report

Sarah Cody, HP Chief, indicated she had nothing to report.

NB5. Attorney's Report

Luis Reyes, Assistant County Attorney, had nothing to report

NB6. Board Member Reports

Jared Beck, Board member, requested that the County Attorney prepare a summary of current proposed State legislation that relates to local historic preservation efforts. **Luis Reyes, Assistant County Attorney**, confirmed he would prepare something for the next meeting.

VII. ADJOURNMENT

With no further business to be heard before the Board, **Bob Ross** adjourned the meeting at 3:03 p.m.