

Dade Heritage Trust 2017 Preservation Awards

Every year at Dade Heritage Trust's Annual Meeting, Miami-based organizations, projects and people are recognized for their outstanding preservation efforts. Here are the 2017 Preservation Award winners announced at the April 6th Annual Meeting at the Koubek Center in Little Havana.

ORGANIZATIONS

Woman's Club of Coconut Grove. In 1891, five years before Miami became a city, Flora McFarlane and the women of Coconut Grove formed the Housekeeper's Club, now called the Woman's Club of Coconut Grove. Members of the Club have provided service to the community and support for each other for 126 years. Their first major project was raising the funds for a Sunday School Chapel in 1894, which eventually became Plymouth Congregational Church. The Club was the cultural center of early Coconut Grove. Members were engaged in Everglades conservation, saving Paradise Key, the nucleus of Everglades National Park. It has provided aid for local organizations such as Casa Valentina, the Virrick Public Library, the Villagers, Dade Heritage Trust and many more. 126 years later, the spirit of the early pioneer women remain. The Woman's Club of Coconut Grove, located at 2985 South Bayshore Drive is a place where women build relationships and create community through their civic service activities.



Liberty Square Project Friends and Family Reunion, Inc. In the 1930s Liberty City, a predominantly African American neighborhood emerged in Northwest Miami. During the Great Depression many African Americans in Miami were living in poverty and unsafe conditions. President Franklin D. Roosevelt's New Deal Public Works Administration decided to build a public housing project in Liberty City to improve their living conditions. This public housing project, known as Liberty Square, opened its doors in 1937. Liberty Square was the third public housing project in the Nation, and more importantly, the first public housing project of its kind in the State of Florida. It runs from Northwest 62nd street to Northwest 67th street and from Northwest 12th avenue to Northwest 15th Avenue. The project contains hundreds of housing units as well as a community center. In the early to mid-twentieth century the community center was the heart of Liberty Square. The community center holds sentimental value to many past residents of Liberty Square. Amongst these are Phillip and Hattie Walker, founders of Liberty Square Project Family and Friends.



Working with Dade Heritage Trust, the City of Miami, Miami-Dade County, the State of Florida Historic Preservation Office and Related Urban, through the Walkers' advocacy efforts, the community center will be rehabilitated and enhanced in the redevelopment of Liberty Square to serve as a place where the history of the housing project is properly interpreted.

Miami-Dade College For decades, Miami Dade College has served as an exemplary steward of the region's historic buildings, making them accessible to students and the community for educational and cultural purposes. With an established track record of success in the planning and management of facilities development, renovation, maintenance and operations, the College is proud to house many renovated and historic landmarks within its eight campuses including the Freedom Tower, the Tower Theater, the Koubek Center and the Wolfson Archives. Last summer, the College made yet another bold commitment to historic preservation in South Florida with the acquisition of the historic David W. Dyer U.S. Courthouse building, which sits directly across the street of MDC's Wolfson Campus in Downtown Miami. After several years of collaboration between the College and the South Florida U.S. Congressional delegation, and negotiations with the U.S. General Services Administration (GSA) and other federal agency stakeholders, the College is poised to begin transforming this long-dormant building into the centerpiece of its Downtown Miami Wolfson Campus. The College will utilize this building in a number of important ways, including classroom space, lecture halls, meeting rooms and study areas. In addition, multipurpose spaces will open up the building for community use.



PROJECTS

River Inn Miami, located at 118 SW South River Drive

River Inn Miami, formerly known as the Miami River Inn, is the city's oldest hotel but today it is a vibrant co-living space exuding the charm of "Old Florida". The ladies of the Miami River consist of four, pastel colored, three-story houses, tucked away on the south bank of the River and on the edge of East Little Havana. Originally built as a Victorian boarding house in 1908, for those who desired to be close to downtown but couldn't afford to stay in Henry Flagler's hotel, they served the many white Americans who were moving there as laborers. The Inn houses had names like Rose Arms and Gilbert House, remnants of the Riverside community that once was. These charming wood vernacular structures have been historically preserved by developer Avra Jain and her team. Since the property was upgraded in 2016, with modern convenience for co-living operators: ROAM, the historic boarding houses are alive again.



Little Havana National Treasure Team: National Trust for Historic Preservation, Plusurbia, Live Healthy Little Havana, Health Foundation of South Florida, Urban Health Partnerships



In the early planning process to investigate the possibility of naming Little Havana a National Treasure, Dade Heritage Trust organized a series of focus groups and meetings for the National Trust for Historic Preservation. Representatives of the National Trust came from their Washington DC, and Houston offices to meet with neighborhood stakeholders including residents, politicians, business owners, realtors, developers, planners and a variety of non-profit and community leaders with an interest in Little Havana. The result of those meetings that began nearly a year ago, is the formulation of a team of partners who are working together to propose a neighborhood plan for Little Havana which addresses historic preservation, contextual new development, cultural identity, transit and transportation options, street plans, community health, resiliency, affordable housing, streetscape improvements and open park space needs. Our group's goal is to have the plan ready for review by mid-summer.

Joe Moretti Apartment Buildings in Little Havana located at 538 SW 5th Street Related Urban and Miami-Dade County Public Housing Project

Joe Moretti Phase Two within the Little Havana neighborhood entailed the preservation and rehabilitation of twelve (12) contiguous eight (8) unit Art Deco garden style buildings totaling ninety-six (96) units for seniors. According to the Miami-Dade County Property Tax Records, the first structures were built in 1948. The project was a double preservation project from the perspective of historic preservation and preservation of an existing affordable public housing development. Joe Moretti Phase Two received its Certificate of Occupancy on January 30, 2017, just three days after the National Trust for Historic Preservation declared Little Havana a National Treasure. Joe Moretti Phase Two is now a completed preserved cornerstone in the Little Havana community preserving its people, mostly elder low income immigrants; and twelve Art Deco garden styled gems on approximately 2.07 acres.



Greynolds Park Log Shelter Rehabilitation - Miami Dade County Parks

Greynolds Park, located at 17530 West Dixie Highway, is a 265 acre park on the banks of the Oleta River and because of its rich history has been designated a Heritage Park. The park is named after A.O. Greynolds, owner of the Ojus Rock Company, who deeded the land over to Miami-Dade County Parks Department. As part of President Franklin D. Roosevelt's New Deal program, Greynolds Park was designed by the prominent Landscape Architect, William Lyman Phillips. The development of Greynolds Park was completed under the direction of Phillips by the Civilian Conservation Corps (CCC). The park was dedicated in March 1936, it is the second oldest Miami-Dade County Park with more than 90 acres of natural areas. The log shelter sits at the northwest end of the park. This project scope included replacing all existing logs which were in deteriorated conditions with new cypress logs that were harvested from the local southeast region. The roof was replaced with new cedar shakes to complete the rustic look. The facility provides a space that offers a peaceful



environment for the community.

**The Freehand Hotel – Adaptive Reuse of Three Historical Buildings and Renovation of a Historical Hotel in the Collins Park Historic District – Miami Beach, 2700 block of Indian Creek Drive, Miami Beach
Designed by William Lane Architect**

The Freehand Hotel is an excellent example of how adaptive reuse can preserve significant historic buildings and create a new iconic public space. In 2012 The Sydell Group purchased the Indian Creek Hotel property which was comprised of three historical buildings; an existing 67 room art deco hotel designed by architects George L. Pfeiffer and Gerard Pitt and built in 1936, a two story house designed by Russell Pancoast and built in 1933, and a one story Mediterranean style bungalow built in 1922. The two houses had been abandoned for several years and were in disrepair. The previous owner had an approved plan to add a 30,000 square foot condominium building to the property as well as add an additional floor level to the existing 3 story hotel. To facilitate that plan, the two story house was to be moved from its corner location to another part of the property. The Sydell Group had a different idea. Well known for their adaptive reuse hotel projects throughout the US, they saw more value and potential in keeping the existing ambiance of the property with its lushly landscaped interior courtyard.



Miami Dade Courthouse Restoration

Wiss, Janney, Elstner Associates Inc., MC Harry and Miami-Dade County

Publicly funded by Miami-Dade County, the \$20 million renovation of the Courthouse performed by Wiss, Janney Elster with local partners MC Harry was completed on time and on budget. Built in 1928, at 360 feet tall, the Courthouse at 73 West Flagler Street was the first high-rise building constructed in Miami for the County. For decades the Courthouse was the tallest building in Miami and known as the tallest south of Baltimore. The restoration of the exterior of the building began in September 2013 and was completed in July 2016. The restoration included extensive repairs to the exterior terra cotta cladding, windows, plaza, and roofing. In total, nearly 7,000 terra cotta units were removed and replaced; another 2,000 terracotta units were removed and reused; and 4,000 units were repaired in place. In combination with the terra cotta work, nearly 7,500 lineal feet of new steel gravity supports were added at each floor of the building. To blend the new with the old, the entire terra cotta facade and plaza were restoration cleaned. In total, over 700 windows were extensively repaired to stop water intrusion. At the completion of all the facade restoration work, nearly 23,000 square feet of low-slope roofing was removed and replaced. A new building lighting system was also installed, giving the Courthouse a distinctive and distinguished look at night. The rehabilitation of the Miami-Dade County Courthouse became the genesis of the City of Miami's restoration of the entire Central Business District and particularly Flagler Street.



The Ball and Chain at 1513 SW 8 Street, in the heart of Calle Ocho

The venue opened as a nightclub in 1935 on Calle Ocho in Miami. It was later renamed the Ball and Chain Club. The venue was one of the most popular in Miami during the Depression era. With an interesting 25-year run, filled with bootleggers, gamblers and outlawed felons as owners, it wound up being one of the only locales that would allow African-American jazz and blues musicians in the city of Miami. Black performers were snuck into the club through a passage from the neighboring hotel despite segregationist laws. In the 1950s the club was sold to Henry Schechtman and Ray Miller. Musicians that played at the spot in early days included Billie Holiday, Count Basie, Louis Armstrong, Nat King Cole, and Duke Ellington. The Gene Krupa trio began their national tour at the venue in 1956, and the Chet Baker played at the club with his Baker Quintet in 1957. The bar closed in 1957 after Count Basie sued the ownership for outstanding fees. The venue reopened on September 18, 2014, with new owners Bill Fuller, and brothers Zack and Ben Bush. The original roof was retained, and a new interior was designed to reflect the environment that existed during the club's first run. The venue has two stages, and is by far one of the most popular venues on Calle Ocho.



PEOPLE

Joyce Nelson - Coconut Grove Activist and driver of Coconut Grove's Historic Marker Program

This project began with a trip to Charleston, S.C., followed by a visit to Virginia Key Beach where Joyce saw historical markers placed in several places. She wondered why are there so few Historical Markers in Miami? In March, 2015 she reached out to the Historic Preservation Officer, City of Miami and it all began. The process was to research, create proposed text and images for the markers and coordinate the application at both local and state levels. She worked with City staff to come up the appropriate language in the form of a Resolution, and then persuaded Mayor Regalado to sponsor it. Joyce, as President of The Coconut Grove Civic Club had aside funds for a project dealing with historic preservation and education. The cost per marker is approximately \$3000 each and with all of her ducks in a row she asked if they would fund the cost of eight historic markers. They agreed to the procuring of 8 Historical Markers from the Florida Department of State, Division of Historical Resources, and donated them to be placed at the Coconut Grove Playhouse, Coconut Grove Library, Housekeepers Club of Coconut Grove/Woman's Club of Coconut Grove, Pan American Seaplane Base and Terminal Building, U.S. Coast Guard Air Station at Dinner Key, Mariah Brown House, Evangelist Street/Charles Avenue, and the E.W.F. Stirrup House.



The Matheson Family

In 1902 Bruce Matheson's grandfather Hugh was sent to a small Boarding School in the Adirondacks. The winter term was spent in Coconut Grove. For spring vacation Hugh and his younger brother Malcolm chartered a sail boat and invited their father, William J. Matheson down from New York for a cruise on Biscayne Bay. Fresh water springs coming up in crystal clear water and perfect weather enticed their father to come back to Coconut Grove. In 1904 he built a house and the family has been here ever since. With an appreciation of the beautiful, natural and lush landscape, W.J. Matheson donated 84 acres of hardwood hammock on Old Cutler Road to Dade County in 1930 for its first park. In 1940 his daughter Nan

and two sons donated 950 acres with two miles of ocean front beach to the county which became Crandon Park. In the 1960's Hardy Matheson ran for and won a seat on the County Commission on a platform that opposed an oil refinery and ship channel that would have compromised the integrity of Biscayne Bay. Castellow Hammock - on 70 acres in the Redland is on land that was formerly owned by Hugh Matheson JR. The Matheson family continues to fight to preserve and protect its donations for the benefit of all the residents of Miami-Dade County.

Juan Fernandez - City of Miami Naturalist and Arborist in charge of historic Simpson and Alice Wainwright Parks

Juan Gualberto Fernandez has dedicated his life and continues to dedicate his career for the preservation and conservation of the City of Miami natural areas, in particular the historic Simpson Park Hammock and Visitors Center. Mr. Fernandez is currently the Senior Park Naturalist for the City of Miami Parks and Recreation Department. He graduated from the Institute of Higher Education in Cuba with a Bachelor of Science in Biology and Education. His efforts have led to the formation of a new restoration group that restores, reforests, conserves and protects the natural areas and a number of native and endangered plants that were almost driven to extinction. Since 1996, under the leadership of Mr. Fernandez the City of Miami has worked to restore nature trails at Virginia Key and Simpson Park creating public access to important natural areas, significant to the City's urban forestry projects.



Henriette Harris Award: Mayor Tomas Regalado

For his entire term as Mayor, Tomas Regalado has been an ardent supporter of preservation and Dade Heritage Trust. From his interest in the preservation historic sites throughout Miami, funding of historic markers at significant Miami sites, dedication to improvement efforts at the historic Miami City Cemetery and of course, his mission to assure restoration of the Miami Marine Stadium, Mayor Regalado has advocated for preservation efforts and understands the importance of preserving places that help tell Miami's story. This past November, Mayor Regalado greatly assisted Dade Heritage Trust with our referendum efforts giving us a long-term lease at our headquarters which is owned by the City.