



DESIGNATION QUESTIONNAIRE

Date: _____

Please provide as much complete information as you can to enable our staff to better evaluate the property.

What is the historic name of this property? _____

What is the current name of this property? _____

I wish to nominate this property because:

Please select which best describes the property:

Historic building

Archaeological Site

Historic District

Object or Landscape: Bridge, Cemetery, Park

Where is the property located?

Address (number and street) _____

City _____

Zip Code _____

What is the Folio Number(s) for the property?

Folio Number _____

Do you know any of the following information?

The architect's name was _____

The builder's name was _____

Date of construction: _____

What alterations or additions were made since the building was built? Please check one or more boxes where applicable.

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, 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 property?

List Sources of Information (or attach)

Source: _____

Page: _____

Source: _____

Page: _____

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 OHP Staff in response to inquiry related to Zoning Application Z202000099

Assigned to staff member:

Date:

Initial Determination of Eligibility: Yes No More Information Needed

Explanation of Determination:

Next steps:

Memorandum



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



2021



December 1956



2021