



Historic Preservation Grant Application

Special Category & Small Matching

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2018 Special Category Grant Application

Application #: FSC18_0075

Submitted On: July 08, 2016

Application Review Overview:

Grant Applications are reviewed annually and ranked in a public meeting by the Florida Historical Commission. All grants are awarded by the Secretary of State, based on the recommendations of the Florida Historical Commission and funding appropriated by the Florida Legislature.

Special Category Grant Guidelines

For additional information regarding the grant program, the requirements of the program and definitions, please refer to the Special Category Grant Guidelines available at the Division of Historic Resources web page <http://dos.myflorida.com/historical/grants/>

Application Limitations:

Applicants may have no more than one (1) previously awarded Special Category Grants open at the time of application. Applications from applicants with more than one open Special Category Grant shall be declared ineligible and the grant Applicant will be notified.

An Applicant from the same organization may not submit more than one Special Category Grant application under a single application deadline. State agencies, county or city governments, or universities may submit single applications from more than one division or department during any grant cycle provided that those divisions or departments are separate and distinct budgetary units and provided that the applications do not address the same facility, project, or site.

1. Application Organization

Enter the full name of the applicant organization. Please note that there can only be one applicant organization per application. For Non-profit Organizations, provide documentation of non-profit status in Attachment I.

Miami-Dade County

2. Project Category

Select the project category for which grant funds are requested. If you are unsure of which category to select, please refer to the definition at the right of each project category.

Development Projects

Development activities for historic properties (e.g. buildings, monuments, structures, ships, railroad locomotives and rolling stock, etc.) including restoration, rehabilitation, preservation, reconstruction, and site-specific planning for these activities.

3. Project Title and Location Information

The title should reflect the name of the property, area, museum, or exhibit, and the goals of the proposed project. The title should be consistent with previous applications/awards. (For example, Smith House Rehabilitation, South Mill Archaeological Excavation, etc.)

- **a) Project Title**

Coconut Grove Playhouse

- **b) Name of Property (if applicable)**

Coconut Grove Playhouse

- **c) Street Address**

3500 Main Hwy

- **d) City**

Miami

- **e) Primary County**

Miami-Dade

- For locations without a street address, provide the USGS 7.5 Minute Quadrangle Name and the Township, Range, and Section coordinates in this section. To determine Township, Range and Section, at least one of the following is needed: property tax appraisal number or latitude/longitude coordinates for the property. For information and assistance, visit <http://dos.myflorida.com/historical/preservation/master-site-file/> or contact the Florida Master Site File by phone at 850.245.6440 or 800.847.PAST.

- **f) USGS Quadrangle Name**

Key Biscayne

- **g) Township**

54S

- **h) Range**

40E

- **i) Section**

21

4. Amount Requested and Match Pledged

Enter the amount of grant funds being requested and the amount of match. The maximum request amount for a single application is \$500,000; the minimum request amount for a single application is \$50,000.

The match requirement shall be the greater of \$50,000 or 50% of the requested grant amount. Applications for projects in REDI counties and REDI communities may request a Reduction of Match Requirements.

Please note that the required match contributions must be composed of at least 25% cash, and all match must be properly documented. The applicant shall be required to document the availability of funding sufficient to complete the project if completion requires more than the amount of requested grant funding.

The amounts listed in a) and b) below must equal the totals listed for Grant Funds and Match Value under Project Budget. A detailed description of the applicant's match must be addressed and documented confirmation of match must be included. See [Guidelines](#) for documentation of match.

- **a) Amount of Grant Funding Requested**

\$500,000.00

- **b) Match Amount**

\$714,679.00

5. Payment Schedule

Select if you would like an advance payment should the project be funded. If you have questions, please contact the grants staff for more information.

Yes

I will request an Advanced Disbursement of 25% of the grant award.

6. Rural Economic Development Initiative (REDI) Match Reduction Request:

Applicants for projects located in counties or communities that have been designated in accordance with Section [288.0656](#) and [288.06561](#), Florida Statutes, may request a reduction of match to **10% of the requested amount**.

[Am I a REDI Community?](#)

No

7. Project Description

In the space provided below, briefly describe the scope of work for the project for which funding is requested. Indicate how you intend to use the funds requested and the required match, describing each of the major work items involved and what the end product will be. **NOTE: Do not use this space to describe the history or historic significance of the property or properties. This information should be recorded as part of the response to Question 20, below.**

Background. The renovation of the Coconut Grove Playhouse will establish great regional theater and will reactivate what is considered to be an iconic site for the Coconut Grove community. The Coconut Grove Playhouse has been closed since 2006 when financial troubles plagued the non-profit organization then responsible for its management. Due to a lack of activity, property ownership reverted to the State of Florida (State) in 2012. In response to the State's surplus property process, Miami-Dade County (County) partnered with Florida International University (FIU) in creating a plan for the development and reactivation of the Playhouse. The plan calls for GableStage, Inc. (GableStage), a premier local theater company, to manage and program the renovated facility, and to collaborate with FIU in developing joint educational opportunities. The County and FIU, as co-lessees, executed a long term lease agreement with the State, which became effective on January 15, 2014, after the County successfully cleared the encumbrances on the property title. The agreement between the County and FIU outlines the County's responsibilities for the development of the capital project using \$20 million of approved County funds earmarked for the project. The County's Department of Cultural Affairs is responsible for direct management of the design and construction process and will work in partnership with GableStage and FIU to successfully establish great regional theater at the Playhouse.

Design Team. Through a competitive selection process which concluded in mid-2015, the County hired a team of architects, engineers, and specialty consultants under the leadership of internationally renowned firm Arquitectonica International Inc. The team includes architect and professor Jorge L. Hernandez and the structural engineering firm of Douglas Wood Associates, Inc., both of which have extensive experience with historic renovation projects. The County has also sought the services of conservation firm RLA Conservation to conduct exposures, sampling, and paint analysis of key areas of the building. Structural and historical analysis of different components of the project are carefully being conducted and coordinated by the design team in developing strategies for the new theater facility that are sensible and respectful of the historic fabric of the building while also addressing the needs of a twenty-first century regional theater and the funds available for the project. The design schemes are in the process of being developed and are estimated to be made available for public input by late summer. Public town meetings will be conducted at key points throughout the development of the project to seek public input and to keep key stakeholders and the community-at-large informed about this important project.

Major Work Items. Clean-up of Contents - Having closed abruptly, the interior of the theater remains a time-capsule snapshot with remnants of its last production still on stage, file cabinets filled with papers, and bulky computer monitors on desks. Prior to the County's control and securing of the site, the occasional vagrants have contributed a slew of broken windows and doors, tattered contents, and graffiti. One of the first tasks in renovating the facility into a functioning theater will be to remove the building contents. Loose contents include extensive amounts of furniture, partial sets and scenery, furniture, shelving, appliances, office supplies, fabrics, shelving, carpeting, and general debris. Most of the contents have been rendered unusable from vandalism, the length of time the facility has not been in operation, advances in technology, and ambient conditions (lack of air conditioning, humidity, roof leaks, etc.). Any useable items remaining will need to be sorted and repurposed for new uses.

Asbestos Abatement - Once the facility is cleared of its contents, the next step will be to perform asbestos abatement. A survey and related testing of the existing facility has confirmed asbestos containing materials to be present in areas such as flooring, insulation, HVAC piping, etc. The asbestos abatement process will include systematic removal of these construction elements by a specially trained crew and will need to take place before any other construction activities start.

Structural Reinforcement - Structural reinforcement of components of the existing building are necessary to remedy existing structural deficiencies and to meet current structural codes, including today's more stringent provisions to guard against hurricane damage. The architectural and engineering work is being coordinated to meet all applicable codes and standards, including the property's historic designation and Miami 21 requirements such as addressing the adjacent zoning classifications, which range from single family homes to the west to medium and high commercial density to the south and north, respectively.

The renovation project and the re-activation of the theater, in partnership with GableStage and FIU, is expected to increase traffic for area restaurants and shops as a destination for patrons to visit before and after shows, making this project an economic driver for the Coconut Grove community.

8. Major Elements and Responsible Entities

For each of the major work items listed above, describe the **major elements** of the project and indicate the **type of entity** (.e.g., consultant, in-house personnel, volunteers, general contractor) responsible for each project element.

	Major Project Elements	Entity Type Responsible
1	Construction documents	Architectural/Engineering/Specialty Consultants
2	Removal and disposal of interior contents	General Contractor
3	Asbestos abatement	General Contractor
4	Construction	General Contractor
5	Construction Administration	A/E Team and Miami-Dade County Department of Cultural Affairs
6	Grant Administration	Miami-Dade County Department of Cultural Affairs

9. Tentative Project Timeline

Please specify the project start and end month and year below, indicate all major elements of the project for which funding assistance is requested (see your responses), the anticipated time required to complete each of the project elements and the planned sequence of these activities. Starting Date is the project start date. **Projects must be completed. Projects shall begin no earlier than July 1, 2017 and must end no later than June 30, 2019.**

	Project Activity	Starting Date	Ending Date
1	Completion of Construction Documents	July 2017	December 2017
2	Bidding and Contract Award	January 2018	May 2018
3	Construction - removal and disposal of interior contents	July 2018	August 2018
4	Construction - asbestos abatement	August 2018	October 2018
5	Construction - structural stabilization	October 2018	June 2019

10. Public Awareness

Describe project-related activities that will increase project visibility and further the objective of improving public awareness of the project's significance and the importance of preserving your property (if applicable) and other historic properties in your community. *Such activities may include but are not limited to: a series of press releases describing your preservation or exhibit project and its progress, or a public open house at the site of a major archaeological excavation.*

Because of the Playhouse's role in the cultural fabric of Miami, there is a community-wide sense of deep emotional connection to the site. A comprehensive public awareness campaign to engage community stakeholders and the general public is central to the process of revitalizing the Playhouse.

The community engagement process began with the negotiation and approvals related to the property's lease between the County and FIU and the State. Numerous public meetings occurred, concluding with a 4-hour public hearing before a committee of the Board of County Commissioners and a meeting of the Florida Cabinet and Governor in Miami. Hundreds of stakeholders participated, providing testimony about the Playhouse's importance as an historic and cultural landmark and resulting in unanimous approvals at the State and local levels.

There is a dedicated portion of the Department of Cultural Affairs web site to help address the public's ongoing interest in the Playhouse: <http://www.miamidadearts.org/coconut-grove-playhouse-updates>.

The Department is committed to continuing to inform and engage the public by: 1) Convening a series of public town hall meetings in Coconut Grove; 2) Activating social media to disseminate facts about the project (#CGPfacts); 3) Distributing progress updates via email newsletter; 4) Disseminating news releases with project information to various printed and online media outlets in three languages: English, Spanish and Creole; and 5) Partnering with elected officials, civic organizations and business networks such as the City of Miami Historic and Environmental Preservation Board, the Coconut Grove Village Council, the Black Archives of Southern Florida and the Coconut Grove Chamber to make public presentations.

11. Development Projects ONLY

- o a) Provide the estimated total floor area (square footage) of all floors of the structure (the house or building, for example):
50,312

- o b) Provide the estimated area(s) in square feet for each project element listed in the Scope of Work (floor replacement, repaint walls, reshingle roof). If an element is not measureable in square feet, provide quantities (example: replace 15 door knobs):

Removal of interior contents throughout entire building (50,312 sq. ft.) estimated to require approximately 25 waste containers with a 30 yard capacity with an overall duration of 20 working days or approximately one month.

Asbestos abatement throughout entire building (50,312 sq. ft.) Detailed locations per asbestos report.

Structural stabilization throughout entire building as required by structural engineer. Specific areas of structural reinforcement and methodology are currently being determined and will be included in the construction documents.
- o c) Will you be hiring or contracting with professional architectural or engineering services to assist with the restoration work?
NOTE: Professional architectural and engineering services are **REQUIRED** if the Scope of Work includes structural work, occupancy classification change (such as from residential to museum) and work that affects life safety (fire protection and egress).

Yes

- o If yes, the services must be addressed in the Project Budget. An Architectural and Engineering basic services fees calculator is available at the Florida Department of Management Services' Design Professional Fee Guidelines web site, <https://fp.state.fl.us/docs/DMSAEFeeGuidedefinition.asp>. A category "C" value is most appropriate for basic Architectural and Engineering services for rehabilitation projects. Any additional Architectural and Engineering services listed on the Fee Guidelines web page should be indicated separately from the basic services. Please consider using the online estimate service fees rather than providing a quote.

Provide in Attachment C: Representative photographs include both photographic (provide digital images). Include current photographs of all exterior elevations, principal interior spaces, and significant architectural features, if available, also provide historic photographs of the property.

Provide in Attachment D: Architectural project schematics or construction documents, if completed.

12. Museum Exhibit Projects ONLY

This question has been omitted as it does not apply to the project type you have selected.

13. Archaeological Projects ONLY

This question has been omitted as it does not apply to the project type you have selected.

14. Acquisition or Donation of Historic Properties or Archaeological Sites ONLY

This question has been omitted as it does not apply to the project type you have selected.

15. Completed Project Activities

Provide a summary of the project-related activities completed at the time of application submittal. Such activities may include architectural studies or plans, preservation planning activities, archaeological research accomplished such as research design or previous excavation or site assessment work, or museum exhibit research and design. Should they have already been completed, your architectural project schematics or construction documents or your museum exhibit research and design schematics must be included with this application's supporting materials in **Attachment L**.

Briefly describe the Project Activities completed to date below. (Please include the value/amount expended for each and the dates of completion.)

	Activity Description	Date Completed	Cost/Value
1	Selection of architectural/engineering design team (total contract value)	05/15/2015	\$2,398,680.00
2	Asbestos report	11/23/2015	\$12,298.14
3	Property/Land survey	10/22/2014	\$4,880.00
4	Structural exploration and testing of existing structure	03/16/2016	\$22,008.33
5	Paint samples, analysis and research	04/15/2016	\$22,500.00
Totals			\$2,460,366.47

16. Project Budget

Important: In listing the items to be paid with grant funds and matching funds, please remember:

a) The following categories of expenditures are some of the non-allowable costs for the use of grant funds or as contributions to required match, for a complete list please refer to the [Special Category Grants Guidelines](#):

- a. Expenditure for work not included in the Scope of Work.
- b. Expenses incurred or obligated prior to or after the Grant Period.
- c. Expenditure for work not consistent with the applicable historic preservation standards promulgated by the National Park Service, United States Department of the Interior or the Division for the types of projects indicated. Please view the Secretary of the Interior's Guidelines at <http://www.nps.gov/tps/standards.htm> and http://nps.gov/history/local-law/arch_stnds_0.htm for more information.
- d. Expenditures for furniture and equipment, unless specifically authorized as a part of the grant project.
- e. Private entertainment, food, beverages, plaques, awards, or gifts.
- f. Indirect costs including overhead, non-grant related administrative costs, and general operating costs, except as allowed in Special Category Grants Guidelines.
- g. Grantee operational support (i.e., organization salaries not related to grant activities, travel, supplies).
- h. Vehicular circulation (drives) and parking; sidewalks, landscape features, planting, irrigation systems and site lighting (Exceptions: provision of code-required handicapped parking pad and walkway; sidewalk required to link code-required handicapped parking pad to the accessible entry, planting required to halt erosion, and limited site-lighting required for security).
- i. Capital improvements to non-historic properties, except as approved for Museum Exhibit projects.
- j. Insurance costs (Exception: costs for builder's risk, workers compensation and contractor's liability insurance.)

b) All grant and match expenditures must be incurred during the Grant Period, except as allowed in [Special Category Grants Guidelines](#). Unless approved by the Division in writing in accordance with [Special Category Grants Guidelines](#), costs incurred prior to the Grant Period will not be eligible for payment with grant funds or eligible to be credited as part of the applicant's matching share. No costs incurred after the Grant Period has expired will be eligible for payment with grant funds or eligible to be credited as part of the grantee's matching share.

The applicant must provide at least a 25% cash match. The applicant can also provide a match of in-kind services or volunteer labor directly involved in project work, and the value of donated materials in order to successfully complete the project.

Public funds must be identified by source: e.g. appropriated funds, Community Development Block Grant funds, etc. Major private donations, such as foundation grants, should be clearly identified. See information below for details regarding match requirements. *Applicants requesting REDI Match Reduction in question 6 shall only be required to provide a 10% match. See question 6 for additional details.* c) According to the [Special Category Grants Guidelines](#), eligible Development activities involving religious property are limited to exterior work and interior work essential to the preservation of the property's basic structural integrity. (Examples include: foundation repairs, repairs to columns, load bearing wall framing, roof framing, masonry repairs, and window and exterior door repairs.) Non-allowable costs include repair or restoration of interior features or finishes and other capital improvements to the interior and accessibility improvements.

d) In general, if an item or activity is not considered an allowable grant-funded expense, it will not be allowed as part of the applicant's match. See the [Special Category Grants Guidelines](#) for more information on match requirements.

e) Should you have questions regarding the eligibility for a specific activity for grant funding or contribution to match, please contact the Division's grants staff at 800.847.7278.

- o Project Budget

When the relationship between specific work items in the Project Budget and the objectives of the project may not be obvious, please provide clarification regarding the necessity for or contribution of those work items to the successful completion of the project.

The amounts listed in Total Grant Funds and Total Match values below must equal the totals listed in responses to Amount Requested and Match. A detailed description of the applicant's match must be addressed. Documentation of all match must be included in Attachment A).

	Work Item Description	Grant Funds	Match Value	Match Type	Sub-Total
1	Architectural/Engineering fees	\$75,000.00	\$334,929.00	Cash	\$409,929.00
2	Removal and disposal of interior	\$73,000.00	\$0.00	Cash	\$73,000.00

	contents				
3	Asbestos abatement	\$157,000.00	\$0.00	Cash	\$157,000.00
4	Structural stabilization	\$195,000.00	\$377,250.00	Cash	\$572,250.00
5	State required signage	\$0.00	\$2,500.00	Cash	\$2,500.00
Totals		\$500,000.00	\$714,679.00		\$1,214,679.00

17. Match Summary

The grand total of match amounts listed in the Match Summary below **must** equal the match total listed in responses to Question 4b. Documentation of availability and commitment of all match funds to the project must be included as Attachment A.

	Description	Match Type	Amount/Value
1	Building Better Communities General Obligation Bond Proceeds	Cash Match	\$714,679.00
Totals			\$714,679.00

18. Property Ownership

Enter name of the Property Owner and choose the appropriate owner type. If Applicant is not the owner of the property, the Applicant must secure Property Owner concurrence. The Applicant shall provide a letter from the Property Owner that documents that the Applicant has the permission of the Property Owner of record to conduct the proposed project on the owner's property and that the Property Owner is in concurrence with this application for grant funding (Attachment M).

- o **a) Is the Applicant the owner of the property?**

No

- o **b) Property Owner**

State of Florida

- o **c) Type of Ownership**

Governmental Agency

19. Threats to the Property

- o Provide a brief explanation of immediate threats to the historic property, site, or area such as proposed demolition, extensive structural damage, on-going site disturbance for archaeological sites, planned re-zoning, etc. Examples of documentation to be included are newspaper articles or public notices discussing proposed demolition of the historic site or proposed development directly impacting the site.

For the past ten years that the Playhouse has been closed and before being secured by the County, the property had been subject to numerous acts of vandalism including break-ins, extensive graffiti, broken doors and windows, theft and destruction of loose contents, and even evidence of small fires within the building. Structural deterioration had been noticeable years before the Playhouse closed and is evidenced by the scaffolding that had been installed on the south wing of the main entrance building. The scaffolding was originally introduced as a temporary measure, but after years in place without the required repairs, it later became a permanent feature of the façade, covered by plywood panels painted in a similar color to the rest of the building. Recent reports requested by the Department have identified the presence of asbestos containing materials in many of the building components. Sections of the roof are also severely damaged and have exposed the interior to the elements, expediting the deterioration process of the structure.

In addition to the physical threats brought on by the lack of repair and maintenance of the structure, the project is also threatened by economic factors. The Playhouse sits on valuable land within the Coconut Grove area, which is experiencing a renaissance with increased development and building activity. Area developers have acquired adjacent properties to the Playhouse site in speculation that the property may be developed into a large commercial complex. This outcome would not only threaten the future of the Playhouse's use but also the low-profile character that defines Coconut Grove. Instead, the County's explicit goal is to restore the site for use as a theater and maintain the building's scale and character that contribute to the historic ambience of Coconut Grove.

- o Provide in Attachment J: Documentation of threat.

20. Property or Site Significance (For All Acquisition, Development or Site-Specific Archaeological Projects)

- o **a) For Historic Structures and Archaeological Sites, enter the Florida Master Site File (FMSF) Number**

(ex. 08ES1234)

DA 1070

- Note: The applicant is responsible for ensuring that all information in the current FMSF form is complete and accurate. As part of this application, the applicant is required to complete and submit a new form; staff may determine an application to be incomplete if the form(s) submitted is(are) a copy of one(those) that is(are) already in the Site File. If a FMSF form for the property does not currently exist, the applicant is responsible for completing and filing a form and providing the required map and photograph(s). For information and assistance contact the FMSF staff at [Florida Master Site File](#) / Phone: 850.245.6440 or 800.847.7278.

Provide in Attachment E: Updated Florida Master Site File records for the project.

- **For Historic Property, Date of the Original Construction (mm/dd/yyyy)**

01/15/1926

- **For Historic Property, Date(s) and Description of Major Alterations (300 character limit)**

1955: (Alfred Browning Parker) mezzanine level added and auditorium floor level altered; loss of ornamental parapet in center and side bays of entrance; loss of storefronts 1970s: previously freestanding, independent buildings were incorporated into the main building (fenestration and proportions are incongruous with the original building)

- **Original Use of Historic Property**

Movie theater

- **Current Use of Historic Property**

Vacant

- **Proposed Use of Historic Property**

Regional Theater

- **For Archaeological Sites, provide the Cultural Affiliation of the Site and Dates of Use or Occupation (300 character limit)**

N/A

- h) Please explain the historic significance for the property/site. Please refer to National Register of Historic Places (NRHP) criteria for eligibility and, if applicable, the NRHP nomination for the property before developing your response to this question. See the official National Register website for criteria at nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm for guidance.

The Coconut Grove Playhouse is a three-story Mediterranean Revival style building decorated on the exterior with cornices, parapets, and twisted columns. Designed by noted architects Richard Kiehnel and J.B. Elliott as a movie theater, it was completed in 1927.

The mass of the building is arranged as two wings that hug the sidewalk, bridged by the highly ornamental entrance bay, which is canted at the junction of Main Highway and Charles Avenue. The main entrance originally had a cast stone fountain in the public realm and in front of the wrought iron gates that led to the main lobby. The entrance building housed storefronts on the ground floor, offices on the second level and apartments on the third. The relatively unadorned theater lies beyond the elaborate entrance building and a parking lot is located on the north end of the irregularly-shaped lot. Primarily, the entrance facades possess the greatest architectural significance.

Significant alterations, designed by architect Alfred Browning Parker in 1955, focused on adding a mezzanine level to the theater, which consumed half the spatial volume of the auditorium and also altered the raking of the lobby and auditorium floor. Other significant exterior changes included the loss of the ornamental parapet in the center and side bays of the entrance and the loss of the storefronts, which were closed off to create internal spaces for the theater's new use in presenting live theater. Additional alterations, carried out in the 1970s, incorporated what had previously been freestanding, independent buildings, into the main theater building. These appear out of character with the original theater building as the fenestration and proportions are incongruous with the original building.

21. Historical Designation

Indicate the type of designation currently held by the historic property or site. For properties or sites that have been listed in the National Register or are contributing properties or sites within a National Register District, please provide the date that the property, site or district

was listed. Indicate each type of **Historical Designation** currently held by the project historic property or site. Select the types of designations held by checking the appropriate box and providing the associated information below.

◦ **Historical Designation**

Indicate each type of **Historical Designation** currently held by the project historic property or site:

- Determined Eligible by the National Park Service or Potentially Eligible by the Division (Per Florida Master Site File / Phone 850.245.6440 or 800.847.PAST)
- Individual Local Designation

◦ If you checked Individual National Register, please provide the title of listing(s):

N/A

◦ If you checked Individual National Register, please provide the date of listing(s) (mm/dd/yyyy):

N/A

◦ If you checked National Register District, please provide the title of listing(s):

N/A

◦ If you checked National Register District, please provide the date of listing(s) (mm/dd/yyyy):

N/A

◦ If you checked Individual Local Designation(s), please provide the name of the property:

Coconut Grove Playhouse

◦ If you checked Individual Local Designation, please specify the Date of Designation (mm/dd/yyyy):

10/05/2005

◦ If you checked Individual Local Designation(s), please provide the Designating Entity:

City of Miami Historic and Envir. Preserv. Board

◦ If you checked Locally Designated District - Contributing Resources, please specify the name of the District

N/A

◦ If you checked Local Designated District, please provide the Date of District Designated (mm/dd/yyyy):

N/A

◦ If you checked Local Designated District, please provide the Designating Entity:

N/A

Local Protection

◦ 22. Indicate the level(s) of local protection currently afforded the historic property or site that is the subject of this funding request. Select the types of protections held by checking the appropriate boxes below.

- Local Ordinance Design Review

◦ **If you checked Conservation Easement, please explain AND provide a copy of the Conservation Easement in Attachment K:**

N/A

◦ **If you checked Protective/Restrictive Covenant, please explain AND provide a copy of the Protective/Restrictive Covenant in Attachment K:**

N/A

◦ **If you checked Maintenance Agreement, please explain AND provide a copy of the Maintenance Agreement in Attachment K:**

N/A

- **If you checked Other, please explain:**

N/A

23. Annual Visitation

- What is the estimated or anticipated Annual Visitation for the project property, site, or museum exhibit?

75,000

- **What is the basis of these estimate? (200 character limit)**

Annual visitation is projected based on GableStage productions (7 productions running for 5 weeks each) in addition to Florida International University events once the development project is complete.

24. Direct Economic Impact

Provide a brief explanation of the **Direct Economic Impact** this project will have on the surrounding community. Include any information regarding number of jobs it will provide, if known. (1,500 character limit)

The non-profit arts and culture are a significant industry in Miami-Dade County; one that generates an impressive \$1 billion dollars in local economic activity, as documented in the Americans for the Arts' Arts & Economic Prosperity IV national study. Theater audiences generate income for the local businesses, which include cafes and restaurants, hotels, parking operators, retail stores, financial institutions, and art galleries, among others. An average arts attendee spends \$24.60 per event, not including the cost of the theater ticket. According to the Arts & Economic Prosperity Calculator, when re-opened, the Playhouse will have an economic impact of \$4.5 million annually including organizational expenses and event-related spending by its audience.

The design, construction and related activities are expected to have a significant impact on the economy of the area as well. The County's \$20 million earmarked for the re-activation of the Playhouse began to be deployed with the hiring of the design team, surveyors, testing companies and laboratories. Most of the companies working on the project are based locally, with the prime architect's headquarters situated blocks from the Playhouse. The construction project will include the County requirements for hiring members from the vicinity as well as participation from small businesses. Hundreds of jobs are expected to be generated from the project during the overall design and construction process.

The re-opening of the Playhouse will re-establish its historical place as a catalyst for jobs and economic development as an employer, producer, consumer and promoter of Coconut Grove as a cultural destination.

25. Cost of Maintenance

- a) What is the anticipated annual cost of maintenance of the subject Historic Property, archaeological site, etc. on completion of the project?

Once the facility is operational, maintenance is anticipated to cost approximately \$330,000 per year. This includes utilities, insurance, general maintenance, security, annual elevator and fire protection systems evaluations, grounds keeping, etc. A comprehensive operating forecast detailing these projected expenses and revenues was included in the Land Use Plan that is an attachment to the State lease with the County and FIU (refer to Attachment L).

- b) What is the source of the funding?

On April 21, 2015, the Miami-Dade County Board of County Commissioners approved an agreement with GableStage, Inc. for the management and operations of the Playhouse, once the development project is complete. GableStage will use a combination of earned revenues (admissions and subscriptions), public (Miami-Dade County and other government grants) and private (corporate, foundation, and individual) support for the overall operation of the facility. Revenue from parking at the site also will be used to support GableStage's commitment to maintain, operate and program the theater.

- c) How much was spent on maintenance of the subject Historic Property, archaeological site or museum exhibit last year?

Upon the lease agreement becoming effective in early 2014, the County became financially responsible for the maintenance of the facility. Current maintenance costs include security measures to keep the property secure from vandalism, occasional repairs to attempted intrusions, fire line water bills, and maintenance of the surface parking lot that is currently in use. Approximately \$110,000 has been spent to date to successfully secure the property from repeated vandalism, improvements to the surface parking lot and maintenance of the grounds.

- d) How much is budgeted for maintenance of the subject Historic Property, archaeological site or museum exhibit in the year following completion of the project?

Maintenance of the facility once it is operational is anticipated to cost approximately \$330,000. Under the County's agreement with GableStage, GableStage will be responsible for the operations, maintenance, and programming of the facility. GableStage's budget includes a combination of public, private, and individual support. GableStage is projected to receive \$250,000 in annual support from Miami-Dade County. This will complement additional earned and contributed income for the maintenance, operations and programming of the property.

26. Benefit to Minorities and the Disabled

Briefly describe any direct benefit the project will have on minority groups and/or the disabled. Include any alterations to the site that will make the site more accessible to the public. (1,500 character limit)

The restoration of the Coconut Grove Playhouse will result in a facility that meets all current ADA standards for buildings while providing opportunities for small business and local residents during and after the construction activities are complete. The partnership with GableStage and FIU will ensure that future programming at the theater is inclusive for persons of all abilities. Practices such as the use of assistive listening devices, making marketing materials available in large print, having a website coded in readable text format, and productions that use shadow interpretation are just a few of the measures used to ensure that the widest range of the patrons is engaged.

The professional services agreement for architectural and engineering services includes a 20% small business participation. The future construction contract will also include the County's requirement for small business participation of contractors and use of local workers, ensuring that opportunities are afforded to small businesses and disadvantaged individuals.

The project also includes a proposed parking garage that will serve not only the theater but the surrounding small businesses and schools in the area. A multi-level parking structure is being contemplated on the surface lot to the north of the theater. The structure would be developed and funded by the Miami Parking Authority (MPA) through an existing agreement between Miami-Dade County and the City of Miami that provides MPA the right of first refusal to develop the parking garage. MPA has been involved in the development of the design, has secured funding for the garage structure and is committed to working with the County to develop this important site for the Coconut Grove community.

27. Educational Benefits

Provide a brief description of the **educational benefits** of this project. Explain how the Project will educate the public on issues related to historic preservation, Florida history, and/or heritage preservation. (1,500 character limit)

During the design and construction process, the Department of Cultural Affairs is maintaining updates on the progress of the project on its website at: <http://www.miamidadearts.org/coconut-grove-playhouse-updates>. This centralized location of information will serve to augment public awareness on the importance of restoring the Coconut Grove Playhouse into a working regional theater for the twenty-first century with a business plan that ensures its long term success. Future postings to the website are expected to include historical reports, structural reports, and our partnership with the Division of Historical Resources on the nomination to the National Register of Historic Places once they are complete. The Department will also schedule public meetings at key moments throughout the development of the project to bring public awareness and to gather public input on the project.

GableStage has a long and distinguished track record of working with the Miami-Dade County Public School System to provide educational programs and theatrical performances for students. These efforts have been recognized by the award of a major grant from the Knight Foundation to expand GableStage's educational programs. The collaboration between GableStage and FIU will forge additional educational opportunities for FIU faculty and students and the local theater community. These programs include student internships, workshops with practicing theater professionals, and opportunities for theater and arts faculty to develop professional credentials through acting, directing, etc. FIU will also have the ability to use the theater and ancillary spaces to advance its educational mission and established community engagement goals.

28. Organization Information

o a) Organization Name

Miami-Dade County

o b) Address

111 NW 1st Street

o c) City

Miami

o d) State

Florida

◦ **e) Zip**

33128

◦ **f) Type of Applicant**

City or County Agency

◦ **g) Organization/Entity Years in Existence**

60

◦ **h) Name Organization's Chief Officer**

Carlos A. Gimenez

◦ **i) Title of Organization's Chief Officer**

Mayor

◦ **j) Chief Officer's Email Address**

mayor@miamidade.gov

◦ **k) Chief Officer's Phone Number**

305-375-5071

◦ **l) Applicant Organization's Federal Employer ID No.**

59-6000573

◦ **m) SAMAS No. (State Agencies ONLY)**

◦ **n) Applicant Organization's Web Site**

miamidade.gov

29. Designated Project Contact

The project contact is the applicant organization's **primary contact** for the application review process. In addition to being available to answer questions from Division of Historical Resources staff regarding the proposed project and application, the project contact is usually the individual who will be administering the project, if it is funded.

Note: If the project contact changes after the application is submitted, it is the responsibility of the applicant organization to provide timely notification of such change to the Division.

◦ **a) Name**

Michael Spring

◦ **b) Address**

111 NW 1st Street, Suite 625

◦ **c) City**

Miami

◦ **d) State**

Florida

◦ **e) Zip**

33128

- **f) Daytime Telephone No.**

305-375-5049

- **g) Telephone Extension:**

- **h) Email Address**

Email is the Department of State's primary source of contact. It is the responsibility of the applicant to keep this information current at all times.

mdenis@miamidade.gov

30. Project Representation

Please provide the information requested regarding state legislative and congressional representation for the project location. Use the link provided for assistance in finding your legislative information. **Be careful to provide accurate and current information.**

- a) State House of Representatives District Number and Name of Representative for Project Location. ([Find Information regarding Representatives](#))

- **1) House of Representatives District Number(s)**

112

- **2) Representative Name**

Jose Javier Rodriguez

- b) State Senate District Number and State Senator for the Project Location ([Find Information regarding Senators](#))

- **1) Senator District Number(s)**

35

- **2) Senator Name**

Gwen Margolis

- c) Congressional District Number of U.S. Congressional Representative for the Project Location ([Find Information regarding Congressional Representative](#))

- **1) Congressional District Number(s)**

27

- **2) Congressperson Name**

Ileana Ros-Lehtinen

31. Applicant Grant Experience and History

Please provide the following information regarding the applicant's previous grant assistance from the Department of State (DOS), other granting entities, and current administrative support in a) - c) below.

- a) Has the applicant received previous grant assistance from the Department of State (DOS) within the past five years, or does the applicant have any open grants with DOS? Please use the DOS [Grant History Online Search Tool](#) and the Division's [Grant Recipients Online Search Tool](#) to find this information. If yes, please specify the year of the grant award, grant number, grant project name, the DOS Division that awarded the grant, the grant award amount, and its current status.

Yes

- If yes, specify the year of the grant period, the project name, the Division that awarded the grant, the amount of the award and current status.

	Year	Grant No.	Grant Project Name	Granting Entity	Grant Amount	Open/Closed
1	2016	16.9.200.585	African Heritage Cultural Arts Center Renovations	Cultural Facilities	\$500,000.00	Open

		and Upgrades	Grant Program Cultural Facilities Grant Program	
2	201717.9.200.588	Miami-Dade County Auditorium		\$500,000.00 Open
Totals				\$1,000,000.00

o **b) Has the applicant received previous grant assistance from entities other than the Department of State within the past five years?**

Yes

- o If yes, please specify the year of the grant award, grant number, grant project name, the granting entity, the grant award amount, and its current status.

	Year	Grant No.	Grant Project Name	Granting Entity	Grant Amount	Open/Closed
1	2016		Youth Arts Programs	The Children's Trust	\$995,328.00	Open
2	2015		Knight Arts Challenge: Sankofa	Knight Foundation	\$75,000.00	Open
3	2015	45.024	South Miami-Dade Cultural Arts Center	National Endowment for the Arts	\$40,000.00	Open
4	2015		Youth Arts Programs	The Children's Trust	\$995,328.00	Closed
5	2014		Youth Arts Programs	The Children's Trust	\$995,328.00	Closed
6	2013		Youth Arts Programs	The Children's Trust	\$995,328.00	Closed
7	2012		Youth Arts Programs	The Children's Trust	\$986,206.00	Closed
Totals					\$5,082,518.00	

- o c) Please list those persons who will be directly involved with the administration of the grant should this application be successful. This should include the Project Contact listed and all other individuals who will have a role in the execution of the grant project. Please list below the individuals' names, roles or titles within the applicant organization (if applicable), percentage of work time dedicated to grant administration, and anticipated duties.

	Name	Role or Title	% of Time	Duties	Email Address	Phone
1	Michael Spring	Senior Advisor/Director	15	Project contact	ms4@miamidade.gov	305-375-5049
2	Marie Denis	Construction Projects Manager	85	Grant management	mdenis@miamidade.gov	305-375-4981

o **d) Were any of the individuals listed in c) above involved with the administration of previous grants listed in questions a) or b)?**

Yes

- o **If yes, please indicate which grant(s) and briefly describe their administrative responsibilities. Also, describe any additional grant experience they have in the space below.**

As a local arts agency, the Miami-Dade County Department of Cultural Affairs has extensive experience in grant making and grant management. The Department makes in excess of 500 grants per year to local non-profit organizations, cultural facilities and individual artists. As Senior Advisor to the Mayor and Director of the Department of Cultural Affairs, Michael Spring is responsible for all department endeavors, including the development of this project. Mr. Spring has been Director for over 25 years and

manages a staff of 100 and an annual budget of over \$33 million.

The Department's capital development division has secured and successfully managed the following grants from the State of Florida Division of Cultural Affairs Cultural Facilities Grants Program: three \$500,000 grants for the South Miami-Dade Cultural Arts Center; \$500,000 for the African Heritage Cultural Arts Center; \$500,000 for Miami-Dade County Auditorium; and has recently submitted a \$500,000 application for the Caleb Auditorium. Department staff member Marie Denis has been directly involved in the application and/or the management of these grants.

If you need assistance, please email bhpgrants@flheritage.com or call 1.800.847.7278.