

DOVER, KOHL & PARTNERS  
town planning

April 18, 2018

Michelle Huttenhoff  
Economic Development Manager  
1755 Meridian Avenue,  
Suite #500, 33139  
City of Miami Beach, FL

RE: *Commentary: Site Selection for and Treatment of the Log Cabin*

Ms. Michelle Huttenhoff,

The Dover, Kohl & Partners (DKP) Team has been asked to comment on the **relocation** and **treatment** of the Historic Log Cabin in North Beach as part of DKP's work on the West Lots Concept Plan. DKP has studied various locations to host the restored Historic Log Cabin. After discussion with local stakeholders we recommend three possibilities. Please note that we have contained our study to areas within the North Beach Oceanside Park (formerly North Shore Open Space Park). Also, the question of *what kind of use* the Log Cabin should host is an open question and location could be decided independent of use. Lastly, we understand that the North Beach Oceanside Park will be updated in the future and we believe these locations will remain relevant despite the update.

Option 1 locates the cabin at the north end of the park. Please see the attached map. This location is within the park and surrounded by and protected by trees. The structure could be repurposed to accommodate a café, equipment rental or education center. The restored Log Cabin would become a landmark structure along the park trail.

Option 2 is proposed at the Collins Avenue and 81<sup>st</sup> Street park entry. The Historic Log Cabin could act as a community hub providing drinks and snacks along with seating and information regarding park activities, events, and services.

Option 3 locates the Historic Log Cabin next to the parking area in the south side of the park. The Log Cabin could become a meeting space for groups and clubs to host events in the same way as the Log Cabin located in Biscayne Park.

Among the three options, Option 2 is the location that DKP recommends most highly, both for its central location as a potential welcome center to the park and its potential role as an information and concessions stand. This location is physically closest to the Log Cabin's original location, across Collins Avenue, and the physical location of historic structures matters when it comes to restoration and revival.

DKP has considered multiple locations in the Town Center and West Lots for placing the Log Cabin. The North Beach Oceanside Park is the preferred location. It's a beautiful setting with a need for

multi-purpose structures and will provide the most contextual location to showcase this proud memento of Miami Beach's early history.

The choice of the Log Cabin **treatment** considers the historical significance, physical condition, proposed use and intended interpretation. DKP has identified four types of treatment for this historical structure. DKP recommends that the major elements of the Log Cabin such as the stone chimney and façade timbers be preserved. New, appropriate elements could also be added, however. In the case of the Log Cabin, a combination of preservation and restoration will be necessary. At this time, we do not recommend recreation of the structure using entirely new materials.

DKP has created two exhibits ("North Beach Oceanside Park Log Cabin Possible Locations" and "Log Cabin Treatment Scenarios") to offer more details on the relocation and treatment of the Log Cabin. Please refer to the exhibits attached for more information.

Thanks,  
Jason

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# NORTH BEACH OCEANSIDE PARK LOG CABIN POSSIBLE LOCATIONS


DRAFT  
04.02.18






North Shore Oceanside Park Status  
Project Phase - Design  
Scope of Work - Circulation, Lighting,  
Gateways, Planting, Program  
Enhancements.

Timeline -  
Construction Date: Winter 2018  
Completion Date: Winter 2019

Place a GREEN dot in the preferred row the scenario that you believe is most appropriate for the location of log cabin.

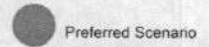
 Preferred Scenario









	OPTION 1 CREATING A LANDMARK	OPTION 2 A PARK CONCESSIONS STAND	OPTION 3 A COMMUNITY MEETING SPACE
OPTIONS	 <p>This option locates the log cabin within the park and surrounded by trees. The structure will be repurposed to accommodate a café, equipment rental, or education center.</p>	 <p>The log cabin could act as the community hub providing drinks and snacks along with seating and information regarding park activities, events, and services.</p>	 <p>The log cabin could be a meeting space for groups and clubs to host events in, similar to the log cabin located in Biscayne Park.</p>
PREFERRED			

# LOG CABIN TREATMENT SCENARIOS

**DRAFT**  
04.02.18

Place a GREEN dot in the preferred column the scenario that you believe is most appropriate for the treatment of log cabin, cost considered.



SCENARIOS	COST	CASE STUDY	PREFERRED
<p><b>PRESERVATION</b></p> <p>Preservation focuses on the reassembling and repair of existing historic materials and retention of a property's form as it has evolved over time. The structure would also host new uses.</p> 	<p><b>\$\$\$</b></p> <p>\$800,000 to \$1,200,000</p> <p>Is preservation still possible? Much of the structure was reportedly beyond repair.</p>	<p>100 Olivia street (Preserved &amp; Improved in 2004)</p>  <p>This cottage, located at 100 Olivia Street in Key West, was built in the late 19th century.</p> <p>All existing materials were retained. Asbestos siding was removed to reveal wood siding and indoor paneling removed to expose Dade-County pine walls.</p>	
<p><b>PRESERVATION &amp; RESTORATION</b></p> <p>Major elements such as the stone chimney and facade timbers are preserved. New, appropriate elements are added. The structure would also host new uses.</p> 	<p><b>\$\$</b></p> <p>\$600,000 to \$800,000</p> <p>To what degree preservation and substantial restoration is still possible is a question.</p>	<p>Biscayne Log Cabin (Preserved &amp; Restored in 2014)</p>  <p>The Biscayne Log Cabin in the Village of Biscayne Park (north of Miami Shores) was built in 1933.</p> <p>The building aged and deteriorated with time. In 2014, the village was given a \$1 million grant to restore the building as close to the original as possible. Today the Cabin is used for various private and public functions.</p>	
<p><b>RESTORATION</b></p> <p>Restoration depicts a property at a particular period of time in its history by use of some existing materials but primarily new materials. The structure would also host new uses.</p> 	<p><b>\$\$</b></p> <p>\$400,000 to \$600,000</p>	<p>Miami Beach Women's Club (Restored in 2015)</p>  <p>The exterior and interior of the Miami Beach Women's Club on 24th Street and Pine Tree Drive was rehabilitated in 2015. The historic mediterranean revival clubhouse is now used for meetings, events, photography, and film shoots.</p>	
<p><b>RECONSTRUCTION</b></p> <p>Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes. The structure could host the widest variety of new uses.</p> 	<p><b>\$</b></p> <p>\$200,000 to \$400,000</p>	<p>Cape Florida Cottage (Reconstructed in 2014)</p>  <p>The Florida Cape Cottage is located in Bill Baggs Cape Florida State Park on Key Biscayne.</p> <p>The cottage was built as a replica of the lighthouse keeper's lost cottage and is now a museum. The cottage renovation cost \$100,000 total. Roughly \$40,000 of the cost was from the state and \$60,000 from a local non-profit.</p>	