

Preliminary Designation Report

Alhambra Heights Residence

577 NW 120 Street
Miami-Dade County, Florida
Built: c. 1926



Prepared by: Adrienne Burke, AICP, Esq.
Principal Planner
Office of Historic Preservation
Regulatory and Economic Resources Department
Miami-Dade County

November 18, 2020

CONTENTS

I.	General Information	Page 3
II.	Physical Description / Setting	Page 4
III.	Historic Significance & Context	Page 13
IV.	Architectural Significance	Page 23
V.	Proposed Development	Page 24
VI.	Property Vulnerability	Page 25
VII.	Florida Master Site File	Page 25
VIII.	Criteria for Designation	Page 25
IX.	Standards for Certificate of Appropriateness	Page 26
X.	Contributing Features	Page 26
XI.	Staff Evaluation & Recommendation	Page 26
XII.	Endnotes	Page 27

I. GENERAL INFORMATION

NAME: **Alhambra Heights Residence**

LOCATION: 577 NW 120 Street
Miami, FL 33168
Township: 52
Range: 41
Section: 25

ARCHITECT: Edgar Albright

CONSTRUCTION: c.1926

PROPERTY OWNERS: Eber Oroz and Elias Polanco

LEGAL DESCRIPTION: ALHAMBRA HEIGHTS PB 17-54
W1/2 LOT 27 & ALL LOT 28 BLK 10
LOT SIZE 75X135
OR 20677-4863 07 2002 1

TAX FOLIO NUMBER: 30-2125-018-0880

SIGNIFICANCE: **History/Context:** The residence is a physical representation of a classic 1925 Florida land boom development that illustrates the pattern of history in Miami-Dade County. The Alhambra Heights Residence fulfills Criteria Sec. 16A-10(1)(a), *Associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation.*

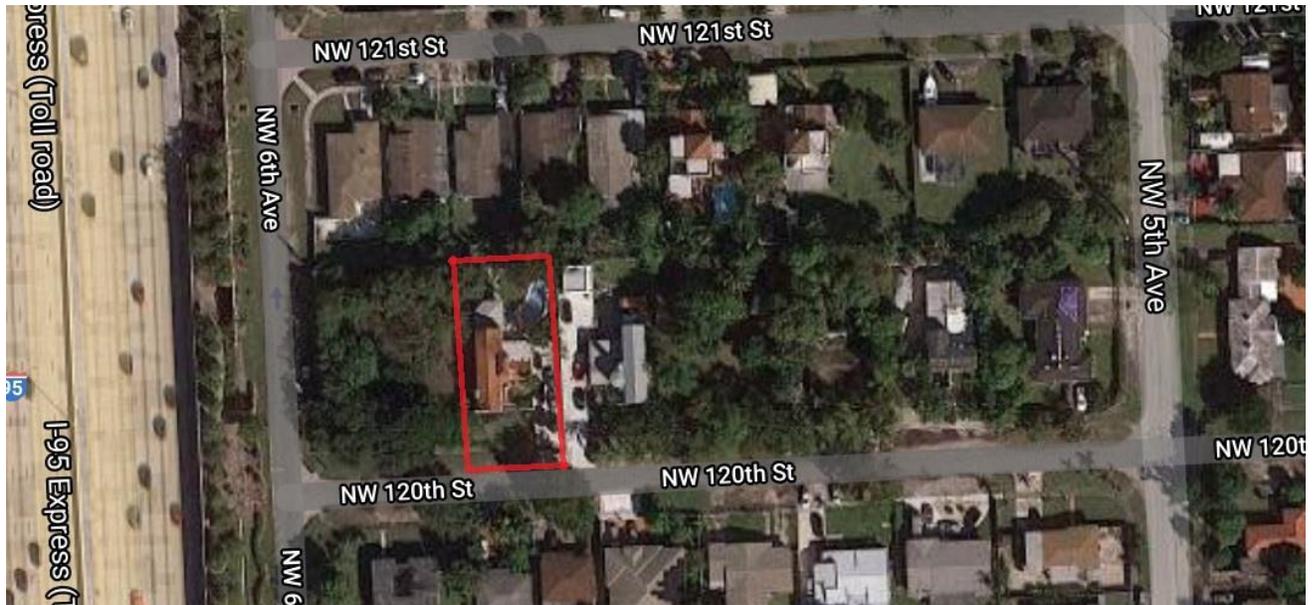
Architecture: The Spanish Revival architecture typifies the overall Mediterranean Revival architecture that was so commonly associated with Florida land boom developments. The Alhambra Heights Residence fulfills Criteria Sec. 16A-10(1)(c), *Embodies the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction.*

IMPACTS: The Miami-Dade County Office of Historic Preservation is required to approve any exterior changes and/or additions, demolition, or new construction to the designated resource. Most approvals are handled in-house directly by the staff of the Office of Historic Preservation. Major alterations require approval by the County Historic Preservation Board. Additional details are included in *Section VI: Standards for Certificates of Appropriateness.*

Designated resources are eligible to take part in the County's Ad Valorem Tax Exemption program.

II. PHYSICAL DESCRIPTION / SETTING

577 NW 120 Street is located adjacent to I-95 near the City of North Miami in unincorporated Miami-Dade County.



As noted from construction dates of surrounding structures on the same block, most of the homes in the neighborhood were built in the 1950s and 1960s, decades after Alhambra Heights was platted. Several lots remain vacant. The dates listed below are from the Property Appraiser; as will be discussed later, it is unlikely the subject property and neighboring property date to 1924, but more likely date to 1926 given that Alhambra Heights was not platted until September 1925. It is possible that 577 and 565 NW 120 Street were built prior to plat approval, but that seems unlikely. These two properties take up exactly 1 and ½ lots, just like the remaining structures built in 1926 and 1927 on the same block.



Aside from the several homes constructed around the same time, most of the homes in the vicinity were built in the 1950s and 1960s, or later. The rights-of-way are wide, and the immediate block has numerous large trees. The property to the west of 577 NW 120 Street is vacant, which currently provides a landscaped buffer between the home and I-95.



Looking east on NW 120 Street from the front of the residence.



Looking west on NW 120 Street towards I-95 from the residence.



Immediate neighbor to the east at 565 NW 120 Street, also designed by Edgar Albright as part of initial Alhambra Heights development.



View from second story of residence looking southeast onto NW 120 Street.



Subject property (left) and neighboring property, showing proximity and placement.



Home across the street, illustrating later infill development of Alhambra Heights subdivision.



Another home across the street, illustrating later infill development of Alhambra Heights subdivision.

The catchall term of “Mediterranean Revival” architecture is often used to describe the style of architecture associated with 1920s Florida development boom. *(See more information in the Historic Significance and Context section below.)* Using *A Field Guide to American Houses*, the Alhambra Heights residence is more specifically defined as Spanish Revival, popularized from 1915-1940.¹ McAlester notes that “[d]uring the 1920’s, many new communities in Florida and southern California were planned in the Spanish Revival style...”²

Identifying features of Spanish Revival architecture are: “low-pitched roof, usually with little or no eave overhang; red tile roof covering; typically with one or more prominent arches placed above door or principal window, or beneath porch roof; wall surface usually stucco; wall surface extends into gable without break (eave or trim normally lacking beneath gable); façade normally asymmetrical. The Alhambra Heights residence is one of the five principal subtypes identified by McAlester, the cross-gabled roof subtype. According to McAlester, “about 50% of Spanish Revival houses have cross-gabled roofs with one prominent, front-facing gable. These are usually L-plan houses; one-story and two-story forms are both common, as are examples with wings of differing heights.”³ This house fits the L-plan description well, with the smaller one-story wing projecting from the prominent two-story, front-facing gable.

Photographs from the Property Appraiser's records help piece together the evolution of the residence over time. It appears that the original windows were casement windows, which is one of the styles associated with Spanish Revival architecture, and that sometime after the 1950s, awnings were added. Also after the 1950s, the garage at the rear of the structure was converted into living space, and a garage addition extends from the rear of the house. With the garage at the rear, the driveway extended to the back of the house, where now there is a pool and the backyard space. A pool was added before the current owners rehabilitated the house, as evidenced from photos they provided. The original garage roof portion of the structure was also flattened after the 1970s, having been angled previously. Less detailed information is available about the original doors; however, the door openings appear to have remained largely the same.



c.1956 image from the Property Appraiser records.



c.1956 image from the Property Appraiser records.



c.1974 image from the Property Appraiser records.



c.1974 image from the Property Appraiser records.



c.1974 image from the Property Appraiser records.



Image of the house prior to rehabilitation, with what were likely original windows, courtesy of the current owners.



Another image of the home prior to rehabilitation, courtesy of the current owners.



Image of the rear of the structure and swimming pool area, courtesy of the current owners. This image shows that prior to rehabilitation, the home had a mixture of windows and doors, original and non-original.



Façade/southern elevation of the structure, 2020.



Façade/front portion of eastern elevation viewed from the driveway, 2020.

Façade/South Elevation

The façade/south elevation of the structure illustrates the Spanish Revival subtype as outlined by McAlester. The home is a two-story gable-roof structure with a projecting wing towards the east. From the façade view, the projecting portion of the structure is visible, which is simply adorned with a single window and single door. An exterior stair leading to an upstairs door is to the right of the projection, and the one-story wing is just visible, set back a distance from the façade elevation. Corners of the structure have a contrasting concrete or stone quoin that is visible against the stucco exterior. There are no eaves on the structure, as typical of the Spanish Revival style. The red barrel roof tiles of the small shed roof at the top of the exterior stair are visible, as is the roof on the one-story wing.



East elevation and knee wall visible from the front yard, 2020.



Remainder of east elevation, visible from the rear yard, 2020.



Exterior staircase leading to the second story entry, 2020.



Second story entry with shed roof, oval window, and sconce, 2020.

East/Side Elevation

From the east/side elevation view, a low masonry wall faced in stucco is visible, that creates a small courtyard effect. Also visible are other features common to the Spanish Revival-style: a solid plank entry door (perhaps original) covered by a small awning, a window with a “balconet” (described by McAlester as a full-length window and railing without projecting floor), exterior stairs to the second story, and the one-story wing characterized by multi-light windows.⁴ A small oval window is near the second-story entry. Portions of the red barrel tile roof are visible, a decorative wooden bracket under the second story shed roof, and vents near the roofline can be seen from this side. The remainder of the east/side elevation is behind a six-foot wooden fence and cannot be seen from the street. This portion relates to the back yard of the home, and features the rear of the one-story projecting wing, and the portion of the structure that originally housed the garage prior to its conversion into interior space. Doors and windows have been replaced on the entirety of the structure; however, many of the original doors and windows had been replaced prior to the current owners. Additionally, because this portion of the home is not visible from the street, the replacement of doors and windows does not significantly impact the integrity of the home or how it reads from the right-of-way. Doors lead to an outdoor patio space and swimming pool.



North/rear elevation, 2020. The garage is a likely addition from the original construction, but indicates a rear access driveway was present prior to construction of the houses on NW 121 Street.



North/rear elevation showcasing unique garage construction with curved roof providing a covered outdoor work/storage space, 2020.

North/Rear Elevation

The north/rear elevation of the home is dominated by a single-car garage space with a unique extension that provides outdoor work and storage space underneath a curved roof. As noted in the photos and based on information from the Property Appraiser, this addition appears to have been constructed in 1966. The orientation of the garage suggests that entry was from NW 121 Street; however, homes were constructed there in 1965, so the access is unclear. From this elevation, the second story of the home is visible, with a single window mirroring the single second-story window visible on the façade. Additionally, the one-story projecting wing and barrel tile roof can be seen.



West/side elevation viewed from the rear of the property, 2020.



West/side elevation viewed from the front of the property with the chimney tower visible, 2020.

West/Side Elevation

The west/side elevation is an expanse of wall with varied fenestration, that is largely not visible from the street, being behind a 6' wooden fence. Towards the façade, a small outdoor space and patio with double doors leads into the home. The prominent feature on this elevation is the chimney. The top of chimney has a style similar to those described in McAlester as typical for Spanish Revival; it is noted a “small house-shaped chimney capping is a favorite Spanish Revival detail.”⁵

Roof

The roof is a cross-gable subtype, with red barrel tile. The roof has been barrel tile since construction. As noted above, the roof at the rear addition was changed at some point after the 1970s from a low-pitch shed to a flat roof.



Swimming pool in the rear yard, 2020.



Concrete slabs in the rear yard; one of which likely was part of a driveway, 2020.

Exterior Details

Notable exterior details include the exterior stucco wall at the front of the home; a walled entry courtyard is a common element of Spanish Revival architecture.⁶ Decorative iron sconces are another common feature to this architectural style; the home has small sconces at the entry doors on the first floor and the second floor, although they are likely replacements. At the rear of the home, a swimming pool and concrete slabs are present in the back yard. One of the slabs is likely a remnant of the driveway that originally extended from NW 121 Street.

III. HISTORIC SIGNIFICANCE & CONTEXT

Historically, the land where 577 NW 120 Street sits today is the land of the Tequesta and Seminole people. After forced removal of the indigenous people, the land was in part portioned off by the United States government to various homesteaders through a series of land grants in the late nineteenth and early twentieth century.

In the immediate vicinity of Alhambra Heights, there were five land grants issued by the U.S. government.⁷ In 1894, 160 acres were granted to William Freeman, in 1897, 160 acres were granted to Frances E. Tuttle, and in 1898, 160 acres were granted to Mary Niles (formerly Mary Moffat). In 1901, 160 acres were granted to the heirs of Robert. B. Burgoyne Moffat, and in 1902, 160 acres were granted to Hiram B. Meyers.

The 1920s Florida Land Boom

After the land grant era, and with the engineering of South Florida to turn previously wet land into dry land, development pressures intensified. By the early 1920s a variety of factors turned a spotlight on South Florida, including a post-World War I recession that came to an end around 1923.⁸ Real estate was seen as an accessible investment for most people that could offer a substantial return on investment.⁹ Other factors that led to a land boom in Florida by the mid-20s included the rise of automobiles that were more available to the middle class, stories of wealthy Americans wintering in Florida, exotic vegetation, wildlife, and landscapes, and a state ban on income and inheritance tax in 1924.¹⁰ These circumstances were highlighted through major marketing and promotional materials created by Miami and other jurisdictions in Florida.¹¹

Developers also used publicity and marketing to draw attention to their projects. One of the early success stories in the Florida land boom was Coral Gables, established c.1921. "Although at first sales of the new Miami suburb were not brisk, they greatly increased as the project began to receive publicity and praise. Frequent full-page newspaper ads, high-powered salesmen, and buses that transported visitors to the townsite, served to enliven sales."¹² Many other developers employed similar tactics such that it became a formula for promotion and a trademark of many Florida developments during this era.¹³ Hollywood-by-the-Sea, Miami Shores and Miami Beach were other significant developments of this era.¹⁴

Another distinctive element of many of the 1920s land boom developments was the use of Mediterranean architecture. This style contributed to Florida's mystique as an exotic locale and evoked Spain, Italy and North Africa. The first use of Mediterranean architecture in Florida is believed to have been the construction of Villa Zorayda, the winter home of wealthy Bostonian Franklin Smith, built at St. Augustine in 1882. Other notable examples followed, such as Ponce de Leon hotel in St. Augustine, Plant's Tampa Bay Hotel and Vizcaya. It was not until after World War I that this style was made into an accessible style for the middle class. Addison Mizner and his work in Palm Beach and George Merrick and his development in Coral Gables helped solidify the use of this architecture in boomtime developments.¹⁵

Dade County was the center of the mid-20s land boom.¹⁶ This was only even possible due to the state's program of Everglades "reclamation" in the early 1900s that turned previously undevelopable land into land suitable for building.¹⁷ In fact, Miami's population and real estate market were already rapidly growing pre-1925.¹⁸ The combination of factors that precipitated the boom, also helped fuel increased tourism in the area, which in turn further fueled the local real estate boom.¹⁹

While signs pointed to the boom starting in 1924, 1925 kicked off the biggest boom year. Miami and Dade County recorded over twice the number of real estate transactions in January as they had the year before, and numbers rose throughout the year.²⁰ The Miami Herald in 1925 had more advertising space than any newspaper in the world.²¹ And also in 1925, a series of annexations grew the City of Miami from 13 to 43 square miles.²² That same year, the state legislature required subdivisions be prepared by civil engineers and gave city and county governments the right to approve plans.²³ It is estimated that a majority of the buyers were speculators waiting for a return on their investment, and most purchasers were not single owners looking for a home.²⁴

The boom was not sustainable. By the spring of 1926, signs of a downturn were evident and land prices were falling. Because of the binder deposit system that only required a small down payment up front, thousands of second payments on lots were not made in 1926.²⁵ This left developers unable to make their financial commitments. A ship that sank in January 1926 at the entrance to the Miami harbor prohibited the movement of building construction goods into the city for almost two months.²⁶

More factors contributed to a quick bust. Despite the boom, there was actually a housing shortage at the time, and this prevented laborers so necessary to the boom from coming.²⁷ Other states passed laws prohibiting the sale of Florida real estate or actively campaigned against the boom activity in Florida in an effort to discourage people from leaving, and the National Better Business Bureau launched an investigation into dubious real estate practices.²⁸ The hurricane in September 1926 was the final nail in the coffin on the land boom.²⁹ In 1926, Dade County recorded 98,504 real estate transactions, 43 percent less than during 1925.³⁰ Things continued to decline thereafter, with another devastating hurricane in 1928, and the stock market crash of 1929.

"Henry Villard, writing for *The Nation*, described their [development project] remains as he viewed them along the Dixie Highway north of Miami in the spring of 1928:

'Dead subdivisions line the highway, their pompous names half obliterated on crumbling stucco gates. Lonely, white-way lights stand guard over miles of cement sidewalks, where grass and palmetto take the place of homes that were to be. Street signs--where a "Ponce de Leon Boulevard" was planned to intersect with an "Avenue Alcazar"--point forlornly skyward. Instead of billboards flamboyant with the name of some super subdivision or dream-development, the advertisements read virtuously of motor cars, or--more reassuring still--native dairies and agricultural products.'"³¹

Alhambra Heights Plat

The Alhambra Heights subdivision is a textbook example of a 1920s Florida land boom development, kicked off in 1925, but in decline by late 1926. The original three plats for the subdivision are dated August 1925 and were approved by Dade County under their newly granted authority to do so, on September 1, 1925. The three plats total 50 blocks, and were platted by the Commercial Bank and Trust Company.³²

Alhambra Heights Section 1 was originally 32 blocks and bounded by NW 119th Street (south), NW 127th Street (north), NW 5th Avenue (east), and NW 9th Avenue (west). 577 NW 120 Street is located in Section 1. Section 2 was originally ten blocks and bounded by: NW 119th Street (south), NW 124th Street (north), NW 2nd Avenue (east),

and NW 5th Avenue (west). Section 3 was originally eight blocks and bounded by: NW 127th Street (south), NW 131st Street (north), NW 7th Avenue (east), and NW 9th Avenue (west).

Comparing these sections of the Alhambra Heights plat to the land grants illustrates how the properties changed from the early 20th century to development just a couple of decades later. Section 1 of the Alhambra Heights plat incorporates the Tuttle land grant on the west half, and the Meyers land grant on the east half. Section 2 of the plat incorporates the rest of the Meyers land grant, and Section 3 also incorporates the Tuttle land grant.

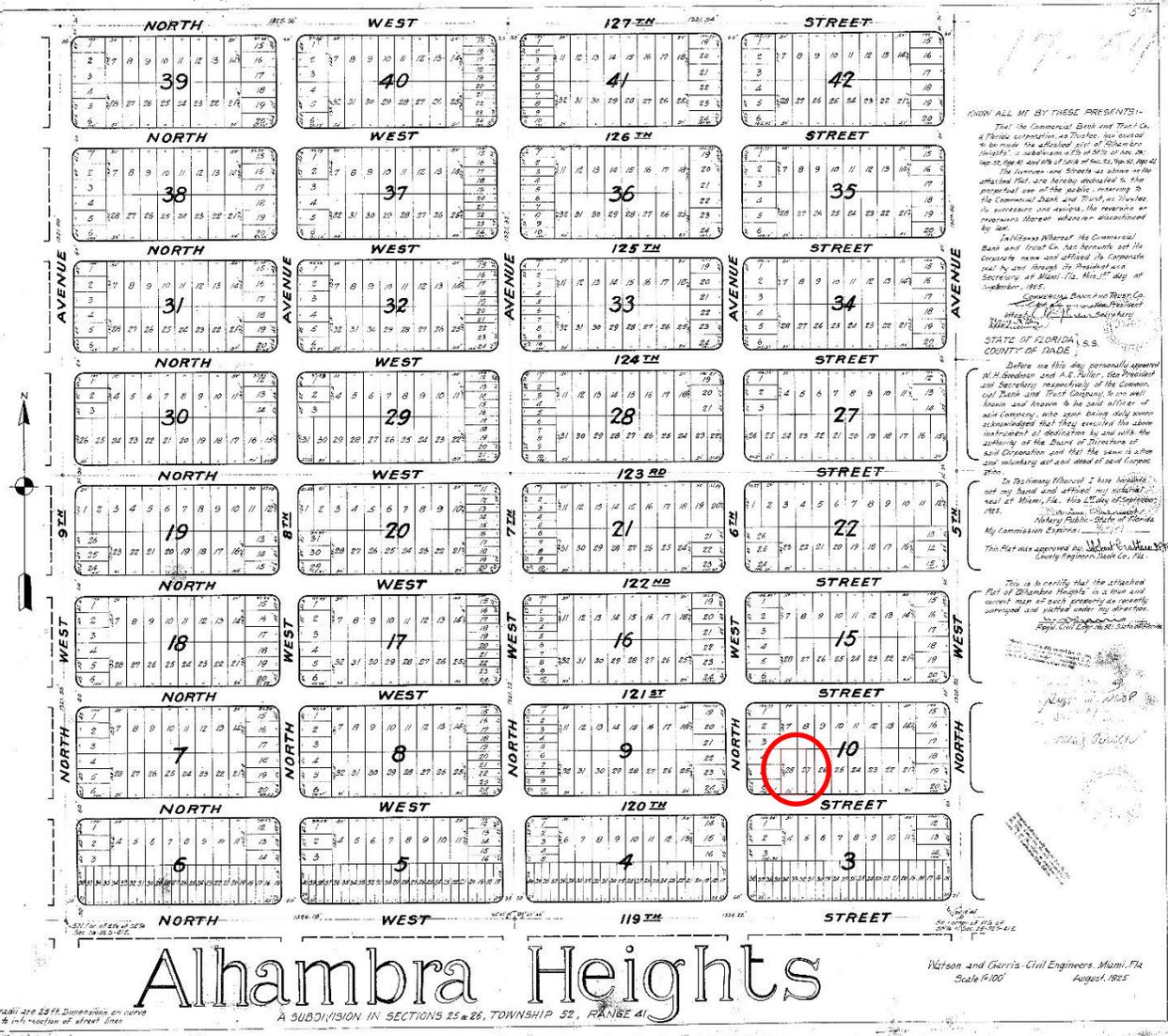


Map illustrating overlap between land grants and Alhambra Heights subdivision, courtesy of Jeff Ransom, County Archaeologist.

Later Alhambra Heights sections were platted twenty years after the land boom by Pan American Properties Inc. in 1948 through the town of North Miami and Dade County (Section 5) and Dade Broward Land Company in 1949 through the town of North Miami and Dade County (Section 6). Section 4 does not appear to exist in the records of the Miami-Dade County Clerk of the Courts.

The signers for Commercial Bank and Trust Company on the Alhambra Heights Plat were W.H. Goodman, Vice President and A.E. Fuller, Secretary. Because of the new requirement by the state to have plats prepared by civil engineers, the Alhambra Heights plat was prepared by Watson and Garris Civil Engineers. This firm was started in 1923 by P.L. Watson and William B. Garris.³³ Offices were located at 300 Hill Building. Garris was the engineer in charge of platting Biscayne Island on the Venetian Causeway in 1936.³⁴

The 1925 state law regarding subdivisions also gave Dade County the authority to approve the plats. The Alhambra Heights plat were approved by Hobart Crabtree, the Dade County Engineer. Prior to being the County's engineer, Crabtree had a private firm in the Sewell Building with another engineer, C.H. Zoll.³⁵ Hobart was part of the initial surveying efforts for portions of the Tamiami Trail in 1915³⁶, and rode in the first car that crossed the newly opened Macarthur Causeway in 1920.³⁷ Crabtree would have been the signer for all of the land boom plats.



c.1925 Alhambra Heights (Section 1) plat with lots highlighted showing 577 NW 120 Street.

Bancroft Sales Agency

The Alhambra Heights subdivision was promoted by the Bancroft Sales Agency. The Bancroft Sales Agency moved offices several times during this period: 130-1 NE 1st Street, 109 NE 2nd Street, and 125 NE 2nd Street, with offices still in existence as late as 1930.³⁸ Flagler Street was noted as the epicenter of the boomtime real estate agents, and home to notorious “curbside” real estate transactions that literally happened on the sidewalk.³⁹ So Bancroft was not quite in the heart of the real estate fever pitch, but adjacent to the action.

C.R. Bancroft, N.B. Hickey and M.P.J. Hickey were members of the sales agency, and Joseph T. Burns was a sales manager in 1926.⁴⁰ The 1930 City Directory for Miami lists a Charles “H” Bancroft in real estate living at 312 NE 29th Street, but it cannot be confirmed that this is the correct C. Bancroft.⁴¹ The 1930 census has the same

Bancroft living at another address, but still in real estate and listed as being from Ohio.⁴² Unfortunately, not much information is readily available about the men involved with the Bancroft Sales Agency.

The Bancroft Sales Agency was involved with other boomtime developments in the area. Ads in the *Miami Herald* reference Seminole Lawn at NW 30 Avenue and 54 Street and Highridge Park at 54 Street NW between 23 and 24 Avenue.⁴³ Advertisements for these developments predate Alhambra Heights and appear earlier in 1925. However, neither of these developments appear to have received the same promotional attention as Alhambra Heights, which looks to be the central development promoted by Bancroft.

Bancroft followed the promotional formula for boomtime developments in Florida. During the fall of 1925 and into 1926, the agency took out many full-page ads in the *Miami Herald*, appearing at least a couple of times a week. The ads reference cars that would take prospective purchasers to visit the site, and that the agency had an office downtown.

These prolific advertisements employed a variety of messaging to entice prospective investors to the subdivision. Key points that were repeatedly mentioned include: easy access to downtown Miami, in part because of improvements to NW 7 Avenue; wide, paved streets, white way electric lighting, ornamental parkways, and the tropical landscape. The beauty of the area and the proposed architecture was also highlighted. Holiday advertising encouraging purchasing lots for children.⁴⁴ One advertisement titled “16 Reasons Why” explained in detail the reasons for purchasing property in Alhambra Heights: ideal location for a home, 20 minutes from Flagler Street, close to business center, highly improved, near recreational centers, Miami Shores Causeway, easy access to beaches, surrounded by new roads, profusion of tropical trees, close to social centers, a splendid investment, on the sport center road, near the Dixie Highway, ideal home living, wide paved streets, and “he will drive you out” – a reference to the sales people who would shuttle interested parties to the property.⁴⁵

Other advertisements reference improvements such as broad cement sidewalks and a water system, in addition to “high class improvements and high class restrictions.”⁴⁶ Although the advertisement is not explicit about what high class restrictions means, it is likely a signal to the reader that the property was for whites only. Miami in the 1920s followed Jim Crow-era racial restrictions. The plat does not itself contain language noting such restrictions (as does a later replat of Alhambra Heights, addressed below), but it is possible that individual deeds for the properties may have such language. Due to Covid-related restrictions at the time of writing this report, visiting the Clerk’s office to review historic deeds was not available.

16 Reasons Why!

For some time we have been telling you in full-page advertisements about Alhambra Heights—and why this beautiful residential property is well worth your investigation, either from the standpoint of an investment in high-grade real estate or a desirable spot for a permanently beautiful home. Now we have grouped all our reasons into one advertisement. Read carefully. Remember that this section of Miami is daily growing in importance—and as a consequence values are sure to rise in the near future. Now—today—is the time to consider Alhambra Heights.

<p>Ideal Location for a Home</p> <p>Alhambra Heights is a naturally beautiful wooded highland—located at the intersection of N. W. Seventh Avenue and Gratioty Boulevard. N. W. Seventh Avenue leads to Park Lakeside, Dale, Twin Beach, Boca Raton, Hollywood—a straight road to and from the North. It will equal the Dixie Highway for motor traffic. It will be 70-ft. wide—free of grade crossings, short turns and congested streets.</p> 	<p>20 Minutes from Flagler St.</p> <p>Those who are analyzing the changes that Miami and its environs are undergoing—and comparing the strategic location of beautiful Alhambra Heights, may especially appreciate the opportunity for profitable investment in this magnificent property. It is hardly conceivable that such ideal residential homesites are only 20 minutes from the heart of Miami. It is easy enough to make the trip to Miami enjoyable—and the short trip does not bring you home with "traffic nerves."</p> 	<p>Close to Business Center</p> <p>For the business man who wants an artistic home in a beautiful residential community—Alhambra Heights will fulfill every demand. A careful study of the location of the fine property reveals a number of important features which will appeal to the business man, who appreciates not only his own investment—but the happiness of his wife and family.</p> 	<p>Highly Improved</p> <p>Alhambra Heights is naturally beautiful—but this beauty has been enhanced by a group of sophisticated community builders for the full enjoyment of ideal home living and the permanent enhancement of values. In buying homesites in Florida today—see each selection cannot be given to this one feature. It is almost as important as location. Alhambra Heights is improved—and its improvements are not for today or tomorrow, but for the years to come.</p> 
<p>Near Recreational Centers</p> <p>One of the many attractive features about Alhambra Heights is its proximity to many Recreational Centers. No matter what your recreation may be—horseback riding, tennis, golf, or the recreational features at Hialeah—all are within easy reach. This is just another reason why this beautiful wooded highland is so sought after by those who have already purchased homesites here.</p> 	<p>Miami Shores Causeway</p> <p>Alhambra Heights is on the route to the proposed Miami Shores Causeway. When completed this causeway will be the means of adding yet another link in the chain of enjoyable trips—close at hand—for residents of this beautiful property. Moreover, the completion of this magnificent motor link will undoubtedly result in enhanced values for those who say now, before the real value of this fine homesite community is fully appreciated.</p> 	<p>Easy Access to Beaches</p> <p>The close proximity of Alhambra Heights to Miami brings the beaches and bathing resorts within comfortable distance, and when the new causeways are opened up there is bound to be a decided demand for property in this section where Alhambra Heights is located. It is only logical that the higher grade properties in this section will be in greatest demand—and it is then that the investor who had the vision to see all this about bought today, will reap the profits.</p> 	<p>Surrounded by New Roads</p> <p>Notwithstanding the fact that Alhambra Heights is surrounded by many new roads, under construction it accommodates the ever-increasing volume of traffic in this section—it is beautiful, an ideal spot in which to build a fine home—quiet and restful. Now again the fact that so many new roads surround this property is "the writing on the wall" is experienced buyers of high-grade residential property.</p> 
<p>Profusion of Tropical Trees</p> <p>Alhambra Heights is naturally beautiful. Tall, stately palms crown their beautiful, delightful sites for the refreshment of all who would walk through this naturally attractive wooded highland. Home built beneath their sheltering boughs will be comfortable, cool, and give laden air that sends women back to bathing, curling and reading in the woods of Hialeah. Tropical shrubbery in its profusion and the absence of any real estate market.</p> 	<p>Close to Social Centers</p> <p>With the map of Miami and its suburbs before you—and after a visit to Alhambra Heights to see for yourself the contrast in natural beauty that will surround homes in this superior residential property—you will agree that Alhambra Heights is a foremost among high grade residential properties in and around Miami. It is within the environment a home should have—its climate, its beautiful view of the sea, its proximity to the city and its social life.</p> 	<p>A Splendid Investment</p> <p>Get a better view of what you see Alhambra Heights—whether for a permanent home or for a splendid investment that will give you a handsome profit in the near future—it stands out with distinction. Careful study of the values here are not to be overlooked, which qualify the basis of comparison. Those who have purchased homesites here have the satisfaction of being ahead and successful in their profitable investment. To help you follow successful paths.</p> 	<p>On the Sport Center Road</p> <p>Hialeah—the Sport Center—is connected to Alhambra Heights by Gratioty Boulevard—a wide, paved and well-light thoroughfare. Here again a close study of the map—and with the growth of Miami in your mind—you must admit that Alhambra Heights is an ideal location for a permanent home. It is in the center of everything—business, social and recreational centers are easily accessible.</p> 
<p>Near the Dixie Highway</p> <p>That great artery that has brought thousands of men and women and children from the North to the city where life has opened for them a new page that reads like "The Alhambra Heights"—is a road that connects Miami with Hollywood, Ft. Lauderdale, Palm Beach, Boca Raton, and to a few more fine Miami Beaches. This is a big reason to feel that Alhambra Heights is a desirable investment.</p> 	<p>Ideal Home Living</p> <p>Rest—peace—quiet—convenience to churches, schools, lodges and business centers of Miami and all other features that add to the full enjoyment of ideal home living are yours when you build in Alhambra Heights. Highly elevated and improved in the most approved manner by experienced community planners. Alhambra Heights is considered by builders of the finer homes to be in a class by itself.</p> 	<p>Wide Paved Streets, etc.</p> <p>The natural beauty of Alhambra Heights has been enhanced for ideal home building. Here will be found the highest type of new-day improvements—wide, paved streets—attractive entrance—artistic electric white ways—water to each lot. Nothing has been omitted in the development. Please to visit Alhambra Heights immediately. It is a very attractive and interesting to those who desire to build a home of the highest character.</p> 	<p>He Will Drive You Out</p> <p>A phone call will bring a courteous, fully informed salesman to your door in one of our motor cars. He will be glad to drive you out to Alhambra Heights—and give you the solid facts that caused so many experienced and successful buyers of fine homesites to buy here. There will be no obligation—you do not have to buy or commit yourself. Phone us today—or call at our city or ground office for further information.</p> 

Bancroft Sales Agency, 125 N. E. Second Street. Phone 5588

Alhambra Heights

At the Intersection of N. W. Seventh Avenue and Gratioty Boulevard

Miami Herald Advertisement, December 14, 1925, p.105.

SEMINOLE LAWN SALES TOTAL \$45,000 FIRST DAY

The Bancroft Sales Agency announces the sale of 29 lots in Seminole Lawn, aggregating \$45,000, the first day the sale of this beautiful subdivision at Thirtieth avenue and Fifty-fourth street was re-opened. The lots sell for \$700 to \$2,000 each and have all improvements.

Absence of rocks and palmettos caused the new subdivision between Hialeah and Miami to be called a lawn, for the rich soil is covered with grass.

Miami Herald Advertisement, March 18, 1925, p.3.

HIGHRIDGE PARK

Another Bancroft Development

Located on

54th Street Northwest

Between 23rd and 24th Avenues

Original subdivision prices on 54th St. Act quick. Only 159 lots--every one priced as you can see immediate profit in resale.

\$1,200 AND UP EASY TERMS

Salesmen on the ground all day

BANCROFT SALES AGENCY
SELLING AGENTS

109 N. E. Second Street Realtors Phone 5588

Miami Herald Advertisement, June 14, 1925, p.59.

577 NW 120 Street and the neighboring house (565 NW 120 Street) appear to have been the two initial spec houses for the neighborhood, appearing in advertisements in the *Miami Herald*. The Property Appraiser data has the house constructed in 1924, but given that the plat was not approved until September 1925, the house is more likely c.1926. Other houses on the same block were built in 1926 as part of the first push for development. Unfortunately, being platted in September 1925 and with major advertising pushes in late 1925 and early 1926, Alhambra Heights was already on the downhill slope of the boom.

Subsequent Changes to the Plat

One of the major selling points of the development as touted in the advertisements was the location, just twenty minutes from Miami, and in the northern portion of the city that was bound to grow. In particular, ads focused on the predicted future importance of NW 7 Avenue as a major northern connection point and thoroughfare. The Bancroft Sales Agency was not wrong there would be a significant corridor here, connecting Miami to the North. It just happened to be two other roads – first 441 and then I-95. I-95 wiped out a portion of the Alhambra Heights plat, but the plat does still continue today on the other side of I-95 to NW 7 Avenue/441.

Whereas the 1925 Alhambra Heights plat once continued beyond NW 7 Avenue west to NW 9 Avenue, the properties beyond NW 7 Avenue have seen changes. Not long after the original subdivision in 1925, the blocks west of NW 7 Avenue were turned into individual tracts in 1930. Each tract was an entire block ranging from 3.4 to 3.7 acres, and the streets as platted in the 1925 subdivision remained.⁴⁸ A second replat accomplished the same with the exception of Block 45 which retained the original lot configuration, between NW 7 to 9 Avenues and NW 127 to 131 Streets, which was the original Alhambra Heights Section 3 plat.⁴⁹ These replats were done for Helen S. Pearson, a widow in Illinois.

The majority of these lots are now part of another plat, North Shore Heights, that was platted as a “resubdivision” in 1940. This replat was done for Lillian Jeffries, a widow in New York. This plat contains racially restrictive language: “No lot, nor any parcel thereof, nor any interest therein, shall be sold, leased, rented, or otherwise conveyed to any person other than the Caucasian race.”⁵⁰

Lots were similarly returned to large block-sized tracts from NW 2 Avenue to NW 7 Avenue and NW 121 Street to NW 127 Street in 1930 by the Biscayne Securities Corporation.⁵¹ However, it appears that the majority of this area was built out according to the original lots platted in the 1925 plat. The Section 2 plat appears to have remained the same since 1925. Sections 5 and 6 seem to have remained the same as well.

Evolution of Alhambra Heights

The Alhambra Heights subdivision has evolved over the decades. Consistent with the land boom and bust pattern, lots in the subdivision were going up for auction in 1927, which continued into the 1930s.⁵² Also in 1927, the *Miami Herald* reported that eleven vacant houses in Alhambra Heights were robbed of fixtures, hardware and lumber, with losses reported at \$7000.⁵³ In 1937, a developer from Tampa purchased 718 lots in Alhambra Heights, and put the lots into a company called Head and Ashley, Inc. in partnership with Mrs. C.R. Ashley of Barnsville and Valdosta, Georgia.⁵⁴ The lots were purchased for \$30,000. It is not clear if Head and Ashley restored the original Alhambra Heights Section 1-3 plats to the original lot configuration, after they had been replatted in 1930.

ALHAMBRA HEIGHTS
COR. 7TH AVE. AND GRATIGNY BLVD. (119TH ST.) N. W.

NEW MUNICIPAL AIRPORT AND GREAT TRAINING FIELD, ON WHICH THE ENGINEERS ARE NOW AT WORK.

GRATIGNY BOULEVARD
(119TH ST. N. W.)

7TH AVE. TO BECOME ALTERNATIVE TO BISCAYNE BLVD.
(SEE FRONT PAGE NEWS ITEM OF DEC. 13, 1938, BELOW)

N. W. 7TH AVE. TO BE EXTENDED BY STATE FUNDS
Department Announces Plan To Push Road To Seaside

RESTRICTED AND EXCLUSIVE **ALHAMBRA HEIGHTS**
"WHERE TWO GREAT BOULEVARDS MEET"

NOT BEING STRAIGHTENED AND WIDENED TO A BEAUTIFUL 80-FOOT ARTERIAL BOULEVARD FROM MIAMI TO NORTH OF N. PALM BEACH (1947H)

TO BE IMPROVED AND WIDENED INTO ONE OF MIAMI'S GREATEST ARTERIAL BOULEVARDS TO AIRPORT.

GRATIGNY BLVD.
GETS GREAT NEW INTERNATIONAL AIRPORT AND TRAINING SCHOOL.
(SEE NEWS STORY TAKEN FROM PAPER, DEC. 16, 1938, BELOW)

City Accepts Advance Fund
\$15,000 Will Be Used For Construction Of Lots Needed For Airport

THE GREATEST CENTER OF NEW ACTIVITY IN GREATER MIAMI, AT THE CROSS-ROADS OF TWO, NOW GREAT BOULEVARDS, SINCE THE ANNOUNCEMENTS ON BOTH SIDES.

ALL SPECIAL ADVERTISING OFFERS IN ALHAMBRA HEIGHTS OF PAST 12 MONTHS WILL BE HONORED NOW, BUT NOT LATER

HEAD and ASHLEY, Inc.
COR. 7TH AVE. and GRATIGNY (119TH ST.) BLVD., N. W. PHONE 7-3488

Miami Herald Advertisement, December 18, 1938.

DEVELOPMENT BEGINS IN ALHAMBRA HEIGHTS

Head & Ashley Report 651 Lots Sold and the First 50 Residences Completed

Sale of 651 lots in Alhambra Heights since January 1 at an average of \$500 each, and completion of the first residence of a scheduled 80, was reported Saturday by J. G. Head, president of Head & Ashley, developers of Alhambra Heights.

Head said all but 81 of 712 lots placed on the market about the first of the year in the section between 119th and 127th streets, and N. W. Second and Seventh avenues, have been sold to prospective home builders. Few of the lots were sold for speculation purposes, he said.

The development program that will include 50 homes in that section, Head said, will specialize in homes in the \$5,000 and \$6,000 class.

All homes will be constructed according to FHA regulations and Miami city building code. All will be of concrete block and stucco, with all timber termite-treated. Tile roofs will be placed over 90-pound felt. The residence will include all brass hardware, cedar-lined closets, tile front porch and steps, rear entrance floor and steps of tile, wrought iron railings, duplex-solar heater, 80-gallon tank, city water

651 Lots Sold, *Miami Herald*, May 22, 1938.

In the 1940s, Alhambra Heights appears in the *Miami Herald* primarily in lot sale and home sale ads in the real estate sections. Advertisements in the late 1940s reference the neighborhood being a "CBS restricted area for discriminating families." CBS stands for concrete block structure; the restricted area for discriminating families likely references racial deed restrictions. Advertisements into the 1950s continue to reference the "exclusive" neighborhood.

By the 1960s, real estate advertisements describe the neighborhood as being in the Barry College area. Building and lots sales continued into the 1970s, noting it as a popular area. In the 1980s, most real estate ads were for resale of existing homes.

Alhambra Heights was not unique to only Dade County. Ultimately, the subdivision had a similar fate to other neighborhoods across the state that followed the same patterns of the mid-1920s land boom – ambitious developers, grand plans, large-scale advertisements, Mediterranean Revival architecture, and a bust before they could be fully realized. These neighborhoods, like Alhambra Heights, failed to materialize in the 1920s, but filled in over time, reflecting a diversity of architectural styles and telling their evolving community development stories. These other similar developments include: Venetia, Lake Shore, Lake Forest, Hyde Park and San Jose (Jacksonville), Davis Shores (St. Augustine), Davis Islands (Tampa), Coquina Highlands/Daytona Highlands (Daytona), Cleveland Heights (Lakeland), and part of the Woodlawn neighborhood in St. Petersburg.⁵⁵

Prior Residents at 577 NW 120 Street

In 1934, the Biscayne Securities Corporation sold 577 NW 120 Street to F.C. McAlpine.⁵⁶ According to City Directories, F.C. McAlpine was Frank McAlpine, married to Frankie McAlpine; Frank was listed as an insurance agent, and Frankie was listed as a representative of the Equitable Life Assurance Society.⁵⁷ Information from the 1930 census indicates that Frank was born in Alabama in 1881, and Frankie was born in West Virginia in 1895.⁵⁸ They had one son, Frank Clarke McAlpine, Jr. City directories indicate that Frankie lived at the home after Frank's death until at least the late 1950s.⁵⁹



Frank Clarke McAlpine, Jr., c.1936. Photo appears to have been taken at 577 NW 120 Street on the exterior stairs. Photo from ancestry.com.



Frank Clarke McAlpine, second row left. Frankie McAlpine, front row right. Frank Clarke McAlpine, Jr., front. c.1932. Photo from ancestry.com.

In the early 1960s, city directories indicate that Carrie E. Kilgore and Donna V. Clemens lived at the home; however, no information was readily available about either Kilgore or Clemens.⁶⁰

By 1967, 577 NW 120 Street was home to Henry and Lucille McGinnis. Dr. Henry McGinnis was the founding Dean of the Barry College of Social Work in 1966, where he served as Dean until 1970, when he went into private practice.⁶¹ Prior to arriving in Miami, Dr. McGinnis had worked in New York City at Fordham University and early in his practice at the Leon County Mental Health Clinic in Tallahassee.⁶² The McGinnis family lived at 577 NW 120 Street until 1996.⁶³ Afterwards they moved to Tamarac, where they lived until 2002.⁶⁴

IV. ARCHITECTURAL SIGNIFICANCE

Edgar Albright is the presumed architect of 577 NW 120 Street, based on his name being included in advertisements for the subdivision. Albright was born in Richwood, Ohio on September 19, 1899. He received a B. Arch. from Ohio State University in 1922 and from Columbia University in 1923. He received the Columbia Alumni Association medal of architecture in 1923, and a medal in 1923-24 from the Beaux Arts Institute of Design in Manhattan. Albright arrived in Miami Beach in 1925, and appears to have practiced here only in 1925-26. He went on to a long career with firms in New Jersey and New York City, before retiring to Phoenix in 1970. Albright died in 1971.⁶⁵



Rendering of 577 NW 120 Street as featured in an advertisement for Alhambra Heights, *Miami Herald*, January 13, 1926. Edgar Albright's name appears at lower right.

ALHAMBRA HEIGHTS is an ideal location for a permanently beautiful home—or a sound investment in high grade Miami real estate. This magnificent residential community is only twenty minutes from Flagler Street—and its charming natural beauty has been richly enhanced with every new-day improvement that will add to the full enjoyment of ideal home-living and the permanent enhancement of value. Here in this entrancing wooded highland will be found wide, paved streets—artistic electric white-ways—ornamental parkways—attractive entrances—and tropical trees and shrubbery in profusion. The permanent artistic beauty of your home here is assured by thoughtful building restrictions. A gilt edged investment that will yield certain profits—Alhambra Heights is worthy of careful, serious consideration. The more you analyze the facts—the more convinced you will be that this magnificent property so superbly located in the path of Miami's growth northward will be in demand by discriminating seekers of beautiful homesites for their permanent residences. Read further why you ought to investigate Alhambra Heights—today.

The story that Alhambra Heights, with all of the amenities which it offers, is the healthiest and most desirable of communities in Miami is not a mere boast. It is a fact. The location of Alhambra Heights is in the heart of the city, yet it is so situated that it is free from the noise and dust of the city. The air is pure and the water is pure. The soil is fertile and the climate is ideal. The houses are built of the finest materials and are designed to last for ever. The streets are wide and paved, and the parkways are beautiful. The schools are excellent and the churches are fine. The Alhambra Heights is a community that is built for the future and for the present. It is a community that is worth the investment.

Bancroft Sales Agency, 125 N. E. Second St., Phone 5588

Alhambra Heights

Miami Herald advertisement featuring 577 NW 120 Street, January 13, 1926.

Beauty Greet's You On The Threshold

No wonder lovers of beautiful homes are coming to Alhambra Heights. They see here a unique property of natural beauty and historical distinction—with wide, paved streets, ornamental parkways, artistic electric white-ways, attractive entrance gates that will be made more beautiful with colorful bougainvillea, and tropical shrubbery.

Here in this entrancing wooded highland beauty will surround fine homes like this. Beauty will greet the eyes of the owners when they open their doors in the morning. The beauty of Alhambra Heights will add to the enjoyment of life in the beautiful east—the beauty of the scenery will come from every side through the high trees, and the beauty of the romantic Alhambra story will ring sweetly in the houses to chase the last rays of the day, to keep, to keep, up the winding stairways—all will add to the enjoyment of residence in Alhambra Heights.

Bancroft Sales Agency, 125 N. E. Second Street. Phone 5588

Alhambra Heights

Miami Herald advertisement featuring 565 NW 120 Street and Edgar Albright's name, December 13, 1925.

During his time in Miami, Albright also designed structures in Coral Gables. The French Country Village section of Coral Gables was one of the themed sections of the community designed to add diversity to the predominantly Mediterranean Revival style, and homes are styled after 18th century rural French architecture.⁶⁶ Eleven homes were built in 1925-1926 as part of the French Country Village. Five of the structures in this section are attributed to Albright: 508 Caligula Avenue, 516 Caligula Avenue, 501 Hardee Road, 517 Hardee Road, and 541 Hardee Road. For a time in the early 1930's, 541 Hardee Road served at the University of Miami's Phil Alpha Fraternity House.

Other homes in Coral Gables were designed by Albright: 1225 Valencia Avenue, 1212 Mariana Avenue, 1216 Mariana Avenue, 1220 Mariana Avenue, 501 Minorca Avenue, 5309-13 Ferdinand Drive (now Alhambra Circle), 1553 Malaga Avenue, and 1256 Pinta Court (now 4128 Pinta Court). The home at 1553 Malaga Avenue bears more than a passing resemblance to the home at Alhambra Heights with similar features including a two-story structure with exterior angled staircase, a low exterior wall, and an L-shaped wing/garage. The similarity of this structure as a validated building by Edgar Albright further corroborates his work as the architect for Alhambra Heights.⁶⁷



1553 Malaga Avenue, Coral Gables. This structure has similar architectural features to 577 NW 120 Street.

Albright's work in Alhambra Heights is significant for its representation of a mid-1920s Florida land boom development that relied on Mediterranean Revival architecture. The use of this architectural style for the subdivision is part of the standard formula for the land boom subdivisions, and showcases the accessibility of this style of architecture for more than just the ultra-wealthy in the post-WWI era.

V. PROPOSED DEVELOPMENT

Sec. 16A-10(4) regarding the designation process requires that, to the extent applicable, designation reports shall address the following:

- any projected, proposed, or existing public improvements and developmental or renewal plans;
- any private plans for development or redevelopment of the property or area under consideration, including any new architecture or features proposed for the same location;

- any applicable neighborhood or community revitalization goals, plans, or objectives, including any existing policies in the local government's comprehensive plan or other planning initiatives pertaining to, among other things, economic development, transportation, and housing;
- any impacts on the availability of affordable or workforce housing in the community due to historic designation or proposed redevelopment of the property or area under consideration; and
- the possible adaptive use of the property after designation, based on applicable local government zoning regulations and other building code requirements.

No current zoning or Comprehensive Master Development Plan applications exist in the immediate vicinity of the property. The property has already been restored by the current owner, and is still in use as a residence, so adaptive reuse is not applicable. The historic designation of this individual property would not impact availability of affordable or workforce housing. The property is adjacent to I-95, and could be potentially impacted by any future widening projects.

VI. PROPERTY VULNERABILITY

As Miami-Dade County works to address the impending challenges of increased flooding, sea level rise, and more frequent severe weather events, it becomes increasingly important to assess the vulnerability of historic and cultural resources to these threats. Utilizing the matrix developed in association with the County's Historic Site Vulnerability Assessment, historic properties can be evaluated for their level of vulnerability. Factors related to a property's flood zone, elevation, storm surge, sea level rise, king tides, and proximity to water are a sampling of the environmental factors that are included in determining a site's vulnerability. Property use is also included.

Utilizing information in the County's Flooding Vulnerability GIS-based mapping system, 577 NW 120 Street is in a X flood zone, and has a parcel mean elevation of 9.88'. The property does not show vulnerability to storm surge inundation or king tide flooding, nor does it have predicted vulnerability to sea level rise. As such, this property is not a highly vulnerable property. Standard mitigation options for protecting the property from storm events are recommended.

VII. FLORIDA MASTER SITE FILE

At the time of designation, no Florida Master Site Form exists for this property and a new form will need to be submitted to the Florida Division of Historical Resources.

VIII. CRITERIA FOR DESIGNATION

The Alhambra Heights Residence is significant under the following criteria, as set forth in Section 16A-10 of the Miami-Dade Historic Preservation Ordinance:

- (a) Criteria Sec. 16A-10(1)(a)**, Is associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation.

Criteria Sec. 16A-10(1)(c), Embodies the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction.

IX. STANDARDS FOR CERTIFICATE OF APPROPRIATENESS

Standards for Certificates of Appropriateness will follow the general guidelines as recommended for historic sites, as detailed in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as developed in 1992 and codified as 36CFR Part 68 in the July 12, 1995, *Federal Register* (Vol. 60, No. 133). However, ordinary maintenance and minor repairs/alterations will not be subject to review.

X. CONTRIBUTING FEATURES

The Alhambra Heights Residence maintains a high degree of its historic integrity. Despite replacement windows and doors, which had mostly taken place prior to the current owner, all exterior elevations of the building are contributing resources, including the window and door openings, roof, exterior stucco wall, and exterior stairs. Any proposed alterations to the features that contribute to the significance and integrity of the Alhambra Heights require submittal of a Certificate of Appropriateness.

The interior spaces of the Alhambra Heights Residence have not been evaluated for purposes of this designation. As such, alterations to these interior spaces would not require a Certificate of Appropriateness.

XI. STAFF EVALUATION & RECOMMENDATION

Staff has performed a site visit to document the Alhambra Heights Residence, as well as performed research into the historic context of the building. Staff has determined that the Alhambra Heights Residence, located at 577 NW 120 Street, meets the objective criteria for designation. The residence is a physical representation of a classic 1925 Florida land boom development that illustrates the pattern of history in Miami-Dade County. The Spanish Revival architecture typifies the overall Mediterranean Revival architecture that was so commonly associated with these land boom developments. Despite updates to the windows and doors, the structure retains a high level of integrity. Based on its historic context, and the application of objective criteria for designation, Staff recommends that procedures be initiated to consider the Alhambra Heights Residence for designation as a Miami-Dade County Historic Site.

XII. ENDNOTES

- ¹ McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2018 (p.521).
- ² McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2018 (p.522).
- ³ McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2018 (p.521).
- ⁴ McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2018 (p.522-5).
- ⁵ McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2018 (p.528).
- ⁶ McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2018 (p.525).
- ⁷ Home – Bureau of Land Management, General Land Office Records. (n.d.). Retrieved October 19, 2020, from <https://glorerecords.blm.gov/>
- ⁸ Miller, Philip Warren, "Greater Jacksonville's Response to the Florida Land Boom of the 1920s" (1989). UNF Graduate Theses and Dissertations. 679. (p.36-38)
- ⁹ George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.30-31)
- ¹⁰ Miller, Philip Warren, "Greater Jacksonville's Response to the Florida Land Boom of the 1920s" (1989). UNF Graduate Theses and Dissertations. 679. (p.36-38)
- ¹¹ George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.31)
- ¹² Miller, Philip Warren, "Greater Jacksonville's Response to the Florida Land Boom of the 1920s" (1989). UNF Graduate Theses and Dissertations. 679. (p.40)
- ¹³ Miller, Philip Warren, "Greater Jacksonville's Response to the Florida Land Boom of the 1920s" (1989). UNF Graduate Theses and Dissertations. 679. (p.42)
- ¹⁴ Miller, Philip Warren, "Greater Jacksonville's Response to the Florida Land Boom of the 1920s" (1989). UNF Graduate Theses and Dissertations. 679. (p.41) George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.40)
- ¹⁵ Miller, Philip Warren, "Greater Jacksonville's Response to the Florida Land Boom of the 1920s" (1989). UNF Graduate Theses and Dissertations. 679. (p.38-41)
- ¹⁶ Miller, Philip Warren, "Greater Jacksonville's Response to the Florida Land Boom of the 1920s" (1989). UNF Graduate Theses and Dissertations. 679. (p.56)
- ¹⁷ George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.27)
- ¹⁸ George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.28-9)
- ¹⁹ George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.28)
- ²⁰ Miller, Philip Warren, "Greater Jacksonville's Response to the Florida Land Boom of the 1920s" (1989). UNF Graduate Theses and Dissertations. 679. (p.66)
- ²¹ George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.43)
- ²² George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.43)
- ²³ Miller, Philip Warren, "Greater Jacksonville's Response to the Florida Land Boom of the 1920s" (1989). UNF Graduate Theses and Dissertations. 679. (p.68)
- ²⁴ Miller, Philip Warren, "Greater Jacksonville's Response to the Florida Land Boom of the 1920s" (1989). UNF Graduate Theses and Dissertations. 679. (p.69)
- ²⁵ George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.47)
- ²⁶ George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.47)
- ²⁷ George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.47)

-
- ²⁸ George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.48-9)
- ²⁹ Miller, Philip Warren, "Greater Jacksonville's Response to the Florida Land Boom of the 1920s" (1989). UNF Graduate Theses and Dissertations. 679. (p.109-111)
- ³⁰ Miller, Philip Warren, "Greater Jacksonville's Response to the Florida Land Boom of the 1920s" (1989). UNF Graduate Theses and Dissertations. 679. (p.107)
- ³¹ Miller, Philip Warren, "Greater Jacksonville's Response to the Florida Land Boom of the 1920s" (1989). UNF Graduate Theses and Dissertations. 679. (p.136)
- ³² Official Records Book/Page 17/54, 19/71, 19/72 accessed via Miami-Dade County Clerk of Courts Public Record Search application.
- ³³ *Manufacturers Record*, December 6, 1923, Volume 84, Issues 18-26, page 116. Baltimore, MD: Manufacturers Record Publishing Company. Retrieved October 16, 2020 via Google Books.
- ³⁴ City of Miami Historic Designation Report, Venetian Causeway, October 1, 1989.
- ³⁵ Crabtree and Zoll Advertisement, *The Miami News*, January 12, 1912, p.7. Retrieved October 16, 2020 via newspapers.com.
- ³⁶ Tamiami Trail. Retrieved October 19, 2020 from https://en.wikipedia.org/wiki/Tamiami_Trail
- ³⁷ History of the MacArthur Causeway. Retrieved October 19, 2020 from <https://miami-history.com/history-of-the-macarthur-causeway/>
- ³⁸ "Bancroft Agency Has New Offices," *Miami Herald*, December 4, 1925, p.46 and Bancroft Sales Agency Announcement, *Miami Herald*, February 4, 1930, p.15.
- ³⁹ George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.34)
- ⁴⁰ "Bancroft Agency Has New Offices," *Miami Herald*, December 4, 1925, p.46 and Bancroft Sales Agency Announcement, *Miami Herald*, February 4, 1930, p.15.
- ⁴¹ Miami City Directory, R.L. Polk and Company, 1930.
- ⁴² 1930 Census, accessed via ancestry.com.
- ⁴³ "Seminole Lawn," *Miami Herald*, March 18, 1925, p.3 and "Highridge Park," *Miami Herald*, June 14, 1925, p.59.
- ⁴⁴ Alhambra Heights Advertisement, *Miami Herald*, December 10, 1925, p.7.
- ⁴⁵ Alhambra Heights Advertisement, *Miami Herald*, December 14, 1925, p.105.
- ⁴⁶ Alhambra Heights Advertisement, *Miami Herald*, September 6, 1925, p.63.
- ⁴⁷ Digital Collections, Miami-Dade Public Library, accessed at <https://cdm17273.contentdm.oclc.org/digital/>.
- ⁴⁸ Official Records Book/Page 34/3 accessed via Miami-Dade County Clerk of Courts Public Record Search application.
- ⁴⁹ Official Records Book/Page 35/64 accessed via Miami-Dade County Clerk of Courts Public Record Search application.
- ⁵⁰ Official Records Book/Page 40/62 accessed via Miami-Dade County Clerk of Courts Public Record Search application.
- ⁵¹ Official Records Book/Page 31/74 accessed via Miami-Dade County Clerk of Courts Public Record Search application.
- ⁵² Miscellaneous *Miami Herald* legal notices, late 1920s-early 1930s.
- ⁵³ "Vacant Houses Robbed of \$7000 Equipment," *Miami Herald*, June 5, 1927, p.2.
- ⁵⁴ "100 Homes Planned in Alhambra Heights," *Miami Herald*, October 24, 1937, p.22.
- ⁵⁵ Davis, Ennis. "Neighborhoods of Jacksonville: Venetia." Retrieved October 20, 2020 from Retrieved October 20, 2020 from <https://www.thejaxsonmag.com/article/neighborhoods-of-jacksonville-venetia/>
- Taylor, George Lansing, Jr. "Davis Shores Marker, St. Augustine, FL." Retrieved October 20, 2020 from https://digitalcommons.unf.edu/historical_architecture_main/3057/
- "The History of Davis Islands." Retrieved October 20, 2020 from <http://southtampamagazine.com/the-history-of-davis-islands/>
- Lane, Mark. "Curious Coast: Tower Has Provided Over Daytona Highlands since 1920s." Retrieved October 20, 2020 from <https://www.news-journalonline.com/news/20181209/curious-coast-tower-has-presided-over-daytona-highlands-since-1920s>
- Milligan, Del. "Through Decades of Change, One Thing is the Same: Generations Learn Here." Retrieved October 20, 2020 from <https://www.theledger.com/article/LK/20060923/news/608148467/LL>
- "Greater Woodlawn Neighborhood." Retrieved October 20, 2020 from http://www.neighborhoodlink.com/Greater_Woodlawn/info
- ⁵⁶ Legal Notice, *Miami Herald*, October 14, 1934, p.30.
- ⁵⁷ Miami City Directory, R.L. Polk and Company, 1935.
- ⁵⁸ 1930 Census, accessed via ancestry.com.
- ⁵⁹ Miami Suburban Directory, R.L. Polk and Company, 1958.
- ⁶⁰ Miami Suburban Directory, R.L. Polk and Company, 1961-1965.
- ⁶¹ "Barry University School of Social Work: Henry A. McGinnis." Retrieved October 20, 2020 from <https://eguides.barry.edu/c.php?g=287119&p=1912528>.
- ⁶² The Voice (Weekly Publication of the Diocese of Miami), 2 July 1965, p14.
- ⁶³ Miami Suburban Directory, R.L. Polk and Company, 1967-1996.
- ⁶⁴ US Phone and Address Directories 1993-2002. Retrieved October 14, 2020 from ancestry.com.

⁶⁵ AIA Historical Directory of American Architects, 1956, 1962 and 1970. Retrieved October 20, 2020 from <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/overview>.

⁶⁶ City of Coral Gables Historic Designation Report, "French Country Village," October 1989.

⁶⁷ Building permits and photographs provided by the City of Coral Gables Historical Resources and Cultural Arts Department.