



## **CITY OF MIAMI SPRINGS, FLORIDA**

**Chair Jim Watson**

**Vice Chair Ken Wilde  
Committee Member Juan Calvo**

**Committee Member Vivian Isla-Rey  
Committee Member Melinda McNichols**

### **HISTORIC PRESERVATION BOARD REGULAR MEETING AGENDA**

**Thursday, March 26, 2026 – 6:00 PM**

**Miami Springs Adult Community Center, 101 Apache Street, Miami Springs, Florida**

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
  - A) January 22, 2026 Revised–Regular Meeting**
  - B) February 26, 2026–Regular Meeting**
- 3. Public Comments:** Each person will have a maximum of three (3) minutes to speak.
- 4. Old Business**
  - A) Discussion and potential action to move forward with the edits to the designation report for 567 Hunting Lodge Drive.**
  - B) Discussion and potential action on the yard sign design for the 100-Year Homes initiative in the City.**
- 5. New Business**
  - A) Brief update by Board Secretary Pomales on the status of the inquiry into the Fair Havens COA for potential interior work in the lobby and pueblo room.**
  - B) Presentation of photos of the lobby and pueblo room collected by the Board for reference.**
  - C) Brief update by Board Secretary Pomales on the status of the three remaining Historical Markers:**
    - Curtiss Mansion**
    - Hotel Country Club (Fair Havens)**

- **Clune Stadnik Building**

6. **Updates from the Committee Members & Preparation of Agenda for the Next Meeting**
7. **Adjourn**



**City of Miami Springs, Florida**  
Historic Preservation Board  
**Revised** Regular Meeting Minutes  
Thursday, January 22, 2026, at 6:00 P.M.  
Miami Springs Adult Community Center  
101 Apache Street, Miami Springs, FL

**1. Call to Order/Roll Call**

The meeting was called to order at 6:01 P.M.

Present: Chair Dr. James Watson  
Vice Chair Ken Wilde  
Board Member Juan Calvo  
Board Member Vivian Isla-Rey  
Board Member Melinda McNichols.

Also Present: Board Secretary Janai Pomales  
Former Board Secretary Sandra Duarte

**2. Public Comments**

Chair Watson opened the floor for public comments. No comments were made at this time.

**3. Approval of Minutes:**

a. November 13, 2025 – Regular Meeting Minutes

The Board reviewed the minutes from the November 13, 2025 Regular Meeting. Following discussion regarding minor clarifications, the Board expressed consensus that the minutes should be finalized as revised and brought forward for approval.

**A motion was made by Board Member McNichols to approve the minutes, seconded by Chair Watson.** All remaining Board Members voted in consensus, motion carried.

**4. Old Business**

**a. Historic Designation: 567 Hunting Lodge Drive**

The Board continued discussion regarding the proposed historic designation of the property located at 567 Hunting Lodge Drive. Supplemental historical research, including

information gathered from archival records and property data, was reviewed. Members discussed the inclusion of historically significant context within the designation report and considered whether references to former residents met the threshold of historical significance. Discussion focused on Elizabeth Brickell, former wife of James Brickell, who resided at the property during the 1960s. The Board reached consensus that inclusion of a concise and carefully worded reference to her residency would enhance the historical narrative while maintaining consistency with prior designation reports. Staff were directed to revise the report accordingly and return it for further consideration.

**A motion was made by Board Member Wilde to approve the Historical Designation of 567 Hunting Lodge Drive, seconded by Chair Watson.** The majority of the Board voted in consensus, motion carried.

**b. Recognition of Homes Reaching 100-Year Anniversary**

The Board discussed recognition of homes reaching the 100-year anniversary within the City of Miami Springs as part of ongoing centennial initiatives. Members acknowledged that original property abstracts are not always accessible and discussed the use of City records and Miami-Dade County Property Appraiser data as reliable sources for verification of construction dates. The Board expressed general agreement that recognition efforts may proceed based on available documentation. Staff were directed to begin outreach to eligible homeowners regarding participation in the recognition program.

**c. Historical Marker Process**

The Board reviewed progress related to historical marker applications for the Clune-Stadnik Building, Curtiss Mansion, Parker Vertical Lift Bridge, Pony Swing Bridge, Fairhavens Rehab, and the Golf Course. Updates were provided regarding research, draft text preparation, and sequencing of applications. Members discussed potential locations, review procedures, and next steps necessary to move the applications forward. Continued coordination between staff and Board members was encouraged to ensure completion of materials for future submission.

**A motion was made by Board Member McNichols to approve the edits made to the historical marker application, seconded by Board Member Wilde.** All remaining Board Members voted in consensus, motion carries.

**5. New Business**

None.

**6. Update from Board Members and preparation of the agenda for the next meeting:**

Chair Watson advised that an email had been sent from the architects of Fair Havens requesting an Interior Designer to assist with work inside of the lobby and/or pueblo room, specifically woodwork being done on a wall. To date, there have been no permits or request for permits issued for interior work to be done to the internal historic designated areas. The Board requested that this information be relayed to the

appropriate parties to confirm if any work is being done without official approval. The Board discussed updates and items to be added to the next agenda. The date of the next regular meeting is set for Thursday, February 26, 2026.

## **7. ADJOURN**

There being no further business, the meeting was adjourned by consensus.

Respectfully submitted,

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Janai Pomales, Board Secretary

Adopted by the Board on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Dr. James Watson, Chair

The comments, discussions, recommendations, and proposed actions of City Citizen Advisory Boards do not constitute the policy, position, or prospective action of the City, which may only be established and authorized by an appropriate vote or other action of the City Council.



**City of Miami Springs, Florida**  
Historic Preservation Board  
Regular Meeting Minutes  
Thursday, February 26, 2026, at 6:00 P.M.  
Miami Springs Adult Community Center  
101 Apache Street, Miami Springs, FL

**1. Call to Order/Roll Call**

The meeting was called to order at 6:05 P.M.

Present: Chair Dr. James Watson  
Vice Chair Ken Wilde  
Board Member Juan Calvo  
Board Member Melinda McNichols.

Also Present: Board Secretary Janai Pomaes

Absent: Board Member Vivian Isla-Rey

**2. Approval of Minutes:**

a. January 22, 2026 – Regular Meeting Minutes

The Board reviewed the minutes; Board members identified that certain discussions, particularly those concerning interior alterations to the Fair Havens property, were not fully captured. The Board engaged in a brief discussion to reiterate the information received indicating potential interior alterations to a historic structure. Reported changes included the installation of structural columns, removal of interior wood elements, and possible modification of historically significant interior features.

Board members expressed concern regarding whether such work required a Certificate of Appropriateness (COA), and whether proper permits were obtained. Concerns were also raised regarding the Board's limited authority to access private property and the need for owner consent for interior inspections.

Board Secretary Pomaes advised that Code Enforcement is limited to exterior inspections without permission and that further clarification would be sought from City administration. The Board emphasized the importance of documenting its awareness of the issue and establishing a baseline record of the building's interior condition.

Action Items: Board Secretary Pomales will coordinate with Code Enforcement and the City Manager's Office. The Board will gather photos of the Fair Havens lobby and Pueblo Room, in addition to the video already sent by Board Member Wilde.

Motion: **A motion was made by Board Member McNichols and seconded by Board Member Wilde to defer approval of the minutes** to allow for incorporation of the omitted discussion; motion passed unanimously.

### **3. Public Comments**

Chair Watson opened the floor for public comments. No comments were made at this time.

### **4. Old Business**

#### **a. Recognition of Homes Reaching 100-Year Anniversary**

Board Secretary Pomales provided an update regarding the Centennial recognition initiative. Fourteen homes constructed in 1926 were identified, with eight homeowners confirming participation. Recognition is scheduled for the March 9, 2026, City Council meeting.

Discussion included the form of recognition, with initial concepts involving exterior yard signage for public visibility. Current plans reflect the use of commemorative awards. Board members recommended confirming alignment with the original intent of promoting public awareness of historic homes.

#### **b. Historic Designation: 567 Hunting Lodge Drive**

The Board reviewed the status of the designation report for 567 Hunting Lodge Drive. It was discussed that the previous Board Secretary confirmed multiple unsuccessful outreach attempts to property owners. The Board agreed to proceed with the designation process despite lack of response.

Members identified deficiencies in the report, including incorrectly formatted references, missing revisions, and the need to incorporate additional historical context such as the Brickell family. The Board emphasized the importance of professional formatting and accuracy. Board Chair Watson confirmed that he would be sending the correctly formatted references to Board Secretary Pomales.

Staff outlined procedural steps including formal notice, public hearing scheduling, and moratorium provisions. The Board intends to finalize the report at the next meeting.

### **5. New Business**

#### **a. Website Corrections for Country Club**

Board Secretary Pomales reported that corrections to architectural attribution on the City's website have been completed. Members were encouraged to review and report any discrepancies.

**b. Historical Marker Process**

The Board discussed logistical planning for historical markers, including placement, accessibility, and coordination with infrastructure. Funding sources include City, County, and private contributions. Board Secretary Pomales explained that applications must be completed and approved by the City Manager and City Council prior to production. Additional requirements include accurate coordinates, maps, and supporting documentation.

Action Items: Finalize application materials, update coordinates, and coordinate approvals with City administration.

**6. Update from Board Members and preparation of the agenda for the next meeting:**

Updates were provided regarding the Glenn Curtiss statue project and the development of interpretive historical panels. A temporary mural installation at the airport was also noted as part of broader historical outreach efforts. The next meeting is set for March 26, 2026.

**7. ADJOURN**

There being no further business, the meeting was adjourned by consensus.

Respectfully submitted,

\_\_\_\_\_

Janai Pomales, Board Secretary

Adopted by the Board on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_

Dr. James Watson, Chair

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# Historic Designation Staff Report

## LATHAM-CURTISS JR. HOUSE

567 HUNTING LODGE DRIVE  
MIAMI SPRINGS, FLORIDA 33166





**CITY OF MIAMI SPRINGS HISTORIC PRESERVATION BOARD**  
**HISTORIC DESIGNATION STAFF REPORT**

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**To:** Historic Preservation Board  
Mayor & City Council

**Date:** TBD

**Resolution #:** 202X-XX

**Property Name:** Latham-Curtiss Jr. House

**Location/address:** 567 Hunting Lodge Drive

**Property Owners:** James Christopher Caudle & Lourdes Saad Caudle

**Zoning District:** R-1B Single Family Residential

**Tax folio number:** 05-3024-011-0240

**Legal description:** COUNTRY CLUB EST SEC 4, LOT 42 LESS N25FT & LOTS 43 & 44, BLK 5 PB 25-28, LOT SIZE 125.000 X 121, OR 18657-2786 0699 1

**The Property:** The property consists of a two-story single family residence built in 1920 on a lot sized at 15,125 Sq. Ft.

**Ratings of areas of significance:** (based on a scale of 1-3 with 3 being the highest rating)

3 History  
2 Architecture  
0 Archeology

**Standards for certificate of appropriateness :** The standards will follow the general guidelines as recommended for historic properties as detailed in the secretary of the interior's standards for the treatment of historic properties as developed in 1922 and codified as 36cfr part 68 in the July 12, 1995, federal register (vol. 60, no.133).

**Impacts:** Changes in the exterior of the structure that require a building permit will require a certificate of appropriateness.

## **Significance of site:**

### **Historical context**

567 Hunting Lodge Dr was built in 1924 by Bernard Smith for Paul Cline Latham.

Paul Cline Latham was born in August 1896 in Pana, Christian County, Illinois. Latham learned to fly in 1914 with Harry Nelson Atwood. Atwood was an American engineer and inventor known for pioneering work in the early days of aviation, including setting long-distance flying records and delivering the first delivery of air mail in New England. Latham enlisted in the U.S. Marine Corps at a young age and arrived in Miami with a Marine detachment in 1917. During his military service, he was part of an air unit and served as an aviator during World War I.

His stepfather, Robert Latham, collaborated with Paul on developing an early prototype of a self-flying drone/bomb for the U.S. Navy. Paul had experience as a barnstorming aviator and at one point worked with Capt. Eddie Rickenbacker. He married Lillian Wells Scott in 1918 while flying over Cleveland in a stunt aircraft. After his military service, Robert remained in Miami.

In 1921, Paul was working as a motorcycle police officer for the City of Miami. That year, he became locally known for climbing the Miami courthouse during a charity event. Friends and colleagues often referred to him as "Zip."

On September 14, 1925, Paul became Hialeah's first Chief of Police. Paul Latham became Hialeah's first Chief of Police Sept 14, 1925. In 1925 the Hialeah Police department consisted of four motorcycle officers, two traffic officers, and two patrolmen. The suits were modeled after the uniforms of the royal and marine flying corps and were marine field green in color.

In October of 1925 an area in the Seminole Lodge on Hialeah Drive served as the newly incorporated City of Hialeah's Police Department Headquarters, Court House and Jail while the new facility on Palm Avenue was being constructed. Every morning a waiter from nearby Kelly's Cafe would present a menu to the prisoners in the jail. Police Chief Paul Latham, who also acted as the City Judge, said the prisoners could order anything they like as long as the bill wasn't over 50 cents. The procedure for lunch and dinner was the same. The meals were served on individual shiny trays. Citizens said it was the only jail of its kind in the world. The system began to worry Latham when some of the prisoners just wouldn't get out. He stated "As quickly as they are discharged, they go out and break the law again and get sent up again."

The Hialeah police aerial department was opened in November of 1925 with 4 students and 3 new airplanes painted in grey with silver lettering. Pilots were tasked with identifying illegal stills and liquor operations during Prohibition. Instructors besides Latham were Hialeah pioneers Les Lewis and Herman Thiel. Latham was also the owner of a flying school at the 54th St flying field in Hialeah.

In 1926, he participated in promotional events for the city and Hialeah Racetrack, including flying over the grounds to scatter flowers on opening day.

Paul died on November 25, 1929, from injuries sustained in an airplane crash west of Miami the day before. He had attempted an emergency landing after a fire broke out in the aircraft. Though he managed to rescue his mechanic, Stacy Harris, from the burning wreckage, Paul suffered fatal burns. Following his death, his wife Lillian remarried Brenson W. Robinson of Standard Oil. She lived in Miami until her death in 1984.

Another resident of 567 Hunting Lodge Drive was Glenn Curtiss Jr. He was the son of City founder Glenn Hammond Curtiss and Lena Curtiss. After Curtiss Jr.'s marriage to Ada Howell in 1932, they resided in the house throughout the 1940's. At this time, he served as the vice president of the Glenn H. Curtiss Properties Company. Curtiss Jr. built a two-story addition linking the house and garage during his residency, as well as a one-story family room on south side of the house. In the 1960's this was the home of Elizabeth Brickell, former wife of Miami pioneer James Brickell.

567 Hunting Lodge Drive was built by contractor Bernard L. Smith. In 1924, after serving as a pilot in the USMC before, during & after WWI, Bernard L. Smith designed & flew the short-lived Curtiss MA "Dunkirk Fighter" seaplane. He was then recruited by Glenn Curtiss to come to South Florida. Smith was the supervisor of construction for Country Club Estates and contractor in charge of construction for many of the residences.

Latham's house was likely designed by architect Charles C. Stover. Both Smith and Stover had offices in the Everglades Construction Corporation building on Westward Dr. They were known to have collaborated on many buildings in Miami Springs, including the Everglades Construction Corporation building.

### **Architecture**

This Mission style house with a touch of Spanish Colonial has a two-story garage apartment in the rear. The original design from 1924 is comprised of a one-story main house facing the street and a two-story structure towards the back of the property that incorporates a two-car garage and apartment over top. A two-story addition was incorporated at a later date which fit in between the original two.

Architecturally, the original design is a mixture of the Mission style and Spanish Revival while the later addition is a simple nondescript form. The main house meets the street with a traditional Florida porch lined with prominent columns, exposed wood beam and rafters, typical of the Mission Style. The original design also uses elegant decorative gable parapets perpendicular to the street and terra-cotta barrel tile roof typical of the Spanish Revival style.

## **Archeology**

Not applicable.

## **Criteria for designation**

The 567 Hunting Lodge Drive designation is based on the following criteria of section 153.20 of the City of Miami springs historic preservation ordinance (153).

(a)(1) are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, and architectural history that have contributed to the pattern of history in the community, the county, south florida, the state or the nation;

(a)(2) are associated with the lives of persons significant in our past;

(a)(3) embody the distinctive characteristics of a type, period, style, or method of construction or work of a master; or that possess high artistic value, or that represent a distinguishable entity whose components may lack individual distinction;

## **References**

**Evening Independent.** (1929, November 25). *Miami aviator sacrifices life to save friend.* St. Petersburg, FL.

**Find A Grave.** (n.d.). *Paul Cline Latham (Memorial 165338791).*

[https://www.findagrave.com/memorial/165338791/paul\\_cline-latham](https://www.findagrave.com/memorial/165338791/paul_cline-latham)

**Miami Herald.** (1926, February 7). *Hialeah Mayor J. P. Grethen & Police Chief Paul Latham regulars at race track.* Miami, FL.

**Miami Herald.** (1926, May 4). *Hialeah chief and mayor are under arrest.* Miami, FL.

**Miami News.** (1921, October 7). *The daredevil of clouds has joined motorcycle squad.* Miami, FL.

**Miami News.** (1925, September 12). *He was the owner and president of Miami Airways Inc.* Miami, FL.

**Miami News.** (1929, November 25). *He died in November 27, 1929.* Miami, FL.

**Miami News.** (1932, October 30). *Curtiss Jr.'s marriage to Ada Howell.* Miami, FL.

**Miami Springs Historical Society.** (1942). *Miami Springs directory.* Miami Springs, FL.

**Miami Springs Historical Society and Museum.** (n.d.). *1925 Hialeah Jail, unique in all the world.* Miami Springs, FL.

**Miami Tribune.** (1925, September 11). *He was elected as the first Police Chief of Hialeah in September 14, 1925 (elected Sept 10).* Miami, FL.

**Toledo News-Bee.** (1918, September 11). *Toledo boy has plan to bomb Berlin.* Toledo, OH.

**WikiTree.** (n.d.). *Latham-1839.* <https://www.wikitree.com/wiki/Latham-1839>

**Windrem, M.** (1996). *Miami Springs historic hike.*  
<https://www.fullservicetitle.com/Spring/site11.html>

**Wilde, K.** (2025, March 6). *B.L. Smith, the most influential Miami Springs/Hialeah/Opa locka pioneer that you never heard of.* Miami Springs History. <https://new.miamisprings.com/b-l-smith-the-most-influential-miami-springs-hialeah-opa-locka-pioneer-that-you-never-heard-of-by-ken-wilde/>

**Miami Herald.** (1966, July 12).

### **Designation recommendation**

The Historic Preservation Board recommends to designate 567 Hunting Lodge Drive. The designation of the above property is based on architecture, historical and contextual significance.

City of Miami historic preservation design guidelines, section 2  
[www.historicpreservationmiami.com/designguide.pdf](http://www.historicpreservationmiami.com/designguide.pdf)

\_\_\_\_\_  
Chair James Watson  
On behalf of the Historic Preservation Board

\_\_\_\_\_  
Date

\_\_\_\_\_  
Erika Gonzalez-Santamaria, CMC  
City Clerk

THE CITY OF



MIAMI SPRINGS

# 1000 YR OLD CENTENNIAL HOME

CELEBRATING HISTORY 1926-2026

# THE CITY OF MIAMI SPRINGS



Board and Mayor really liked the Circle style Logo

This is the version that would have the individual dates. Only the mayor liked the idea.

# CENTENNIAL HOME BUILT 1921

CELEBRATING HISTORY 1926 - 2026



# 1000 YR OLD CENTENNIAL HOME

CELEBRATING HISTORY 1926-2026

# 1000 Year Old CENTENNIAL HOME

CELEBRATING HISTORY 1926-2026



1000

Year Old

CENTENNIAL HOME

CELEBRATING HISTORY 1926-2026