

preservation *today*



All Eyes On Allapattah



PLUS: Richard Kiehnel
Endangered Dozen
Grove Park
Everglades and Biscayne Bay
Church Restoration
Affordable Housing
Remembering Arva
Miami Canopy Coalition
Commodore Trail
... and Department Updates

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Features



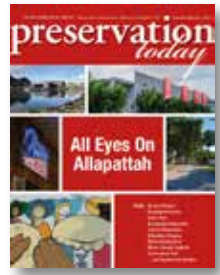
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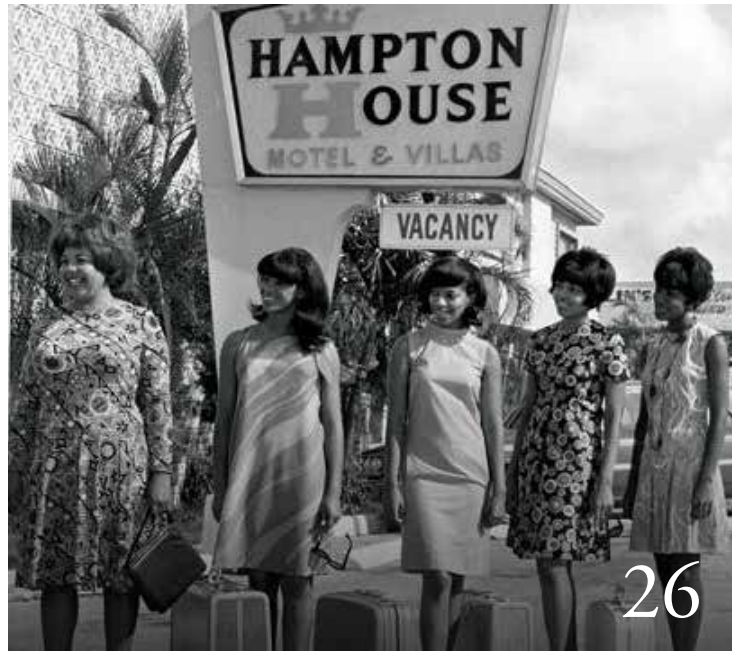
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President's Message



Taking the helm as President of DHT during the time of COVID is both challenging and energizing. The commitment of my fellow board members and DHT staff to continue our good community work and come out on the other side of this situation stronger than ever is inspiring.

I have the great fortune of serving on the board with Dolly MacIntyre, one of the founders of DHT. Dolly's experience in Miami-Dade County preservation issues is unparalleled;

she is amazing and a personal hero of mine. Board members also include land use attorneys, preservation-minded contractors, historic preservation board members, artists, affordable housing and marketing professionals; people who are thoughtful and engaged in our community.

In the coming months, Dade Heritage Trust will complete restoration of a 1938 Art Deco apartment building in Little Havana that was purchased by the organization to preserve naturally occurring affordable housing in this working class neighborhood. This is a great example of how preservation can be integrated into solutions that ensure a resilient, equitable and better Miami for all.

With additional funding and support from our governmental, non-profit and community partners, Dade Heritage Trust will continue to purchase, preserve and restore historic residential buildings as affordable housing. What could be more relevant in these times than to ensure that residents of Miami's urban neighborhoods will not be displaced?

We hope you will agree that our good work is worthy of your support. Whether it be through membership, a donation, or as part of your estate planning, please consider Dade Heritage Trust when making your contribution decisions.

Dona Spain
President

Preservation Today is published to highlight and promote the efforts of Dade Heritage Trust, a 501c3 non-profit organization with a mission to preserve Miami-Dade County's architectural, environmental and cultural heritage. Members and sponsors of Dade Heritage Trust receive a complimentary issue of *Preservation Today*. DHT's programs, exhibits, events and publications are made possible in part by membership dues and contributions. A one-year membership includes one issue of *Preservation Today*, discounts on DHT sponsored events and programs and complimentary admission to over 300 museums and institutions in the Southeastern United States. For membership information, call 305-358-9572, e-mail chris@dadeheritagetrust.org or visit dadeheritagetrust.org to join on-line. Your support is greatly appreciated.



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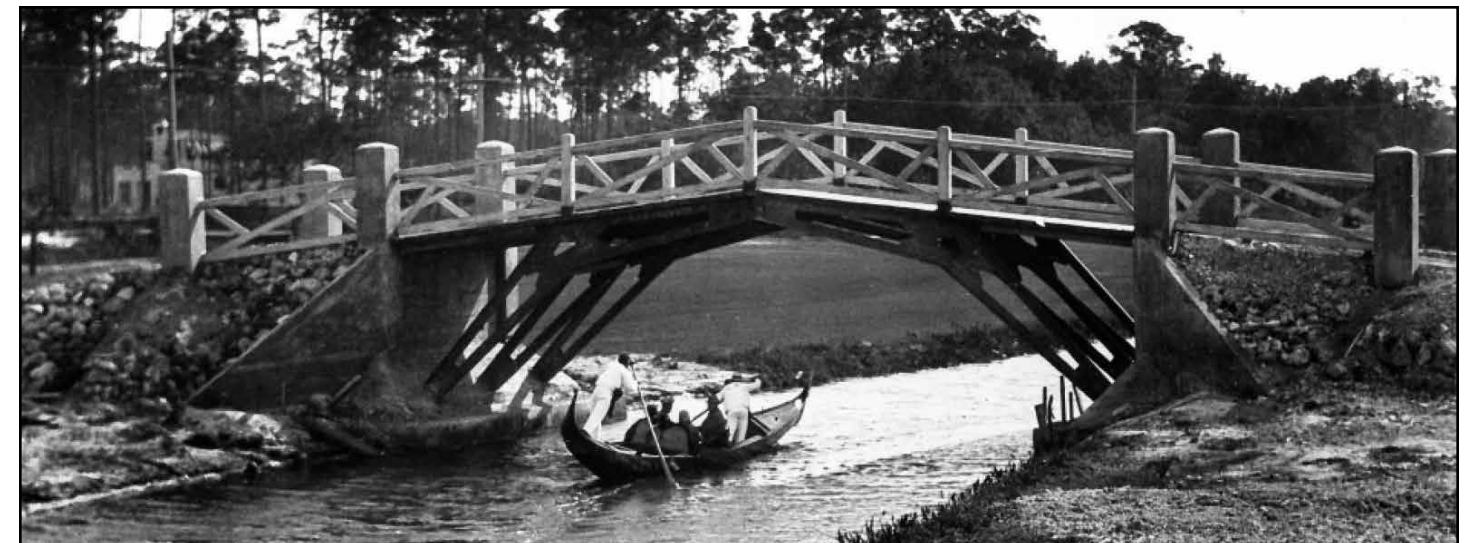
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Director's Message



Dade Heritage Trust continues to forge ahead with new initiatives and partnerships to strengthen our cause and expand our message of preservation and the benefits of protecting Miami-Dade County's architectural, environmental, and cultural heritage.

Through our education and advocacy efforts, we have reached over 5,000 Miami-Dade County K-12 students who have participated in our *Historic Places, Green Spaces* program. The themes presented in our programming led to DHT's selection as a designated

STEAM partner with Miami-Dade County Public Schools. Engaging kids in history, architecture, and the natural environments of our community is most worthwhile. Our program introduces students to places they do not normally visit – creating a sense of civic engagement and responsibility that is documented in the journals they keep as a component of our program.

In conjunction with our educational efforts, we just opened a new and very timely exhibit about Biscayne Bay. The exhibit, Biscayne Bay: Our Water, Our World reflects on the history and cultural heritage of the Bay, insensitive development and other negative impacts, and potential solutions.

DHT's meaningful alliances within local governments and nonprofits continue to open doors to great opportunities such as our new affordable housing project in Little Havana. This restoration project in partnership with Miami-Dade County will showcase the benefits of preserving significant historic buildings and preserving affordable rents for the neighborhood's working-class residents.

We also continue neighborhood survey work and research on potential historic districts throughout the community. We invite you to visit our HQ, and support all of our good work by joining or contributing to DHT today!

Christine Rupp
Executive Director

Dade Heritage Trust Headquarters
(Little Gables Group)



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As a long-standing South Florida institution, we applaud the organization's mission to preserve Miami-Dade County's architectural, environmental and cultural heritage.

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Preservation in Education

Miami Urban Tree Trekkers, *MUTTS*

by Lucia Meneses, School Programs Manager



Students collect water samples at Virginia Key Beach. (Little Gables Group)

In 2017, Dade Heritage Trust launched an educational program called Historic Places, Green Spaces to acquaint students with significant cultural, historical, and recreational spaces within urban Miami. With standards-based curriculum and inquiry-based learning strategies, the program provides K-12 students the opportunity to experience a variety of historic sites including the City of Miami’s Historic Lummus Park, the Historic Office of Dr. James Jackson (DHT headquarters), and Simpson Park Hammock.

Environmental preservation is also woven into the curriculum, and is at the heart of DHT’s most recent Historic Places, Green Spaces initiative called Miami Urban Tree Trekkers (MUTTS). The DHT education team piloted MUTTS at the beginning of the 2019 school year. MUTTS offers a multiple-site visit experience to educate students about the benefits of urban forests.

The program begins with a classroom visit to prepare students for their upcoming adventures followed by three separate visits to the following urban forests: Simpson Park, AD Doug Barnes Park, and Virginia Key Beach North Point Park. Each park is home to a different native habitat. At Simpson Park, students enter the lush, tropical hardwood hammock where they face their fear of spiders and understand the important role trees play in our environment. Their experience at AD Barnes Park is marked by slash pine trees, poison ivy, and an understanding of the importance of fire in a pine rockland—

one of Florida’s most endangered habitats. Virginia Key Beach speaks for itself as students take in the gorgeous views by the water. Here, students learn about the different components that make up a barrier island, leading up to a water quality activity where they examine the health of the ocean.

Studies overwhelmingly point to the benefits of being outdoors and engaging with nature. MUTTS participants are encouraged to put their electronics away and understand their environment by documenting their observations and experiences on paper, which, to some, seems like such a primitive task these days. Similarly, older students engage in hands-on experiments to estimate the amount of carbon stored within a variety of trees to better understand the value of preserving old-growth trees. With Florida education standards-based lessons that support STEAM (Science, Math, Environment, Art and Math) curriculum, the program is open to K-12 students throughout the school year at no cost. Bus scholarships are awarded to Title 1 schools. This school year, DHT will offer educators live virtual field trips and provide resources for distance learning.

The Historic Places, Green Spaces Educational Program is supported by Miami-Dade County, the Kislak Foundation, the Peacock Foundation, the Kirk Foundation, the Batchelor Foundation, the Society of Architectural Historians, Trish and Dan Bell, and the Miami DDA. For more information, or to schedule a field trip, please call Dade Heritage Trust at 305-358-9572 or email education@dadeheritagetrust.org.

All Eyes On Allapattah

By Susan Cumins



PHOTOS THIS PAGE, FROM LEFT: Tree-lined residential street (Little Gables Group); Rubell Museum (Little Gables Group)

PHOTOS THIS PAGE, CLOCKWISE FROM TOP: View of the Miami River from the Allapattah riverfront (Dade Heritage Trust); J. Mobil General Mechanic (Little Gables Group); Santa Barbara Produce formerly Kumbac Inn, 1918 (Phillip Pessar)

The City of Miami's extensive Allapattah neighborhood encompasses a range of vibrant, sometimes discordant, forces, all vying to shape its future. East of Miami International Airport and west of Wynwood, it has been home to generations of Dominicans, Cubans, and American Blacks. Its central location and relatively high elevation are attractive to new investors who will inevitably affect Allapattah's evolution. Already a wave of newly constructed multifamily housing has been built or is planned, offering a range of pricing from subsidized to affordable to market-rate units. Optimists see a continuation of the community's broad economic and ethnic diversity, while others are wary of gentrification.

Ideally, newcomers will work to expand and enhance Allapattah's existing culture, not replace it. Real estate agent Carlos Fausto Miranda, who owns property and has been active there since 2010, sees "a story of integration, of new investment interacting with what's there, being respectful of the context and history of the neighborhood."

Among Allapattah's historically strong retail corridors is NW 20th Street's wholesaling district. Buildings along NW 17th Avenue from the Miami River to State Road 112 hold an array of resilient, immigrant-founded local businesses that have provided generations of multi-ethnic, low- and middle-income families with livelihoods. But rising property values tempt owners of commercial buildings to cash out, leaving entrepreneurs to face unsustainably higher rents.

Preservation of cultural identity and heritage need not be an obstacle to growth or economic development, maintains Mileyka Burgos-Flores, Executive Director of The Allapattah Collaborative (TAC) Community Development Corp. TAC is a place-based small business service organization that works to preserve cultural authenticity and asset-building in Allapattah and other marginalized minority communities. During the pandemic-caused downturn, TAC advised the area's small-business owners on how to navigate the complex federal grant and loan programs. It also led the "Stay Healthy Allapattah" initiative in partnership with The Health Foundation of South Florida to slow the spread of Covid-19 among residents, businesses, and their clients. "In an environment plagued with disparities, misinformation,

and disinvestment, our goal is to ensure the survival of long-term residents, and to protect and strengthen the identity, charm, and cultural appeal of this neighborhood," says Burgos-Flores.

Allapattah's appeal has been strengthened by improvements along the Miami River, which flows along the neighborhood's southern edge. Horacio Stuart Aguirre, appointed and reappointed to the Miami River Commission by Florida governors Charlie Christ, Rick Scott, and Ron DeSantis, is proud of the commission's team efforts. He recalls that what was a vibrant waterway in the early and middle years of the 20th century became less than desirable as the century wore on. "The commission led the campaign to restore the Miami River's position as a highly desirable places to live and work,"

says Aguirre. “Our initiatives brought back well-paying jobs in the clean marine industry and, most important, we cleaned the water in the river.” As a result, new residential and mixed-use projects have sprung up along its banks.

Few properties in Allapattah have been declared historic, although leafy residential blocks still resemble those seen in 1950s TV shows starring middle-class families. Today’s occupants are professionals who favor neighborhoods near the urban core; nearby parks, schools, dining and cultural offerings are a plus. Allapattah also accommodates working artists who want an alternative to Wynwood’s escalating rents.

Newcomers tuned in to the area’s past are repurposing commercial and industrial buildings from the 1930s and 1940s. Typically single-storied and on narrow streets, the structures are functionally obsolete for the mega-vehicles used by today’s distribution companies. But these sturdy concrete buildings are stormproof and most do not flood, attributes that make them ideal for housing and exhibiting contemporary art. Art aficionados come to Allapattah to visit El Espacio 23, which houses the personal collection of Jorge M. Perez, and the sleek new Rubell Museum. Announced in 2020 was Superblue Miami, an art space for experiential installations by contemporary artists that plans to occupy a 50,000-square-foot former warehouse across from the Rubell Museum.

Change is inevitable, and some of it will be radical.

A short stroll from the Rubell, the Santa Clara Metrorail station faces the site of a planned mixed-use development called the Miami Produce Center. The 8.25-acre plot lies beside an old rail line where a wholesale produce market, warehouses, and brokerage operations once flourished. Developer Robert Wennett acquired the site in 2016 for \$16 million, and plans to erect eight buildings designed by Danish architect Bjark Ingels there. The planned complex would include sustainable residences, offices, a hotel, retail, and an education component. Meanwhile, a thriving Hometown Barbecue serves hungry patrons in one of the market’s rustically-renovated original spaces.

Allapattah-based craft builder and general contractor Gavin McKenzie is a fifth-generation Miamian whose firm transformed warehouses into the Rubell Museum. “Change can’t be stopped, but we need a path to development that stays true to the neighborhood. That requires direction from leaders and stakeholders who make sure that progress is conscious, not a zoning free-for-all.”



“Allapattah is defined not by its buildings but rather by the complex interaction of its component parts and people,” says **Carlos Fausto Miranda**, real estate agent and Allapattah property owner.



Gavin McKenzie, Owner of McKenzie Construction and McKenzie Craft



Miami River Commission Chair **Horacio Stuart Aguirre** urges policy makers to “retain the cultural diversity represented by pre-1950s Miamians, then by early Puerto Ricans, Dominicans, and Cubans. Let’s promote the area’s first class art and cultural activities, and let’s keep the wonderful tree canopy that’s so appreciated in Coconut Grove and Coral Gables.”



“The Allapattah Collaborative Community Development Corp’s goal is to protect and strengthen the identity, charm, and cultural appeal of Allapattah and other ethnic communities in Miami by ensuring that long-term residents are able to thrive in an environment plagued with disparities, misinformation, and disinvestment.” – **Mileyka Burgos-Flores**, Executive Director, The Allapattah Collaborative CDC



“Allapattah is a vibrant neighborhood with a rich history, a hidden gem in our city. I want to work toward highlighting Allapattah’s beauty and tremendous value to our community by working with constituents to learn where their needs lie and address them. Be it streets that need fixing, foundations and organizations that need more support, or areas that need to be renovated, I will be someone the residents of Allapattah can count on to look out for their best interests.” – Commissioner **Alex Diaz de la Portilla**, Miami City Commission



PHOTOS THIS PAGE
CLOCKWISE FROM TOP:

Hometown BBQ (Daniel Krieger)

Ozinga Concrete (Little Gables Group)

Little Santo Domingo mural (Little Gables Group)

Cypress trees at Juan Pablo Duarte Park (Little Gables Group)

New highrise condominium alongside original Allapattah buildings (Dade Heritage Trust)

DHT bike tour in front of Nitin Bakery (Dade Heritage Trust)





Allapattah Main Street

By Megan McLaughlin, PlusUrbia Design



The neighborhood we call Allapattah today was originally a grassy prairie intersected by a creek that fed into the Miami River. The first non-indigenous settlers of this area of Miami were William Wagner, his West Indian Creole wife Eveline, and their children, who arrived from Charleston, South Carolina, in 1855 and established a homestead with a coontie mill. Present-day Allapattah's cultural diversity was foreshadowed by the arrival of this mixed-race couple, who came to the unregulated frontier of Miami in part to escape persecution and discrimination in South Carolina, where mixed-race marriages were illegal at the time.

From this promising beginning, a hard-working, culturally diverse neighborhood was born, one that has been reborn and redefined numerous times. Today Allapattah is known for a tight-knit Dominican populace that has, since the early 1980s, maintained a thriving micro-economy consisting of small, neighborhood-oriented businesses, in particular along NW 17th Avenue.

In 2019, Dade Heritage Trust partnered with the Allapattah Collaborative to bring attention to the unique character of this thriving Dominican neighborhood by recommending that NW 17th Avenue participate in the National Trust for Historic Preservation's network of Main Street programs. Based on an approach of preservation and supporting

community self-sufficiency, "Main Street America empowers communities to set their own destinies. While revitalization is challenging work, the Main Street program offers a road-map for locally-owned, locally-driven prosperity. Across the country, thousands of communities have used the Main Street Approach to transform their economies, leverage local leadership, and improve overall quality of life."

As part of this effort, DHT commissioned a building inventory study of NW 17th Avenue between NW 20th Street and NW 36th Street, undertaken by PlusUrbia Design. This study provides a snapshot of history for each property along NW 17th Avenue, including a historic photo, a current photo, and a record of various businesses located on each site from the 1920s until the 1970s. This "picture in time" (see sample pairs above) provides current property owners and neighborhood stakeholders with information to make informed decisions about the future, based on a better understanding of the history behind Allapattah's "Main Street." This investigation has already documented the hard-working, industrial character of NW 17th Avenue for most of the 20th century, and the neighborhood's cultural transformation as waves of Dominican immigrants and others arrived there.



Matheson Hammock | Tom and Dona Spain salute Dade Heritage Trust

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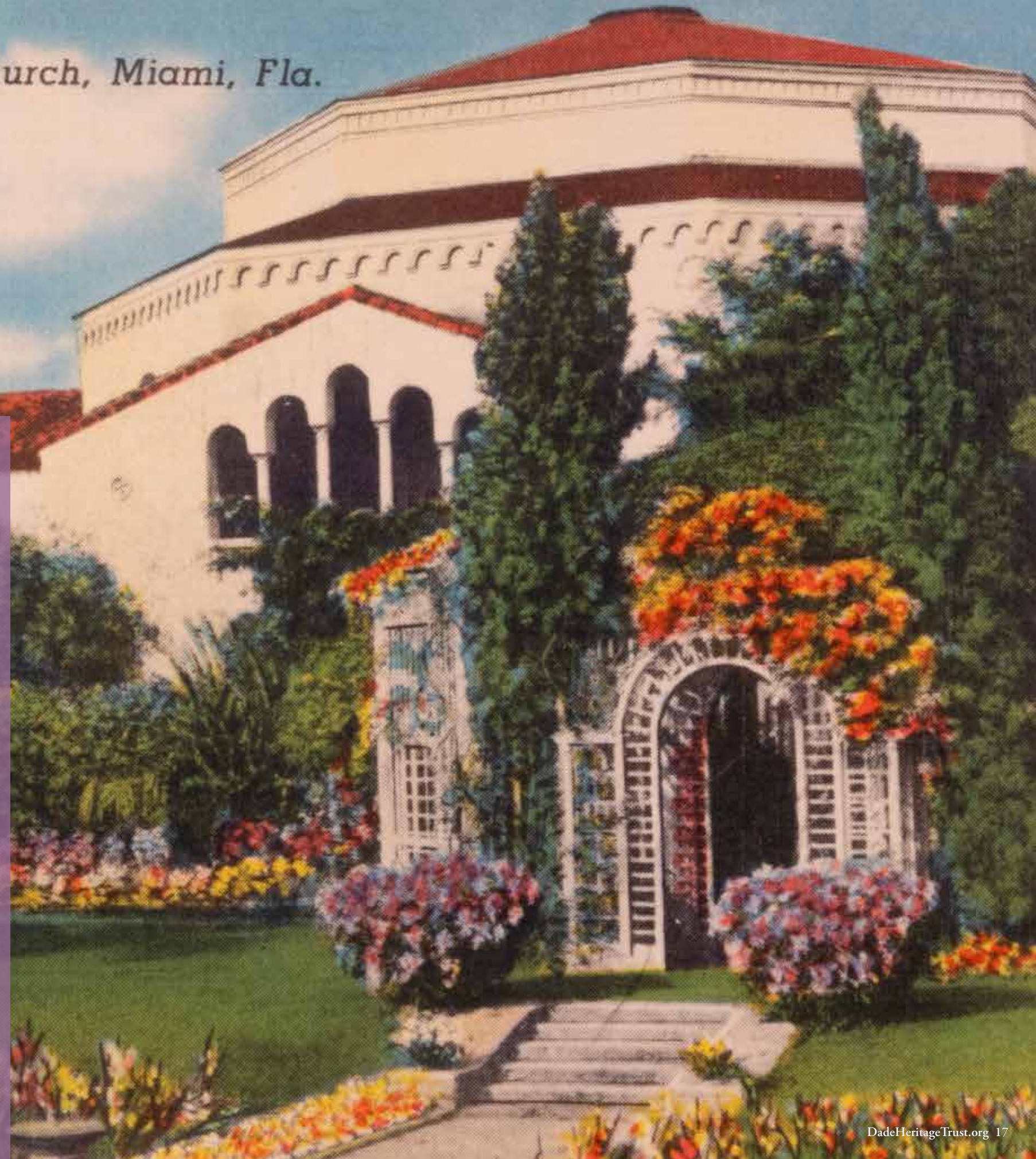
The Enduring Legacy of Richard Kiehnel

By Iris Guzman Kolaya

In the summer of 1918, architect Richard Kiehnel and his wife, Jessie, enjoyed an early evening stroll down Flagler Street. “For two solid hours we trampled around in the moonlight,” he later recalled, and “on all that walk and in all that time we did not meet a single man, woman, child or dog. Miami had gone to bed, what there was of it, and the entire town was deserted as though it were in the middle of the Everglades.”

Miami would soon wake up.

South view of Bryan Memorial Church with the gardens and gazebo of neighboring El Jardin in the foreground. Both structures were designed by Kiehnel and Elliot and are located along Main Highway in Coconut Grove. (author's collection, circa 1930s)





ABOVE: El Jardin's villa as viewed from the southwest. The estate, present-day home to Carrollton School of the Sacred Heart, is considered one of Miami's first Mediterranean structures. (Matlack Collection, HistoryMiami circa 1925)

LEFT: Swimsuit models pose at El Jardin's expansive pool (Romer Collection, Miami-Dade Public Libraries, circa 1920s)

From 1920 to 1925, the city's population more than doubled as great swaths of land were subdivided and sold, tripling in price within the span of a single day. At the peak of South Florida's real estate boom, Kiehnel reflected on that quiet walk, noting that the seven years that had passed were "nothing at all in the life of a city, yet to me I am watching a miracle now that I would scarcely believe if I had not been present as it was performed." He was not merely "present" – Kiehnel helped create the miracle that would become the Magic City, a notable figure among the distinguished group of highly skilled architects who shaped Greater Miami in the early 20th century.

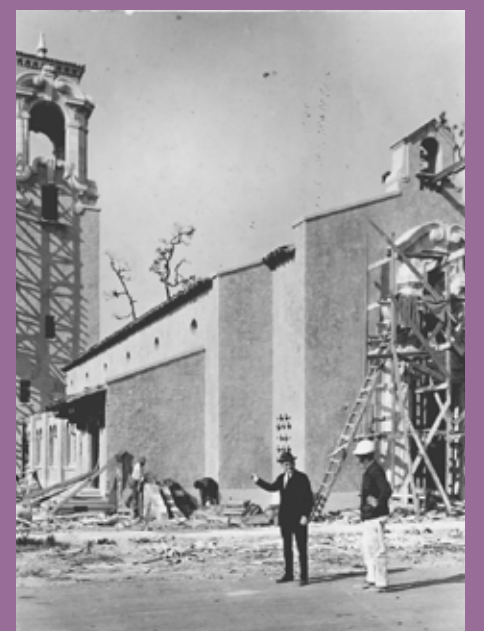
Born and educated in Germany, with architectural training at the École Nationale Supérieure des Beaux-arts in Paris, Kiehnel brought a wealth of experience and creativity to the burgeoning region. Already an established architect and senior partner at the Pittsburgh firm of Kiehnel & Elliot, Kiehnel traveled to Miami in the spring of 1917, at the request of a wealthy client. Kiehnel historian Albert Tannler comments on the enormous impact of the firm on the architecture of early 20th century Pittsburgh, and found that, to our amazement – "Richard Kiehnel doffed the Wrightian porkpie hat, put on a Panama hat, and did it again in Florida."

Once he began working in Miami, Kiehnel never looked back. He stayed in South Florida for the rest of his career and helped establish the Mediterranean trend that would define the area's architecture in the boom years and beyond.

Several decades later noted Florida architect Russell Pancoast credited Kiehnel's foundational role, explaining that Kiehnel "came early to Miami, recognized the Mediterranean trend, accepted it eagerly and gave it impetus."

While Mediterranean architecture became a signature selling point and subsequent distinction for Coral Gables and Miami Shores, the originality and consistency of Kiehnel's legacy is distinctly prominent in Miami's Coconut Grove neighborhood where he designed a number of the region's earliest examples of the style – El Jardin (1918), La Brisa (1921), La Solana (1922), and the Coconut Grove Playhouse (1927). As part of its commitment to inform residents about architectural and cultural gems in their backyard, the Dade Heritage Trust recently commissioned a survey of Kiehnel & Elliot properties in Coconut Grove. The goal of the survey is to identify historic structures and celebrate their significance.

His broad education and experience enabled Kiehnel to further introduce to South Florida a range of styles from Byzantine Revival to Neo-Classical to Miami's first Art Deco building, the Scottish Rite Temple (1923), located along the Miami River. While Richard Kiehnel was awed by Miami's rapid growth in 1925, the true miracle may be that nearly a century later—in spite of generations of development and changing tastes in architectural styles—a number of landmark structures designed by the renowned architect remain intact, lovingly preserved for future generations to cherish and enjoy.



CLOCKWISE FROM TOP: Entryway to El Jardin (Carrollton School Archives, date unknown); Bryan Memorial Church (Florida Memory, circa 1930s); The Scottish Rite Temple, 1923 (Florida Memory, circa 1923); Gathering at Cherokee Lodge (1917), a Tudor-style home in Coconut Grove, designed by Kiehnel & Elliot for Mary Bindley McMillin. (Florida Memory, circa 1919); Front façade of Cherokee Lodge. (Photo, Florida Memory, circa 1940); Richard Kiehnel reviews ongoing construction of Coral Gables Congregational Church, 1923 (Coral Gables Department of Historical Research & Cultural Arts, circa 1922)

DADE HERITAGE TRUST'S Endangered Dozen

LIST OF SITES FOR 2021

Dade Heritage Trust presents an annual Most Endangered List to bring attention to significant historic structures in Miami-Dade County that need preservation, restoration, and rehabilitation. This year's list features some newcomers as well as a few repeats from 2019-20. Some of these buildings are ripe for adaptive re-use and offer potential partnership opportunities. This year we also feature updates on properties that have appeared on prior lists, our watch list, and in memoriam listings. If any of these properties spark an idea or inspire you, please reach out to DHT.

Photos on pages 20-24 are courtesy of Dade Heritage Trust, Steven Brooke, Little Gables Group and Robert Is Here.

#1 Ace Theater 3664 Grand Avenue, Coconut Grove Owner: Denise Wallace

The Ace Theater in Coconut Grove was built circa 1930s by Wometco Enterprises as a "colored only" movie theater. From 1940 to 1953, there were 113 "Negro" movie theaters in Florida. Graduations, proms, closed-circuit boxing matches, and concerts were held at the theater which is locally designated and listed on the National Register of Historic Places. The plan is to convert the theater into a multipurpose facility for events and programs, and the owner is looking for partners to help light up the Ace again with movies, songs, cultural arts, and life!



#2 Alfred Browning Parker Homes Coconut Grove Owners: Various

Alfred Browning Parker was one of the most famous mid-twentieth century Florida-based architects. A principal leader of tropical organic modernism, he was arguably the most renowned and honored practitioner in the history of South Florida architecture. Attaining an almost rock star-like status, Parker was granted rare public praise by the American architectural icon Frank Lloyd Wright. Parker was both a conservationist and an environmentalist, which is evident in the way his buildings harmonize with Florida's natural setting. His built architecture that remains true to its origin and survives without substantive unsympathetic and callous change is rare, and demolition is a constant threat. To stem the tide of destruction, his remaining works should be officially recognized as examples of significance in the environmental fabric, architectural history, and cultural heritage of South Florida and, therefore, worthy of protection.



#3 Little Santo Domingo Commercial District NW 17 Avenue, Allapattah Owners: Various

The settlement of the Dominican community in Miami started in the 1960s and strengthened in the 1990s. Dominicans established businesses, making Allapattah the go-to area for Dominican flare, food items, and culture. These businesses created a micro-economy that sustains the neighborhood. Comstock Park and NW 17th Avenue were renamed for Dominican founding father Juan Pablo Duarte. In 2003 the City of Miami named a portion of Allapattah "Little Santo Domingo." In 2014, the University of Miami conducted community conversations with Little Santo Domingo residents to creatively revamp the aesthetics of the area in alignment with Little Santo Domingo design guidelines developed by the City of Miami in 2013. The City of Miami also included plans to develop this area as a cultural destination. In 2019, a neighborhood development action plan was developed to preserve the small business corridor that characterizes Little Santo Domingo, despite the rampant gentrification and social displacement that plagues the area.



#4 The Redland Agricultural Area South Miami-Dade County, Designated Owners: Various

The Redland was one of seven rural agricultural centers that emerged in south Miami-Dade from the late 1800s into the early 1900s. As a result, it boasts a collection of early pioneer homes that showcase its wood frame vernacular architecture. The Redland is unique as the only subtropical agricultural region in the continental US, making the economic impact of this farming community unparalleled. The expansion of Krome Avenue and enhanced commercial zoning along the route has been met with increasing concern by residents. Without establishing a proper context for understanding the value of these legacy farms, groves, and pioneer homesteads, new development is poised to erase some of the region's most valued historic assets.

2021 Endangered Dozen List (continued)



#5 Urban Miami Tree Canopy

Miami's tree canopy is decreasing by the day, with large old growth trees being removed to be replaced by much smaller specimens that will never reach the size of the trees they are replacing.

Recent studies link urban trees to contributing to the environmental health of neighborhoods, psychological well-being and physical health of residents. Despite the amazing benefits of trees, Miami-Dade County and its many municipalities allow for increased setbacks and decimation of existing tree canopy, with the heat-island environment of urban Miami contributing to climate change realities.

#6 Coconut Grove Playhouse 3500 Main Highway, Coconut Grove Owner: State of Florida

Designed by Kiehnel and Elliott in 1926 and constructed originally as a movie house before being transformed into a live performance playhouse in the 1950's, the Coconut Grove Playhouse continues to be the subject of much drama. In a back-and-forth struggle for controlling the future of the building among the City of Miami, Miami-Dade County, community activists, and a private foundation, the Playhouse continues to sit and deteriorate.



#7 Marjory Stoneman Douglas House 3774 Stewart Avenue, Coconut Grove Owner: State of Florida

Built in 1926, this charming cottage was the home of Marjory Stoneman Douglas. A writer, advocate, and environmentalist, Douglas is most famous for her tireless efforts to protect and preserve the Everglades. The house was declared a National Historic Landmark in 2015. Through a series of outreach meetings and workshops, the State is finalizing a plan for the house; however, it does not appear that appropriate funding exists to rehabilitate and protect this unique and historic residence.

#8 Mariah Brown House 3298 Charles Avenue Owner: Coconut Grove Cemetery Association

Designated historic in 1995, this one-and-one-half story Frame Vernacular house was constructed by one of Coconut Grove's first African-Bahamian residents and is thought to be one of the first houses with a Black owner. Mariah Brown, who immigrated to Florida in 1880, was working at the Peacock Inn when she built this house within walking distance of the hotel. The Brown residence is typical of the wooden houses built in Key West and the Bahamas in the late 1800s. It is currently vacant.



#9 Lincoln Memorial Cemetery 3001 NW 46 Street, Miami Owner: Jessica Williams

A repeat from last year's endangered list, Lincoln Memorial Park Cemetery was first used as a graveyard in 1924 on land owned by F.B. Miller (a white realtor). In 1937 the burial ground was purchased by Kelsey Pharr, who was a Black funeral director. After his death in 1964, the cemetery passed on to his goddaughter Elyn Johson, and then to Jessica Williams, the latter's niece. The layout of the cemetery is of the above-the-ground burial style. It is neglected, overrun by weeds and vines and vandalism.

#10 Overtown Owner: Various

This historic traditionally African-American urban Miami neighborhood has significant architectural symbols of its storied and segregated past that need restoration, preservation, and protection. The X-Ray Clinic – the only place where African-Americans could receive these services even into the 1960s, the law office of Lawson Thomas, Miami's first African-American judge, houses of worship and more. This neighborhood has been chopped up, walled off, and is being re-made in a way that is most insensitive to its heritage and significance in the story of Miami.



#11 Historic Buildings of Matheson Hammock Park Address: 9610 Old Cutler Road Owner: Miami-Dade County

Another repeat from last year's list, beautiful Matheson Hammock Park is home to several historic 1930s era coral stone structures that are in need of restoration and adaptive re-use. They include an overgrown and abandoned nursery, a station house that could serve as a visitor's center, and even an old debris incinerator that could make a great wood-burning pizza oven! Funding and cooperation with Miami-Dade County Parks is crucial to bringing these buildings back to life.

#12 MetSquare – Tequesta Site Biscayne Boulevard Way, Downtown Miami Developer: MDM

The MetSquare Development parcel encompasses a small portion of the archaeological site 8DA11. The site included 11 prehistoric circles cut into the bedrock. The two most significant circles were set aside for preservation by the developer as part of mediation agreement as interpretative exhibits. Radiocarbon dates indicate that the circles were constructed between ca. AD 500- 700. Today, the two circles are neither maintained nor accessible within the two spaces in the building created for their preservation, per the development agreement.

WATCH LIST



Georgette's Tea Room 2540 NW 51 Street, Brownsville Owner: Bethany Seventh Day Adventist Church

The subject of an article in 2019 Preservation Today Magazine, the Tea Room, built in 1940, served as a green-book-type guest house for African-American entertainers who performed on Miami Beach during times of segregation. The owners are looking for funding and partnership to restore and re-use this charming building.



The Clune Building 45 Curtiss Parkway, Miami Springs

The Clune Building (also known as the Stadnik Building) was constructed in 1924 by Miami Springs' founder, Glenn Curtiss. The signature Pueblo-Revival style building "on the circle" is locally designated and on the National Register of Historic Places. The building is currently on the market. Recently, an adjacent historic building was demolished to make way for a new mixed-use redevelopment project. The City of Miami Springs has turned down a proposal to purchase the building.

IN MEMORIAM

Presbyterian Church 2100 SW 8 Street

This historic neighborhood church, designed by renowned architect Robert Fitch Smith and built in 1949, was the subject of great debate when plans called for its demolition. It was purchased by a developer who is constructing a seven-story apartment building in its place. The DHT Board of Directors was hearing arguments by pro-preservation advocates and by the team assembled by the developer as the building was being demolished, which was not disclosed to the Board.



Shenandoah Presbyterian Church by Phillip Pessar



UPDATES

Deauville Hotel 6701 Collins Avenue, Miami Beach Owner: Deauville Associates LLC

This celebrated 1957 beachfront hotel remains stuck in a lengthy legal battle between the City of Miami Beach and the current owner.

DuPuis Building 6041 NE 2 Avenue Owner: Magic City Properties LLC

In 1902, Dr. John G. DuPuis constructed his medical office and drug store in the rural community of Lemon City four years after he arrived in South Florida. Now part of the Magic City development in Little Haiti, the building will have to be reconstructed to survive, as it is structurally unsound.

Palm Cottage 64 SW 4 Street Owner: City of Miami

Located in the City's Fort Dallas Park, this building represents the last remaining evidence of Henry Flagler's presence in Miami. It has been abandoned for a decade and requires a total restoration. DHT has a plan for rehab and adaptive re-use, with City approval.

S & S Diner 1757 NE 2 Avenue Owner: ASRR 18 LLC, New York City

This tiny 1938 building is listed on the National Register of Historic Places and locally designated. However, after years of purposeful neglect, the vitrolite façade is barely recognizable. The owner is a major out-of-town developer who has assembled a large parcel of property, with the S&S being smack dab in the middle.

Downtown Miami Federal Historic District Owners: Various

Designated as a Federal Historic District in 2005, the area maintains most of its historic buildings, a few of which are being brought back to life through adaptive reuse. Long-term plans by the major property owners are as yet relatively unknown, although a sensibility toward preservation seems to be strengthening. Fingers crossed.

Shenandoah Neighborhood City of Miami Owners: Various

This charming area of urban Miami was the subject of a survey and study funded by DHT. Entitled *Learn About Where You Live Shenandoah*, the study by PlusUrbia is the basis for the proposed Federal Historic Designation of the neighborhood.

Gondola Building 1200 Anastasia Avenue Owner: City of Coral Gables

Listed on the Endangered Dozen List in 2019, the City of Coral Gables and the Biltmore Hotel do indeed have plans to restore and adaptively reuse this structure. Located on the famed Biltmore golf course, the building once housed George Merrick's gondolas that once took guests to Biscayne Bay via the Coral Gables Waterway.

Anderson's Corner 15700 SW 232 Street Owners: Brian Simmons and Jessica Olsen

This iconic 1906 wood-frame building in The Redland remains on the market and is begging for adaptive re-use. Listed on the National Register of Historic Places and locally designated, Anderson's Corner has been vacant and unused for well-over a decade.



Jackie Story, in front of her historic home.
(Little Gables Group)



The Key Keeper Award Honoring homeowners who honor their homes

By Christine Rupp

Since 2017, Dade Heritage Trust has recognized historic homeowners with the DHT Key Keeper Award. Past awardees have represented Little Havana, Shenandoah, and Coral Gables. This year, it is DHT's honor to name Jackie Story as the 2020 Key Keeper.

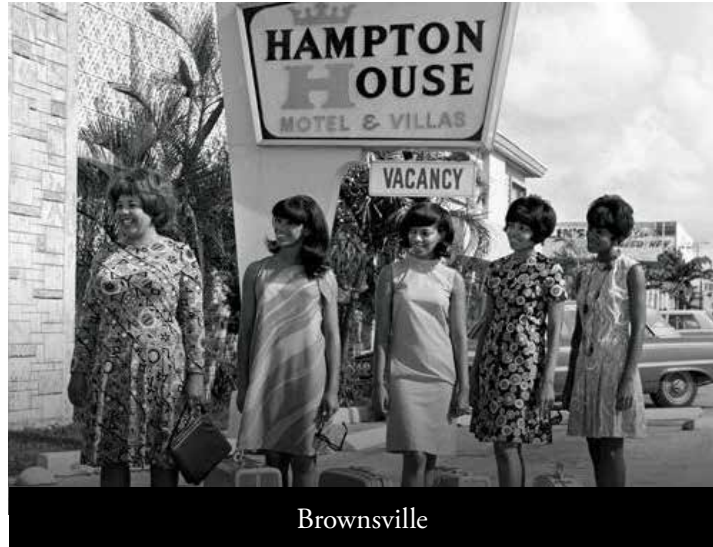
Jackie, of course, has a great story to tell about her Coconut Grove residence. Her grandchildren represent the fifth generation of the family to have a connection to the residence at 218 Grant Drive. Jackie's grandparents, Timothy and Loretta Gibson, came to Miami from Eleuthera in the early 1900s seeking a better life; many Bahamians did the same, settling in Coconut Grove. Coconut Grove Village West, as it was known, became a tight-knit Bahamian community. Jackie, a graduate of Coral Gables High, has fond memories of walking and biking through the Grove as a child—freely exploring the streets and mango groves that existed in the neighborhood.

Jackie was an advocate for historic designation of her home when, in 2018, the City of Miami moved to create an historic district in Coconut Grove Village West. Like many residents of the West Grove, she views much of the new redevelopment projects in the neighborhood as being insensitive to the Bahamian heritage and culture. Historic designation was the way to ensure that her home, a symbol of the Bahamian-American culture built by her grandparents, would survive while much of the Grove changes around her.

Jackie provides a strong testament to the benefits of historic preservation; the care and concern she has for her family home make her a perfect Key Keeper!

Municipal Momentum

Dade Heritage Trust applauds these good works of preservation by governments and institutions, highlighting Miami-Dade County and South Miami.



Brownsville

Photo courtesy of Historic Hampton House

Brownsville

Brownsville is a neighborhood in unincorporated Miami-Dade County with an incredible story to tell. Home to the Hampton House – a Green Book Hotel, the Lincoln Memorial and Evergreen Cemeteries, Georgette’s Tea Room, historic churches, and the Colored Children’s Playground, the neighborhood tells the story of the African American Civil Rights movement in Miami. Dade Heritage Trust was recently awarded a \$50,000 grant from the National Park Service Preservation Fund to complete a survey of Brownsville and document its history.

“The Miami-Dade County Office of Historic Preservation is thrilled to be partnering with Dade Heritage Trust for this invaluable survey. The Brownsville neighborhood played an important role in the development of the County during the pre-Civil Rights era, though relatively little is known about the individual resources in the community. Undertaking this survey will allow us not only to better understand the neighborhood and its resources, but will allow us to contribute to the ongoing planning and growth of this historic community into the future,” stated Sarah Cody, Miami-Dade County Preservation Chief.

The survey, to be produced by the urban planning firm PlusUrbia, will also serve as the basis for a nomination of the neighborhood to the National Register of Historic Places as a Federal Historic District.



Dice House

Photo courtesy of Miami-Dade County Parks

Miami-Dade County Parks

The historic Dice House is located in Continental Park, a 17.2 acre Miami-Dade County Community Park dating back to 1957. The Dice House was built in 1917 by David Brandly Dice, and was the oldest house left standing in Kendall. The Dice House wood frame structure received historical designation in 1989 by the Miami-Dade County Historic Preservation Board. The House was relocated to Continental Park in 2005 from its original location at 9840 SW 77 Avenue. Once moved, the Dice House was rehabilitated for adaptive reuse as a recreation center and opened to the public in 2006.

The most recent Dice House restoration project spanned from August 2019 to February 2020. Porch floor areas were in need of repair and more than 80% of the siding was replaced. Fresh paint and native plants completed the much-needed, Miami-Dade County-funded restoration.

Said Continental Park Manager Joe Fernandez, “The Dice House has been a staple of the east Kendall community for the past century. With the restoration of the Dice House, it will continue to provide continued history for the community of Miami-Dade County, now and for years to come.”



Dorsey Technical College

Photo courtesy of MDCPS

MDCPS Restores Dorsey Technical College

By Victor Alonso / Eco-Sustainability Officer / MDCPS

Miami-Dade County Public Schools recently completed a total restoration of the 1936 D.A. Dorsey Technical College at 7100 SW 17 Avenue. Dana Albert Dorsey was the first child in his family not born into slavery. Born in Georgia and having only a fourth-grade education, he moved to the Miami area around 1896 and worked as a carpenter for Henry Flagler's East Coast Railroad. He purchased property in the Overtown area and designed and constructed homes for Black workers. Dorsey prospered, was acknowledged as a community leader and became known as the "First Black Millionaire of Miami."

Dorsey donated the property at NW 17th Avenue and NW 71st Street to the School Board, on which Dorsey "colored" High School was built in 1936 as one of three prototype schools; Opa-locka Elementary, (now Dr. Robert Ingram ES) and Miami Springs Elementary being the two others.

Most of the schools constructed during the Depression were funded by the WPA (Works Progress Administration), and this school has the largest collection of bas relief art pieces done by artist Joan Van Greeden. Her castings, funded by the WPA, adorn many local schools built during or before the Great Depression. Over the years, the school was repurposed into a junior high school, almost all of the windows were blocked-up and window AC units were installed. In the 1970's the school became an adult vocational program.

The 2012 voter-approved General Obligation Bond for Public Schools developed a multi-phased \$5.9 million project to renovate the entire campus and restore the original 1936 building facing NW 17th Avenue. Great care was given to restoring the original design of the structure particularly with the reintroduction of operable windows providing natural daylighting. The bas relief castings were protected and maintained in their original locations.

The current D. A. Dorsey Technical College offers a full complement of adult basic education courses and has a rich and positive tradition in the Liberty City area of Miami.



A photo of Opsahl Building ca. 1914



The Dowling Building built in 1926 on Sunset Drive in the City of South Miami's Town Center.

Photos courtesy of City of South Miami

Historic Preservation in South Miami's Town Center

By Donna Shelley

The City of South Miami Historic Preservation Board recently hosted a plaque dedication and ceremony to recognize the Berrin family for their preservation and continued care of the Opsahl/Dowling Building. The two-story commercial building is one of nine historically designated structures located on Sunset Drive in the Town Center. The Berrin family purchased it in 1971.

The structure has as its core one of the oldest surviving concrete block buildings in the city. Originally built in 1914 as a general store for pioneer John Opsahl, it was transformed by William Dowling in 1926. The original design was enriched by the addition of a number of architectural elements: an arcade, a curved and crenelated parapet, and a screened porch above the arcade. Dowling added apartments to the second floor while maintaining the first floor for retail. In 1994 significant changes were made to the building during its restoration to address serious structural engineering issues stemming from the 1926 changes.

South Miami's historic downtown buildings are a mix of architectural styles dating from 1914 to 1955. They serve to bookend two major periods of construction activity: the fevered days of the 1920s era and the post-World War II boom.



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Remembering a Trailblazer Arva Parks McCabe

By Christine Rupp

An avid historian, author, champion of South Florida history, and dedicated preservationist, Arva Parks McCabe was a steadfast presence in preservation circles. She led successful efforts to preserve the Biltmore Hotel, the Coral Gables Merrick House, and so many of South Florida's iconic historic structures. She also assisted in creating the City of Coral Gables' historic preservation ordinance, the first of its kind in Miami-Dade County.

Arva was an incredible researcher; she was generous with her time and always willing to share her knowledge. First and foremost, Arva was an educator. Her interviews, films, and many books helped inform government officials, residents, and visitors about the wonderful place we call home, which she so dearly loved—Miami.

Arva was one of a kind.

Arva joined Dade Heritage Trust's Board of Directors in 2016, bringing with her an unparalleled knowledge of Miami history and the historic preservation community. Arva was someone who was always willing to provide information and expert testimony to help South Florida preservation projects succeed. Said Dade Heritage Trust founder, Dolly MacIntyre, "When Dade Heritage Trust was formed, Arva was the community's 'historian laureate,' a role she played the rest of her life. She joined Dade Heritage Trust's preservation efforts with enthusiasm and became one of our strongest advocates." MacIntyre continued, "Working to preserve The Barnacle in Coconut Grove was one of her early and most significant initiatives, and many followed. Arva went on to serve on the Board of Trustees of the National Trust for Historic Preservation and she represented Miami proudly, sharing its history and our community's preservation efforts nationwide."

Arva was a friend to so many, but her closest friend since early childhood was Adele Khoury Graham, wife of former Florida Governor and Senator Bob Graham. So close was their friendship that Adele and Bob named their third daughter after Arva, who, in a happy twist of fate, shares a deep passion for historical preservation and serves on both the Board and Executive Committee of DHT. Said her namesake Arva Suzanne Graham Gibson, "Growing up, my 'Aunt' Arva was an amazing role model, showing me that a sophisticated understanding of Miami's history is central to informing its vibrant future. Equally as important, she demonstrated what the combination of fierce passion and deep-seated knowledge can accomplish. I am deeply proud to share Arva's name and intend to do all I can to contribute to our community in ways that honor her incredible contributions."

"Do not go where the path may lead, go instead where there is no path and leave a trail."

Ralph Waldo Emerson



Arva, with Adele & Bob ~ Stiltsville, Biscayne Bay National Park

In Loving Memory of Arva, Trail Blazer & Best Friend

Bob & Adele Graham, Tom & Arva Suzanne Graham Gibson

Meet & Greet Tracy Mendez



Dade Heritage Trust's educational programs are expanding and growing ever-popular with Miami-Dade County schools. The field experiences presented under DHT's Historic Places, Green Spaces and Miami the Urban Tree Trekkers require expert, engaging educators. This school year, School Programs Manager Lucia Meneses and Educator Carina Mendoza are joined by DHT's newest addition to the program, Tracy Mendez.

Born and raised in Miami, Tracy is a graduate of FIU with a bachelor's degree in sustainability and the environment. She has always loved being outdoors and learning about the natural world, so it seemed right to want to share that with people. Says Tracy, "I like the idea of showing students cool, interesting, beautiful things about history and the natural environment, getting them curious and excited about the world around them. I've also learned so much history about Miami while working here, things I never knew and visiting places I've never been – and it has made me feel more connected to my community. Working at DHT feels like being part of a small clubhouse with all laughs, storytelling, and support. I truly enjoy it."

Says Carina Mendoza about her new partner, "Tracy has been an invaluable addition to the team. Her knowledge of, and enthusiasm for, nature helps the students connect with Miami's urban forests and shared history."

Tracy has served as a tour guide at Oleta River outdoor center, a mentor at UBMS at Frost Science, and a naturalist at Marjory Stoneman Douglas Nature Center.

We are fortunate to have this dynamic team at DHT!

Tracy Mendez at Simpson Park, with Carina Mendoza (left) and Lucia Meneses (right) in the background. (Little Gables Group)



Photos courtesy of © Steven Brooke

Charitable gifts to Dade Heritage Trust can help us further our mission to preserve Miami-Dade County's architectural, cultural and environmental heritage.

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FAMILIAR GROVE NOW SUBDIVIDED
General Lawrence District Becomes Flashy, Restricted Sub-division For Most Elite.

The General Lawrence Grove as it has been familiarly called for a quarter of a century will take its place, Monday, January seventeenth, as the "Million Dollar Subdivision," according to Tatum Brothers, who are putting this famous

Miami's Picturesque Grove Park

The Million Dollar Subdivision

By Dr. Paul S. George

The City of Miami's development proceeded in different directions as this sub-tropical Eden saw large swaths of hammock and piney woods areas yield to new residential subdivisions following its incorporation in 1896. The area along the Miami River represented a particularly picturesque portion of that Edenic wilderness. Especially striking were the vast holdings of General Samuel Lawrence, a wealthy New Englander and onetime Union general in the Civil War who, as a newly-arrived Miamian, purchased, in 1897, more than 700 acres of land.

General Lawrence's holdings stretched from the south bank of the Miami River between today's NW 19th Avenue east to NW 12th Avenue and deep into the area south of the stream. The City of Miami's Sewell Park was originally the venue for General Lawrence's beloved gardens, his Riverside Dairy, and a guest house. Traces of structures attributed to General Lawrence, including partial foundations of the guest house on the ridge toward the park's south end, and a boat house near the water's edge, are still visible. Towering palms, once a part of the General's gardens, are also found in the park.



Grove Park Photos (Florida Bureau of Historic Preservation)



Grove Park Photos (Florida Bureau of Historic Preservation)

General Lawrence left Miami in the early 1900s and returned to his Massachusetts home. Upon his death in 1911, the Tatum Brothers, four of early Miami's most prominent developers, bought the Lawrence holdings and began carving subdivisions from them. Perhaps their most picturesque subdivision was Grove Park, which stands on the south bank of the Miami River stretching south to today's NW 7th Street. Its east-west dimensions reach from NW 14th Avenue to the west side of NW 17th Avenue.

After converting the area immediately south of Grove Park into the picturesque Riverside Heights neighborhood, with its distinctive Belvedere Bungalow homes, the Tatums turned their attention to Grove Park, which they marketed, beginning in 1921, as the "Million Dollar Subdivision." They chose the name "Grove Park" because the land comprising the future subdivision was covered with grapefruit, orange, and other subtropical fruit trees.

The Tatums took great care to prepare their new subdivision, dredging and bulkheading the riverfront with an ornamental seawall, creating paved and oiled streets, and providing boat landings for every riverfront lot.

Two parks represented additional amenities. Four ornate stone pillars marked its entranceway at the confluence of NW 17th Avenue and NW 7th Street. Just inside the subdivision stood long rows of grapefruit trees. Lots ranged from \$9,000 for waterfront properties to \$2,400 for those farther inland. Every lot was required to host "Nothing less than a \$5,000 residence." An additional stricture warned, "No crowing hens or cackling roosters allowed, neither cattle or horses."

Miami was in the early stages of a great real estate boom at the time the subdivision was placed on the market, and lots sold quickly. Soon beautiful homes, many in the Mediterranean style, rose in the former fruit orchard. By the 1940s, the neighborhood was almost fully developed. An especially intriguing facet of the neighborhood were those vessels moored in the dark waters of the Miami River and hosting liveaboards.

As the decades unfolded, many of Miami's most prominent citizens called the subdivision home. Their ranks included Harry Tuttle, the son of Julia Tuttle, Miami's "Mother;" John and Pauline Burdine of merchandising fame; Senator Frederick Hudson, president of the Florida State Senate;

Hoke Maroon, prominent banker and financier; Jackie Ott, the fabled "aqua tot;" Judge Tom Ferguson; and Dr. Thomas Hutson, the grandson of Dr. James M. Jackson, and a leading figure in medical and civic circles; Dr. B. F. Stebbins, a noted optometrist; and even B.B. Tatum, one of its developers. Later, Howard Gary, the City of Miami's lone Black manager, called Grove Park home.

While the neighborhood remained insulated from the quickening pace of life in Miami, its location across from the storied Orange Bowl stadium for 75 years brought an element of excitement, with the rich array of sporting and other events hosted there. An ill-advised decision in the 1960s to build the right of way of the Florida State Road 836 Expressway through the neighborhood led to the demolition of many homes in the northern portions of Grove Park, and effectively bifurcated the community. Surprisingly, few homes other than those in the path of the expressway have been razed. While the subdivision experienced a malaise after droves of residents moved to the new suburbs ringing the county in the expansive decades following World War II, today's Grove Park is again a coveted neighborhood owing to its central location, its elegant homes, a surfeit of foliage, and quiet streets.



DHT COMMISSIONS GROVE PARK SURVEY

Dade Heritage Trust has hired preservation and planning consultant, PlusUrbia to produce a survey of Grove Park with the intention of nominating the neighborhood to the National Register of Historic Places.

The survey, which is currently underway, includes both written and photographic documentation of the development of the neighborhood, styles of architecture, building dates for the homes, early residents and significant events.

In addition to providing essential documentation for historic designation, surveys also provide residents with information about their neighborhood and encourage them to learn about where they live!





Everglades Restoration Comes to Biscayne Bay

By Craig Grossenbacher

In 1899, settlers from a small South Florida community named Cutler dug a channel through a wetland slough to Biscayne Bay. The purpose was to drain some low, swampy land to better farm an area just west of present-day Old Cutler Road. The swampy land was, in fact, a portion of the Everglades and, in this location, water flowing through the River of Grass completed the final leg of its journey to Biscayne Bay.

The process to drain the Everglades for agriculture and development had begun and the swampy area near Old Cutler Road has since become the Village of Palmetto Bay.

Ditching and draining of the Everglades continued throughout the 1900s and reached its zenith after 1948, when the U. S. Congress approved construction of a proposed flood control system called the Central and South Florida project. It took the Army Corps of Engineers roughly two decades to build a vast network of canals and levees to drain an area extending across the southern half of the state from the Kissimmee River near Orlando south past Lake Okeechobee to Biscayne Bay, Card and Barnes Sounds, and Florida Bay.

Biscayne Bay was historically a highly productive subtropical estuary fueled by large volumes of fresh water from the Everglades. This fresh water was the bay's lifeblood, mixing with ocean water to create low salinities on the western side of the bay that promoted extensive growth of mangroves, oysters, and seagrass beds. The flood control system, however, shunted much of the water from the northern Everglades out to the coast before it could reach South Florida, then drained most of the remaining water in South Florida through canals. The results were severely damaging to Biscayne Bay's ecosystem. The abundant and clean fresh water that had steadily flowed from the sawgrass prairies through the mangroves into Biscayne Bay for thousands of years was greatly diminished, with the remainder delivered when flood gates open as large pulses of fresh water that physiologically stress or kill marine species living near the canal mouths.

The reduction in freshwater flows and the pulsed delivery through floodgates has resulted in increased and rapidly fluctuating salt levels in Biscayne Bay. Large areas of the bay often experience salt levels well above those in the ocean, which is damaging to the ecosystem. In addition,

the fresh water that reaches the bay from canals is polluted with nutrients that promote harmful algal blooms and loss of productive seagrass beds.

In 2000, the U. S. Congress approved the Comprehensive Everglades Restoration Plan (CERP) to reverse damage that had been caused by draining the Everglades. Divided into 68 separate components, the plan has been described as the largest ecosystem restoration project ever attempted. It is likely to take more than 40 years to complete at the current pace of funding and construction.

Planning for the Biscayne Bay Coastal Wetlands (BBCW) component of CERP began in 2002. The concept is to rehydrate coastal wetlands adjacent to Biscayne Bay from the Deering Estate southward to and including Biscayne National Park, and to improve the quantity, quality, timing, and distribution of freshwater flows to this part of the bay. To accomplish this, water currently being drained through the system of canals must be diverted back into coastal wetlands by pumping so that fresh water can more slowly and steadily flow through wetlands to Biscayne Bay as it did prior to drainage of the Everglades. Redistribution of these freshwater flows also minimizes damaging point-source discharges from the canals to stabilize estuarine habitat. These more natural flows will restore the bay's adjacent wetland and nearshore salinity regimes to reestablish productive nursery habitat for once-plentiful fish and invertebrates such as shrimp, crabs, and oysters.



Photos feature an aerial view of the project, top left, and Bahram Charkhian of the South Florida Water Management District, Dallas Hazelton of Miami-Dade Parks, Recreation and Open Spaces Department and Craig Grossenbacher from DERM, Miami-Dade County. Images were captured at the Chinese Bridge with pumps operating at 50% capacity.

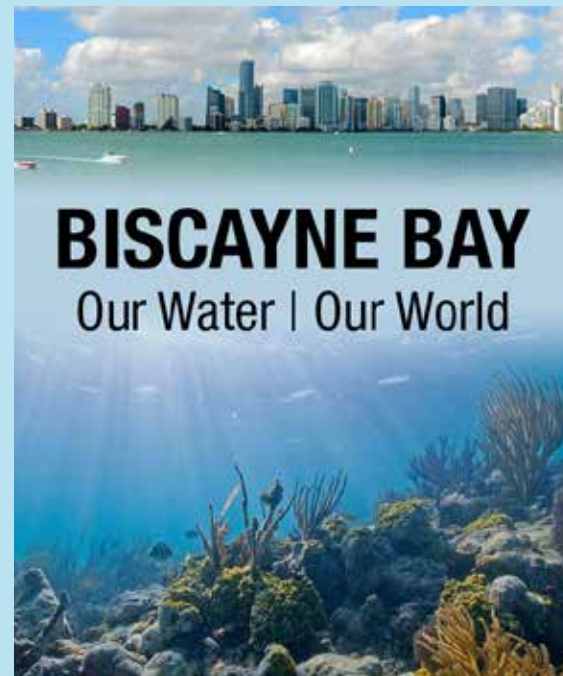
BOTTOM PHOTO: Evidences sawgrass recruiting naturally into the area, which is a hoped for and expected result of the rehydration project. Images courtesy of DERM, Miami-Dade County.

The BBCW project's first pump station has been constructed under a partnership among the Army Corps of Engineers, the South Florida Water Management District, Miami-Dade County's Division of Environmental Resources Management (DERM), and the Parks, Recreation and Open Spaces Department. Available water from the C-100 canal system in Palmetto Bay is diverted to the Deering Estate through this pump station. As a result, water now flows again under the Deering Estate's Chinese Bridge through the very same Everglades slough the settlers of Cutler began draining in 1899.

A second pump station and flow-way has been designed for construction in and adjacent to the Town of Cutler Bay. It will be located west of SW 97 Avenue on Black Creek (also known as the C-1 canal), which discharges into Black Point Marina. The Black Creek pump station has been designed to be four times larger than the one already constructed in Palmetto Bay because more water is flowing through this canal than can be diverted, and the mangrove wetland area to be restored is much larger than the wetlands of the Deering Estate. The construction date for this pump station remains uncertain as it is entirely dependent on funding which has not yet been allocated from the State of Florida and Governor's Office.

The first phase of the BBCW Everglades restoration project will result in seven pump stations located on most of the major canals between Palmetto Bay and Turkey Point in south Miami-Dade County. Additional pump stations are likely from a second phase of the project, which potentially includes another pump station in Palmetto Bay that would discharge water to the coastal wetlands in the area of SW 184 Street. Planning for this final phase is starting in September 2020 but is not expected to be completed before 2024. Construction could start in the late 2020s assuming the planning phase is completed as scheduled and authorized by Congress. By that time, all phase one features of the BBCW project are expected to be completed and operational.

Recent seagrass die-offs, algal blooms, and fish kills have occurred in the more northern, urbanized areas of Biscayne Bay not targeted for restoration under the BBCW or other Everglades restoration projects. These events reinforce the urgent need to prioritize restoration throughout Biscayne Bay and its watershed with an emphasis on reducing pollutant levels of phosphorus and nitrogen in groundwater before these waters enter canals or the bay.



Dade Heritage Trust recently produced a permanent exhibit, *Biscayne Bay: Our Water, Our World*. Hosted at DHT's headquarters, which also serves as an Official Heritage Tourism Visitors Center, the exhibit focuses on the Bay's history, cultural heritage, negative impacts due to insensitive development, and possible solutions for bringing the Bay back to health.

Dade Heritage Trust's mission includes environmental preservation, and Biscayne Bay is a focus of our educational programming. With our partner, Miami Waterkeeper, DHT's education team introduces students to the Bay and the Miami Baywalk with a water-quality testing activity along the Miami Baywalk, just across the street from the DHT office.

Biscayne Bay: Our Water, Our World will supplement our educational efforts and provide a great experience for our visitors. Ultimately, DHT's goal is to create environmental preservation advocates through the educational experiences offered.

Biscayne Bay: Our Water, Our World is sponsored by The Batchelor Foundation, The Peacock Foundation, Miami DDA, and Miami-Dade County.

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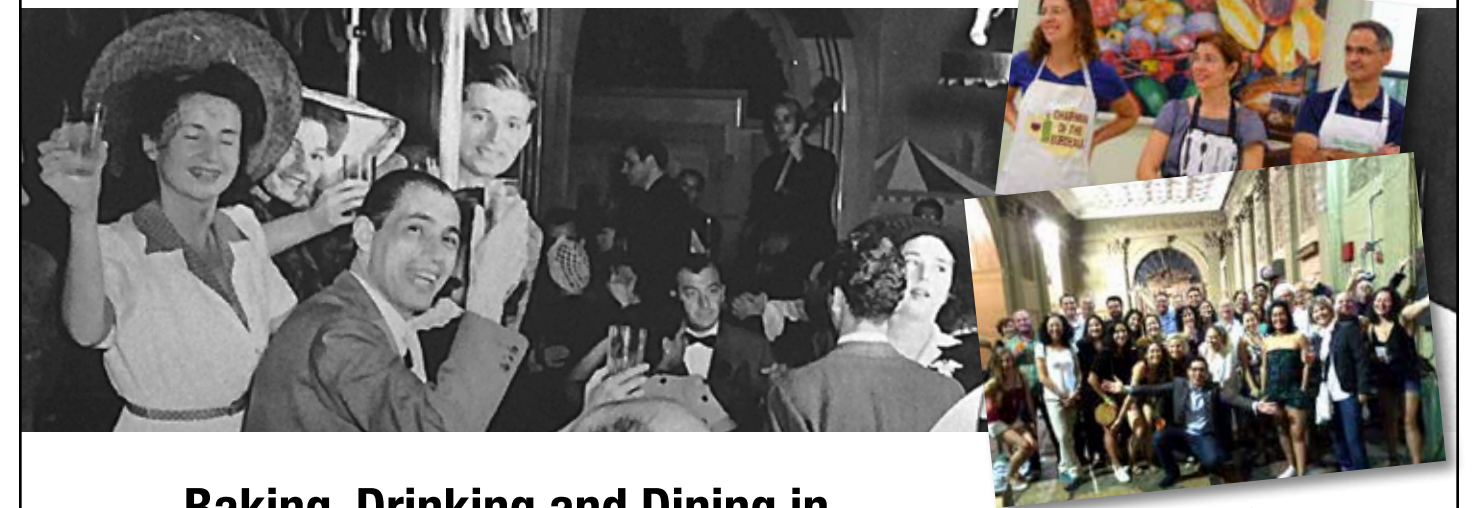
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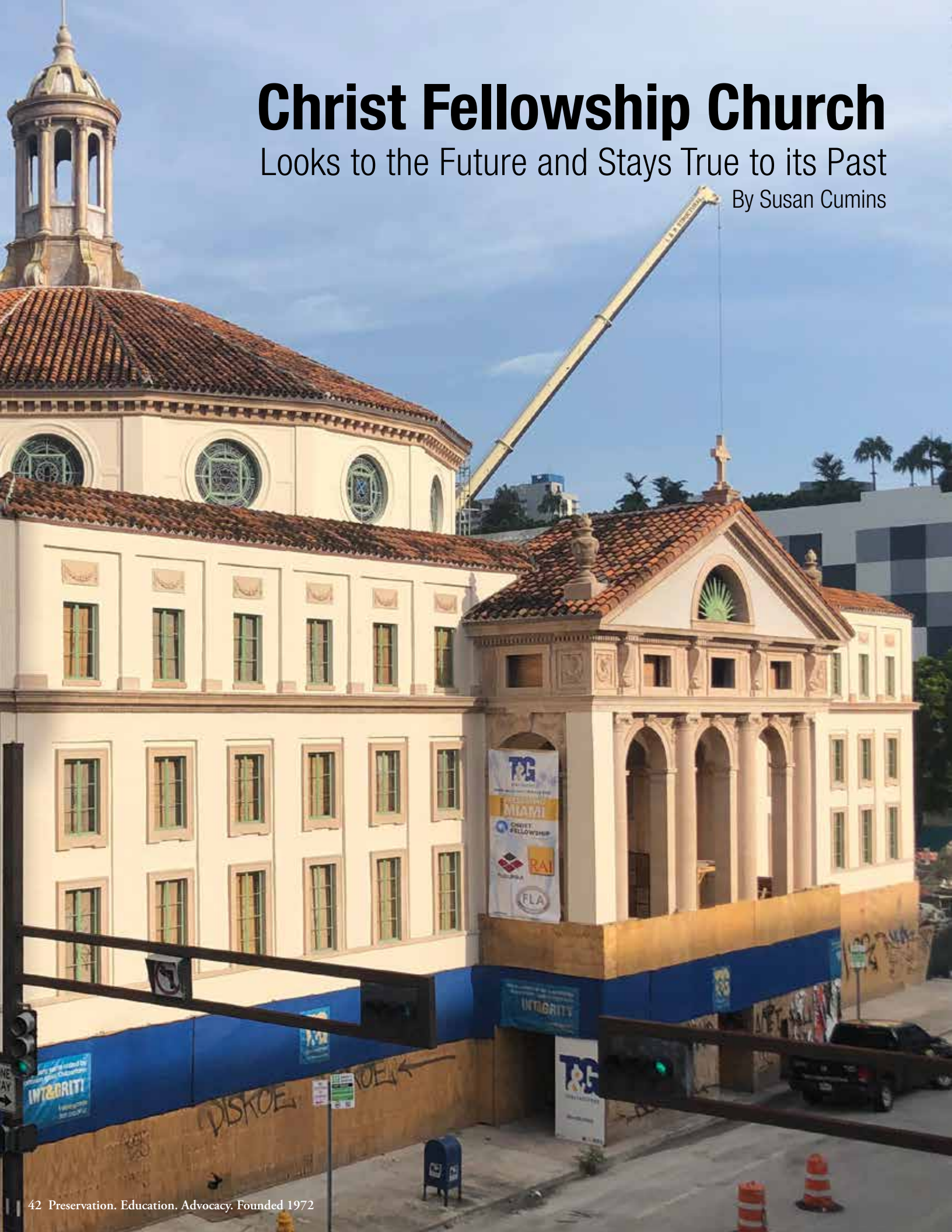
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Christ Fellowship Church

Looks to the Future and Stays True to its Past

By Susan Cumins



Christ Fellowship Church, occupies some of the most valuable land in downtown Miami. Despite mounting maintenance costs and shifting demographics downtown, selling the 1926 Neoclassical-style building at 500 Northeast First Avenue was never a consideration. Instead, the congregation's faith-focused leaders patiently explored ways to fund an accurate restoration that would cost as much as \$17 million.

"Our decisions to restore and renovate this beautiful historic building were based on the needs of the church and the surrounding community," explains Deborah Sutton, Chief Financial Officer and board member of the Christ Fellowship (CF) Baptist Church Inc. The meticulously-restored, code-compliant landmark is projected to reopen by Easter 2021 following suspension of services at that location. The magnificent facility will be poised to serve and inspire its congregation and the community for another hundred years.

Designed by architects Dougherty and Gardner, its walls and façade decorations were crumbling, exterior balconies were unsafe, and the roof leaked, among other concerns. Henry Flagler donated the lots to Miami's first and oldest Baptist congregation in 1896. CF is the third church structure on the site. It was designated historic by the City of Miami in 1988 and listed on the National Register in 1989. Central Baptist Church, as it was known as until 2007, exemplifies the style, craftsmanship, and ornamentation that flourished in Miami's booming 1920s.

Having sold off part of a surface lot, CF acknowledged that parking had become insufficient to support the church's seating capacity. "We had been talking with developers and had several offers with multiple options, but accepted the one that would provide needed parking spaces on the property," recounts Ms. Sutton. "We decided to sell on condition that a parking solution be an absolute provision of the sale."

At CF's request, in 2019 the City of Miami's Historic and Environmental Preservation Board (HEPB) officially agreed to de-designate an architecturally-unrelated 1946 annex

A distinctive polygonal rotunda extends above the four-story restored 1926 building. The second and third floors will accommodate the grand circular worship and community event venue (seating capacity: 2,500) and space for meetings

Photo provided by T&G Constructors

that had been bundled into the church property's historic designation. De-listing the annex cleared the way for The Melo Group to buy and demolish that deteriorating structure on a parcel next to the developer's Downtown 5 project. Now under construction, mixed-use Downtown 5's tower will include 300 parking spaces for use by CF's congregation.

"The Melo Group is honored to have assisted Christ Fellowship Downtown Miami with its exemplary restoration of the original, historic church building," says Martin Melo, Principal, The Melo Group. "Proceeds from a sale to our group supplied the congregation with the financial resources to undertake that restoration. Our firm's plans for the development of a residential tower on an adjoining property will activate the area with a built-in population of potential congregants and provide needed church parking." Melo has not yet announced plans for the annex property, but CF's deal with the developer will allow the congregation to generate additional resources based on the square footage of code-allowed units built there in the future.

"Historic restoration requires specialized materials and craftsmanship," says CF restoration project manager Huey Gonzalez of T&G Constructors. Skilled workers and consultants were engaged, and he sourced handmade roof tiles from Central America to match nearly-century-old originals. "The roof was tricky because we had to meet code for hurricane resistance while making sure the new system did not weigh more than the old roof," he relates. "With renovations like this one, you cannot predict what you will find or how long a project will take. It's a labor of love."

The neighborhood is thriving, with Miami-Dade College on one side, Miami Worldcenter a block away, and families moving in. "Our role is to be a light in the community and a heart for the city," explains Pastor Gideon Apé. "More than a worship center, we provide robust programs for children and teens, and the building is a venue for community events that align with the church's mission."

"One of our goals was to create a beautiful environment that is more than just a historic masterpiece. We wanted a space that pays homage to the history of the building and of downtown Miami, one that is relevant as well as reverent," Ms. Sutton concludes. "We intend it to be an irresistible environment for community and outreach, a place for everyone, regardless of their beliefs."



Preserving Naturally Occurring AFFORDABLE HOUSING in Little Havana

By Christine Rupp



Above left photo, archival tax card image and feature image above of the same property today. (Feature image by Steven Brooke)

Miami's challenging preservation environment has strengthened the resolve of Dade Heritage Trust (DHT), the community's largest historic preservation organization, and ignited a new initiative: the preservation of naturally occurring affordable housing.

Through the support of Miami-Dade County Commissioner Eileen Higgins, Dade Heritage Trust recently received a \$1 million grant from Miami-Dade County to restore an historic 1938 Art Deco apartment building and provide affordable housing in Miami's Little Havana neighborhood. The location is particularly optimal in light of the fact that the National Trust for Historic Preservation included Little Havana on its 2015 list of the 11 Most Endangered Places and in 2017, working in conjunction with DHT, declared Little Havana a national treasure.

Subsequent to that declaration, the Miami-based urban planning firm PlusUrbia created a master plan for the neighborhood, *Little Havana, Me Importa*, to ensure the

architectural and cultural aesthetic of the neighborhood survived and thrived during a time when many of Miami's urban neighborhoods are under threat of losing their identity due to insensitive redevelopment.

This new DHT initiative furthers the *Little Havana, Me Importa* plan as it offers dual benefits of both enhancing an historic building and improving the available affordable housing stock that is desperately needed at this time. The collaboration between DHT and Miami-Dade County is a win-win-win for the county, historic preservation, and working-class residents in need of affordable housing.

The grant created the Historic Preservation Revolving Fund for Affordable Housing and enables DHT to purchase, designate, renovate, and restore naturally occurring affordable housing. The first project is a two-story, four-unit multi-family apartment building on S.W. 5th Street. An Art Deco beauty constructed in 1938, the building will be historically designated, and DHT will offer the units as affordable housing

for those in need. Additionally, DHT will place a 30-year affordable housing covenant on the property and create an active management arrangement to oversee and maintain the restored property.

"We believe this grant agreement with Miami-Dade County will assist with providing a progressive, holistic approach to ensuring that the county can provide a safe, secure, healthy, and affordable housing environment," said DHT President Dona Spain. "The restoration of historic buildings translates to less construction and demolition debris in landfills, eliminates demolition dusts, encourages reuse of existing materials, and generally preserves greenspace on existing lots."

In the United States, affordable housing is increasingly becoming an issue for individuals of low and moderate incomes. A 2019 report by Connect Capital, an initiative of the Washington, D.C.-based Center for Community Investment, found that Miami is the third least-affordable city in the nation. Miami needs 50,000 affordable housing units to meet

the current demand, with that number rising due to the city's fast-growing population.

Little Havana is a vibrant, densely populated neighborhood just west of Downtown Miami that is known as one of the centers of social and political activity in the city. Rich in culture, significant architecture, and history, the area was originally known as Riverside, and was a Jewish-American neighborhood. The name Little Havana came to be in the 1960s with the large influx of Cuban immigrants to the area. Today, Cuban Americans as well as many other immigrants from Latin America call Little Havana home. Currently, Little Havana faces gentrification, insensitive redevelopment, displacement of existing residents, and zoning changes that may impact its affordability and cultural richness.

It is imperative to act now when it comes to preserving, restoring, and maintaining historic homes — and if we can make them affordable for the community — all the better.



LITTLE RIVER

A lively past shapes a bright future

By Susan Cumins



In the late 1890s Miami's Little River was a farming and fruit growing community. Named for a waterway that flows along its northern edge and into Biscayne Bay, it was annexed by the booming City of Miami in 1925. Mid-20th century postcards proudly depict Little River's main street lined with practical businesses that served the community.

As the 20th century unfolded, housing tracts and shopping malls lured families to the suburbs. The construction of I-95 fractured and reshaped Little River, just as it did other Miami neighborhoods. The once-overlooked area's close-in location and relatively high elevation make it ripe for infill development and reinvention. A demographic shift that has residents again prizing pedestrian-scaled areas designed for a mix of ages, careers, and income levels bodes well for its resurgence.

Over the decades, an ever-changing array of occupants (some less than law-abiding) shaped Little River's compact topography. Its human-made landscape of railroad tracks lined with blocky warehouses, street corners with gas stations and bodegas, and tree-shaded older homes all reflect local history. Artists and creative entrepreneurs now moving in are happy to coexist with motors or machinery, cars or motorcycles—appreciative of the craftsmanship involved.

Just as the transition from agricultural area to light industry to today's emergence from neglect was gradual, likewise the revitalization process will take time. Much remains to be respected and preserved. In 1958, McArthur Dairy built a Miami Modern-style plant in Little River. By then the cows had moved out, but the processing of dairy products continues inside the handsome building. An emblem of continuity and adaptation is the Cathedral of St. Mary, where Sunday masses in English, Spanish, and Kreyòl serve today's congregation. Non-denominational programming, such as a Cathedral Arts Series, confirms Little River's evolving creative spirit.

Earth N Us Farm (ENUF), a two-acre garden and eco-village founded by in 1977, welcomes adults and children to experience a sprawling vegetable garden and farm animals in a laidback, hippie setting. A hand-painted sign urges visitors "to respect and care for the Earth, animals, and each other." Decades ago, before Miami was an international

FEATURE
Little River Business District signage outside McArthur Dairy plant (Image courtesy of MVW Partners)

INSET PHOTOS (TOP TO BOTTOM)
McArthur Dairy plant; St. Mary's Cathedral, images courtesy of MVW Partners; Earth N Us Farm (Little Gables Group)

destination, it was a way-cool hot spot for fashion models and film producers. A Little River business still focuses on photo shoots for commercials and catalogues. “Crews come here to shoot spring fashion lines when New York is snowed in,” says Alvaro Simonian, who operates Little River Studios in a manicured compound where beach cottages figure among the varied backgrounds. A Lemon City train station and general store offer an air-conditioned daylight production space that Mr. Simonian books for social events as well as photography.

Over a period of years Matthew Vander Werff and his wife, Ashley Melisse Abess, principals of MVW Partners, assembled a critical mass of mostly-contiguous Little River real estate. With holdings of about 20 acres, the couple’s Miami-based real estate firm concentrates on adaptive-reuse and infill development designed to create a sustainable, culturally attuned neighborhood. “We’re in it for the long haul,” says Ms. Abess, a fourth generation Miamian. “We control the pace of growth and the mix of tenants in-house for *Little River Miami*. We’re leaving some of the old because, without layers of the past, you can’t understand the history and its relationship to the present.”

MVW Partners’ plan is to attract tenants who will create a neighborhood where children and families find both practical and entertaining elements—such as ecofriendly dry cleaners, shoe repair shops, health care, fresh produce—as well as food and beverage options. Artists’ studios, art galleries, and related businesses occupy many of MVW’s properties, but ultimately will simply be vigorous components of a broad mix. The vision is to give residents the luxury of not going far from their home base unless they want to. “We want Little River to be a real neighborhood,” Ms. Abess emphasizes, “not an Instagram destination.”



UPPER THREE IMAGES
Earth N Us Farm chickens, treehouse and
handpainted welcome sign
(Little Gables Group)

MIDDLE THREE IMAGES
Little River Studios prop trucks and movie sets
(Images courtesy of MVW Partners)

BOTTOM IMAGE
Motorcycles and coffee share space at
Imperial Moto Café
(Images courtesy of MVW Partners)

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MIAMI CANOPY COALITION

By Leah Weston

At the October 14, 2004, meeting of the Miami City Commission, then-District 2 Commissioner Johnny Winton made an urgent plea to his colleagues: “Developers in the Grove are cutting trees down, literally, every day. It is a crisis,” he urged emphatically. At the next commission meeting, Winton reiterated, “It’s the canopy in the Grove that creates the value that helps drive our City, and you would be shocked and ticked beyond belief at the number of developers that are sweeping through the Grove and cutting down 75-year old, 100-year old oaks and spitting in our face.”

A few weeks later, after months of contentious public meetings, behind-the-scenes negotiations, and legislative tweaks, the City Commission officially adopted the Tree Protection Ordinance, known colloquially in insider parlance as just “Chapter 17.” Shortly after Chapter 17’s passage, the City Commission adopted the City of Miami Tree Master Plan, with the ambitious goal of achieving 30 percent tree canopy citywide by 2020.

Sixteen years, a new zoning code, and several ordinance changes later, the same conversations about Miami’s rapidly diminishing tree canopy echo in Miami City Hall. Brutally battered by several particularly busy hurricane seasons and multiple waves of development, the City’s tree canopy is no closer to the Master Plan’s ambitious goal today than it was in 2007. Old growth specimen trees, physical artifacts of Miami’s environmental and cultural history, have been casualties of the real estate market’s boom-and-bust cycle. Moreover, what remains of the urban tree canopy is inequitably distributed by race and income, with little or no tree cover in some of Miami’s least affluent neighborhoods, a glaring issue of environmental injustice.

FEATURE IMAGE

The future is uncertain for an old growth Banyan in an open lot across from The Copper Door located on NW 4th Avenue.

(Photos by Little Gables Group)

Climate change and sea level rise have brought new urgency to the issue of Miami’s tree canopy. In addition to their numerous environmental, economic, and health benefits, trees serve as critical resilience infrastructure to mitigate flooding, aid drainage, and absorb excess stormwater. In June 2019, Dade Heritage Trust convened an informal meeting of arborists, environmental organizations, neighborhood advocates, and government officials to discuss the preservation and protection of trees, tree canopy, and green spaces in Miami. The consensus was clear: government policy and procedure must change to better protect the tree canopy, and the public must be engaged to care about trees and their numerous benefits.

With initial support from The Miami Foundation, the newly formed Miami Canopy Coalition hit the ground running, assembling a multidisciplinary team tasked with reviewing laws, regulations, and urban tree canopy data, as well as diving into the City’s tree permitting process to find areas for improvement. As that research continues, DHT will also be working together with Coalition members, including Million Trees Miami, Grove 2030, Tropical Audubon Society, Friends of the Commodore Trail, the Sierra Club, Bike Coconut Grove, TreeMendous Miami, and FIU’s Grove ReLeaf project on a citizen science initiative to educate the public about the benefits of trees. As Miami contends with preparing for climate change and sea level rise, trees must be part of the solution for a healthier, more resilient future.

ABOVE RIGHT

Dade Heritage Trust staffers, Lucia Meneses and Carina Mendoza survey Banyan tree.

BELOW RIGHT

A tree stump at the Douglas Road Metrorail Station where over 80 trees were cut in order to make way for construction.





The original Brickell Hammock path in the early 1900s, the precursor of the Commodore Trail (State Archives of Florida)

By using the most vivid imagination, one can hardly picture how luxuriant this whole region was before man took it in his hand. –Thomas Barbour, “That Vanishing Eden”

TIES THAT BIND

Nature, History, and Architecture Weave Through The Commodore Trail

By Hank Sanchez-Resnik and Iris Guzman Kolaya

Writing about the remnants of the once lush Brickell Hammock, naturalist Thomas Barbour (1884-1946) lamented the destruction of Miami’s natural environment. Until the late nineteenth century, with the birth of the “Magic City,” a dense tropical hammock blanketed the coastline from the Miami River to Coconut Grove. Small remnants of the hammock are preserved within the City of Miami at Simpson Park, Alice Wainwright Park, Vizcaya, the Barnacle, and the Kampong.

Early settlers cut a path through the tropical forest to create a route that would eventually become today’s Brickell Avenue and South Bayshore Drive. Although little remains of the once verdant landscape described by Barbour, there still exists a path through history for those who wish to reclaim it. Known as the Commodore Trail, it is a five-mile route running along portions of the historic Brickell Hammock.

More than simply a scenic trail for cyclists, runners, and pedestrians, the Commodore Trail, named for Commodore Ralph Munroe, is a journey through time. It passes some of Miami’s oldest and most architecturally significant structures, eight public parks, and Coconut Grove’s vibrant commercial center. As the Trail continues south, it connects with the Old Cutler Trail at Cartagena (Cocoplum) Circle in Coral Gables. The two combined trails—known as county Bike Route 1—offer users more than 15 miles of public space for bicycling, walking, and running through some of the county’s most tree-canopied neighborhoods.



Commodore Trail views (Little Gables Group)



The Commodore Trail is far from undiscovered. Along with the Rickenbacker Trail, it is one of the most popular and continually used recreational facilities in the county. This is the case despite the Trail's neglected and unsafe condition in many places. Sections of the Trail are a trail in name only. They include narrow sidewalks and dangerous, unprotected shoulders of busy roadways. In Coconut Grove's commercial center, the Trail occupies a sidewalk normally crowded with pedestrians and café tables.

To address the challenge of improving the Commodore Trail, the great-granddaughter of Commodore Munroe, Mary Munroe Seabrook, has teamed up with dedicated local activists to form Friends of the Commodore Trail, a nonprofit advocacy group. "Growing up in Miami, I rode my bike everywhere," she says. "I want others to have that opportunity. The Commodore Trail has the potential to be a beautiful shared space for the whole community. It's going to take some work. The members of our group are the Trail's champions."

To learn more about Friends of the Commodore Trail and join them in this worthy cause, visit commodoretrailfriends.org.

THE COMMODORE TRAIL



ABOVE: Professor Ebru Özer (third from right), Associate Professor, Landscape Architecture + Environmental and Urban Design, FIU and Hank Resnick (on right) from the Friends of the Commodore Trail with FIU students on the Trail.

LEFT: Mary Munroe Seabrook



Images courtesy of Friends of the Commodore Trail

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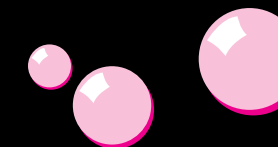
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Advocacy Updates

Miami Marine Stadium and Basin

Slowly but surely, it seems the Miami Marine Stadium, deemed a National Treasure by the National Trust for Historic Preservation, is actually in the process of being restored. Last year's advocacy update on the Stadium reported that bid and permit drawings were to be completed by February 2020. Drawings have been completed and all necessary permit issues have been resolved and approved. Now, the City of Miami has to put the work out for bid.



Photo courtesy of Steven Brooke

Coconut Grove Village West

To bring attention to the West Grove and the fight for its Bahamian-American identity, Dade Heritage Trust has created a website, CoconutGrovePreserves.org. Dedicated to promoting the historically designated buildings in the neighborhood, Dade Heritage Trust has partnered with Rebuilding Together Miami, the Grove's Homeowners and Tenants Association, and City of Miami's District 5 Commissioner, Ken Russell, to bring attention to this significant, historic neighborhood. A West Grove Community Redevelopment Agency is in the works and could be approved early next year. This initiative would bring some much needed funds for preservation efforts in the neighborhood.



Photo courtesy of Ken Russell

Miami City Cemetery

In 2019, Dade Heritage Trust received a \$50,000 grant from the State of Florida's Historic Resources Division to perform a survey, conditions report, and landscape recommendations for the historic Miami City Cemetery at 1800 NE 2 Avenue. The survey, performed by Rosa Lowinger Associates, evidenced a great need for conservation efforts at the cemetery.

DHT believes that the creation of a Friends of the Miami City Cemetery organization might be a great initiative to see that necessary improvements and interpretation at the cemetery are completed to insure that the cemetery is thoughtfully promoted as an historic asset, beautiful greenspace, and potential tourism venue.



Photo courtesy of Dade Heritage Trust

National Park Deferred Maintenance

In 2018, members of Dade Heritage Trust, the Florida Trust for Historic Preservation, and the Homestead Main Street Program traveled to Washington, D.C. to meet with representatives from the National Trust for Historic Preservation to discuss funding for National Parks' deferred maintenance. The group visited various congressional offices to lobby for support of a bill to fund this backlog of necessary maintenance needs - 47% of which would go to the Parks' historic assets. On July 22, 2020, the House overwhelmingly passed the bill by a strong bipartisan vote of 310 to 107, sending the bill to the president for his signature and enactment into law. Please thank your senators and representatives who supported this once-in-a-generation, multi-billion dollar investment that preserves and protects historic and cultural resources in our parks and on public lands.



Photo courtesy of National Park Service



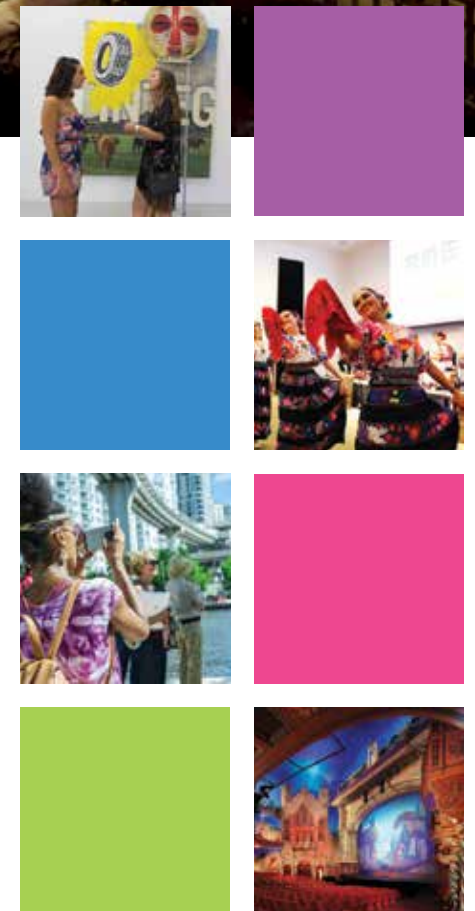
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Dade Heritage Trust's Historic Places, Green Spaces and Miami Urban Tree Trackers (MUTTS) educational programs are available virtually with live educators, field experiences and activities via ZOOM. Our program curriculum meets Florida educational standards and teachers are supplied with pre-and post program materials.

**For information, please contact Lucia Meneses, School Programs Manager at 305-358-9572
or via email at education@dadeheritagetrust.org**