



**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**

**REVISED HISTORIC PRESERVATION BOARD REGULAR MEETING AGENDA  
Thursday, May 21, 2026 – 6:00 PM  
Council Chambers, 201 Westward Drive, Miami Springs, Florida**

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
  - A) March 26, 2026 – Regular Meeting**
- 3. Public Hearing : Each person will have a maximum of three (3) minutes to speak.**
  - A) Historic Designation of the property located at 567 Hunting Lodge Drive. (*Deferred by request*)**
  - B) Adoption of the Historic Designation Report for the property located at 567 Hunting Lodge Drive.**
  - C) Certificate of Appropriateness for the property located at 85 Deer Run**
- 4. Old Business**
  - A) Presentation of photos of the lobby and pueblo room collected by the Board for reference.**
- 5. New Business**
- 6. Updates from the Committee Members & Preparation of Agenda for the Next Meeting**
- 7. Adjourn**



**City of Miami Springs, Florida**  
Historic Preservation Board  
Regular Meeting Minutes  
Thursday, March 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 6:04 P.M.

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

Also Present: Board Secretary Janai Pomales

**2. Approval of Minutes:**

- a. January 22, 2026—Revised—Regular Meeting
- b. February 26, 2026—Regular Meeting

Motion: **A motion was made by Vice Chair Wilde and seconded by Board Member McNichols to approve the minutes.** The motion was passed unanimously.

**3. Public Comments**

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

**4. Old Business**

**a. Discussion and potential action to move forward with the edits to the designation report for 567 Hunting Lodge Drive.**

The Board continued discussion regarding the historic designation report for 567 Hunting Lodge Drive. Board members reviewed formatting and citation corrections to the report, including:

- Revisions to APA-style references

- Alphabetical ordering of citations
- Font consistency throughout the document
- Minor grammatical and punctuation corrections

Staff advised that the designation report would be finalized and submitted to the Office of the City Clerk, triggering the designation process and moratorium procedures in accordance with City requirements.

The Board discussed procedural steps associated with the designation process, including:

- Courtesy notification letters to the property owner;
- Public hearing requirements;
- Legal advertisement timelines;
- Moratorium activation upon filing of the designation report;
- Coordination with the City Clerk’s Office regarding notice requirements.

Board members discussed scheduling the required public hearing within the required statutory timeframe. After discussion, the Board tentatively agreed to schedule the public hearing for May 27, 2026, subject to confirmation and procedural requirements.

**A motion was made by Board Member McNichols, seconded by Board Member Calvo to authorize Chair Watson to work on final edits on the designation report with Board Secretary Pomales.**

**b. Discussion and potential action on the yard sign design for the 100-Year Homes initiative in the City.**

The Board reviewed several proposed design concepts for the City’s 100-Year Home recognition yard signs, three design options were presented.

Discussion included:

- Overall sign aesthetics
- Visibility and readability of the “100-Year Home”
- Placement and prominence of the Centennial logo
- Cost considerations related to customized sign shapes and cutouts
- Potential modifications to remove individual build years from the signs

**Board Members unanimously voted to move forward with the third design displayed, and the first design as an alternative option.**

## **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.**

Board Secretary Pomales provided an update regarding concerns related to potential interior work occurring at a historic property. She advised that City personnel had been monitoring the property externally; however, access to the interior would require owner permission because the property is privately owned. Board members discussed concerns regarding potential unauthorized interior work and emphasized the importance of continued monitoring and coordination with City staff.

### **b. Presentation of photos of the lobby and pueblo room collected by the Board for reference.**

The Board discussed compiling photographs and videos of historic interiors for documentation and comparison purposes. Members agreed that establishing a photographic baseline would be beneficial in evaluating future alterations or potential Certificate of Appropriateness applications. The item will continue to be discussed at the next regular meeting.

### **c. Brief update by Board Secretary Pomales on the status of the three remaining Historical Markers**

Board Secretary Pomales provided an update regarding the remaining historic marker applications.

The Board was advised that:

- Preliminary applications for additional historic markers are in progress
- Funding discussions continue for several markers
- Certain markers may be funded through private donors, County support, or participating organizations
- Placement coordination and application updates are actively underway

The Board also discussed coordination efforts involving Councilman Santin and funding partners. Board Secretary Pomales advised that communication would continue regarding final funding confirmations and/or placement details.

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

Board members shared updates regarding recent historical and community-related events, including:

- The ribbon-cutting ceremony and historical exhibit at Miami International Airport;
- Community interest in additional historic markers and plaques;
- Potential future consideration of historic recognition opportunities for additional community buildings.

Board members noted positive public engagement and continued community interest in preservation initiatives.

## **7. ADJOURN**

There being no further business, the meeting was adjourned by consensus at **7:01 pm**.

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.

# 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:** March 26, 2026

**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 Herald.** (1966, July 12). *Mrs. Elizabeth Brickell, 54.* p. 44.

**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>

**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/>

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

### **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

**RESOLUTION NO. HP 2026-XX**

**A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF MIAMI SPRINGS, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A REGULAR CERTIFICATE OF APPROPRIATENESS REQUESTED BY SOFF LLC FOR THE REPLACEMENT OF A FENCE AND GATES ON PROPERTY LOCATED AT 85 DEER RUN, A LOCALLY DESIGNATED HISTORIC SITE; PROVIDING CONDITIONS OF APPROVAL; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, at its meeting of May 21, 2026, the City of Miami Springs Historic Preservation Board considered the application of SOFF LLC (the “Applicant”) for a Regular Certificate of Appropriateness for the replacement of fencing and gates around the swimming pool area, located at 85 Deer Run, Miami Springs, Florida, legally described as:

**Lot 9, Block 84, of Amended Plat of Section 1 of Country Club Estates, According to the Plat Thereof, As Recorded in Plat Book 28, Page 11, of the Public Records of Miami-Dade County, Florida.**

**WHEREAS**, the subject property, known as “The Alamo,” was developed by Glenn Hammond Curtiss in 1926 as a residence for his mother, Lua Curtiss, making it historically significant not only for its Pueblo Revival/Mission Revival design, but also for its direct association with the Curtiss family; and was formally designated as a local historic site by the Historic Preservation Board on May 15, 2003; and

**WHEREAS**, the historic designation confers jurisdiction over exterior alterations throughout the designated property; however, the historic significance of the designation is derived primarily from the original 1926 Pueblo/Mission Revival residence and its character-defining architectural features, including stucco finishes, irregular parapet walls, recessed openings, decorative vigas, and the courtyard-oriented composition of the structure; and

**WHEREAS**, the Property is the Applicant seeks after-the-fact approval for the replacement of existing fencing and gates surrounding the swimming pool area and accessory service areas of the property; and

**WHEREAS**, the Historic Preservation Board received and considered the staff report recommending approval with conditions, and heard public testimony and

**WHEREAS**, following deliberation, the Board determined that the proposed rehabilitation meets the objectives of Chapter 153 of the City Code and is consistent with the adopted historic designation of the site, provided that specified conditions are imposed; and

**NOW, THEREFORE, BE IT RESOLVED BY THE MIAMI SPRINGS HISTORIC PRESERVATION BOARD:**

**Section 1:** That the application submitted by SOFF LLC for a Regular Certificate of Appropriateness for the replacement of existing fencing and gates surrounding the swimming pool area and accessory service areas of the property located at 85 Deer Run is hereby **approved with conditions**, subject to the conditions set forth and included below in Section 3; following a public hearing held on May 21, 2026.

**Section 2: Conditions.** This Regular Certificate of Appropriateness is expressly conditioned upon compliance with the following:

1. Approval is limited solely to the fencing and gate improvements depicted in the submitted application materials, survey, and photographs.
2. No additional exterior alterations, including modifications to windows, doors, roofing, walls, or architectural features, are authorized under this approval.
3. Any modifications to the approved fencing design, materials, height, location, or gate configuration shall require additional review by Planning Staff and may require Historic Preservation Board review if determined to exceed the approved scope.
4. All required building permits and inspections shall be obtained prior to final approval and close-out.
5. Any future exterior alterations affecting the designated historic property shall require separate review pursuant to Chapter 153 of the City Code.

**Section 4:** That this Resolution and Designation contained herein shall take effect immediately upon adoption.

The foregoing Resolution was offered by \_\_\_\_\_, who moved its adoption. The motion was seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Board Member Vivian Isla-Rey	_____
Board Member Mindy McNichols	_____
Board Member Juan Calvo	_____
Board Member Ken Wilde	_____
Chair James Watson, Ph. D.	_____

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
James Watson, Ph. D.  
Historic Preservation Board Chair

**ATTEST:**

\_\_\_\_\_  
Janai Pomaes  
Board Secretary



# City of Miami Springs

201 Westward Drive Miami Springs, FL 33166  
 Phone: (305) 805-5034 Fax: (305) 805-5036 Website: www.miamisprings-fl.gov

## CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

### STAFF REPORT

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<b>TO</b>	Historic Preservation Board
<b>FROM</b>	Silvia E. Vargas, FAICP, Planning Administrator Calvin, Giordano & Associates, Inc. City Planner (Consultant)
<b>CC</b>	
<b>DATE</b>	May 21, 2026
<b>SUBJECT</b>	Regular Certificate of Appropriateness – 85 Deer Run

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<b>Applicant(s)</b>	SOFF LLC ("Applicant")
<b>Address</b>	85 Deer Run ("Property")
<b>Folio Number(s)</b>	05-3024-006-2550
<b>Zoning District</b>	R-1A (Single-Family Residential)
<b>Historic Designation:</b>	<p>The property is locally designated as the Lua Curtiss House No. 1, commonly known as "The Alamo," pursuant to Resolution No. HP 2003-01 adopted by the Historic Preservation Board in 2003. The designation identifies the property as architecturally and historically significant due to its Pueblo/Mission Revival architectural style, association with Glenn Curtiss, and contribution to the early development history of Miami Springs.</p> <p>The designation report (Attachment 1) further states that exterior alterations affecting the designated property are subject to review through the Certificate of Appropriateness process pursuant to Chapter 153 of the City Code.</p>
<b>Request:</b>	<p>The Applicant requests a Regular Certificate of Appropriateness for after-the-fact replacement of existing fencing and gates surrounding the swimming pool area and accessory service areas of the property.</p> <p>According to the submitted application materials, the project consists of:</p>

	<ul style="list-style-type: none"> <li>• Replacement of existing fencing with aluminum horizontal-slat fencing;</li> <li>• Installation/replacement of three aluminum gates; and</li> <li>• Retention of the existing concrete wall portions where applicable.</li> </ul> <p>Submitted materials include:</p> <ul style="list-style-type: none"> <li>• Application for Certificate of Appropriateness (Attachment 2)</li> <li>• Survey identifying fence and gate locations (Attachment 3)</li> <li>• Existing and proposed photographs (Attachment 4)</li> <li>• Fence presentation materials illustrating before-and-after conditions (Attachment 5)</li> </ul>
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### **Background and Historic Designation**

The property located at 85 Deer Run, commonly known as the Lua Curtiss House No. 1 or “The Alamo,” is one of the earliest residences constructed in the original Country Club Estates subdivision of Miami Springs. Built in 1926, the residence was developed by Glenn Hammond Curtiss, pioneering aviator and one of the principal founders and developers of Miami Springs. The house was constructed for Curtiss's mother, Lua Curtiss, making it historically significant not only for its architecture but also for its direct association with the Curtiss family and the early development of the City. The designation report notes that the residence was the first home built by Glenn Curtiss for his mother before construction of a second residence later associated with her. The property remains continuously used as a private residence throughout its history.

Architecturally, the home is recognized as an important local example of Pueblo Revival/Mission Revival design. The designation report describes the structure as a two-story irregularly massed residence featuring stucco walls, stepped parapets, deeply recessed window and door openings, decorative vigas, courtyard-oriented planning, and mission-influenced detailing. The report further explains that the architectural style reflected broader romanticized interpretations of Southwestern and Pueblo architecture popular during South Florida's land boom era. The residence was specifically identified as one of the best surviving examples of Pueblo-style residential architecture in Miami Springs.

Historically, the property also contributes to the broader story of the planned development of Miami Springs and the vision advanced by Glenn Curtiss and the Curtiss-Bright Company during the 1920s. The house appeared in early promotional materials for Country Club Estates and became associated with the identity of the neighborhood itself. The designation report additionally notes that the structure was later nicknamed “The Alamo” because of its resemblance to the historic Texas mission. Due to its

architectural distinction and historical associations, the property was listed in the National Register of Historic Places' thematic studies relating to Miami Springs historic resources on November 1, 1985, and was formally designated as a local historic site by the City of Miami Springs Historic Preservation Board (HPB) in 2003.

In 2022, the HPB approved a Certificate of Appropriateness for several exterior remodeling items associated with the property. During the hearing process, the replacement of existing fencing surrounding the pool area was discussed; however, finalized fence designs and supporting details were not provided to the Board for review.

As a result, while the Board approved other items within the scope of the 2022 Certificate of Appropriateness, the fencing component was not approved. The Applicant was advised to return to the HPB with a separate Certificate of Appropriateness application containing finalized fence design information for review and approval.

In February 2023, the property owner submitted correspondence requesting that the prior Certificate of Appropriateness approval be overturned. City Staff advised the owner that the appeal period associated with the prior HPB action had expired and that the original decision remained in effect. Staff further advised the owner that the fence had not been approved and that any proposed fencing required submission of a separate Certificate of Appropriateness application.

A subsequent application was thereafter submitted which included multiple items beyond the fence proposal, including issues previously addressed by the Board. The Applicant was advised that a revised Certificate of Appropriateness application limited solely to the fence proposal should be submitted. The requested revised submission was not completed at that time and, as a result, the prior process was deemed to have been withdrawn. The current application is, therefore, to be considered as a new application.

Note: Documentation of the history of approvals/denials/withdrawals since 2022 is provided as Attachment 6.

### **Existing Conditions and Need for Work**

The subject property contains a two-story Pueblo/Mission Revival style residence originally constructed in 1926 and identified in the designation report as one of the earliest residences constructed in Country Club Estates.

The designation report identifies character-defining features including:

- Irregular parapet walls.
- Stucco exterior finishes.
- Deeply recessed openings.
- Mission/Pueblo stylistic detailing.

- Decorative vigas.
- Courtyard-oriented architectural composition.

The replacement fencing is located primarily around the swimming pool area and secondary service/accessory areas of the site.

Photographic documentation submitted by the Applicant demonstrates that the prior fencing consisted of non-historic fencing and screening materials surrounding portions of the pool and service areas.

The replacement fencing consists primarily of dark aluminum horizontal-slat fencing and gates installed along portions of the pool deck perimeter and accessory structure areas.

### **Applicable Regulations and Evaluation Standards**

City Code §§ 153-58 and 153-59 (Certificates of Appropriateness; application materials).

Certificates of Appropriateness are required for exterior alterations affecting designated historic properties. Because the proposed work is limited to replacement of fencing and gates associated with secondary site improvements and does not alter the designated historic residence or its character-defining architectural features, the request has been classified as a Regular Certificate of Appropriateness under Chapter 153 of the City Code.

#### Section 153-60.

Staff reviewed the request against the preservation objectives contained in Section 153-60(B)(1) through (8) and finds as follows:

*(B)(1) Compatible use / minimal alteration.*

The work was limited to replacement of non-historic fencing and gates associated with the residential use of the property. The work did not alter the principal structure or change the use of the property. Objective satisfied.

*(B)(2) Protect distinguishing qualities / avoid removal of historic material.*

The project did not involve removal or alteration of character-defining historic architectural features identified in the designation report. The replacement fencing is limited to secondary site improvements surrounding the pool and service areas. Objective satisfied.

*(B)(3) Recognize property as product of its time / discourage false historic appearance.*

The aluminum fencing is contemporary in appearance and distinguishable from the historic residence. The project did not attempt to create a conjectural or false historic appearance. Objective satisfied.

*(B)(4) Respect later changes with significance.*

The work did not remove or alter architectural changes determined to possess independent historic significance. Objective satisfied.

*(B)(5) Treat distinctive stylistic features / craftsmanship with sensitivity.*

The work did not affect the character-defining Pueblo/Mission Revival architectural features of the residence, including parapets, stucco finishes, recessed openings, or decorative detailing. Objective satisfied.

*(B)(6) Repair rather than replace; if replacement, match in composition/design/color/texture.*

The applicant replaced existing fencing with aluminum fencing and gates. Based on submitted photographs, the replacement fencing provides a more cohesive and visually compatible appearance than the previously existing fencing and screening materials. Objective satisfied.

*(B)(7) Use gentlest cleaning methods; prohibit damaging cleaning methods.*

No abrasive cleaning or treatment of historic materials is proposed under this request. Objective does not apply.

*(B)(8) Protect archaeological resources.*

The scope of work was limited to fencing replacement and did not involve substantial ground disturbance. Objective does not apply.

#### Historic Designation Controls (2003).

The local historic designation for the Lua Curtiss House No. 1 ("The Alamo") extends HPB review jurisdiction to exterior alterations throughout the designated property; however, the historic significance of the designation is derived primarily from the original 1926 Pueblo/Mission Revival residence and its character-defining architectural features, including stucco finishes, irregular parapet walls, recessed openings, decorative vigas, and the courtyard-oriented composition of the structure. The proposed fence

replacement is limited to secondary pool and service areas associated primarily with non-historic site improvements and does not alter the primary historic residence or its identified character-defining features. The replacement fencing and gates remain subordinate to the historic structure and are generally consistent with the preservation objectives established under the designation report and Chapter 153 of the City Code.

#### Miami Springs Comprehensive Plan 2035/2045.

Table 1.1, referenced in Policy 1.5.3 of the Future Land Use Element, identifies the Lua Curtiss House No. 1, located at 85 Deer Run, built in 1924, as one of the City's valuable historic resources. Policy 1.5.2 calls for enforcement of existing building maintenance codes so that historic structures do not fall into disrepair. Policy 1.2.5 in the same element states that the City shall "enforce codes which require the maintenance of residential and non-residential structures", with particular emphasis placed on the protection and preservation of historic structures.

### **Analysis and Findings**

*Historic Character and Compatibility:* Staff reviewed the submitted application materials, survey, photographs, and designation documents and finds that the replacement fencing does not adversely affect the historic character or integrity of the designated property. The fencing remains subordinate to the historic residence and does not obscure or alter the primary character-defining architectural features identified in the designation report. The replacement fencing is located primarily within secondary and rear yard areas surrounding the swimming pool and accessory/service portions of the property.

Based on submitted photographs and site documentation, the fencing is minimally visible from the public right-of-way and does not substantially alter the streetscape character of the property.

*Materials and Design:* The proposed dark aluminum horizontal-slat fencing is contemporary in appearance but visually compatible with the architectural character of the property and surrounding site improvements. The proposed fencing system provides a cleaner and more visually cohesive appearance than the previously existing fencing and screening systems depicted in the submitted "before" photographs. The scale, materiality, and placement of the fencing remain subordinate to the historic structure.

*Consistency With Historic Designation:* The designation report identifies the significance of the property primarily through the architectural character of the principal residence itself, rather than other site features such as the existing guest house, pool, or secondary fencing. The proposed work does not alter the massing, form, parapets, architectural

detailing, or other contributing historic characteristics of the principal structure, associated with the local designation.

*Procedural Considerations:* Staff notes that the Historic Preservation Board previously reviewed fencing associated with the property and directed the Applicant to submit finalized fence plans for separate review. Previous discussions regarding the proposed fencing indicated an inclination to approve, contingent upon additional information being submitted. The current application addresses that outstanding fence issue and is limited solely to the fencing and gates.

### **Conclusions and Recommendation**

Based upon the submitted application materials, photographic documentation, survey, and review of the applicable provisions of Chapter 153, Staff concludes that:

1. The proposed work is limited to replacement of non-historic fencing and gates associated with the pool and accessory areas of the property.
2. The proposed fencing does not remove or adversely affect character-defining architectural features of the designated Lua Curtiss House ("The Alamo").
3. The replacement fencing remains subordinate to the historic residence and is not visually incompatible with its character.
4. The proposed work is generally consistent with the preservation objectives and review criteria contained in Chapter 153 of the City Code.

Accordingly, Staff recommends APPROVAL of the Regular Certificate of Appropriateness for after-the-fact replacement of fencing and gates at 85 Deer Run, subject to the conditions below.

### **Recommended Conditions**

1. Approval is limited solely to the fencing and gate improvements depicted in the submitted application materials, survey, and photographs.
2. No additional exterior alterations, including modifications to windows, doors, roofing, walls, or architectural features, are authorized under this approval.
3. Any modifications to the approved fencing design, materials, height, location, or gate configuration shall require additional review by Planning Staff and may require Historic Preservation Board review if determined to exceed the approved scope.

4. All required building permits and inspections shall be obtained prior to final approval and close-out.
5. Any future exterior alterations affecting the designated historic property shall require separate review pursuant to Chapter 153 of the City Code.

### **Attachments**

1. Historic Designation Report
2. Application for COA
3. Boundary survey identifying fence and gate locations
4. Fence photographs and presentation materials
5. Supporting photographs and plans
6. Documentation of prior COA requests





CITY OF MIAMI SPRINGS  
HISTORIC PRESERVATION BOARD

Application for Certificate of Appropriateness

Address of Property: 85 DEER RUN  
Date of Application: ORIGINAL DATE 8/6/2022  
Name of Property: SOFF, LLC  
Legal Description: 05-3024-006-2550 FOLIO  
Present use and condition: RESIDENTIAL  
Name of Applicant: GONZALO PESCHIERA - SOFF, LLC  
Address of Applicant: 217 IROQUOIS ST  
Applicant is:  Owner  Lessee  Other: \_\_\_\_\_

Purpose for which Certificate is sought (check one):

- Maintenance or Repair:** to sustain the existing form, integrity and material of a building or structure and the existing form or vegetative cover of a site. This may include initial stabilization work, where necessary, as well as ongoing maintenance and repair (samples of material may be requested).
- Restoration:** to accurately recover the form and details of property and its setting as it appeared at a particular period of time, by means of the removal of later work or by replacement of missing earlier work. All applications for restoration shall include: elevations, site and landscape plans (if necessary), a statement with bibliography justifying the work and any additional photos or information to support the proposed work.
- Rehabilitation:** to return a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. All applications for rehabilitation shall include: elevations, site and landscape plans (if necessary) and any other supplementary information, which will support the proposed project.
- Excavation:** to perform an archeological dig or relic search for the purpose of recovery or discovery of artifacts, historical material or other archeological features. A statement showing the methodology, where recovered materials will be disposed, and plans for restoring the site is required.
- Demolition:** to destroy or tear down a building or structure or a part thereof, or to remove or destroy an archeological site or a part thereof. Applicant shall include a report explaining why the proposed action should occur. If the action is to occur for reasons of financial hardship, all pertinent financial data should be included pertaining to the cost of preservation, demolition and new construction. Any other material pertinent to the application is also encouraged as supplementary information.

- New Construction:** to construct a building or structure, which has never existed at the location. Applications shall include: a site plan, elevations, floor plan and landscape plan.
- Relocation:** to move a building or structure from its current foundation to another site. Applications shall include a report justifying the relocation, showing that efforts to preserve the building at the current site would not be feasible, and justifying the proposed relocation site.

**Building Features:** (Indicate: "unchanged", "none" or explain work to be performed)

Structural System: NONE

Roofs and Roofing: REPAIR ROOF LEAKS ON GARAGE AND APARTMENT.

Windows & Doors: REPLACE WITH HURRICANE WINDOWS, SINGLE HUNG, BRONZE IN COLOR (FRAMEWORK)

Masonry Work: NONE

Wood Work: ADD FENCE OVER EXISTING 3 FOOT CONCRETE WALL AROUND POOL AREA.

Metal Work: REMOVE EXISTING METAL A/C SUPPORT

Porch, Porte Cochere, Steps: INSTALL TONGUE & GROOVE WOOD ON POOL PORCH.

Paints & Finishes: INTERIOR & EXTERIOR PAINT

**Overall Description of Project:** (Explain chronology or work and describe all new construction, excavation, demolition and relocation which will be required).

DEMOLITION OF POOL SCREEN ENCLOSURE,  
REPLACE KITCHEN MARBLE TOP AND APPLIANCES,  
INSTALL NEW POOL COPING AND POOL DECK,  
UPDATE BATHROOM TILES AND FIXTURES,  
UPDATE APARTMENT BATHROOM AND TILES.  
UPDATE KITCHEN CABINETS ON THE APARTMENT

**Describe Use of Building After Work is Completed:**

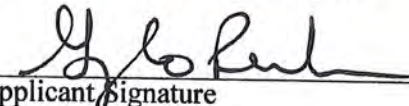
RESIDENTIAL

**Impact of New Use on Future Preservation of Building and Neighborhood:**

HOUSE NEEDS LOTS OF UPGRADES, BETTER FOR THE CITY AND NEIGHBORS.

**PLEASE BE SURE TO**

Submit this application to the City Clerk department located on the second floor of 201 Westward Drive, Miami Springs, FL 33166 or via email to [cityclerk@miamisprings-fl.gov](mailto:cityclerk@miamisprings-fl.gov) along with any supporting documents including but not limited to samples, plans, pictures, mock-ups or examples.

GONZALO PESCHIERA  8/9/22  
Applicant Name Applicant Signature Date

**Historic Preservation Board Use Only:**

Type of Application:  Regular  Special Date of decision: 08/17/2022

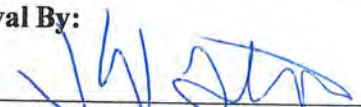
Board Action:  Approved  Denied  Modified Approval (attach detail)

Install divided light windows with bronze colored frame. Remove fence/wall from application. A/C to be removed and placed on roof.

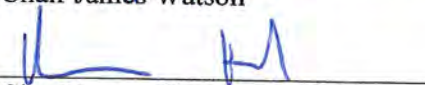
Vote was as followed: Demo of wall section under pool porch is approved.

Chair Watson	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Vice Chair Shonberger	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Board Member Hill	<input type="checkbox"/> Yes	<input type="checkbox"/> No - Absent
Board Member Foster	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Board Member Wilde	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

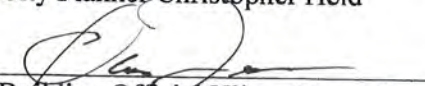
**Final Approval By:**

  
Chair James Watson

08/17/2022  
Date

  
City Planner Christopher Heid

9/1/22  
Date

  
Building Official Ulises Fernandez

9/1/22  
Date



**CITY OF MIAMI SPRINGS  
HISTORIC PRESERVATION BOARD**

**Modified Approval for Certificate of Appropriateness**

August 18, 2022

Soff, LLC  
85 Deer Run  
Miami Springs, FL, 33166

Dear Property Owner/Applicant,

As determined through the Historical Preservation Board's meeting of August 17, 2022 the Certificate of Appropriateness for 85 Deer Run has been approved with the following changes:

1. The windows that will be installed need to be divided light windows (see example picture attached) with a bronze color frame work.
2. The proposed changes for the existing 3 foot concrete fence around the pool area will be removed from this application and re-submit via a separate certificate request.
3. The existing A/C is to be removed from its metal supports and safely attached onto the roof. (see picture attached)
4. The demolition of a dividing wall located under the pool porch is approved (see location picture attached) although the request was not stated on the application.

Through these modifications of the applicant's original request an approval has been given from the Historical Preservation Board. If you do not agree with the Board's decision a written notice of appeal may give within 20 days of the written decision by the Historical Preservation Board to the City Clerk for processing.

Sincerely,

Sandra Duarte, Board Secretary





**CITY OF MIAMI SPRINGS  
HISTORIC PRESERVATION BOARD**

**Application for Certificate of Appropriateness**

Address of Property: 85 DEER RUN

Date of Application: ORIGINAL DATE 4/6/2022

Name of Property: SOFF, LLC

Legal Description: 05-3024-006-2550 FOLIO

Present use and condition: RESIDENTIAL

Name of Applicant: SOFF, LLC

Address of Applicant: 217 IROQUOIS ST

Applicant is:  Owner  Lessee  Other: \_\_\_\_\_

Purpose for which Certificate is sought (check one):

- Maintenance or Repair:** to sustain the existing form, integrity and material of a building or structure and the existing form or vegetative cover of a site. This may include initial stabilization work, where necessary, as well as ongoing maintenance and repair (samples of material may be requested).
- Restoration:** to accurately recover the form and details of property and its setting as it appeared at a particular period of time, by means of the removal of later work or by replacement of missing earlier work. All applications for restoration shall include: elevations, site and landscape plans (if necessary), a statement with bibliography justifying the work and any additional photos or information to support the proposed work.
- Rehabilitation:** to return a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. All applications for rehabilitation shall include: elevations, site and landscape plans (if necessary) and any other supplementary information, which will support the proposed project.
- Excavation:** to perform an archeological dig or relic search for the purpose of recovery or discovery of artifacts, historical material or other archeological features. A statement showing the methodology, where recovered materials will be disposed, and plans for restoring the site is required.
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- New Construction:** to construct a building or structure, which has never existed at the location. Applications shall include: a site plan, elevations, floor plan and landscape plan.

- Relocation:** to move a building or structure from its current foundation to another site. Applications shall include a report justifying the relocation, showing that efforts to preserve the building at the current site would not be feasible, and justifying the proposed relocation site.

**Building Features:** (Indicate: "unchanged", "none" or explain work to be performed)

Structural System: NONE

Roofs and Roofing: NONE

Windows & Doors: REPLACE WINDOWS WITH SINGLE HUNG HURRICANE WINDOWS

Masonry Work: NONE

(NO COLONIAL STYLE, SEE PICS ATTACHED)

Wood Work: NONE

Metal Work: ADD NEW FENCE OVER

EXISTING 3 FOOT CONCRETE WALL AROUND POOL AREA (ALUMINUM)

Porch, Porte Cochere, Steps: NONE

Paints & Finishes: NONE

**Overall Description of Project:** (Explain chronology or work and describe all new construction, excavation, demolition and relocation which will be required).

ALUMINUM FENCE ON TOP OF 3 FOOT CONCRETE WALL AROUND POOL DES TO ~~MATCH~~ MATCH BRONZE COLOR LIKE WINDOWS.

**Describe Use of Building After Work is Completed:**

RESIDENTIAL

**Impact of New Use on Future Preservation of Building and Neighborhood:**

BETTER AESTHETICS ON THE PROPERTY

**PLEASE BE SURE TO**

Submit this application to the City Clerk department located on the second floor of 201 Westward Drive, Miami Springs, FL 33166 or via email to [cityclerk@miamisprings-fl.gov](mailto:cityclerk@miamisprings-fl.gov) along with any supporting documents including but not limited to samples, plans, pictures, mock-ups or examples.

GONZALO PESCHIERO [Signature] 2/27/2023  
Applicant Name Applicant Signature Date

**Historic Preservation Board Use Only:**

Type of Application:  Regular  Special Date of decision: \_\_\_\_\_

Board Action:  Approved  Denied  Modified Approval (attach detail)

Vote was as followed:

Chair Watson	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Vice Chair Shonberger	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Board Member Isla-Rey	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Board Member Foster	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Board Member Wilde	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**Final Approval By:**

_____ Chair James Watson	_____ Date
_____ City Planner Christopher Heid	_____ Date
_____ Building Official Ulises Fernandez	_____ Date

**Sec. 153-45. Appeals.**

(A) Within 20 days of the written decision of the Historical Preservation Board, an aggrieved party may appeal the decision by filing a written notice of appeal with the City Clerk. The notice of appeal shall state the decision which is being appealed, the grounds for the appeal, and a brief summary of the relief which is sought. Within 60 days of the filing of the appeal or the first regular City Council meeting which is scheduled, whichever is later in time, the City Council shall conduct a public hearing at which time they may affirm, modify, or reverse the decision of the board. Nothing contained herein shall preclude the City Council from seeking additional information prior to rendering a final decision. The decision of the City Council shall be reflected in the minutes and a copy of the minutes shall be forwarded to the board and the appealing party.

(B) Within the time prescribed by the appropriate state rules of appellate procedure, a party aggrieved by a decision of the City Council may appeal an adverse decision to the Circuit Court in and for the county. The party taking the appeal shall be required to pay to the City the sum of \$100.00 to defray the costs of preparing the record on appeal.

**Sec. 153-99. Penalty.**

Failure by an owner of record to comply with any provisions of this chapter shall constitute a violation and shall be punishable by the Historical Preservation Board by civil or criminal penalties including a fine of not more than \$500.00 per day for each day the violation continues. In addition, the board may require that any work performed contrary to this chapter must be removed and the property returned to its condition prior to commencement of the action.



6'-0" MAT

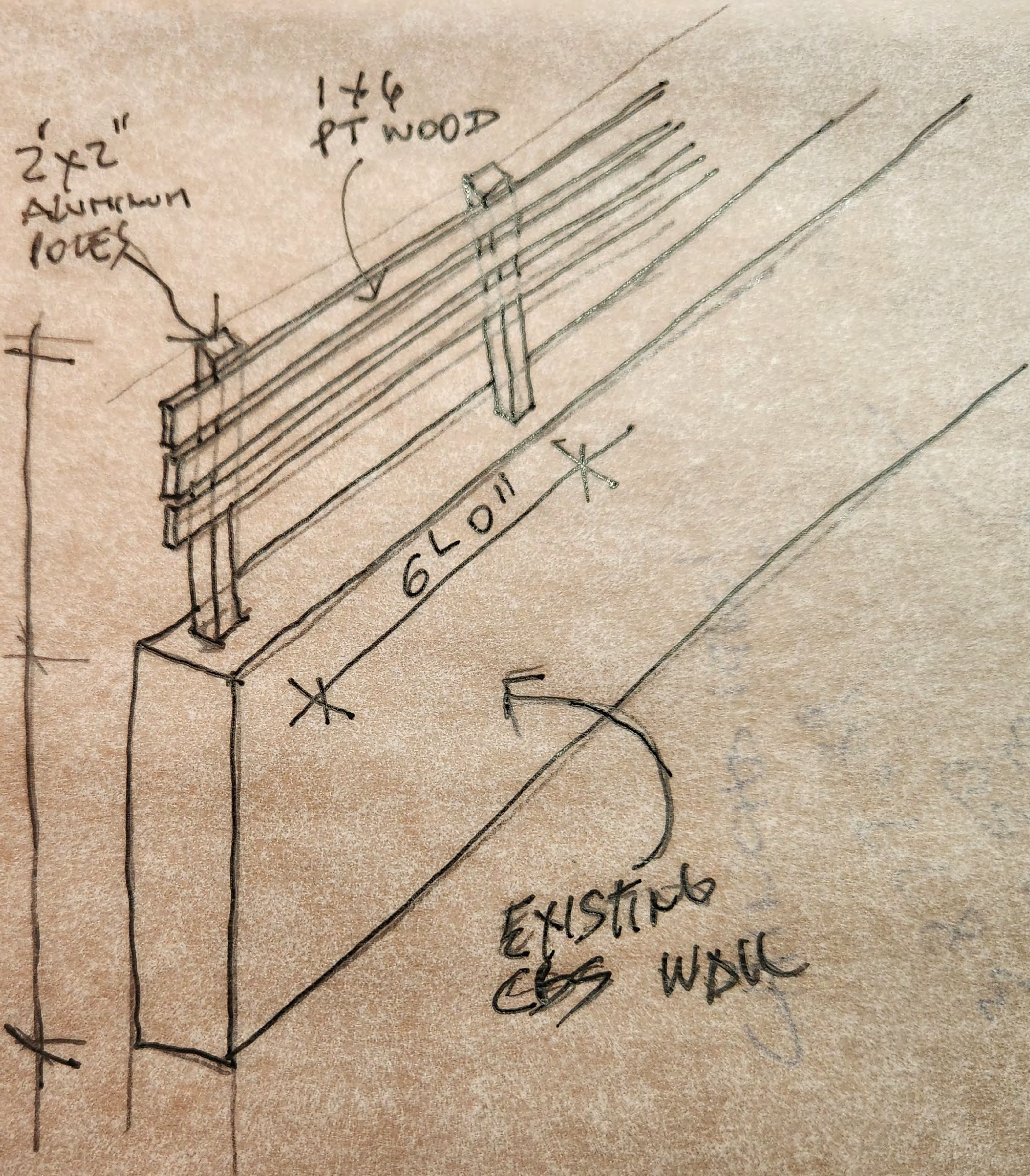
2x2"  
ALUMINUM  
LOUVER

1x6  
PT WOOD

6x10"

EXISTING  
CBS WALL

DETAIL  
POOL WALL

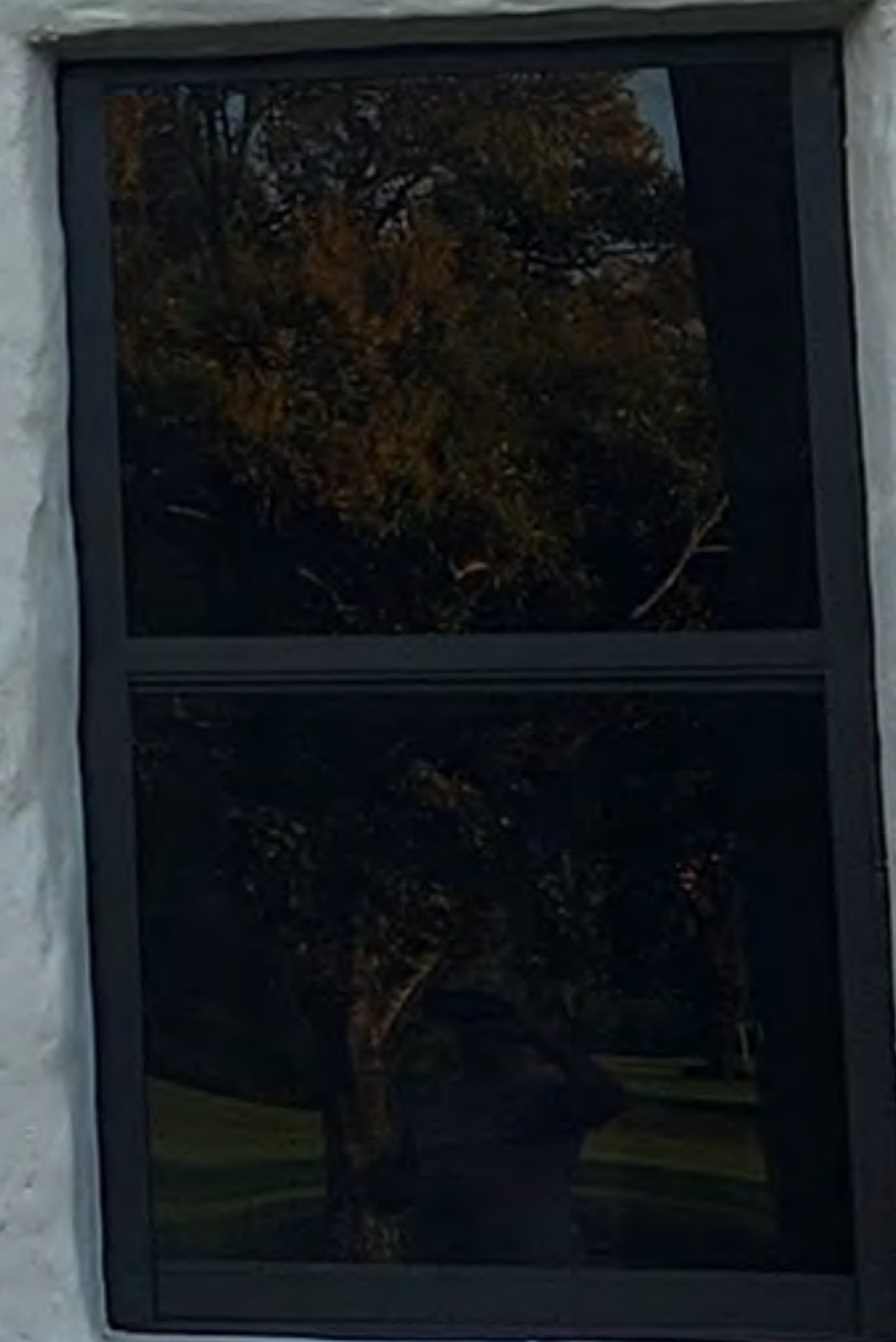














85 Deer Run Miami Springs, Fl. 33166  
Presentation to the Historic Preservation Board of the City of Miami Springs  
Exterior Fence around the Pool area and Three Gates



Before



After



Before



After



Before



After

# MAP OF BOUNDARY SURVEY

## Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

Tel: 305.767.6802

www.survey-pros.com

### LEGEND

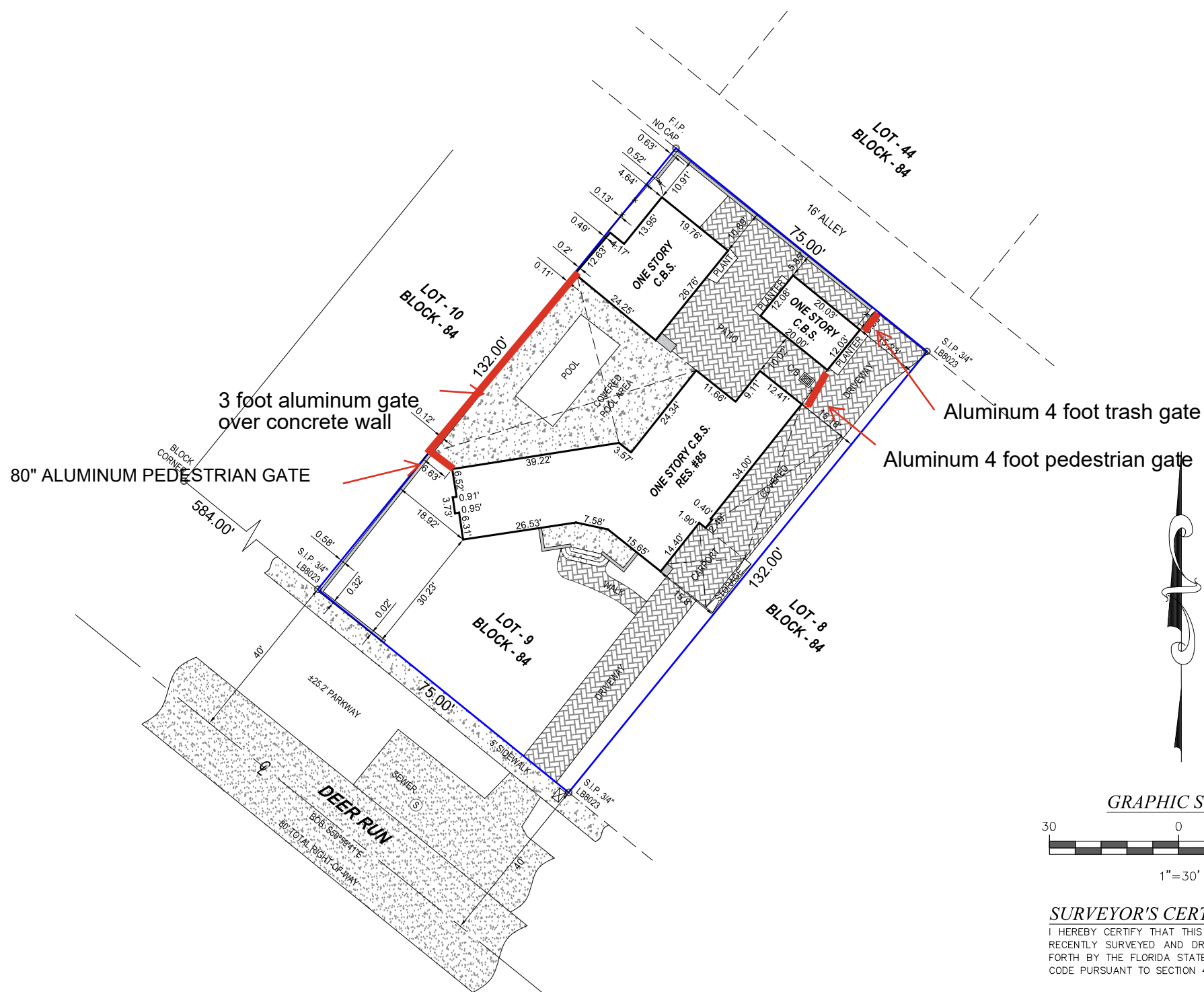
#### ABBREVIATIONS:

- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FFE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FN = FOUND NAIL (NO ID)
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SIP = SIP LB#8023
- SND = SET NAIL & DISK LB#8023
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE

#### SYMBOLS:

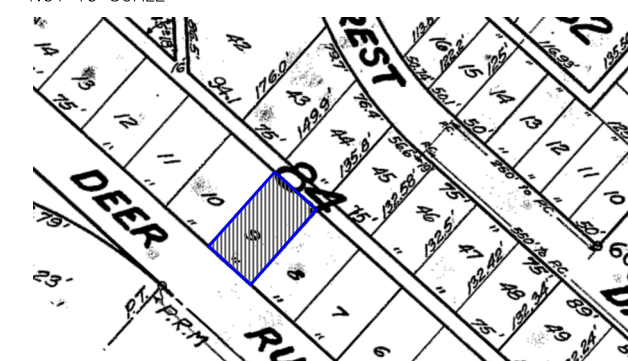
- TELEPHONE RISER
- CABLE TV RISER
- WATER METER
- X 0.00 = ELEVATION
- (00') = ORIGINAL LOT DISTANCE
- CENTRAL ANGLE
- CENTER LINE
- WATER VALVE
- CURB INLET
- FIRE HYDRANT
- LIGHT POLE
- CATCH BASIN
- UTILITY POLE
- DRAINAGE MANHOLE
- SEWER MANHOLE
- METAL FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- EASEMENT
- BOUNDARY LINE
- OVERHEAD UTILITY LINE

- ASPHALT
- CONCRETE
- PAVERS/BRICK
- TILES
- COVERED AREA



### LOCATION MAP:

NOT TO SCALE



### PROPERTY ADDRESS:

85 DEER RUN, MIAMI SPRINGS, FL. 33166

### LEGAL DESCRIPTION:

LOT 9, BLOCK 84, OF AMENDED PLAT OF SECTION-1 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 11, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X. BASE FLOOD ELEVATION N/A. COMMUNITY NAME & NUMBER CITY OF MIAMI SPRINGS 120653. MAP & PANEL NUMBER 12086C0283 SUFFIX L.

### SURVEYOR'S NOTES:

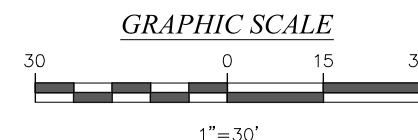
1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING, THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE WRITTEN AUTHORIZATION OF THIS FIRM.
6. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES, FOR THOSE PURPOSES, A TOPOGRAPHIC SURVEY MAY BE REQUIRED.
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
9. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PART OF THE FENCE.
10. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
11. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF DEER RUN BEARS S50°59'41"E.

### ENCROACHMENT NOTES:

THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENTS.

### CERTIFIED TO:

SOFF, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
CITADEL SERVICING CORPORATION, ISAOA/ATIMA  
SACHER, ZELMAN, HARTMAN, P.A.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER



NICOLAS DEL VENTO  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA LIC. # 6945

DATE OF ORIGINAL FIELD WORK: 09/29/2021  
JOB#: 21097122  
DRAWN BY: ADRIEL  
CAD FILE: SOFF  
SHEET 1 OF 1

FENCE

RES 26-0470



CITY OF MIAMI SPRINGS  
HISTORIC PRESERVATION BOARD

Application for Certificate of Appropriateness

Address of Property:

85 DEER RUN

Date of Application:

4/15/2024

Name of Property:

LUA CURTIS HOUSE

Legal Description:

COUNTRY CLUB ESTATES LOT 9  
BLK 84

Present use and condition:

RESIDENTIAL

Name of Applicant:

SOFF, LLC

Address of Applicant:

85 DEER RUN

Applicant is:

Owner  Lessee  Other: \_\_\_\_\_

Purpose for which Certificate is sought (check one):

- Maintenance or Repair:** to sustain the existing form, integrity and material of a building or structure and the existing form or vegetative cover of a site. This may include initial stabilization work, where necessary, as well as ongoing maintenance and repair (samples of material may be requested).
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- Relocation:** to move a building or structure from its current foundation to another site. Applications shall include a report justifying the relocation, showing that efforts to preserve the building at the current site would not be feasible, and justifying the proposed relocation site.

**Building Features:** (Indicate: "unchanged", "none" or explain work to be performed)

Structural System:                     N/A                    

Roofs and Roofing:                     N/A                    

Windows & Doors:                     N/A                    

Masonry Work:                     N/A                    

Wood Work:                     N/A                    

Metal Work:                     ALUMINUM FENCE REPLACEMENT  
                    AROUND EXISTING CONCRETE WALL W/ 3 GATES

Porch, Porte Cochere, Steps:                     N/A                    

Paints & Finishes:                     N/A                    

**Overall Description of Project:** (Explain chronology or work and describe all new construction, excavation, demolition and relocation which will be required).

                    REPLACE EXISTING GATES & FENCE WITH AN  
                    ALUMINUM FENCE AROUND THE POOL  
                    PLUS 3 GATES

**Describe Use of Building After Work is Completed:**

RESIDENTIAL THE SAME

**Impact of New Use on Future Preservation of Building and Neighborhood:**

REMOVE EXISTING FENCE AND REPLACE WITH AN ALUMINUM FENCE AND GATES THAT MATCHES THE WINDOWS.

**PLEASE BE SURE TO**

Submit this application to the City Clerk department located on the second floor of 201 Westward Drive, Miami Springs, FL 33166 or via email to [cityclerk@miamisprings-fl.gov](mailto:cityclerk@miamisprings-fl.gov) along with any supporting documents including but not limited to samples, plans, pictures, mock-ups or examples.

GONZALO PESCHIERA      *[Signature]*      4/15/2020  
Applicant Name      Applicant Signature      Date

**Historic Preservation Board Use Only:**

Type of Application:  Regular       Special      Date of decision: \_\_\_\_\_  
Board Action:       Approved       Denied       Modified Approval (attach detail)

**Vote was as followed:**

Chair Watson	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Vice Chair Shonberger	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Board Member Hill	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Board Member Foster	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Board Member Wilde	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**Final Approval By:**

_____ Chair James Watson	_____ Date
_____ City Planner Christopher Heid	_____ Date
_____ Building Official Ulises Fernandez	_____ Date

SCANNED

RESOLUTION NO. HP 2003-01

A RESOLUTION OF THE CITY OF MIAMI SPRINGS HISTORIC PRESERVATION BOARD ACCEPTING AND APPROVING THE DESIGNATION REPORT FOR LUA CURTISS HOUSE NO. 1 ("THE ALAMO"), DESIGNATING THE SUBJECT PROPERTY AS A LOCAL HISTORIC SITE; SPECIFYING THE AUTHORIZATION AND REQUIREMENTS OF DESIGNATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 21, 2003, the City Clerk's office received a designation report regarding the historical significance of Lua Curtiss House No. 1 ("The Alamo") property located at 85 Deer Run, Miami Springs, Florida, which is legally described as:

Township 53, Range 41, Section 18-19

19-195341245340 Plat Book 28-11

Country Club Estates, Amended Plat Section 1,

Lot 9, Block 84; and,

WHEREAS, Lua Curtiss House No. 1 ("The Alamo"), a single family residence constructed in 1926, was one of the first residences built by the Curtiss-Bright Company in the City of Miami Springs; and,

WHEREAS, the subject residence was the first home built by Glenn Hammond Curtiss for his mother, Mrs. Lua Curtiss; and,

WHEREAS, Lua Curtiss House No. 1 ("The Alamo"), built in Country Club Estates, has remained in continuous use as a residential property, and has been maintained in excellent condition over the years by its prior and current owners, Frank and Yvonne Shonberger; and,

WHEREAS, the subject property of the designation is located within the boundaries and jurisdiction of the City of Miami Springs, Florida; and,

WHEREAS, following appropriate review of the designation documentation at a properly noticed and conducted public hearing, the City of Miami Springs Historic Preservation Board has determined that the designation of Lua Curtiss House No. 1 ("The Alamo") is both proper and appropriate:

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MIAMI SPRINGS HISTORIC PRESERVATION BOARD:**

**Section 1:** That the designation report filed with the Board on March 21, 2003, for Lua Curtiss House No. 1 ("The Alamo") property is hereby accepted and approved by the Board.

**Section 2:** That Lua Curtiss House No. 1 ("The Alamo") property located at 85 Deer Run, Miami Springs, Florida, which is legally described below, is hereby designated as a local historic site.

Township 53, Range 41, Section 18-19  
19-195341245340 Plat Book 28-11  
Country Club Estates, Amended Plat Section 1,  
Lot 9, Block 84; and,

**Section 3:** That the aforesaid designation of Lua Curtiss House No. 1 ("The Alamo") is authorized by the provisions contained within Chapter No. 153 of the City of Miami Springs Code of Ordinances, which further subjects the designated property to all rights, privileges and requirements contained therein.

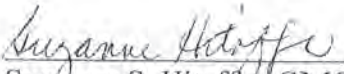
**Section 4:** That this Resolution, and the designation approval contained herein, shall take effect immediately upon adoption.

**PASSED AND ADOPTED** by the Historic Preservation Board of the City of Miami Springs, Florida, this 15<sup>th</sup> day of May, 2003.

Motion to adopt the foregoing resolution was offered by Suzanne Conlon Wolar, seconded by Sydney Garton, and carried unanimously on roll call vote.

  
Edward A. Calt, Chairman

**ATTEST:**

  
Suzanne S. Hitaffer, CMC  
Deputy City Clerk

C:\3\Historic Preservation Board\Resolution - The Alamo.doc

**EXCERPT: HISTORIC PRESERVATION BOARD MEETING OF MAY 15, 2003**

**3) Public Hearing:**

- 3a. Resolution – A Resolution of the City of Miami Springs Historic Preservation Board Accepting and Approving the Designation Report for Lua Curtiss House No. 1 (“The Alamo”), Designating the Subject Property as a Local Historic Site; Specifying the Authorization and Requirements of Designation; Providing an Effective Date**

The Resolution was amended according the Board’s direction at the April 17, 2003 Regular meeting to include all references to “The Alamo” as Lua Curtiss House No. 1.

Chairman Calt opened the public hearing, there were no speakers and the public hearing was closed.

**Suzanne Conlon Wolar moved to approve the resolution and Sydney Garton offered the second. On roll call vote, the motion was unanimously carried (Resolution HP 2003-01).**

**LUA CURTISS HOUSE #1  
85 DEER RUN  
"THE ALAMO"  
LOCAL DESIGNATION REPORT**



**CITY OF MIAMI SPRINGS  
HISTORIC PRESERVATION BOARD  
MARCH 14, 2003**

COVER PHOTO TAKEN BY  
JOHN C. ODIN  
MARCH 07, 2003

**Prepared by: John C. Odin,  
Curtiss Mansion, Inc**

**Lori Andre  
Miami Springs Historical  
Preservation Board**

**LUA CURTISS HOUSE #1  
85 DEER RUN  
"THE ALAMO"  
LOCAL DESIGNATION REPORT**



**CITY OF MIAMI SPRINGS  
HISTORIC PRESERVATION BOARD  
MARCH 14, 2003**

**NAME:** Lua Curtiss House #1  
 "The Alamo"

**LOCATION/ADDRESS:** 85 Deer Run  
 Miami Springs, Florida 33166  
 (see attached location maps)

**PROPERTY OWNERS:** Mr. Frank Shonberger & wife Yvonne

**ZONING:** Single Family Residential ,R1-A

**TAX FOLIO NUMBERS:** 05-3024-006-2550

**LEGAL DESCRIPTION:** Township 53  
 Range 41  
 Section 18-19  
 19-19 53 41 24 53 40 PB 28-11 COUNTRY  
 CLUB ESTATES. AMD PL SEC 1 LOT 9  
 BLK84 . LOT SIZE 75.0 X 132.  
 OR 11272-1699 1181 6  
 (see attached property tax print out)

**STRUCTURES:** Single Family Residence

**AREAS OF SIGNIFICANCE:** Historical and Architectural

**RATINGS:** Historical 1  
 Architectural 1  
 (based on scale of 1 – 3, with  
 1 being the highest rating )

**IMPACTS:** Designation will have the effect of requiring  
 that exterior alterations and additions to  
 contributing structures, new construction,  
 and demolition will require an application  
 for Certificate of Appropriateness  
 Interiors are not to be included in the local  
 designation.

My Home  
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



This map was created on 2/8/2003 9:57:16 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Summary Details:

Folio No.:	05-3024-006-2550
Property:	85 DEER RUN
Mailing Address:	M FRANK SHONBERGER &W YVONNE  85 DEER RUN DR MIAMI SPRINGS FL 33166-5785

Property Information:

Primary Zone:	0800 SINGLE FAMILY RESIDENCE
CLUC:	0002 MULTIFAMILY-DUPLEX
Beds/Baths:	5/3
Floors:	1
Living Units:	2
Adj Sq Footage:	3,550
Lot Size:	9,900 SQ FT
Year Built:	1926
Legal Description:	18-19 53 41 24 53 40 PB 28-11 COUNTRY CLUB ESTS AMD PL SEC 1 LOT 9 BLK 84 LOT SIZE 75.000 X 132 OR 11272-1699 1181 6

Sale Information:

Sale O/R:	112721699
Sale Date:	11/1981
Sale Amount:	\$200,000

Assessment Information:

Year:	2002	2001
Land Value:	\$73,755	\$66,825
Building Value:	\$177,119	\$164,027
Market Value:	\$250,874	\$230,852
Assessed Value:	\$236,568	\$224,807
Homestead Exemption:	\$25,000	\$25,000
Total Exemptions:	\$25,000	\$25,000
Taxable Value:	\$211,568	\$199,807

COVER PAGE

COUNTRY CLUB ESTATES  
MIAMI, FLORIDA  
SHOWING IMPROVEMENTS  
AND INDUSTRIAL DEVELOPMENTS  
IN PROGRESS IN VICINITY  
JUNE 1926

# COUNTRY CLUB ESTATES

MIAMI, FLORIDA

SHOWING IMPROVEMENTS  
AND INDUSTRIAL DEVELOPMENTS  
IN PROGRESS IN VICINITY

JUNE 1926

BOARD  
WAY YARDS  
STRIAL CENTER

TO CORAL GABLES

RED ROAD

36TH STREET

CITY GOLF AND COUNTRY CLUB

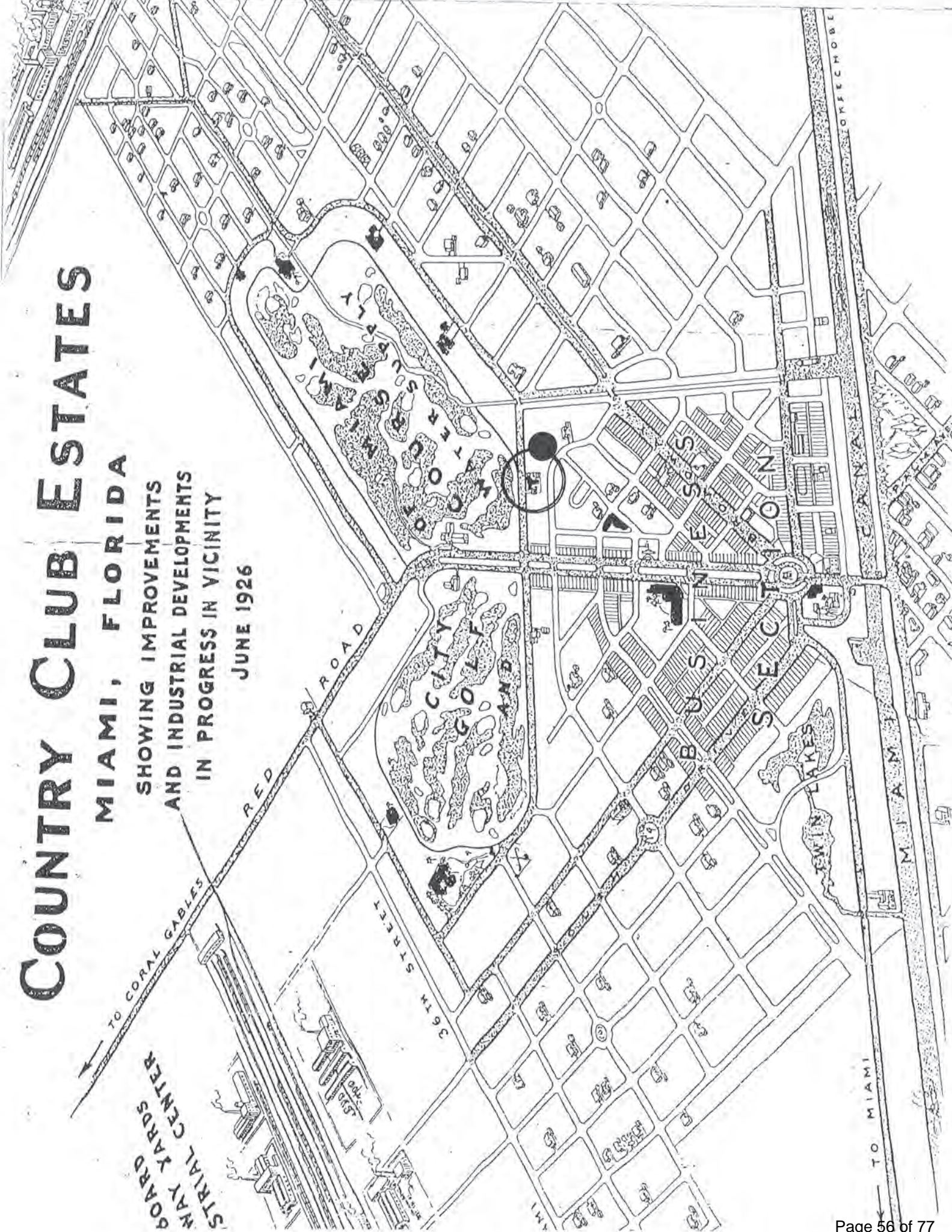
BUS SECTION

TWIN LAKES

TO MIAMI

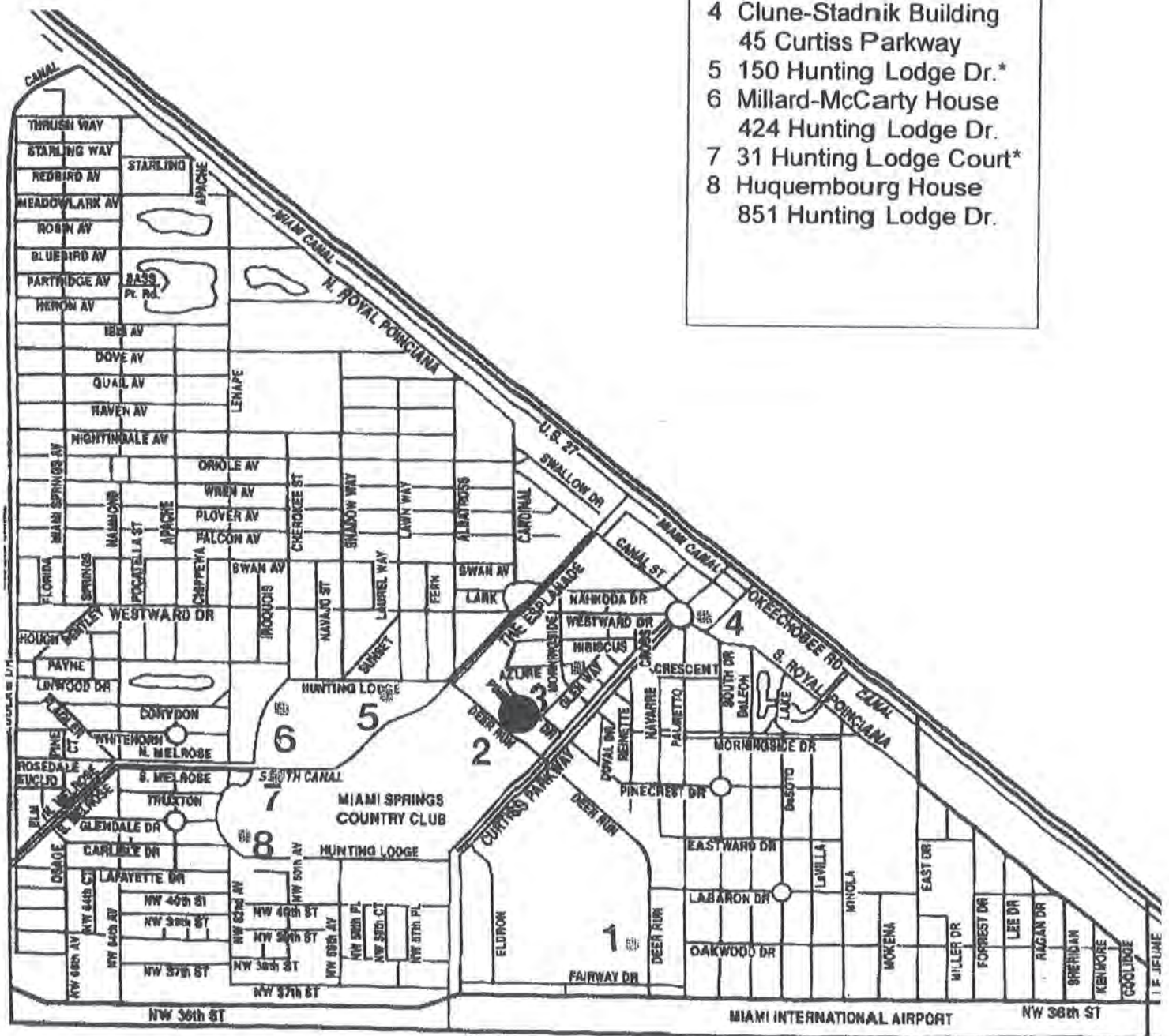
CONFECHOBLE

MIAMI



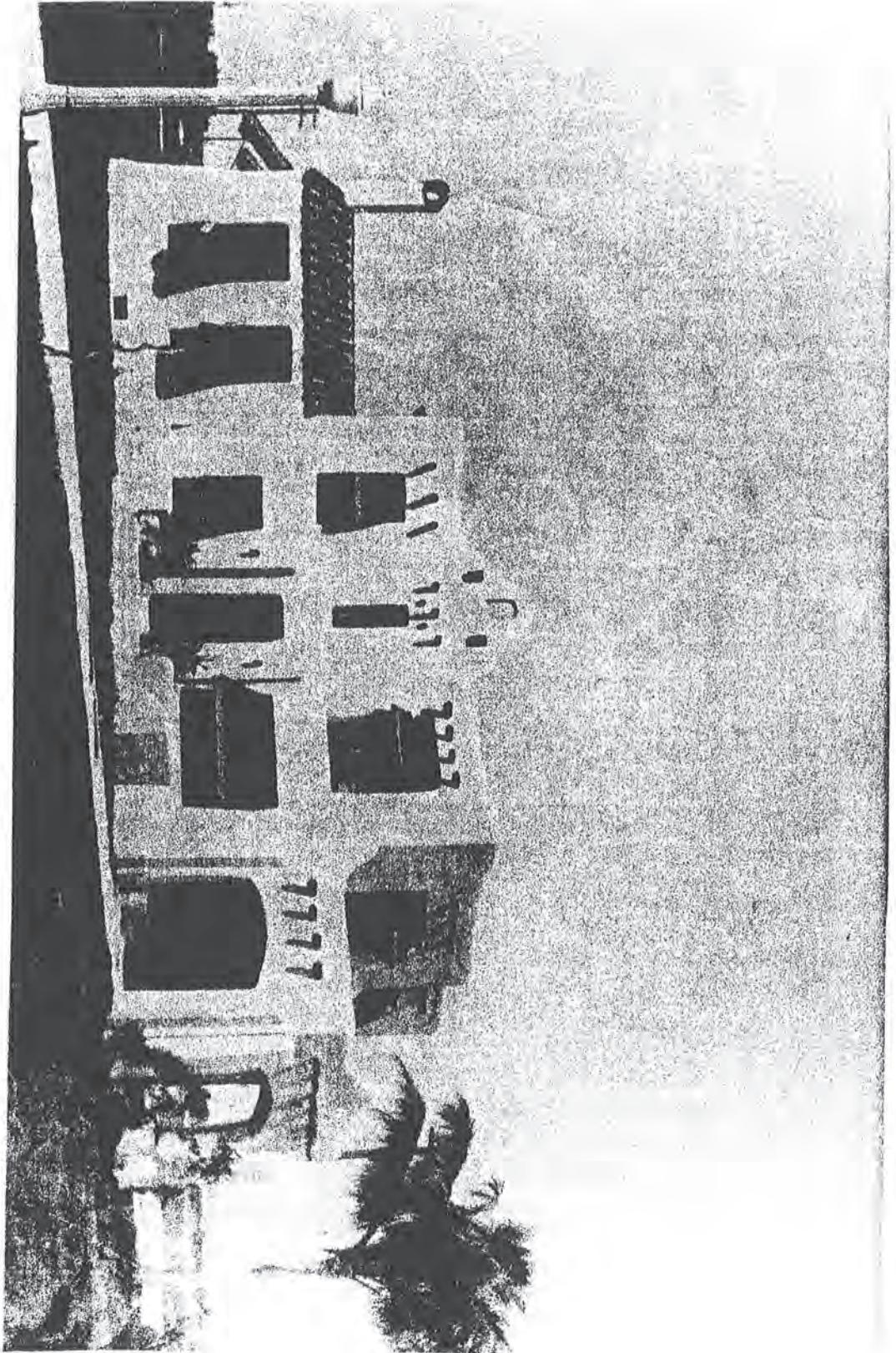
**Key:**

- 1 Glenn Curtiss Mansion  
500 Deer Run
- 2 Lua Curtiss House #1  
85 Deer Run
- 3 Osceola Apartments  
200 Azure Way
- 4 Clune-Stadnik Building  
45 Curtiss Parkway
- 5 150 Hunting Lodge Dr.\*
- 6 Millard-McCarty House  
424 Hunting Lodge Dr.
- 7 31 Hunting Lodge Court\*
- 8 Huquembourg House  
851 Hunting Lodge Dr.



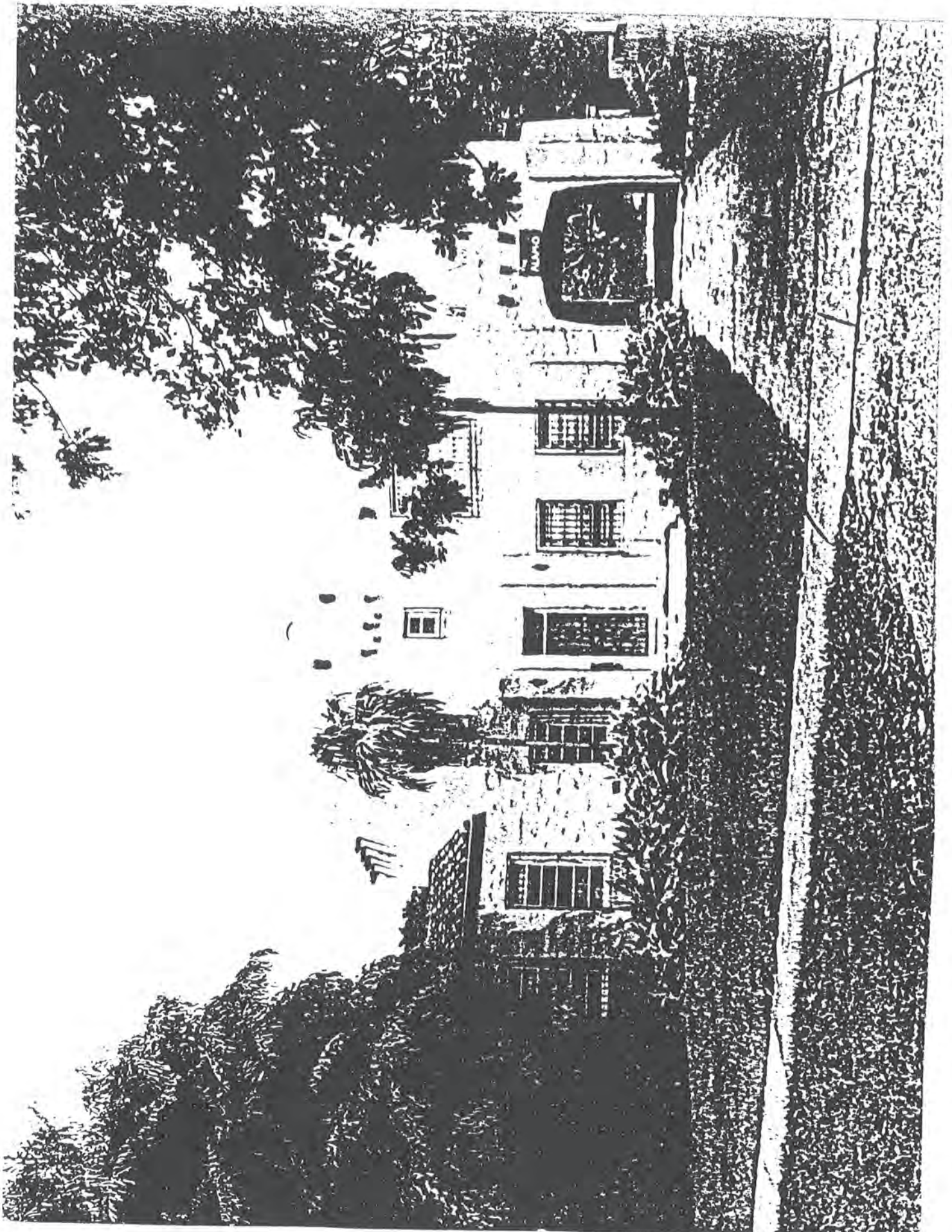
**SITES IN MIAMI SPRINGS LISTED IN THE FLORIDA MASTER SITE FILE AND THE NATIONAL REGISTER OF HISTORIC PLACES**

Picture from:  
*Country Club Estates* promotional  
Brochure by Curtiss - Bright  
Corporation 1926



COVER PAGE

COPY OF PHOTOGRAPH OF FRONT OF HOUSE



## PHYSICAL DESCRIPTION/SETTING

The house consists of a major two story "Y" shaped configuration with a walled-in courtyard that links the major building mass with the minor building mass. The main structure is the house proper with a modified "Y" shape. The center of the house is two stories with one story wings attached to it on each side at an approximately 145 degree angle. Construction is of structural hollow clay tiles faced with rough textured stucco. This detail can be currently seen at the Glenn Curtiss Mansion , 500 Deer Run.

Roofs are flat on the central mass of the main building with irregular parapet walls (having a molded appearance) and an arch in a mission inspired bell cote motif over the front door. The roof of the wing to the left of the central two story structure is of a slight pitch covered in terra cotta tiles. The wing to the right of the central two story structure is the carport, with a flat roof. The parapet wall is irregular as if hand molded. This wing has a porte cochere which is defined on each side by buttresses. Four decorative vigas are above the porte cochere. The principal entrance is centered and defined by lateral buttresses. Three vigas, two wood brackets, one small window, and a parapet wall which is arched in a bell cote motif, are symmetrically and centrally located above the principal entrance stressing its prominence.

A flat stone path from the driveway leads to three steps and a low walled stucco porch on which the principal door and buttresses are centered. The entrance door is a single paneled dark brown door, covered by a wrought iron grille and screen door. The existing modern aluminum awing windows which are covered with wrought iron "crime bars" were not part of the original house in 1926

The original structure had fabric awnings over the windows as can be seen in an earlier photograph (attached)

A three foot high masonry wall surrounds approximately half the lot from about 15 feet on the front lot line. The wall is irregular to give it the appearance of being hand molded. This is the wall that defines the inner courtyard. The inner courtyard is situated in the back of the major house on the left side. The courtyard is defined on its right by the back walls of the major house, the three foot high masonry wall limits it on its left side and the smaller one story house defines the back of it. The inner courtyard is of an irregular triangular shape, containing a modern pool (1961) with a white cement floor. Two sets of French doors open from the major house along with three windows looking into the courtyard. These are also covered with wrought iron bars (crime bars). The courtyard is completely screened in. A central modern glass sliding double door on the second smaller one story house opens on the inner courtyard. The roof of this roughly square mass is flat and the parapet walls are in a hand molded Mission and Pueblo style.

## Physical Description/Setting page 2

The right side of this mass has a slightly off centered single paneled brown painted door. The windows are aluminum awing and lateral to this door.

To the right of this second smaller one story house and in back of the major house there is a recent concrete block shed covered by a gabled roof. The shed is not visible from the street, and is not of historical or architectural significance. The carport to the right of the main house has been extended to the back of the house with a flat dark brown wood roof. It is attached to the house on its left side and on its right side is supported by three steel columns. Vigas are on almost every exterior wall. All windows are recessed within the thick wall of the house. Most windows have irregular openings giving the appearance of hand molded construction. All windows and doors have been changed. The main entrance door might be original but this is questionable. The Spanish inspired wrought iron grilles are modern additions, known generically as "crime bars". The modern glass sliding double door of the second smaller house which opens on the inner courtyard is out of character with the with the rustic spirit of the architecture. The 1975 carport addition is lacking in Pueblo Style characteristics, but is not conspicuous. The wood is stained dark brown and is of rough finish, portions are well suited to the house and the addition is not visible from the front elevation or courtyard. The outside wall of the main house, adjacent to the carport addition, was once part of a porch. Walls were closed in to extend the kitchen (1974). This was done in a fashion which is well integrated to the house.

The two windows to the right of the main entrance of the main house were once a large three paneled window. The original windows of the house would have been true divided light wood casement windows. The second floor window over the principal entrance has been transformed from a long rectangular shape to a small square window. The change from one large three paneled window to two single windows is negligible, in effect, to the equilibrium of the front façade. The effect of the change from one long rectangular second floor central window is stronger. The new small window is out of character with the front elevation composition. The second floor terrace over the carport has been rendered unusable as the doors leading to it have been transformed into windows. This transformation is not noticeable. Noticeable features include the absence of water spouts (canales) which are usually characteristic of Pueblo inspired architecture. Vigas have remained. In general, in Miami Springs Pueblo Style structures these are not true vigas in the Pueblo sense as they do not extend into the structure to support the roof and are only attached to the outside of the building. This is one of the only residences in Miami Springs that still has them.

**INTERIOR**

Two thirds of the living room ceiling is an open cathedral ceiling. One third of this ceiling is a flat eight foot ceiling separated from the gabled ceiling by a 10" x 10" cross beam. A stone fireplace runs to the ceiling. There is a wood mantle piece on wood brackets and an arched opening between the living room and hall. No other notable features are found in the house.

**CURRENT CONDITION**

This property is in an excellent state of repair and has been well maintained by the current owners, who are active in historic preservation in Miami Springs.

## ARCHITECTURAL SIGNIFICANCE

Local historians refer to this style of Architecture as “ Pueblo Revival. In the book *Resourceful Rehab. A Guide for Historic Buildings in Dade County* <sup>1</sup> this style is referred to as “ Pueblo Style” [ pg 16-17 ]. A picture of this residence is shown in that book on page 16.

In the book *America's Architectural Roots* <sup>2</sup> this style is referred to a “ Santa Fe Style” (also called “Spanish-Pueblo”) [ pg 99 ] A fine example of this style is shown on page 98, the structure is the Museum of Fine Arts in Santa Fe, designed by Rapp and Rapp in 1917.

Whatever style you call this Architecture it had its origins in the pueblo structures of the American southwest.

85 Deer Run was one of the first houses built by the Curtiss – Bright Company in Miami Springs. This style of Architecture was selected by Glenn Curtiss as the signature style for Country Club Estates now known as Miami Springs.

This home was the first home built by Glenn Curtiss for his mother, Mrs. Lua Curtiss.

This house was later called the “Alamo” by one of the later owners of the property and they actually placed a sign with that name on the carport. It was named the Alamo due to its vague resemblance to the famous Texas monument.

This structure along with nine others was listed with the National Register of Historic Places as a Thematic Group.

1. Metropolitan Dade County, Office of Community and Economic Development, Historic Preservation Division. Chase, Charles Edwin AIA . *Resourceful Rehab, A Guide for Historic Buildings in Dade County*. Metropolitan Dade County 1987. Pages 16 & 17

2. National Trust for Historic Preservation *America's Architectural Roots* Preservation Press 1986 Page 99

Metropolitan Dade County, Office of Community and Economic Development,  
Historic Preservation Division. Chase, Charles Edwin AIA. *Resourceful  
Rehab, A Guide for Historic Buildings in Dade County*. Metropolitan Dade  
County 1987.

## The Pueblo Style in South Florida

The development of the Pueblo Style as local domestic building form can be directly attributed to James Bright, co-developer of Miami Springs. His business interest prior to South Florida had been in the Southwestern states and Mexico. The development team of Glenn Curtiss and James Bright in planning Miami Springs intentionally used architectural motifs generated from domestic architecture of the Pueblo and Spanish Colonial vernacular.

Miami Springs was to be an exclusive planned development using the variation of the popular national style to meet the competition of the area. Although the style was picturesque it was far from at home in South Florida though it did have a remote Spanish association. It was a promotional stage front as opposed to architecture that was well suited to Dade County's climate. Its popularity quickly faded after the real estate collapse of 1926.

The mid twenties development of Miami Springs brought about the most significant of Pueblo Style structures. Among them are The Fair Haven Retirement Home (Battlecreek Hotel) 1920's; The Alamo (85 Dear Run), ca. 1926; Miami Springs Villas (Curtiss Residence), 1925; and Mama Lua's (31 Hunting Lodge Court), 1926.

The Pueblo Style was a novelty style popular in the 1920's. Its features recall the picturesque Southwest reminiscent of a time when hand formed and crafted elements dominated domestic life. The simple modest forms sparingly articulated are cousin to the Mission Style.

Modern building techniques were used to transform the soft, hand molded forms into economically feasible structures. Concrete block and wood frame construction replaced mud brick, and hand formed stucco.

## HISTORICAL SIGNIFICANCE

This structure is listed in the National Register of Historic Places

This structure is also listed in the Metro-Dade County Historic Survey ( see attached) <sup>3</sup>

The Historical Significance of this property is increased by being the first home of Mrs. Lua Curtiss, mother of Glenn Curtiss. It was the first residence built for her by her son in Country Club Estates.

Glenn Curtiss ....” Built a nice , if modest stucco home for her in Country Club Estates. Hardly had she moved in when she was dissatisfied with it. He built her a second house which was more elaborate and maintained her in it with servants. At this stage, Lua Curtiss Adams dropped the “Adams” from her name, becoming once again Mrs. Lua Curtiss.”<sup>4</sup> [pg.442]

The second home is located at 150 Hunting Lodge Drive and currently has a Local Designation.

In October 1929, Florence E. Griffith bought the property and lived there until the late 1940's. The house is featured in a Country Club Estates, March 1926 Promotional brochure.

3. Metropolitan Dade County, Historic Preservation Division. *From Wilderness to Metropolis: the History and Architecture of Dade County (1825-1940)* Miami, Florida 1982. Pages 105 – 107

4. Roseberry, Cecil R. *Glenn Curtiss: Pioneer of Flight*. Doubleday 1972 Pages 430 – 442

## OWNERSHIP RECORD

The old City of Miami Springs property record for this property starts in December of 1946 . The owner of record at that time was:

**Florence E. Griffin 1946**

Then

**James L. Wall & wife Grace G. January 1960**

Then

**H.F. Schuessler Jr. & wife Virginia F. February 1964**

Then

**Mantovani Realty, Inc. November 1981**

Then

**M. Frank Shonberger & wife Yvonne May 1982**  
Current owners

opened plant building in Hammondspport as an experimental shop specifically for Glenn, Jr., and asked Henry Kleckler to take him under his wing. This scheme didn't work. Junior had other things on his mind, such as fun and frolic. One trait he had from his father was an itch for speed, which he indulged when driving automobiles on rural roads. There was an episode of an accident in which a Hammondspport girl was slightly injured; her father sued for damages, and his father made a settlement out of court. The younger Curtiss never learned to fly nor went in for any phase of aeronautics. He was, on the whole, content to be a rich man's son.<sup>7</sup>

The Curtisses returned to Hammondspport every summer after 1925, occupying the homestead on the hill. It was bruited about that Lena raised some objection on the score that the old house was rundown and they could afford more comfort; she agitated for a cottage on the lake. For some peculiar reason, Curtiss never seemed able to locate a rentable cottage, nor did he buy or build one. Did he have a sentimental attachment? Entirely likely.

Lena's mother, Jennie Neff, was still a member of the household. No sooner was the Florida home a reality than Glenn's mother, out in California, decided that the time had come for her to be near him in her declining years. He built a nice, if modest, stucco home for her in Country Club Estates. Hardly had she moved in when she was dissatisfied with it. He built her a second house which was more elaborate, and maintained her in it with servants. At this stage, Lua Curtiss Adams dropped the "Adams" from her name, becoming once again Mrs. Lua Curtiss (her second son, Carl Adams, strongly disapproved of this quirk). She cut quite a figure in Miami as a clubwoman; relatives afterward said she "traded on the name."

Soon Lua induced Rutha Hesley to leave both California and her husband. Curtiss built a stucco bungalow for her and supported her, along with a more or less steady retinue of deaf-mute guests. Rutha followed her mother's example, listing herself in directories as Miss Rutha Curtiss. That she did not divorce her husband is shown by the fact that Curtiss left a small legacy to "my brother-in-law," Augustus Hesley.

Metropolitan Dade County, Historic Preservation Division. *From Wilderness to Metropolis: the History and Architecture of Dade County (1825-1940)* Miami, Florida 1982.

## SELECTED LIST OF SIGNIFICANT SITES

On the following pages are listed some of Dade County's more historically and architecturally significant structures. The buildings were selected from the results of Metro-Dade County's comprehensive Historic Survey which compiled information on more than 6,000 historical, architectural, and archeological sites. Those recorded here are by no means all of the historically or architecturally important buildings. They are selected for variety and by region so anyone wishing to discover the historic resources of their neighborhood may begin here.


### Miami Springs

Canal Street	Miami Springs Bridge		ca. 1930
201 Curtiss Parkway	Fair Havens Retirement Home	Pueblo style, Battlecreek Hotel	1920s
85 Deer Run	The Alamo	Pueblo style	ca. 1926
500 Deer Run	Miami Springs Villas	Pueblo style, Curtiss Residence	1925
281 Glendale Drive		Hunting Lodge and Skeet Club	1924
31 Hunting Lodge Court		Pueblo style, "Mama Lua's" Residence	1926
27 Hunting Lodge Drive			1920s
150 Hunting Lodge Drive			1920s
851 Hunting Lodge Drive			1930s


COVER PAGE


FLORIDA'S HISTORY THROUGH ITS PLACES  
PAGE 12 OF 13


(1928), formerly the synagogue, and the present structure (1936) were the first religious structures of the Orthodox Jewish Congregation of Miami Beach. Private. N.R. 1980.


 **Miami Beach. MIAMI BEACH ARCHITECTURAL DISTRICT.** 1920-1940. More than 650 architecturally significant buildings in a 125-block area.


Predominant styles are Mediterranean Revival and Moderne. Notable buildings are the Cardozo Hotel, Tides Hotel, Victor Hotel, Old City Hall, Bass Museum, Delano Hotel, and Amsterdam Palace. The district contains the largest collection of Art Moderne buildings in the nation. Architectural styles greatly influenced by those of Chicago's Century of Progress (1933) and the New York World's Fair (1939). N.R. 1979.

 **Miami and Miami Beach. VENETIAN CAUSEWAY.** NE 15th St. and Dade Blvd. 1926. Bascule bridge. A series of bridges connecting the Venetian Islands and stretching between Miami and Miami Beach. Total of 12 bridges. Octagonal concrete entrance towers. The oldest causeway in Metropolitan Miami. Public. N.R. 1989.

 **Miami Shores. GRAND CONCOURSE APARTMENTS.** 421 Grand Concourse. 1926. Mediterranean Revival. Robert Law Weed, architect. 4-story central tower, 2-story wings, masonry, stuccoed, 3-bay entrance loggia, 7-bay loggias on wings. The only large, multiunit building constructed from an original plan that would have included a series of grand hotels and apartments. Private. N.R. 1985.

 **Miami Shores. THEMATIC RESOURCE REGION.** NE 91st St. - NE 102nd St. 1926-. Mediterranean Revival. Kiehnel, Elliott and others, architects. 1 and 2 stories. 24 residences, part of a mid 1920s development by the Shoreland Company. Most homes are excellent examples of Mediterranean Revival style. Some were built to suggest a weathered or aged appearance. Private. N.R. 1928.

 **Miami Springs. COUNTRY CLUB ESTATES THEMATIC RESOURCE AREA.** Buildings principally on Deer Run and Hunting Lodge Sts. 1924-1927. 10 buildings, 7 of which are on the National Register of Historic Places. Carl Adams House, 31 Hunting Lodge (1985); Clune Building, 45 Curtiss Pkwy (1985); Lua Curtiss House I, 85 Deer Run (1985); Lua Curtiss House II, 150 Hunting Lodge (1985); Hequembourg House, 851 Hunting Lodge (1985); Millard-McCarty House, 424 Hunting Lodge (1986); Osceola Apartment Hotel, 200 Azure Way (1985). Pueblo Revival. These structures and several others are the only unaltered of an original 135 which were built in the planned community of Miami Springs. Associated with the development project of Glenn H. Curtiss, internationally recognized aviator and inventor, and James Bright. N.R. 1985 and 1986.

 **North Miami. ARCH CREEK HISTORIC AND ARCHAEOLOGICAL SITE.** 1855 NE 135th St. and Biscayne Blvd. Prehistoric through 19th century. A tropical hardwood hammock near Arch Creek on which there is an Indian midden

## **IMPACTS**

The Local Designation of this site would not impact on any proposed Public Improvements, Developmental or Renewal plans for this site or the surrounding area.

The current zoning for the site is Single Family, Residential. This Zoning use has been in place since Miami Springs was founded and is likely never to change.

## **SPECIAL STANDARDS OF CERTIFICATES OF APPROPRIATENESS**

Designation will have the effect of requiring that exterior alteration and additions to contributing structures, new construction, and demolition will require an application for Certificate of Appropriateness. Interiors are not to be included in the local designation.

Should future additions to the Code include a section on "Demolition by Neglect" this will also apply when enacted.

## CRITERIA FOR DESIGNATION MIAMI-DADE COUNTY

The 85 Deer Run designation is based on the following criteria of Section 16A-10 the Miami- Dade Preservation Ordinance (81.13)

- (a) *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, Dade County, south Florida, the State or the nation; or*
- (b) *Are 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 that possess high artistic value; or that represent a distinguishable entity whose component may lack individual distinctions; or*
- (d) *Have yielded, or are likely to yield information in history or prehistory; or*
- (e) *Are listed in the National Register of Historic Places*

Areas selected:

- (a) architectural history of Miami Springs
- (b) Glenn Curtiss, developer of Miami Springs and his mother
- (f) structure is listed on National Register of Historic Places

## BIBLIOGRAPHY

### “PUEBLO STYLE”

Metropolitan Dade County, Office of Community and Economic Development, Historic Preservation Division. Chase, Charles Edwin AIA. *Resourceful Rehab, A Guide for Historic Buildings in Dade County*. Metropolitan Dade County 1987. Pages 16 & 17

McAlester, Virginia & Lee. *A Field Guide To American Houses*. Alfred A. Knopf, 1985

National Trust for Historic Preservation *America's Architectural Roots* Preservation Press 1986 Page 99

Nicholas N. Patricios *Building Marvelous Miami* University Press of Florida 1994 Page 99 “Pueblo Style”

Florida State University *Florida Revival and Theme-Town Architecture 1880-1920* February 1977 see page 12 “Pueblo Style”

### “ BACKGROUND HISTORY”

Metropolitan Dade County, Historic Preservation Division. *From Wilderness to Metropolis: the History and Architecture of Dade County (1825-1940)* Miami, Florida 1982. Pages 105 – 107

Author Unknown. *Country Club Estates* March 1926. Promotional Brochure Located at John Stadnik's Pharmacy, 45 Curtiss Parkway, Miami Springs , Florida 33166

Dade County Official Record Book 1628, page 458

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COVER PAGE

PHYSICAL SURVEY  
DATED OCTOBER 15, 1960

