



**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**

MINUTES

Wednesday, June 24, 2026
2:04 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, June 24, 2026, at 2:04 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 2:04 p.m. and requested roll call.

Board Members

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

Staff Members Present

Sarah Cody, HP Chief
Tamara McDonald, HP Specialist
George A. da Guia, Principal Planner
Jerry Bell, Assistant Director for Planning

Assistant County Attorney

Luis Reyes

II. APPROVAL OF MINUTES

Bob Ross, Chair, asked members to review the minutes of the May 27, 2026, Board Meeting for approval.

Paul George, Board Member, moved to approve the minutes of the May 27, 2026, meeting with the correction requested by Chair Ross. **Jose Vazquez, Board Member**, seconded the motion. The motion was approved by group vote.

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

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 stated that he would take public comment on non-public hearing items as the items come up on the agenda.

V. **PUBLIC HEARING**

A. Requests for Deferral

PH2. Historic Site Designation

Goulds Queen Anne
13301 SW 232 Street
Goulds, FL 33170

Pedro Gassant, Holland and Knight, representative of property owner, requested a deferral of PH2, indicating that as the Supplemental Information Report was just provided to them by OHP Staff at 2:30 pm the day prior, they are requesting a deferral to provide all parties with sufficient time to review the supplemental information provided.

Paul George, Board Member, moved to defer the public hearing to consideration the pending designation of the Goulds Queen Anne to the July 29, 2026 meeting. **Jose Vazquez, Board Member**, seconded the motion. The motion was approved by group vote.

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

VI. **Public Hearing Items**

PH1. Special Certificate of Appropriateness #2026-19-S

North Shore Crest Historic District
884 NE 88 Street
Miami, FL 33138

Tamara McDonald, Historic Preservation Specialist, presented the staff report, for the demolition and site clearance of an auxiliary structure and site features in the western half of the subject parcel and the construction of a structure that accommodates three townhouse units for workforce housing in the North Shore Crest Historic District. The site is a contributing property in that district which was established in December of 1999.

Ms. McDonald provided analysis of applicable Secretary of Interior Standards and Resilient Rehab guidelines before providing Staff's overall recommendation to approve with conditions COA 2026-19-S, noting that staff has been working with the

applicant to review and provide comments on their proposed plan. Notably, the original proposal included demolition and clearance of the full property, including the 1934 main residence. After several meetings and discussions, the property owner reduced their current proposed scope of work to exclude the main residence, following staff recommendations and guidance to better balance historic preservation with redevelopment.

Bob Ross, Chair, opened floor for discussion and asked for clarification on secondary structure noting the site plan, area labeled "existing historic structure," and smaller building near the pool identified as Building No. 84. Just to confirm, we're talking about removing that smaller building, which appears to be a guest house or accessory structure, correct?

Sarah Cody, HP Chief, confirmed that is correct. She also noted that the property owner is present if the Board has any questions.

Bob Ross, Chair, asked if there were any speakers for this public hearing. Seeing no speakers, he closed the public hearing and asked if Board Members had any questions.

Jose Vazquez, Board Member: Requested clarification if future work involving the primary historic residence would be considered at a later date as a separate application?

Sarah Cody: Clarified. Applicant has not specified what a future phase of the project might be whether that is rehabilitation of the historic structure or a demolition request, OHP staff is not aware at this time.

Paul Geoge, Board Member: asked for clarification, the structure is a part of the Historic District but not a contributing structure and would be demolished and replaced by workforce housing.

Sarah Cody, HP Chief: Clarified that the overall property is contributing to the historic district, but that the designation report does not call out potential significance of auxiliary structures, and that the subject auxiliary structure was built after the defined period of significance for the historic district. These factors did play a role in staff analysis. She noted, if the proposal involved demolition of the primary residence, staff analysis would have been substantially different.

With no further comments or questions from the Board Members, **Bob Ross, Chair**, asked if there was a motion?

Paul George, Board Member: made a motion to approve the application in accordance with the staff recommendation and all conditions outlined in the staff report. Jose Vazquez, Board Member, seconded the motion. The motion was approved by group vote.

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

VII. NEW BUSINESS

NB1. National Register of Historic Places Nomination
Georgette's Tea Room
2540 NW 51st Street
Brownsville, FL 33142

Sarah Cody, HP Chief: Provided an overview of the National Register nomination process and the reason for the presentation of the item as required.

Ms. McDonald provided an overview of the Historic Site Georgette's Tea Room and noted that staff anticipate limited revisions and some additions for context on Tea Rooms and the Overtown community will be incorporated as part of the State's review process.

Constructed in 1950 and operated until 1975, she noted that the architect is unknown. However, based on information shared by site stewards and family members, Georgette came up with the design concept noting that the resulting design also incorporated nautical influences as homage to Georgette's husband whose work was related to ships.

Ms. McDonald noted the National Register's intent to document and recognize places of significance to history not as a regulatory authority. She noted the applicable criteria that the nomination was based on Criteria A, overall history of the community, Georgette Scott Campbell, Criteria C, architecture.

She noted the story told by Georgette's was an integral touchstone to the history of the community from settlement through the segregation era and the civil rights movement that underscore the evolution of property ownership and entrepreneurship in the community. She noted Georgette's accomplishments were representative of the impact of that period of change that is often overlooked.

She noted, it is one of three 2-story homes built at that time which highlighted Georgette's ambition and financial means realizing a 13-room structure that operated as her home and business. She noted Georgette's engagement with the community, hiring local residents as chefs, servers and staff for events. She noted that Georgette's personal story wonderfully illustrated the Great Migration and the ambitions of the Black community seeking opportunity, change and empowerment.

Georgette's expertise as a hostess in New York Tea Rooms saw her establish Georgette's Tea Room upon her return to Miami and noted that the Brownsville community sense of unity. She noted Georgette was very family-oriented noting nearby properties owned by the family on the same block and noted the importance of Georgette's role in the community and local history as a female entrepreneur. In operating Georgette's, the clientele was a testament to her skill with notable figures like Joe Louis, Billie Holiday, Charles Fuqua of the Ink Spots and more alongside area residents and leaders hosting events of their own. She noted the importance of the clientele on a larger stage, leading into and as part of the Civil Rights movement illustrating important transitions in our community and national history from military service to human rights.

Ms. McDonald presented historic photos of Georgette's highlighting some of its past events including birthday parties, weddings and banquets as well as the extant architectural details on site today that remain used during its operation including its exterior entertainment floors mosaic tile compass design and BBQ pit, as well as interior elements like inset shelving for floral arrangements and more. Ms. McDonald outlined key criteria of consideration for the review process that addresses integrity of the historic structure and its current condition. Noting the deteriorated interior and exterior elements, Ms. McDonald shared that ongoing preservation rehabilitation projects are actively being managed to revive the structure in alignment with local and national register standards.

Bob Ross, Chair, opened floor for discussion.

Paul George, Board Member: noted there were very few buildings that speak to the Black experience in Miami that are in great shape and noted the importance of this building and noted he has spotlighted the residence in local history tours for that reason.

Jose Vasquez, Board Member: noted his appreciation for the site.

Paul George, Board Member: asked if there were plans for adaptive reuse for the structure.

Sarah Cody, HP Chief: noted that the photos highlight the several years of work ongoing to restore the interior and exterior of the structure with grant funding to reestablish it as a community space honoring its history and sharing its story.

Kim Johnson, Site Steward Georgette's Tea Room: thanked Staff for the presentation and shared her thoughts on the importance of the site and Georgette Scott Campbell and sharing the unique and inspirational story of the place and people associated with it. She noted the ongoing grant funded work to restore the structure and their dedication to continuing the work.

Bob Ross, Chair, asked how the Church came to own the property and what they envisioned for its future.

Kim Johnson, shared how the Church came to own the church and its connection with Georgette's niece who was unable to maintain the property and resolve outstanding code compliance issues and ultimately made the decision to give the property to the Church and they hoped to recreate a space that can once again be used the way Georgette intended, a gathering space, artist exhibition area and tea room where the community is able to enjoy.

Ken Kilpatrick, Chair, Brownsville Civic Neighborhood Association: shared his support for the nomination and noted its central resource as part of a broader effort for historic surveys in Brownsville and thanked site stewards and owners and OHP staff for the community service they are providing.

Paul George, Board member, motioned to recommend for approval the nomination to list Georgette's Tea Room on the National Register of Historic Places. **Cecelia Stewart**, Board member, seconded the motion. Motion was approved by group vote.

Jared Beck	Absent
Dr. Paul George	Yes
Alyssa Kriplen, V Chair	Absent
Bob Ross, Chair	Yes

Cecilia Stewart	Yes
Jose Vazquez	Yes
Enrique Vecin	Absent

NB2. Chair's Report

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

NB2. Chief's Report

Sarah Cody, HP Chief, reminded the Board about the July 29 meeting date and the financial disclosure filing deadline.

NB3. Attorney's Report

Luis Reyes, Assistant County Attorney, had nothing to report

NB4. Board Member Reports

Board Members had nothing to report.

VIII. ADJOURNMENT

With no further business to be heard before the Board, **Bob Ross** adjourned the meeting at 3:08 p.m.