

# **CITY OF OPA-LOCKA**

*The City of Bright Opportunities*



## **HISTORIC ENVIRONMENTAL PRESERVATION BOARD Agenda**

**Thursday, May 25, 2023  
7:00 PM**

*Commission Chamber  
780 Fisherman Street, 3rd Floor  
Opa-locka, FL 33054*

### **Opa-locka Historic Environmental Preservation Board**

**Mykeshia A. Fenn, Chairwoman**

**Zamarr Brown, Board Member**

**Romer Ferguson, Board Member**

**Frances Dolly MacIntyre, Board Member**

**Nikitta Nixon, Board Member**

*William Robert Smith III, Board Member*

**George Suarez, Board Member**

**Alexander Van Mecl, Board Member**

**Nikisha Williams, Board Member**

## **PROCEDURES FOR PUBLIC PARTICIPATION**

### **FLORIDA STATUTES, CHAPTER 285.0105**

“If a person decides to appeal any decision made by the Board, Agency or Commission with respect to the proceedings, and that, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

### **PROCEDURES FOR PUBLIC PARTICIPATION**

**How to watch the meeting:** Members of the public can watch public meetings and public hearings at <https://www.youtube.com/user/CityofOpaLocka>

Historic Environmental Preservation Board Meetings are held in-person while allowing virtual participation. Members of the public wishing to address the Commission may do so in person or virtually.

**To participate virtually**, please register by the meeting start time on the scheduled meeting date via the City of Opa-locka website at [www.opalockafl.gov](http://www.opalockafl.gov).

**Kinshannta Hall  
Historic Environmental Preservation Clerk**

**CITY OF OPA-LOCKA**  
*“The City of Bright Opportunities”*

---

**AGENDA**  
**HISTORIC ENVIRONMENTAL PRESERVATION BOARD**  
**May 25, 2023**  
**7:00 PM**

**1. CALL TO ORDER:**

**2. ROLL CALL:**

**3. MOMENT OF SILENCE:**

**4. PLEDGE OF ALLEGIANCE:**

**5. ADD-ON ITEM(S)**

**6. APPROVAL OF MINUTES:**

HEPB Reading Minutes- 3.23.2023

**7. PUBLIC COMMENTS:**

Agenda Items Only

**8. DISCUSSIONS & PRESENTATIONS:**

1. Historic Preservation Month  
Historic Preservation Assessment Report – UF
2. Cross Review of Properties that are on the National Register of Historic Places
3. Properties that may qualify to be added to the list / Potential properties for historic designation
4. Property to be removed from the list of the National Register of Historic Places –  
1201 Sharazad Boulevard
5. Update of Historic Color Palette
6. Status of Historic City Hall Restoration Project
7. Announce the Availability and Criteria for the Historic Preservation Residential Assistance Grant – \$10-\$25K Applications Due June 30th, 2023.

**9. BOARD COMMENTS:**

**10. ADJOURNMENT:**

**All interested persons are invited to attend this meeting. For additional information, please contact the Opa-locka Historic Environmental Preservation Board @ 305.953.2868 ext. 1504**

**In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at 305.953.2800 for assistance no later than seventy-two (72) hours prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at 1.800.955.8771 (TTY), 1.800.955.8770 (Voice), 1.877.955.8773 (Spanish) or 1.877.955.8707 (Creole).**

**MEETING MINUTES  
CITY OF OPA-LOCKA  
HISTORIC ENVIRONMENTAL PRESERVATION BOARD  
THURSDAY, MARCH 23, 2023  
7:00 P.M.**

**CALL TO ORDER**

The Historic Environmental Preservation Board (HEPB) meeting was called to order at 7:10 p.m. on Thursday, March 23, 2023.

An opportunity was given to the public to email the HEPB Clerk prior to the HEPB meeting with any questions/comments/concerns on items to be heard on this evening's Agenda.

HEPB Director Gregory Gay advised that Board Member Van Mecl would serve as Acting Chair (A/Chair) for tonight's meeting. He added that a Vice Chair will be elected at a future meeting to assume this responsibility if the Chair is absent in the future.

**ROLL CALL**

The following members of the Opa-locka Historic Environmental Preservation Board were present: Board Member Romer Ferguson III, Board Member Alexander Van Mecl, Board Member Bob Smith, Board Member George Suarez (arrived 7:13 p.m.), and Board Member Nikisha Williams (departed 8:03 p.m.). Also present were Assistant City Attorney **Jordan Gary**, HEPB Director Gregory Gay, HEPB Staff Gerald Lee, and HEPB Board Clerk Kinshannta Hall.

Absent Board Members: Chair Mykeshia Fenn, Board Member Zamarr Brown, Board Member Frances MacIntyre, and Board Member Nikitta Nixon.

The Board Clerk Hall stated that Board Member Frances MacIntyre would attempt to participate virtually in tonight's meeting, and Board Member Suarez anticipated joining the meeting at a later time.

**PLEDGE OF ALLEGIANCE**

All present observed a moment of silence.

The Pledge of Allegiance was recited.

Board Member Suarez joined the meeting at 7:13 p.m.

**ADD-ON ITEM(S)**

There were no add-on Items.

## **APPROVAL OF MINUTES**

- **9-22-2022 Reading Minutes**

**Motion** made by Board Member Suarez, seconded by Board Member Ferguson, to approve. In a roll call vote, the **motion** passed unanimously (5-0).

- **11-17-2022 Reading Minutes**

**Motion** made by Board Member Ferguson, seconded by Board Member Suarez, to approve. In a roll call vote, the **motion** passed 4-0 (Board Member Williams abstained).

## **PUBLIC COMMENTS**

- **Agenda Items Only**

At this time A/Chair Van Mecl opened public comment, which he closed upon receiving no input.

## **RESOLUTIONS**

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD TO APPROVE THE ANNUAL REPORT FROM January 1, 2022, THROUGH December 31, 2022; PROVIDING FOR SEVERABILITY; PROVIDING FOR A CONFLICT AND REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**Motion** made by Board Member Williams, seconded by Board Member Suarez, to discuss the Item.

Director Gay explained that each year, Staff provides an annual report of the activities of the HEPB. The report is a summary of the activities that have taken place within the calendar year 2022 from January 1 through December 31.

The Annual Report includes an introduction, a list of Board members, and a list of items that may have been dealt with regarding legislative activity related to the Board. Director Gay recalled that in 2022, some items came before the Board to ensure consistency between Miami-Dade County's rules and regulations for historic preservation and the City's rules and regulations. This resulted in modifications and amendments to specific

items, which were approved by the Board. Additional modifications were made with respect to how certain historic preservation designations were to be addressed.

A form is included at the end of the document, listing the terms of Board members' service on the HEPB as well as any actions taken by the Board during the previous calendar year. Director Gay advised that some scrivener's errors have been identified in the document and will be corrected. Upon Board approval, the form will be transmitted to Miami-Dade County's Historic Preservation Board for their consideration.

Board Member Williams asked if the Board has a current list of designated historic properties, as well as a list of any properties which may have been demolished since the 2021 Annual Report was submitted. Director Gay replied that the Board has a list of currently designated properties, and there have been no demolitions during the past year. The most recent demolition occurred in 2017.

Director Gay continued that a list of currently designated historic sites is housed within the HEPB Department. The city is in the process of making this information available online through a Historic Preservation page on the City's website. He noted that the City's website is being updated as well.

Board Member Williams asked if the list can be attached to the Annual Report. She also asked if it would be possible to include a description of and/or update on Historic City Hall, as there has been discussion of designating funds for the restoration of buildings on that property. Director Gay confirmed that this information can be added to the Annual Report.

Director Gay added that while City Hall has been designated a historic property, Staff has not found any documentation that addresses the potential historic designation of the Fire Station on that property. Additional research will be conducted before that building is brought before the Board for potential historic designation. Board Member Williams requested that this also be included in the Annual Report.

Board Member Williams also recalled that the HEPB's Charter includes references to preservation of trees, and asked if the Board should also submit an update on some of the City's work relating to this aspect of preservation to the County and the State. Director Gay replied that in 2014, Opa-locka was designated as a Tree City USA. Cities with this designation are urged to plant trees within the municipality to make it a more comfortable environment. This is reflected in new development opportunities.

Director Gay continued that should homeowners wish to have trees removed from their properties, particularly if they are native species and/or of significant age, they are asked to go through a process similar to that of historic designation of properties. The request for tree removal would come before the Board for consideration, along with a mitigation

process addressing their replacement. The city still needs to develop a process for bringing these requests before the HEPB.

Board Member Williams strongly recommended that the Annual Report include information regarding tree preservation, pointing out that Miami-Dade County has a significant tree planting effort underway. Director Gay concluded that he would add this as a section within the report.

A/Chair Van Mecl requested that a timeline regarding historic preservation funds for City Hall and the Fire Station be included in the Annual Report as well, although he acknowledged that some allotments may not have taken place until calendar year 2023. He pointed out that discussions of these allotments began in 2022.

A/Chair Van Mecl addressed Section 3 of the Annual Report, asking if it is necessary to report recorded losses of structures each year. Director Gay explained that this information was included in the report for Board members who may not be fully aware of the HEPB's previous history since its reconstitution. This Section can be deleted if that is the Board's desire. A/Chair Van Mecl recommended that the Section be removed, as it is not part of the Board's 2022 activities.

A/Chair Van Mecl continued that he had previously requested the list of the City's historically designated properties. The Building and License Department lists 34 folio numbers associated with historic properties, although only 26 of these structures are currently standing: seven properties should be removed from the list, as they are no longer in existence. He agreed with Board Member Williams that the list, once updated, should be part of the Annual Report.

A/Chair Van Mecl added that the Annual Report refers to Opa-locka as a certified local government, and asked if this is a recent development. Director Gay stated that this would need to be looked into further: while the city was once a certified local government, this may have changed since the City has come under State supervision. A/Chair Van Mecl recalled that the mayor has been working for the city to earn certified local government status, which requires an active preservation board operating under an updated Ordinance. He agreed that this issue should be examined further.

A/Chair Van Mecl concluded that Board Member Bob Smith was appointed in mid-December 2022, and should be included as a new Board member. Director Gay explained that while Board Member Smith was nominated in 2022, he was not appointed as a member until 2023.

Director Gay advised that the Annual Report is due by the end of March 2023. An updated version reflecting the changes and inclusions requested by the Board members can be emailed to them for verification. A/Chair Van Mecl requested that this be a condition of the Board's approval.

**Motion** made by Board Member Williams, seconded by Board Member Suarez, to approve modifications. In a roll call vote, the **motion** passed unanimously (5-0).

## **DISCUSSIONS & PRESENTATIONS**

### **1. IDENTIFYING THE PROPERTIES THAT WERE NOT INCLUDED IN THE INITIAL LIST OF HISTORIC PROPERTIES AND DETERMINE IF THESE PROPERTIES WOULD QUALIFY FOR HISTORIC DESIGNATION.**

Director Gay advised that Staff is currently researching this topic, including an examination of eight properties that have been dropped from the list of the initial 34 historic sites. This will require a visual check of these properties to determine their condition. Additional research may be necessary before properties go through the designation process.

Director Gay continued that this research is inclusive of another potential 30 to 40 properties built between the 1920s and 1940s which were not included when the City began its initial push toward historic designation. He estimated that it will take another 30 to 45 days to complete this process. A more thorough report can be provided at the end of this time frame, including a review of the condition of the properties. The Board may then determine whether or not the properties qualify for historic designation or, if not, what could be done to make them eligible for this designation.

Director Gay advised that this process would involve working with property owners. Because some of the potentially historic properties are owned by corporations or investment firms, the City Manager has indicated he would like to see these properties transferred to owners who may take more care with the condition and the historic significance of the structures. The staff is working through this process as well and hopes to have a more complete report by May 2023.

A/Chair Van Mecl observed that May is Historic Preservation Month in the United States, which would make this an appropriate goal for progress toward historic preservation. He also noted that a handful of homes from the time period cited above have experienced sufficient alteration or modernization to make them unlikely to qualify for historic designation. A historic inventory spreadsheet has been prepared and sent to Staff to help guide their efforts. The University of Miami has also provided evidence of original elevation drawings for some of these properties.

A/Chair Van Mecl continued that the next step is to encourage property owners to seek historic designation from their properties. This has not been done since the late 1980s/early 1990s.

Director Gay recalled that at a previous meeting, a Board Member had suggested the addition of a category of historic properties which may not have been designated historic but have been identified as contributing to historic value. These properties may have been built within the historic time period but are ineligible for historic designation due to modifications made by their owners over a number of years. Staff have not yet begun working on the language required for this category.

Board Member Williams asked whether the historic designation of properties is made at the City or the State level, noting that there may be some differences in these two categories. She also requested that the Board see the criteria used to determine which homes are being considered for historic designation or contribution.

Board Member Williams pointed out that historic designation may limit what an owner can do to the exterior of their property, which could make some owners reluctant to agree to the designation. She suggested that the Board consider potential incentives that could encourage property owners to participate in historic designation.

A/Chair Van Mecl agreed that the Board should seek to foster a relationship with the community. He noted that most property owners are willing to consider what historic designation may mean for their properties, and emphasized the importance of educating these owners so they understand the value of the designation to the City's history and the community at large. He added that the Board may wish to discuss a potential tax abatement in the future for historic properties.

A/Chair Van Mecl recalled that on January 27, 2023, a group of students and their director from the University of Florida informed the Board that they have selected Opa-locka for a semester-long study which included accounting for every structure within City limits. A comprehensive historic inventory has not been made for the city since the late 1980s. The students have been tasked with creating this inventory. He suggested that this could mean some of the work Staff has planned for historic designation has already been done. The students will provide a final presentation to the Board on April 20, 2023.

Board Member Smith addressed the issue of contributing properties, pointing out that three slate houses were built as part of the City's initial construction. While these properties do not display the City's Moorish Revival architecture, he felt they would be worthy of historic designation if possible. He was not aware of whether or not these properties were still extant.

A/Chair Van Mecl advised that two of these homes, which were built in 1925-1926, are still standing. He confirmed that they predate the City's Moorish Revival architecture and are pictured in the book *A Dream of Araby* by Frank Fitzgerald Bush, which provides an anecdotal history of Opa-locka. The University of Florida students are expected to make recommendations to Staff regarding these homes.

Director Gay confirmed that once the students have provided Staff with the information they gathered, Staff will make the best possible use of the information in order to further expand opportunities for historic preservation in Opa-locka.

- **ESTABLISH THE CRITERIA FOR HEPB GRANTS**

Director Gay advised that Staff has prepared an application process for a Historic Property Renovation Grant, which would provide funds to the owners of historic or contributing properties. The City can award grants in the range of \$1500 to \$7500, depending upon the scale of the proposed renovation. Eligible properties will have been constructed between 1920 and 1945. Applicants to this program may be property owners or tenants with the property owners' approval.

Director Gay requested that the Board review the proposed criteria. The goal is to advertise the grants during May 2023, which is Historic Preservation Month. The grants would then be awarded in June. He emphasized that the draft criteria are subject to feedback from the Board.

Board Member Williams requested clarification of the City's budget for the grant program, as well as an estimate of how many grants Staff anticipates awarding to property owners. Director Gay replied that \$100,000 is budgeted for these grants, which are expected to average approximately \$10,000. This would cover the award of a minimum of 10 grants.

Board Member Williams commented that the Board should consider whether grants are issued on a first come/first served basis or if they are subject to ranking according to specific scoring criteria. She also suggested that when grant funds are awarded, the Board consider what improvements are made with those funds. She recommended the Board determine their long-term goals for the program.

Board Member Williams continued that she was not in favor of including tenants in the grant process, but of limiting participation in the program to property owners. She also pointed out that the grant process should include education for homeowners, so they have all the information they need to be responsible owners of historic properties.

Director Gay explained that the intent of including tenants in the grant program was to take a broad approach. He agreed that this suggestion would be removed from the program.

Director Gay continued that Staff is still working on the application process and requested feedback on this process from the Board members. Board Member Williams offered to assist in the development of the application.

Board Member Williams also recommended providing examples of what could be done to improve historic properties. She pointed out that repairs to a property can be very different from the steps that can be taken to preserve its historic value.

Board Member Williams left the meeting at 8:03 p.m.

Board Member Smith asked whether the grant will be considered a self-amortizing loan or would be otherwise documented for the property. Director Gay replied that Staff has not considered this possibility. He further clarified that when a city undertakes grant activity, certain documentation is required, such as ensuring an owner is current on their taxes before they may participate.

Board Member Smith also advised that the City may wish to consider recording a document that specifies what the City expects a property owner to do with their grant funds. Director Gay stated that most City grants offer a reimbursement process rather than providing the funds up front. Board Member Smith recommended this policy but was in favor of monitoring of the use of grant funds.

Board Member Ferguson asked how the grant program could be used to improve historic properties such as the two homes which predate the City's Moorish Revival architectural style. Board Member Suarez commented that the properties' qualification for the grant program would need to be determined.

Director Gay explained that there are two areas of focus for the proposed grant program. One would address properties that have already received historic designation but need financial assistance to improve the structures. The other would apply to properties that can qualify for historic designation but require assistance to improve them. Each applicant and their proposed improvements would require evaluation to determine which area of focus applies to them.

Director Gay continued that before any grant funds are released, applications will be presented to the HEPB for comments and recommendation. He added that the program may focus more closely on the time period in which the city was founded than on limiting the program to buildings in the Moorish Revival style alone. He also noted that buildings constructed in the late 1940s to early 1950s reflect other styles of architecture, such as Art Deco or Streamlined Modern, which the Board may also wish to consider for participation in the program. None of these buildings are on the list of potentially designated properties at this time.

Board Member Suarez asked if the inclusion of buildings constructed in other architectural styles would change the City's image. Director Gay replied that while his recommendation would be to focus primarily on Moorish Revival architecture, the Board may wish to consider recognizing other styles that were present at the founding of the city.

A/Chair Van Mecl commented that the University of Florida group is likely to include other architectural styles in their inventory. He added that Miami-Dade County is also undertaking an extensive evaluation of properties across all its communities that are 50 or more years old, as these properties may be catalogued as historic. This means the City itself may be eligible for designation as a historic district simply due to the age of its buildings.

Director Gay requested that the Board members put their comments in writing and submit them to his office for evaluation so Staff may respond accordingly.

Board Member Suarez asked how the City can guarantee that property owners undertake the improvements approved for the use of grant funds. Director Gay replied that in most grant or similar programs, the property owner enters into a contract with the City for the receipt of funds. This would be especially true if the funds were advanced to the owner rather than provided through reimbursement. The contract would be developed in accordance with the City Manager's and City Attorney's Offices and brought to the Board for approval.

A/Chair Van Mecl requested clarification of the timeline on which the grant program would be advertised. Director Gay stated again that the goal is to have the application process complete and approved by the Board during the month of May, with awards to be made in June. There would be a 30- to 45-day period in which applications may be submitted.

A/Chair Van Mecl recommended that the Board determine what types of improvements would be eligible, such as structural repairs or aesthetic upgrades. He also felt it is very important to clearly state the goals and objectives of the grant program. He stated that in his opinion, the goal of the grant program should be to protect and restore Moorish Revival characteristics dating back to the City's formative years. He felt other potentially historic homes which do not include these characteristics, such as the two slate houses discussed earlier, could be considered for designation as part of a second phase of the grant program. Most Moorish Revival architecture in Opa-locka was constructed between 1926 and 1928.

A/Chair Van Mecl continued that the grant program should provide incentives for property owners to bring back the Moorish Revival elements of their properties. Because owners may not be aware that their properties originally included these elements, the City can provide them with the original plans of their homes and funds with which to restore the architectural features. He was in favor only of a grant program that would restore Moorish Revival features to the city.

A/Chair Van Mecl continued that the grant program will need to determine the recipients of funds based on their needs. The City may wish to consider the costs of bringing in a structural engineer to determine the restorations that can be made on applicants' properties. He also recommended that the 18 properties which are listed in the National

Register of Historic Places be examined to determine what features should be restored in the first phase of the program. Properties owned by nonprofit entities or private institutions would not be eligible for grant funds, as they already have access to tax incentives that will help them restore or rehabilitate their properties. A home that is registered as a historic property must also agree to the installation of a historic home marker and must hold clear title to the property.

With regard to owner-occupied properties, A/Chair Van Mecl noted that the city of Sarasota, for example, selected a limited number of properties to receive funds for specific improvements, with a portion of the grant set aside for the approval of structural and architectural drawings. Renters may apply for that city's program with the permission of the property owner but must provide a lease agreement with at least a three-year term to ensure longevity.

Another aspect of Sarasota's grant program was a requirement of three construction photos, proposed plans of the work, and three cost estimates from contractors. This was meant to ensure both the city and the applicant were getting the best possible rate for the work. The applications were then subject to review by that city's historic preservation board, as well as building and permitting review.

A/Chair Van Mecl concluded that he would provide Staff with information from the city of Sarasota as well as his written comments. He reiterated that the grant program's goal should be restoration of the City's Moorish Revival features, with the intent of making Opa-locka the Moorish Revival capital of the world.

- **HISTORIC MARKERS FOR FORMER HISTORIC SITES**

Director Gay stated that some of the City's historic sites are no longer in existence; however, Staff recommended that the Board consider placing historic markers on these sites to provide a sense of the history that had occurred there, even if the structures are no longer present. This can be brought back for the Board's consideration at a later date.

- **HISTORIC MARKERS FOR HISTORIC RESIDENTIAL PROPERTIES**

Director Gay noted that the placement of historic markers on previously identified historic buildings has already been discussed by the Board. The City is looking at different designs for these proposed markers, including the style of marker that already exists on a number of the City's historic properties. These designs will also be brought before the Board for selection at a later time. Most of these properties are residential, although a few commercial properties qualify for these markers as well.

Director Gay concluded that Staff hopes to proceed with placement of historic markers over the next three to four months. He added that if a budget allocation for markers is required, this can be considered within the next fiscal year. The style to which he referred

is usually a freestanding metal marker, often black with silver lettering, telling the story of the significance of a given location and/or structure.

Board Member Ferguson asked if the city has a specific vendor in mind for these markers. Director Gay replied that Staff has not yet identified any prospective vendors and will need to conduct additional research before this is done.

Board Member Smith observed that most of the markers in the style Director Gay had mentioned are provided by the State. He was in favor of placing identifying markers at the sites where historic activity has occurred.

Board Member Suarez asked if the markers would be placed on private properties where there has been historic activity. Director Gay replied that this could depend upon the specific historic event(s) and their significance. He advised that he look into the vendor that supplies the State markers, and determine the process by which these State markers are provided.

A/Chair Van Mecl commented that there are different types of signage that could be considered, including historic interpretive markers, local registry markers, and Florida Heritage markers. He recommended that Staff look into the option of a Florida Heritage marker, as the application process for these is relatively simple.

## **BOARD COMMENTS**

Board Member Ferguson advised that he appreciates the opportunity to serve on the HEPB.

Board Member Smith also stated that he was happy to be able to play a role in making Opa-locka the best City it can be.

Board Member Suarez also thanked Staff for their work toward improving the city and moving it forward.

A/Chair Van Mecl recalled that the Board had previously reviewed Miami-Dade County's matrix for historic preservation, which clarified what can be approved by local administrations as opposed to what designations require a Certificate of Appropriateness. He requested that this be brought back at the next Board meeting so it can be codified as part of the City's preservation program. He also requested that historic sites in the Magnolia North and Triangle communities be acknowledged for their role in the City's founding and history.

A/Chair Van Mecl continued that DiscoverOpalocka.org will be launched in May 2023. This site will include stories, photographs, and drawings which the public has not seen before, and will bolster enthusiasm for the community.

**ADJOURNMENT**

The meeting was adjourned at 9:01 p.m.

ATTEST:

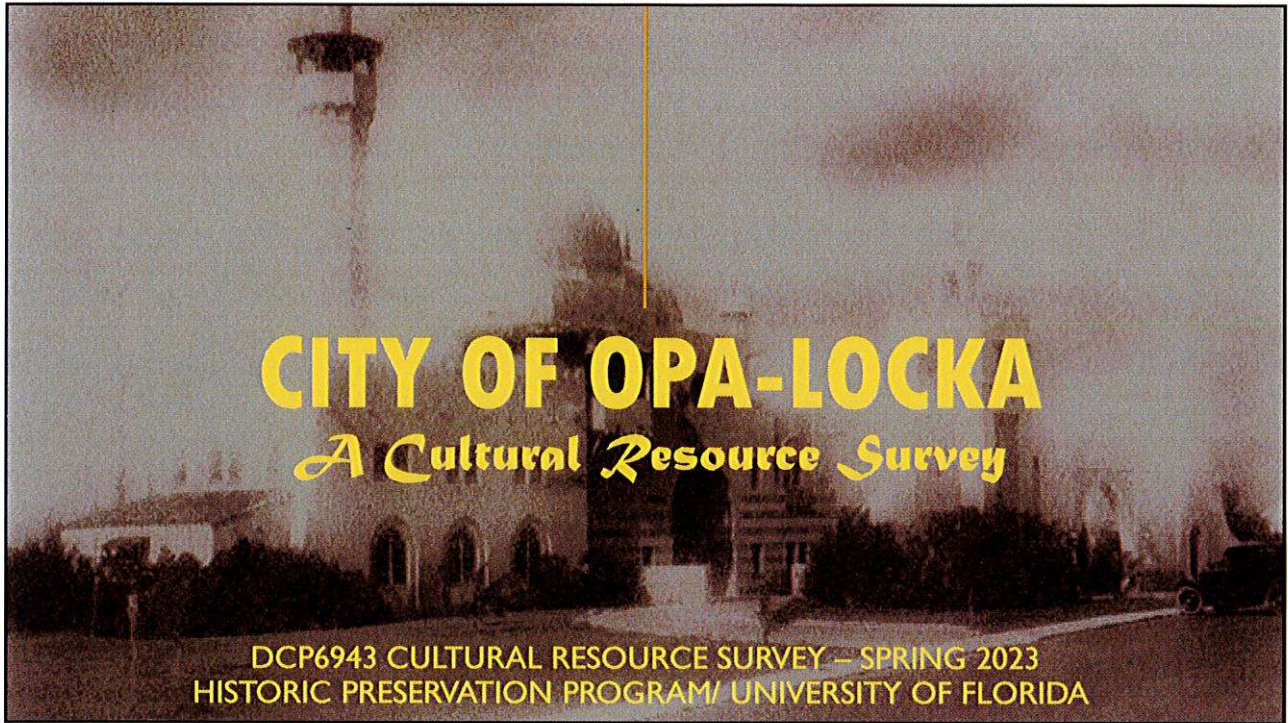
---

Kinshannta Hall  
Board Clerk

---


Mykeisha Fenn  
Chairperson

# HISTORIC PRESERVATION MONTH/ASSESSMENT REPORT



1

## THE SURVEY TEAM



UFHP Team with Opa-locka HEPB member and historic homeowner, Alex Van Mecl. Image Credit: L. Stevenson, January 27, 2023

Standing, left to right:

- Bryson Richards
- Caleb Arsenault
- Drew Johnson
- Cameron Kitchiner
- Andrew Antonelli
- Robert Gonzalez
- Justin Curtis
- Georgia Lambert-Jones

Seated:

- Alex Van Mecl, City of Opa-locka

Team members not pictured:

- Linda Lyons

Instructor: Linda Stevenson, PhD  
 UF-HPP Director: Cleary Larkin, PhD

2

**We thank these individuals for their support and assistance with this project**

The Hon. John H. Taylor, Mayor

Darvin Williams, Chief Administrative Officer

Corion DeLaine, Manager, Opa-locka Community Redevelopment Agency and Opa-locka Main Street

Alex Van Mecl, HEPB member, citizen and ambassador for Opa-locka

**ACKNOWLEDGEMENTS**

---

3

**TABLE OF CONTENTS**

- INTRODUCTION & PROJECT GOALS
- RESEARCH METHODS
- HISTORICAL BACKGROUND
- CURRENT CONDITIONS
- RESEARCH FINDINGS
- RECOMMENDATIONS & NEXT STEPS

4

# INTRODUCTION & PROJECT GOALS

5

## PROJECT BRIEF: WHY OPA-LOCKA?

1982...

41 YEARS

...2023



CITY ADMINISTRATION BLDG., OPA-LOCKA, FLA. 1946  
(unknown, 1926)

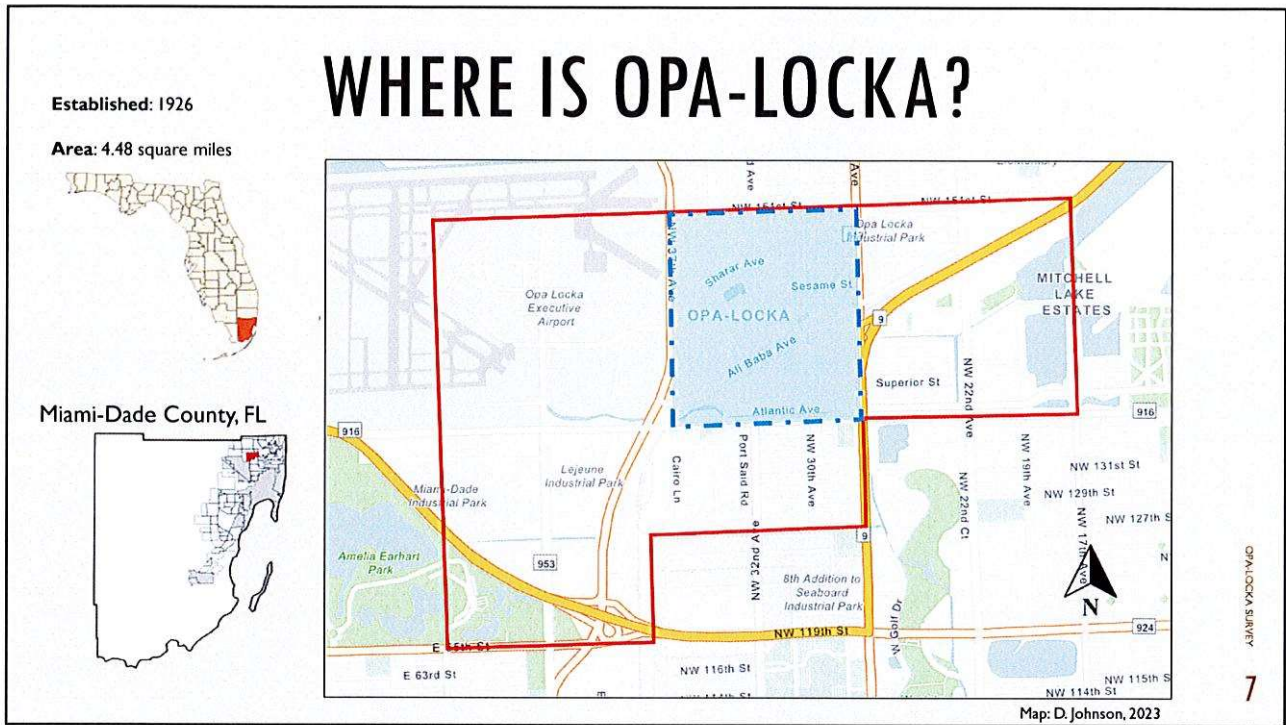


(Phillip Pessar, 2022)

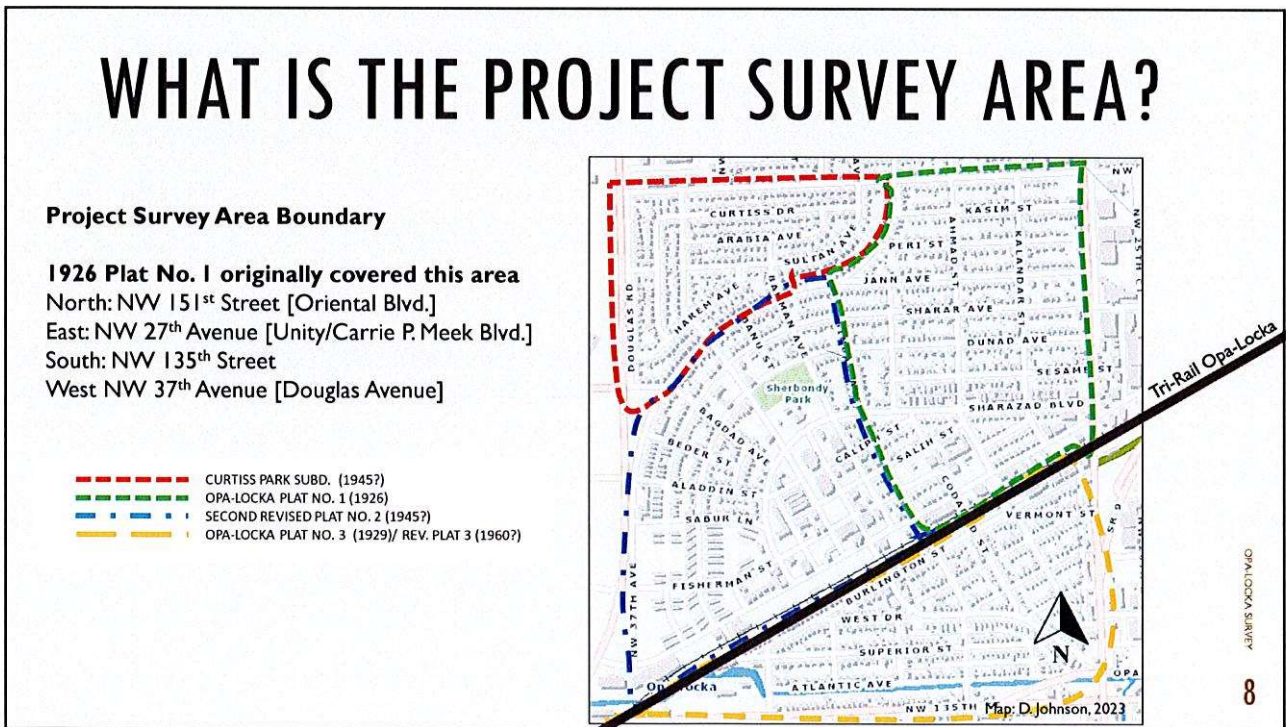
**Demolished resources:** King Trunk Factory Store/  
Showroom, Helm Stores and Apartments, Root Building

6

6



7



8

# RESEARCH METHODS

9

## A CULTURAL RESOURCE SURVEY

WHAT IS IT AND WHY DO WE DO IT?

Cultural Resource Surveys are intended to

- Inventory resources
- Document the existing conditions
- Evaluate properties to determine their potential historical significance within the cultural and historic context of the subject area.

We do Cultural Resource Surveys to preserve historical architecture and provide a written record of historical buildings for the City of Opa-locka.



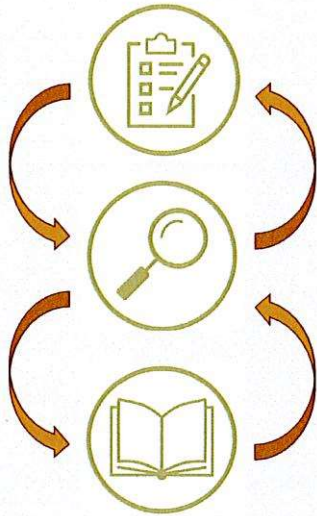
(Larkin, 2023)

ALANITA VICKOYIAC

10

10

# DATA GATHERING AND EVALUATION



1. Gather field data – take pictures and record relevant information
2. Research information from archives and other sources, such as Miami-Dade County Property Appraiser
3. Evaluate property to determine if the property potentially meets the criteria of significance for the National Register of Historic Places

ASIAN'S VACOTYAG

# WHAT IS THE FMSF INVENTORY?

## WHY IS IT IMPORTANT?

- The Florida Master Site File is the State of Florida's official inventory of historical, cultural resources.
- The Site File also maintains copies of archaeological and historical survey reports and other manuscripts relevant to history and historic preservation in Florida. **The Site File currently holds information on more than 200,000 cultural resources and copies of over 22,000 manuscripts.**
- Historic preservation is **an important way for us to transmit our understanding of the past to future generations.**



Logo for Florida Master Site File, FDHR website, 2023

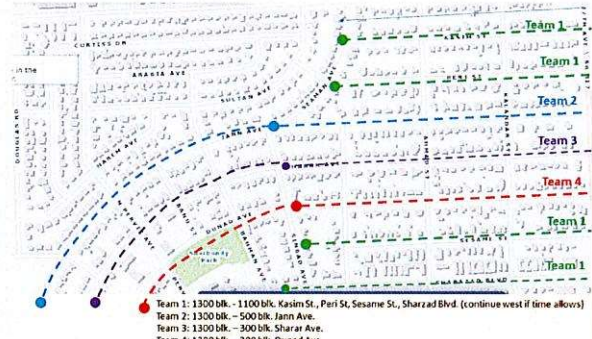
ASIAN'S VACOTYAG

# HOW DO WE GATHER DATA?

We gathered data using the surveying software called “**Survey123**” and by taking this software to the field. Fieldwork consisted of going house by house down street by street until all the targeted areas were surveyed.

For each building, multiple features were documented

- Building materials
- Roof types and materials
- Windows & doors
- Porches
- Architectural character-defining features
- Landscape features
- The condition of each building



Map PDF file from DCP6943 survey project, 2023

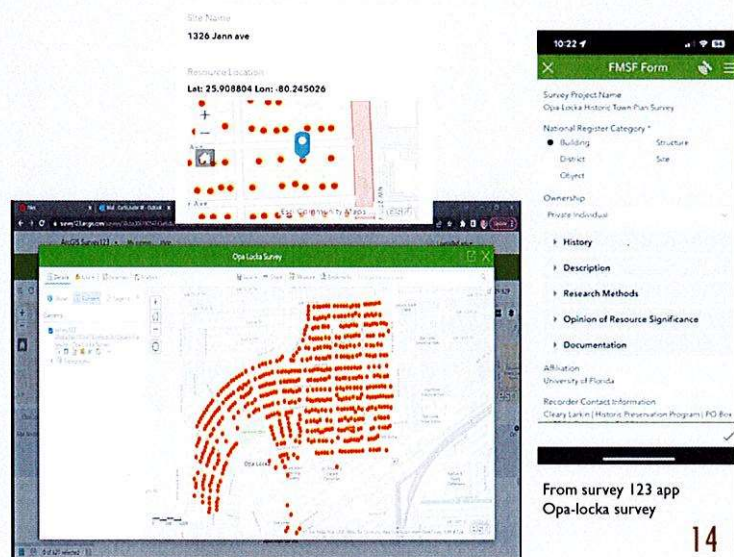
OPALOCKA SURVEY

13

13

# USING SURVEY123

- By using the Survey123 software, we were able to track where we had been and where we were going.
- We were able to directly pinpoint each house on the geospatial maps showing the address.
- We were also able to input all types of physical features on the houses and include pictures of each, but also input historical data such as the building year and possible builder information.



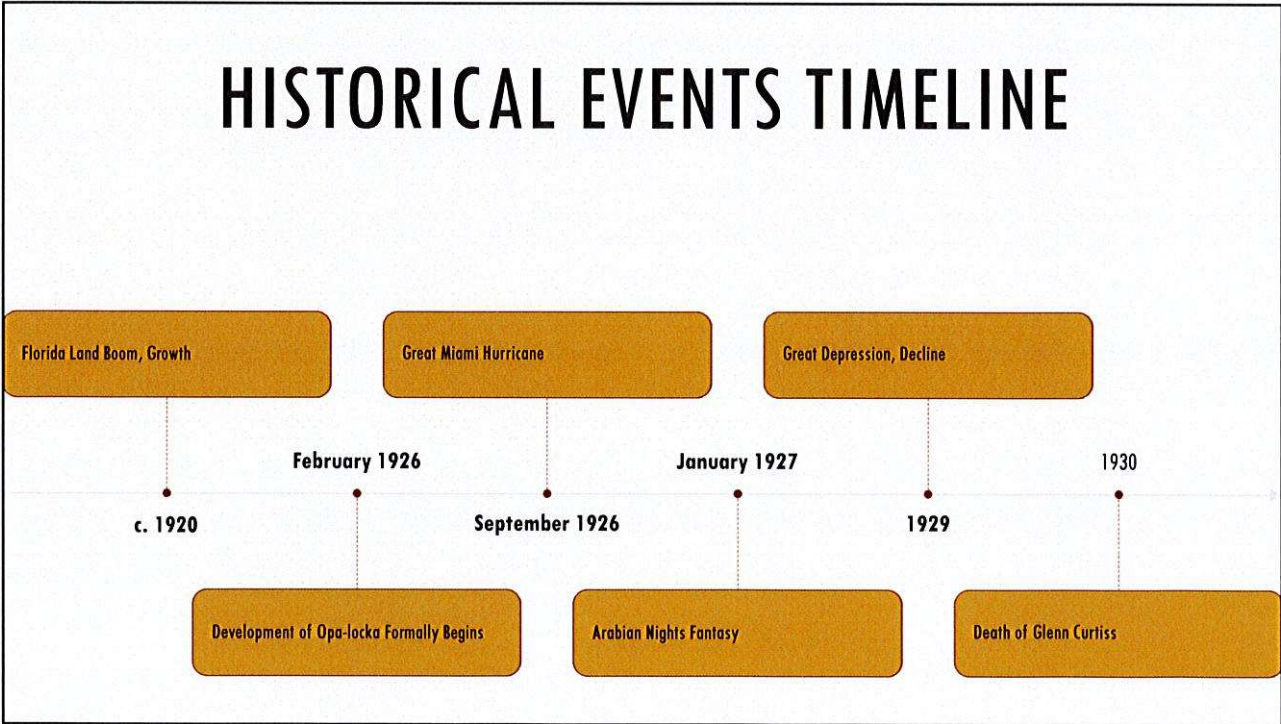
From survey 123 app  
Opa-locka survey

14

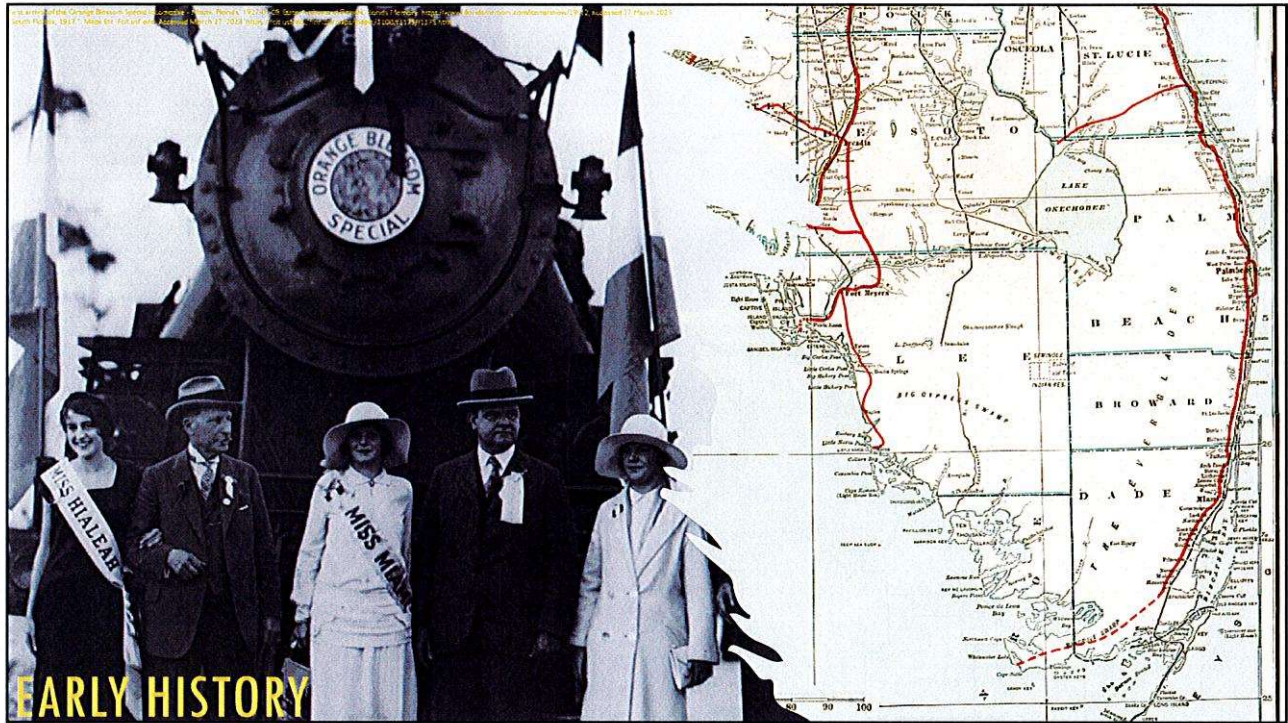
14

# HISTORICAL BACKGROUND

15

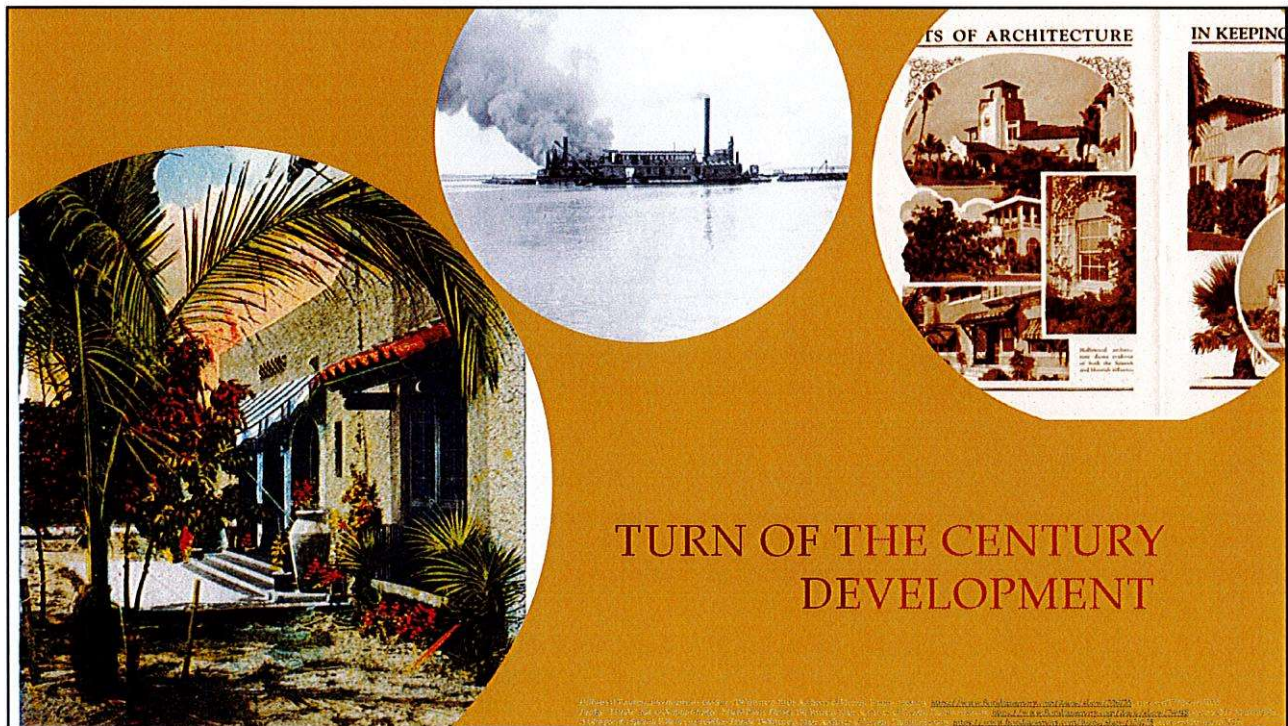


16



# EARLY HISTORY

17



# TURN OF THE CENTURY DEVELOPMENT

18

**The Curtiss Aviation Book**  
by Glenn H. Curtiss and Augustus Post  
a LibriVox audiobook

**THE FASTEST MAN ON EARTH!**  
Glenn Curtiss MUSEUM  
<https://glenncurtissmuseum.org/>

**Glenn Curtiss**  
Developer  
(1878 – 1930)

**Country Club Estates**  
<https://new.miamisprings.com/>

**Miami Springs**

A projection of the TOWN of **Hialeah**  
at the CURTISS-BISHOP RANCH  
GATEWAY TO THE EVERGLADES  
MI FLORIDA

19

19

**Bernhardt E. Muller**  
Architect  
1878 - 1964


Source: Linda Lyons

Source: FitzGerald-Bush, Frank S. *A Dream of Arabiy: Glenn H. Curtiss and the Founding of Opa-Locka*. 1st ed. Opa-locka: South Florida Archaeological Museum, 1976.

19

20


20




1. **The Administration Building:**

1. Original Process Drawing
2. 1926 Construction Site
3. Current State of the Administration Building
4. Chosen as the Symbol of the City on the New Seal


**Bernhardt Muller designed 100+ buildings in Opa-locka in the Moorish Revival Style.**



2.



3.

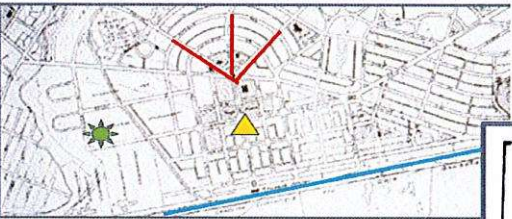


4.

Sources: <https://drive.google.com/drive/folders/1WzNcVYgrtchPmox25w94676UgG62L-GQ>  
 University of Miami Special Collections: Bernhardt E. Muller Collection, 1925-1960, 1925.

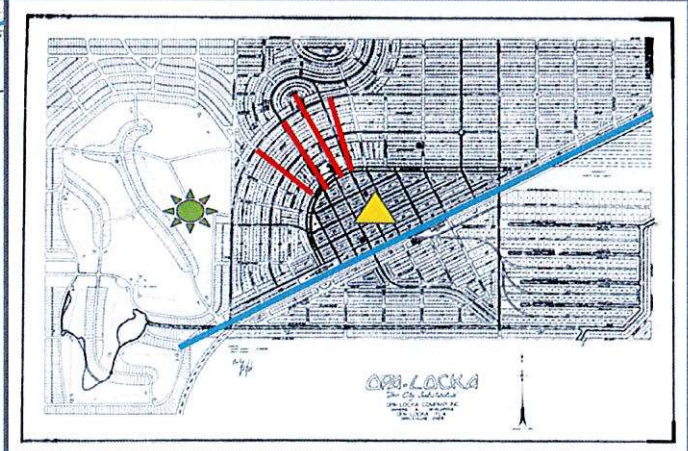
21

21



The City Plan of Kingsport, Tennessee  
by Clinton Mackenzie  
Source: [www.kingsporttn.gov](http://www.kingsporttn.gov)

**Clinton Mackenzie**  
City Planner  
(1872 – 1940)



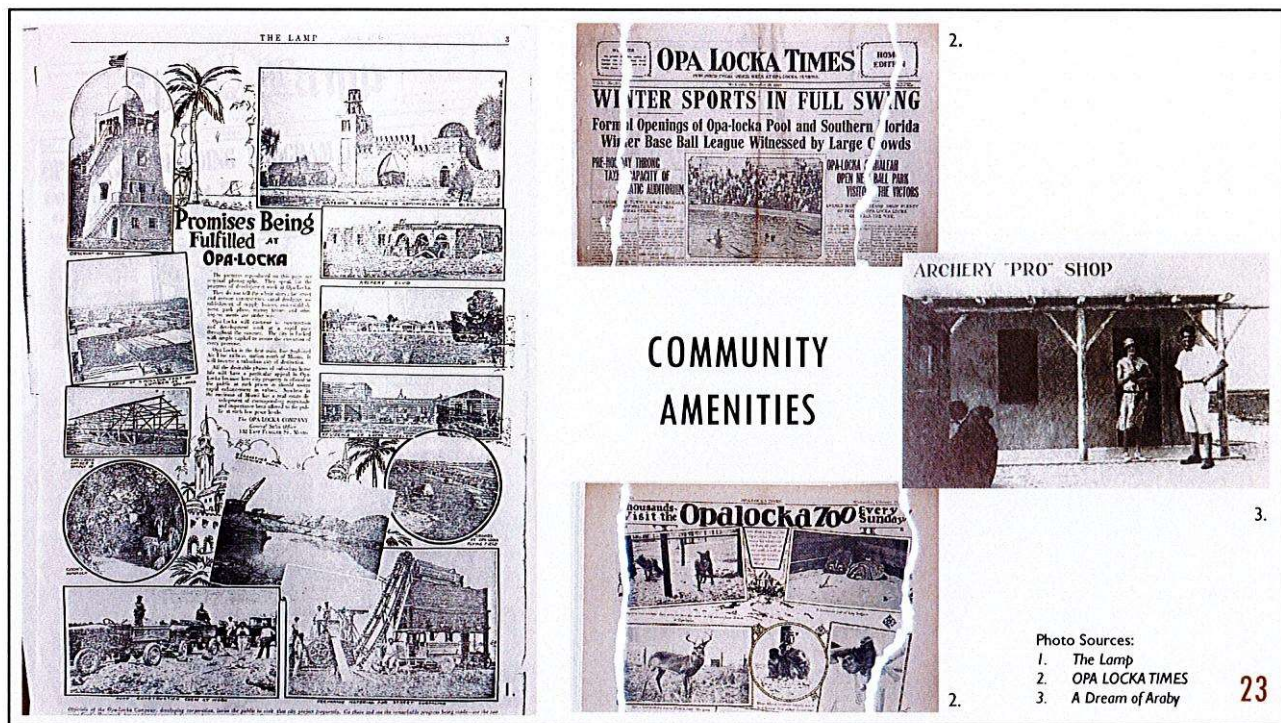
The City Plan of Opa-locka, Florida  
by Clinton Mackenzie  
Source: [atom.library.miami.edu](http://atom.library.miami.edu)

**Map Key:**

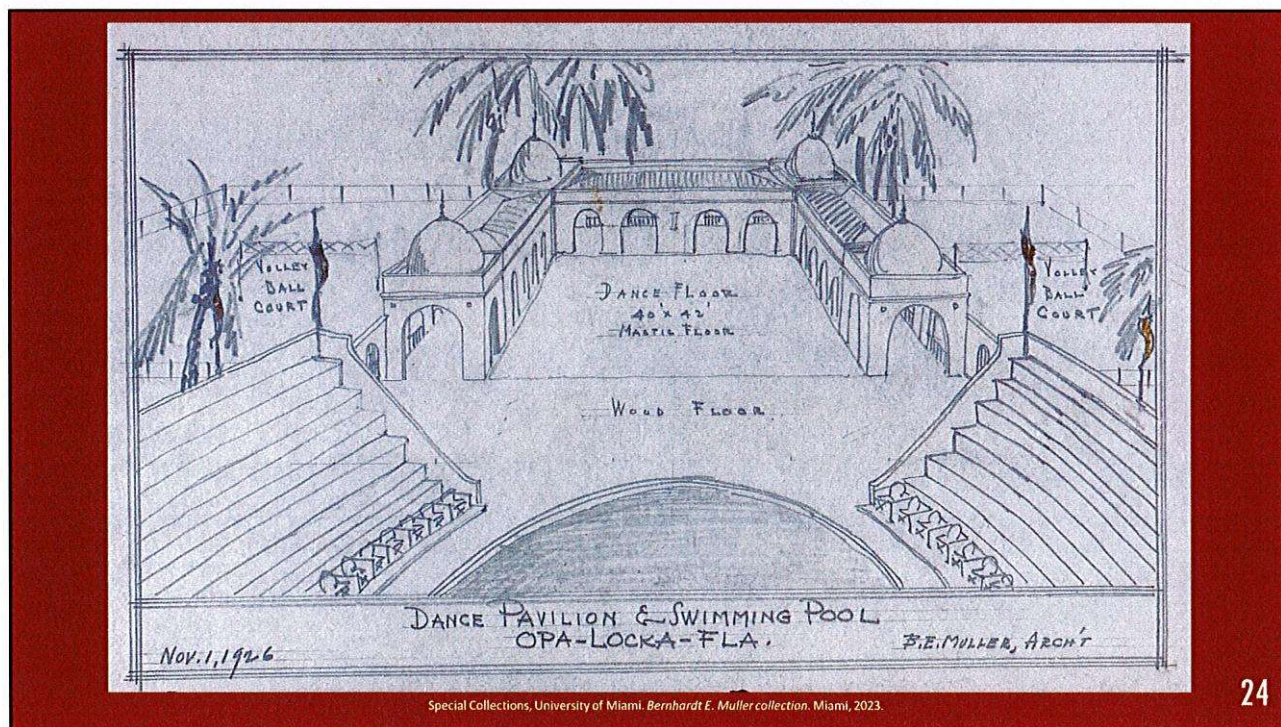
- Downtown Core
- Radial Street Pattern with Spokes
- Public Green Spaces
- Bisecting Grand Boulevard with Train Line and Railway Station

22

22



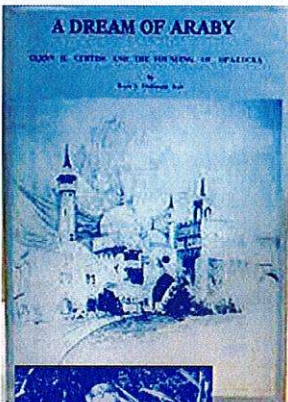

23



Special Collections, University of Miami. Bernhardt E. Muller collection. Miami, 2023.


24

24





Source: FitzGerald-Bush, Frank S. *A Dream of Araby* :



### Notable Opa-locka Citizens



**Helen L. Miller**  
First female African-American mayor in the state of Florida and served in Opa-locka 1982-1984.  
Source: Coots Imagery



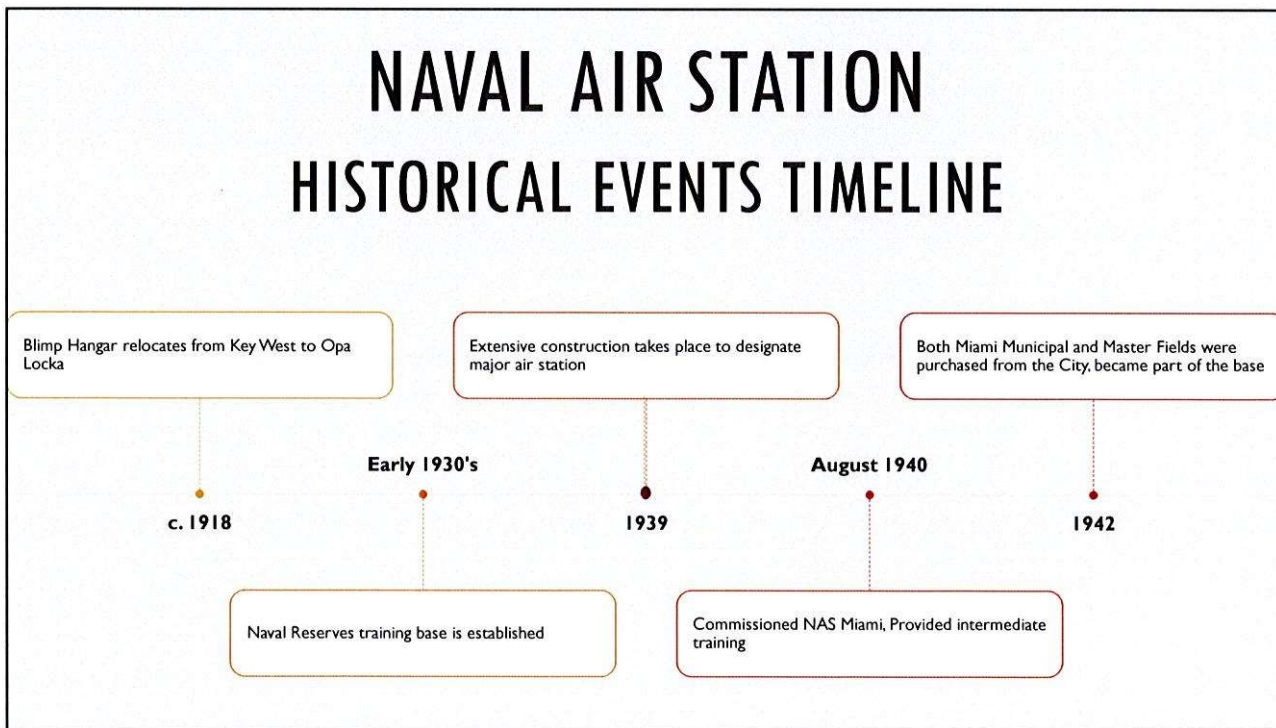
Source: The Miami Herald

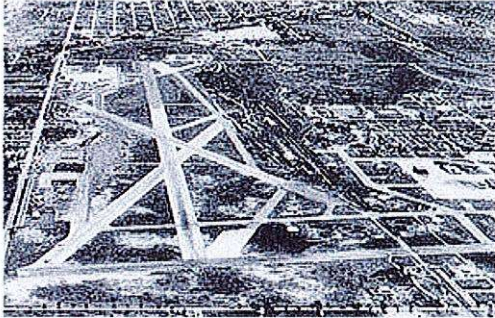
Source: Urban Florida Photographer

**Frank FitzGerald-Bush**  
Author  
*A Dream of Araby* (1976)

**Harry Hurt**  
Executive  
The Opa-locka Co.



# NAVAL AIR STATION



<https://m.facebook.com/mspringshistory/photos/naval-air-station-miami-1940s-nas-miami-consisted-of-three-separate-fields-opa-l/2289990011241188/>

Opa-Locka Naval Air Station 1918

Germany's Graf Zeppelin On Its Frequent Stop in Opa-Locka



[https://en.wikipedia.org/wiki/LZ\\_127\\_Graf\\_Zeppelin](https://en.wikipedia.org/wiki/LZ_127_Graf_Zeppelin)

Amelia Earhart Before Her Second Attempt to Circumnavigate The Globe



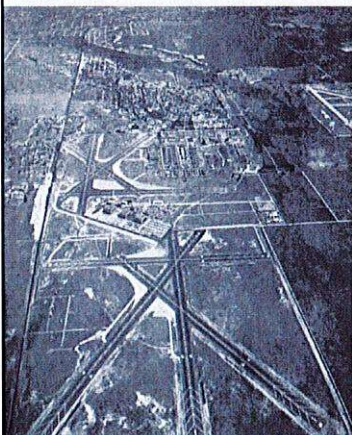
<https://news.miami-airport.com/remembering-amelia-earhart-on-her-special-day/>

AMANDA VACCOTI/MAC

27

27

# OPA-LOCKA IN THE 1940S



[https://www.wikiwand.com/en/Opa-locka\\_West\\_Airport](https://www.wikiwand.com/en/Opa-locka_West_Airport)

## Historical population

Census	Pop.	%±
<b>1930</b>	339	—
<b>1940</b>	497	46.6%
<b>1950</b>	5,271	960.6%
<b>1960</b>	9,810	86.1%
<b>1970</b>	11,902	21.3%
<b>1980</b>	14,460	21.5%
<b>1990</b>	15,283	5.7%
<b>2000</b>	14,951	-2.2%
<b>2010</b>	15,219	1.8%
<b>2020</b>	16,463	8.2%

[https://en.wikipedia.org/wiki/Opa-locka\\_Florida](https://en.wikipedia.org/wiki/Opa-locka_Florida)



<https://www.apartments.com/500-jann-ave-opa-locka-fl/37wrsn/>

AMANDA VACCOTI/MAC

28

28

# POST-WAR OPA-LOCKA



<https://mayday.leftword.com/blog/post/cia-operation-pbsuccess-1954-guatemala-coup>



<https://www.apartments.com/opa-locka-apartments-opa-locka-fl/c8me5he/>

OPA-LOCKA SLIDES

29

29

# HISTORIC PRESERVATION IN 1980S OPA-LOCKA



<https://www.floridamemory.com/items/show/13494>

1982 – National Register of Historic Places thematic nomination  
 1987 – expansion of nomination to include 18 additional structures  
 Research by Michael Maxwell and Emily Perry

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> District	<input type="checkbox"/> Private	<input type="checkbox"/> Scenic	<input type="checkbox"/> Agriculture
<input type="checkbox"/> Building	<input type="checkbox"/> Private	<input type="checkbox"/> Recorded	<input type="checkbox"/> Commercial
<input type="checkbox"/> Structure	<input type="checkbox"/> State	<input type="checkbox"/> Under Process	<input type="checkbox"/> Educational
<input type="checkbox"/> Site	<input type="checkbox"/> Public Acquisition	<input type="checkbox"/> Accessible	<input type="checkbox"/> Entertainment
<input type="checkbox"/> Object	<input type="checkbox"/> Non-Profit	<input type="checkbox"/> State Recorded	<input type="checkbox"/> Religious
<input type="checkbox"/> Thematic Group	<input type="checkbox"/> Being Considered	<input type="checkbox"/> State Under Process	<input type="checkbox"/> Government
		<input type="checkbox"/> National	<input type="checkbox"/> Industrial
			<input type="checkbox"/> Transportation
			<input type="checkbox"/> Military
			<input type="checkbox"/> Other

NR nomination form, 1982

Extensive research and work was conducted by Michael Maxwell and Emily Perry to get many buildings in Opa Locka on the National Register in 1987.

OPA-LOCKA SLIDES

30

30

# CURRENT CONDITIONS

31

## FUTURE PLANNING & LAND USE

"The redevelopment of Downtown will help in attracting investment and talent to the innovation district. Combined, these two areas can reshape the future opportunities for Opa-locka residents." Downtown Master Plan, 2021, p. 18

**Downtown Revitalization area and Innovation District**  
(Project survey area in the red square)

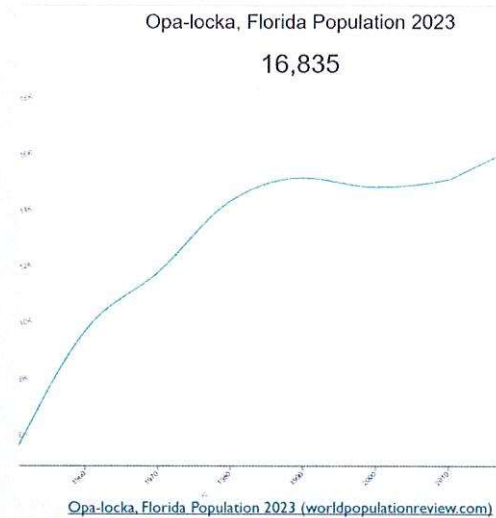
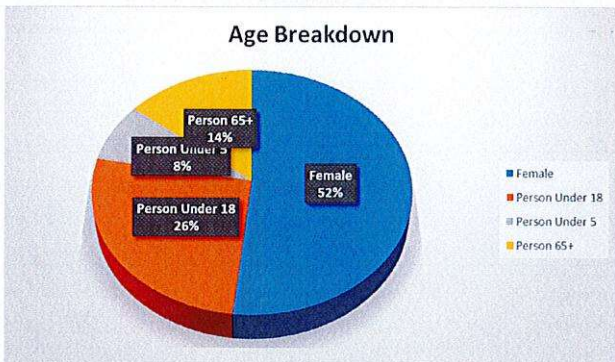
Downtown Future Land Use Classifications, Descriptions & Acreages					
PR	Parks & Recreation	6.7 ac	SP	Semi-Public	4.2 ac
PB/F	Public Buildings / Facilities	19.7 ac	CC	Commercial	41.5 ac
LMDR	Low Medium Density Residential	0.4 ac	I	Industrial	7.7 ac
LDR	Low Density Residential	38.2 ac	U	Utilities	15.4 ac
MDR	Moderate Density Residential	32.5 ac			
				<b>Total:</b>	<b>167.3 ac</b>

**Future Land Use of downtown**

32

32

# COMMUNITY DEMOGRAPHICS TODAY



- Growth Rate: .74%
- 2.26% increase since the last census
- Median age: 33.1 yrs.
- 31.9 yrs. for males and 33.5 yrs. for females

Image: B. Richards, 2023

OPALOCKA SURVEY 33

33

# RESIDENTIAL INFORMATION

• AVERAGE HOUSEHOLD INCOME:  
\$34,797

• AVERAGE HOMEVALUE - \$317,512

AVERAGE RENT COST - \$1,778



Opa-Locka, FL Occupied Housing Units



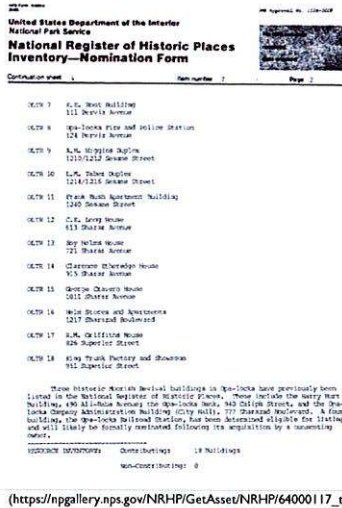
Renter-occupied Households: 69%  
Owner-occupied Households: 31%

Image: B. Richards, 2023

OPALOCKA SURVEY 34

34

# CURRENT HISTORIC PRESERVATION TOOLS: NRHP THEMATIC NOMINATION



- Enacted in 1982/ updated 1983, 1987
- Introduces the idea of establishing thematic historic district
- 18 residences/ apts./commercial
- 4 commercial buildings:
  - Administration Building
  - Bank Building
  - Hotel Building
  - Railroad Depot

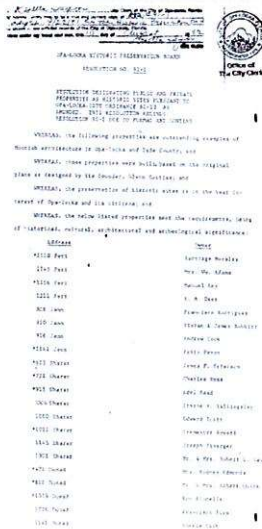


ORALCOSA SURVEY

35

35

# CURRENT HISTORIC PRESERVATION TOOLS: RESOLUTION 91-01



- Enacted in 1991
- The resolution identified a total of 34 residences that were to be added to the original collection of historic places done in 1982
- Designed to encourage new construction and renovations to follow Moorish style
- This resolution also set forth certain conditions that renovations must be approved by the Board of Architects.



ORALCOSA SURVEY

36

36

**"OUTSTANDING EXAMPLES"**

## CURRENT HISTORIC PRESERVATION TOOLS: ORDINANCE NO. 16-13

- In 2016, the ordinance established a new Advisory Board to the City Commission to include the consolidation of the Historic Preservation Board
- The advisory board to consist of 9 members, each of whom serve by appointment by the city commission



The Dove House  
(Curtis, 2023)



1010 Sharar Ave  
(Lambert-Jones, 2023)

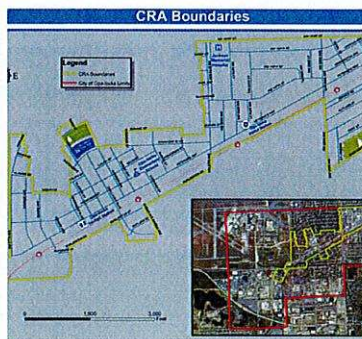
([\)](https://www.opalockafl.gov/DocumentCenter/View/2997/Historic-Environmental-Preservation-Board/bidid=))

OPALOCKA SLIVER

## CURRENT REDEVELOPMENT TOOLS



- CRA was created to for the redevelopment and enhancement of the central and urban district.
- The focus is but not limited to, commercial development, mixed use development, neighborhood and housing development and improvements.
- Funds are provided through grants and loans based on the funding gap of the proposed project, projected ROI, and community benefit.



**Mission:**  
Main Street America leads a movement committed to strengthening communities through preservation-based economic development in older and historic downtowns and neighborhood commercial districts.

OPALOCKA SLIVER

# RESEARCH FINDINGS

39

## COMMERCIAL CORRIDORS

101 Opa-Locka Blvd  
1960

DRY CLEANERS

401 Opa-Locka Blvd  
1953

Chen Senior Medical Center

490 Ali Baba Ave  
1927

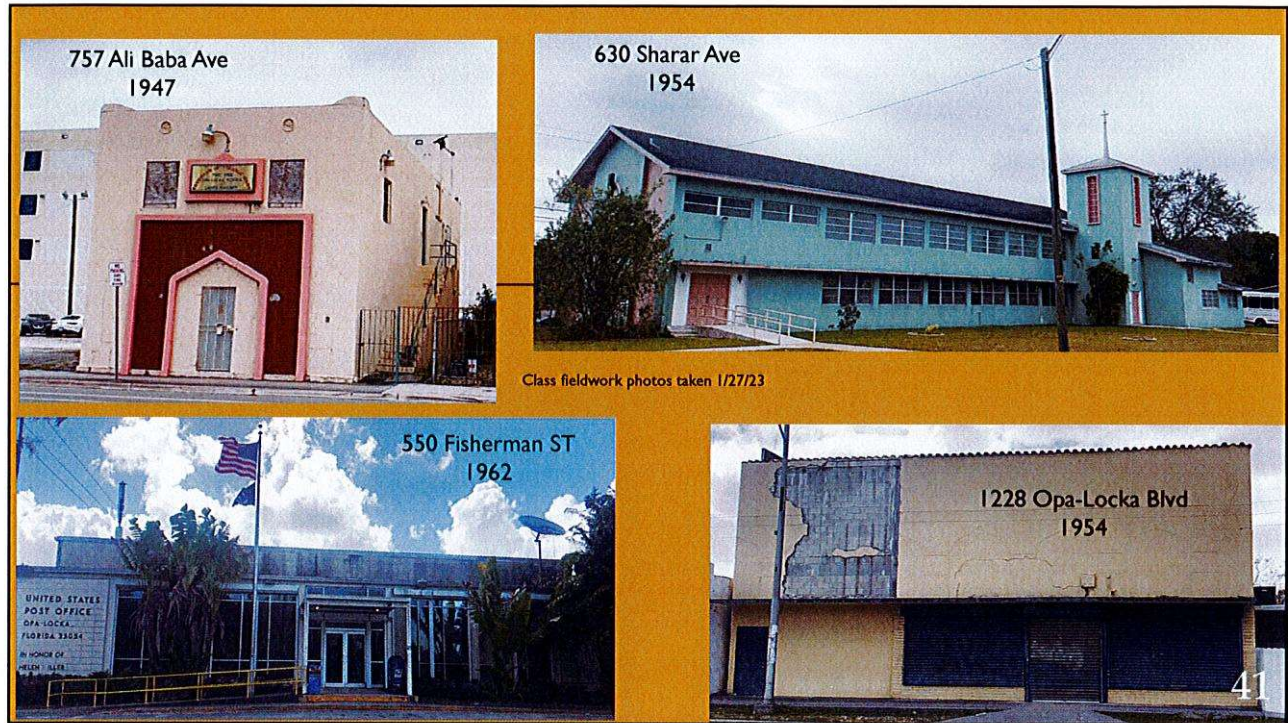
800 Ali Baba Ave  
1940

Data retrieved from field survey of Opa-locka

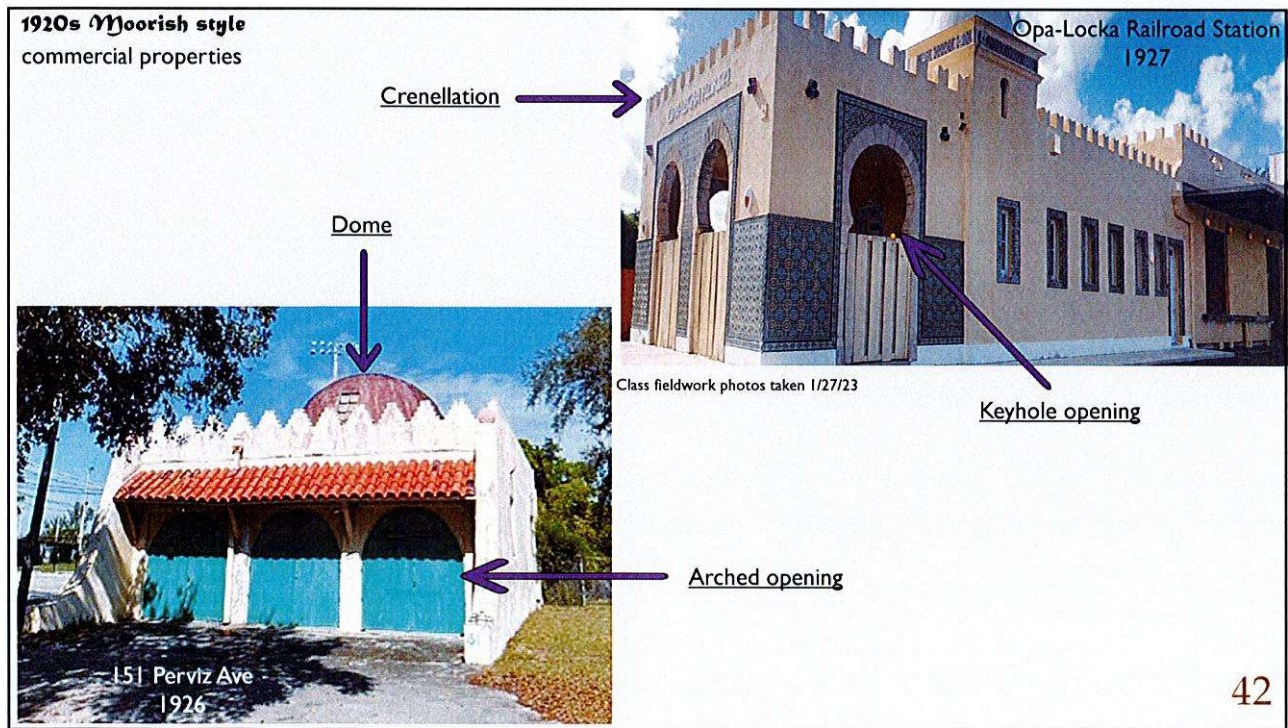
Class fieldwork photos taken 1/27/23

40

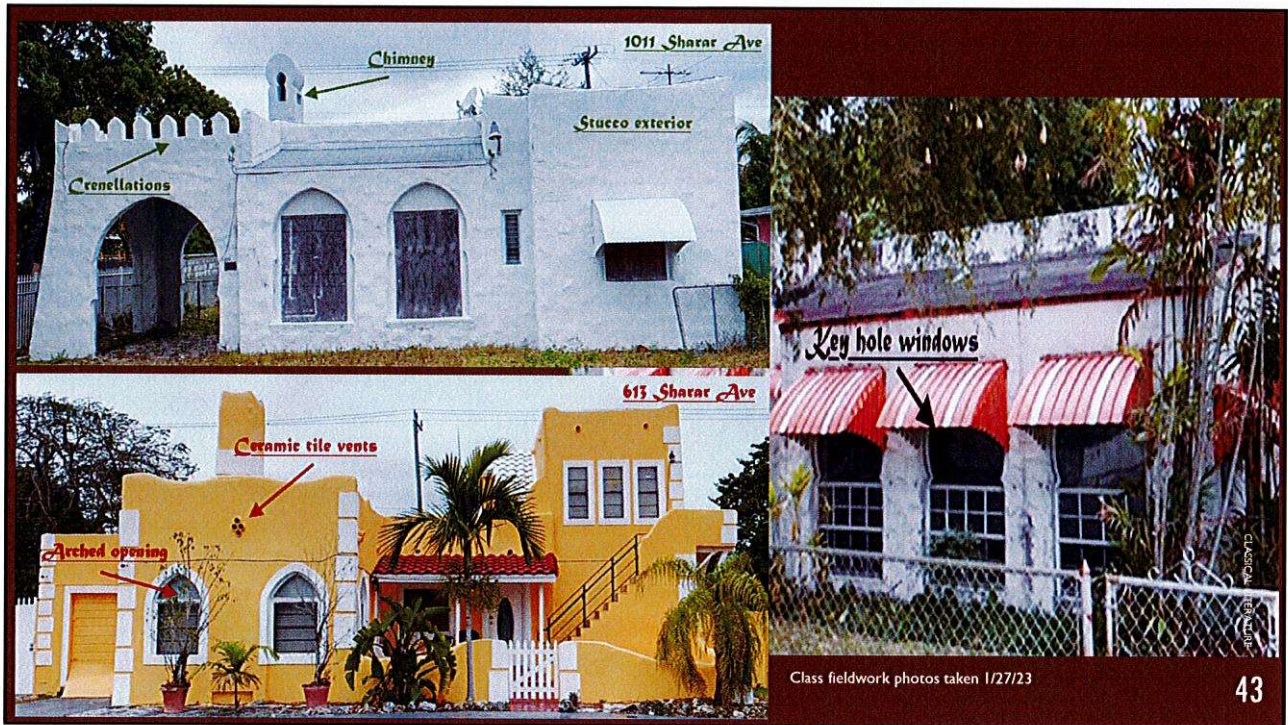
40



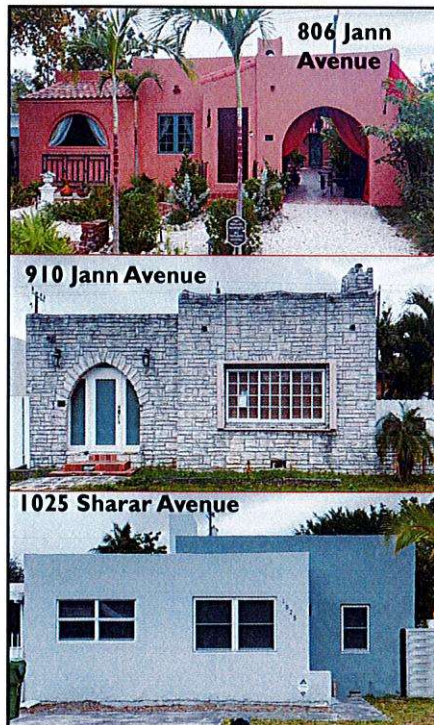
41



42



43



### List of properties to be added

1. 1145 Peri Street	9. 1110 Jann Avenue	17. 1111 Sesame Street	25. 1331 Sharar Avenue	33. 850 Superior Street
2. 1211 Peri Street	10. 1200 Jann Avenue	18. 305 Dunad Avenue	26. 1016 Sharar Avenue	34. 851 Superior Street
3. 806 Jann Avenue	11. 1246 Jann Avenue	19. 1203 Dunad Avenue	27. 1025 Sharar Avenue	35. 921 Superior Street
4. 910 Jann Avenue	12. 1315 Jann Avenue	20. 1215 Dunad Avenue	28. 1134 Sesame Street	36. 936 Superior Street
5. 916 Jann Avenue	13. 1006 Sharar Avenue	21. 1036 Dunad Avenue	29. 1135 Sesame Street	37. 1236 Dunad Avenue
6. 1100 Jann Avenue	14. 1010 Sharar Avenue	22. 705 Sharar Avenue	30. 1145 Sesame Street	38. 1231 Jann Avenue
7. 1046 Jann Avenue	15. 1145 Sharar Avenue	23. 706 Sharar Avenue	31. 1345 Sesame Street	39. 1006 Jann Avenue
8. 1006 Jann Avenue	16. 1301 Sharar Avenue	24. 1341 Sharar Avenue	32. 1340 Peri Street	40. 920 Jann Avenue

Images from class fieldwork photos taken 1/27/23

44

**Typical residential alterations**

- Windows
- Chimney
- Closed in carport
- Porch roof and front door



Photo retrieved from Miami Special Collections Bernhardt archives.



Class fieldwork photo taken 1/27/23

Lot 11, Blk. 123 – Akers House – Superior St.

Original design drawings and building today

45

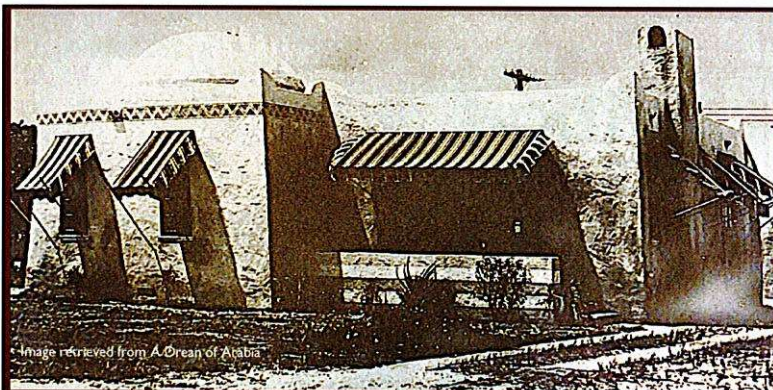


Image retrieved from A Dream of Atlatla

Harry Hurt House, 305 Dunad Avenue  
Historic photograph

- Missing dome
- Reconfigured vents
- Awnings removed
- Added front porch roof
- Missing decorative frieze band



Class fieldwork photos taken 1/27/23



46



47

Image: University of Miami Special Collections Bernhardt E. Muller, Architect.

## SWOT: STRENGTHS & WEAKNESSES

**Strength:**

- Many original structures are still present.
- Original plans and designs.
- Entered the main street program.
- Historic waves of residential development.
- Some properties already have an NR listing.
- The city plan has not changed much.

**Weaknesses:**

- Many of the original features gone.
- Finding materials for rehabilitation.
- Community involvement.
- Lack of sidewalks.
- No incentives for preservation.
- Citizens not understanding the significance of preservation.

CLASSICAL URBAN FORM


48

48

# OPPORTUNITIES

**Zillow** [Save](#) [Share](#) [Hide](#) [\\*\\*\\* More](#)

**\$1,550,000** 4 bd 3 ba 1,794 sqft  
**Price cut: \$75K (4/5)**  
 3920 Durango St, Coral Gables, FL 33134  
**For sale** Zestimate®: **\$1,484,674**  
 Est. payment: \$9,442/mo [Get pre-qualified](#)



Retrieved from [https://www.zillow.com/homedetails/3920-Durango-St-Coral-Gables-FL-33134/43915437\\_zpid/](https://www.zillow.com/homedetails/3920-Durango-St-Coral-Gables-FL-33134/43915437_zpid/).

- Tax credits.
- Maintain property value.
- Community building.
- Build community amenities locations.
- Landscape contest.

### The Grand Prizes


Fill the beneficiary of a residence lot or a vacant lot. (For group of lots considered as one) which in the opinion of the judges shall present the best general appearance, regardless of size or cost.

• FIRST PRIZE of ..... \$150  
 • SECOND PRIZE of ..... \$ 50  
 • THIRD PRIZE of ..... \$ 25

For the best lot—without regard to size or form of landscaping.

• FIRST PRIZE of ..... \$25  
 • SECOND PRIZE of ..... \$15  
 • THIRD PRIZE of ..... \$10

Image: University of Miami Special Collections Bernhardt E. Muller, Architect.



6 bd 6 ba 2,320 sqft  
 613 Sharar Ave, Opa Locka, FL 33054  
**Sold: \$426,000** Sold on 04/27/22 Zestimate®: **\$564,700**  
 Est. refi payment: \$2,657/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)

**Condition**

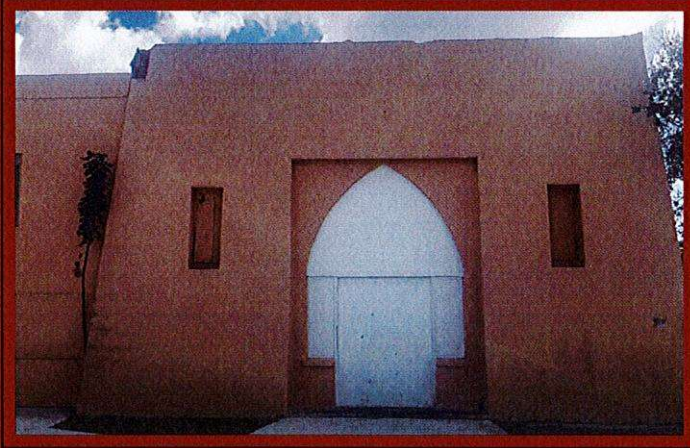
New construction: No  
 Year built: 1931

Retrieved from [https://www.zillow.com/homedetails/613-Sharar-Ave-Opa-Locka-FL-33054/43995790\\_zpid/](https://www.zillow.com/homedetails/613-Sharar-Ave-Opa-Locka-FL-33054/43995790_zpid/).

49

49

# THREATS



Class fieldwork photos taken 1/27/23

- New developments not matching city theme.
- Gentrification.
- Buildings sitting empty.
- Demolition of architecturally significant structures.

CLASSICAL LITERATURE

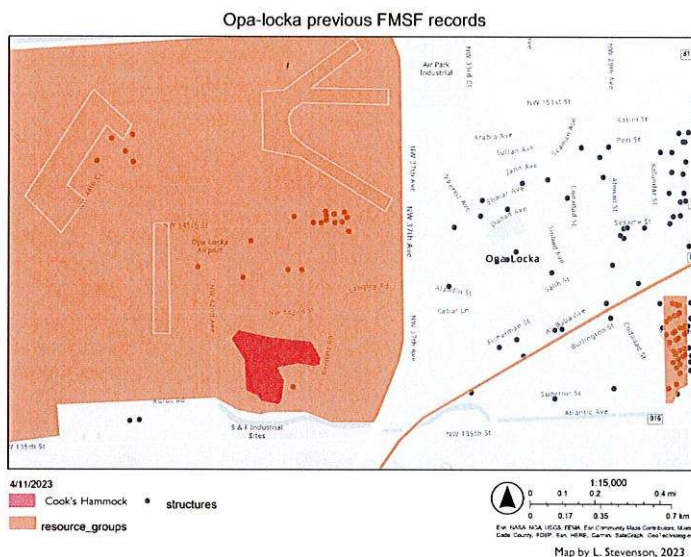
50

50

# SURVEY FINDINGS SUMMARY

This Survey project

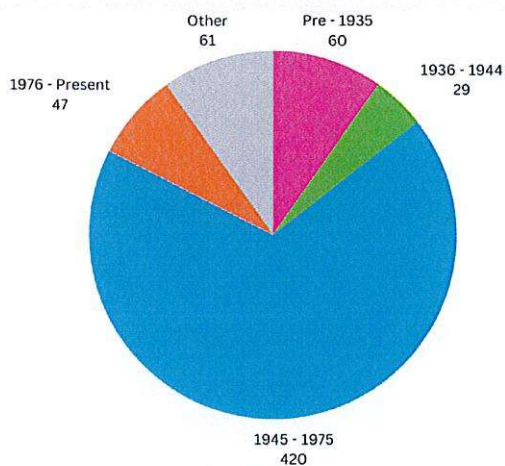
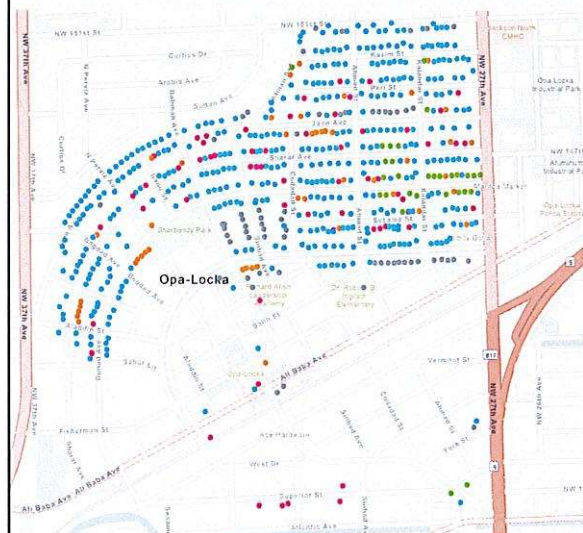
- Documented 617 sites
- 571 new forms
- 46 updated forms for previously recorded sites
- Note: red-orange area is the site of Cook's Hammock (DAI054), archaeological site, the start of Glenn Curtiss' vision for Opa-locka.



51

51

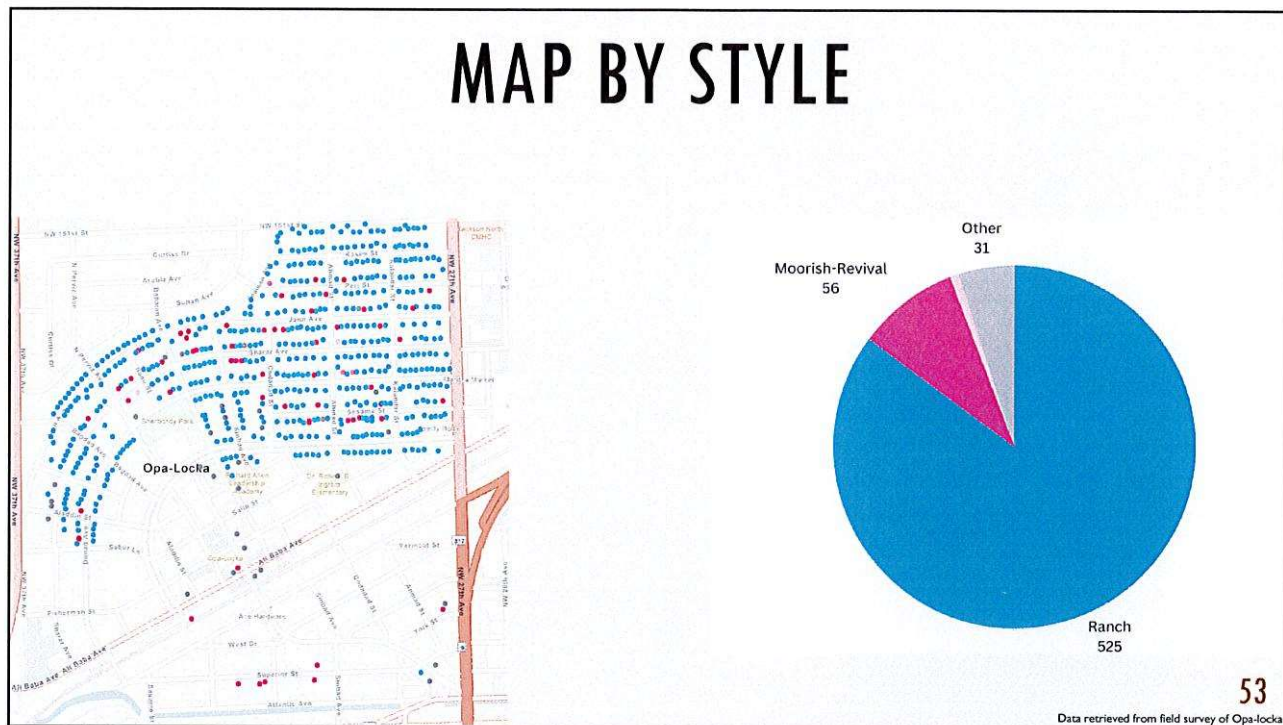
# MAP BY DATES



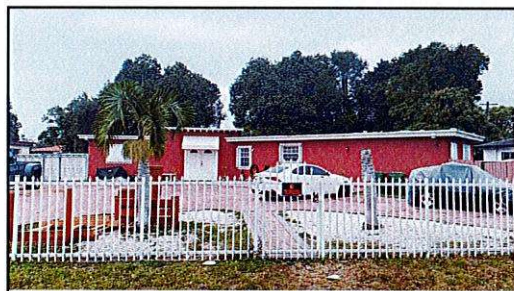
52

Data retrieved from field survey of Opa-locka

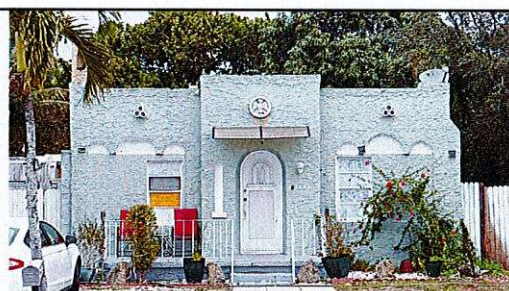
52



53



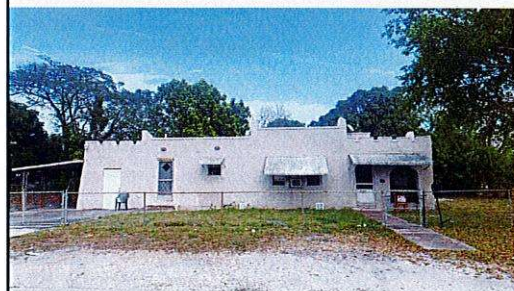
340 Codadad St. - Excellent



1141 Dunad Ave. - Good

## CONDITIONS

Fieldwork Photos taken on 1/26/2023 and 1/27/2023

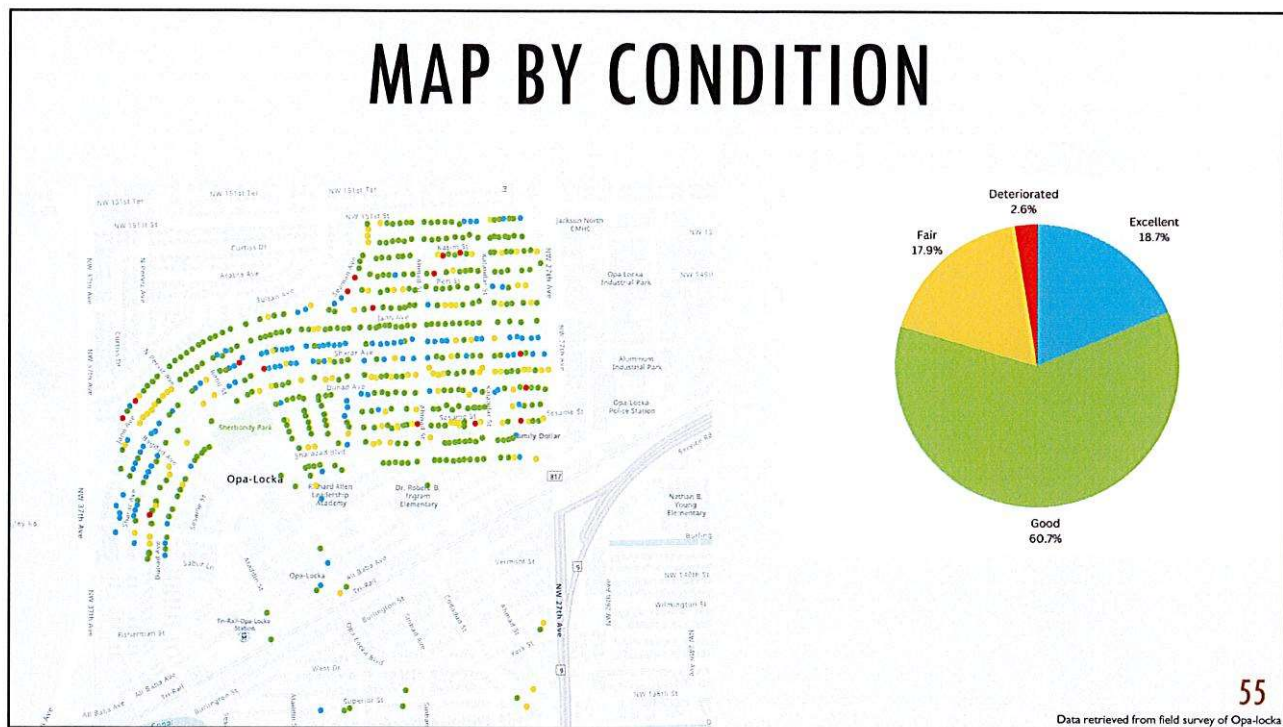


1301 Sharar Ave. - Fair



1330 Dunad Ave. - Deteriorated

54



55

# RECOMMENDATIONS & NEXT STEPS

56

## LEVERAGING HISTORY HISTORIC PRESERVATION TOOLS AND INCENTIVES



1130 151st St.  
(Curtis, 2023)



1235 Sesame St.  
(Kitchiner, 2023)

- Update and expand the National Register Thematic nomination to a **Multiple Property Cover** nomination
- Establish expanded criteria for including other buildings from the early period of development.
- Expand the narrative of significance to recognize not only the developer Glenn Curtis, but also the architect, Bernhardt Muller, and the city planner, Clinton Mackenzie.
- Evaluate other properties that have been identified from the period of significance for inclusion in the Multiple Property Cover nomination.

PHOTOGRAPHY

## BENEFITS OF LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES

### Benefits

- Eligible for tax breaks
- Eligible for exemptions/ alternative means of compliance for some building code requirements
- Honorary designation, no limitations or controls on the property
- Enhance the value \$\$



(Curtis, 2023)  
910 Jann Ave.



(Richards, 2023)  
916 Jann Ave.

PHOTOGRAPHY

## NEXT STEPS TO LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES



### Steps to listing on the National Register of Historic Places

- Research your property, history, who lived there, date built, style, changes over time
- Is your property associated with events in the community, an important person, or an example of architectural style?
- Take pictures!
- Prepare a PSIQ form and send to FDHR
- <https://files.floridados.gov/media/700929/static-psiq-for-website.pdf>
- Work with FDHR or a historian to develop the nomination package

FDHR = Florida Division of Historical Resources

OPALOCKA SIMPNEY

## LEVERAGING HISTORY HISTORIC PRESERVATION TOOLS AND INCENTIVES

### The Miami-Dade County Ad Valorem Tax Exemption

- Encourages the rehabilitation and maintenance of historic structures
- Provides a tax **exemption for 100%** of the assessed value of all **qualified improvements** to historic properties for a period of **10 years**.



1211 Peri St.  
(Kitchiner, 2023)




1156 Peri St.  
(Antonelli, 2023)

OPALOCKA SIMPNEY

## LEVERAGING HISTORY

### HISTORIC PRESERVATION TOOLS AND INCENTIVES

<p><b>T-Mobile Hometown Grant Program</b></p> <ul style="list-style-type: none"> <li>To <b>help fund projects</b> to build, rebuild, or refresh community spaces that help foster local connections in your town</li> <li><b>Must meet:</b> <ul style="list-style-type: none"> <li>populations less than 50,000</li> <li>"Shovel ready" plan</li> <li>Up to 5 letters of support from local government and/or community organizations</li> </ul> </li> </ul>	<p><b>Underrepresented Community Grants</b></p> <ul style="list-style-type: none"> <li>Sponsored by the National Park Service</li> <li>Intended to diversifying the nominations submitted to the National Register of Historic Places. URC grants are funded by the Historic Preservation Fund (HPF) and are administered by the NPS.</li> <li>Min. \$15,000 and Max. \$75,000 grant amount</li> </ul>	 <p style="text-align: right; font-size: small;">(Pessar, n.d.)</p> <p style="text-align: right; font-size: x-small; transform: rotate(90deg);">OPALOOKA SHAWNEE</p>
--	--	---

61

61

## LEVERAGING HISTORY

### HISTORIC PRESERVATION TOOLS AND INCENTIVES

<p><b>The 20% Rehabilitation Federal Income Tax Credit</b></p> <ul style="list-style-type: none"> <li>The tax credit equals 20% of the <b>amount spent on the rehabilitation</b> of a certified historic building.</li> <li>Meant for projects that cost at <b>least \$2.5 million</b></li> <li>Available for rehabilitation of <b>income producing structures</b> for commercial, industrial, agricultural or residential rental purposes</li> </ul>	<p><b>State of Florida Historic Preservation Grants</b></p> <ul style="list-style-type: none"> <li>Used for either pre-development planning or development costs in projects where a non-profit or government entity is part of the ownership structure.</li> <li>Only available to <b>public/non-profits projects</b>, not for privately owned residences.</li> </ul>	<p><b>Certified Local Government</b></p> <ul style="list-style-type: none"> <li>Cities in "<b>good standing</b>" are eligible.</li> <li>Given access to small-match grants to local governments.</li> <li>These grants may be used for surveying, planning and National Register nomination Projects.</li> <li><b>Benefits:</b> <ul style="list-style-type: none"> <li>State-wide, regional CLG trainings offered every 2 years</li> <li>CLGs may request on-site trainings for their board or commission</li> </ul> </li> </ul>
---	--	--

CLASSICAL LITERATURE

62

62

## IDEAS – COMMUNITY ENGAGEMENT

Include more of the resources that were not recorded onto the National Register

Create and amend the narrative for Opa-locka, FL

Create a list of priorities for improvements according to the community's needs

Improve the connection of the community to their role in the history of the city

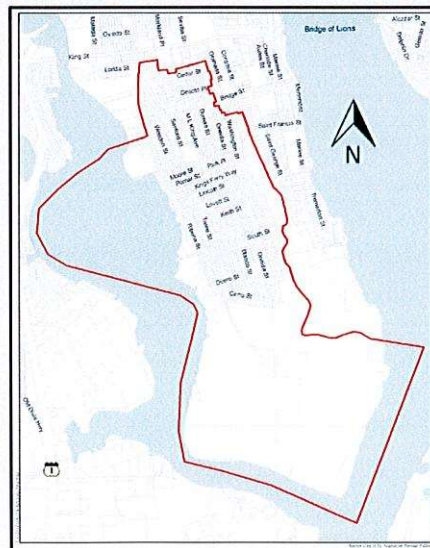
63

63

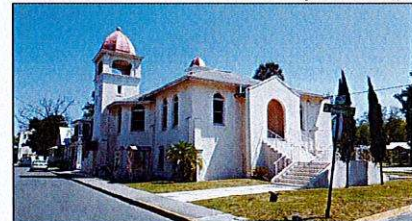
## CASE STUDY - LINCOLNVILLE



**Developed:** 1870s  
**Area:** 2.19mi<sup>2</sup>  
**Population:** 1,774 (2020)  
**Contributing Structures:** 648



Lincolnville CRA Boundary  
 (LCRA Redevelopment Plan, 2013)



(Johnson, 2023)



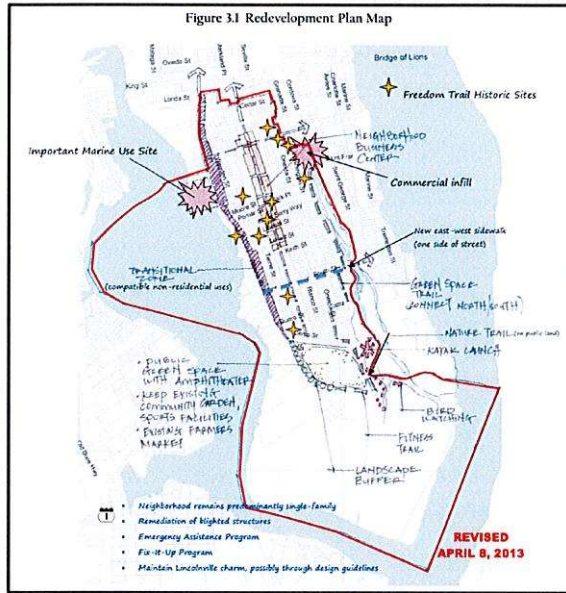
(Johnson, 2023)

Lincolnville Average Median Income (2015):	St. Augustine Average Median Income (2015):
<b>\$29,718</b>	<b>\$43,000</b>

64

64

# CASE STUDY - LINCOLNVILLE



(LCRA Redevelopment Plan, 2013)

STRENGTHS	WEAKNESSES
Its Story - 14 Parks - 13 Friendly Community - 11 Proximity to Downtown - 11 Historic Housing Stock - 8 Walkability - 7 CRA - 8 National Registered District - 4	New Construction Does Not Fit - 11 No Protection for Historic Homes - 9 Commercial With No Parking - 7 High Real Estate Values - 6 Parking/Sidewalks - 5 Too Many AirBNB - 5 Flood Potential - 4 Gentrification - 4 Narrow Streets - 3 Size of Commercial Properties - 3
Design Control - 11 CRA - 10 Park Amenities - 9 Slow Down Gentrification - 8 Fix-It-Up Program - 7 Rehab Vacant Properties - 7 Keep Historic Properties - 7 Preserve Tree Canopy - 7 Parking Requirements for new construction - 6 New Bridge - 6 Attainable Workforce Housing - 4	Demolishing of Historic Properties - 17 Losing Ethnic Diversity - 16 Residential Market Values - 12 Demolishing by Neglect - 9 No Owner Housing/Rental - 6 Building Heights - 6 Over Development - 4 Update Building Code - 4 Not Approving Plan - 3 Flooding - 3
OPPORTUNITIES	THREATS



(LCRA Redevelopment Plan Amendment, 2017)



(Johnson, 2023)

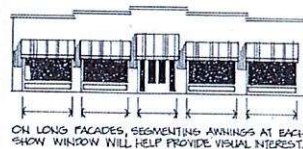
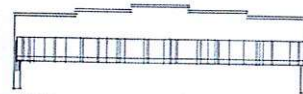
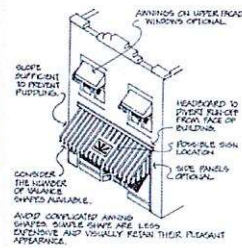
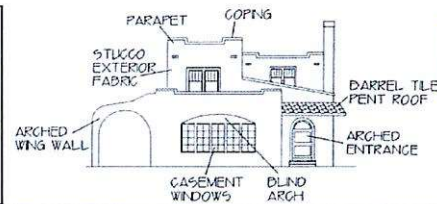
# IDEAS — HELP FOR OWNERS

## CITY OF WINTER GARDEN—HISTORIC DOWNTOWN DISTRICT OVERLAY

### RESIDENTIAL ARCHITECTURAL CLASSIFICATIONS

#### MEDITERRANEAN REVIVAL STYLE

The Mediterranean Revival styling is an eclectic design containing architectural elements with Spanish or Middle Eastern precedents. Mediterranean Revival buildings in Florida display considerable Spanish influence. It was adapted for a variety of building types ranging from grandiose resort hotels to two-story residences to public buildings. Mediterranean construction was typically reserved for one or two large, elaborate examples, with a local framing and stucco-on-lath being the most common construction technique. The popularity of the style became widespread, and many commercial and residential buildings under construction in the 1920's reflected Mediterranean influences. Identifying features of the style include flat or hip roofs, usually with some form of parapet, ceramic tile roof surfacing, masonry facades, entrance porches, commonly with arched openings supported by square columns, casement and double hung sash windows, and terraced tile driveways.



#### CHARACTERISTICS:

- |                              |  |
|------------------------------|--|
| 1. PLAN                      | Irregular  |
| 2. FOUNDATION                | Continuous   |
| 3. HEIGHT                    | Two stories  |
| 4. PRIMARY EXTERIOR MATERIAL | Stucco   |
| 5. ROOF TYPE                 | Hip roof, flat with curvilinear parapet (Mission)  |
| 6. ROOF SURFACING            | Barrel, French interlocking tile   |
| 7. ORNAMENTATION             | Plaster and terra cotta detailing highlighting arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies, and balconets |

Example 1



Example 2



(City of Winter Garden, 2009)

(City of Lakeland, 2017)

# IDEAS - REHABILITATION

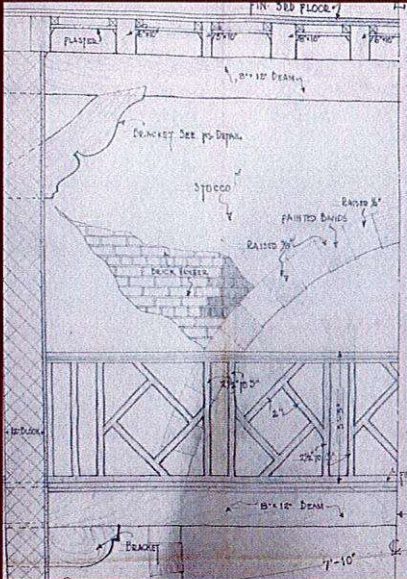
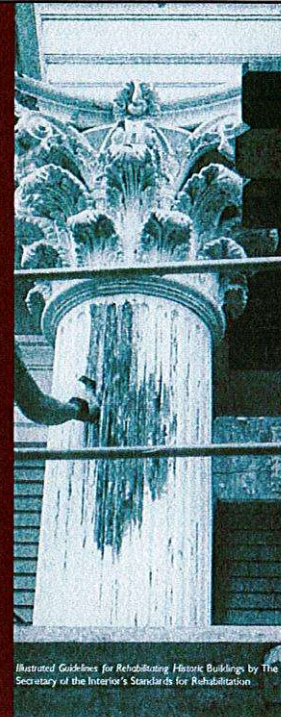


Image: University of Miami Special Collections Bernhardt E. Muller, Architect.

## Suggestions For Rehabilitation:

- Properties will undergo change over time
- Define "Ordinary Maintenance" for property owners
- Roof repair
- Replacement domes
- Windows compatible with architectural style
- Avoid addition/significant alteration of historic resources
- Accessibility improvements



Illustrated Guidelines for Rehabilitating Historic Buildings by The Secretary of the Interior's Standards for Rehabilitation.

CLASSICAL LITERATURE

67

67

## AVERAGE CONSTRUCTION COSTS

- Average cost to build a residential home: \$284,158
- Average Stucco Repair Cost: \$7-9 /sq.ft
- Window replacement has a typical cost range of \$180 to \$2,100 per window, with a national average cost of \$564 per window. (these costs are for basic builder windows, for custom windows that could meet the Secretary of the Interior's Standards for Rehabilitation, budget between \$1,500 to \$4,000, depending on size and design.
- Average cost to paint a residential home can range between \$3,500 - \$10,000
- Average cost to hire an architect can range between \$5,000 - \$60,000
  - \$1500 - \$2500 for a drafter to draw up plans.
- Average Roof Repair Cost in America: \$950
  - Cost of material, labor, size of roof could play as a factor on this cost.
- Note: These numbers are based on the national averages obtained from \_\_\_\_\_, many variables can affect this. Each case will need to be evaluated on site for a more precise construction budget.

[How Much Does It Cost to Build a House in 2022? - NewHomeSource](#)

68

68

# IDEAS

## How to Reinforce the Moorish Thematic Designation: Preservation Roadmap for City Decision-Makers

- **Become a Certified Local Government (CLG) to increase grant opportunities for restoration projects.**
- **Incentivize Infill New Construction to be in the Moorish Revival Style using Bernhardt Muller's original designs when possible.**
- **Incentivize Rehabilitation Projects that would Restore Moorish Revival Features such as Domes, Minarets, Keyhole Arches, etc.**
- **Require Historic Architecture to Retain Moorish Revival Features by City Historic Preservation Ordinances.**
- **Update/Expand/Enforce the Historic Preservation Ordinances that currently exist.**

69

69

# IDEAS

## How to Reinforce the Moorish Thematic Designation: Social and Cultural Community Outreach

- **Establish a Museum for Opa-locka Archives and Artifacts**
- **Educate Citizens and Tourists Regarding the Significance of their City's Heritage: Founder's Day, Arabian Nights Festival, Historic Home Tours, Annotated Heritage Walking Tour/Map**
- **Establish a "Sister City" Association with Baghdad, Iraq, for a Cultural Exchange Program for School Children and the General Public with Annual Celebration**
- **Encourage Middle Eastern-Themed Restaurants, Arabian Coffee Shops, etc.**
- **Reinstate the historic Amateur Landscaping Contest established in 1926.**
- **Require Uniformity in Storefront and Business Signage**

Photo: L. Lyons, 2023



70

70

# Sources

## ARCHIVES

- Bernhardt E. Muller, A. Wilgus Curtis, and Otto G. Richter Library, (Univ. of Miami Special Collections). *Bernhardt E. Muller Collection, 1925-1960*, 1925.
- Brown, William E., Jr. *Architectural Drawings: Arabian Fantasies for Opa-locka*. Catalog for the Exhibit. Archives and Special Collection. Otto G. Richter Library, Univ. Of Miami. 1992.

## TEXTS

- FitzGerald-Bush, Frank S. *A Dream of Araby: Glenn H. Curtiss and the Founding of Opa-Locka*. 1st ed. Opa-locka: South Florida Archaeological Museum, 1976.
- R.L. Polk & Co. *Opa-locka City directory*, 1927.

## WEBSITES

- Glenn Curtiss Museum <https://glenncurtissmuseum.org/>
- City of Gainesville. Historic preservation rehabilitation and design guidelines. Supplement to land development code section 30-112. Retrieved from [https://www.gainesvillefl.gov/files/assets/public/sustainable-development/planning-department/documents/historicpreservation\\_rehabilitationndesignguidelines.pdf](https://www.gainesvillefl.gov/files/assets/public/sustainable-development/planning-department/documents/historicpreservation_rehabilitationndesignguidelines.pdf)
- City of Opa-locka Historic Environmental Preservation Board <https://www.opalockafl.gov/DocumentCenter/View/2997/Historic-Environmental-Preservation-Board?bidId=>
- City of Opa-locka Planning and Community Development <https://www.opalockafl.gov/83/Planning-Community-Development>
- National Park Service. The Secretary of the interior's standards for the treatment of historic properties: Rehabilitation as a treatment and standards for rehabilitation. Retrieved from <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>
- "Opa-Locka Survey." ArcGIS Survey123, 2023.
- The Secretary of the Interior's Standards for Rehabilitation, National Park Service - The Secretary of the Interior's Standards for Rehabilitation - Historic Preservation Tax Incentives (U.S. National Park Service) (nps.gov)
- Timothy McLendon, JoAnn Kleain. "ECONOMIC IMPACTS OF HISTORIC PRESERVATION IN FLORIDA." Center for Governmental Responsibility, University of Florida Levin College of Law, 2010.
- Zillow. 2023. [https://www.zillow.com/homedetails/3920-Durango-St-Coral-Gables-FL-33134/43915437\\_zpid/](https://www.zillow.com/homedetails/3920-Durango-St-Coral-Gables-FL-33134/43915437_zpid/).
- Zillow. 2023. [https://www.zillow.com/homedetails/613-Sharar-Ave-Opa-Locka-FL-33054/43995790\\_zpid/](https://www.zillow.com/homedetails/613-Sharar-Ave-Opa-Locka-FL-33054/43995790_zpid/).

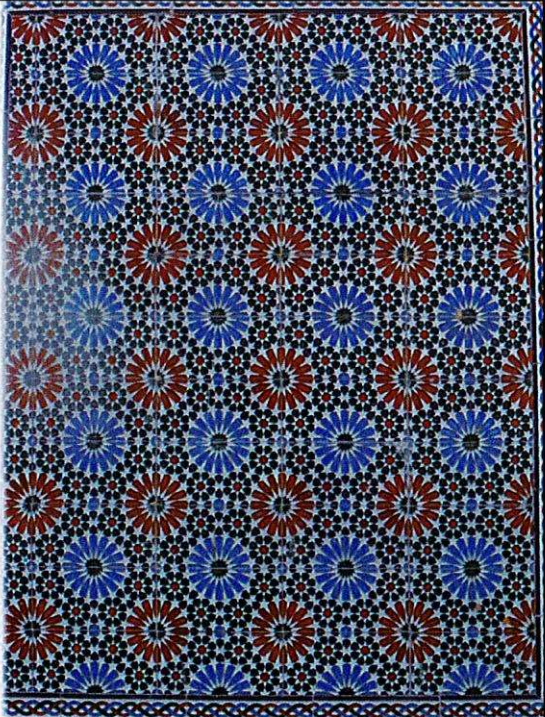
Muller, Bernhardt E. "The Stone City, Sheran" Photograph, c. 1926. From University of Miami's Bernhardt Muller Collection.

71

# CITY OF OPA-LOCKA

## CULTURAL RESOURCE SURVEY

- THANK YOU!
- QUESTIONS?



72

# Opa-locka Historic Restoration Grant Pilot Program

## “Bring Back the Domes” Campaign

### Program Mission

To preserve the unique architectural aesthetic of the City of Opa-locka's privately held historic residential properties dating back to the years of 1926-1929.

### Program Goal:

To restore lost Moorish Revival architectural characteristics of landmark Opa-locka private properties; program name more affectionately entitled "Bring Back the Domes."

### Program Details:

- The 2023 Opa-locka Historic Restoration Grant Pilot Program is funded in the amount of **\$100,000.00**
- **Five (5) properties will be awarded**, then a preliminary cost evaluation will be conducted to determine any remaining monies that may be allotted to additional awarded projects/properties
- Program to cover exterior and curbside renovation work, including, but not limited to:
  - Front door replacement to be in the batten, wood style
  - Double or single casement window replacements with a Colonial eight-grid style in a green or brown frame finish
  - Replacement of original porch roof shingles with appropriate terra cotta/concrete, non-uniform colors (weathered style)
  - Resurfacing of original arched entries with impact window
  - Case-by-base restoration of crenelated parapets, domes, and minarets specific to properties' original design
  - Full stucco repair to the surface area of the exterior and complete painting, both primer and base color
  - A combination of the above listed
- The City of Opa-locka will expedite all permits for review by the Historic and Environmental Preservation Board, as well as the issuance of a 10% down payment to an approved contractor on approval of the work
- **Grant available to the current registered historic properties:**
  - 1110 Peri Street
  - 1145 Peri Street (*elevation plans unavailable*)
  - 1156 Peri Street
  - 1211 Peri Street (*elevation plans unavailable*)
  - 806 Jann Avenue
  - 910 Jann Avenue
  - 916 Jann Avenue (*elevation plans unavailable*)
  - 1141 Jann Avenue
  - 613 Sharar Avenue (*photograph only*)
  - 721 Sharar Avenue
  - 1006 Sharar Avenue
  - 1010 Sharar Avenue
  - 1011 Sharar Avenue
  - 1145 Sharar Avenue

- 1301 Sharar Avenue (*elevation plans unavailable*)
  - 1111 Sesame Street
  - 1212 Sesame Street
  - 1216 Sesame Street
  - 826 W Superior Street
  - 401 Dunad Avenue (*elevation plans unavailable*)
- *NOTE: Original front elevation plans OR photograph available for all listed properties except for those indicated above*
- **Grant available to the identified historic properties that must seek immediate registration with the City of Opa-locka's Historic and Environmental Preservation Board:**

- 305 Dunad Avenue (Harry Hurt House)
- 811 Dunad Avenue (Tooker House)
- 1035 Dunad Avenue (Wheeler House)
- 1036 Dunad Avenue (Griffiths House)
- 1141 Dunad Avenue (Everglades Construction Co. House) (*photograph Only*)
- 1203 Dunad Avenue (Fryatt Home, one of the first occupied residences) (*photograph Only*)
- 1331 Sharar Avenue (Opa-locka Company Foreman House) (*elevation plans unavailable - photograph Only*)
- 705 Sharar Avenue (Higgins House) (*photograph Only*)
- 706 Sharar Avenue (Logan House)
- 1134 Sesame Street (New England Construction Co. Duplex)
- 1240 Sesame Street (Bush Apartments)
- 1345 Sesame Street (Orman House)
- 1340 Peri Street (Bush House) (*elevation plans unavailable*)
- 851 Superior Street (Akers House)

*NOTE: Original front elevation plans OR photograph available for all listed properties except for those indicated above*

*\* The above properties are the last remaining structures currently unprotected and identified from the period of 1926-1928.*

**Criteria:**

- Property must be currently on the City of Opa-locka Historic Registry, **OR** the National Register of Historic Places through the Florida Division of Historical Resources, **OR** have been previously identified as historically significant and seek immediate registration **no later than July 2023**
- Property must be privately owned (non-profit or for-profit entities are NOT eligible)
- Applicant must be the homeowner and must live at the property
- Property must have a clear title and be current on property taxes
- The proposed renovation worked must meet Federal Guidelines of *the Secretary of the Interior's Standards for Rehabilitation*; previous work conducted visible to the street and not in keeping with the original style or period will have to be removed (i.e. closure of carports with fencing, awnings)
- Proposed renovations must be to the exterior, curbside only, with only structural work conducted that affects the installation or proposed recreation or replacement of a defined feature - (roof, subflooring, plumbing, electric, any indoor remodeling, will not be covered)
- Must agree to maintain the structure for a period of no less than 5 years
- Must remove any obstructions, foliage, or debris that largely blocks the structure's visibility from the street (large trees, an imposing fence, other large equipment or vehicles)

- Must agree to the installation of a new Opa-locka Register of Historic Place marker

#### **Requirements**

- Must provide a summary of the proposed restoration work; if not currently registered, must include evidence, such as elevation drawings, photographs, plat book)
- Must provide contractors name, number, address, and license #, and must be registered with the City of Opa-locka
- Must include available drawings or images of the home from its original construction (staff have access to the majority of drawings and/or photographs of properties listed above)
- For doors or windows, manufacturer plans must be provided, including a clear, detailed picture of the style and color (windows must be green or brown in color, doors must batten style or two-panel -panel design with clavo style, with a dark wood finish)
- For restoration of architectural, primary, or secondary features, such as domes or crenelated parapets, structural plans must be included as part of your permit application package
- Must submit a completed Building & License permit form
- **All documents listed above must be submitted NO LATER than by June 30, 2023**

#### **Timeline**

- **May:** Release of grant information and acceptance of applicants with a 60-day window period to apply; must include all relevant permit information to conduct the work with a licensed contractor
- **July:** chosen projects announced and overseen by the Historic and Environmental Preservation Board in conjunction with the Building & Licenses Department
- **August-September:** work commences on approved projects

#### **Payments**

- The City of Opa-locka will issue 10% to the contractor on commencement of the work, with final payment issued at the completion of the final inspection and within the year 2023

**CROSS REVIEW OF PROPERTIES  
NATIONAL REGISTER OF  
HISTORIC PLACES**

**Opa-locka Historic District  
Updated May 2023**

**Designated Properties**

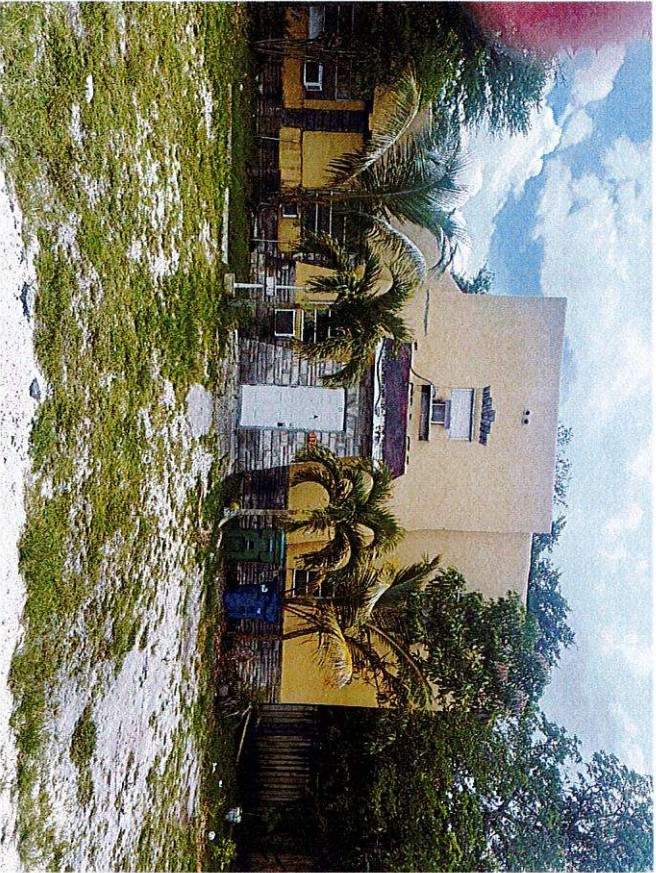
- |                             |   |
|-----------------------------|---|
| 1. 1110 Peri Street         | 23. 826 Superior Street                       |
| 2. 1145 Peri Street         | 24. 951 Superior Street                       |
| 3. 1156 Peri Street         | [King Trunk Factory and Showroom]-D           |
| 4. 1211 Peri Street         | 25. 1201-1217 Sharazad Boulevard              |
| 5. 806 Jann Avenue          | 26. 103 Perviz Avenue [Opa Hotel]-D           |
| 6. 910 Jann Avenue          | 27. 111-117 Perviz Avenue                     |
| 7. 916 Jann Avenue          | [E E Root Building]-D                         |
| 8. 1141 Jann Avenue         | 28. 124 Perviz Avenue [Historic Fire Station] |
| 9. 613 Sharar Avenue        | 29. 480-490 Ali Baba Avenue                   |
| 10. 721 Sharar Avenue       | [Historic Train Station]                      |
| 11. 915 Sharar Avenue       | 30. 940 Caliph Street                         |
| 12. 1006 Sharar Avenue      | [Historic Bank Building]                      |
| 13. 1010 Sharar Avenue      | 31. 432-490 Opa-locka Boulevard               |
| 14. 1011 Sharar Avenue      | [Hurt Building]                               |
| 15. 1145 Sharar Avenue      | 32. 777 Sharazad Boulevard                    |
| 16. 1301 Sharar Avenue      | [Historic City Hall]                          |
| 17. 401 Dunad Avenue        |   |
| 18. 811 Dunad Avenue*       | D – Demolished                                |
| 19. 1035 Dunad Avenue*      | *- Added to the list                          |
| 20. 1111 Sesame Street      |   |
| 21. 1210-1212 Sesame Street | <b>National Register of Historic Places</b>   |
| 22. 1214-1216 Sesame Street |   |

**Potential to be Designated Properties**

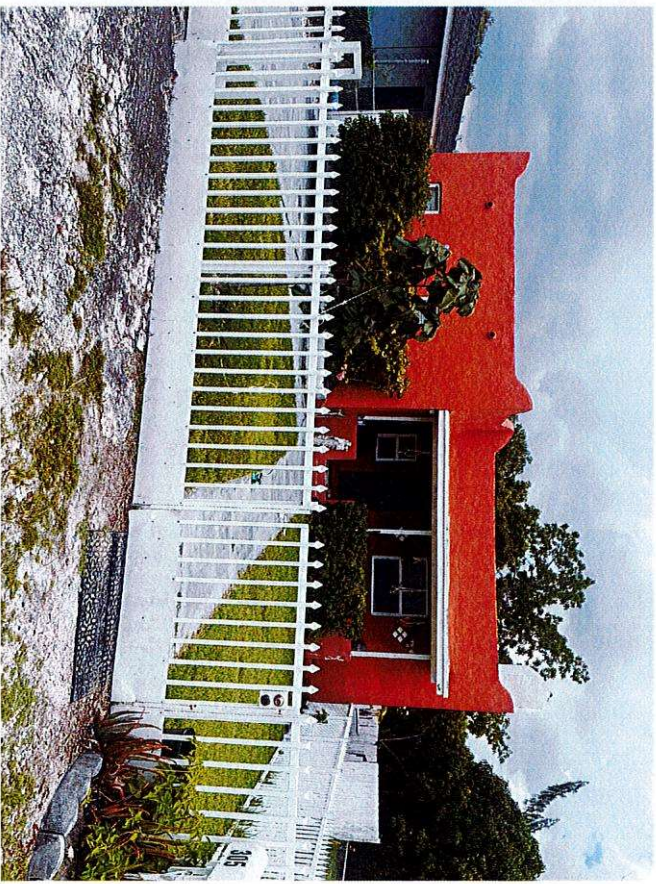
- |                           |            |                         |            |
|---------------------------|------------|-------------------------|------------|
| 1. 1340 Peri Street       | built 1925 | 20. 1200 Jann Avenue    | built 1930 |
| 2. 305 Dunad Avenue       | built 1926 | 21. 1225 Jann Avenue    | built 1936 |
| 3. 1036 Dunad Avenue      | built 1926 | 22. 1231 Jann Avenue    | built 1936 |
| 4. 1141 Dunad Avenue      | built 1920 | 23. 1236 Jann Avenue    | built 1947 |
| 5. 1203 Dunad Avenue      | built 1930 | 24. 1246 Jann Avenue    | built 1930 |
| 6. 1215 Dunad Avenue      | built 1926 | 25. 1315 Jann Avenue    | built 1926 |
| 7. 1236 Dunad Avenue      | built 1925 | 26. 705 Sharar Avenue   | built 1924 |
| 8. 1242 Dunad Avenue      | built 1925 | 27. 706 Sharar Avenue   | built 1924 |
| 9. 1134 Sesame Street     | built 1930 | 28. 821 Sharar Avenue   | built 1926 |
| 10. 1135 Sesame Street    | built 1926 | 29. 905 Sharar Avenue   | built 1928 |
| 11. 1145 Sesame Street    | built 1925 | 30. 921 Sharar Avenue   | built 1926 |
| 12. 1240 Sesame Street    | built 1926 | 31. 1016 Sharar Avenue  | built 1926 |
| 13. 1339-45 Sesame Street | built 1926 | 32. 1025 Sharar Avenue  | built 1925 |
| 14. 920 Jann Avenue       | built 1926 | 33. 1331 Sharar Avenue  | built 1926 |
| 15. 1006 Jann Avenue      | built 1934 | 34. 1341 Sharar Avenue  | built 1930 |
| 16. 1046 Jann Avenue      | built 1930 | 35. 850 Superior Street | built 1927 |
| 17. 1100 Jann Avenue      | built 1925 | 36. 851 Superior Street | built 1914 |
| 18. 1110 Jann Avenue      | built 1923 | 37. 921 Superior Street | built 1930 |
| 19. 1141 Jann Avenue      | built 1930 | 38. 936 Superior Street | built 1930 |
|                           |            | 39. 1215 York Street    | built 1930 |
|                           |            | 40. 757 Ali Baba Avenue | built 1947 |

# POTENTIAL PROPERTIES FOR HISTORIC DESIGNATION

1340 PERI ST



305 DUNNAD AVE



1036 DUNNAD AVE



1141 DUNNAD AVE



1203 DUNNAD AVE



1215 DUNNAD AVE



12366 DUNNAD AVE



12442 DUNNAD AVE



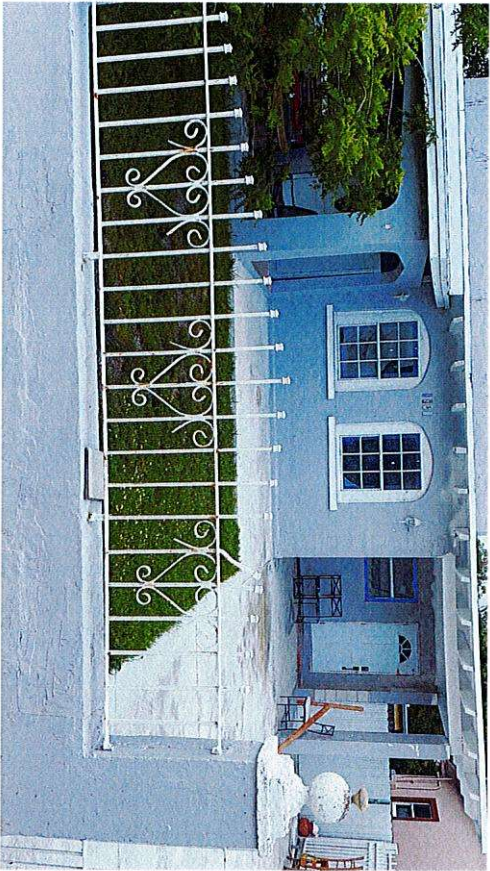
1134 SESAME ST



1135 SESAME ST



1240 SESAME ST



1339 SESAME ST



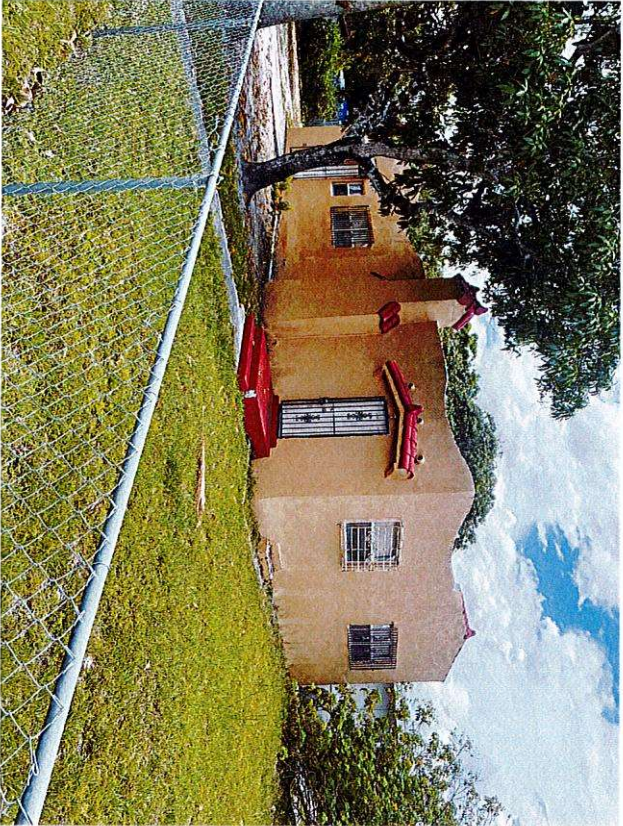
960 JANN AVA



1006 JAN AVA



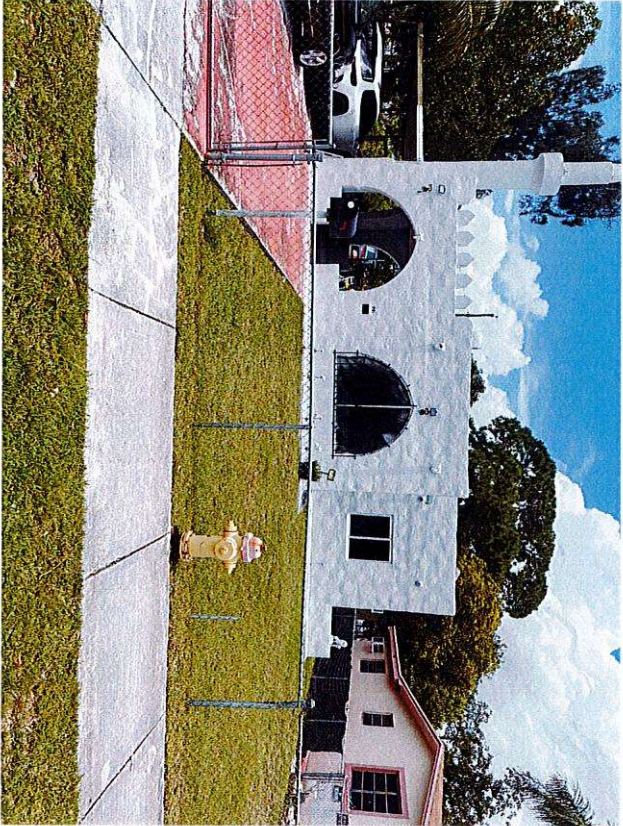
1046 JANN AVE



1100 JANN AVE



1141 JANN AVE



1200 JANN AVE



12225 JANNN AVE



1231 JANNN AVE



1236 JANN AVE



1246 JANN AVE



1246 JANN AVE



1315 JANN AVE



705 SHARAR AVE



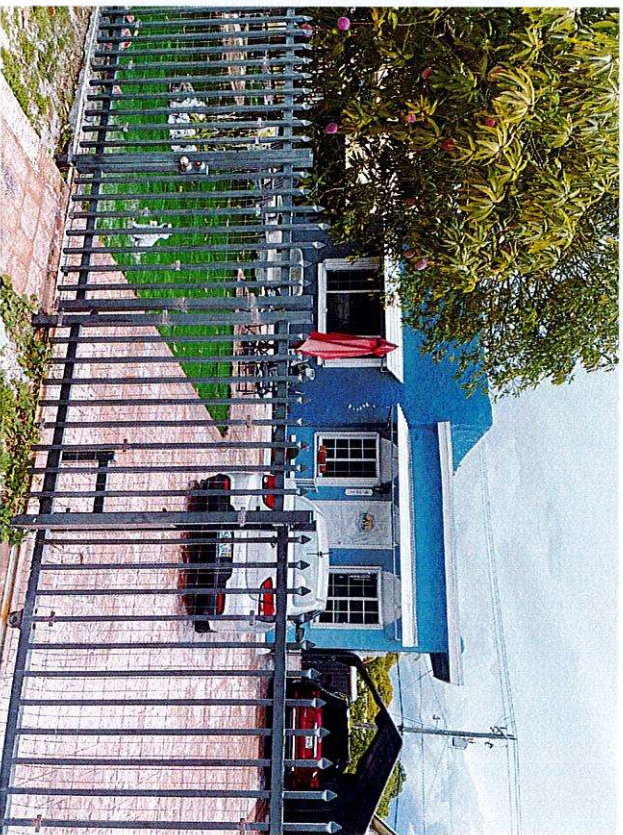
706 SHARAR AVE



821 SHARAR AVE



905 SHARAR AVE



921 SHARAR AVE



1016 SHARAR SVE



1025 SHARAR AVE



1331 SHARAR AVE



1331 SHARAR AVE



1341 SHARAR AVE



850 SUPERIOR ST



851 SUPERIOR ST



921 SUPERIOR ST



936 SEPERIOR ST





**1201 SHARAZAD BOULEVARD**



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 5/23/2023

Property Information	
Folio:	08-2121-002-2410
Property Address:	1201 SHARAZAD BLVD Opa-locka, FL 33054-3427
Owner	NESTOR LOPEZ DIANA SUAREZ
Mailing Address	1201 SHARAZAD BLVD Opa-locka, FL 33054-3427 USA
PA Primary Zone	4400 MULTI-FAMILY - 3 STORY
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	9 / 5 / 0
Floors	1
Living Units	5
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,523 Sq.Ft
Lot Size	17,921 Sq.Ft
Year Built	1958



Assessment Information			
Year	2022	2021	2020
Land Value	\$125,447	\$107,526	\$107,526
Building Value	\$11,751	\$10,341	\$10,341
XF Value	\$0	\$0	\$0
Market Value	\$137,198	\$117,867	\$117,867
Assessed Value	\$102,480	\$93,164	\$84,695

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$34,718	\$24,703	\$33,172

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
PL NO 1 OPA LOCKA PB 25-44 LOTS 22 TO 24 INC & W1FT LOT 21 BLK 13 LOT SIZE 17921 SQ FT OR 21272-3229 0503 3

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$102,480	\$93,164	\$84,695
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$137,198	\$117,867	\$117,867
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$102,480	\$93,164	\$84,695
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$102,480	\$93,164	\$84,695

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/21/2016	\$200,000	30124-2459	Not exposed to open-market; atypical motivation
06/06/2016	\$160,000	30121-0611	Forced sale; under duress; foreclosure prevention
11/01/2002	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
04/01/1991	\$180,000	14968-2001	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

**1201 SHARAZAD BOULEVARD  
(FORMERLY 1217 SHARAZAD BOULEVARD)**



# NOMINATION PROPOSAL - FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

APR 15 1987

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT - FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

## 1 NAME

HISTORIC

Helm Stores and Apartments

AND/OR COMMON

## 2 LOCATION

STREET & NUMBER

1217 Sharazad Boulevard

CITY TOWN

Opa-Locka

--- VICINITY OF

STATE

Florida

COUNTY

Dade

## 3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER

## 4 OWNER OF PROPERTY

NAME

Jose and Gesela Martinez

STREET & NUMBER

510 N.E. 106th Street

CITY, TOWN

Miami

--- VICINITY OF

STATE

Florida

ZIP CODE

33150

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC

Dade County Courthouse

STREET & NUMBER

73 West Flagler Street

CITY TOWN

Miami

STATE

Florida

ZIP CODE

33131

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Dade County Historic Survey

DATE

1981

---FEDERAL ---STATE  COUNTY ---LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Division of Historical Resources

CITY TOWN

Tallahassee

STATE

Florida

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED. DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

### HELM STORES AND APARTMENTS (OLTR #16)

#### ORIGINAL PHYSICAL APPEARANCE

The Helm Building was a two-story structure housing two shops on the first floor and four apartments on the second. The first story was dominated by an arcade composed of five horseshoe arches. On the extreme outer ends of the arcade were placed small, thin windows covered by iron bars. The plainness of the first story was contrasted by the elaborate detail found in the second story of the superstructure. In the second story, which was smaller in size than the first, the center of the facade was marked by a balcony with a copper overhang. At one side of the balcony were two pairs of casement windows surmounted by pointed arches of alternating voussoirs and raised tiles. A simple set of casement windows supporting a wide wood lintel was placed on the other side of the facade beneath spouts. At either end of the second story of the facade, the wall line bowed out to meet the first story, forming graceful plinths for ornamental vases. The flat roof was dramatized by a painted dome and copper finial, a sculpted parapet ending in rounded corner akroteria, and an octagonal minaret which featured "arrow-slit" windows in the shaft, ornate molding at its neck, an iron railing around the stanchion, and a copper cupola with a finial. A crenelated parapet stretched across the facade, uniting the dome and minaret.

#### PRESENT PHYSICAL APPEARANCE

Major alterations include removal of the dome, parapet, and minaret. On the second story, the three sets of casement windows have been replaced by four modern windows covered by iron bars. On the street level, the horseshoe arches have been enclosed and altered to form simple pointed arches.



## 9 BIBLIOGRAPHICAL REFERENCES

See Bibliographical Continuation Sheet

## 10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

.17 acre

UTM Coordinates:

17	57,532,0	2,86,523,0
ZONE	EASTING	NORTHING

Township	Range	Section
52 S	41 W	22

LOCATION SKETCH OR MAP

N

### VERBAL BOUNDARY DESCRIPTION

Block 13, Lot 22

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			

STATE	CODE	COUNTY	CODE
N/A			

## 11 FORM PREPARED BY

NAME - TITLE

Michael Maxwell, AICP

ORGANIZATION

Michael Maxwell Associates

DATE

February, 1987

STREET & NUMBER

Post Office Box 140906

TELEPHONE

(305) 446-2206

CITY OR TOWN

Coral Gables

STATE

Florida

ZIP CODE

33146



1. Plans for Stores and Apartments for  
Mr. Lee Helm
2. 1217 Sharazad Avenue, Opa-locka, Fl.  
(Dade County)
3. B.E. Muller
4. 1926
5. B.E. Muller Collection, Richter Library,  
Univ. of Miami, Miami, Fl
6. Front elevation
7. Photo no. 1 of 2



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Multiple Resource Area  
Thematic Group

Name Opa-Locka TR (Cover II)

State Dade County, FLORIDA

Nomination/Type of Review

Date/Signature

Cover

Substantive Review

Keeper

A Schlase 8/17/87

1. Baird House

Entered in the  
National Register

for Keeper Arlene Byers 8/17/87

Attest

2. Bush Apartments

Substantive Review

Keeper

[Signature]

Attest

3. Cravero House

Entered in the  
National Register

for Keeper Arlene Byers 8/17/87

Attest

4. Crouse House

Entered in the  
National Register

for Keeper Arlene Byers 8/17/87

Attest

5. Etheredge House

Substantive Review

for Keeper Arlene Byers 8/17/87

Attest

6. Griffiths House

Entered in the  
National Register

for Keeper Arlene Byers 8/17/87

Attest

7. Haislip

Substantive Review

for Keeper Arlene Byers 8/17/87

Attest

8. Helm Stores and Apartments

Entered in the  
National Register

for Keeper Arlene Byers 8/17/87

Attest

9. Helms House

Substantive Review

for Keeper Arlene Byers 8/17/87

Attest

10. Higgins Duplex

Entered in the  
National Register

for Keeper Arlene Byers 8/17/87

Attest

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Helm Stores and Apartments (Opa-Locka TR)  
Dade County  
FLORIDA

Working No. JUL - 6 1987  
Fed. Reg. Date: 3/2/88  
Date Due: 8/6/87 - 8/20/87  
Action:  ACCEPT 8-12-87  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Entered in \_\_\_\_\_ RETURN \_\_\_\_\_  
National Register \_\_\_\_\_ REJECT \_\_\_\_\_  
Federal Agency: \_\_\_\_\_

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments: \_\_\_\_\_  
Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
----------	---------------------------------	----------------------	-------------

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys  
Has this property been determined eligible?  yes  no

7. Description

Condition  excellent  good  fair  deteriorated  ruins  unexposed

Check one  unaltered  altered

Check one  original site  moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

---

**8. Significance**

Period      Areas of Significance—Check and justify below

Specific dates                      Builder/Architect  
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

---

**9. Major Bibliographical References**

---

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

---

**11. Form Prepared By**

---

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title                      date

---

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



1. Helm Store\$
2. 1217 Sharazad Avenue, Opa-locka, Fl  
(Dade County)
3. Michael Maxwell
4. 1986
5. B.E. Muller Collection, Richter Library,  
Univ. of Miami, Miami, Fl
6. Front facade (south)
7. Photo no. 2 of 2

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000117

# UPDATE OF HISTORIC COLOR PALETTE



City of Opa-Locka  
Building Structure Color Code  
Approved Colors for All City Structures



**TRIM**



Sweetheart



Kink's Canyon Grey



Woodrose



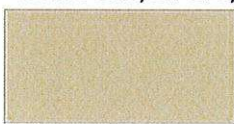
Mayflower Blue



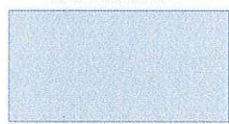
Sun Kiss



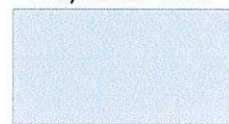
Chatam Tan



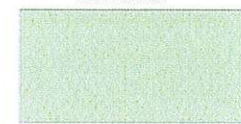
Surrey Beige



Enchantment



Cancun Blue



Forum Green



Serengeti Plain



Spinnaker



Black



White

**Before Purchasing Paint For Any Structure Please  
Provide Our Office With A Sample Of The Desired  
Color. Once The Color Is Approved Only Then Can You  
Obtain A Permit**



City of Opa-Locka  
 Building Structure Color Code  
 Approved Colors for All City Structures



**BASE**



Stone White



Champagne Sparkle



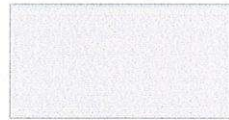
Blue Silk



Lemon Ice



Pink Bauble



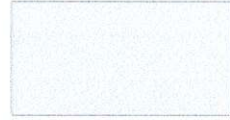
Stonington Beige



Welsh Green



Honey Moon



Siesta Key



Sassafras Tea



Pinky



Toasty Grey



Sea Swell



Blue Bow



Quiet Nest



Wispy Peach



Rose Mallow



Sand White



Fresh Cut



Empress Mauve



Storytime



Pastorale Jade



Apricot



Fairytale Pink



Bone White



Italianate Villa



Cherry Blossom



Pastel Sage



Colorado Dawn



Peach Puff

**Before Purchasing Paint For Any Structure Please  
 Provide Our Office With A Sample Of The Desired  
 Color. Once The Color Is Approved Only Then Can You  
 Obtain A Permit**



City of Opa-Locka  
 Building Structure Color Code  
 Approved Colors for All City Structures

**BASE**

Burmee Beige	Spirea	Simply Taupe	Limoges Blue	Prickly Pear
Pale Orange	Pink Parfait	Indian Painting	Boudoir	Naughty Neutral
Inheritance	Pink Tiger	Seashell Pink	Autumn Haze	Newborn
Eternity	Billowing Clouds	Jonquil Yellow	Touch of Nectar	Cotton Blossom
First Light	Fountain Mist	Costa Mesa	Peach Medley	Summer Haze
Coconut Milk	Citron Ice	Coral Flower	White	

**Before Purchasing Paint For Any Structure Please  
 Provide Our Office With A Sample Of The Desired  
 Color. Once The Color Is Approved Only Then Can You  
 Obtain A Permit**



**STATUS OF HISTORIC CITY HALL  
RESTORATION PROJECT**

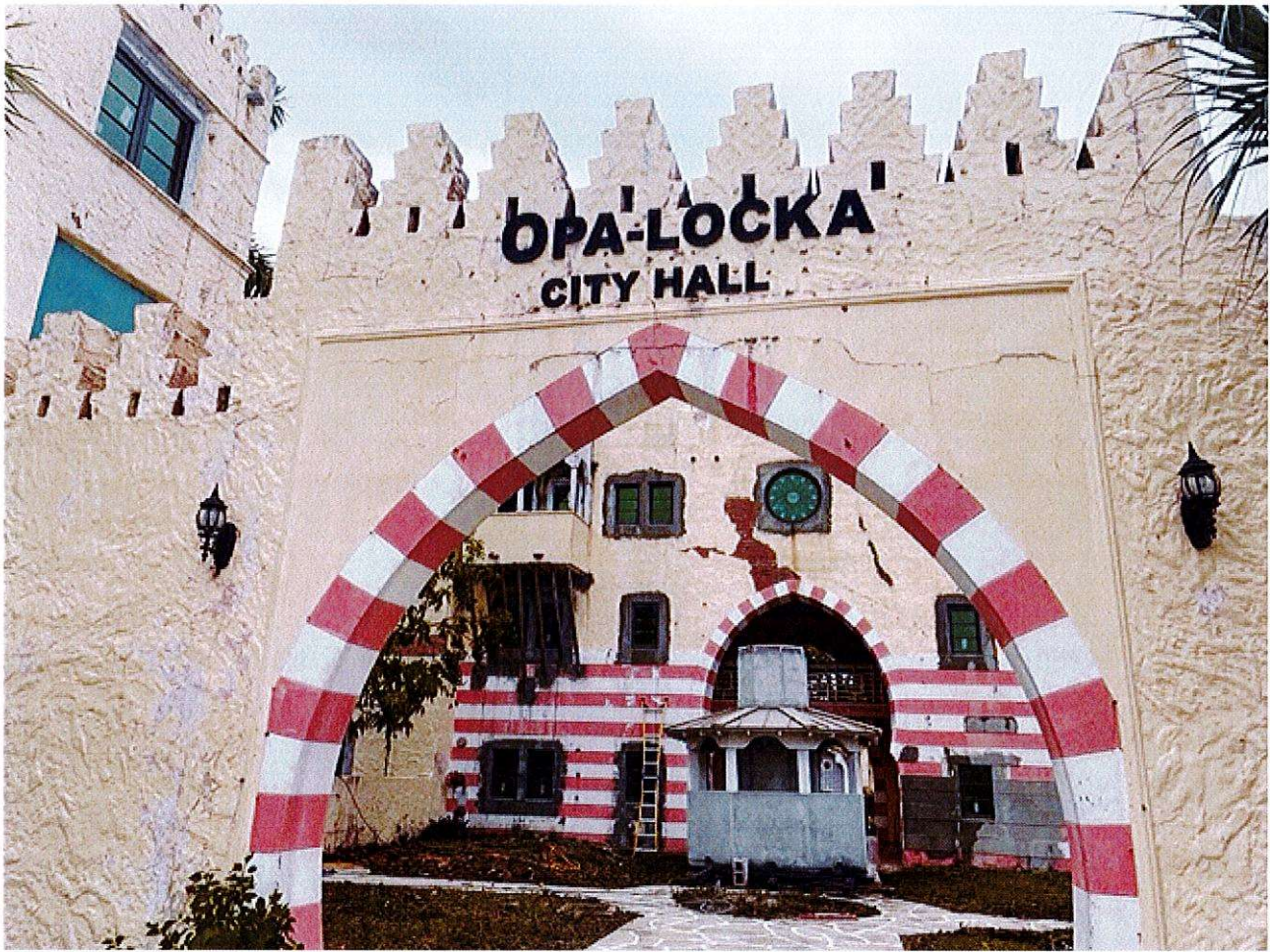


below,















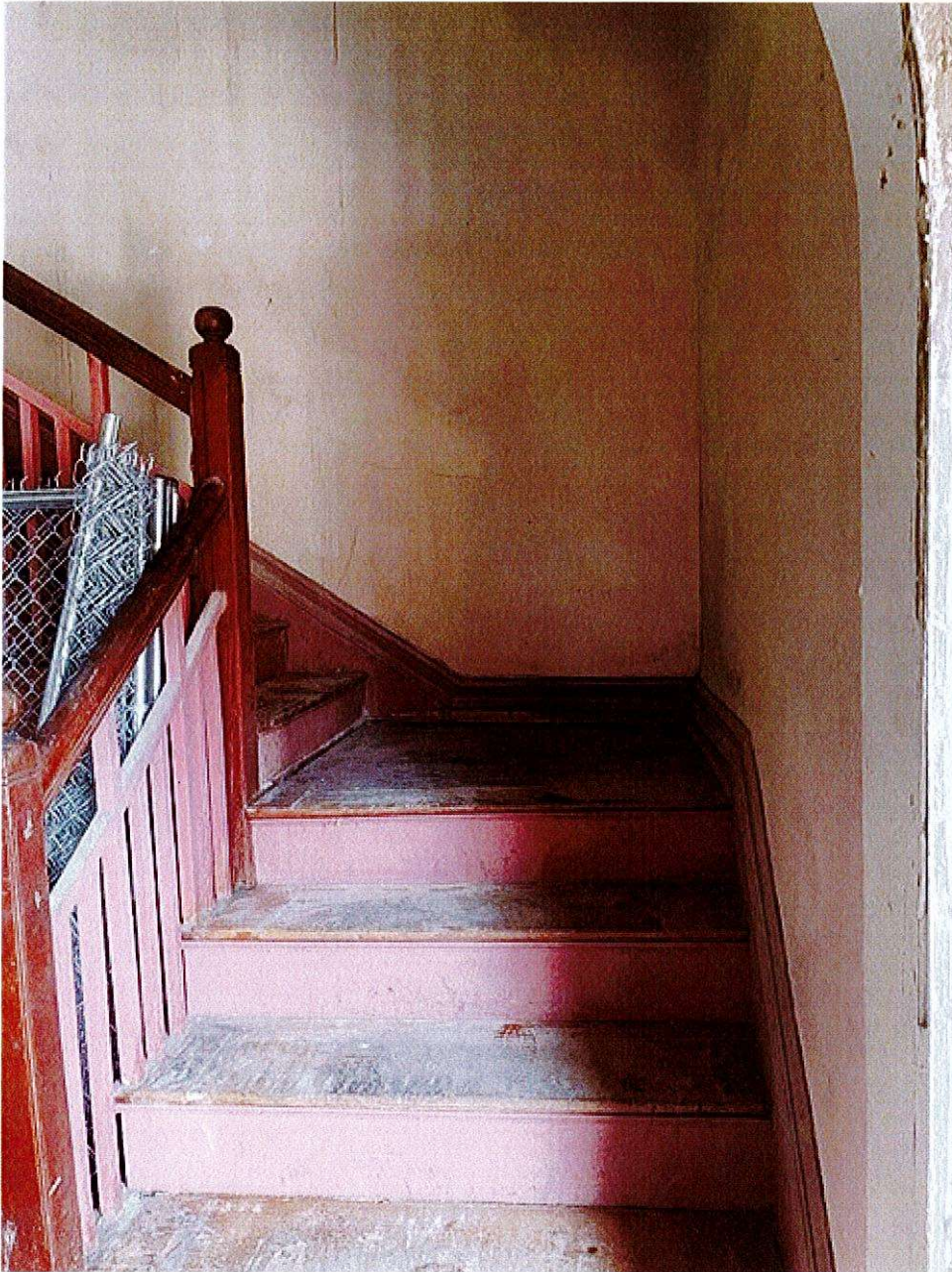


















**Adelina Gross**  
**Capital Improvement Programs Manager, City of Opa-locka**

**Office:** 305-953-2868 Ext 3001

**Cellular:** 305-496-8992

**Email:** [agross@opalockafl.gov](mailto:agross@opalockafl.gov)

**Capital Improvements Program**

780 Fisherman Street, 4th Floor

Opa-locka, FL 33054

<https://www.opalockafl.gov/>



**HISTORIC PRESERVATION  
RESIDENTIAL ASSISTANCE  
GRANT**

**THE GREAT CITY OF OPA-LOCKA**  
**HISTORICAL PRESERVATION GRANT-CRITERIA**

- (1) Have Legal ownership of the Property.**
- (2) Property should be main Residence.**
- (3) Clear of liens, litigation, or legal infractions**
- (4) Property must be located within the limits of the City of Opa-locka**
- (5) Conforms to the City Zoning and Land Development Regulation regarding the use and density permitted.**
- (6) The Maximum amount of Grant shall not exceed \$25,000.00.**
- (7) Applicable insurance policies must be current at the time of application.**
- (8) If required by the Florida Building Code, all non-conforming and unpermitted improvements to the primary structure must be removed or made to conform to current.**
- (9) Any allowable repair must not be deemed to constitute a condition of imminent threat to the public health, safety or welfare to the occupant.**
- (10) Applicant (s) must be current on all secured mortgage (s) and real estate taxes at the time of application.**

CITY OF OPA-LOCKA



HISTORICAL RESTORATION GRANT PROGRAM

APPLICATION

**NOTE:** ASSISTANCE IS BASED ON AVAILABILITY OF FUNDS. ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH YOUR APPLICATION, IN ORDER TO REVIEW FOR ELIGIBILITY.

<b>1. APPLICANT INFORMATION (HEAD OF HOUSEHOLD) PLEASE PRINT ALL INFORMATION CLEARLY</b>						
<b>Full Name:</b>				<b>Date:</b>		
<b>Current Address:</b>					<b>Apt #</b>	
<b>City, State, Zip Code:</b>						
<b>Daytime Phone:</b>			<b>Mobile Phone:</b>			
<b>E-mail Address: (Print)</b>				<b>Date of Birth:</b>		
<b>Marital Status:</b>				<b>Age:</b>		
<b>Employed:</b>		Yes		No		<b>Self Employed</b>
						Yes No
<b>Household Size (Number of People)</b>		<b>Total Household Income</b>			<b>Monthly Rent/Mortgage Payment</b>	
<b>2. HOUSEHOLD COMPOSITION</b>						
<b>Household Member Name</b>	<b>Relationship to Head of Household</b>	<b>Age</b>	<b>Date of Birth</b>	<b>Marital Status</b>	<b>Disabled Yes/No</b>	<b>Employed Yes/No</b>

CITY OF OPA-LOCKA



**HISTORICAL RESTORATION GRANT PROGRAM**

1. Race (Check only one):

- American Indian/Alaskan Native     Asian White     Native Hawaiian/Pacific Islander
- Asian & White     Black/African American     American Indian/Alaskan Native & White
- Black/African American & White     American Indian/Alaskan Native & Black/African American
- Other Multi-Racial (specify) \_\_\_\_\_
- Hispanic Ethnicity (you must also check one of the racial categories above if you select this category)

2. Gender/Age:

- Male     Female     Prefer Not to Answer     62 years or older

3. Property must have been granted Homestead Exception from Miami-Dade County Property Appraiser's Office or the owner has applied for Homestead Exception prior to applying for any financial Grant.

4. No bankruptcy or foreclosure action during any state of the process.                      (Yes)                      (No)

5. Applicant (s) shall be United States Citizen or legal resident, eligible to receive federal assistance as defined in Title 8 of the U.S.C.

And 24 CFR Section 570.613

---

---

---

---

---

CITY OF OPA-LOCKA



**HISTORICAL RESTORATION GRANT PROGRAM**

**CONFLICT OF INTEREST DISCLOSURE**

*As an applicant of the City of Opa-locka/Opa-locka Historical Restoration Grant Program, I understand that I must disclose my relationship with persons who I may be associated with in the City of Opa-locka I, therefore, attest to the following: Place your initials next to your answer.*

\_\_\_ **I am not** a current City of Opa-locka official, employee, board member, commissioner, agent and/or representative of the OCRA/City.

\_\_\_ **I am** a current City of Opa-locka official, employee, board member, commissioner, agent and/or representative of the OCRA/City. Position/Title \_\_\_\_\_

\_\_\_ **I am** a former City of Opa-locka official, employee, board member, commissioner, agent and/or representative of the OCRA/City. Position/Title \_\_\_\_\_

Date of Employment or Date Term Ended \_\_\_\_\_

\_\_\_ My landlord  IS or  IS NOT City of Opa-locka official, employee, board member, commissioner, agent and/or representative.

\_\_\_ To the best of my knowledge, **I am not** aware of any current City of Opa-locka official, employee, board member, commissioner, agent and/or other representative of the City who is related to me or with whom I am a business associate.

\_\_\_ **I am** related to or have a business relationship with a current City of Opa-locka official, employee, board member, commissioner, agent and/or representative.

His/her name is \_\_\_\_\_. This person is associated with the City of Opa-locka in the capacity of \_\_\_\_\_.

**Applicant Name/Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

CITY OF OPA-LOCKA



HISTORICAL RESTORATION GRANT PROGRAM

AGREEMENT AND AUTHORIZATION TO VERIFY INFORMATION

The undersigned provides authorization for the City of Opa-locka as follows: 1) to verify information submitted in this application and 2) to make copies of this application as required to receive assistance. The applicant understands that all information and documents provided in association with this application are public records and are subject to the State of Florida's public records laws.

I certify that the information provided in this application is true and correct. Any intentionally false or fraudulent statement or supporting document will constitute cancellation of this application and liability in any legal action brought against me by the City of Opa-locka. The City of Opa-locka is hereby authorized to inspect the property prior to approval or later, if warranted. I agree to have no claim for defamation, violation of privacy or other claims against any person, firm or corporation by reason of any statement or information released by them to the City of Opa-locka.

NOTICE OF COLLECTING SOCIAL SECURITY NUMBERS FOR GOVERNMENT PURPOSES

State law requires that notice be given to persons when requesting their Social Security Number (SSN). City of Opa-locka collects your social security number for purposes of identification verification and may share the information with other agencies for the same purpose. The request for your SSN is authorized by state law, §119.071(5)(a), F.S. 2007.

PENALTY FOR FALSE OR FRADULENT STATEMENT

Federal law, U.S.C. Title 18, Sec. 1001, provides: Whoever, in any matter within the jurisdiction of any department or agency of the U.S. knowingly and willfully falsifies or makes false, fictitious, or fraudulent statements, or entries, shall be fined not more than \$10,000 or imprisoned for not more than five years, or both.

PRIVACY ACT NOTICE

This information is to be used by the agency collecting it, or its assignees, in determining your eligibility for assistance. The information will not be disclosed outside the agency except as required and permitted by law. Failure to provide this information may delay or result in rejection of your application. All information you provide is subject to Florida's public records laws.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

CITY OFFICIAL USE ONLY

City Approval  City Denial  Date \_\_\_\_\_

Approval Amount \_\_\_\_\_ Month(s) Approved \_\_\_\_\_

Staff Signature \_\_\_\_\_

# Request for Taxpayer Identification Number and Certification

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give Form to the  
requester. Do not  
send to the IRS.**

Print or type. See Specific Instructions on page 3.	<p><b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <hr/> <p><b>2</b> Business name/disregarded entity name, if different from above</p> <hr/> <p><b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.</p> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><input type="checkbox"/> Individual/sole proprietor or single-member LLC</td> <td style="text-align: center;"><input type="checkbox"/> C Corporation</td> <td style="text-align: center;"><input type="checkbox"/> S Corporation</td> <td style="text-align: center;"><input type="checkbox"/> Partnership</td> <td style="text-align: center;"><input type="checkbox"/> Trust/estate</td> </tr> </table> <p>Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p><b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p>	<input type="checkbox"/> Individual/sole proprietor or single-member LLC	<input type="checkbox"/> C Corporation	<input type="checkbox"/> S Corporation	<input type="checkbox"/> Partnership	<input type="checkbox"/> Trust/estate	<p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p style="text-align: right; font-size: small;">(Applies to accounts maintained outside the U.S.)</p>
<input type="checkbox"/> Individual/sole proprietor or single-member LLC	<input type="checkbox"/> C Corporation	<input type="checkbox"/> S Corporation	<input type="checkbox"/> Partnership	<input type="checkbox"/> Trust/estate			
	<p><b>5</b> Address (number, street, and apt. or suite no.) See instructions.</p> <hr/> <p><b>6</b> City, state, and ZIP code</p>	<p>Requester's name and address (optional)</p> <hr/>					
	<p><b>7</b> List account number(s) here (optional)</p>						

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>										
				-			-			
<b>or</b>										
<b>Employer identification number</b>										
				-						

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶ _____	Date ▶ _____
------------------	----------------------------------	--------------

## General Instructions

- Form 1099-INT (interest earned or paid)

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

## What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

**a. Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note: ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

**b. Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

**c. Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

**d. Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

**e. Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

### Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

### Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5 <sup>2</sup>
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

<sup>1</sup> See Form 1099-MISC, Miscellaneous Income, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a) J—

A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

**Line 5**

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

**Line 6**

Enter your city, state, and ZIP code.

**Part I. Taxpayer Identification Number (TIN)**

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/Businesses](http://www.irs.gov/Businesses) and clicking on Employer Identification Number (EIN) under Starting a Business. Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

**Part II. Certification**

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.

**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABL accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

### What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee) b. So-called trust account that is not a legal or valid trust under state law	The grantor-trustee <sup>1</sup> The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor <sup>4</sup>
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

\*Note: The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

### Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

#### Protect yourself from suspicious emails or phishing schemes.

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask

taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Visit [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.