

DESIGNATION QUESTIONNAIRE

OUNTY	,	Date:
Please provide as much coproperty.	omplete information as you ca	n to enable our staff to better evaluate the
What is the historic i	name of this property? _	
What is the current i	name of this property? _	
I wish to nominate th	nis property because:	
Please select which b	est describes the proper	ty:
Historic building	Archaeological Site	Historic District
Object or Landscape: I	Bridge, Cemetery, Park	
Where is the propert	y located?	
Address (number and str	eet)	
City		
Zip Code		
What is the Folio Nu	mber(s) for the property	? ?
Folio Number		
Do you know any of	the following information	on?
The architect's nam	ie was	
The builder's name		
Date of construction:		

What alterations or additions were made since where applicable.	the building was built? Please check one or more boxes
Additions	replacement siding or re-siding
removal of porches	removal of decorative details
replacement doors and windows	interior remodeling or updating
moved from its original location (if moved	d, list why, from where, and when in description below)
The dates of major alterations or additions were:	
Briefly describe any changes checked above	:
What do you know about the history of the p	property?
List Sources of Information (or attach)	
Source:	Page:
O.	n.

Person completing questionnaire:	Date:
Name:	
Address:	
Zip Code:	
Telephone:	
Email:	
Owner (if different than above)	
Name:	
Address:	
Zip Code:	
Telephone:	
Email:	
Complete and return this form, along with	recent photographs and any additional
attachments to:	
Office of Historic Preservation 111 NW 1st Street - 12th Floor Miami, FL 33128	
Or via email to: Miami-Dade County Sarah Cody, Historic Preservation Chief Sarah.Cody@miamidade.gov	
OFFICE USE ONLY: Form completed by OHF Zoning Application Z202	Staff in response to inquiry related to 000099
Assigned to staff member:	Date:
Initial Determination of Eligibility: Yes N	More Information Needed
Explanation of Determination:	

Next steps: Page 3 of 3

Memorandum COUNTY COUNTY

Date: May 7, 2021

To: Hugo Arza, Partner

Holland & Knight LLP

From: Sarah Cody, Chief, Office of Historic Preservation

Department of Regulatory and Economic Resources

Subject: Evaluation for Designation Eligibility – Caves Residence

OHP was contacted by community members concerned about the preservation of the Caves Residence at 29150 SW 167 Avenue. OHP staff reached out to the owner's legal representative to start a dialogue about the property and its potential eligibility for designation as a Miami-Dade County Historic Site.

Section 16A-10 (1) of the County Code outlines the criteria for historic property designation:

Criteria. The Board shall have the authority to designate areas, places, buildings, structures, landscape features, archaeological and paleontological sites, and other improvements or physical features, as individual sites, districts, or archaeological or paleontological zones that are significant in Miami-Dade County's history, architecture, paleontology, archaeology or culture. Sites, districts, or zones considered for designation shall possess an integrity of location, design, setting, materials, workmanship, or association, and shall:

- (a) Be associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological, or architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation; or
- (b) Be associated with the lives of persons significant in our past; or
- (c) Embody the distinctive characteristics of a type, period, style or method of construction or work of a master; or possess high artistic value; or represent a distinguishable entity whose components may lack individual distinction; or
- (d) Have yielded, or are likely to yield information in history or prehistory; or
- (e) Be listed in the National Register of Historic Places.

Based on initial research, it is my opinion that the Caves Residence (c.1920s) is eligible for designation consideration by the Historic Preservation Board, based on 16A-10(1) (a) and (b). The Caves Residence is a wood-frame vernacular structure representative of the homesteads settled by South Dade pioneers. The architecture and history of the residence is representative of the larger history of the South Dade area and the settlement of significant agricultural operations. This speaks to the cultural, social, and architectural history of Miami-Dade County. It is also connected to locally significant pioneer family, the Caves.

While some alterations or repairs have been carried out to the structure, overall it retains character-defining architectural features and integrity. Photographic documentation obtained from the Property Appraiser indicates that the residence was altered to its general current appearance following its relocation in the 1950s. As originally constructed in the 1920s, the home had a screen porch on the front, which was enclosed in the 1950s. Other alterations appear to include wood siding replacement; alteration of roof detailing, such as the exposed rafter tails; and some fenestration alterations, including enlarging at least two windows and altering a window opening to accommodate a new door. In spite of alterations, the residence continues to reflect the early 20th century wood-frame vernacular style that defined the early South Dade homesteads.

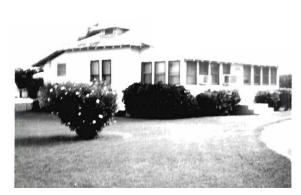
Miami-Dade County historic sites designated under similar historic contexts include: the Lindgren House, 19300 SW 137 Ave; Krome Residence, 17845 SW 296 Street; Bush House, 12750 SW 208 Street; and Mobley-Wood House, 13550 SW 218 Street. (Note this is a sampling of similar designations, not an exhaustive list.)

More research may uncover additional criteria the property may fulfill, but early information suggests the property is a candidate for designation based on at least two criteria.

Supporting Photographs:



c.1920 Caves Residence in its original location



c.1950s Caves Residence after relocation



December 1956



2021



2021