



**Regulatory and Economic Resources Department**

**Office of Historic Preservation**

111 NW 1<sup>st</sup> Street, Mailbox 114 • 12<sup>th</sup> Floor  
Miami, Florida 33128  
T 305-375-4958

August 30, 2018

Ms. Nancy Martinez  
Division of Materials and License Renewal  
Office of Nuclear Reactor Regulation  
U.S. Nuclear Regulatory Commission  
Washington, DC 20555-001

Re: McGregor Smith Ranger House, Evaluation of Historic Significance

Dear Ms. Martinez:

The Miami-Dade County Office of Historic Preservation has reviewed the previous documentation provided regarding the historic significance and possible eligibility of the McGregor Smith Ranger House for designation as a Miami-Dade County Historic Site. I am in agreement with the assessment provided by the previous Historic Preservation Chief that the resource appears to be eligible based on its association with McGregor Smith.

It is important to note that the previous assessment was performed in 2012, when the resource was 44 years old. This led to the determination that the resource would not qualify for designation for "a few more years." With an original construction date of 1968, the resource now meets the 50-year benchmark generally required before designation of a resource is proposed. When its age is considered in conjunction with its association with McGregor Smith, an important figure in the history of Florida Power and Light, the resource may now be eligible for designation as a Miami-Dade County Historic Site.

Please do not hesitate to contact our office with any questions.

Sincerely,

A handwritten signature in black ink that reads "Sarah K. Cody".

Sarah K. Cody  
Historic Preservation Chief  
Miami-Dade County

Encl: Letter from former Miami-Dade County Historic Preservation Chief, Kathleen Kauffman, to Florida Power and Light regarding McGregor Smith Ranger House as a potential historic site



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August 24, 2012

Mr. Bob Bertelson  
Land Utilization, Turkey Point  
Florida Power and Light  
9760 SW 344<sup>th</sup> Street, Florida City 33035

RE: McGregor Smith Ranger House as a potential historic site

Dear Mr. Bertelson:

Let me start by thanking you again for the wonderful hospitality shown by you and your staff, and for the amazing tour of your facility. The work you perform there within the Wildlife Conservation Area is so valuable to our community; it was especially amazing to have had the opportunity to see your administration of the American crocodile tracking and evaluation program.

On August 8, 2012, I visited the Turkey Point Power Plant to evaluate the potential of the McGregor Smith Ranger House as a historic site.

I observed a one-story wood frame elevated structure that was supported underneath by large cylindrical wooden posts. Thick support beams are possibly Dade County pine. The ground floor space is enclosed with screens, as is the second level wrap-around porch. The second floor living space, which includes a living/dining area, a bedroom (that has been converted into a conference room) and a bathroom, is accessed by a wooden exterior staircase.

The structure was built circa 1968 for the purposes of housing a full-time Florida Board of Conservation ranger. It is named after McGregor Smith, one of Florida Power and Light's first presidents (from 1939-1954) and who later served as Chief Executive Officer. The building had been used more recently as an employee retreat for business meetings and workshops, but has been sitting vacant and unused for the past couple of years.

Your company has expressed an interest in ascertaining whether or not the property would qualify for historic designation, and if it did, what are the benefits that would result from such distinction?

### **Is the Building Eligible for Designation?**

To be eligible for designation, a building must qualify under at least one of the criteria as spelled out in the Historic Preservation Ordinance of Miami-Dade County Code (Chapter 16-A.) These

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criteria include architectural significance, associations with significant persons, associations with a significant event, or the potential to yield important information (archaeological significance).

And generally, the building should be at least 50 years of age to even be considered, unless the property is of exceptional significance. Building plans provided to me by your staff indicate that the ranger house was built in 1968, making it 44 years old.

This building might qualify for designation because of its association with McGregor Smith, who was an important figure in the history of the Florida Power and Light Company, but because the building isn't of exceptional significance, and because it is less than 50 years old, it does not qualify for a few more years.

### **Benefits of Designation**

Besides the obvious benefit of protecting a resource for future generations to enjoy, buildings that have been designated as historic also become eligible for any preservation funding that may be available through the County. Additionally, building officials have discretion when reviewing projects involving historic buildings and have flexibility when it comes to applying the South Florida Building Code (though life/safety requirements are always adhered to.)

Designated buildings also are eligible for Historic Preservation Ad Valorem tax exemptions, which give owners a 100% exemption of any additional taxes that would be incurred through restoration efforts.

Buildings that have been historically designated are required to go through a Historic Preservation review before any building permit may be pulled for work, however most HP reviews are done administratively by the County staff and can be completed in one or two days. Our office only reviews work that is being proposed to the exterior of a building. Generally, the interior of any building is not regulated by our code (unless the interiors were specifically designated, as they were for the mansion at Vizcaya Museum and Gardens.)

### **Potential to Move the Structure**

The McGregor Smith Ranger House is wood frame construction and not very large. It would be a relatively easy structure to move. However, having seen the proposed site where this building could be moved to, I think it would be extremely cost prohibitive because of the environmental and accessibility issues found between the current site and the proposed site.

### **Conclusion**

The McGregor Smith Ranger House played a significant role in the early history of the FPL power plant at Turkey Point and is worthy of saving for future staff use and as a vestige of the flurry of activity that once took place in and around the power plant during the 1960s.

Though the building does not qualify for designation at this time, I would encourage FPL to consider stabilizing the structure and performing some basic rehabilitation so that there is no further deterioration.

If you have any more questions, please do not hesitate to contact me at (305) 375-4958.

Sincerely,

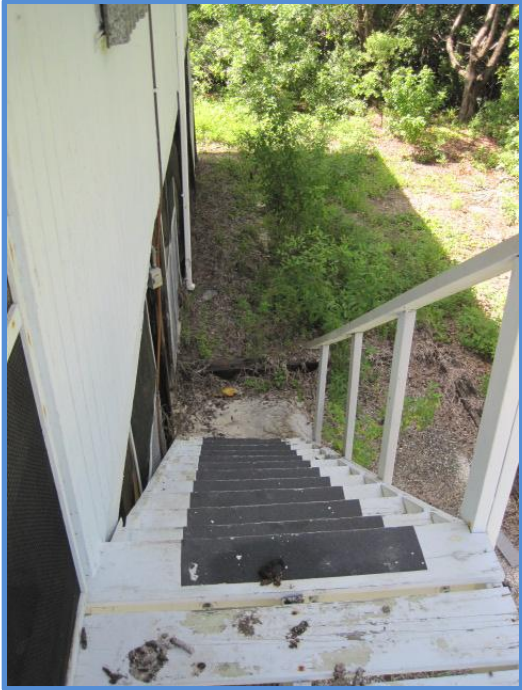


Kathleen Kauffman  
Preservation Chief

**McGregor Smith Ranger House,  
Turkey Point Power Plant Facility**



Exterior of the McGregor Smith  
Ranger House



Exterior wooden staircase



Support beams, ground floor,  
enclosed with screens



Upstairs screened wrap-around  
porch



Interior photographs of the upstairs living/meeting spaces, which include a living/dining room combo, small kitchen, separate bathroom, and separate bedroom that is being used as a conference room.