







# GOULDS Phase II Heritage Resource Survey August 2024

### **ACKNOWLEDGMENTS**

# Miami-Dade County Historic Preservation Board

Jared Beck, Chair

Bob Ross, Vice Chair

Paul George

Scott Janowitz

Alyssa Kriplen

Javier Morejon

Cecilia Stewart

# Office of Historic Preservation Staff

Sarah Cody, Chief

Tamara McDonald, J.D., Historic Preservation Specialist and Project Manager

Jeff Ransom, County Archaeologist

#### Stantec

Lucy D. Jones, MLA

Kimberly Hinder, MHP

Nicholas Perez-Alvarez, AICP

Jennifer Shaver

Ashley Medina

Eric Prendergast

Erin McKendry

Joseph Velazquez

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Office of Miami-Dade County Commissioner Danielle Cohen Higgins

Office of Miami-Dade County Commissioner Kionne McGhee

Community Liaisons Robin Fuller and Jane White

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Dade Heritage Trust

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Miami-Dade County El

# Prepared for: Miami-Dade County, Office of Historic Preservation Florida Department of State, Division of Historical Resources

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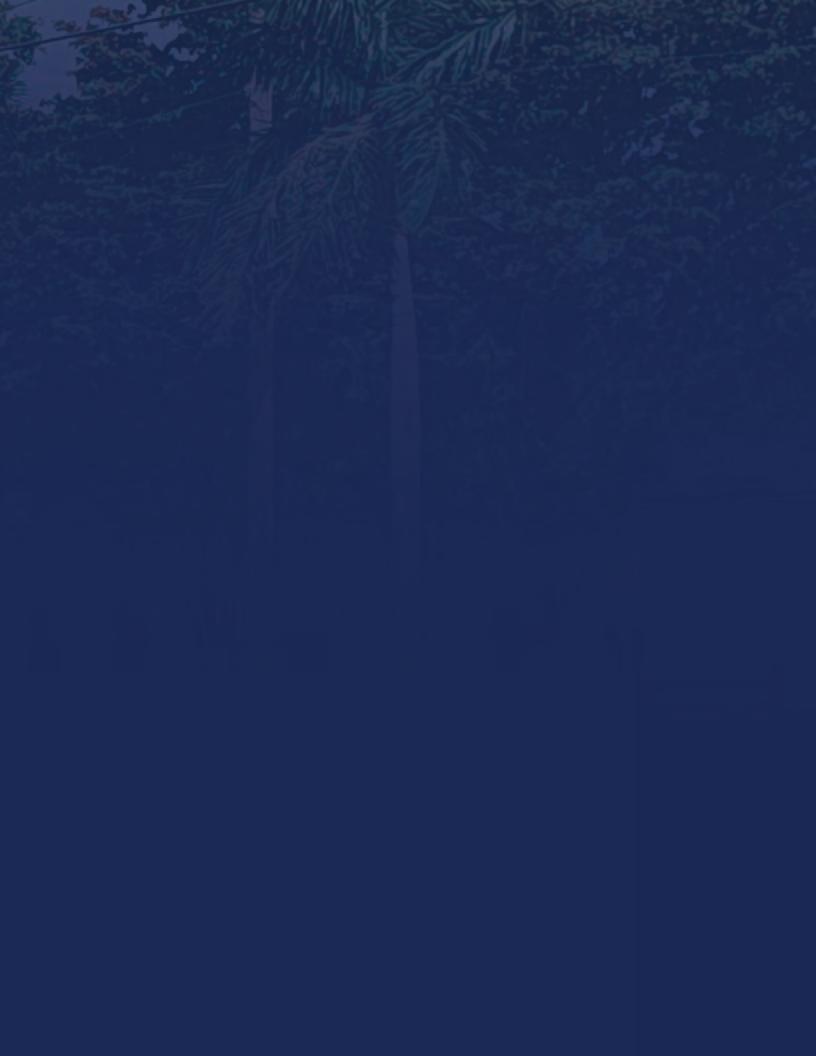
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# 1. INTRODUCTION





Miami-Dade County completed a countywide historic resource survey in 1980 that evaluated structures built in or before 1940, but until recently, the County had not undertaken comprehensive survey efforts to better understand its post-1940 resources. Beginning in 2021, funded by an allocation from the Board of County Commissioners, the Office of Historic Preservation (OHP) has been conducting Phase I of a post-1940 historic resource survey. That survey is prioritizing sites that face significant planning challenges such as redevelopment pressure, gentrification, housing affordability issues, and climate change impacts. Given the rapid pace of development along with rising housing costs that make the County one of the most expensive places to live in the United States, the pressures facing the historic built environment and the people who live and work in these places are severe. Reflecting on the realities of increased storm activity and sea level rise, the need to document historic resources as quickly as possible is evident.

Phase I of the countywide survey is focusing on areas historically excluded from past survey efforts, many of which have never been comprehensively surveyed, resulting in a limited understanding of the historic and cultural resources that help define our diverse tangible and intangible heritage. The Phase I findings are being used to identify specific neighborhoods that need further, more in-depth, survey and evaluation. One of the first areas recommended for Phase II was Goulds in South Dade County.

In 2023, OHP received Grant Number 24.h.sm.200.038 from the Florida Division of Historic Resources (DHR) to complete the Phase II survey in Goulds. Miami-Dade County selected Stantec Consulting Services, Inc. (Stantec) to conduct the survey, assist with public involvement, and produce a report detailing the survey approach and results.; this report was prepared in accordance with Florida Chapter 1A-46 Florida Administrative Code (FAC), and the National Historic Preservation Act (NHPA)

of 1966 (PL 89-665), as amended. Historic resources documented during the survey have been evaluated using Section 16A-10 of the Code of Miami-Dade County, as of June 20, 2024, and the criteria defined in 36 CFR 60.4 for eligibility for listing in the National Register of Historic Places. These evaluations were conducted by individuals meeting or exceeding the Secretary of the Interiors Professional Qualifications Standards for Architectural History and History.

#### 1.1 FIFLD SURVEY METHODOLOGY

Nicholas Perez-Alvarez and Jennifer Shaver of Stantec with Sarah Cody, Tamara McDonald, Jeff Ransom, and Corion DeLaine of OHP conducted a preliminary site visit to selected locations within the study area on January 31, 2024. The purpose of this site visit was to assess current conditions. confirm appropriate field methodology and priorities, and to begin community outreach. Fieldwork was conducted in March and June 2024 by Ashley Medina and Jennifer Shaver, both of Stantec, under the supervision of Kimberly Hinder, Senior Architectural Historian. The field team carried with them printed copies of a letter from OHP explaining the purpose of the project and how community members could learn more and be involved.

An ArcGIS Online web map of the study area was prepared ahead of time including targeted parcels, previously recorded resource locations, and aerial imagery as visible layers. The field team used this information to locate and record historic resources smartphones or iPad tablets using the ESRI Field Maps collection application. Building information (resource name, address, type, style, etc.) was entered in the field on a digital collection form within Field Maps. Geotagged digital color photographs were taken of relevant features and to illustrate the general project setting.

Stantec's agreement with the County called for at least 250 resources to be recorded on FMSF forms. The number of buildings within the study area that were built in 1984 or earlier far exceeded 250; therefore, priorities for inclusion in the field survey were established as follows:

- Resources within the study area that were previously recorded in the FMSF, to update condition and confirm that they are still standing
- All buildings within the Goulds Historic District built prior to 1985
- All buildings within the locally designated Cauley Square Historic District built prior to '1985
- Existing resources within the study area built prior to 1930 that were not recorded previously
- Locally designated resources that did not have FMSF forms on file in Tallahassee
- Historic railroad-related properties
- Churches built prior to 1985
- Buildings built prior to 1985 that were specifically mentioned in the community meetings or that are directly related to notable persons mentioned in the community meetings
- Pre-1985 commercial buildings
- Pre-1985 healthcare or funeral care related buildings

- Parks and other landscapes that gained significance before 1985
- Postwar subdivisions/developments, especially those that were specifically marketed to Black veterans or homeowners
- Sites of Conscience
- Areas most at risk from development
- pressure, climate change, or have landmarks present
- Silver Green Cemetery in Princeton
- Potential historic marker locations were mapped and photographed but not recorded in the FMSF unless they also meet one of the above criteria.

None of the study area was expressly excluded from investigation; however, the implementation of these priorities did result in a clustering of newly recorded resources in the eastern portion of the area. Acknowledging this was not intended as a comprehensive survey of 100 percent of the study area, it should be noted that many of the community's historical resources remain unrecorded and it is possible that some of these might be identified as locally designated landmarks or eligible for listing in the NRHP upon further research.

Typically, this type of survey considers resources 50+ years in age; however, OHP specifically requested an end date of 1984 to proactively identify future focuses for preservation in the community.



#### 1.2 SITE FILE FORMS

Florida Master Site File forms, either an original or an updated form, have been completed for 258 historic resources identified during this inventory survey as well as a survey log sheet. Digital photographs, at least two of each structure plus general street views throughout the survey area, were taken and saved in a format that meets the photographic standards of the FMSF.

#### 1.3 CURATION NOTE

Historic structure forms and digital photographs for this project are curated at the FMSF in Tallahassee and at OHP along with copies of this report. Field notes, photographic logs, maps, and other paperwork generated in the course of this project are archived by Stantec's Miami office.

# 1.4 CRITERIA FOR EVALUATION

# 1.4.1 NATIONAL REGISTER OF HISTORIC PLACES

The standard criteria used by architectural historians and preservationists across the country to evaluate the significance of historic properties are those criteria specified by the Secretary of the Interior and the National Park Service (NPS) for determining whether properties qualify for listing in the NRHP. Contained in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, these criteria were developed by the NPS as authorized by the National Historic Preservation Act of 1966. All these criteria are consistent with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. 1 The guidelines define a building as being "created principally to shelter any form of human activity." Structures are distinguished from buildings in that they are not intended as human shelter.

Essentially, the NRHP criteria consider two major elements: historic context and integrity. Historic context is defined in National Register Bulletin 15 as "patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear." 2 Properties eligible for NRHP listing can be significant at the local, state, or national level.



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A property is eligible for inclusion in the NRHP if it meets one or more of the following criteria, as defined in 36 CFR 60.4, and in consultation with the SHPO:

The quality of significance in American history, architecture, archaeology, engineering and culture is present in districts sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association; and

- A: That are associated with events that have made a significant contribution to broad patterns of our history; or
- **B:** That are associated with lives of persons significant in the past; or
- C: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **D:** That have yielded, or may be likely to yield, information important in prehistory or history.

Certain properties must meet additional criteria considerations to be considered eligible for listing in the NRHP, including cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years. The considerations for resources less than 50 years old, cemeteries, properties associated with religion, moved structures, and reconstructed structures are relevant to resources recorded during this survey.

#### CRITERIA CONSIDERATION: CEMETARIES

To be considered eligible for listing in the NRHP, a cemetery must derive its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events. Cemeteries may also be eligible when associated with a particular church that meets the criteria consideration for religious properties. or when part of a district. Cemeteries can also be significant under Criterion D, if there is the potential to yield important information not available through other existing documentation, such as information about a particular community's demographics or mortuary practices. A cemetery associated with settlement of an area by a particular ethnic or cultural group may be considered eligible if the movement of the group into the area had an important impact, if other resources associated with the group are rare, or if few documentary resources have survived to provide information about the group's history.

#### CRITERIA CONSIDERATION: RELIGIOUS PROPERTIES

In order to be considered eligible for the NRHP, a religious property must be significant due to its architecture, artistic distinction, or history to avoid the appearance of government endorsement of any particular religion or belief. This Criteria Consideration applies:

- If a resource was built by or is presently owned by a religious institution, or is used for religious purposes,
- If the resource was owned by a religious organization or used for religious purposes during its Period of Significance,
- Or if religion is the reason for the resource's significance.

It does not apply to a church that contributes to a historic district for which religion is not a predominant function; a meeting place where religious services are just one of a wide variety of events held; or a place where significant events occurred prior to and separate from its use by a religious organization.

#### CRITERIA CONSIDERATION: MOVED PROPERTIES

To be considered eligible for the NRHP, a property removed from its original location, or from its historically significant location, must be significant for its architectural value or as the surviving property most importantly associated with a historic person or event. The moved resource must retain enough historic features to convey its architectural value and integrity, and the location to which it has been moved must have a setting comparable to its historic location. A resource designed to move or be frequently moved, such as a rail car, must be located in a historically appropriate setting. Artificially created groupings of resources are not significant unless they have achieved significance after the time of their assemblage.

#### CRITERIA CONSIDERATION: RECONSTRUCTED PROPERTIES

Reconstructed resources are those that have been reproduced in the exact form and detail of a resource that no longer exists, as it appeared at a specific period of time. Three requirements must be met for a reconstructed property to be considered eligible for listing in the NRHP: 1) the reconstruction must be accurate and in a suitable environment; 2) the reconstruction must be presented in a dignified manner as part of a restoration master plan, and 3) there are no other surviving resources with the same historic associations.

Criteria Consideration: Properties That Have Achieved Significance Within the Last Fifty Years

To be considered eligible for the NRHP, resources must be at least 50 years old. This is considered a general estimate of the time needed to develop a historic perspective and protects against listing properties that are of temporary interest. There are instances, however, where a resource's significance is of such exceptional importance that this waiting period is not necessary.

#### **INTEGRITY**

In addition to meeting one or more of the NRHP eligibility criteria, a property must have maintained its historic integrity. Historic integrity is defined as the authenticity of a property's historic identity, evidence by the survival of physical characteristics that existed during the property's historic period. Historic integrity enables a property to illustrate significant aspects of its past.

- **Location**: Where the property was built or where the event occurred.
- Design: "The combination of elements that create the form, plan, space, structure, and style of a property."
- **Setting**: The relationship between the property and its surroundings.
- Materials: The materials originally selected and used by the property's creators, reflecting cultural preferences or availability of particular materials in a time or place.
- Workmanship: "The evidence of artisans' labor and skill in constructing or altering a building.
- Feeling: "Feeling is a property's expression of the aesthetic or historic sense of a particular period of time."
- Association: The property should retain the ability to convey the connection between the property and the event or person.

All seven qualities do not need to be present for eligibility as long as the overall sense of past time and place is evident. Integrity does not relate to the resource's state of repair or functional obsolescence (e.g., not up to current codes).3 Historic resources can be NRHP eligible individually or as part of a district. The NRHP guidelines define a district as having "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan of physical development." Furthermore, "The identity of a district results from

contribute to the historic significance of a district. Non-contributing properties are those that do not contribute to the historic character of a district. The NPS provides a two-part definition for what constitutes a **contributing resource**:

- A contributing building, site, structures, or object adds to the historic associations, historic architectural qualities, or archaeological values for which a property is significant because:
- It was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; or

Good historic integrity for resources within the study area can be defined as those buildings and structures that exhibit at least some of the following:

- Original location.
- Original setting (i.e., residential, industrial, agricultural)
- No significant changes in size or plan.
- No changes in the pattern of window and door openings.
- The roof is same type and configuration as the original construction.
- Porches or carports have not been enclosed. Screening may be acceptable, and enclosures may have occurred during the period of significance and therefore not be considered detrimental.
- No change to the type of exterior fabric. Material alterations such as stuccoing a frame structure may be more allowable for buildings contributing to a district than for an individual resource.

It independently meets the National Register criteria.<sup>5</sup>

Common reasons specific properties are found to be non-contributing include a loss of integrity or a construction date outside the district's period of significance. **Period of significance** refers to the span of time during which significant events and activities occurred.

Recognizing the overall planning intent and projected use of the survey, Stantec used a liberal approach in considering the aspects of integrity. Most buildings have undergone some alterations for maintenance and safety. For example, the original roofing material has likely been replaced on most buildings over 50 years of age. Replacement of such elements does not eliminate its NRHP eligibility as such work is common and necessary and typically does not affect the structure's character-defining elements. The question is whether or not the alterations change the appearance, design, or function of the building in a way that would compromise its historic or architectural significance. For example, a change from a flat roof to a hipped roof would change the original design of a building. In general, although the use of a building can be changed, such as from residential to commercial use, the overall historical appearance should be maintained. Thus, the altered condition of some of the buildings was regarded leniently with the overall retention of the original design of primary importance. Each building was also evaluated as contributing or noncontributing independently, whether or not the surrounding area could cohesively form a district.

Goulds has been impacted by severe tropical storms and hurricanes multiple times over the past 125 years, most significantly a direct hit from Andrew, a Category 5 hurricane, in 1992. As a result, many previously existing buildings are no longer standing, and those pre-1985 resources that do remain are likely to have sustained at least some degree of structural damage. Any building, whether residential, commercial, or industrial, that has not had its original roof, windows, and/

or doors replaced should be considered unusual within the study area.

Good historic integrity for resources within the study area can be defined as those buildings and structures that exhibit at least some of the following:

- · Original location.
- Original setting (i.e., residential, industrial, agricultural)
- No significant changes in size or plan.
- No changes in the pattern of window and door openings.
- The roof is same type and configuration as the original construction.
- Porches or carports have not been enclosed.
   Screening may be acceptable, and enclosures may have occurred during the period of significance and therefore not be considered detrimental.
- No change to the type of exterior fabric. Material alterations such as stuccoing a frame structure may be more allowable for buildings contributing to a district than for an individual resource.

#### 1.4.2 LOCAL DESIGNATION

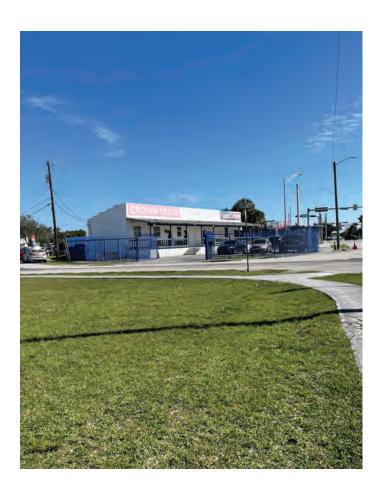
Section 16A-10 of the Code of Miami-Dade County, as of June 20, 2024, defines the process and procedures for local designation of historical resources.<sup>6</sup>

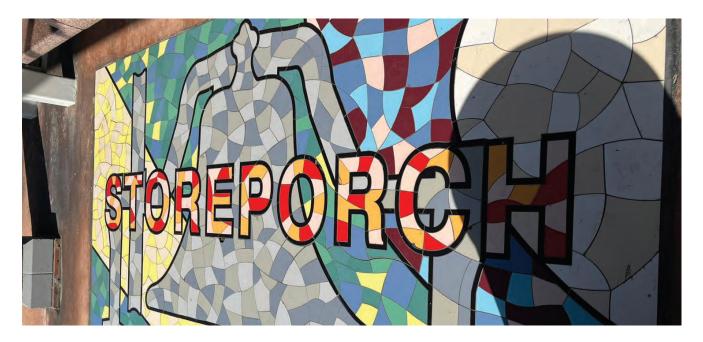
In deciding whether to exercise its discretion to designate a proposed individual site, district, or archaeological or paleontological zone, the Historic Preservation Board shall consider the objective criteria set forth in subsection (1) below:

 (1) Criteria. The Board shall have the authority to designate areas, places, buildings, structures, landscape features, archaeological and paleontological sites, and other improvements or physical features, as individual sites, districts, or archaeological or paleontological zones that are significant in Miami-Dade County's history, architecture,

- paleontology, archaeology or culture. Sites, districts, or zones considered for designation shall possess an integrity of location, design, setting, materials, workmanship, or association, and shall:
- (a) Be associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological, or architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation; or
- (b) Be associated with the lives of persons significant in our past; or
- (c) Embody the distinctive characteristics of a type, period, style or method of construction or work of a master; or possess high artistic value; or represent a distinguishable entity whose components may lack individual distinction; or
- (d) Have yielded, or are likely to yield information in history or prehistory; or
- (e) Be listed in the National Register of Historic Places.
- (2) Properties not generally considered; exceptions. Certain properties, which include cemeteries, birthplaces, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, properties commemorative in nature, and properties that have achieved significance within the last 50 years, will not normally be considered for designation. However, such properties will qualify if they are integral parts of a district that does meet the criteria, or if they fall within the following categories:
- (a) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (b) A building or structure removed from its location but which is primarily significant for

- architectural value, or is the surviving structure most importantly associated with a historic event or person.
- (c) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life.
- (d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.
- (e) A property primarily commemorative in intent if design, age, tradition or symbolic value has invested it with its own historical significance.
- (f) A property or district achieving significance within the past 50 years if it is of exceptional importance.





#### CRITERIA

The Board shall have the authority to designate areas, places, buildings, structures, landscape features, archaeological and paleontological sites, and other improvements or physical features, as individual sites, districts, or archaeological or paleontological zones that are significant in Miami-Dade County's history, architecture, paleontology, archaeology or culture. Sites, districts, or zones considered for designation shall possess an integrity of location, design, setting, materials, workmanship, or association, and shall:

- (a) Be associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological, or architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation; or
- **(b)** Be associated with the lives of persons significant in our past; or
- (c) Embody the distinctive characteristics of a type, period, style or method of construction or work of a master; or possess high artistic value; or represent a distinguishable entity whose components may lack individual distinction; or
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# PROPERTIES NOT GENERALLY CONSIDERED; EXCEPTIONS

Certain properties, which include cemeteries, birthplaces, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, properties commemorative in nature, and properties that have achieved significance within the last 50 years, will not normally be considered for designation. However, such properties will qualify if they are integral parts of a district that does meet the criteria, or if they fall within the following categories:

- (a) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- **(b)** A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
- **(c)** A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life.
- (d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.
- **(e)** A property or district achieving significance within the past 50 years if it is of exceptional importance.
- **(f)** A property or district achieving significance within the past 50 years if it is of exceptional importance.



2. DESCRIPTION OF THE STUDY AREA



Goulds, Florida, is an unincorporated community and census-designated place in Miami-Dade County, located approximately 20 miles southwest of downtown Miami and 9 miles northeast of the City of Homestead. The F.E.C. rail line and US 1 transect the community from northeast to southwest. The study area for this project differs from the formally defined U.S. Census Bureau boundaries of Goulds, to be more reflective of the community and its broader historic context.

Based on input from residents during community meetings, OHP and Stantec defined the general extent of Goulds as bounded on the north by Caribbean Boulevard (Blvd), which if extended westward follows SW 200th Street (St) to Krome Avenue (Ave), and approximately on the south by SW 232nd St. The western boundary is Krome Ave, and the eastern boundary is the Florida Turnpike. To be clear, this is the area perceived by local residents as being part of, or historically associated with, the Goulds community, which is not the same as boundaries set by federal, state, or county governments.

Stantec and OHP used this information to draw a study area for this project, which extended southward to the intersection of US 1 (also known as Harriet Tubman Highway, South Dixie Highway, and Old Dixie Highway) and SW 258th St to include locations of interest in Princeton (**Figure 1 and Figure 2**). The Princeton and Goulds communities have been interconnected socially and economically since the early twentieth century.

While the entire study area was considered when compiling information, the field survey and historic context focused on the portions of Goulds experiencing the greatest redevelopment and gentrification pressures today and on those areas shown on mid-twentieth-century aerial photographs as having concentrations of housing, commercial, or industrial uses.



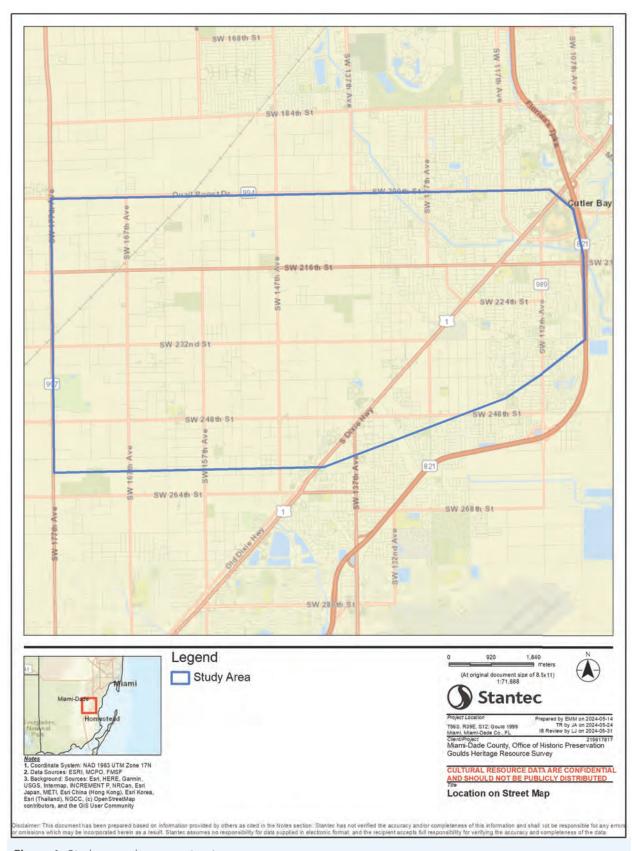


Figure 1: Study area shown on street map

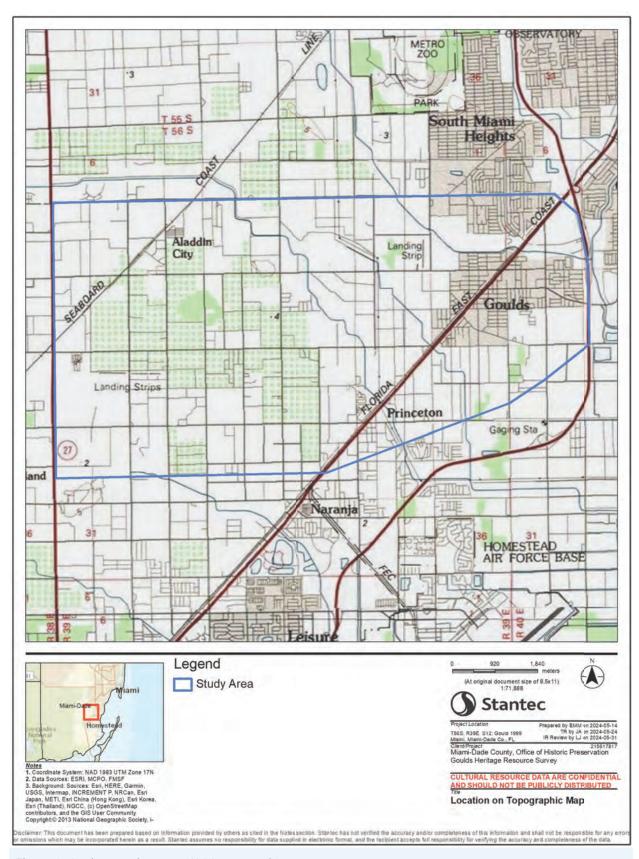
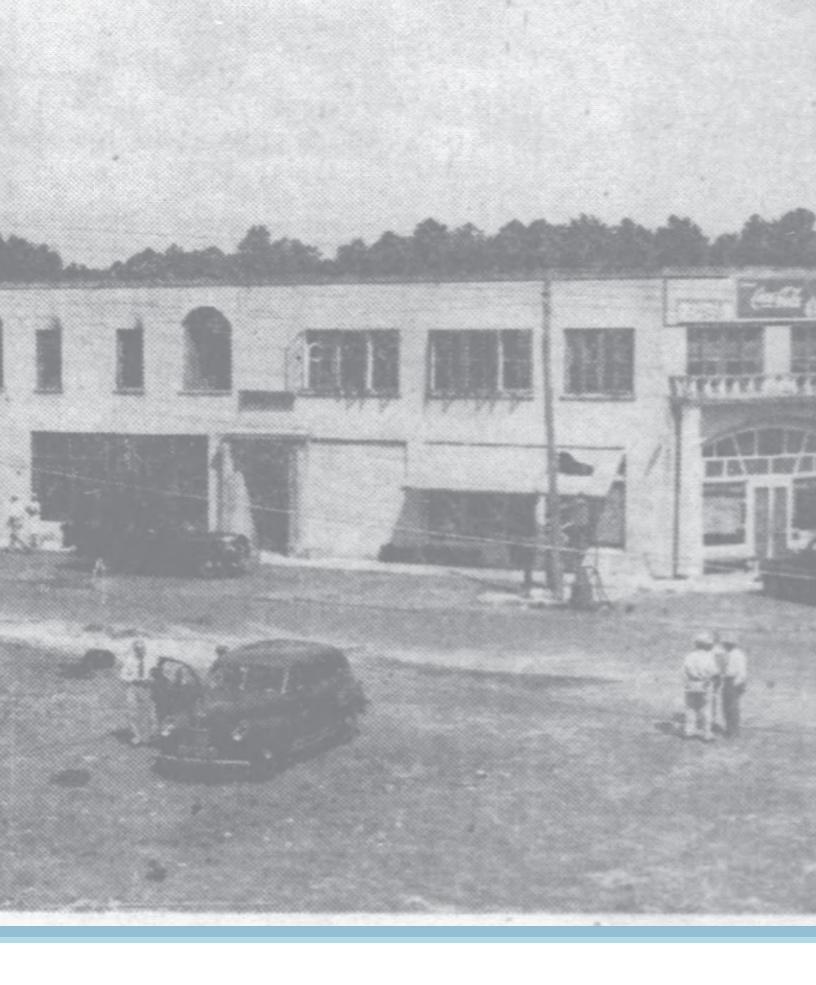


Figure 2: Study area shown on USGS topographic map



# 3. RESEARCH DESIGN



#### 3.1. OBJECTIVES

The primary goal of this project as stated in the grant agreement between the State and Miami-Dade County was the generation of Florida Master Site File (FMSF) forms as the budget allows, associated GIS shapefiles, and a narrative report. These materials will meet the standards found in Chapter 1A-46, Florida Administrative Code. The Florida Master Site File is the State of Florida's official inventory of historical cultural resources. Categories of resources recorded at the Site File include archaeological sites, historical structures, historical cemeteries, historical bridges, and historic districts. The Site File also maintains copies of archaeological and historical survey reports and other manuscripts relevant to history and historic preservation in Florida.<sup>7</sup>

It is important to note that Miami-Dade County is unique in having a preservation ordinance that allows for designation of sites based on factors beyond architecture. Cultural heritage affiliated with a historic structure is also a basis for local designation as opposed to strictly architectural considerations. A traditional preservation emphasis on architecture is not the sole basis for designation in the County. To that end, the Phase II survey focuses largely on the built environment, but with a scope widened to include landscapes, event locations, and other sites that may have significant historic associations.

Information from this historic resource survey of Goulds will inform planning efforts especially relative to areas where County policy favors increased density and incentives for preservation may be appropriate. More complete information on Goulds' historic resources will allow for more updated maps and data the County retains and can also be shared with internal County agencies. Information can also be shared with statewide and regional preservation and history organizations, as Miami-Dade County's history is rich and diverse and contributes to a larger understanding of Florida's past.

#### 3.2. EXPECTED RESULTS

The types of historic resources expected to be identified during this survey include residential, commercial, and industrial buildings as well as those associated with civic functions and religious organizations. Historic infrastructure, such as roads, bridges, and canals, is known to be present, as is a historically Black cemetery. It is expected that conversations with community members, whether during outreach meetings or during incidental interactions while conducting field survey, will identify specific locations, landscapes, or other sites associated with historic events.

#### 3.3. RESEARCH METHODS

Information from multiple sources was used to compile lists of buildings and other resources to be included in the field survey.

Once the study area had been defined and agreed upon by OHP, Stantec searched the FMSF for previously documented historic structures, bridges, district, canals, cemeteries, or other resources. This search was completed using GIS and the January 2024 FMSF database. Stantec obtained copies of all previous cultural resource surveys within the study area and copies of forms for previously recorded resources from the FMSF.

Stantec has made a concerted effort to not assign new numbers to any resource that has a previously assigned FMSF number. Information about resources and reports is not added to the FMSF until a project is accepted as complete by the DHR. Thus, it is possible for surveys completed closely in time to inadvertently duplicate submittals. Recognizing that the initial Phase I survey report had not been finalized, and at the request of OHP, Shulman + Associates shared with Stantec tables of resources surveyed within the Goulds study area during Phase I and their newly assigned FMSF numbers. For resources surveyed before the implementation of GPS or GIS, the locations mapped in the County Property Appraiser records, both online and in GIS format, were used in conjunction with other sources to identify targets for the field survey. Property appraiser records include information such as the date of construction, parcel number, street address, owner, and the legal description of the property boundaries. In some cases, the individual records include sketches of building footprints, which are particularly helpful when there is more than one building on a parcel.

Stantec searched deeds and other property records held by the Miami-Dade County Clerk of Court, both online and at the clerk's Downtown Miami office, for information related to specific resources. While it was not within the scope of this project to conduct full title searches for all properties, these searches were used to confirm historic associations and locations, especially for potentially significant properties. OHP also provided Stantec with copies of title searches for the Silver Green Cemetery previously completed by the Miami-Dade County Public Works Department.

Once the field survey was completed and an initial inventory of resources compiled, these addresses and parcel numbers were provided to the Office of the Property Appraiser to have individual building jackets pulled. Building jacket files include historic photos of buildings taken for appraisal purposes. Not all parcels had building jackets, only approximately 50 percent, but for those parcels where photos were available, they are invaluable for tracking changes in historic building fabric and setting.

OHP also provided Stantec with copies of designation reports for locally designated properties within the study area.

City directories, which cross index addresses and building occupants, are commonly used in the completion of historic resources surveys. The R.L. Polk Company produced city directories for South Dade County in 1927 and from 1955 onwards. The 1927 and 1955 editions are available online while physical copies for other years can be accessed in public and university libraries. OHP also has a collection of City Directories available for research in their office. The usefulness of these directories is limited in the years when streets were renumbered or renamed, or when house numbers had not yet been assigned.

The 1940 and 1950 federal censuses recorded

street addresses, although again, the utility of these sources was limited in neighborhoods without official house numbers or where streets have been renamed. Prior census records include street names and location incidentally. Census records after 1950 have not been released by the federal government.

Other archives, both digital and physical, that were found to have information and documents relevant for this project include the following:

- University of Miami Libraries,
- · Miami-Dade Public Library System,
- Florida International University,
- University of Florida Digital Collections
- Florida State Archives (Florida Memory)
- Library of Congress
- Ancestry
- FamilySearch
- Find A Grave,
- Newspapers.com

Webpages or online resources that are not part of the above archives but were used to prepare this report are cited in the text.

#### 3.4. PUBLIC INVOLVEMENT

Public input and awareness around any preservation planning effort is critical and is a first step in ensuring community and elected official support for preservation. Engagement around a historic resource survey can help determine the future vision of a community by identifying what is important and valued by that particular community. This outreach is consistent with trends in historic preservation that are emphasizing people as the reason why preservation is done in the first place.

Since Goulds' history is not limited to the official Goulds Community Redevelopment Agency or census-defined boundaries, OHP and Stantec sought feedback from the community about how certain places are connected and how these places speak to

a larger history.

OHP, with support from Stantec, held four community meetings, the first and last in person, and the two intermediate meetings virtually. Additional means of outreach and obtaining community input were through social media and the creation of a Goulds Historic Resource survey webpage with project updates, information on future community meetings, and a website survey form. Informational flyers with a QR code linking to the project webpage, along with community questionnaires, were also collected via dropboxes at Demps Parks, South Dade Regional Library, and South Dade Government Center. These questionnaires were essential in helping the project team better understand individual historic resources, as well as preservation priorities, successes and challenges in the community. All printed material created for public outreach was in three languages: English, Spanish, and Haitian Creole.







# Community Meeting #1 (in-person): February 21, 2024 at JL (Joe) and Enid W Demps Park

This project kickoff meeting for the community took place in the evening at Demps Park and focused heavily on identifying common areas of interest following an introduction to the project made by both Stantec and OHP. The community had an open discussion about areas they felt should be focused on while the architectural survey was being conducted. There was an open discussion and members of the community shared personal stories and compared and contrasted various accounts of the history of Goulds. They discussed important landmarks and discussed what they felt were the historic boundaries of this unincorporated area of South Miami-Dade County, which has been contested in the past by both Goulds and the surrounding communities.

Several landmarks, the majority of which are no longer present, were identified by community members as meaningful to the history and character of Goulds. A select few that sparked the most conversation and stories are listed below:

- Store Porch
- The Downbeat
- Community Health of South Dade
- Monkey Jungle
- Bilo's Grocery
- Silver Green Cemetery



#### Community Meeting #2 (virtual): March 20, 2024

The second community meeting for the Goulds Historic Resource Survey was held via Zoom starting at 1:30 pm. The project team provided an update on the progress of the project and how the field survey portion of the project had just gotten underway that week. At this meeting, the community told stories of notable figures with a connection to the history of Goulds, which included the boxer Al Jones, known as the "Goulds Terror" and trained at Pine Villa recreation field, and Lydia Walker, who broke many barriers throughout her lifetime for the Goulds and overall African American community of Miami-Dade County.

#### Community Meeting #3 (virtual): April 17, 2024

The third community meeting for the project, also held via Zoom, took place on April 17th at 10:30 am. The project team had by this point wrapped up the field survey phase of the project, and the team shared their thoughts on what stood out to them the most while in the field, which included how much the neighborhood schools are integrated into the fabric of the community.

One of the project team's goals at this meeting was to hear from the community what preservation meant to them. Examples of preservation were presented and included adaptive reuse of historic structures, historical markers, and design guidelines for renovations and new construction. One community member with experience in developing single family homes in the area expressed concern that stricter design guidelines would lead to higher costs of construction for small builders and that the focus should be less on construction materials and more on limiting the scale of new buildings. Others mentioned a desire to put names back on streets and overall improved walkability.

# Community Meeting #4 (in-person): May 18, 2024, South Dade Regional Library

The final community meeting was held on a Saturday at the South Dade Regional Library and was in conjunction with the County's second annual History Collaborative, where History Miami Museum provided their Miami Stories mobile recording booth and community members were invited to record their stories. The Miami-Dade Public Library System Digital Collections Department participated in the event to let the community know about their Community Memory Project, a project that preserves and shares the diverse heritage of Miami-Dade through the digitization of shared personal memorabilia, photographs, letters, objects, etc. The Library staff explained that they can work with residents to digitize and return materials that would be made available in the Library's digital collections.

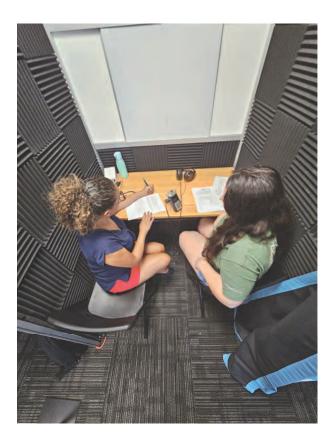
Several residents in attendance brought photographs and other historical documents to the event and were encouraged to participate in the Community Memory project. Several event attendees did record oral histories in the mobile recording booth. Those recordings are available through the HistoryMiami website.

The camaraderie of community was further highlighted when asked to provide historic significant events that they felt left a lasting impact on Goulds. Some of the events that were highlighted were:

- Brown vs Topeka Board of Education
- Community Action Agency
- Prayer at the Park
- March Against Gun Violence (July 26, 2022)
- · Black History Breakfast

This meeting was held as a celebration of the project end and the project team reported back on the results of the Community Questionnaire, described in further detail in the following section.





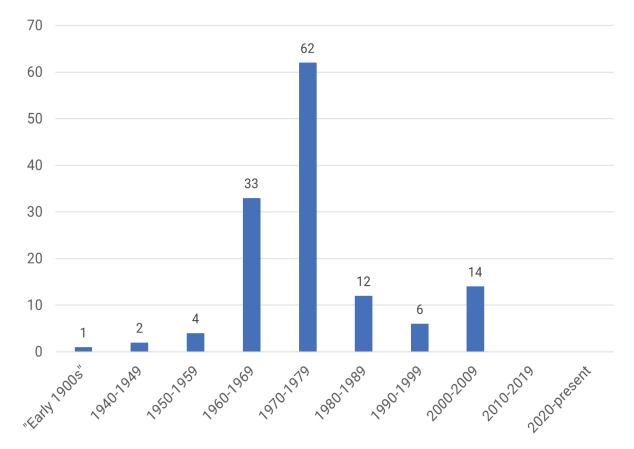
#### **COMMUNITY QUESTIONNAIRE**

OHP prepared a community questionnaire to gather input on stories of historic buildings and sites most important to the community. The project's assigned community liaisons assisted in distributing the survey and gathering responses, and stations were also set up at Demps Park, South Dade Regional Library, and South Dade Government Center, where members of the community could leave their responses in a dropbox. The questionnaire was conducted between March and June 2024, and a total of 136 responses were logged.

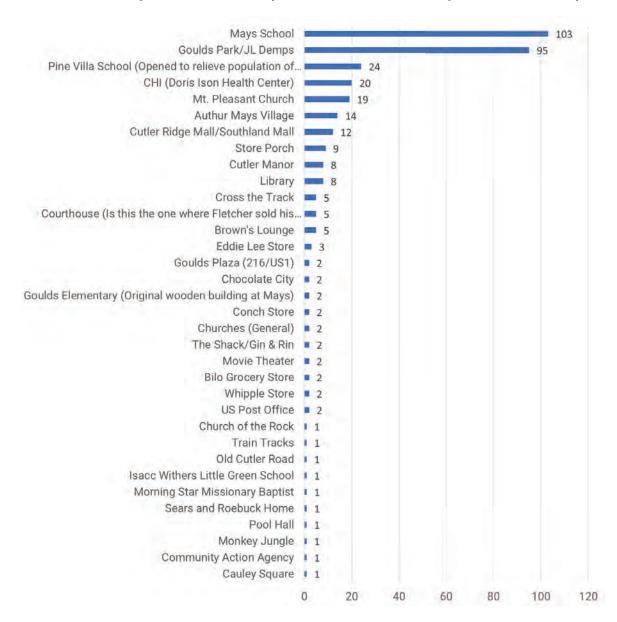
The high response rate via returned questionnaires is a credit to the community liaisons, Robyn Fuller and Jane White. The community liaisons were recruited for this project due to their ties to the community and interest in facilitating outreach and communication in support of preservation in the area. The liaisons served as a direct link to residents of the community, engaging them through one-on-one conversations collecting responses for the questionnaire. For those elders in the community, the liaisons served as an additional measure to collect their input through a more traditional non-digital route and facilitated a positive connection with the community through the survey project. Liaison activities were overseen by OHP staff, Sarah Cody and Tamara McDonald who provided guidance on their role and responsibilities. Liaisons were compensated for their time with a stipend.

The questions and a summary of results for each are shown below:

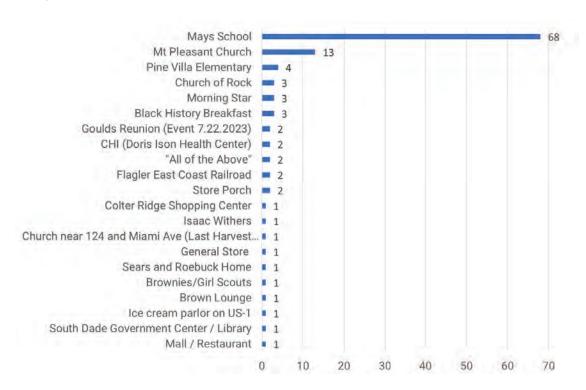
1. What year did you or your family move to or become involved with the Goulds community?



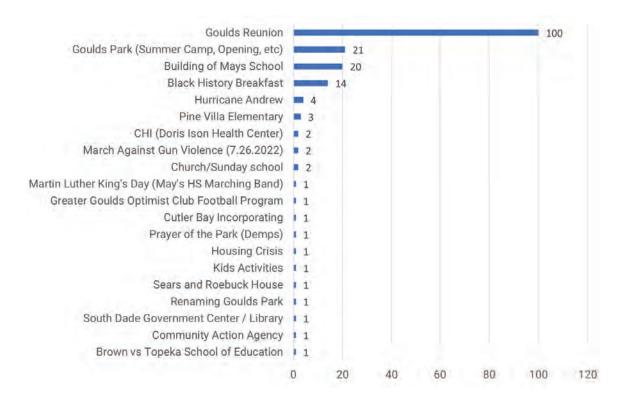
2. What historic buildings or sites stand as key identifiers of the Goulds neighborhood/community?



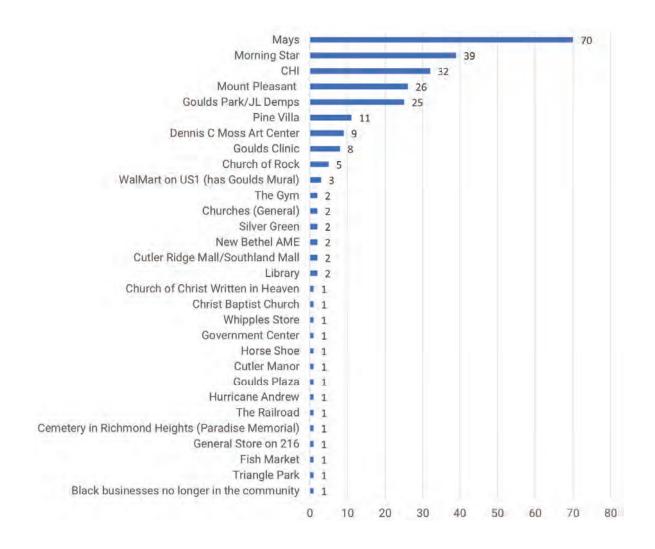
**3**. What historic buildings or sites in the Goulds community have made the largest impression on you and why?



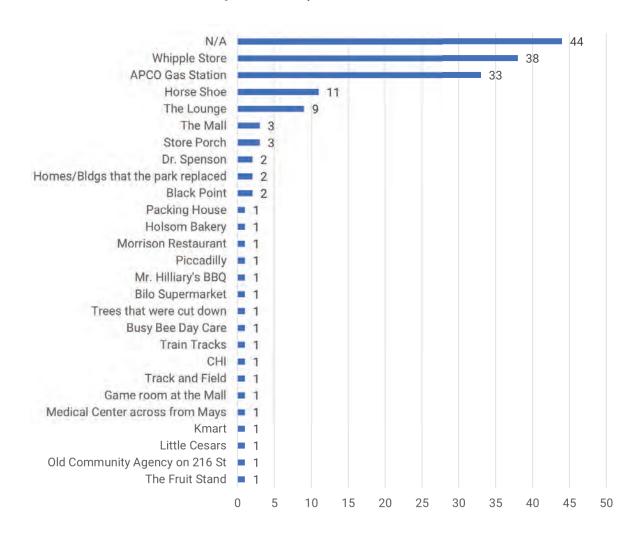
4. What significant events in history made a lasting impact on the Goulds community?



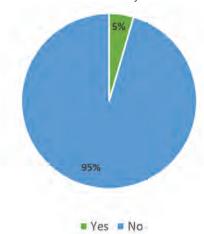
**5**. What historic cemetery church/place of worship, school, park, business center, medical center or store contributes/contributed most to the day-to-day life of the Goulds community?



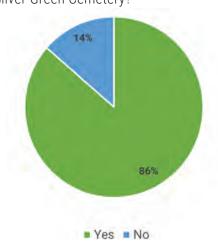
6. What demolished historic buildings or sites do you miss the most in Goulds?



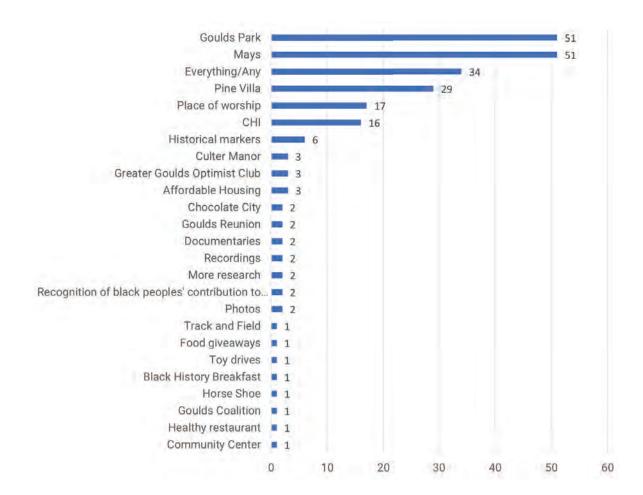
**7**. Are you aware of or have an association with the Silver Green Cemetery?



**8**. Are you interested in historic recognition for the Silver Green Cemetery?



9. What type of recognition for places of importance to the history of Goulds would you support?





4. RESULTS OF ARCHIVAL RESEARCH



## 4.1 PREVIOUS FIELD SURVEYS

The Florida Master Site File, part of the Florida Division of Historical Resources, maintains records of previous archaeological and historic resources surveys completed statewide. As part of the background research for this project, a search of the FMSF database, in GIS format updated in January 2024, was completed to identify previous surveys in the study area (Figure 3). Review of these reports provided background information concerning types of properties that would be expected, relevant research questions, and previous findings in this or similar areas.

The search of the FMSF database identified 31 previous cultural resources surveys that included

all or a portion of the study area. The majority of these surveys (n=21) were conducted for Florida Department of Transportation (FDOT) road projects and thus cover long, narrow areas. Seven of the previous surveys were conducted for telecommunications tower projects; this type of survey evaluates potential visual effects within a wide search radius but rarely newly records resources. Thus, most of the prior cultural resource surveys within the study area did not consider or evaluate resources at the neighborhood level. Even with these 31 surveys, large portions of the study area have never been included as part of a formal historic resources survey. **Table 1** below lists these 31 previous surveys referenced by year surveyed and survey number assigned by Florida Master Site File.

TABLE 1 - PREVIOUS SURVEYS IN THE STUDY AREA

Survey Number	Report Title	Date
1583	Proposed Improvements to SR 994/Quail Roost Drive, from State Road [SR] 5/US 1 to SR 997/Krome Ave, in Dade County, Florida	1988
2127	Dade County Historic Survey, Phase II: Final Report.	1989
3493	Cultural Resource Assessment Survey for US 1 Exclusive Bus Lanes Project Development and Environmental Study from Southwest 112th Avenue to Datran Boulevard, Dade County, Florida	1993
3842	Cultural Resource Assessment Survey of 11.5 Acres of the Garden Walk Parcel, Dade County, Florida	1994
4503	A Cultural Resource Assessment Survey of SR 989/S.W. 112th Avenue/Allapattah Road from the Homestead Extension of Florida's Turnpike to US 1, Dade County, Florida	1996
4888	A Cultural Resource Assessment Survey for the US-1 Exclusive Bus Lanes Corridor from: Florida City (Approximately @ SW 344th Street) to Cutler Ridge (Approximately @ SW 112th Avenue) in Dade County, Florida	1997
7607	Tower HJGX BU#812358- 18755 Southwest 147th Avenue, Miami, Dade County, Florida	2000
8956	An Archaeological and Historical Survey of the MIA-J Tower Location in Miami-Dade County, Florida	2003

Survey Number	Report Title	Date
8969	A Cultural Resource Assessment of the HJXW Tower Location in Miami-Dade County, Florida	2003
9538	Cultural Resource Assessment Survey of the Proposed Improvements to the Homestead Extension of the Florida Turnpike (HEFT) from SW 211th Street to the HEFT/SR 874 Interchange, Miami-Dade County, Florida	2003
11934	Orchid Jungle, 26715 SW 157 Avenue, Designation Report	1998
12040	A Cultural Resource Assessment Survey of Krome Avenue (SW 177th Avenue/SR-997) From 296th Street (Avocado Drive) to SW 136th Street (Howard Drive), Miami Dade County, Florida	2004
14190	FCC Form 620 Hennessy Site FL5828A 14805 SW 216th Street, Miami, Fl	2005
19317	Project Development & Environment Study, SR 997/SW 177th Avenue/ Krome Avenue from SW 296th St to SW 136th St, FM # 249614-4-22-01, ETDM # 7800, Addendum to the Cultural Resource Assessment Survey (CRAS) of Krome Avenue (SW 177th Avenue/State Road 997)	2012
20162	Cultural Resource Assessment Survey Homestead Extension of Florida's Turnpike (HEFT) Widening PD&E Study from Campbell Dr to US 1, and Design from SW 288th St to SW 216th St, Miami-Dade County, Florida	2013
23814	Immigration and Customs Enforcement, Compliance with Section 106 Review for TIME CRITICAL Collocation of Wireless Antennas (7) on Existing Telecommunications Towers. Bay, Miami-Dade, Manatee, Monroe, Sumter, Suwannee Counties, Florida	2014
23872	Cultural Resources Desktop Analysis and Field Review for SR 5/US-1/S. Dixie Highway at SW 200th Street, Miami-Dade County, Florida	2017
23983	Section 106 Review. Form 621, Goulds, Miami-Dade County, Florida	2014
24347	Cultural Resources Desktop Analysis and Field Review for SR 5/US 1/South Dixie Highway from North of SW 244th Street to South of SW 242nd Street, Miami-Dade County, Florida	2017
24431	Construct 105-Foot Tall Monopole Communications Tower, 10701 NE 216th Street, Miami, Miami-Dade County, Florida	2017
24600	Cultural Resource Assessment Survey Reevaluation and Section 106 Evaluation and Determination of Effects for State Road 997/Krome Avenue from South of SW 296th Street/Avocado Drive to South of SW 232nd Street, Miami-Dade County, Florida	2016
24963	Cultural Resources Desktop Analysis and Field Review for SR 5/South Dixie Highway at SW 127th Avenue/SW 232nd Street, Miami-Dade County, Florida	2018

Survey Number	Report Title	Date
25167	Cultural Resources Desktop Analysis and Field Review for TWO 35 SR 5/US 1/ South Dixie Highway at SW 244th Street, Miami-Dade County, Florida	2018
25202	Cultural Resources Desktop Analysis and Field Review for Five Bridge Repair Projects in Miami-Dade County	2018
25981	A Cultural Resources Assessment Survey of the SW 137th Avenue, from US-1 to SW 200th Street Project Area, Miami-Dade County, Florida	2019
26598	Cultural Resources Desktop Analysis and Field Review for SR 5/US 1 at SW 112th Avenue, Miami-Dade County	2019
26601	Cultural Resources Desktop Analysis and Field Review for SR 5/US 1 from Bailes Road to SW 214th Street, Miami-Dade County, Florida	2019
26625	Cultural Resources Desktop Analysis and Field Review for SR 989 / Allapattah Road / SW 112th Avenue at SW 211th Street, Goulds, Dade County, Florida	2019
28391	Cultural Resource Desktop Analysis and Field Review for SR 997/Krome Avenue from SW 232nd Street to SW 185th Street and SR 997/Krome Avenue from SW 184th Street to SW 136th Street	2020
29029	Cultural Resource Assessment Survey of the US 1/South Dixie Highway Linear Resource within Miami-Dade County, Florida	2023
29047	SR 994/SW 200th St/Quail Roost Dr. from SW 137th Ave to SW 127th Ave PD&E Study Cultural Resource Assessment Survey	2022

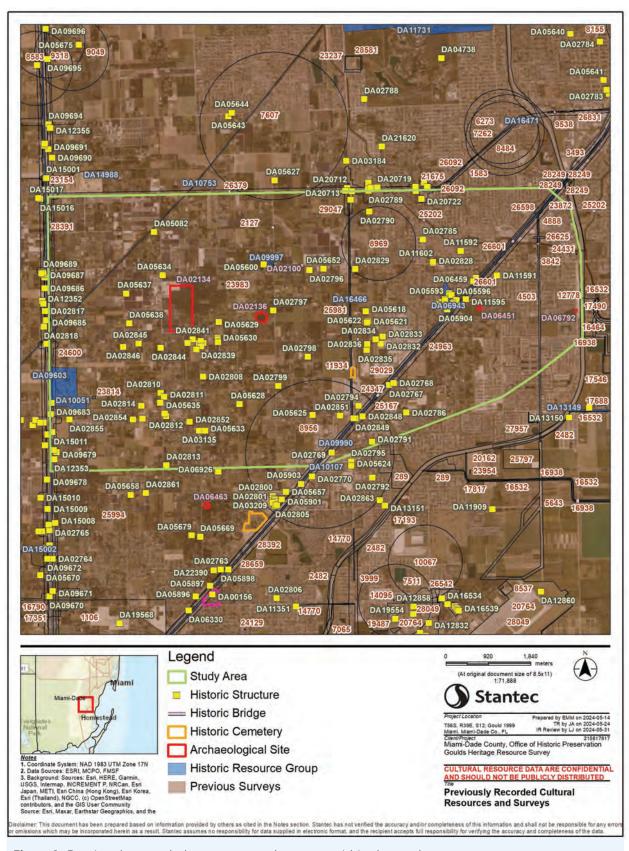


Figure 3: Previously recorded resources and surveys within the study area

## 4.2 PREVIOUSLY RECORDED RESOURCES

The search of the FMSF database identified the following previously recorded resources (see Figure 3:

- 91 structures built between 1911 and 1964;
- 8 resource groups, including 5 linear resources (2 roads, 2 railroads, and 1 canal);
- 8 bridges built between 1958 and 1966,
- 5 archaeological sites; and
- 1 cemetery.

# 4.3 NATIONAL REGISTER OF HISTORIC PLACES LISTED PROPERTIES

There are two NRHP-listed historic properties within the study area. The William Anderson General Merchandise Store (8DA0171) at 15700 SW 232nd St was listed in 1977, and the Silver Palm Schoolhouse (8DA02838) at Silver Palm Dr and Newton Rd was listed in 1987.

## 4.4 LOCALLY DESIGNATED LANDMARKS

There are twenty locally designated historic sites and three locally designated historic districts within the study area.

The Princeton Station (8DA04738) is also a locally designated structure (designation date July 19, 1984) that has been relocated to the Gold Coast Railroad Museum at 12450 SW 152nd Street, outside of the study area.

There have been no Miami-Dade County designations of historic sites or historic districts within the study area in the twenty-first century. The most recent designations were nearly 27 years ago. The designated sites within the study

area are predominantly related to early-twentiethcentury White settlers; only two designated sites within the study area are associated with the Black community (Mays Middle School and Store Porch).

### Locally Designated Historic Districts Within the Study Area

- Cauley Square Historic District
- Goulds Historic District
- Silver Palm Historic District

### Locally Designated Historic Sites Within the Study Area

- Allen Chandler House
- Anderson's Corner
- Bush House
- Charles Graham House
- Coral Rock Chapel
- Coral Rock Wall (SW 248th St and 162nd Ave)
- Gossman House
- Hickson House
- · Hugh M. Matheson, Jr. House
- Lee-Cunningham House
- Luther Chandler House
- Mays Middle School
- Mindermann House
- Mobley-Wood House
- Redland Elementary School (Redland Farmlife School)
- Silver Palm School House
- Smith Wulf House
- Snell/Davis House
- Store Porch
- Talbott Estate

#### 4.5 PLAT MAPS

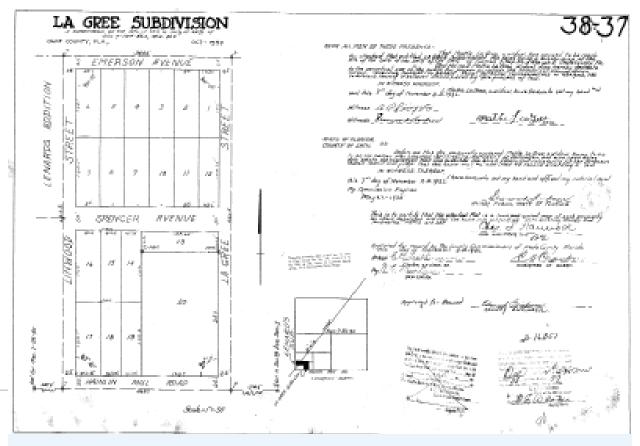
Plat maps show how tracts of land have been divided into separate parcels or lots. Stantec examined multiple types of plat maps for this project.

The US General Land Office surveyed public lands to establish township, range, section, and government lot lines. Township 56 South, Range 39 East and Range 40 East, which include the entire study area, were surveyed in March 1847. No structures or manmade features are shown within the study area.

The G.M. Hopkins Company of Philadelphia produced real estate atlases for Miami in 1925 and 1957, and Volume 5 of the 1957 edition includes a large portion of the study area. These maps show major roads, waterways, subdivisions,

parcel lines and acreage, with parcels labeled the owners' names.

Subdivision plat maps filed with the Miami-Dade County Clerk of the Court show how individual landowners divided a larger parcel into multiple smaller parcels prior to development. These maps typically depict where roads are or where land will be dedicated for public right of way. The official plat as accepted by the County includes the name of the subdivision, the landowner who is subdividing it, the name of the surveyor who drew the map, the date the survey was drawn, the date that the county officially accepted the subdivision (Figure 4). Thereafter, the legal boundaries of property within the subdivision will be defined using the name, page and plat book number, and the block and lot numbers (or fractions thereof) as shown on the map.



**Figure 4:** La Gree Subdivision (Plat Book 38, Page 37) was platted in 1932 by Mattie La Gree, a Black woman who lived in Goulds. LaGree Street is now SW 114th Court, across from Demps Park.



**5. NARRATIVE HISTORY** 



Other reports provide excellent historic context for the county's built environment as a whole; therefore, this section focuses on the setting and history of the study area, which includes Goulds and Princeton.

#### 5.1 THE ENVIRONMENT

Dade County's unique climate and geology created ecosystems and natural resources that were in turn altered by human activities. The first significant real estate boom in Dade County occurred between 1896 to 1926. An increasing population and improved transportation options brought about new land uses and changes in the environment, especially through drainage, dredging, building construction, paved roads and highways, and new agricultural crops. In the 1930s, FDR's New Deal and a burgeoning aviation industry in Miami brought new parks, housing. fire stations, schools, and the Overseas Highway. New road grids appeared in previously agricultural lands. After World War II, veterans relocated to Dade County, and more land was converted to subdivisions. With this increased growth came a demand for flood control, and more canals and levees were built, which drained more land that then could be used to build subdivisions. By 1950, more Dade County residents lived outside Miami than within the city limits. In quick succession, a metropolitan government was formed in 1957. Homestead Air Force Base reopened in 1958, and revolution in Cuba brought 100,000 exiles to Miami in 1959. Most of the mid-twentieth-century development in Dade County was unplanned sprawl, with environmental consequences that included muck fires, saltwater intrusion into the groundwater, and decreased fish populations. In 1968, the federal government established a marine preserve in Biscayne Bay. Following this the concept of Planned Urban Developments (PUD) was introduced in the 1970s and in 1975. Dade County adopted its first comprehensive development master plan.. The 1980s saw another influx of Cuban refugees into Miami's continually growing population. 11 In 1992, the

impact of Hurricane Andrew severely damaged, or even destroyed, a majority of houses in South Dade County, resulting in temporary displacements of families, some of which became permanent. Hurricane Andrew also affected community institutions (churches, schools, and businesses), with only the more resilient recovering completely.<sup>12</sup>

#### **5.1.1** WATER

From the 1880s through the first half of the twentieth century, drainage projects in Dade County were promoted by wealthy individuals or organizations with the intent to facilitate urban development and larger agricultural projects. By the 1950s, this trend began to shift attention toward structural water control introducing canals, dikes, and water conservation areas to support urbanization and agriculture, but with more of an eye toward flood control, surface water storage, soil conservation, municipal water supply, fish and wildlife conservation. Since the 1980s, there has been less emphasis on structural controls. The Atlantic Coastal Ridge holds back the waters of the Everglades to the west, and the sloughs that naturally cut across the ridge allowed excess to flow towards the coast. After canals were dug to drain the swamp, these sloughs dried and were in part converted to farmland. 13

In 1907, the state legislature created a drainage tax district in the area around Lake Okeechobee, and named it the Everglades Drainage District



**Figure 5:** Black Creek Canal (Canal C-1) along northern boundary of the study area, taken facing east from US 1 (Stantec)

in 1913. The district's purpose was to design and build drainage systems intended to open the Everglades for farming. As a result of these projects the surface water level in the Everglades dropped, and periods of drought suffered in the 1920s further decreased groundwater levels. Conversely, heavy rainfall events between 1922 and 1928 flooded developments that had been made in the natural floodplain. By 1930, the US Army Corps of Engineers was authorized to build the Hoover Dike around Lake Okeechobee. Prolonged periods of drought between 1931 and 1945 along with ongoing flood control and drainage projects continued to lower water levels, contributing to muck fires in the Everglades and saltwater intrusion into the groundwater in coastal areas. The impact of hurricanes in the mid 1940s helped to negate this, officially ending the drought, but with them the existing flood control canals and levees failed. The Everglades Drainage District was reorganized as the Central & Southern Florida Florid Control District, which in 1961, became the South Florida Water Management District. Extensive flood control and water conservation structures were built between 1950 and 1973.14

### 5.1.2 HAMMOCKS AND PINELANDS

Some of the soils along the Atlantic Coastal Ridge supported hammocks scattered throughout the pinelands. The organic soils of these hammocks were the preferred farmland for the early settlers, while houses and other buildings were positioned on pineland areas. Changes in the pinelands were also accelerated as a result of logging in the early twentieth century, and the later development of the rock plow in the 1950s, which made it possible to break up the rocky soil found there so that logged pineland areas could be converted into farmland.

In short, Dade County's ecosystem was comprehensively transformed within less than a century. A 1975 inventory of natural pine and hammock forest in Dade County found that only 4 percent of the original forestlands (outside of Everglades National Park) remained, scattered along the coastal ridge. The last piece of virgin pineland in the county was on Long Pine Key which was timbered in the late 1930s. Drainage and introduction of exotic plant species were also noted threats to native pinelands and hammocks <sup>16</sup>



**Figure 6:** Miami-Dade County's Goulds Pineland Preserve along SW 120th Avenue between SW 221st Street and Bailes Road (Stantec)

## 5.1.3 CORAL ROCK / OOLITIC

The native stone material found in South Dade County is oolitic limestone, also referred to as coral rock. This is the sedimentary rock type that forms the ridge from Miami southwest into the southern Everglades. Early homesteaders often used oolitic limestone as a building material as it was readily available even though it had to be quarried. Irregular fracture patterns in the rock required skill during construction, so when newer and less expensive building materials, such as concrete, became available the use of oolitic limestone declined. Oolitic limestone reached a peak of popularity as a building material in the 1920s and 1930s although later examples of its use can be seen in the study area.<sup>17</sup>

South of Miami, limestone sink holes formed as rainwater gradually dissolved the rock in the ground. Some of these holes filled with loamy soil and organic material that supported plant growth. Settlers used solution holes, which vary in size from a square meter to a hectare, to grow plants before transplantation to larger fields. Solution holes were also used in the early twentieth century to shelter tender plants such as tomatoes from freezing temperatures. At least one hole near Goulds was used to grow cotton.<sup>18</sup>

For the first part of the twentieth century, establishing a citrus grove required that a hole be blasted into the limestone, then filled with soil before the trees could be planted. Marl soils, with organic sediment on top of the limestone, were preferred for fruits and vegetables such as beans, peas, potatoes, corn, squash, cucumbers, lettuce, cabbage, greens, okra, strawberries, and soybeans.<sup>19</sup>

#### 5.1.4 HURRICANES

The geological and archaeological records show that hurricanes have impacted Florida for thousands of years. Written records of these storms go back to Christopher Columbus' travels in the West Indies in 1494. Early descriptions are primarily from ships logs and weather reports, but once more people moved south, storm tracking improved. As a result, more information about the damage caused by strong storms in South Dade County is available from the twentieth century than for earlier years.<sup>20</sup>

Hurricanes have historically been a recognized concern for the area from its early homesteaders and settlers through to today whether or not the community was impacted directly. In October 1904 a minimal-strength hurricane that weakened as it went inland delivered rain levels that resulted in South Florida vegetable growers being forced to replant their crops. A stronger storm that hit the Florida Keys in October 1906 killed over 100 people who were working to build the Florida East Coast Railroad extension. Three years later, another hurricane was said to have damaged buildings in Miami and blew fruit off citrus trees.<sup>21</sup>

On Wednesday, September 10, 1919, a hurricane passing over the Florida Keys into the Gulf of Mexico spun off a tornado that tore through Goulds at 1:30 in the afternoon. Starting as a waterspout in the bay moving onshore, upon landfall, it cleared a path 180 feet wide and 9 miles long within minutes. In that event some people were injured by flying glass shards and other debris while buildings were destroyed or heavily damaged, including the Beasley soda fountain, three packing houses, residences, the Gollattscheck general store, a cold drink stand, and the Cauley Hotel and General Store. The post office was blown apart, with mail scattered far and wide through the woods, and the Florida East Coast Railway station's slate roofing was ripped off.<sup>22</sup> Spectacularly, the tornado pushed the Goulds Community Hall at the corner of SW 124th Street and Miami Avenue into a nearby rock pit.<sup>23</sup>

A July 1926 storm caused significant losses for Dade County avocado farmers even though onshore winds reached only tropical storm strength. This storm was a prelude to the devastation caused by a late season hurricane that passed over Homestead on September 18 with 11-foot tides, which became known as the Great Miami Hurricane. South Dade County packing houses were severely damaged, and trees uprooted with citrus groves experiencing anywhere from 30 to 100 percent losses. Avocado shipments in 1927 were only 10 to 25 percent of what they had been in the earlier years of the 1920s <sup>24</sup>

Just three years later, in September 1929, South Dade County was hit by another strong storm that blew over replanted trees. Recently planted truck crops were destroyed, sugarcane fields were flattened, and timber was felled. Crop losses affect more than just the growers as financial losses make it difficult to repay loans or buy supplies. Repeated losses at a time when the Florida real estate market had collapsed led many growers to declare bankruptcy.<sup>25</sup>

The September 1945 hurricane that hit South Dade severely damaged the Goulds and Princeton train stations and clogged roads with fallen trees and powerlines. The Black neighborhoods of Goulds were particularly hard hit, with many damaged and destroyed homes. Crop losses were estimated in the millions of dollars.<sup>26</sup>

Hurricanes in South Dade County in 1947 and 1948 resulted in little wind damage but major flooding, encouraged construction of drainage canals to protect residential areas. While these drainage systems did reduce flooding of houses, they also lowered the water table, which in turn made more land suitable for construction. Crops and groves required more irrigation once natural drainages were altered. Growers modified cultivation practices to make groves more resistant to storm damage by cutting grids of trenches into limestone bedrock with trees planted at the intersections. Citrus trees were "topped," or cut from the top down, to a maximum height of 10 to 20 feet. These practices made trees more resistant to wind damage and less likely to be blown over.<sup>27</sup>



Figure 8: Devastation in Goulds caused by the September 1926 hurricane (University of Florida)



SIX FAMILIES LOST THEIR QUARTERS IN GOULDS WHEN THESE BUILDINGS BLEW UP AND PILED UP.

**Figure 9:** Houses destroyed in Goulds during the September 1945 hurricane (Miami Herald, September 17, 1945)

Notable storms in the 1960s included:

- Hurricane Donna in September 1960
- Hurricane Betsy in September 1965
- Hurricane Inez in October 1966.

These storms, despite their impact, paled in comparison to the devastation caused by Hurricane Andrew in 1992, during which 175+ mph wind gusts were recorded at Princeton. Hurricane Andrew significantly damaged the area's agricultural infrastructure, as well as cornerstone lime and avocado groves typical of the area. Nurseries sustained heavy losses due to storm debris, damaged buildings, and equipment while shade houses and green houses were destroyed. Furthermore, the loss of equipment caused delayed planting dates for growers. In post storm activities, agricultural land was repurposed for recovery efforts and community outreach with organized tent cities and debris disposal areas set up. Some of these activities negatively impacted the area by compacting the soil making replanting difficult.28

#### 5.2 HISTORIC CONTEXT

When people first inhabited Florida approximately 14,000 years ago during the Late Pleistocene epoch, the environment was different than it is now. Then, sea levels were much lower, and thus the peninsula's land mass was about twice as wide as it is currently; Looking back, today's Miami would not have been on the coast but inland. Overall temperatures were cooler, and the climate was drier while many of the lakes, rivers, and wetlands that are so familiar to us today, including the Everglades, had not yet formed. Along the Atlantic Coastal Ridge at the Cutler Fossil site on the Deering Estate, archaeologists found evidence of human activity from 10,000 years ago as well as extinct species of animals, including mammoths, dire wolves, and sabertoothed tigers, horse, and Ilama.<sup>29</sup>

Beginning in the Late Archaic Period, from about 7500 BC, the climate began to warm, plant, animal, and freshwater resources became plentiful, people began to settle along the coast and the interior Everglades year-round, adapting to developing ecosystems. By 3000 BC, in the Late Archaic Period, southern Florida's environment was much as it is now.<sup>30</sup>

The earliest inhabitants of South Florida relied on maritime and freshwater resources, hunting, and gathering rather than cultivating crops. The Tequesta people inhabited the area from around AD 500 to the 1700s maintaining a large village at the mouth of the Miami River and a homesite encompassing today's Deering Estate. They were the first tribe encountered by Ponce De Leon in the sixteenth century and were known to be in the area by Spanish explorers and missionaries. The Spanish made some brief attempts at establishing missions near the Miami River but focused more on inland and northern parts of Florida. During their brief hold on Florida in the mid eighteenth century, the British also did not establish permanent settlements in South Florida, nor did the Spanish when they regained the territory. European knowledge and exposure to this part of Florida was primarily related to shipping along the coast.

Tribes throughout the Southeast were greatly affected by European contact, with one of the most devastating factors being the transmission of diseases to which they had no natural immunity. By the early 1700s the Tequesta tribe began to immigrate to Cuba to escape slave raids from north Florida tribes that were allied with the British. Indigenous populations may have decreased by up to 90 percent throughout the New World between about 1500 and 1700. Within the Southeast, indigenous cultures were greatly altered as survivors from different groups in some instances joined to form new communities or engaged in conflict with each other. Facing pressures from English settlers to the north, Creek Indians and related tribes began to push southward into Florida in the early 1700s, encountering and joining with survivors from Florida tribes. Their descendants comprise three federally recognized tribes: the Seminole Tribe of Florida, and the Miccosukee Tribe of Indians of

Florida, and the Seminole Nation of Oklahoma, as well as other independent indigenous groups.<sup>31</sup>

Florida became a territory of the United States in 1821, and Dade County was created in 1836. During the United States' wars with the Seminoles in the mid nineteenth century, the Army established Fort Dallas at the mouth of the Miami River, and thus encouraged Euro-American settlement. Still, the area was sparsely inhabited until after the Civil War ended.

## 5.2.1 HOMESTEADING IN SOUTH DADE COUNTY

A series of severe freezes in north and central Florida in the 1880s and 1890s triggered the migration of farmers into Dade County, where they began to homestead the inland part of the county. Since there were no roads, these settlers came by boat. Early houses built by settlers often incorporated salvaged material from shipwrecks, lime and sand to make mortar or concrete, palmetto fronds for thatched roofs. Some had stone chimneys; however, most cooking was outside over open fires with kitchens or summerhouses detached from houses, which were usually elevated. Rain barrels were also used to collect drinking water.

In 1896, the US opened South Dade County for homesteading. Heads of a household who were at least 21 years old could claim a 160-acre parcel of land. If they lived on the land for five years and made improvements, including a house, the land was theirs. There were no legal restrictions barring women or minorities from making a homestead claim, and the primary restriction was that the person be a citizen of the US or declare their intent to become a citizen.

At least 38 homestead claims were made within the study area between 1897 and 1913. Some homesteaders sold the land as soon as final claim was made, then moved elsewhere. Others stayed, as did succeeding generations of their families, for example, the Castellows and Gossmans.

Most homesteaders were White men, some from Georgia, others from northern states such as Ohio and Michigan, and some from foreign countries. Among notable homesteaders of the area were three Black men (John Hector, William Johnson, and William Randolph), two single women (Frances E. Brownlow and Minnie Lampher) as well as two widows (Jennie S. Bond and Clara Vihlen) who proved the claim of their husbands who had died before the five years were up. Here are a few glimpses into the lives of the people who first settled at Goulds.

- George Cox was from England. He worked as a carpenter building Henry Flagler's hotels and as a patternmaker for the FEC railroad shops. After working in Miami during the week, he would rejoin his family on the weekends. Part of the Cox homestead is now part of Monkey Jungle. 35
- Emil Gollattscheck was a farmer from Germany who sold his homestead on Hainlin Mill Road near Krome Avenue to the Mohn family in 1912. The Gollattschecks moved to 80 acres on the west side of the railroad at Goulds and opened a general store.<sup>36</sup>
- John Hector was a Black man born in Alabama or North Carolina in the mid nineteenth century. The 1910 federal census shows that he was living in Perrine, but by 1920 he and his wife Mary were living on their farm in Goulds. A July 12, 1913, article in the Miami News noted that "Jeff Marshall, a colored homesteader, died Sunday night at John Hector's. Death was caused by injuries received from a bale of cotton falling upon him some years ago."37 According to the Bureau of Land Management, General Land Office records, Jeff Marshalls filed a homestead claim in October 1908 for what today would be the area bounded on the south by SW 212th Street, on the east by SW 122nd Ave, on the north by SW 208th Street, and the west by Burr Road.
- Preston H. Lee, a Florida native, came to Miami in 1897. According to local historian Jean Taylor, when he claimed his homestead on

Hainlin Mill Road in 1905, he "lived in a tree hut to keep out of reach of mosquitos and critters while he built his two-story log house."38 Lee organized the Goulds Fruit and Vegetable Grower's Association and the Goulds Baptist Church, and later, he and his brother Curtis organized the Goulds Tomato Growers Association. The Ingraham Highway was built from Goulds to Larkin's Corner during Preston Lee's tenure as county commissioner from 1917 to 1923, and he campaigned for construction of the Tamiami Trail <sup>39</sup>

- Simeon Lewis, a truck farmer from Alabama, lived in Silver Palm with his family according to the 1910 federal census. Lewis worked for the Florida East Coast Railroad, pumping water for trains at Gould's Siding.<sup>40</sup>
- John Lindgren, a farmer from Sweden, was the manager of Julia Tuttle's dairy in the 1890s. After her death he moved to a truck farm in the Allapattah area before claiming a homestead west of the railroad.<sup>41</sup>
- Frank Sanford came to Miami in 1905 and homesteaded 160 acres spanning the railroad track in Goulds. His first home, on the east side of the tracks burned, and he built a second home on the west side of Old Dixie Highway. His brother William was in real estate, and purchased Frank's homestead and subdivided it as Silver Palm Park. 42
- Claus Vihlen was a friend of John Lindgren. The two Swedish farmers met in Upsala, Florida, and moved to Miami after freezes killed the groves there; they claimed adjacent homesteads. After Claus died in 1903, his wife Clara finished their house and farmed while raising their five children.<sup>43</sup>

William Johnson and William Randolph, both of whom were Black men, were among the earliest homesteaders in Goulds and owned significant amounts of property there.

Known facts about William Johnson and his life

in South Dade are sparse. Johnson was born in Missouri in 1874, and filed his claim for a 160acre homestead in Dade County on February 16, 1905. In 1908, in Dade County, he married Jennie Souchis of Princeton; she was his second wife. The 1910 US census recorded Jennie (Eugenia) as the same age as William, and having had 5 children, 2 of whom were still alive. According to the census record, she was working on their farm, while William was employed at the sawmill in Princeton. Johnson's homestead claim was patented on June 4, 1910, and three years later, in July 1913, he filed a plat for "William Johnson's Addition to Goulds." The plat, which refers to Johnson as "a single man," created 15 lots along what is now the north side of SW 224th Street between SW 124th Avenue and the Goulds Post Office, and is today part of the Cauley Square Historic District."44

Johnson was not the only man living in Dade County at the time with that name, which makes it difficult to trace the last year of his life. However, it seems likely that he was the Black man named William Johnson who was shot at the Peters railroad siding in April 1914. Johnson had just stepped off the train when he was warned that a mob of White men were looking for a Black man who had just shot a White man. As Johnson was running for cover, he was himself shot and critically injured. This may explain why just two months later Johnson sold all his property in Goulds on the west side of the FEC Railroad, except for that portion in his subdivision, to E. R. Black. 45

William Johnson had accumulated a valuable estate through his real estate investments, and after his death at home in Goulds in late 1914, numerous people claimed to be his heirs. In January 1915, W.H. Cauley applied to the county court to be the administrator of Johnson's estate, but Ben J. Shepard, Clerk of the Criminal Court, was appointed to that role in June 1915. Because of the competing claims on the estate, it was not settled until 1921.<sup>46</sup>

William Randolph was born in Virgina in the mid 1860s. He filed a homestead claim in 1906 that was patented in 1911. While his homestead did include land on the west side of the railroad, it was primarily to the east. Using today's street grid as a reference, the northern section of the Randolph homestead was bounded on the north by Black Point Creek, to the east by SW 117th Avenue, to the south by the railroad, and to the west by SW 119th Avenue. The remainder of the homestead was bounded on the east by SW 117th Avenue, to the south by SW 224th Street, and to the west by SW 122nd Avenue.<sup>47</sup>

William Randolph lived with his wife, Anna, on their farm on the east side of Dixie Highway, and in 1920, they platted a large portion of their land as Randolph's Addition to Goulds. Anna passed away in 1928, and William married Gertrude Williams in 1934. William disappeared in August 1943, and it was not until September 1944 that his body was found in the Everglades. William Randolph was known and respected in the community for helping others. He gave or sold at discounted prices land to Black farmers, and the first school for Black students in Goulds was built on land from his homestead. 48

## 5.2.2 FLORIDA EAST COAST RAII WAY

The homesteads described above were located within the study area specifically in Township 56 East, Range 39, with none in Range 40. In fact, the State of Florida had deeded most of Township 56 South, Range 40 East to the Florida Coast Line Canal & Transit Company in September 1890.49 Dr. John D. Westcott of St. Augustine, former Dr. John D. Westcott of St. Augustine, former surveyor general for the State of Florida, created the Florida Coast Line Canal & Transit Company in 1881 to build an inland waterway along the East Coast. The State of Florida promised to give the company 3,840 acres of land for each mile of dredged waterway, but by 1885 the company had run short of funds while only dredging 26 miles. Several northern investors joined the company,

but again, by 1892, another infusion of capital was needed and they reached out to Henry Flagler of New York.<sup>50</sup>

The State's deeds to the Florida Coast Line Canal and Transportation Company reduced the amount of state land Flagler could claim in southern Florida for his ongoing construction of the Florida East Coast (FEC) Railway. Therefore, he convinced the canal company's board of directors to share their state land subsidy with the railroad company, as they were mutually advantageous undertakings. Flagler then invested enough money in the canal company that he was elected president in 1893. By 1897, the canal company transferred nearly 200,000 acres of land, extending as far south as Biscayne Bay, to the FEC Railway. The Boston and Florida Atlantic Coast Land Company, which owned large tracts of the canal company's land, collaborated in real estate development and sales with Flagler's Model Land Company, which owned large tracts of the



**Figure 10:** Map of the Florida Coast Line Canal & Transportation Company's land in Miami and South Dade in the 1890s (Boston Public Library)

railroad company's land.51

The Florida East Coast Railway reached Miami in 1896, and the Cutler Extension from the Miami River to Homestead was completed by 1904. 52 Where waterways and trails had once been the primary routes of travel, trade, and communication between South Dade County, Miami, and further north, the railroad blazed a new, faster, and more efficient pathway. 53

Construction of the FEC Railway from Homestead to Key West began in 1904 and took seven years to complete. It was an ambitious undertaking, with over 100 miles of bridges. Building materials and potable water had to be brought in from the mainland and hurricanes repeatedly interrupted progress. In construction of the Key West Extension, Flagler's FEC Railroad Company relied on large numbers of foreign workers who had limited access to legal protections in addition to the local labor force.<sup>54</sup>

Much of the physical labor force necessitated in building throughout Miami and the completing the railroad at the time was in large part comprised of Bahamian men, many of whom had settled in Coconut Grove since the 1880s, bringing with them British Colonial and West Indies cultures and customs. These men worked in an array of labor-intensive positions in local lumberyards and gravel pits, as stevedores and day laborers, and were known for their ability to work with oolitic limestone. Bahamian women worked as maids and cooks, in laundries, hotels, and restaurants. Some men and women found positions as domestic servants and caretakers for wealthy White winter residents of Miami or worked seasonally in the local citrus industry and vegetable fields.<sup>55</sup> By 1910, a large population of Bahamians had settled permanently in Miami, as wives and children followed husbands and fathers who found work in South Florida. This wave of immigrants settled primarily on Florida's East Coast along the railroad. 56

The small settlement of Black Point formed

during the homesteading era. Black Point Creek cuts across the Atlantic Coastal Ridge from the Everglades and empties into Biscayne Bay near a near a geographical feature known as Black Point; the Black Point community took its name from the creek. The first post office in South Dade was established at Black Point in 1903, and the railroad reached the settlement in late winter or early spring of 1904.57 From 1905, the mail was delivered by train, with pouches collected and left at the Goulds and Princeton stations by the baggage handler. 58 While most of the built resources have since been demolished, the name "Black Point" is still used within the community in reference to the Black neighborhood, packing houses, and FEC shipping point located between Goulds and Princeton.

Not all train stops have station buildings. Some stops instead use a siding, a second piece of track that runs a short distance along the main track, to provide a place for trains to pull over and stop without blocking other trains. Sidings can also include a platform to allow loading and unloading of freight or passengers. One such stop south of Perrine on the FEC Railway was in or near a homestead claimed by Lyman B. Gould, a native of Indiana who moved to Miami with his wife Sarah Catherine around 1900. He worked for the FEC Railroad in 1904 and 1905; he may have been foreman of a crew of men cutting trees for railroad ties with a sawmill at the siding. This siding became known as Gould's Siding (and later, just Goulds).59

In April 1906, the local newspaper reported that Lyman Gould, "who has been in the employ of the F.E.C. railway for several years as a watchman" was selling his South Dade property and moving to Arizona with his wife. 60 He later moved back to Miami, where he died in 1928. Although Gould did not stay in South Dade very long, the community kept the name.

As important as the railroad itself was in determining the fate of Goulds, the real estate organizations Flagler created to develop and sell



**Figure 11:** Map showing the Florida East Coast Railway circa 1910 (State Archives of Florida, Florida Memory)

the land he was granted by the state, especially the Model Land Company also played a key role in shaping the communities of South Dade. Flagler's companies constructed roads, platted subdivisions, and donated land for public use like schools and parks, to increase the value and marketability of their real estate. Similar development companies, such as the Miami Land & Development Company, also owned and developed large tracts in South Dade using national marketing schemes. As a result, early settlement in South Dade were defined by two main avenues of development, one being independent homesteaders and the other being large privately owned companies.<sup>61</sup>

#### **5.2.3** EXTRACTIVE INDUSTRIES

"Extractive industries" are those industries that take natural resources from the earth and make them available for manufacturing or other uses. Two such industries, timbering and limestone quarrying, greatly affected the development of South Dade in the early twentieth century. Direct impacts were evidenced in the creation of jobs and capital and provision of building materials for the railroads, roads, and houses. As a result, the area saw the depletion of old-growth pine trees and the abandonment of rock pits.

During the early twentieth century, lumber mills were the most important industry in South Dade County. The prevalent Slash Pine (Pinus elliottii var. densa), a particularly strong and insect-resistant wood of the area, was marketed as "Dade County Pine." In 1904, Gaston Drake purchased land on either side of the railroad and set up a sawmill. His purchase of the mill for Dr. Kemp in White Spring sparked interest, leading people from Jasper and White Springs to move southward to work and homestead. Near the sawmill, at and around what is now the intersection of US 1 and SW 248th Street

(Coconut Palm Drive), Drake built over 100 houses for White workers, quarters for Black workers, a boarding house for single men, and a commissary. A graduate of Princeton University, he chose the school colors of orange and black to paint the buildings. As the railroad developed, the FEC station at Drake's lumber mill was named "Princeton." During that time. Drake leased lumber rights from the Model Land Company and other individual landowners in area, giving him about 40 square miles to log, with railroad spurs built to transport logs to the main line and from there, to the mill. Drake Lumber Company provided material to build Miami and the FEC's Key West extension and notably the first railcar load of freight to arrive in Key West was of pine lumber from the Drake mill in Princeton. Drake's company also shipped lumber to Cuba and the West Indies. By 1923, the supply of timber gave out, which led Drake to move the mill to Palm Beach County. In 1924, a fire destroyed the remaining mill building and equipment along with several houses in a fire

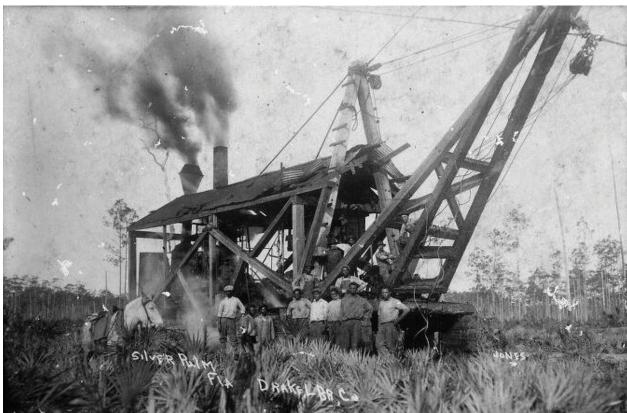


Figure 12: Drake Lumber employees logging near Silver Palm, ca. 1910 (FIU Libraries)

that lasted for several days and spanned over 40 acres. 62

At the turn of the twentieth century, there were no large mining companies quarrying rock near Miami despite the building of railroads, roads, and structures requiring this material. It was uneconomical and impractical to ship stone and masonry materials from distant sites, when it was

readily available in South Dade County. As such, numerous small quarries, or rock pits, were dug by the Model Land Company and Dade County for their road improvements and railbed construction. Later, some pits were filled in and built over, but others were left undeveloped. The physical evidence of the extraction of rock building materials can still be seen in the study area today.



Figure 13: FERA mining rock for road construction in Dade County in 1935 (Florida Memory)



Figure 14: Former rock pit at Demps Park (11350 SW 216th St, 8DA18780) in Goulds (Stantec)

## 5.2.4 EARLY DEVELOPMENT AND SUBDIVISIONS

From its earliest years, Goulds was an agricultural community, whether for homesteaders with small fields and groves or for larger scale commercial growers. The land was marketed as being good for growing fruits and vegetables, and the people who came there, as owners and as workers, did just that. Goulds was where farmers came to ship their crops to market, and thus, it was where the packing houses were built as well as a post office. General stores were also opened to supply farmers and homesteaders with supplies and where seasonal workers and new arrivals needed lodging, boarding houses were also established. In Goulds, one person or one family could own a farm and run several small businesses in the community to generate income throughout the year.

William H. Cauley, for whom Cauley Square is named, is one example of this development pattern. His story, as told in the words of a South Dade booster below:

W.H. Cauley is the proprietor of the store at Goulds. He also owns the hotel and a hundred acres of land scattered over the district. He has a 15-acre grove of grape fruit. All this property represents the accumulations of about five years. He came here from middle Georgia and for several years worked as a day laborer for \$1.25 a day. Then G. L. Moody of Naranja, advanced the fertilizer so he could put in 5 acres of tomatoes. These turned out well and the next season he put out 10 acres. After these two years he had \$5,500 to his credit. He went to Goulds and started the store. His business has prospered, but Mr. Cauley still puts out a tomato crop every winter.<sup>63</sup>

People also came to Goulds to find work on the farms, on the railroad, or to work for wealthier families. Some of these workers brought their families, and also claimed homesteads or bought farmland. After homesteaders settled their



**Figure 15:** Cauley's warehouse, store, and hotel near the Goulds depot (Florida Pioneer Museum)

claims, they were able to continue farming the land or they could sell it at their discretion. As the town grew around the Goulds depot, some people who had claimed homesteads – Minnie Lampher, William Johnson, and William Randolph – sold or subdivided their property along the railroad. <sup>64</sup> The earliest roads to Goulds were between settlements and took direct routes, and the railroad took a northeast to southwest path along the Ridge, but the streets in these new subdivisions did not follow natural landforms. Major roads and tracts platted for development followed the north-south grid along section lines drawn by US General Land Office surveyors prior to opening the area for homesteading.

Lampher, a widowed White woman from New England, sold some of her homestead to the FEC Railroad in 1905 for Gould's siding. Although Johnson sold most of his homestead as farm tracts, he did create a small subdivision for house lots to the west of Cauley's store. In contrast, most of Randolph's homestead was on the east side of the railroad where he subdivided portions of his property, selling lots to Black residents. The Mays school is on land that was originally part of the Randolph homestead.

William Johnson and William Randolph were not the only Black landowners to subdivide property in Goulds. Artry and Lavenia Willis filed the Willis Subdivision with Dade County in January 1913; today, this extends across US 1, between SW 220th Street and SW 224th Street, and SW 122nd Avenue and SW 119th Avenue and was originally part of Randolph's homestead. 65 Artry Willis and his brother-in-law, Allan Stokes, were among the 368 men who on July 28, 1896, incorporated the city of Miami. Willis was born in Little Rock, Arkansas, and came to Miami as part of John Sewell's crew working on the FEC Railway. He lived in Colored Town (Overtown) with his wife Sophia, who passed away ca. 1910. Artry remarried, and after he died in 1913, his widow, Lavenia Willis Green, was executor of the estate and sold the remaining real estate for the benefit of his child. 66

A significant early subdivision in Goulds was the 1915 Realty Securities Corporation's Addition located on the west side of the railroad track bounded by Miami Avenue, SW 124th Avenue, and SW 224th Street.<sup>67</sup> Previously the Model Groves Company,<sup>68</sup> Realty Securities Corporation was a real estate firm specializing in the sale of lots. In

1915 they purchased 55 acres at Goulds adjacent to the railroad from E. R. Black, who had planted 25 acres of oranges and grapefruit there.<sup>69</sup>

Subdivisions platted in Goulds by corporate investor and non-resident developers during the boom years of the 1920s include the Symmes-Sharman Tract (1923), Goulds Manors (1925), Flamingo Park (1925), and Dixie Pines (1925).70 The Augustus Park Addition to Goulds, near SW 216th Street and Burr Road today, was platted in 1921 by J. Gerald Lewis and Thomas H. Barkdull of the Barkdull Investment Company. J. Gerald Lewis was a prominent member of Miami's Jewish community. 71 None of these subdivisions were completely built out before Florida's economy crashed in 1926. Although some, including Dixie Pines on the north side of Goulds, had cleared the land and graded the streets, none had established more than a few scattered finished houses.



**Figure 16:** The 1913 plat for the Willis Subdivision in Goulds (Miami-Dade County)



**Figure 17:** Realty Securities Corporation advertisement (The Miami Herald May 21, 1915)



Figure 18: 1920s subdivisons in Goulds (Stantec)

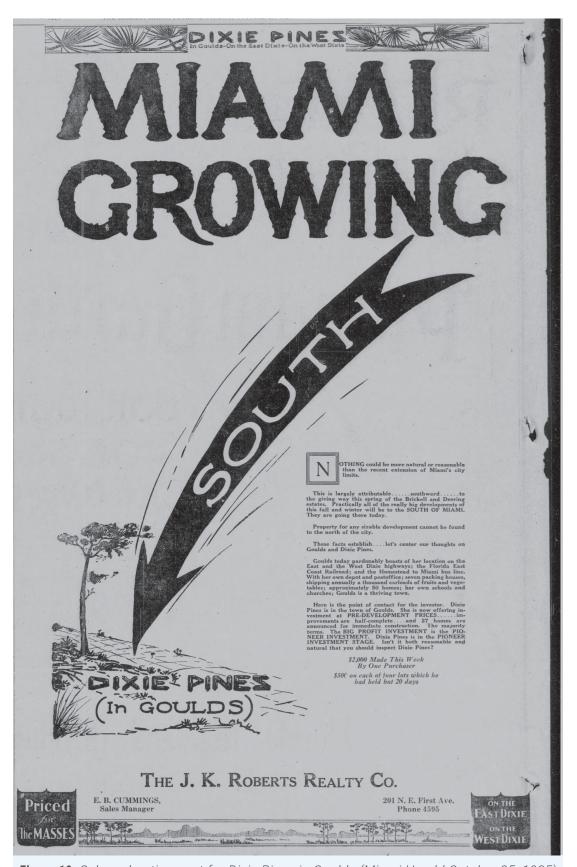


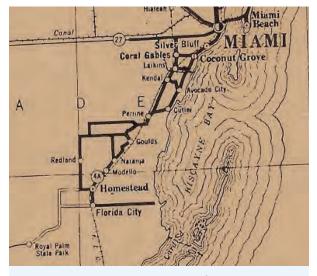
Figure 19: Sales advertisement for Dixie Pines in Goulds (Miami Herald October 25, 1925)

#### **5.2.5 TRANSPORTATION**

At first, travel in Dade County was by water or by foot. Once farmers began moving inland in the late 1880s, foot paths became trails, which became roads that accommodated wagons, horses, and bicycles. Old Cutler Road began as a nineteenth century footpath along the ridge between Coconut Grove and Cutler on the east side of the Perrine Grant. Nearby Quail Roost Road was originally a trail known as Black Creek Road. Travel was difficult and time consuming along these early roads, alternately supplies were shipped by sea.<sup>72</sup>

The first car in Dade County arrived in 1905. Soon thereafter automobiles became the predominant form of transportation. As a result, landowners petitioned the county government to build or improve roads between towns or business centers, and by the early 1910s, there was a paved black top road from Talbott's Corner (SW 134th Avenue) south to Silver Palm and west to the Redland District. Construction of new transportation infrastructure required land to be cleared, trees to be cut, and limestone to be blasted from quarries.<sup>74</sup>

One of the area's most prominent roads, Dixie Highway, was not a single construction project.



**Figure 20:** 1926 highway map of South Dade County (Florida Department of Transportation)

A combination of local roads into a continuous route between Lake Michigan and Miami Beach it was originally marketed to draw automobile tourists from the Midwest into South Florida, but it soon became readily apparent that the highway was immensely beneficial to farmers. No longer restricted to the railroad and its station locations, farmers and growers trucked fruits and vegetables more quickly to wider market areas. Projects like Dixie Highway had the effect of attributing more responsibility for road construction and maintenance to state and federal governments rather than its previously locally managed endeavors. 75

The Atlantic Coast Highway (Federal Highway No. 1) from Canada, one of the first interstate highways in the United States, was completed from Broward County to Miami in 1926. Some portions of the highway followed the Dixie Highway with other sections were being added. <sup>76</sup>

State Road 4A between Miami and Homestead officially opened in January 1928. Its piecemeal design of existing roads connected with new roadway created a route with many sharp turns, and soon after, residents began campaigning to have the highway straightened. When the road was damaged in the1929 hurricane Dade County commissioners asked the state to take on that project. Construction of the new federal highway began shortly after in 1930 and with the road being officially opened in August 1933.<sup>77</sup>

The evolution of the names used for the portion of US 1 south of Miami is somewhat complex. The precise date when this roadway, or certain portions of it, became 'US 1' is difficult to pinpoint. At various times in its early history, segments of US 1 in south Miami-Dade County were officially referred to as Dixie Highway, South Dixie Highway, State Road/Highway 4A, Federal Highway, the Miami-Homestead Highway, and Overseas Highway. Prior to the widening and straightening of State Road 4A in the early 1930s, it was most typically referred to as Dixie Highway, which led to confusion as Miami already had East



Figure 21: 1936 highway map of southern Dade County (Florida Department of Transportation)

and West Dixie Highway, neither of which follow this exact route over time, the segment of US 1 south of Florida city generally became considered part of the Overseas Highway, whereas the portion between Florida City and Miami adopted the name South Dixie Highway.<sup>78</sup>

Following World War II, the importance of highways grew. With traffic increasing along State Road 4A (US 1), in 1941, Dade County authorized the installation of flashing caution signals along State Road 4A at each of the South Dade communities including Goulds and Princeton. <sup>79</sup> US 1, still a narrow two-lane highway, saw accidents and fatalities increased to the point that it was called "Death Alley." In Goulds, south bound US 1 was widened to three lanes to allow loading and unloading at the packing houses. <sup>80</sup> In 1953,



**Figure 22:** Postwar photograph of US 1 through Goulds (National Archives)

Dade County expanded a portion of US1 between Perrine and Princeton to four lanes. By 1955, the full four-lane expansion project from South Miami through to Homestead was complete.

The FEC continued rail service to Key West until the Labor Day Hurricane of 1935 washed away sections of track, after which the railroad's southern terminus became Florida City. By the end of the 1950s, more people owned cars, relying on them for everyday transportation. Construction of highway systems facilitated both long-distance automotive tourism and commercial trucking, resulting in decreased use of freight and passenger trains. The FEC Railroad had been struggling financially for decades by then, entering receivership in 1931 and entering bankruptcy in 1941. Although World War II and postwar growth kept the trains rolling through the 1950s, the FEC ended passenger service in 1968.81

FEC rail service to South Dade County ended in the 1970s with the rails being removed in 1986. The Florida Department of Transportation (FDOT) acquired the former FEC corridor in 1988 and later converted it into a busway transit route, two lanes exclusively used by buses, running parallel to the west side of US 1. This project was intended to reduce traffic and commute times between South Dade and Miami. Construction of the first segment of the Busway, to Cutler Ridge, was completed in 1995, and the segment from Cutler Ridge to Naranja was opened in April 2005.82

In February 2020, Miami-Dade Commissioners approved renaming of the county-controlled portions of Dixie Highway as Harriet Tubman Highway. Bas The roads designated as Dixie Highway, Old Dixie Highway, and South Dixie Highway in the study area fall under a mix of federal, state, and county jurisdiction; thus, renaming these highways required approval of legislative bodies and agencies. Street names used for this survey and report are those currently listed in the Miami-Dade County Property Appraiser records.



**Figure 23:** Car accident on US 1 in Goulds (Miami Daily News October 20, 1952)



**Figure 24:** Intersection of US 1 and SW 216th Street in Goulds (Stantec)

#### 5.2.6 AGRICULTURE

**Subsistence farming** is the practice of growing one's own food (crops and/or livestock) rather than sending fruits and vegetables to market. Excess production may be sold locally to supplement household income.

**Truck farmers** specialize in certain crops suited to the local environment and depend on transportation companies to deliver those crops to markets at a distance. It is a type of farming that developed after the Civil War with the growth of cities and expansion of the rail network.

**Commercial agriculture** is production of crops or livestock for financial profit.

**Industrial agriculture** is the large-scale intensive production of a single crop, typically by a corporation.

All of these types of agriculture have been practiced in South Dade County, with commercial and industrial farming being especially significant historically.

#### **COMMERCIAL PRODUCTION**

The first commercially grown crop in South Dade was pineapples, but then, in the first decade of the twentieth century, tomatoes became the leading local crop. In about 1902, Thomas J. Peters established a tomato farm in Perrine that became the area's largest commercial operation. Since there were no good roads at the time, Peters built a tram to a ship dock. He built his own packing house and crated the tomatoes for shipment, at first rinsing them with hot water but later treating with a fungicide to reduce spoilage. When the FEC railroad was being planned, Peters gave Flagler right of way through his land, and as a result, the tracks came to his packing house and the new FEC station was named Peters. He hired seasonal labor, including some workers from the Bahamas, and provided tents as housing.84

Railroad construction opened new areas for farming, with connections to many markets.



**Figure 25:** The Campo Rico tram line (Florida Pioneer Museum)

The Model Land Company's land to the east of the railroad was sold to wealthy investors who then leased it out as seasonal farms. Farmers from the West and Midwest came to Goulds in the wintertime to tend small, 40-acre farms leased from a larger owner. Since the farms were seasonal, so was the labor needed to harvest and ship the fruits and vegetables. Those entrepreneurial farmers wanting to grow fruit and vegetables on a large scale in South Dade, which was still very much a frontier, experienced labor shortages as a result since there were no established communities from which to pull. Many growers hired Bahamian migrants as seasonal workers.<sup>85</sup>

J.C. Baile and W. H. Owens formed the Campo Rico Trucking Company and by 1909 had a packing house east of Goulds and were digging ditches to drain land. A tram powered by an automobile that had been converted into a traction engine was used to take crates from there to the packing houses at Goulds.<sup>86</sup>

John Charles Baile moved to Florida from Missouri where he was a successful businessman and farmer. Baile and his nephew John Roop ventured to Florida in 1907 purchasing Musa Isle on the Miami River. Baile quickly became involved in multiple real estate and development projects in Miami. By 1909, with partners William L. Burch and Thomas E. Cheatham, he purchased land east of Goulds from the Model Land Company and established the Campo Rico Trucking Company. Their business model set out to drain and ditch the land, then rent parcels to farmers grow tomatoes, cabbage, potatoes, celery, and beans. The Baile Farm struggled to succeed as did others, notwithstanding the dredged canals, built dikes, and pumps installed to alleviate the problems caused by heavy rains. Flooding and still destroyed area crops.87

If the railroad did not ship the tomatoes quickly enough, some would spoil before getting to market. G.L. Miller, manager of Baile's farm, interested Grant, Beall & Co., "makers and shippers of tomatoes, tomato pulp and table condiments," in building a tomato pulp mill at Goulds. At first the Grant, Beall & Co. plant built at Goulds in 1911 packed tomato pulp in 5-gallon



Figure 26: 1920s packing crate label

cans for shipment to northern customers such as Heinz and Campbell's but there was significant spoilage before the cans reached Chicago, so they switched to making basic catsup. At the canning plant, workers added onions and spices to the tomato, packing it in 50-gallon barrels, then shipped it to their customers' factories where it was finished according to their own recipes. Since catsup used the tomatoes that were too ripe or otherwise unsuitable to be shipped to market, farmers were able to sell fruit that would have otherwise rotted in the fields.<sup>89</sup> The catsup factory operated for just a few years before manufacturing shifted to Broward and Palm Beach counties.

In the 1920s, several tomato canning factories were built in South Dade. The factories operated seasonally opening only when the local crops were ready to be harvested. In 1929, the new Markham and Byrne Canning Company plant at Princeton employed 65 people, 50 of whom peeled the tomatoes, with the final product marketed under the Otter brand.

Industrial farming (agribusiness) in Florida began in the 1920s and expanded during the 1930s and 1940s. Large-scale production required capital to clear the land, prepare the land for cultivation, build transportation infrastructure (for goods and for labor), and to buy supplies. 92 The traditional business model was that the packing company sold the tomatoes, deducted their costs, and gave the growers the net return. Some growers

pooled their resources and ran packing houses as cooperatives. 93

Large-scale growers were able to sell their produce through national marketing brands such as American Fruit Growers, Inc.'s Blue Goose label. Goulds Growers, Inc., which shipped under Blue Goose and Globe brands, were shipping 15 train cars a day, 448 crates to the carload, in spring 1927 to northern markets (New York, Baltimore, and Philadelphia) and western markets (Seattle and Portland). Luther L. Chandler of Goulds was the local manager for American Fruit Growers, Inc., and president of Goulds Growers. 94

Potatoes were another an important crop in Goulds beginning in late 1920s. Henry Lee Cox came to Miami in 1923 from Illinois and was one of first commercial potato growers in the area, using a mule-drawn plow to plant. Shipped from Miami, potatoes from South Dade were sold as produce in northern grocery stores, some were canned, some frozen, and some used by potato chip factories in St. Augustine and Orlando. The best land for potatoes was between Princeton and Florida City. 95

The long rectangular packing houses were sited along the railroad and the highway, clustered at intervals at sidings, creating a land-use pattern still visible along US 1 today. They were rebuilt, modified, updated, and reused over time.

On May 28, 1945, an early morning fire destroyed four wooden packing houses, a fertilizer



**Figure 27:** Aftermath of the fire at Goulds with what is now the Flat Iron building at Cauley Square still standing (Miami Daily News May 28, 1945)

manufacturing plant, and two houses at Goulds on either side of the FEC tracks with damage to a train shed, an apartment house, and several other structures, as well as telephone and telegraph line. 96 The wooden industrial buildings were rebuilt, some at the same location, but other moved further south along US 1. The R.W. Brown Fertilizer Co. replaced their Goulds factory with a new concrete-block structure, Blake & Hutchinson rebuilt their potato packing plant at Goulds with a steel building. The Blue Goose potato and tomato packing house was rebuilt south of Princeton as was South Florida Growers' avocado and lime packing plant. 97 Just a few months later, in September 1945, Goulds was hit by a hurricane, which caused further damage to the packing houses.98

By the 1940s, South Dade was a key contributor in the United States' large-scale perishable fruit and vegetable industry which flourished in the postwar era. Large scale growers in South Dade produced the majority of the limes grown in the United States, with their packing houses along the FEC railroad between Goulds and Princeton. 99 One of these growers, Herman Lucerne, came to South Dade in 1946 after leaving the Army, and started truck farming, selling his produce at a fruit and vegetable stand. In 1953, he bought several lime and avocado groves, and by the mid-1960s, the Lucerne Packing Company handled nearly half of Florida's lime and avocado crop, along with mangos and other winter vegetables. In 1966, Lucerne transferred control of H.L. Properties, Inc., including the packing house and 1,000+ acres of avocado, lime, and mango groves, to Calavo Growers of California. 100

In the 1970s, the packing house row in Goulds and Princeton included three of the biggest fruit growers in South Dade: Harold E. Kendall, Calavo-Florida Inc., and Limeco. In the same area were several smaller packing houses: Tahitian Groves Inc., Avocado and Lime Growers of South Florida Inc., and Florida Lime and Avocado Growers. 101 As packing companies close or move in the late twentieth century, the packing houses

were demolished or repurposed. Calavo shut the Princeton packing house in 1979, and the building is now used by Deco Truss Company, a building supply company and door manufacturer. The largest tomato packing house in the world, the Bryant and Lounsbury (B & L) Building, was constructed in Princeton in 1955, and is now home of the Redland Marketplace. 102



**Figure 28:** 1969 photograph of the H.L. Cox & Sons potato packing house in Princeton (Miami-Dade County)



Figure 29: The Lucerne Packing House in Princeton in 1958 (Miami-Dade County)



**Figure 30:** Built by Bryant and Lounsbury (B & L) in 1955 and later used by C & C Packing Co., this is now the Redland Market Village in Princeton (Miami-Dade County)

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#### MIGRANT LABOR

The inward and outward flow of labor between the Bahamas and Florida in the twentieth century depended on economic and political conditions in both locales, as people made individual decisions based on what is best for themselves at a particular time. Understandably, the boom of the pineapple industry at the beginning of the century pushed Bahamians toward Florida while a rise in anti-immigrant sentiment in Florida in the 1920s led them to leave again. Nearly one-fifth of the population of the Bahamas migrated to Florida between 1900 and 1920; most of this movement was temporary or seasonal, but many stayed as permanent residents. 103

After Prohibition in the United States began in 1919, the Bahamas became a key supplier of alcohol to Florida, through production and transportation. As immigration policies tightened in the 1920s, rum runners were known to smuggle both people and alcohol from the islands to Florida. Passage of the federal Immigration Act of 1924 limited immigrants from certain countries, however, those from the Caribbean were able to circumvent restrictions due to their status as British citizens.<sup>104</sup>

Several factors converged to reduce immigration from the Caribbean in the 1930s. First, prohibition had been an economic boon to the islands, and with more opportunity at home, fewer people were willing to go to a foreign land where they would face more racial inequity. Then, as the Great Depression took hold in the United States, there was both less demand for and an increased supply of domestic labor. Agricultural workers displaced from the Midwest and West by the Dust Bowl were also traveling to Florida seeking jobs. <sup>105</sup>

By the 1930s South Florida was oversupplied with labor, which increased competition for jobs and consequently decreased wages. Notably, here, farmworkers had been excluded from New Deal labor and relief measures including the right



**Figure 31:** Women picking tomatoes near Homestead in January 1939 (Marion Post Wolcott, Library of Congress)

to collective bargaining. Despite low wages, agricultural workers did come here because there was at least some work available on the large commercial fruit and vegetable farms.<sup>106</sup>

The employment situation changed drastically when World War II began, and workers found jobs in factories or joined the armed forces. Suddenly, there was a severe shortage of seasonal labor available to harvest crops. As such, South Florida growers contracted with the Farm Security Administration (FSA) to bring in migrant laborers. In December 1942, FSA began building two racially segregated camps in South Dade County the Redland Labor Camp (White) on US 1 and the South Dade Labor Camp (Black) on Tallahassee Road south of Campbell Drive. 107 The FSA established three types of migrant labor camps: one for built for 200-500 people in residence for six months or longer, one for 150-250 people in residence for less than six months, and a mobile type that consisted of "just a wood floor and walls with a tent roof." Residents of the camps were charged rent and expected to donate labor toward camp upkeep. 108 The camps built specifically for Black workers at Homestead and Goulds were

seasonal mobile camps. When the contracts ended in the Spring, the FSA dismantled these camps and shipped them to where crops were harvested in the summertime. 109 Since the camps were only used for a short time and the buildings were temporary, they left behind little physical evidence of their existence.

Wartime reduced the domestic labor supply somewhat, but not enough to account for the full shortage. More significant was people's refusal to work at 1930s wage levels. A 1942 survey by the Farm Security Administration (FSA) found that bean growers did not have a shortage of workers because they paid high enough wages to make it worth it for people to travel from Miami to South Dade. The tomato fields were slightly farther away and thus required workers to find lodging; additionally, the wages offered by the tomato growers were not sufficient to make up the difference in expenses. Luther L. Chandler, who was also Chair of the Dade County Defense Council and the USDA War Board, was one of the strongest advocates for the use of Bahamian labor however, not all farmers in the Goulds area agreed. Vegetable growers in South Florida looked to the Bahamas and the British West Indies for lower-cost workers who could be deported if they did not comply with their employers wishes. Citrus growers, in contrast, preferred White workers, claiming that Black workers who primarily harvested beans and tomatos did not



**Figure 32:** Harvesting tomatoes near Princeton in 1957 (Florida Memory)

have the necessary knowledge to pick grapefruit and oranges. A general increase in nativism and a concern over how foreign workers would fit into the racially segregated South encouraged Florida growers to prefer Black workers from the Carribean instead of the Mexican workers who were employed in other parts of the country through the Bracero program.<sup>110</sup>

Growers lobbied Congress for a foreign labor importation program that would allow them to control the labor supply. Luther L. Chandler, President of the Goulds Grower Association in Florida, testified to the US House of Representatives Select Committee on Investigation of National Defense Migration in 1942 that Bahamian workers were more reliable than African American workers and more law abiding. Later, in a December 1942 letter to Governor Holland, Chandler wrote that Bahamians were preferable to Puerto Ricans because Puerto Ricans did not fit into racially segregated Florida, although his objections may have had more to do with the inability to deport Puerto Rican workers because of their US citizenship. Chandler also worked to convince the Duke of Windsor. Governor of the Bahamas and former King of England, to support a US temporary worker program. This effort gained some traction since the Bahamian tourist industry collapsed in 1941 due to the war, and as a result, unemployment had risen. Chandler also faced opposition from South Dade members of the Ku Klux Klan who opposed bringing more Black people into the area. 111

The Bahamian/British West Indies migrant worker program continued after World War II and was codified into federal law in 1952 as the Immigration and Nationality Act's H-2 guestworker program. As the Bahamian economy strengthened in the 1960s, fewer people wished to migrate to Florida. Vacancies not filled by domestic workers then shifted to Spanish-speaking migrants. 112



Figure 33: Kettles Labor Camp at Bailes Road and SW 232nd Street (Stantec)

Seasonal laborers needed housing, so an estimated 40 to 50 privately owned labor camps were built in South Dade County in the mid to late twentieth century. Labor camps within or near the study area included the C. R. Bull Labor Camp (originally the B & L Camp) at SW 137th Avenue and 244th Street, two John W. Campbell camps located on Tallahassee Road, and the Kettles Labor Camp on Bailes Road. Most migrant labor camps in the area were closed in the early 1970s when changing market conditions reduced the need for seasonal labor. The former location of the C.R. Bull Labor Camp is now occupied by an automobile auction company, and the Campbell camps are now residential subdivisions. The Kettles Labor Camp is still residential, with most of the original buildings remaining.

#### ADAPTATION AND INNOVATION

Labor shortages and competition from growers outside of Florida, led growers to plant less acreage in tomatoes in South Dade in the 1970s. With reduced harvests, several canning plants closed. While tomatoes still dominated Dade County's vegetable production in the late 1980s and early 1990s, competition from Mexico precipitated a 36 percent decline in the acreage planted with tomatoes in Dade County during the late 1990s. 114

Potato growers in South Dade had exploited a niche need in the market for small potatoes harvested in the early months of the year. For a while they were able to adjust to the reduced labor supply by adapting new technology. Abney Cox, H.L. Cox's son as well as director of the Florida Potato Council and president of the Florida Fruit and Vegetable Association, brought seed potatoes in from North Dakota and used a machine to cut them into pieces for planting with a mechanical furrow planter, and then a mechanical harvester to fill the trucks that take them to a packing house to be washed along a conveyor line. The mechanized system reduced his labor needs by 75 percent. 115 However, loss of land to urban development, increased costs, and low yields continued to force South Dade potato farmers out of the market and the last crops were harvested in 2004. 116

Perhaps even more detrimental to local fruit and vegetable farmers was the loss of farmable land to residential development and the turnpike highway construction. The number of farms in Dade County doubled between 1974 and 1992; however, the average farm's size (measured in acres) was only half as big, reflecting a shift from field crops to orchards and groves toward commercial plant nurseries. In the 1960s and 1970s, popular interest in the environment spurred demand for houseplants, and South Dade became a focal point for that industry. Plant nurseries require less land than vegetable farms. and the revenue per acre is higher. The number of nurseries in Dade County increased 55 percent between 1957 and 1996. 117

Within the study area, Jose Costa started Costa Farms in 1960 soon after he immigrated from Cuba, growing tomatoes on 15 acres. As tomatoes are a winter crop, he needed a summer crop as well, and began growing houseplants. By 1985, the farm grew to 150 acres, and today it is one of the largest horticultural growers in the world, with farms and greenhouses across the southeastern US and the Dominican Republic.<sup>118</sup>

Another agricultural pursuit that uses less land than tomatoes is tropical fish farming. Florida produces approximately 95 percent of the country's freshwater tropical ornamental fish, the largest part of the state's aquaculture industry. Within Florida, Hillsborough, Polk, and Miami-Dade counties have the most tropical ornamental fish producers, because of the warm climate, proximity to airports, and availability of equipment and supplies. In Miami-Dade County, producers use above-ground tanks or ponds dug into the limestone rock bed.<sup>119</sup>

In 1950, as a child, Philip Marraccini moved with his family from New York to Miami. His father established Summerland Tropical Fish Farm on what was then a rural stretch of Kendall Drive. In 1969, the family and the family's business moved south to 13955 SW 248th Street (Coconut Palm Drive), within the study area. The farm is still in operation, raising ornamental tropical fish in above ground concrete tanks. 120



**Figure 34:** Shade structure over fish ponds at Summerland Tropical Fish Farms (13955 SW 248th St, 8DA22942) (Stantec)

### 5.2.7 COMMERCE

Historically, the Goulds economy was reliant on agriculture, with the major employers being farmers and packers; however, other businesses were needed to support and fulfill the needs of the area's residents. Lack of transportation for customers and goods can limit options, and at first, local commerce took the form of company stores or commissaries, boarding houses, and general stores located adjacent to the FEC railroad. The Drake Lumber Company used a commissary train car to reach workers at remote camps. 121 Those people who had the means could travel to Miami, but it was a time-consuming iourney. Gradually, more and more people settled at Goulds and with infrastructure improvements came entrepreneurial opportunities as small business districts formed around the train stations

Main thoroughfares, such as Hainlin Mill Road (SW 216th Street), Allapattah Road (SW 112th Avenue), and Old Cutler Road, attracted restaurants, barbeque stands, barber shops and beauty salons, ice cream parlors, dry cleaners, fruit stands, and bakeries. The FEC railway corridor and US 1 naturally drew business and industry - packing houses, hotels, and banks, not only for residents and businesses but for people passing through between Miami and Homestead. Automotive-related businesses (gas stations, tire stores, repair shops) were also concentrated



**Figure 35:** 1965 photograph of the Pure Oil station on S Dixie Highway between Goulds and Princeton (23715 S Dixie Highway, 8DA22936) (Miami-Dade County)



Figure 36: Shell station 1963 (Miami-Dade County)

along US 1 (Dixie Highway). Early gas stations in the study area were primarily independent dealers with roadside pumps associated with a general store or other business. In 1960s, several gas stations were built on US 1 using petroleum companies' standard designs and branding. In the 1970s, the rise of discount auto parts stores and franchised specialty repair shops, combined with OPEC oil embargo in the early 1970s, put small and independent gas station owners across the country out of business. Gas stations on lots that accommodated installation of self-service pumps did so. Former gas stations are often converted to repair shops or used car dealerships, or even small businesses. 122 Conversations in public meetings held as part of this project indicated that gas stations served as informal gathering spaces in an area where there was a lack of such amenities. Some gas stations have been demolished or replaced, such as the former Direct Gas station, which was a small two pump gas station on the corner of SW 120st St and US 1 near where the Westar station is located today.

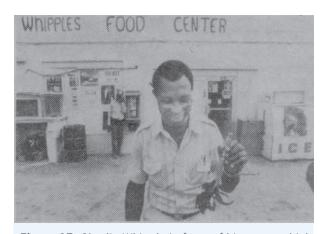
Early grocery stores in the project area consisted of general stores, which sold all types of food, not just meat or baked goods. They often sold nonfood items and provided other services such as mail delivery. These were basic frame buildings, one or two story, with a store in front and a storeroom behind. There might be an apartment upstairs for the owner or clerk. Customers came in, went to the counter, told the clerk what they

needed, and the clerk would box it up.

An important Black-owned grocery store in Goulds was the Whipple and Dewitt store, later called the Whipple Food Center, on Old Cutler Road. Charlie Whipple grew up in Goulds and his store is still well remembered by the community.

Nationally, after World War I and in the 1920s, there was a trend towards self-service stores. Although still independently owned, these stores were organized so that customers could walk around and select goods themselves, which reduced the number of employees needed. Combination stores offered a mix of self-service and were clerked with a variety of products customized to the merchant and his clientele. In the late 1920s, retail chain grocery stores were a new idea competing with the independent merchants. There were corporate chains, where all the stores were owned by a single company (i.e., A&P, Piggly Wiggly, Kroger), and there were voluntary chains, where individual small grocers banded together to buy larger quantities at lower prices than if they acted on their own. The largest voluntary chain was Independent Grocers Alliance (IGA). 123 Bi-Lo Supermarket in the 1960s was the first corporate chain to open in Goulds.

Shopping centers are several connected commercial businesses in a single building but with separate storefronts for grocery stores,



**Figure 37:** Charlie Whipple in front of his store, which was at 11890 W Old Cutler Rd (Miami Herald June 14, 1984)



**Figure 38:** Princeton Market next to the Redland Employment Service office on US 1 in the early 1950s (Miami-Dade County)



**Figure 39:** The former Princeton Market today (24735 S Dixie Highway, 8DA22882) (Stantec)



**Figure 40:** Originally the Bi-Lo Supermarket, (21657 S Dixie Highway, 8DA22831), built in Goulds on US 1 in 1961 (Stantec)

barber shops, auto supply stores, and retail stores. This type of commercial building is usually found along a well-traveled street but the residential area where the customer base lives. 124 There were some small strip malls, three or four businesses, built in Goulds and Princeton in the 1950s and 1960s, but it was not until 1985 that the first large shopping center was built at the intersection of US 1 and SW 216th Street. In the 1950s, there were a few small, locally owned businesses on this parcel, which was acquired by the Metro Neighborhood Development Program in 1970. For a few years, it was the site of the South Dade Community Health Center, which operated out of a group of trailers. After the health center moved to its permanent location, the Goulds Community Development/Community Action Agency (CD/CAA) Advisory Committee targeted this parcel for development. In 1981, the Goulds CD/CAA approved Dade Employment and Economic Development Corporation, Inc. (DEEDCO) as the developer for a shopping plaza here. In 1984, private financing was approved by Capital Bank, and the Goulds Shopping Plaza officially opened in December 1985. Its first tenants included a coin laundry, ice cream parlor, fish market, auto parts store, clothing boutique, and a grocery store with a stand-alone fast-food restaurant at the corner of the parking lot. 125

Not all commerce in the area was legal. Bootlegging and moonshining have been common economic pursuits in South Dade County since the nineteenth century, or earlier. Miami's tourism industry, the proximity to the Bahamas, and an extensive coastline with hidden and remote inlets created both the demand for and a supply of illegal alcohol manufacturing and trade. A local ordinance went into effect in November 1913 outlawing the sale of alcoholic beverages in Dade County, ahead of US Prohibition, but rather than ushering in an era of sobriety, it gave new life to bootlegging and moonshining. Without a way to buy liquor legally, the demand was filled by moonshine stills in South Dade and the Everglades, and beginning in 1919, from the

Bahamas. After federal Prohibition went into effect in 1920, the FEC railroad was used to ship or smuggle liquor to market. Just because the trade was profitable or even popular, it did not go unchecked. "Some policemen, particularly in the black community, employed 'spotters,' persons who bought liquor from bootleggers and subsequently identified them to the legal authorities. Raids on moonshine stills and speakeasies or clandestine saloons provided a conspicuous display of police activity." 126

With miles of farmland and undeveloped

pinelands, the area between Miami and Homestead was very well suited to the needs of moonshiners. Stills were easily hidden, materials were readily available, and transportation by rail or highway was convenient. Some of the moonshine was certainly for personal or medicinal use, but the excess was an excellent way to make a bit of extra money when things were tight. As one man told agents when he was arrested, "My tomato crop went bad and I was going broke." Even after Prohibition was repealed in 1933, moonshining continued in South Dade into the late twentieth century.



Figure 41: Goulds Shopping Plaza in 1987 (Miami-Dade County)



**Figure 42:** Goulds Shopping Plaza today (Stantec)



**Figure 43:** This chain fast-food restaurant was built as part of the Goulds Shopping Plaza in 1985 (Stantec)



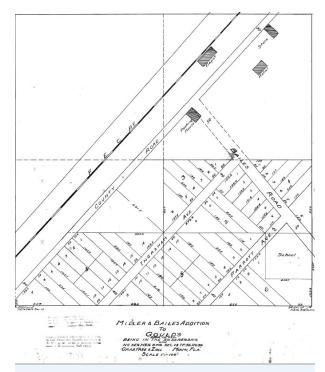
**Figure 44:** Church's Fried Chicken under construction (Miami-Dade County)

### 5.2.8 EDUCATION

The first school in South Dade was a one-room log cabin built in 1902 in Silver Palm for white students only. It burned in 1904 and was replaced with a two-story school building. 128 More schools - typically one room or one teacher schools were built as the number of families and children in South Dade County increased. The first school in Goulds was built in 1912 on a parcel donated by G.L. Miller in a subdivision that he and J. C. Baile had just platted across the tracks from the depot. Baile donated the materials and labor cost for construction of the school (again, for White students only), which was to have 20 students and one teacher. 129 Once the building was finished and completely furnished by the County School Board, the community held a celebration.

[The school] will receive its proper warming the end of this week, when the young folk of this community will proceed to give a big ball with refreshments and the trimmings attached. Several of the most eager of our young men have been seen during the noon hours between packing time oiling up their dancing pumps and rehearsing the difficult steps which will be properly and elegantly executed on the bright new floor of our new school house this week.<sup>130</sup>

Just seven years later, the Goulds school had 80 students enrolled and there were six other one-room schools in rural South Dade County for White students at Silver Palm, Redland, Murray Hill, Princeton, Goulds, Eureka, and Modello. Following a 1915 bond election, the Dade County School Board selected a site at the corner of Farm Life Road and Coconut Palm Drive for construction of a consolidated grade school. The school, which included classrooms, restrooms, cloak room, and an auditorium opened in 1916 with 195 students in grades 1 through 12. The Goulds school was subsequently dismantled, and the furnishings moved to the new Redland Farm Life School, which remained segregated at that time. Additions to that school were made in the



**Figure 45:** Plat of the Miller & Bailes subdivision showing the school location



**Figure 46:** One-room school at Princeton (The Miami Metropolis, November 2, 1912)

1920s and 1930s, which allowed it to serve the community until 1992 when it was closed due to hurricane damage. 131

Initially, schools in Goulds for Black students were funded and operated by the community itself rather than by the Dade County School Board. The first school in Dade County for Black students was established in Coconut Grove in 1896 and the first

school for Black students in Goulds was organized by Arthur and Polly Mays and D.D. Cail in 1916 at Mt. Pleasant Missionary Baptist Church, which they had founded in 1914. The first teacher at Mt. Pleasant was B.F. James, who taught part time. 132 When Talmadge Roux moved to Goulds in 1918 with his family, he discovered that the one teacher at Goulds had 82 pupils. In the early 1920s, Roux, Mays, and Cail expended considerable time and effort in persuading them to provide for another teacher and to provide a physical building. At the time a classroom had been established at the New Bethel AME Church where Maude Roux taught grades 4, 5, and 6 while Mattie Parrish taught grades 1, 2, and 3 at the classroom at Mt. Pleasant. 133

In 1923, the Board recommended construction of a two-room schoolhouse, but it was not until 1926 that a bond election was held that included funds for a segregated school at Goulds, and although construction bids were accepted in 1926, it took several years after that for construction to begin. 134

When the September 1926 hurricane destroyed Mt. Pleasant Missionary Baptist Church, its classes were held temporarily held at New Bethel AME Church and in a tent. Conversely, in September 1928 when another hurricane destroyed New Bethel, Mt. Pleasant similarly provided space for their classes and church services. In August 1929, the School Board approved an additional teacher and portable classroom at Goulds on land that Mays, Roux, and Cail acquired from William Randolph. 135 In 1930, the Board added a faculty house and a manual training building and hired four teachers and an administrator creating what was known at that time as Goulds Elementary and Agricultural School, grades 1 through 8. The School Board asked for bids in March 1931 to build a permanent building for the "negro school at Goulds," at a cost of \$12,000, of which \$4,000 would come from the Rosenwald Fund. 136 However, they postponed the project when the projected cost surpassed that amount.

Julius Rosenwald, President of Sears, Roebuck & Company, instituted and supported multiple philanthropic efforts aimed to support education of Black students, but his most successful program was the Julius Rosenwald Fund, influenced by Booker T. Washington and the Tuskegee Institute. The Rosenwald Fund assisted financially and materially with construction of rural schools in the South. At least 126 schools were built in Florida between 1921 and 1932 with support from the Rosenwald Fund. 137

Originally built in 1935 as Goulds Elementary School, the one-story, concrete-block, H-plan school used funding from Rosenwald Fund toward the cost of construction. The facilities included an auditorium, six classrooms, an administrative office, and a library. When grades 9 and 10 were added in 1936, the name of the school was changed to Goulds Elementary, Junior and Senior High School. After World War II, agricultural and mechanical courses were offered to veterans.

In response to the postwar growth of Goulds, the

Dade County School Board added a new building to the school in 1951 and rededicated it as the Arthur and Polly Mays Elementary – Junior High School, with 26 classrooms, office space, three corridors, a kitchen, cafeteria, 8 bathrooms and a clinic. The Rosenwald building was repurposed as the school's library. Following the construction of Pine Villa Elementary, which opened next door in 1958, the younger grade levels were reorganized there, and the school's name was changed to Mays Junior Senior High School. 141

Racial desegregation of Dade County public schools began gradually in early 1960s. 142 In 1964, Dade County announced their planned closure of most of the Black-majority high schools, with the Black students to be sent to existing White-majority schools. This decision was not welcomed within the Black community because it placed the burden on Black students and on the neighborhoods that would lose neighborhood schools. In the fall of 1966, the Board of Public Instruction announced that they planned to close the senior high school portion of Mays



Figure 47: Students protest closing of Mays Senior High School (Miami Herald January 4, 1967)

Junior-Senior High and that the students would be sent to existing White schools. Mays would then be solely a junior high school with White students brought in. Parents held meetings with the School Board and students boycotted while local citizen's councils attempted to keep Mays Senior High School open as an integrated facility. Nevertheless, School Board officials responded that the campus was too small to accommodate the needs. 143 In the fall of 1969 Dade County schools opened with 1,055 White students attending the formerly all-Black Mays Junior High School while Mays Senior High School no longer existed, all the students having been transferred to South Dade High. 144

Mays Junior and Senior High School was renamed Mays Middle School and in 2011 became Arthur & Polly May Conservatory of the Arts magnet school serving grades 6-12.145

### **5.2.9 HEALTHCARE**

One of the first practicing physicians in South Dade County was Dr. John B. Tower of Homestead, who moved his family to Florida in 1910 after he contracted tuberculosis in Kansas. He attended the births of many South Dade residents and was the FEC's local physician for 21 years. 146 At first, he rode a burro through the woods, eventually switching to a bicycle, to reach patients in Princeton, Goulds, Black Point, and Silver Palm. 147

Full-service health care facilities in Dade County were historically located in Miami and were segregated until the 1960s. With occupations relying on hard physical labor, the risk of injury or illness was high, and survival often depended on an individual's ability to access care. The only hospitals that would admit Black patients were in Miami and Key West, 150 miles apart, serving an estimated population of 15,000 Black South Dade residents during farm season and 5,000 year-round.<sup>148</sup>

After World War II, the same community leaders who had succeeded in establishing a school in

Goulds for Black students turned their attention to health care and created the Lincoln Memorial Hospital Association in the spring of 1948, with Arthur Mays as President. Murray and Hilda Lazarus, the planners and developers of Lincoln City which was planned a segregated subdivision in Goulds, donated a parcel for construction of a hospital for Black residents.<sup>149</sup>

The biggest challenge for the project was raising the money to construct the hospital. There was no assistance from the county, state, or federal governments in funding. As such, the Association held barbecues, rummage sales, car raffles, and sponsored an appearance by the Horne Brothers Circus to raise funds. Additional measures like allocating ten dollars to the hospital roofing fund each time the Vogue housing development for Black veterans sold a home were also devised to raise funds. Part of the proceeds of a Joe Lewis exhibition boxing match at the Orange Bowl also went to the Lincoln Memorial Hospital, and the Mays also convinced area tomato growers to let them harvest the "field ripes" (what was left at the end of the season) and get proceeds from the canneries. 150

Construction of the hospital building began in March 1949, progressing slowly as donations came in. The plan was to construct a 30-bed hospital on Hainlin Mill Drive (SW 216th Street) west of S Allapattah Road (SW 112th Avenue).<sup>151</sup>

The hospital site was officially dedicated on July 31, 1949, with attorney G.E. Graves the principal speaker at the celebration, entertainment by the Master Singers, and followed by a Brunswick stew barbeque. 152

The hospital's clinic opened in January 1950, even as they were still raising money to finish construction. Marie Roux, Secretary of the Association, sent out hundreds of letters asking for donations, with good success: a doctor in New York City closed his office and shipped all his equipment to the clinic, the University of Miami donated equipment including a sterilizer, beds,

linens, and bandages. In addition, funds raised by the Woman's Club of Homestead enabled the completion of the front of the building, tiling the floors, and installation of windows, so that it could be rented to Dade County Health Department for use as a clinic.<sup>153</sup>

Separately, Luther L. Chandler advocated for the creation of a blood bank for Blacks at the Lincoln Memorial Hospital citing the anticipated demand during the tomato season. In the late 1940s, the policy of the Dade County Blood Bank was to segregate blood received from White and Black donors. 154

Eight years after construction began, the hospital building had walls and a roof, a septic tank, and basic plumbing, but no windows or doors so the staff used blankets to cover door openings. Nurses cared for 65 prenatal and pediatric patients each month under these conditions. 155 Unable to open the hospital fully, the Association transformed the project into a nursing home with a clinic and space for convalescents. Arthur Mays, as President, and Marie Roux, as Secretary, borrowed money from a bank in Coral Gables to complete and equip the building. Robie George, who was also principal of Mays High School, was named Vice President. The trustees bought the Silver Green cemetery in 1952 for unpaid taxes and sold it in 1955 to raise money for the nursing home.156

Lincoln Memorial Nursing Home opened in June 1959 with a staff of 11 and 18 patients. The organization, the first skilled nursing facility for Black residents in South Dade County, continued to rely heavily on donations from community organizations and struggled to make ends meet. In 1977, the trustees leased the then 41-bed home to E.W. C. Enterprises for five years, but the lease was not renewed and the trustees resumed management of the facility. After Marie Roux's health required her to retire, the Lincoln Memorial Nursing Home of Goulds was sold to Acelxe, Inc. in 1984; funds from the sale were used to fund nine scholarships for Black students. One year

later, the home was closed permanently. 157

Doris Ison's experience as a young child of her mother's death due to lack of medical care inspired her career as a public health activist. In the 1960s, she worked with Black community leaders and migrant workers' advocates to establish a public health clinic in Florida City. She also worked with community leaders of all types to push for a new hospital in South Dade County to replace the aging public hospital at Kendall, which was inadequate for a rapidly growing population. 158

Although voters did not approve a bond issue to build a new public hospital in 1970, the County Commission did support development of a primary health care system in South Dade and in the early 1970s secured federal funding for a new facility to replace the Kendall Hospital and Clinic. The South Dade Community Health Center opened December 1971 in trailers at the corner of Hainlin Mill Drive and S Dixie Highway (now the location of Goulds Shopping Plaza). The health center had a 24-hour emergency clinic, a walk-in outpatient clinic, and provided family care.<sup>159</sup>

In 1973 the South Dade Community Health Center's doctors diagnosed and treated migrant workers and children during a typhoid outbreak at a South Dade labor camp; over 300 patients were hospitalized over a three-week period. The health center set up a temporary clinic at the camp, tested water samples and sent nurses door to door. The epidemic drew extensive national attention to the poor living conditions in South Dade migrant labor camps. <sup>160</sup>

In 1974 health center moved from the trailers into a newly constructed facility at 10300 SW 216th Street and was renamed. Now known as Community Health of South Florida, Inc. (CHI), the non-profit organization has played a key role in public health issues. Notably CHI provided much needed medical services in the immediate aftermath of Hurricane Andrew.<sup>161</sup>

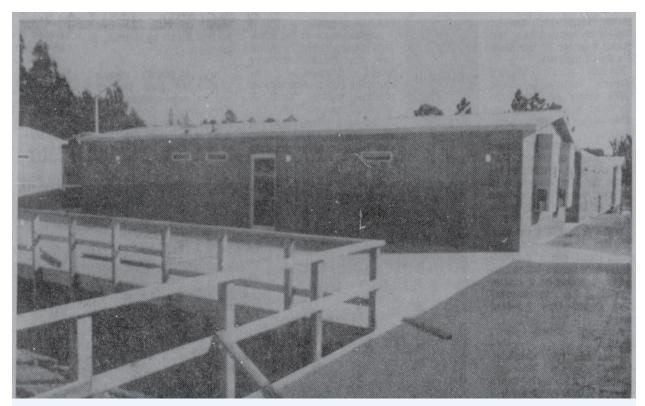


Figure 48: South Dade Community Health Center (Miami Herald December 2, 1971)

### 5.2.10 CEMETERIES

In the late nineteenth century and into the early twentieth century, there were no official cemeteries near the study area. While the railroad was being built, men died, whether while working or in fights at night. Lacking a cemetery, these men were often buried along the right of way. There were no professional undertakers, so bodies were prepared for burial by a family member or a neighbor. As there was no cemetery nearby, people were also buried in yards or in the woods. 162 Reportedly, the first community graveyard in the area was located on Sim Lewis' homestead at SW 124th Avenue and Hainlin Mill Drive. 163

Eventually, with a growing population and increasing development, the need for formal cemeteries could no longer be avoided. There was a small cemetery in Homestead, but it was poorly sited and not large enough for the foreseeable need. In 1912, the Model Land

Company donated land south of Princeton near Naranja for a cemetery – although for Whites only. This cemetery, which now has 12,000 or more interments, has been known by many names in successive years: Cemetery of South Dade County, South Dade Palms Memorial Park, Naranja Cemetery, Palms Memorial Park, Palms Woodlawn Cemetery, and Palms Caballero Cemetery. 164

Since the 1910s, White residents of Goulds and Princeton typically used the Palms Cemetery. Although it is not within the study area, its history is entwined with that of the Silver Green Cemetery in Princeton, a history of which is presented in more detail in the "Notable Resources" section of this report due to its significant associations with the formation of Goulds.

### 5.2.11 RECREATION

This survey also focused on sites and physical resources associated with recreation. Information gathered outlines that there were many social and business-related organizations for both the Black and White communities of Goulds and Princeton, which met in buildings used primarily for other purposes or in neighboring communities outside of the study area such as Naranja or Homestead.

No still-existing lodge buildings or fraternal meeting halls were identified during this survey; however, research indicates a since lost historical resource, the Palm Vista Masonic Lodge No. 205, was located near US 1 and SW 248th Street in Princeton.

Still, there were many places to for members of the community to meet and relax. Notable and well remembered sites shared in community meetings and survey data included a movie theater on SW 120th Avenue in Goulds. It was built in 1937 and advertised movie showings as late as 1960, but was closed by 1967. The structure remains a part of the community today, repurposed as a church. Often the lot between SW 214th Street and SW 216th Street on the west side of the railroad tracks was used for carnivals and is likely where the circus set up when it was in town. 166



Figure 49: Goulds Theatre in 1959 (21910 SW 120th Ave, 8DA19762) (Miami-Dade County)



**Figure 50:** The Tempest on US 1 in 1963 (Miami-Dade County)



**Figure 51:** Country Tavern in 1964 (Miami-Dade County)

There have been bars, juke joints, and pool halls in Goulds since at least 1912 when Charles Hammond built a new store with a meat market on one side and a pool hall on the other. 167 Some businesses that appear in the newspaper include Ray's Place, Woodson's Jook Joint, and the Tin House; however, most establishments never advertised or took out a liquor license likely due to tensions and legalities mounting around alcohol at the time. Backroom, illegal, gambling was also not uncommon. Some of the bars along US 1 were built here to avoid city codes and catered to Miamians and tourists. An example is Herman Gross' Tempest club. Gross struggled with the City of Miami in the mid 1940s over zoning and liquor licenses, but most notoriously, he was arrested for violation of the city ordinance against women serving drinks from behind the bar. In 1948, Gross leased the building at 23655 S Dixie Highway – outside of city limits- as a nightclub.



**Figure 52:** South Dixie Tires (23655 S Dixie Highway, 8DA22935) (Stantec)

After it operated as the Tempest, it was the Country Tavern bar and package store, and is currently occupied by South Dixie Tires. 168

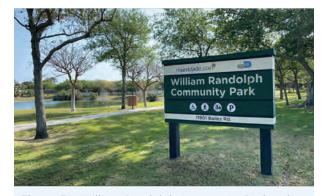
Perhaps the most successful bar or night club in Goulds well remembered by the community was the Down Beat, which was located at Black Point, on the east side of the railroad at SW 232nd Street near the new Siena Reserve development. The Down Beat opened in the 1950s and was part of the Chitlin Circuit, an informal network of Blackowned clubs in the eastern United States that featured Black performers. B.B. King and Lady Sax were among the musicians who played there. 169

One notable Goulds resident who could be found at the Downbeat was none other than Al Jones. whose reputation both inside and outside of Goulds led him to being a local celebrity and a bouncer for The Downbeat. He was a formidable boxer known for his southpaw stance in the ring and he was also known to spar with legendary boxers like Muhammed Ali. He regularly trained at the Pine Villa Community Center. His reputation for being a fearsome heavyweight in the ring earned him the nickname, "The Goulds Terror." Standing tall at 6'5", it is not surprising that he was hired to keep order in his community. 170 Perhaps one notable exception to order being kept at The Downbeat would be the local legend of how James Brown came to Goulds to perform and someone stole his legendary cape. Brown was said to have vowed never to return to Goulds and locals still talk about seeing someone walking around the area wearing a flashy cape following

the incident. 171

A popular outdoor pastime of the community was swimming and residents often swam in abandoned rock pits or quarries. One location frequented by Goulds's Black community was Rock Pit Number 57, also called "The Blue." Although no longer open for swimming, this site is now William Randolph Community Park, a Miami-Dade County park named in honor of the early Black Goulds settler and landowner. The majority of the county parks in the study area are former rock pits purchased by Dade County in the early twentieth century for road material.

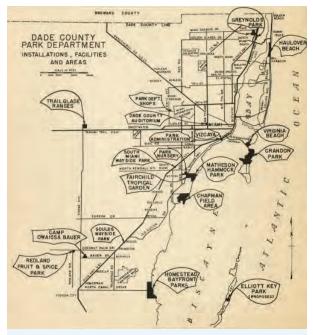
The Dade County Parks Department was created in 1929 under Director Doug Barnes, who had been hired to run a roadside beautification program for the County Road Department. In the early 1930s Barnes collaborated with landscape architect William Lyman Phillips who was hired by the Civilian Conservation Corps (CCC) as a superintendent for South Florida projects. CCC projects were undertaken in South Florida between October 1933 and March 1941. 173 One of the projects the Dade County Parks Department undertook using federal New Deal funding was a roadside improvement program, using FERA assistance for the portion of US 1 between South Miami and Perrine, and WPA assistance from Perrine to Homestead. The Park Department chose eight county-owned parcels, several of which had been used as rock pits, to be developed as wayside parks. 174 Construction of the 2.5-acre



**Figure 53:** William Randolph Community Park today (11951 Bailes Road) (Stantec)

Goulds Wayside Park in 1940 included a picnic shelter, tile checkerboards, and shuffleboard courts, none of which remain today although the property is still a county-maintained park.<sup>175</sup>

Demps Park, known until recently as Goulds Park, was originally developed in the mid twentieth



**Figure 54:** Map showing location of Goulds Wayside Park (Dade County Park Department 1956)

century on the site of one of the community's former rock pits on SW 216th Street, where in addition to swimming there was a rowboat to take out on the water. 176 In 1968, the county expanded the park from 5 acres to 12 acres. 177 Another 12 acres was added in the early 1980s with baseball diamonds, a track, swimming pool, and tennis courts. Over the past decades, Goulds Park has been a significant community meeting place. During recovery from Hurricane Andrew, it hosted the Goulds Park Distribution Center, with the Army and National Guard camped there, helping residents with repairs, medical needs, finding housing, and distributing food and supplies. 178 It was also a temporary FEMA trailer camp. Following the hurricane, the park facilities received repairs, and a new gym building was added in the late 1990s that includes meeting and office spaces. 179

In 2021, Miami-Dade County renamed Goulds Park as "J.L. (Joe) and Enid W. Demps Park" in recognition of their support and contributions to community youth sports programs.<sup>180</sup>



Figure 55: Mural at Demps Park (Goulds Park Pavilion, 11350 SW 216th St, 8DA19780,) (Stantec)

### **ROCKY PINE BOY SCOUT CAMP**

The Miami Boy Scout Council was formed in 1911, and became the South Florida Council in 1937, encompassing Broward, Dade, and Monroe counties. Black scouts were accepted in the national organization beginning in 1910, but the national administrations left it up to local councils to decide how, or if, they would be included. In 1925, the national Boy Scouts of America officials created an Inter-Racial Service, which encouraged Southern councils to create non-White troops, although they did not have to be funded or supplied equally. Few councils in rural parts of the South were inclusive. 181 In 1926, Kelsey Pharr organized Miami's first troop for Black scouts. 182 The Miami Boy Scout Council opened its first camp in 1938 – the Snapper Creek Camp was for White scouts and covered nearly 100 acres with 26 buildings, swimming pool, boating, and camping. In 1946, Bryant and Lounsbury gave the Council a tract of land at Princeton to be used as a campsite for "Negro Boy Scouts," and the Council purchased an adjacent 20-acre tract for a total of 39 acres. 183

In October 1949, an estimated 100 people attended a dedication ceremony for a new Boy Scout hut at the Rocky Pine Camp, roasting hot dogs and marshmallows, listening to Ralph O. Martin of Hialeah on the musical saw, and watching movies. 184 Between 1948 and 1952, through donations and volunteer labor, concreteblock cabins, a dining hall-kitchen, and a concreteblock bathhouse with showers were added to the camp's facilities. Any of the 1,320 Black scouts in the district could attend summer camp here for \$9 a week, and troops could have weekend campouts. A scoutmaster who was a certified American Red Cross swimming instructor taught lessons, although the camp did not have a pool and a nearby rock pit was used for swimming and boating. 185

The camp closed in the early to mid 1960s, and the buildings were demolished in the late 1960s. In 1969, the South Florida Council sold the camp property. 186

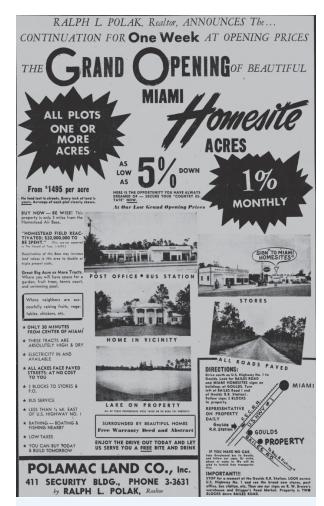


**Figure 56:** 1967 photograph of cabins at Rocky Pines Boy Scout Camp (Miami-Dade County) The red X is in the original and indicates that the building has been demolished.

### 5.2.12 SUBURBAN GROWTH

After World War II, there was a huge need for housing, and an enormous demand for modern single-family homes. The solution was suburban development by builders using mass production, standardization, and prefabrication to build communities on a large scale. The Federal Housing Administration (FHA) was organized in 1934 as a New Deal program. The agency would approve mortgage insurance for houses and subdivisions that met certain standards. thus, it encouraged developers to buy the land, design the plat, then design and build the houses themselves as a means of efficiency and cost savings. The chosen location must be where there was a demand for housing, a buildable site, accessible by public transportation and highways, near employment, have utilities, meet certain lot sizes, and be compliant with local zoning regulations. Laws enacted after World War II made it easier for veterans to use G.I. Bill benefits for downpayments and to qualify for FHA-backed mortgages. 187

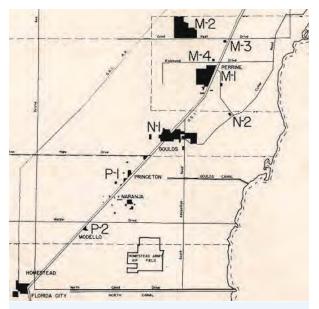
Thus, in the 1940s and 1950s, builders and developers began looking outside of Miami's urban center for tracts of land that could be transformed into new subdivisions.



**Figure 57:** Advertisement for Miami Homesite Acres in Goulds (Miami News February 21, 1953)

Decentralization and suburbanization of housing was the trend for all of Miami's residents, but Blacks were restricted to certain areas. Of the approximately 6,600 new housing units built for Blacks between 1945 and 1950, 800 were in previously rural areas of Perrine (Richmond Heights) and Goulds. The authors of a 1951 housing study concluded that "The shift of the colored population has been distinctly toward unincorporated areas of the County where building restrictions are less rigid, where large tracts were available for mass builders, and where less opposition toward Negro settlements arose for the occupants of surrounding White residences." 188

The intent of FHA policy was to make sure that mortgages were financially sound. There was nothing to say that banks must use or require FHA

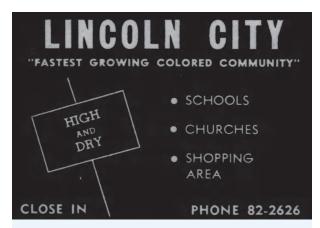


**Figure 58:** Black housing areas in South Dade County, 1950 (Wolff and Gillogly, Negro Housing in the Miami Area)

financing, but the insurance made these loans seem less risky. When the FHA requirements were established, it was believed that loans for houses in areas where Black people lived or might live in the foreseeable future were not financially sound. Thus, Black residential areas were excluded, or "redlined," and it was in practice extremely difficult for Black home buyers to get a bank mortgage.

Richmond Heights, north of Goulds, was the first subdivision established specifically for Black veterans of World War II. Captain Frank Crawford Martin, a veteran and pilot for Pan American Airlines, owned 3,000 acres of land here, where he had intended to grow fruit trees. After the groves were wiped out by the 1945 hurricane, he shifted his plans to residential development. Martin saw that options available to Black veterans were limited and recognized it as a business opportunity. 189

At first, Martin struggled to find investors or support for his proposal, given its location away from established neighborhoods. He sought FHA approval of the project, but again, met resistance because of his intent to sell homes to non-White individuals. Ultimately, he did receive FHA



**Figure 59:** Advertisement for Lincoln City (Miami News September 8, 1948)

approval, but only after enlisting the assistance of a former West Point classmate was an aide to President Truman, who directed the FHA to make financing available.

With financing, investors, and model homes in place, Martin then formed a council with Black community leaders to guide the development. Prospective homeowners had to meet with Martin and show that they were veterans with an honorable discharge and in good financial standing. The neighborhood plat received county approval in November 1949, and within weeks, 26 houses had been sold. By May 1951, 457 houses had been built, with more on the way.

Richmond Heights was the first private development in Miami-Dade County exclusively for African Americans, and one of the first such planned communities in the country. At the same time, interest in building housing for Black families and veterans in Goulds was increasing.

In 1948, Murray Lazarus, the developer of Lincoln City on the east side of Goulds, submitted plans to the county planning board for 2,000 homes on individual 75 by 50-foot lots, with community swimming pools, parks, and a hospital. The county approved the plans, but as he told the local paper, he did have concerns.

One major drawback, Lazarus admitted is getting federal housing administration



**Figure 60:** Home built in 1951 as part of Victory Gardens development (10885 SW 218th Terrace, 8DA22809) (Stantec)

approval. He said a request for loan commitments on 100 houses ready to be built had been turned down because FHA decided there wouldn't be a demand for housing in the area. 190

There were other developers besides Lazarus who saw opportunities in Goulds or were willing to take a chance; however, none were Black or local community members.

- Victory Gardens was platted in 1949 and marketed as VA approved homes for Black veterans. Located between SW 107th and SW 109th avenues, SW 220th Street, and Hainlin Mill Drive, it was the first plat filed after a new state law went into effect requiring low areas to be filled to a minimum elevation.<sup>191</sup>
- Zenith's First Subdivision was platted in 1950 by Vogue Homes between Hainlin Mill Drive, SW 214th Street, SW 110th Avenue, and SW 109th Avenue.<sup>192</sup> Murray Silberman, President of Vogue Homes, was also President of Zenith Builders.
- Popular Homes, Inc., (Charles Resnick and Alex Richard, partners) offered VA-approved homes for Black veterans on S Dixie Highway at Old Cutler Road: "The homes have large porches, factory-built kitchen cabinets, are faced with Colorado stone on the front, and have colored tile bathroom walls and bathtub. Floors throughout the homes are plastic tile." 193



**Figure 61:** Full-page advertisement for Victory Gardens (The Miami Times March 4, 1950)

estate developer, built houses in the Bunchville subdivision in the mid 1950s, after seeing a need in the market for houses for Black personnel stationed at Homestead Air Force Base, teachers at Mays School, and full-time workers at the packing plants. Beals is an example of a builder who became interested in building here based on previous experience building low-cost or FHA/VA underwritten housing in White areas. 194

In 1957, Metropolitan Dade County was created through consolidation of Miami and Dade County resulting in countywide governance and planning. The first countywide land use plan intended to manage urban sprawl was released in 1960 with development of new, planned urban centers, including South Dade Center at Cutler Ridge. The Metropolitan Transit Authority was established



**Figure 62:** One of the houses Beals built in the Bunchville subdivision (22120 SW 116th Ave, 8DA22965) (Stantec)



**Figure 63:** The house at 22120 SW 116th Ave (8DA22965) under construction (Miami News June 10, 1956)

in 1960 and in 1972 approved funding for multimodal transit system; the first line of Metrorail was completed in 1984. The South Florida Water Management District was created in 1975 from older flood control districts, linking growth management with water control.

Growth in South Dade County responded to the construction of new highways: the Palmetto Expressway connected with US 1 at Dadeland in 1961, the West Dade Expressway (now Florida Turnpike Extension) was completed in 1973-74, and the South Dade Expressway (now Don Shula Expressway) was built in 1975. These new transportation corridors encouraged suburban growth in unincorporated portions of the county, with a shift from low-density or agricultural zoning to higher density development and non-agricultural uses.<sup>195</sup>

As these changes were happening, the inability to access funding became a significant barrier to homeownership in Goulds, leaving many residents with few options but to rent housing. Luther Brooks' Bonded Collection Agency was the largest manager of Black-occupied rental units in Miami-Dade County. One of his properties was a complex in Goulds, concrete and frame duplexes and U-shaped apartment buildings on the east side of Mays Junior-Senior High School. In Spring of 1966, over 100 tenants at this complex organized a block club, holding weekly meetings to protest poor conditions and asking that county codes be enforced. When told that the landlord threatened to raise the rent of tenants attending these meetings, Hyman Bookbinder, deputy director of the Office of Economic Opportunity and special assistant to Vice President Hubert Humphrey, visited the complex. Despite the support of the federal program and unflattering local press coverage, Brooks was able to use his own political connections to avoid making any substantive improvements. 196 A few years later, the county purchased the property using HUD funding, and the land is now part of Demps Park. 197

The Metro-Dade County Department of Housing and Urban Development ("Little HUD") was established in 1968 to address the need to house people displaced by interstate construction and urban renewal. At this time, in the late 1960s and 1970s, the government's approach to public housing favored duplexes and small row apartment buildings in scattered blocks in existing residential neighborhoods rather than high-rise apartment complexes. 198 Public housing projects completed in Goulds using this model include Arthur Mays Villas Apartments (1974), Arthur Mays Villas Housing (1974), and Goulds Home (1980).

A nationwide housing crisis in the mid 1970s fueled by high inflation and rising interest rates slowed new housing starts in the study area. The majority of privately owned housing that was built during these years was infill within previously platted subdivisions. The new subdivisions that



**Figure 64:** Model home in the San Denis subdivision (Miami-Dade County)



**Figure 65:** Advertisement for the San Denis development (Miami Herald September 21, 1986)

were platted were by and large for public housing.

The San Denis development, platted as Hainlin Mill Estates in 1984 just west of the Goulds Historic District between SW 218th Street and SW 224th Street, marked the beginning of a new era of suburbanization when a tract of former agricultural land was converted to higher density residential housing on cul-de-sacs, with houses marketed to middle class families.

Historic transportation corridors such as Old Cutler Road, Bailes Road, Dixie Highway / US 1, and the former route of the railroad are still used today. Commercial development is still concentrated on these roads, surrounded by residential neighborhoods. Although decreasing in acreage, agricultural tracts are still in use between Goulds and the Everglades to the west.

Change is, however, very evident in the extent of new construction as the County has adopted several policies that incentivize development along the US 1 corridor. Former agricultural fields and groves are being redeveloped as housing, with particularly large subdivisions going into the Black Point area at US 1 and SW 232nd Street. The new housing is higher density than the twentieth-century developments, with townhomes and two-story single-family houses on smaller lots. For the first time, multistory apartment complexes are being built in Goulds.



**Figure 66:** New multistory construction next to the Overcomers Prayer Chapel at 11860 SW 216th Street (8DA22796, built in 1952) (Stantec)



**Figure 67:** Coquina Place Apartments at SW 216th Street and SW 113th Avenue is an affordable housing project built in 2016 on the former location of the Lincoln Memorial Nursing Home (Stantec)



# 6. SURVEY RESULTS



This chapter begins with a discussion of resource types, followed by a discussion of building styles found within the project area. The chapter concludes with a discussion of notable resources. A complete inventory of these resources is included in Appendix A of this report, including the FMSF number, address, type, style, date of construction, and evaluation of significance. In all, 258 resources were recorded, including buildings (n=238), resource groups (n=14), bridges (n=4), and a cemetery (n=1). Resource groups can be groups of resources (districts or building complexes), linear (railroads, canals, or roads), or landscapes (parks). This survey recorded two districts, six building complexes, one railroad, two canals, one road, and three landscapes. Since the recoded resources were selected based on criteria outlined in the Field Survey Methodology section, the results disproportionately sampled older buildings and certain types of resources. If a 100% survey of the study area were to be conducted, the overall frequency of each type would differ.

FMSF forms, including photographs and maps, have been completed for each resource recorded and were submitted to OHP and DHR under separate cover.

Some of the previously recorded structures were not clearly visible from the right of way, and closer investigation may find that they are eligible for local designation or listing in the NRHP.

It is important to note that the evaluation of significance noted in these results follows traditional historic preservation review standards, as explained in Chapter 1: Introduction. These evaluation standards often prioritize significance based largely on architectural quality and integrity but are not necessarily reflective of the historic association or significance of the resource. These standards also do not provide for evaluation of resources that no longer exist, or for significant community memories that are not necessarily tied to a built resource. A resource that is evaluated

as being ineligible for listing on National Register of Historic Places and/or local designation does not mean the resource is not significant. Many such resources and community memories may be recognized through other preservation efforts, such as historical markers, history exhibits, and public art.

### 6.1 BUILDING CATEGORIES

The historic buildings built indating to 1984 or earlier recorded during this survey (n=238) can be categorized as residential (n=155), commercial or industrial (n=52), civic (n=7), or religious (n=24).

### **6.1.1 RESIDENTIAL BUILDINGS**

Most residential buildings in the study area are single-family houses, although duplexes and apartment buildings are also present. During this survey, 155 residential buildings built between



**Figure 68:** Example of a typical residential duplex built in Goulds during the 1950s (22110-22112 SW 122nd Avenue, 8DA22877) (Stantec)



**Figure 69:** 22110-22112 SW 122nd Avenue in 1956 (Miami-Dade County)



**Figure 70:** Goulds Home (8DA22972) at Old Cutler Road (SW 220th Street) and S Allapattah Road (SW 112th Ave) is a subdivision of 47 single-family homes developed by Metropolitan Dade County "Little HUD" in the 1970s.

1903 and 1985 were recorded as individual resources, including 130 single family homes, 23 duplexes, and two apartment buildings.

The residential subdivisions are clustered north and south of the commercial development that lines US 1 and the busway. Subdivisions from the 1920s and 1930s are clustered around the former location of the Goulds train station, generally centered at SW 224th Street on either side of US 1. After World War II, from the mid 1940s through the 1950s, there was rapid growth of residential subdivisions, particularly on the east side of US 1 between SW 216th Street and Bailes Road. This burst of development was characterized by neighborhoods of developer-built single family homes designed to comply with FHA requirements.

In the late 1960s and 1970s, residential development focused on public and subsidized housing, including apartment complexes on SW 216th Street. High inflation and interest rates in the 1970s stifled private investment in housing, but by the mid 1980s there was renewed interest in developing middle-class suburban homes on formerly agricultural land, particularly to the northwest and southeast of Goulds. Hurricane Andrew in 1992 again paused new growth, and destroyed many existing homes, but the early 2000s brought a new wave of construction, this



**Figure 71:** Example of a Commercial Building (22345 SW 112th Avenue, 8DA22898) (Stantec)

time concentrated along US 1 between Goulds and Princeton.

### 6.1.2 COMMERCIAL BUILDINGS

Buildings built for one purpose can be repurposed while retaining essentially their original form. This is especially true for commercial buildings that have regular floor plans and flexible interior spaces. Although the earliest commercial buildings in the study area were one- to two-story wood-frame structures, by the mid twentieth century, commercial construction trended toward independently placed retail stores or shopping centers located along major thoroughfares. Some, like motels and gas stations, exhibited specialized forms geared toward the purpose of the business. During this survey, 43 commercial buildings built between 1912 and 1985 were recorded.

Commercial buildings in Goulds are concentrated along the US 1 corridor and are also found throughout the study area. While many of the early commercial buildings have been lost over time, those that remain in the community today reflect the typical features and floor plans that define commercial buildings. One such example is the concrete-block building at the corner of S Allapattah Road (SW 112th Avenue) and SW 224th Street. Commonly referred to as "the Purple Store" by the community today, this was once a gas station run by the Whitfield and Mallory families but is now a neighborhood grocery or corner store.



**Figure 72:** Example of an Industrial building built in 1965 as the John W. Campbell Farms packing house in Goulds, now used for manufacturing building materials (22784 S Dixie Highway, 8DA22927) (Stantec)

### 6.1.3 INDUSTRIAL BUILDINGS

The form, construction methods, and materials that go into the design of an industrial building are chosen more for their utility than their appearance. These structures are often rectangular and one-story tall, albeit tall and wide, to accommodate manufacturing processes. Framing may be wood, iron, or steel, with exterior walls either masonry or sheet metal. Wood framing provides more flexibility in layout while masonry construction is stronger and fire resistant. An industrial building may comprise multiple bays of varying heights and widths, while roofs may be gabled, flat, or trussed. 199

A Metropolitan Dade County Planning Department study in the 1970s noted that there was very little industrial activity in East Goulds; this survey found that most industrial buildings in Goulds and Princeton are on the west side of US 1.200 A defining characteristic of the industrial corridor is the numerous fruit and vegetable packing houses that were built along the railroad. Originally, these were wood frame buildings, but after repeated losses to hurricanes and fire, packing houses were rebuilt in the postwar era using concrete and steel. After the local fruit and vegetable industries faded or were pushed into other areas, some packing houses were torn down and while others were adapted for other commercial or industrial purposes. None of the mid-twentieth century packing house buildings along US 1 in Goulds and Princeton are still in use as actual packing houses. Nine former packing houses built between 1946 and 1975 were recorded during this survey.



**Figure 73:** 1966 photograph of the John W. Campbell Farms packing house (22784 S Dixie Highway, 8DA22927) (Miami-Dade County)



**Figure 74:** 1992 photograph of 22784 S Dixie Highway (8DA22927) in use as a carpet warehouse (Miami-Dade County)



**Figure 75:** Example of a Civic Building – United States Post Office Goulds, Florida 33170 (22350 Old Dixie Highway, 8DA19779) (Stantec)

### 6.1.4 CIVIC BUILDINGS

Civic buildings are neither residential, commercial, or industrial, but they play an active role in the social, education, or cultural life of a community. Civic Buildings include a variety of venues including libraries, clubhouses, lodges, town halls, public squares, government buildings, and civic centers that are publicly accessible. Historically, these structures display prominent architectural styles on the exterior, with modern examples frequently exhibiting the "form follows function" aesthetic, meaning that the shape of the building indicates its primary purpose. The interiors of these structures often include offices and public meeting space as well as rooms created to support their purpose like book stacks for a library or a mail sorting room for a post office. Civic buildings are resources usually owned by a governmental entity or a non-profit organization but there may be instances where the property remains under private ownership, as seen with the Goulds Post Office which is privately owned and leased by the government



**Figure 76:** Example of a Civic Building – Princeton Fire Rescue Station 5 (13150 SW 238th Street, 8DA22960) (Stantec)

Within the study area, there are many notable civic buildings, including the South Dade Government Center complex, the Goulds Post Office at US 1 and SW 216th Street. During this survey, seven civic buildings dating between 1935 and 1978 were recorded as individual resources.

### 6.1.5 RELIGIOUS BUILDINGS

Churches are plentiful within the study area, with 24 religious buildings dating from 1928 to 1974 recorded during this survey. Historically, congregations in Goulds and nearby Princeton were segregated by race, with separate churches established in the Black and White communities which may venture an explanation for the existence of so many of them today. Since the 1970s, the number of Hispanic and Latino congregations in Goulds and Princeton increased, with either new church buildings or a reuse of church buildings vacated by older congregations.

Churches played an important role in prewar Black communities, serving not only religious and spiritual needs, but also as social, cultural, political, and educational centers. ... Black churches were generally Protestant but denominationally diverse, owing to the mix of Southern American Black and Bahamian migrant communities (the latter former British subjects) there. ... A mix of Protestant churches, including Pentecostal, Anglican and Episcopal churches, partly reflected the cultural influences of the Bahamas, partly those of American Blacks, and partly the spiritual motivation of Black settlers in a tough physical and social environment.<sup>201</sup>

Two churches within the study area are notable for their congregants' role in the history of the community. Both church buildings have had repeated episodes of storm damage and reconstruction, and do not retain high levels of historic design or materials but are historically important, nonetheless.

**Mt. Pleasant Missionary Baptist Church** was organized in 1914. The congregation first met in D.D. Cail's house but soon built a wooden

building at what is now US 1 and SW 221st Street. The name of the church was suggested by Polly Mays, who was a founding member. Rev. J.C. McCord led the church from 1918 to 1935. After the church building was completed, Cail along with Arthur and Polly Mays convinced the county school board to provide a teacher, and the church became the site of first school in the area for Black students. Mount Pleasant School served students from not only Goulds, but also the Modello, Naranja, and Princeton communities. As mentioned previously, the 1926 hurricane destroyed the church building, and for a time services were held in a tent and at the nearby AME Church while the building was finished. In 1951, the congregation secured the property where the church is now located, and in 1952 finished a new sanctuary., adding a recreational building in the 1960s.202 The Mt. Pleasant Church is known throughout the community as the "High Yellow," a nickname that may have come from the original building's high steps and yellow color or be a reference to the skin tone of some of the church's members. 203

**New Bethel A.M.E. Church** was founded in 1916 and at first, met in a house in Black Point. The congregation's first church was built 1920-1921. For the first few years it was categorized as a mission church, with a congregation that swelled in number during harvest seasons. Talmadge Roux was an early superintendent of the church's Sunday School, and the church was used as the public school building for lower elementary grades, in conjunction with upper grades hosted at Mount Pleasant. The 1928 hurricane destroyed the church, and they worshipped at Mt Pleasant church until a temporary building was raised; a permanent structure was completed in 1930. The congregation grew through World War II and after, with a parsonage added in 1947-1948. A new church building on a new site was begun in 1954 and dedicated in 1961.<sup>204</sup> The current parsonage was built in 1971 at 21911 SW 117th Avenue.



Figure 77: Mt. Pleasant Baptist Church in Goulds (11590 SW 220th Street, 8DA19788) (Stantec)



Figure 78: New Bethel AME Church (8DA19789, 11685 SW 220th Street) (Stantec))



**Figure 79:** 1967 photograph of the New Bethel AME Church at 11685 SW 220th Street in Goulds (Miami-Dade County)

### 6.2 BUILDING TYPES

"Type" refers to the overall form of the building, and is separate from style, which refers to the use of decorative elements. A building can have no recognized style, yet still be a particular type. There is a strong correlation between original building function and the form of a building. Toward the goal of defining building types within the survey area, historic building functions were determined through archival research, while current building functions were noted during fieldwork.

## 6.2.1 COMMERCIAL AND INDUSTRIAL BUILDING TYPES

### **COMMERCIAL / INDUSTRIAL BLOCK**

Commercial/industrial block buildings typically have no prominent architectural features such as a storefront or a service bay. These buildings typically lack any stylistic influences, even on doors and windows. A variety of materials may be used in construction, often masonry.205 Commercial/industrial block buildings are incredibly flexible in their use and may have housed multiple purposes and businesses since original construction. Twelve examples of the commercial/industrial block type were recorded during this survey,

An example of this flexibility is the concrete-block



Figure 80: Example of a Commercial/Industrial Block building (originally Walker Funeral Home in Goulds) (11000 SW 216th Street, 8DA22803) (Stantec)

building at 11000 SW 216th Street. Lydia Walker opened the first licensed funeral home in Goulds here in the 1970s. In the 1980s, she ran the South Dade Community Credit Union out of this building, in addition to the South Dade Community Cultural Center, which provided youth recreational activities. 206

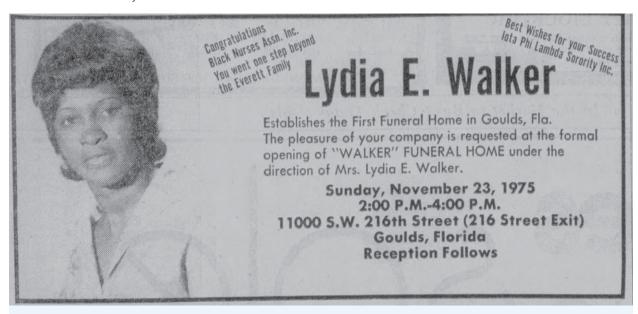
#### **MOTEL**

Originating from the municipal tourist camps hosting "tin can tourists" of the 1920s and the motor courts of the 1930s, the Motel developed in the late 1940s and 1950s as a "motor hotel" comprising a single building (or a few buildings) with a string of rooms.<sup>207</sup> Less costly to build than individual cabins with their own plumbing and furnace, the Motel gained popularity with owners and the motoring public. The long, low buildings were laid out parallel to the highway or in V, U, or crescent shapes to attract attention, often relying on bold, bright, and inviting signs to draw customers. Reflecting the influence of Modern architectural trends, the design of the Motel was often more utilitarian than the motor courts that preceded them. Initially independently owned, the trend toward chains and franchises along with limited access highways bypassing the older roads led to the decline of the small "mom and pop" motels.208

Two motels were recorded during this survey, both on the east side of US 1 The former Kent

Motel located at 22345 S Dixie Highway (Site File Number 8DA11595) just north of the Goulds Wayside Park, was built in 1950, and remains today as an example of the typical style of motor court motel built in Miami-Dade County in the mid twentieth century. It is now known as the

Nexx Motel, and the individual cabins remain. The former Biscayne Court Motel, built in 1953 at 23501 S Dixie Highway (Site File Number 8DA19853) next to the Tempest nightclub, is now a used car dealership.



**Figure 81:** Advertisement announcing the official opening of Walker's Funeral Home in Goulds (Miami Herald November 23, 1975)



**Figure 82:** Example of a Motel – originally the Kent Motel, now called the Nexx Motel (22345 S Dixie Highway, 8DA11595) (Stantec)



# ATKINSON'S KENT MOTEL MODERN COTTAGES GOULDS, FLORIDA

Pool and T. V. 20 miles south of Miami on the Key West Highway near Parrott Jungle, Monkey Jungle and Orchid Jungle. Tile Baths, Terraza Floors, Deep Sleep Beds. Efficiency Apts. and over night rooms. For reservations Call:

Homestead Clrcle 7-2114 Owners — Mr. & Mrs. J. B. Atkinson

Figure 83: Color postcard advertising Kent Motel on US 1 in Goulds



Figure 84: 1963 photograph of the Biscayne Court Motel (Miami-Dade County)



Figure 85: The former Biscayne Court Motel (23501 S Dixie Highway, 8DA19853) (Stantec)



**Figure 86:** Example of a Retail Shop (Goulds Dry Cleaners, 11012 SW 216th Street, 8DA22802) (Stantec))

### **RETAIL STORE**

Retail Stores are usually standalone buildings that house a retail business. The size and scale of the stores will vary depending on the type of business using the space, but in general, this type comprises a one-story structure with a rectangular floorplan. Often featuring a three-bay façade, these commercial buildings generally have flat or shed roofs. National chains may replicate the same type of building design for each location. The buildings are typically located on major transportation corridors or on side streets with a direct connection to such a corridor. Signage, awnings, and display windows direct customers to the front, public entrance, while the rear of the building is reserved for employees and loading docks. Most retail stores also have their own parking lots.<sup>209</sup> Seven retail stores, built between 1952 and 1985, were recorded as individual resources during this survey.

An example of this building type in Goulds is found at 11012 SW 216th Street, which was built in 1952 and served as the location of Goulds Dry Cleaners. This small, rectangular building with a flat roof faced a major thoroughfare into Goulds from the east, near the intersection with South Allapattah Drive, which continues south to Homestead Air Force Base. This business is in the Lincoln City subdivision platted in 1948 with plans for 2,000 homes.



**Figure 87:** The service station shown in this 1975 photograph is now a used car dealership (Miami-Dade County)



**Figure 88:** Former service station at the intersection of S Dixie Highway and SW 129th Avenue in Princeton (8DA22936) (Stantec)

#### **SERVICE STATION**

The service station was a new, specialized building type, introduced in the early twentieth century. At first, existing stores simply added gasoline to the list of products sold and were defined by the personal service attendants that would assist patrons with tasks like pumping gas, cleaning windows and checking tires. Eventually, mechanical pumps were developed for dispensing fuel more safely and efficiently. Pumps were then placed closer to the street for added convenience.

Gasoline stations (filling stations or service stations, as they also have been called) by functional comparison are also specialized roadside facilities. Gas stations were designed to sell gasoline and other closely related products, such as lubricants, tires, and batteries, produced for an automobile. Although many

gasoline stations also offer minor repair services, such as motor tuning and tire alignment their operation emphasizes a self-service model. Largely excluded from emphasis here are the establishments that tie gasoline sales into other dominant product line. Such places – convenience stores, car washes, truck stops, and the like – fully dominate gasoline retailing today.<sup>210</sup> Five service stations built between 1950 and 1962 were recorded during this survey.

### **SHOPPING CENTER**

Shopping centers, or strip malls, are a group of businesses in a single building, or connected buildings, with separate storefronts and entrances. Usually, the entire center is built at one time by a single developer who then leases out the individual units. Shopping centers are located near neighborhoods and provide commonly needed goods and services such as grocery stores, drug stores, or hardware stores.<sup>211</sup>

Typically, a Shopping Center is one story, although the height of the individual storefronts may vary or incorporate a second level for office space. A larger tenant, such as a grocery or department store, may serve as an anchor store. Overall, the Shopping Center may have a straight, curved, U-plan, L-plan, parallel strips, or courtyard configurations, and may include one or more buildings although they are typically recorded and evaluated as a single resource. Most shopping centers were planned by a single developer and have a unified appearance. Overhangs and awnings provide shelter for pedestrian shoppers and accentuate the unified appearance. Interior spaces are usually open floorplan, with a stockroom at the rear. The rear, or non-public, portion of the building provides access for truck deliveries.<sup>212</sup> Three shopping centers, built between 1946 and 1985, were recorded during this survey.

Shopping centers are typically located on or near main arterial streets or a side street, with a parking lot between the stores and the road.



**Figure 89:** Shopping Center at the corner of SW 112th Ave (S Allapattah Rd) and SW 224th St opened in 1961 (22339 SW 112th Avenue, 8DA22900) (Stantec)



**Figure 90:** 1961 photograph of shopping center store fronts at (22339 SW 112th Avenue, 8DA22900) (Miami-Dade County)

Landscaping elements such as trees, islands, curbing, may be incorporated into the parking lot and/or the exterior communal spaces. Stores often have individual signages attached to the building's store fronts, while the shopping center complex will have freestanding signage visible from the roadway.<sup>213</sup>

In Goulds, commercial buildings are concentrated along US 1, but as residential development stretched further east of the highway in the second half of the twentieth century, there was opportunity for neighborhood shopping centers. A strip mall shopping center opened at the corner of SW 112th Ave (S Allapattah Rd) and SW 224th St in the early 1960s, with a grocery store (South Allapattah Grocery) and barber shop. A liquor store and lounge/pool hall were later tenants.



**Figure 91:** Example of a Two-Part Commercial Block building (Flat Iron Building in Cauley Square Historic District) (8DA02762) (Stantec)

### TWO-PART COMMERCIAL BLOCK

Two-part Commercial Block buildings were the most common type of small to medium-sized commercial buildings throughout the United States from the mid-nineteenth to mid-twentieth centuries. 214 Usually between two and four stories high, the two-part commercial block is divided horizontally by use, the lower floors as public space (such as a store) and the upper levels as more private offices, lodging, or meeting rooms. The façades typically illustrate this division with large display windows at ground level, a cornice or other band between the first and second stories. and smaller, regularly spaced windows for the rooms above. This form persisted well into the twentieth century and was adaptable to many architectural styles.

Although this is, generally speaking, a common building type in small downtowns and older urban commercial districts, it is rare in Goulds, where the commercial district historically paralleled the railroad and highway. Straightening and widening of US 1 in the 1950s removed commercial buildings on the east side of the highway. A single example of a two-part commercial building was recorded, the Flat Iron Building (built in 1919), which is a contributing resource in the locally designated Cauley Square Historic District.

### **PACKING HOUSE**

Packing Houses are utilitarian industrial buildings designed to facilitate sorting, washing, and package produce for shipping to markets. The exact features of a packing house will vary slightly depending on the type of fruit or vegetable being handled, but they typically have space for loading and unloading, storage rooms, open workspace, and an office. Locations for these buildings are chosen to be near where the produce is grown. yet convenient for subsequent shipping. In Goulds and Princeton, this meant that packing houses were placed near the railroad and later next to US 1. These are long, rectangular buildings with high roofs, either gabled or flat. In the early twentieth century, packing houses were built with wood frames, although they usually had metal siding on the exterior walls and roof. Packing houses that were destroyed by fire in the mid twentieth century were rebuilt using concrete block and stucco materials.



**Figure 92:** 1989 photograph of the loading dock at the H.L. Cox Packing House (Miami-Dade County)



**Figure 93:** Interior of the H.L. Cox Packing House in 1989 (Miami-Dade County)

### 6.2.2 RESIDENTIAL BUILDING TYPES

#### **APARTMENTS**

Two individual apartment buildings, built in 1962 and 1975, were recorded during this survey, as well as an apartment complex built in 1974.

In the 1930s, the FHA through its Large-Scale Rental Housing Division became involved in the approval of designs and setting standards for rental housing communities under Section 207 of the National Housing Act. These apartment villages utilized two- to three-story structures with a variety of unit floor plans arranged to incorporate garden courts and common greens. The units were arranged in interlocking patterns to fit the site's topography and avoid the appearance of rowhouses or large apartment blocks. The goal was to provide privacy, visual appeal, and variety by incorporating sunlight, fresh air, recessed entry courts, landscaped gardens and grounds, internal pedestrian circulation separate from perimeter motor traffic, and centralized trash and services. Staggered roof lines and unifying cornices, fascia, dentil friezes, and the repetition of modest architectural embellishments unified a complex's overall design. Garden apartments were intended to provide for higher density at a lower cost than neighborhoods of single-family homes while still providing for safety and healthy living. By the late 1950s, new apartment buildings were equipped with up-to-date mechanical systems and appliances, central air conditioning, outdoor balconies, and prefabricated steel windows and sliding glass doors.<sup>215</sup>

It was not until the 1970s that housing densities in Goulds and surrounding communities supported the development of apartment complexes. Cutler Manor Apartments, at the corner of SW 109th Avenue and SW 216th Street, was developed in 1971 with FHA backing as a 220-unit complex providing subsidized housing. Metro-Dade County's "Little HUD" built the Arthur Mays Villas Apartments in 1974 as a public



**Figure 94:** Example of Apartments (Arthur Mays Villas, built in 1974 at 11351 SW 216th Street, 8DA22870) (Stantec)



**Figure 95:** Arthur Mays Villas Apartments in 1976, soon after construction (Miami-Dade County)

housing complex, also on SW 216th Avenue. These apartment complexes were designed as groupings of two-story buildings arranged around courtyards or green space with surface parking lots. The location along SW 216th Street put these apartments on a collector road at the north side of Goulds, convenient to the burgeoning Miami suburbs at the time that the expressways were being built.

### **BUNGALOW**

A bungalow is is a type of single-family house built on a square or rectangular plan and having a low-pitched roof and wide eaves. Commonly, they are built above the ground on piers and have a full-width porch across the façade. Most bungalows are one or one-and-half-stores tall, with a minority being two stories high. Bungalows may be frame or wood construction, and may exhibit any of the domestic styles, including vernacular, although they are most often associated with the Craftsman style. Thirteen bungalows, dating from 1912 to 1939, were recorded during this survey, only three of which were in the Craftsman style.

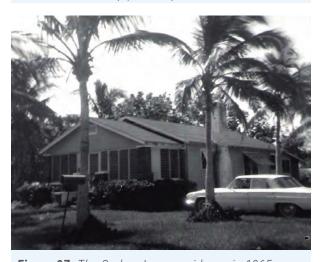
The name bungalow is believed to have originated in reference to a type of low house with porches historically found in India. The American Bungalow drew on the building traditions of the Southwest and the Southeast, which in turn were influenced by Spanish and Caribbean architecture. California is recognized as the place where the type coalesced, but many of the reasons it became popular for middle-class homes there also existed in Florida, particularly its suitability for year-round living in a warm climate. Florida's historical connections with Spain and the Caribbean also made the bungalow a natural choice in the first three decades of the twentieth century. <sup>216</sup>

Bungalows were ubiquitous in South Florida before World War II. They were simple to build using locally available materials and easily adapted to the tropical climate. High ceilings allow hot air to rise and a narrow form with windows on all side facilitates cross ventilation. A pier foundation lets air pass under the house and minimizes flood damage.<sup>217</sup>

The Ogden-Jones Residence at 22200 Miami Avenue in Goulds is an example of a bungalow built in 1925 for a pioneering family. This is a wood-frame house with a gable roof and an enclosed front porch. It is a contributing resource in the locally designated Goulds Historic District.



**Figure 96:** An example of the Bungalow house type in Goulds (Ogden-Jones residence, 22200 Miami Avenue, 8DA05593) (Stantec)



**Figure 97:** The Ogden-Jones residence in 1965 (Miami-Dade County)

### **RANCH**

In A Field Guide to American Houses, author Virginia McAlester describes Ranch houses as:

Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); a large picture window generally present; asymmetrical façade.<sup>220</sup>

She further identifies four subtypes based on roof forms (hipped, cross-hipped, side-gabled, and cross-gabled), while noting that each of these may be found in the two-story variant, the Split-Level. Alternatively, The Ranch House in Georgia: Guidelines for Evaluation identifies Ranch subtypes based on form or plan: compact, linear, linear-with-clusters, courtyard, half-courtyard, bungalow, rambling, and alphabet (which in plan resembles a letter of the alphabet, such as a T.<sup>221</sup>

Ranch houses started to appear in the 1930s with origins in Spanish Colonial architecture of the Southwest, adapted and modernized by California architects in the 1930s. In particular, the suburban Ranch homes designed by Cliff May in southern California, well suited to climate "a low profile, one-story form with open floor plan, large picture windows that visually connected interior to exterior, floor-to-ceiling glass sliding doors that

**Figure 98:** Example of a Ranch house built in the Lincoln City subdivision in 1963 (11241 SW 220th Street, 8DA22823)

physically opened up the inside to outside, and a focus on cross ventilation and natural light."<sup>222</sup> The style peaked in popularity between 1950 and 1970 with the single-family Ranch house the most common type of suburban home built in Florida between the late 1940s and the early 1970s.

While compact houses had been preferred for smaller, urban lots, the increased mobility provided by the automobile allowed more houses to be built on larger suburban lots or rural parcels. Most Ranch houses are one-story forms.<sup>223</sup>

The Ranch houses built in Miami during the early postwar period were simple – standardized to be built more quickly and to qualify for VA and FHA financing. Concrete-block houses with stucco walls on concrete slab foundations, usually a basic linear plan. Metal-framed casement, awning, and jalousie windows were economical and modern. Chimneys were superfluous and thus usually not included. Clean lines and simplicity meant that decorative elements were also functional – metal columns for porches or carports, extension of the roof over an entrance rather than a full porch. Concrete breezeblock walls provided ventilation and a degree of privacy at entryways.

The Miami ranch was one-story and lowslung, generally fringed by neat lawns and connected to the street by its driveway, which grew to accommodate more cars. As it expanded in size and amenity to serve middle-and upper-middle-class residents,



**Figure 99:** The Ranch house at 11241 SW 220th Street (8DA22823) in 1963

the ranch grew more spacious and presented a broader front, amplified by one-or two-car attached garages and by broad gabled or hipped roofs that projected further over walls. Its comfortable modernism of reductive forms and clean lines was usually devoid of historic stylistic references, but suggested luxury with a range of decorative flourishes, like stone or brick veneer, wood shutters, slump brick planter boxes, and geometric patterning over plain stucco or wood surfaces 224

Ranch houses recorded during this survey had one-bay carports or garages attached to the end of the house. Very commonly, these have been enclosed to create additional living space. During this survey, 61 ranch houses were recorded, dating from 1930 to 1985.



**Figure 100:** Example of a Ranch house with a breezeblock screen at the entrance and an enclosed garage (10750 SW 221st Street, 8DA22913)



**Figure 101:** Ranch house at 10750 SW 221st Street (8DA22913) in 1965, the year it was built in the Lincoln Estates Subdivision (Miami-Dade County)

### 6.3 ARCHITECTURAL STYLES

While building types focus on form and function, architectural style is about the building's appearance, its materials, decorative elements, and design. Styles come in and out of fashion, and may be associated with a particular time period. While some styles may be thought of as primarily residential or commercial, they can be used on any type of building.

#### **6.3.1 CONTEMPORARY**

The Contemporary style emerged during the mid-1940s and lasted until the end of the 1960s in residential architecture, although some later examples are possible. Generally, Contemporarystyle houses are one story, built or finished with natural materials, and characterized by very low-pitched front gabled roofs with widely overhanging eaves and exposed roof beams. The design is usually asymmetrical with broad expanses of uninterrupted wall surfaces on the façade. The main entry is deeply recessed and/ or screened to create a high degree of privacy and separation from the outside. Pierced block is frequently used to achieve the screened effect in various locations around the home. Outdoor spaces may be integrated into the home through incorporation of courtyards viewed through large windows, glass doors, and window walls. This style was used to provide variety in the vast builder constructed subdivisions popular following World War II. 225 This was an easy was to give a modern look to a simple building plan, while the concrete-block construction and wide overhangs were welcome adaptations to the South Florida climate. While most examples of the Contemporary style recorded during this survey were residential (n=12), two commercial examples also are present, such as the former Shell gas station at the corner of US 1 and Tallahassee Road, and one church. These 15 examples of the Contemporary style were built between 1950 and 1984.



**Figure 102:** Example of a Contemporary style residence built in 1960 (11488 SW 214th Street, 8DA22797) (Stantec)



**Figure 103:** 1963 photograph of the house at 11488 SW 214th Street, (8DA22797) (Miami-Dade County)



**Figure 104:** Example of a Contemporary style commercial building (25075 S Dixie Highway, 8DA22944) (Stantec)



**Figure 105:** The Shell station at the intersection of S Dixie Highway and SW 137th Avenue in 1963 (Miami-Dade County)



**Figure 106:** Illustration of The Somers from the 1927 Sears Modern Homes Catalog

#### 6.3.2 CRAFTSMAN

Craftsman was the most popular residential style in the United States between 1905 and 1930.<sup>226</sup> During this survey, three examples of the Craftsman style were recorded; each was a bungalow built between 1920 and 1928. Indicators of Craftsman style are a low-pitched roof, wide eaves with exposed rafter tails, decorative beam and brace work on porches and eaves, and a prominent porch. Porches, which may be full or partial width, typically have pier and column supports, although columns may be full length.

An interesting example of the Craftsman style is found in the Goulds Historic District. The Campbell Residence at 22215 Hill Street was built in 1928 by Thomas M. and Nellie Strange Torbert with the rear section added in 1957 by Roy and Teenie Campbell <sup>227</sup>

Christina and Quigly Strange left New York, where he was an iron worker, and came to Goulds in the early 1900s to build bridges along the FEC Railroad's Key West Extension. Later, he became manager of the Campo Rico Trucking Company. At first the family lived at Campo Rico, but in 1913, they moved into Goulds.<sup>228</sup>

Their original home on Miami Avenue, which Christina Strange ran as a boarding house, is no longer standing. Their daughter, Nellie Strange Torbert, and her husband Thomas M. Torbert ordered the house at 22215 Hill Street from Sears and Roebuck, but later built a mid-century modern house on Miami Avenue (see 8DA22860, 22145 Miami Ave) and lived there, after which his sister, Teenie Torbert Campbell lived in this house on Hill Street.<sup>229</sup> The Campbell family sold the house in 2016 to its current owner.<sup>230</sup>

From 1908 to 1940, Sears, Roebuck and Company made and sold ready-to-assemble houses of varying sizes. The owner of a lot could order a house by mail and have all the necessary parts, including interior finishes, delivered by boxcar accompanied by a detailed set of instructions. Sears deliberately offered designs that reflected popular tastes of the times at affordable prices. These were generally well-built houses that could be assembled quickly and easily. Sears also offered financing on a monthly installment plan. Sales were especially brisk after World War I, reaching a high point in 1929. Since the houses



**Figure 107:** 1957 photograph of the Campbell Residence (Miami-Dade County)



Figure 108: April 2024 photograph of the Campbell Residence (22215 Hill Street, 8DA22859) (Stantec)

were delivered by train, they are more commonly found where there was rail service.<sup>231</sup>

The appearance of the Campbell Residence is consistent with "The Somers" model offered by Sears Roebuck from 1926 to 1931 through their Modern Homes catalog, including the stickwork in the gables, the one-story front gable form, the porch pillars with rectangular insets, the off-center porch steps and front entrance, the roof pitch, exposed rafter tails, and the shingles on exterior walls. As ordered from Sears, it would have included the stain for the exterior red cedar shingle siding.<sup>232</sup>

Despite the rear addition and the new detached garage, this is a remarkably well-preserved example of a Sears catalog house, especially considering the number of hurricanes it has experienced.

### 6.3.3 DUTCH COLONIAL REVIVAL

The Colonial Revival architectural style appeared on the American landscape in the late nineteenth century and continued into the mid-twentieth century, with Colonial, Georgian and Federal prototypes and their Revival counterparts influencing other popular styles seen today across the country. About ten percent of Colonial Revival style houses nationwide are the Dutch Colonial Revival subtype, the key characteristic being a gambrel roof. Mail order catalogs and plan books offered homes in this style from 1904 through the early 1940s. Most are one-story buildings with a steeply pitched gambrel roof containing almost a full second story set within a dormer. Earlier examples generally have a front-facing gambrel roof, while those from the 1920s and later usually have side gambrels with long shed dormers. Dutch Colonial Revival is a rare architectural style in Goulds, with only a single example recorded during this survey.

Luther Chandler grew up in Silver Palm, where his father owned citrus groves. After serving in



**Figure 109:** Example of a Dutch Colonial residence in Goulds. The Luther Chandler/ Lounsbury Residence (22250 Hill Street, 8DA22858) (Stantec)



**Figure 110:** 1958 photograph of the Luther Chandler/ Lounsbury Residence (Miami-Dade County)

the Navy during World War I, Luther returned to South Dade County. He built a house for himself in Silver Palm in the early 1920s and embarked on a long and successful career in agriculture. He also bought land in Goulds and built a general store, packing house, and planted fields of tomatoes. He was very active in community organizations and institutions and established a number of growers organizations, served as president of the Dade County chapter of the American Farm Bureau Federation (a growers' lobby), and was on the Florida Citrus Commission. Luther Chandler built the house at 22250 Hill Street in Goulds for his second wife, Sybella Penny, who he married in 1930. In 1934, they divorced and in 1940 the house was sold. 233

The Luther Chandler/Lounsbury Residence (22250 Hill Street, 8DA22858) exhibits many of the typical characteristics of a 1930s Dutch Colonial Revival style house, with a steeply pitched gambrel roof

containing almost a full second story set within a dormer. The main entrance is on the side of the house, surrounded by symmetrically placed pairs of double-hung sash windows. A porte-cochere on the side of the house provides a covered space to enter the house from a car. This house is a contributing resource in the locally designated Goulds Historic District.

#### 6.3.4 GOTHIC REVIVAL

Initially focused on residential design, the Gothic Revival style in the United States emerged in the 1830s and was popular for residential buildings through the mid 1860s. It came back into use as a style for public and religious buildings starting in the 1880s, and remains a favored design for ecclesiastical and educational buildings today. For larger, public buildings roofs are often steeply pitched gable roofs with raised parapets and may incorporate towers with a flat roof and castellated parapets or battlements. The buildings generally have a smooth finish of terra cotta, brick, or stucco, pointed Gothic arches, buttresses, and, in churches, stained glass windows with tracery. Many of these elements can be seen on the Princeton Church of the Nazarene, including the steep roof, castellated parapets, and a square tower or battlement. The September 1945 hurricane destroyed the original church and



**Figure 111:** Example of a Gothic Revival style building, the Princeton Church of the Nazarene, (13390 SW 248th Street, 8DA19875) (Stantec)



**Figure 112:** 1967 photograph of the Princeton Church of the Nazarene (Miami-Dade County)

damaged other buildings on the property. This sanctuary was built in the late 1940s and early 1950s.<sup>234</sup>

#### 6.3.5 INTERNATIONAL

Originating in Europe in the 1920s, the common elements of the International style were solidified with the 1932 exhibition by New York's Museum of Modern Art and the accompanying book, The International Style by Henry-Russell Hitchcock and Philip Johnson. Utilizing a lightweight structural skeleton (in theory), the International style freed walls from performing as the structural support for a building. In reality, except for high style examples, in Florida these buildings were generally built of concrete. In concept, window placement could be flexible, and walls could escape the ornamentation applied to a flat surface popular with earlier styles. Identifying features included a flat roof with minimal coping, cantilevered projections, windows set flush with exterior walls, smooth, unornamented surfaces with no decorative detailing of doors and windows, corner windows, and large, linear window groupings. The design was generally asymmetrical. Focusing on functionalism, traditional decorative elements were discarded. On the interior, walls became partitions instead of load bearing, allowing for more flexibility in room layout. Later examples may incorporate a courtyard or a picturesque brick or stone wall. Five examples of the International style were recorded during this survey, built between 1935

and 1977.

The International style was popular for public schools built in the mid-twentieth century, a modern building for education in the modern world. Rapid population growth and suburbanization of Miami and Dade County after World War II necessitated the construction of new schools. In the 1950s, the International style of architecture was preferred for elementary schools, and was promoted as being flexible, economic, and easy to expand. Pine Villa Elementary School in Goulds, built in 1955, is an example of an International style school. Key characteristics of the type that can be seen here include several



Figure 113: An interior courtyard at Pine Villa Elementary School (212799 SW 117th Ct, 8DA11591), showing the low, long lines and flat surfaces characteristic of the International style (Stantec)



**Figure 114:** The exterior of a classroom building at Pine Villa Elementary School (212799 SW 117th Ct, 8DA11591), showing the continuous expanse of windows that was common for mid-twentieth-century schools (Stantec)

one or two-story buildings connected by covered walkways, continuous windows, aluminum railings, and flat roofs.<sup>235</sup> Although Pine Villa Elementary School was designed to be modern, it was built during segregation, and was for Black students only when it opened.

#### 6.3.6 MID-CENTURY MODERN

The Mid-Century Modern aesthetic emerged during the 1940s and lasted until the end of the 1960s in both residential and commercial architecture. Not really a single style, the phrase represents a confluence of modern influences adapting the International and Modernistic styles to the Florida climate. The design also incorporated the mainstream stylistic influences of the 1940s through the 1960s including the space race and futurism. Streamlined design was updated with the low-slung lines and the swept wing of jets and cars. Geometric symbols of acute angles, boomerangs, and trapezoids proliferated while canted windows tilted outward from the base. A variety of sun-protection devices like breezeways, breeze block (perforated concrete block) panels, and louvers emphasized the continuity of exterior and interior spaces. Flat surfaces were decorated with stucco relief patterns or other textured materials. Metal lally posts supported porches, carports, and overhangs. Glass doors and walls, flat roofs with wide eaves, and concrete canopies were paired with jalousie and awning ribbon windows. Often the commercial application of Mid-Century Modern exaggerated the form and style by emphasizing elements like extended rooflines and multiple window walls. 236 Twenty examples of the Mid Century Modern style built between 1950 and 1978 were recorded during this survey. The style is seen on a variety of buildings in the study area, including civic (n=3), commercial/industrial (n=4), religious (n=1), and residential (n=12).



**Figure 115:** Example of a Mid Century Modern house now used as a church (12375 SW 216th Street, 8DA22790)



**Figure 116:** Undated photograph of 12375 SW 216th Street (8DA22790) when it was still a house (Miami-Dade County)



**Figure 117:** The north and west elevations of 12375 SW 216th Street (8DA22790), showing Mid Century Modern stylistic elements

An interesting example of a Mid Century Modern style building in Goulds is at the northeast corner of SW 124th Avenue and SW 216th Street. This is a house built in 1948 with a carport supported metal poles at an angle, integrated brick planters, corner windows, and slumped brick. On the back of the house, the porch has been enclosed, but keeping its original slant.

## 6.3.7 MISSION / MOORISH REVIVAL

The Mission style originated in California in the late nineteenth century and spread east, becoming popular in Florida by the 1920s. The most recognizable characteristic of the Mission style is the curved and/or stepped parapet or dormers with coping. The Mission-shaped parapet tends to be centrally located on the facade with a symmetrical building form. Quatrefoil windows, arcades and rounded arched doors are common elements of the style, as are pent, visor, or cantilevered roofs surfaced in barrel tile. The Moorish Revival style is closely related, but with the addition of minarets, domes, and turrets. Six examples of the Mission style were recorded during this survey, built between 1925 and 1976. Three are residential, and three are religious buildings.

Two interesting examples of the type are contributing resources in the Goulds Historic District.

Otto and William Sovereign were the founders of the Aladdin Company in Bay City, Michigan. <sup>237</sup> The Sovereign brothers planned a city in Florida where every house would be an Aladdin house, and which would be called Aladdin City. They formed the Aladdin City Sales Company, bought a parcel of land southwest of Miami and northwest of Goulds, at what is now the intersection of SW 216th Street and SW 162nd Avenue. Here the Sovereign brothers began construction of a Moorish themed city in December 1925, intending it to be a self-sustaining city with a plant that manufactured Aladdin Homes for sale in Florida, the Caribbean, and South America.

As suggested by its name, the Aladdin City developers embraced an exotic Moorish Revival style. The use of architectural themes was popular with Dade County developers in the 1920s as a promotional tool; for example, Glenn Curtis' Moorish Revival Opa Locka and George Merrick's French, Chinese, Italian, Dutch Colonial, and Greek Revival villages at Coral Gables.<sup>238</sup>

House models designed specifically for Aladdin City were offered for sale nationwide, with

### The BAHAMA-Spanish-Florida-Price \$1365 And We Pay



Figure 118: Marketing illustration of the Bahama model by Aladdin Homes (Solonickne 2019)

materials shipped from the Aladdin plant in Wilmington, North Carolina. As a sales promotion, when the Aladdin City development officially opened on January 14, 1926, they built a house start to finish in a single day, with materials flown in on airplanes from Fort Lauderdale. The publicity worked so well that 874 home sites were sold that day. Like Sears, Aladdin offered to help design, build, and finance individual homes.<sup>239</sup>

By 1926, the Florida real estate boom put so much pressure on the transport of goods that freight cars sat unloaded and trains could not get through. Overwhelmed by the sheer volume of traffic, the major railroad companies stopped delivering non-perishable goods, prioritizing food and fuel instead. The break in the supply chain for construction materials had an adverse effect on home builders and developers, including at Aladdin City by February 1926. Florida's real estate market crashed in 1926, and people stopped buying at lots or houses at Aladdin City. Although the Aladdin City Sales Co. was broke by August 1926, it did manage to struggle on until November 1936 when the corporation was dissolved. In the end, Aladdin built only 8-10 houses and a town hall at Aladdin City. The streets were never paved. The Seaboard Air Line Railway had built an Aladdin City station in 1927, but by 1936 the station was leased as a potato packing house and was ultimately destroyed in a hurricane. Another hurricane, Andrew in 1992, destroyed what remained of Aladdin City. 240 This included the Sovereign House, designated as a County Historic Site in 1987 due to its historic association with Aladdin City.

Although local residents have claimed that two houses were moved from Aladdin City to Goulds, the research completed for this survey does not support the claim. Known as the Gossman Residence for its association with prior owners H.L. and Sarah Gossman, 22215 SW 124th Avenue built in 1926, is a still distinguishable example of Aladdin's Bahama model house.<sup>241</sup> Harvey Gossman was the son of Henry Gossman, who homesteaded in the Silver Palm area at the turn of

the twentieth century and Sarah was the daughter or Emil Ray Gollattscheck, a German immigrant who homesteaded near Hainlin Mill Road and Krome Avenue, later moving nearer Goulds and opening a store there. A July 23, 1926 article in the Miami News announced that Mr. and Mrs. [H.L.] Gossman returned from the north last week and are getting settled in their new stucco bungalow west of the railroad in Goulds. When the house was initially recorded with the FMSF in 2003, it was noted that it had been damaged in Hurricane Andrew.

The Evans Residence at 22295 SW 124th Avenue (8DA05616) is also contributing to the locally designated Goulds Historic District. Built ca 1930, it is described in the designation report as having a Mission style parapet. This is an example of



**Figure 119:** Gossman Residence (22215 SW 124th Ave, 8DA05615) in 1993, following Hurricane Andrew (FMSF)



**Figure 120:** Gossman Residence in March 2024 (Stantec)



**Figure 121:** 1993 photograph of the Evans Residence (22295 SW 124th Avenue, 8DA05616) (FMSF)



Figure 122: The Evans Residence (22295 SW 124th Avenue, 8DA05616) today (Stantec, March 2024)



**Figure 123:** Marketing illustration of Aladdin's Havana model (Solonickne)

Aladdin's Havana model.<sup>245</sup> Arthur Evans moved to Dade County in 1930 or 1931, from Chattanooga, Tennessee. He was a sheriff's deputy and worked for the department for 38 years. He and his wife Thelma were living at 22295 SW 124th Ave when he died in January 1970, and the 1940 federal census shows that the Evanses and Gossmans were next door neighbors.<sup>246</sup> It is unlikely that this house was moved here from Aladdin City.

#### 6.3.8 QUEEN ANNE

Queen Anne style houses in Florida were most commonly built in the late-nineteenth and early twentieth centuries. Variation in form and a variety of decorative detailing are the hallmarks of the Queen Anne style as are towers and turrets. Roofs are steeply pitched, commonly cross or intersecting gable that are occasionally stepped. A central hip roof with intersecting gables or punctuated by gable dormers is another variation. Ornamentation is typical on porches, along cornices and in gable ends accomplished with spindlework, wood shingles and decorative vergeboards. Multiple wall fabrics are frequently employed utilizing a mix of wood siding and shingles. Other characteristic elements of the style include full span porches wrapping around one or two elevations with turned porch supports and balusters.

Large houses with a particular architectural style that date to the early twentieth century are rare in



**Figure 124:** Example of a Queen Anne style house in Goulds (Ernest Anderson House, 13301 SW 232nd Street, 8DA02834)



**Figure 125:** 1980 photograph of the Queen Anne style Ernest Anderson House (FMSF)

Goulds, and only a single example of the Queen Anne style was recorded. The Ernest Anderson House at 13301 SW 232nd Street (8DA02834) was built circa 1913, at about the same time that I.F. Talbot sold the property to Anderson. This two and a half story house has a steeply pitched hipped roof, an symmetrical façade, and cornice returns on the prominent gables. The current spindled porch columns are not original to the house, but characteristic of the style.

#### **6.3.9 VERNACULAR**

"Vernacular" refers to the architecture frequently built by a group of people in a particular time and place. Vernacular buildings are constructed to meet a particular need, using available materials, and typically reflecting the traditional architecture of the local population. The builder of a vernacular structure may not be a trained architect but is familiar with the building stock of the area. The builder's choice of materials, plan, and techniques may reflect or be influenced by the climate; for example, vernacular houses in Florida often rest on piers and incorporate concrete and stucco.

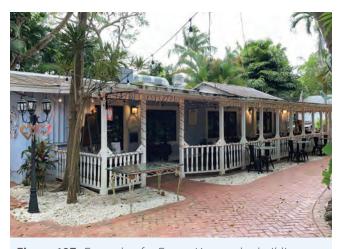
**Frame Vernacular** refers to wood-framed buildings that cannot be assigned to any other style. These buildings are typically simple and utilitarian, and may have residential, commercial, industrial, or civic uses. Twenty-nine examples built between 1903 and 1953 were recorded during this survey. Five were commercial/

industrial buildings, one religious, and 23 residential.

Masonry Vernacular refers to masonry construction (brick, tile, stucco, and concrete block) buildings that cannot be assigned to any other style. These buildings are typically simple and utilitarian, and may have residential, commercial, industrial, or civic uses. This was the most common building style, with 146 examples built between 1912 and 1985 recorded during the survey. Thirty-four were commercial/industrial buildings, 15 religious, and 95 residential.



**Figure 126:** Example of a Frame Vernacular residence in Goulds, built in 1930 (11750 SW 222nd Street, 8DA22885) (Stantec)



**Figure 127:** Example of a Frame Vernacular building currently used as a restaurant at Cauley Square (12312 SW 224th St, 8DA05904) (Stantec)



**Figure 128:** Example of a Masonry Vernacular house built in 1951 in the Victory Gardens subdivision (10785 SW 218th Terrace, 8DA22808) (Stantec)



**Figure 129:** Example of a Masonry Vernacular building, originally used as a laundry, now a flower and gift shop in Cauley Square (22430 Old Dixie Highway, 8DA05905, built circa 1947) (Stantec)

# 6.4 OTHER HISTORIC RESOURCES

#### 6.4.1 MIGRANT LABOR CAMPS

A property type characteristic of South Dade County is the migrant labor camp. Two examples were recorded during this survey.

The Kettles Labor Camp (Resource Group 8DA22971), built on Bailes Road in 1964 consists of two rows of small concrete-block houses and a larger residential building, all set back from the street. Comparison of historic and current aerial photographs shows that nine of ten original buildings remain. As of the finalization of this report, this site was the subject of concurrent zoning and Comprehensive Development Master Plan amendment applications with Miami-Dade County. The applications are part of a proposed project to demolish the labor camp and redevelop the site with workforce housing.

The former location of Princeton Labor Camp was recorded as Resource Group 8DA22830 (Bull Labor Camp). Stantec did not have access to this property and the resource group boundaries were drawn based on historic aerial photographs and maps.

It is important to note the intrinsic impact of migrant laborers on the development of Miami, as a largely transient population. In many cases, laborer home sites were in essence temporary, movable setups. In other instances, the buildings were demolished after the camps closed in the 1970s. There are not many physical structures remaining from these sites. Still, centering them as part of future research into the agricultural heritage of the area may serve to emphasize existing and lost resources linked to once existing migrant labor camps.

#### **6.4.2 LINEAR RESOURCES**

Linear historic resources include roads, highways, railroads, and canals. These are typically long and include multiple components. In broad terms, a highway could include the roadbed, bridges, or tunnels, while a canal includes the waterway, water control structures, and embankments. Railroads include the track and railbed, signals, bridges, and stations.

#### **RAILROADS**

Although construction of the FEC Railway was a key moment in South Dade County's history, the railroad tracks and bed were removed during construction of the busway and the Goulds depot has been demolished. The ca. 1904 Princeton Station (8DA04738) was donated to Dade County and moved to Crandon Park in 1969. It has since been moved to the Gold Coast Railroad Museum, which is outside the study area. The FEC Railway corridor is recorded in the FMSF as Resource Group 8DA10107; however, the section within the study area does not contribute to the resource's overall eligibility for the NRHP. Two railroad-related structures were recorded during this survey. A caboose (8DA22951) and a former FEC worker's cottage (8DA22872) are contributing resources within the locally designated Cauley Square Historic District. Both were moved here from elsewhere. The former FEC Workers' Cottage was moved to Goulds from the intersection of US 1 and SW 288th Street in Homestead in 1984. It was threatened by proposed development and Mary Ann Ballard paid to have it moved. 247 It is now at 22320 Miami Avenue within the Cauley Square Historic District.



Figure 130: Caboose at Cauley Square (12305 SW 224th Street, 8DA22951) (Stantec)



**Figure 131:** FEC Workers' Cottage before it was moved from Homestead (Miami Herald January 8, 1984)



**Figure 132:** Former FEC Workers' Cottage in the Cauley Square Historic District (22320 Miami Avenue, 8DA22950) (Stantec)

#### US<sub>1</sub>

In January 2023, the Florida Department of Transportation (FDOT), District 6, in Miami finalized a historic resource survey of US 1 from the Rickenbacker Causeway in Miami to the Monroe County line. The period of significance for US 1 (8DA09990) extends from completion of construction in 1933 to the first major widening and improvement projects in the early 1950s. Subsequent roadway projects have resulted in a near complete loss, alteration, or reconstruction of historic fabric, leading FDOT and DHR to conclude that it is not eligible for listing in the NRHP. It is not a contributor or potential contributor to any adjacent neighborhoods or districts. <sup>248</sup>

#### **CANALS**

Black Point Creek was one of the natural waterways that crossed the ridge from the Everglades. The section of the creek from east of Goulds to Biscayne Bay was dredged and channelized in the 1920s, but not the branch of the creek passing north of Goulds. It was not until the mid-twentieth century that the Central and Southern Florida Flood Control District turned its attention to this section of the creek. In the early 1960s, a 100-ft wide canal, designated as Canal C-1W, was completed from east of US 1 to west to Krome Avenue.<sup>249</sup> US 1 passes over two branches of the Princeton Canal, designated C-102 and C-102N, which were also part of the 1960s Central and Southern flood control program. While these canals are not eligible for listing in the NRHP, they were built as part of large-scale water-control programs and shaped the study area during the mid twentieth century.



**Figure 133:** Water control structure on the Black Creek Canal C-1W west of US 1 and north of SW 212th Street (Stantec)



**Figure 134:** Princeton Canal C-102 at SW 232nd Street (Stantec)

#### 6.4.3 BRIDGES

Four bridges built between 1958 and 1966 have been recorded in the study area

- Bridge 870013, South Bound US 1 over Black Creek Canal (8DA12606)
- Bridge 874445, SW 232nd St over Princeton Canal (8DA12616)
- Bridge 874388, SW 127th Ave over Black Creek Canal (8DA15332)
- Bridge 870615, SW 112th Ave/Allapattah Rd over Black Creek Canal (8DA15828).

The Central and South Florida Flood Control District's canal improvements in the 1950s and 1960s included replacement or construction of new bridges to carry roadways over the canal.<sup>249</sup> These bridges are not eligible for listing in the NRHP due to their standard design and alterations to the original fabric; however, they do represent the development of the area's infrastructure in the mid-twentieth century and may benefit from other recognition locally.



Figure 135: Bridge 874445 - SW 232nd Street over the Princeton Canal C-102 (Stantec)

### 6.5 DEMOLISHED RESOURCES

During this survey, it was found that several previously recorded or designated historic resources have been demolished.

• The Miami-Dade County school district demolished the locally designated Mays Middle School, which was the original 1935 Rosenwald school in Goulds, in December 2000. Prior to demolition, the 1935 building was used as the library for the Arthur & Polly Mays Conservatory of the Arts. During renovations, it was determined that the building's condition would require that it be removed. The School Board built a replica of the original building on the same site to honor the community's educational legacy.<sup>251</sup>

Seven buildings that were previously recorded in the FMSF were found to have been demolished; these are not included in the number of resources surveyed for this report and does not include buildings that were demolished before being recorded in the FMSF.

- 8DA02785 (21000 SW 127th Avenue)
- 8DA02828 (12505 SW 216th Street)
- 8DA02832 (13280 SW 232nd Street)
- 8DA02833 (13295 SW 232nd Street)
- 8DA02849 (13610 SW 248th Street)
- 8DA02850 (13620 SW 248th Street)
- 8DA02850 (13620 SW 248th Street)

### 6.6 NOTABLE RESOURCES

Notable resources are those resources that have played a significant and historic role in the development and culture of Goulds and Princeton.

## 6.6.1 CAULEY SQUARE HISTORIC DISTRICT

In the 1950s, Robert and Mary Ann Ballard began purchasing lots on the west side of the FEC Railway corridor in an area associated with the earliest development of Goulds as a railroad town. While retaining existing buildings, the Ballards moved houses here from other part of South Dade County, including two FEC Workers' Cottages, creating an assemblage of retail shops and private homes. Cauley Square Village Shops opened in 1979. Mary Ann Ballard, a professional interior decorator, deliberately placed each relocated building and selected tenants and paint schemes to create a sense of "what was, what is and what might have been."

Three buildings were destroyed by Hurricane Andrew in 1992, and others severely damaged. During reconstruction of the district, Mary Ann Ballard used a grant from the Florida Bureau of Historic Preservation to restore the Flat Iron Building. In 1994, Miami-Dade County officially designated the 10-acre Cauley Square Historic District with a combination of original and relocated buildings and former building sites. The period of significance for the district is from 1880 to 1950, beginning with the earliest reported date of construction and ending with the year when the Ballards began their purchases.<sup>253</sup> Frances Varela bought Cauley Square from Mary Ann Ballard in 2001.<sup>254</sup>

From the centerline of SW 224th Street northward, the Cauley Square Historic District is within what was William Johnson's homestead claim, while all the district south of the centerline falls within what was Minnie Lampher's claim. All the lots on the north side of SW 224th Street from SW 124th Avenue eastward to the post office parcel

comprise William Johnson's Addition to Goulds, platted in July 1913.

Over the following 30 years, there have been multiple changes to the district as a whole and to the individual resources. As part of this survey, Stantec updated mapped locations, condition notes, and created FMSF forms for the district and its buildings. Numbers 3, 5, 9, 11, 12, 16, 18 (Boxcar), 27, and 29 from the 1994 designation report could not be located during this project, and while it is possible that heavy vegetation kept the surveyors from being able to see the buildings, it is more likely that these resources are no longer standing. The boxcar is no longer in the district, and the caboose has been relocated to a lot west of the post office where two of the buildings destroyed by Hurricane Andrew had also been located.

As a historic district with a period of significance 1880-1950 and considering that many of the buildings were moved here, Cauley Square Historic District would likely not meet the level of integrity required to be listed in the NRHP; however, the area may qualify if its intentional creation post 1950 as a shopping and tourist attraction is found to be a historically significant event.

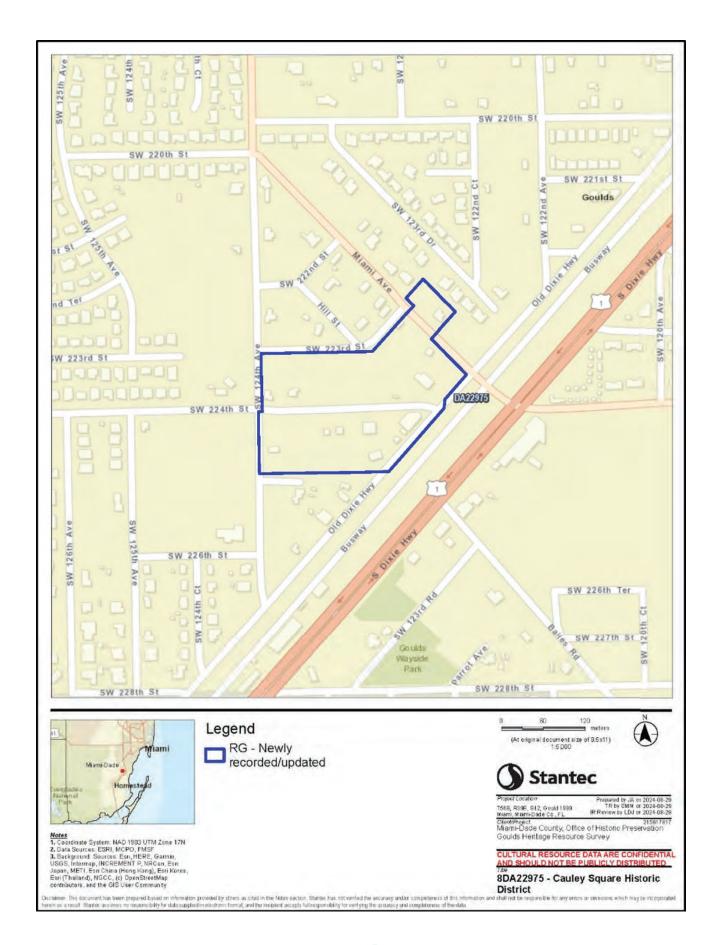
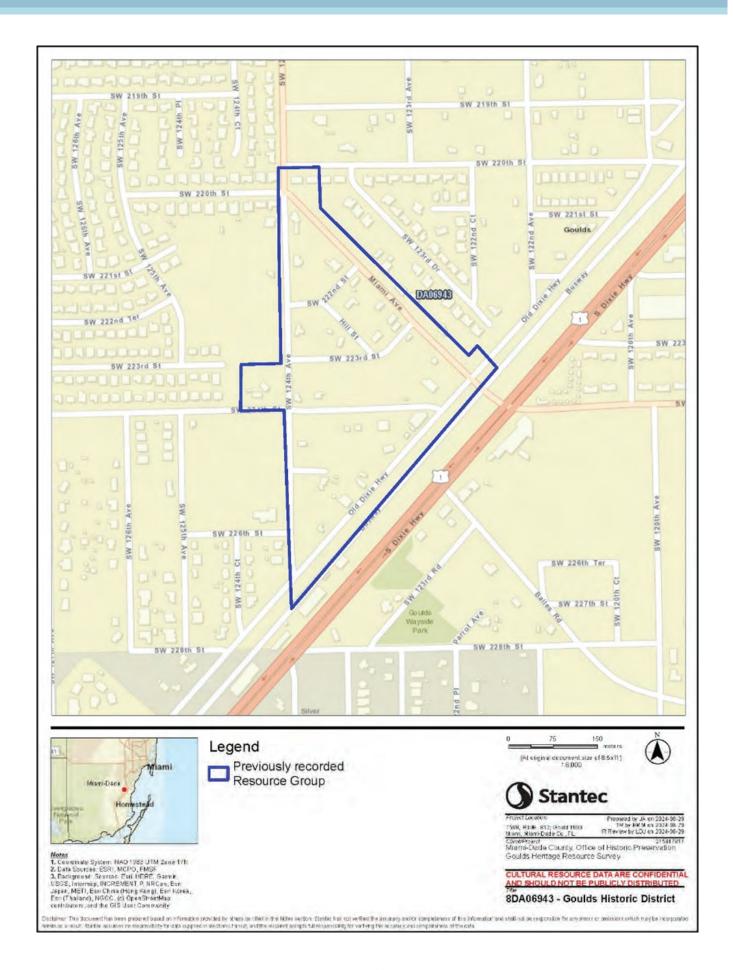


TABLE 2 - PROPERTIES WITHIN THE CAULEY SQUARE HISTORIC DISTRICT

FMSF No.	No. in Designation Report	Address	Non/ Contributing	Comment
8DA22865	1 & 2	22395 SW 124th Avenue	Contributing	The auxiliary structure is also contributing.
none	3	12364 SW 223rd Street	Contributing	Storage Shed (could not be identified during survey)
8DA22861	4 & 6	12375 SW 224th Street	Noncontributing (built 1960)	The auxiliary building on this parcel is also noncontributing
none	5	12370 SW 223rd Street	Contributing	Storage Shed (could not be identified during survey)
8DA22864	7	To Rear of 12365 SW 224th Street (Building B)	Contributing	Garage; may be 2nd oldest structure original to the district
8DA22866	8	12365 SW 224th Street (Building A)	Noncontributing	none
none	9	To Rear of 12345 SW 224th Street	Contributing	Building remains asso- ciated with the "Lon- gacre House" (1906, destroyed in Hurricane Andrew) may be locat- ed to the northeast of this structure
8DA22867	10	12345 SW 224th Street (Kugler House)	Contributing	Built for Mr. Kugler, a railroad worker
8DA22868	11, 12, & 13	12309 SW 224th Street	Noncontributing	Was an aviary (bird shop) until Hurricane Andrew and may have been a packing house previously. Buildings 11 & 12 (two sheds connected with a narrow breezeway) could not be located during this survey.

FMSF No.	No. in Designation Report	Address	Non/ Contributing	Comment
8DA22869	14	12307 SW 224th Street	Contributing	One of oldest structures in the district (1903). Immediately to the east are building remains from "Pye House" (1903) and one other structure destroyed because of Hurricane Andrew
8DA05596	15	22300 Miami Avenue	Contributing	Hathaway Residence
8DA22949	16	22335 Miami Avenue	Contributing	none
8DA22950	17	22320 Old Dixie Highway	Not specified in designation report	Former FEC cottage (built ca. 1904) once located on US1 in Homestead; moved here in 1984
8DA22951	18	22320 Old Dixie Highway	Contributing	Railroad box car (1930) is no longer in the district and Caboose (1914) has been moved to a lot just west of the post office
8DA19779	19	22380 Old Dixie Highway	Noncontributing	US Post Office Goulds FL 33170
8DA02762	20	12315 SW 224th Street	Contributing	Flat Iron Building An- nex. Built on what was the loading platform for the Blue Goose packing house
8DA02762	21	22400 SW Old Dixie Highway	Contributing	Flat Iron Building (also called Cauley Square)
8DA05906	22	22420 Old Dixie Highway	Contributing	Cottage originally on Hainlin Drive but taken apart and reconstructed here

FMSF No.	No. in Designation Report	Address	Non/ Contributing	Comment
8DA05905	23	22430 Old Dixie Highway	Contributing	Built early 1920s, once held a dry cleaning business
8DA05904	24	12312 SW 224th Street	Contributing	none
8DA22871	25	12310 SW 224th Street	Noncontribut- ing	Built 1950s
Associated with 8DA22871	26	To rear of 12310 SW 224th Street	Noncontribut- ing	Originally garage for Building 25
	27	12314 SW 224th Street	Contributing	Moved here from corner of Silver Palm Drive and Farm Life Road ca. 1970. Could not be relocated during this survey.
8DA22873	28	12340 SW 224th Street	Contributing	FEC Cottage built ca. 1904) Moved here from Princeton ca. 1975
	29	12342 SW 224th Street	Contributing	Could not be relocated during this survey
8DA22872	30	12320 SW 224th Street	Contributing	none
8DA22876	31	22417 SW 124th Avenue	Contributing	Built 1880, oldest structure in Cauley Square district. "Lewis Cottage." Reportedly moved here ca. 1900 from Black Point by Dan Lewis.



### 6.6.2 GOULDS HISTORIC DISTRICT

The Goulds Historic District was locally designated by Miami-Dade County in 1998, with 78 properties including residential and commercial buildings and vacant lots that are considered to have archaeological potential. The boundaries are Old Dixie Highway to the southeast. SW 124th Avenue to the west, and Miami Avenue to the northeast. The district is considered significant as a railroad town and agricultural community that includes some of the earliest buildings still standing in South Dade County. The district includes the separately designated Cauley Square Historic District and Historic Coral Rock Church and was designated as an expansion of those resources. Although there was no complete inventory provided, information about 23 parcels with structures was included in the designation report. The former Quarry or Rock Pit on the vacant lot platted as Block A in the Realty Securities Corporation Addition to Goulds was considered a contributing property for the Goulds Historic District as a landscape feature but

has since been filled in with new houses built on top.<sup>255</sup>

Over the 30 years since local historic designation, there have been multiple changes to the district as a whole and to the individual resources. As part of this survey, Stantec updated mapped locations, condition notes, and created FMSF forms for the district and its buildings. Two contributing buildings and one noncontributing building have been demolished, and the quarry pit landscape feature has been filled in. As a historic district, it is unlikely that the Goulds Historic District would meet the level of integrity required to be listed in the NRHP. However, it does continue to meet the criteria for a locally designated historic district. The area may also merit reassessment to determine if the existing boundaries of the district should be expanded to include additional resources previously omitted due to planning and preservation policies based in racial inequity. Furthermore, there are several sites within the community that can help detail a more complete history of the Goulds community through inclusion in the historic district or as individually locally designated resources.

TABLE 3 - PROPERTIES WITHIN THE GOULDS HISTORIC DISTRICT 1998 EXPANSION

FMSF No.	Address	Non/ Contributing	Comment
8DA22874	22500 Old Dixie Highway	Contributing (Altered)	Two structures on the parcel. Ca. 1930 main building is contributing but altered; associated garage is noncontributing.
8DA22925	22526 Old Dixie Highway (Howard Residence)	Contributing (Altered)	1934 frame house
none	22550 Old Dixie Highway	Was Contrib- uting (Altered); no longer standing	Was a 1938 masonry house; no longer standing
8DA22926	22600 Old Dixie Highway	Contributing (Altered)	1949 masonry house

FMSF No.	Address	Non/ Contributing	Comment
none	22545 SW 124th Avenue (Filomena Muñiz Property)	Was Contribut- ing; no longer standing	1906 frame house. No longer standing.
none	22525 SW 124th Avenue (Antonio & Filomena Muñiz Property	Contributing	1942 masonry house and frame cottage, date un- known. Buildings could not be seen from the street during the field survey.
none	12370 SW 225th Street	Contributing (Altered)	1938 masonry building set back from street. Buildings could not be seen from the street during the field survey.
8DA05617	22301 SW 124th Avenue (Talbott Residence)	Contributing (Altered)	1920 frame house
none	12380-4 SW 223rd Street	Contributing (Altered)	Ca. 1920 two-story frame duplex. Could not be seen from the street.
8DA22858	22250 SW 124th Avenue (Hill Street) (Luther Chandler Residence / Lounsbury Residence)	Contributing	Ca. 1930 Dutch Colonial House
8DA05616	22295 SW 124th Avenue (Evans Residence)	Contributing	1930 Mission-style house (Aladdin)
8DA05615	22215 SW 124th Avenue (Gossman Residence)	Contributing	1926 Mission-style house (Aladdin)
none	22223 SW 124th Avenue	Contributing (Archaeological Potential)	Storage shed associated with house formerly on this lot
8DA22856	22121 SW 124th Avenue (Vascianna Residence)	Noncontribut- ing	1947 masonry house
8DA22855	22101 SW 124th Avenue (First Baptist Church of Goulds / Iglesia de Cristo Misionera)	Contributing (noncontributing one-story wing attached to the rear of the sanctuary building)	1940 masonry church (north arm of the sanc- tuary building has been removed)

FMSF No.	Address	Non/ Contributing	Comment
None	12370 SW 222nd Street (Pichardo Residence)	Noncontribut- ing; no longer standing	1946 masonry house; no longer standing
8DA05593	22200 Miami Avenue (Odgen-Jones Residence)	Contributing	1925 frame house
8DA22859	22215 Hill Street (Campbell Residence)	Contributing	1928 Craftsman frame house (Sears catalog house)
8DA05595	22240 Miami Avenue (W.C. Roberts Residence / Lucas Residence)	Contributing	1921 frame house
8DA22863	12301 SW 223rd Street (Hennington Residence)	Noncontribut- ing	1953 masonry house
8DA22862	22255 Miami Avenue	Contributing	Ca. 1952 masonry house
8DA22860	22145 Miami Avenue (Torbert Residence)	Noncontribut- ing	1958 masonry house
none	22215 Miami Avenue (William Cauley Residence)	Contributing	1916 frame house with detached 1930s frame garage (also contributing); not visible from the street

#### 6.6.3 HISTORIC CORAL ROCK CHURCH

From the 1990 designation report:

The Ebenezer Church is architecturally significant for its small scale and craftsmanship of the stonework. It is a masonry vernacular structure, built on a rectangular plan and faced in oolitic limestone. The building has a gable roof with slightly flared eaves covered in fiberglass shingles. The gale end faces the front of the church.

The front elevation is three bays wide. The central bay contains the main entrance, a double doorway of paneled wood. Wrought iron gates have been installed for security. The doorway is pred=ceded by a small portico of oolitic limestone. The portico has a flat roof and segmental arched openings on three sides. Above the portico, on the gable end, is a small attic window with an arched window. The flanking bays are pierced by rectangular window openings.

The side elevations are four bays deep. Each bay contains a rectangular window opening with a plain masonry sill. All windows have been boarded up and fanlight transoms have been pointed on the boards. The wall areas between windows are buttressed. The attached buttresses are battered, giving

the structure a flares appearance from the front.

The building is sited diagonally on the lot and set back a good distance off the intersection. Landscaping is sparse, and the tall pines that surround the property add to the feeling of openness of the site. <sup>256</sup>

In October 2005, the church's original designation was amended, changing the name and address from Ebenezer Assemblies of God Church (12401 SW 224th Street) to Historic Coral Rock Church (12425 SW 224th Street) to reflect a change in ownership and to correct the official address. This property was also included in the Goulds Historic District, which was designated as a local district in 1998.<sup>257</sup>

This oolitic limestone structure was built ca. 1937 by the Full Gospel Mission Church. This historically White congregation, founded by Wellington Blook Hainlin in the 1920s, originally met in a frame building at S Dixie Highway and SW 228th Street. In 1929, the congregation moved the frame structure to this property, and continued to hold services there until 1935. From 1935 to 1937, services were held outdoors under a tent and brush arbor until local stonemason Carl Gosnell completed the stone building. In 1972, the Board of Trustees of the Full Gospel Mission Church sold the property to the Peninsular Florida District Council of the Assemblies of God, Inc., which continued to hold services there under the name Full Gospel Mission until the late 1980s when the building was turned over to "a West Indies group of the Assemblies of God Church that had lost their place of worship. The name was changed to Ebenezer Church." 258

Additional research is recommended to evaluate the Historic Coral Rock Church's potential eligibility for listing in the NRHP. Since this is a religious property – it was built by a religious institution, it was used as a house of worship during its Period of Significance, and it is currently owned by a religious institution with a primary function as a house of worship – the additional Criteria Considerations must be met. In this instance, the property's significance is as an example of local vernacular building practices using oolitic limestone.

During this survey, all observations and photographs of the church building were taken from the public right of way. A more detailed examination, including the interior of the building, is recommended to evaluate whether the level of integrity is sufficient for listing in the NRHP. Also, additional research should be completed regarding Carl Gosnell's as a local stonemason and other buildings attributable to him.



**Figure 136:** Historic Coral Rock Church (Stantec)



**Figure 137:** Historic Coral Rock Church (Stantec)



**Figure 138:** The Arthur and Polly Mays House in Goulds (Stantec)

## 6.6.4 ARTHUR AND POLLY MAYS HOUSE

Arthur Mays' mother died when he was 6 years old, his father also died soon after that. He lived with his grandmother in Georgia until moving to Dade County in 1900 at the age of 13. Later, he told Miami News reporter Louis Blanchard that he lived with Tom Peters in Perrine: "The first year I worked around the house, taking care of the kids. Then I went to work on the farm at \$1.25 a day." Eventually, he was able to buy his own farm and other land in and around Goulds, Princeton, and Naranja. He married Polly Tanner of Atlanta, Georgia, and they moved to Goulds in 1909. Arthur had little formal education and believing that things would have been easier if he had, he began working so that others might have the opportunity. He and other Goulds residents including Talmadge Roux and D.D. Cail were instrumental in establishing schools for Black children in South Dade County and working with the county and the Rosenwald Fund to build a school at Goulds in 1935.

Students were having to walk from Naranja to Goulds along the highway and some children were not attending school because they had no way to get there. Although some students walked as far as 5 miles, others lived still further away. Polly

Mays began driving children from all parts of South Dade County to and from school, first in her own car and then in a used delivery wagon from Holsum Bakery that she and Arthur bought with their own money. Eventually, with donations from neighbors, they were able to buy three secondhand buses to drive students from Homestead and Perrine to Goulds. Until Mays Senior High School was built, Black students south of Miami attended Carver High School in Coconut Grove.

Polly Mays served as a bus driver for 15 years. Arthur Mays was active in the State Parent Teacher Association and the South Dade Boy Scout Council. He also was a key force behind the effort to build the Lincoln Memorial Hospital in Goulds.<sup>259</sup>

Arthur and Polly Mays' house in Goulds is a one-story Masonry Vernacular residence located between Mt. Pleasant Missionary Baptist Church and Demps Park at 21901 SW 116th Avenue; it has been assigned FMSF number 8DA22827 during this survey. The house (built in 1957) has a low hipped roof, stuccoed exterior walls, and T-shaped floor plan. There is a detached garage or apartment, also stucco, with a flat or very low pitched roof to the north of the house near SW 219th Street.

The house's significance under Criterion B (Person) for listing in the NRHP is unclear since the house was built after Arthur and Polly Mays' most important contributions to the history of education and health care in South Dade County, but considering the demolition of the 1935 school and Lincoln Memorial Hospital/Nursing Home, this may be the best remaining building associated with their lives. The house is set back on a fenced lot, which limited the field teams' abillity to assess the current integrity of the house, but its location between church and school clearly articulate a historic association.

The Arthur and Polly Mays house is eligible for local historic designation and may be eligible for individual listing in the NRHP.

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### 6.6.5 MAYS CONSERVATORY OF THE ARTS (MAYS JUNIOR-SENIOR HIGH SCHOOL)

The first public school building on this site was Goulds Elementary School, built in 1935 with assistance from the Rosenwald Fund. As the school's enrollment grew, additional buildings were added but the original building was used as a library or offices into the 1990s. This building was designated as a local historic site (Mays Middle School) by the Miami-Dade County Historic Preservation Board in 1991. Despite this designation, the school board demolished the original 1935 Mays school building, then used as the school's library, in December 2000, replacing it with a replica of the original building.<sup>260</sup>

In response to the postwar growth of Goulds, the Dade County School Board added a new building to the school in 1951 and rededicated it as the Arthur and Polly Mays Elementary – Junior High School, with 26 classrooms, office space, three corridors, a kitchen, cafeteria, 8 bathrooms and a clinic. The Rosenwald building was used as a library. After construction of Pine Villa Elementary, which opened next door in 1958, the younger grade levels were shifted there, and the school's name was changed to Mays Junior Senior High School. School.

Racial desegregation of Dade County public schools began gradually in early 1960s. 263 In 1964, Dade County announced their planned closure of most of the Black-majority high schools, with the Black students to be sent to existing White-majority schools. This decision was not welcomed within the Black community because it placed the burden on Black students and on the neighborhoods that would lose neighborhood schools. In the fall of 1966, the Board of Public Instruction announced that they planned to close the senior high school portion of Mays Junior-Senior High and that the students would be sent to existing White schools. Mays would then be solely a junior high school with White students



**Figure 139:** Mays Conservatory of the Arts, entrance (11370 SW 216th Street, 8DA19793) (Stantec)



**Figure 140:** Mays Conservatory of the Arts, courtyard and science lab building (11370 SW 216th Street, 8DA19793) (Stantec)



**Figure 141:** Reconstructed Mays Middle School Building (11370 SW 216th Street, 8DA19793) (Stantec)

brought in. Parents held meeting with the School Board and students boycotted while local citizen's councils tried to keep Mays Senior High School open as an integrated facility, but School Board officials responded that the campus was too small to accommodate the needs. 264 In the fall of 1969 Dade County schools opened with 1,055 White students attending the formerly all-Black Mays Junior High School while Mays Senior High School no longer existed, all the students having been transferred to South Dade High. 265

Mays Junior and Senior High School was renamed Mays Middle School and in 2001 became Arthur & Polly Mays Conservatory of the Arts magnet school serving grades 6-12. Although the design and construction of the 1955-1968 buildings at the Mays Conservatory of the Arts are not significant, the role of the school and the Goulds community in Education and Civil Rights in the mid to late twentieth century are historically significant. Even with the demolition of the 1935 building and construction of a replica on the same site, this property is eligible to designated as Miami-Dade County historic site. 266 Further research would be needed to determine whether the school retains sufficient integrity to be eligible for listing in the NRHP.



**Figure 142:** Fitzgibbons Residence Building A at 22850 SW 134th Avenue (8DA05621) (Stantec)



**Figure 143:** Fitzgibbons Residence Building B at 22850 SW 134th Avenue (8DA05622) (Stantec)



**Figure 144:** House at 13401 SW 232nd Street (8DA02835) (Stantec)



**Figure 145:** House at 22750 SW 134th Ave (8DA22792) (Stantec)



**Figure 146:** House at 12355 SW 216th Street (8DA11602) (Stantec)

#### 6.6.6 OOLITIC LIMESTONE BUILDINGS

There are several buildings in the study area are constructed of oolitic limestone and may be eligible for local designation or NRHP listing due to their construction methods and use of local building materials. These include the Fitzgibbons Residence Buildings A and B at 22850 SW 134th Ave (8DA5621 and 8DA5622), houses at 13401 SW 232nd St (8DA2835), 22750 SW 134th Ave (8DA22792), and 12355 SW 216th St (8DA11602). Further investigation into associations with significant persons of the past as well as assessing alterations that may impact their overall historical integrity is recommended as well.

## 6.6.7 TAMALDGE AND MARIE ROUX HOUSE

Talmadge Roux was born 1894 in Jasper, Florida, where grew up and graduated from high school. He married Sally Cato, and they had 3 children. Several of his relatives were among the number of Black families recruited from both Jasper and White Springs to work for White homesteaders in the Silver Palm area. Thomas and Julia Cato, Sally's parents, worked for George Mobley and were the ones who sent for their daughter and her husband.<sup>267</sup> In 1916, Horace, son of Talmadge and Sally, and his wife Mary Roux came to work for George Mobley. Talmadge's daughter, Stella Roux, came to work as a maid for the Preston Lee family while Talmadge Roux was hired by WC Talbot

during Christmas of 1918. He worked for him for 40 years until he retired. As a member of the community Talmadge was known to raise flowers, selling them in Miami and umpired local baseball games. By 1926, he had opened a café in Goulds and in 1927 also invested in apartments. He notably served as President of the Mays school's PTA for 22 years and superintendent of the New Bethel A.M.E. Sunday school for 35 years.<sup>268</sup>

Talmadge's first wife, Sally Roux, died in 1932 and Talmadge remarried in 1934. Marie Roux his second wife, came to Miami in 1939 from Jasper, Florida and was employed as the cafeteria manager at Mays High School for 20 years. Marie worked closely with Arthur Mays to open the Lincoln Memorial Hospital and ran the Lincoln Memorial Nursing Home until her retirement."<sup>269</sup> Talmadge Roux died Feb 19, 1985, and Marie Roux passed away March 27, 1989.<sup>270</sup>

The Talmadge and Marie Roux House, built in 1946 at 11290 SW 216th Street, does not appear to have sufficient integrity to be considered eligible for listing in the NRHP, but is eligible for designation as a Miami-Dade County historic site for its association with Talmadge and Marie Roux. Its location across SW 216th Street from the former location of the Lincoln Memorial Nursing Home makes this an appropriate location for commemoration and would serve to center more inclusive stories of community leaders and their contributions in retellings of the history of Goulds.



Figure 147: Talmaldge and Marie Roux House (8DA22825)

#### 6.6.8 VERNON TWYNE HOUSE

Julius and Lucy Twyne first moved to Redland from Georgia in 1932 with their toddler son, later moving to Goulds in 1934. The home was a small wood frame structure set on a concrete block pier foundation. Julius constructed several additions on the home. located at 11275 SW 218th Street. immediately east of Demps Park. Julius and Lucy became well-known figures in the Goulds community. Julius owned a landscaping company with clients from the Redland to Coral Gables. Julius also owned his own nursery, to supply his landscaping business, as well as a farm. Julius Twyne was known to provide employment to local residents who worked at his nursery and farm. In addition to providing jobs for the community, Julius also served as the School Patrolman (what we might call a crossing quard today), helping local school children safely cross the intersection of US 1 and SW 216th Street before signalized crosswalks were introduced. Lucy Twyne worked at Pine Villa Elementary School. They both sang in the Mt. Pleasant Baptist Church choir. As told by their younger son, Vernon, his mother Lucy had a friendly rivalry with Ms. Willie Arthur Mays, daughter of Arthur and Polly Mays, who was also a singer at Mt. Pleasant. (According to Vernon, his mother was the superior singer, as she sang like an opera singer.)

Julius and Lucy's second son, Vernon Twyne, was born in 1956. Vernon started working with



**Figure 148:** Vernon Twyne in front of his childhood home in 1956 (Vernon Twyne)



**Figure 149:** Vernon Twyne on his father's tractor (Vernon Twyne)

his father in the family nursery and local farm fields as a small child. Vernon attended Pine Villa Elementary School and then Mays Middle School. His mother's presence at the elementary school helped Vernon stay out of trouble. He continued working with his father in the fields while he attended school. At the age of 11, Vernon's father approached him and told him about a proposal to build a church just southwest of their home. He asked Vernon his opinion on the proposal and young Vernon replied that he did not think the neighborhood needed a church in that location. His father agreed and asked Vernon what he thought they should do. Vernon suggested that his father buy the property and that he would build a home for himself on it when he grew up. Shortly thereafter, Julius Twyne informed his son that the property at 21824 SW 113rd Avenue had been purchased on his behalf and that he owed his father \$900 for it. At the end of harvest season that summer, Vernon had made \$500 working in the fields. He gave it all to his father. Over the



Figure 150: The Twyne family home at 11275 SW 218th St in 1971 (Miami-Dade County)

course of the next several months, Vernon paid his father half of everything he made. By the age of 12, Vernon had paid his father back for the property and assumed the responsibility of paying the annual property taxes and maintaining the yard. At the time of purchase, there was a small concrete-block structure on the lot, which was demolished within the first few years of the Twyne's ownership.

Vernon Twyne's older brother was a trained architect in New York. While Vernon himself had no formal architectural training, he had an ability to self-study and copy what he saw. At the age of 25, Vernon designed a residence for himself on the property, as he promised his father he would do 14 years earlier. Vernon drew the plans for his design and had them checked by a local architect, who made some corrections and then had the required blueprints prepared. Carrying on his father's legacy of providing local employment, Vernon hired local community members knowledgeable about building. In 1981, Vernon, together with the community, constructed his residence at 21824 SW 113rd Avenue. By Vernon's own accounting, it took 4 months to build and cost him \$34,000. He moved into his new home on his 26th birthday, in 1982. Vernon added onto the home in 1988, designing an oversized main

bedroom, in honor of his mother, who always told him that houses were designed with bedrooms that were too small. Vernon Twyne's home remains today at the east edge of Demps Park.<sup>271</sup>

The Vernon Twyne House is associated with significant persons in the history of Goulds – the Twyne Family. Vernon Twyne's childhood home at 11275 SW 218th Street, which his parents purchased in 1934, was demolished and a new home built in its place in 1990. The Vernon Twyne House also helps tell the broader story of the social and cultural history of Goulds. Architecturally, it is representative of a residential style typical of its era. Typically, for a resource to be considered eligible for either NRHP listing or local historic designation, it must be at least 50 years of age. There is an exception if the resource is of "exceptional importance."

For this reason, the Vernon Twyne House is likely ineligible for NRHP listing at this time. It may be eligible for local historic designation, if the County Historic Preservation Board were to find the resource to be exceptionally important in preserving the social and cultural heritage of Goulds.

#### 6.6.9 LEE-BRISCOE HOUSE

The Lee-Briscoe House stands along the southern edge of US 1, midway between SW 216th Street and SW 220th Street/W Old Cutler Road. The home is within William Randolph's subdivision, Randolph's Addition, platted in a triangular shape along the southern edge of US 1 in 1920. Built circa 1930, the wood-frame house stands on a concrete pier foundation. Facing US 1, the home originally included a full-width porch with a simple flat roof offering shade. Originally wood-sided, it has since been refinished in stucco with a portion of the porch being enclosed.

Ms. Gladys Helen Lee Briscoe has lived in this home on US 1 for the past 83 years – since her birth in 1940. Ms. Briscoe's mother originally purchased the home in the 1930s, purposefully selecting it for its prominent location on US 1, to "give her fellow man a helping hand." Ms. Briscoe's mother passed away when she was 9 years old, but her guiding principle was instilled in the Lee family, with their father continually reminding them of their mother's instruction – to always help others when you could. The family often offered their home as a respite for weary travelers, hosting Jehovah's Witnesses in their yard as they trekked to Key West, as well as other travelers through the area.

Ms. Briscoe grew up in the home with her brother and sister and recalls many happy memories with them there like the times Gladys and her brother went to see movies at Goulds Theater, returning home to practice the dances they'd seen on the big screen in their living room. Today, Ms. Briscoe continues to reside in the home, which she has painted purple. The color and location of her home makes it a prominent visual landmark, known to residents throughout the community. In her own words, Ms. Briscoe chose the color "because of her life...because she was always taught that the Lord was there with her." (The color purple is often symbolically used as a way to reflect spiritual and religious connections).



**Figure 151:** 21811 SW 118th Ct in 1955 (Miami-Dade County)

From her lifelong view of Goulds from US 1, Ms. Briscoe has witnessed tremendous change over time, noting that the potato packing plants that used to define the US 1 corridor in Goulds have all since been lost. Her home remains as a tangible connection to the growth and development of Goulds, and to its social and cultural heritage. It speaks to the spirit of community and togetherness that has defined Goulds since its inception. Ms. Briscoe has noted that at the heart of preserving a community is the "people of the community - knowing one another and loving one another" as that is the sense of community she grew up with in Goulds. As told by Ms. Briscoe, she has had a wonderful life in Goulds, and she doesn't know anywhere else she would want to live.273

The Lee-Briscoe House is associated with significant persons in the history of Goulds, and is representative of the architectural, social, and cultural history of the community. It is among the oldest single-family residences that remain fronting on US 1 in this area of South Dade. It reflects the intangible heritage of Goulds – its sense of place and community. While it is likely ineligible for NRHP listing, due to the exterior alterations that have occurred over time, the Lee-Briscoe house is eligible for designation as a County Historic Site. It would make a dynamic and engaging designation for an area that has not seen any new designations in nearly three decades.



Figure 152: The Lee-Briscoe House (21811 SW 118th Ct, 8DA22832) today (Stantec)

### 6.6.10 SILVER GREEN CEMETERY

The Silver Green Cemetery has strong historic associations with the Goulds and Princeton communities and was identified as an important resource worthy of recognition through the community engagement process.

The most commonly shared origin story for the cemetery is that Gaston Drake of the Drake Lumber Company set aside the land as a burial ground for Black workers at his mill. Therefore, our starting point for confirming who founded the cemetery and when was to an attempt to verify Drake as the original property owner.

In research it was found that the State of Florida originally deeded the West ½ of Section 23, Township 56 South, Range 39 East, to Sir Edward James Reed on March 22, 1883. Sir Edmund Reed was an Englishman and naval engineer who invested heavily in Florida land in the late nineteenth century. He was a major shareholder in the Florida Land and Mortgage Company, which was incorporated in London in March 1883 to assume 2 million acres of land owned by a syndicate led by Reed.<sup>274</sup>

The Florida Land and Mortgage Company underperformed for its investors, and in 1900 1,200,000 acres were transferred to a new company, the Land and Trust Company of Florida. <sup>275</sup> In 1903, the Land and Trust Company of Florida conveyed the West ½ of Section 23, Township 56 South, Range 39 East to the Model Land Company. <sup>276</sup>

It appears that the parcel was next sold by the Model Land Company to the Fletcher family during the homesteading era. This is supported by records indicating that in 1912, Joseph L. Fletcher and his wife Amittie transferred the West  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23 to his brother James. M. Fletcher. The Fletcher family homesteaded in Silver Palm and were local fruit growers.  $^{277}$ 

In June 1914, James M. Fletcher sold the West ½ of the SW ¼ of the NW ¼ of the NW ¼ of Section 23 (5 acres, mol) to W.O. Shepherd.<sup>278</sup> In 1917, W.O. Shepherd was arrested on the charge of molestation of a minor, jumped bail, and left the state. 279 Later that year, the Bank of Biscayne foreclosed on the parcel and the land was sold in front of the courthouse.<sup>280</sup> At the same time, Drake Lumber was suing Shepherd, forcing the sale of his Indian motorcycle to pay his debt.<sup>281</sup> This seems to be when Drake Lumber came to own the future Silver Green Cemetery parcel. It is possible they may have purchased Shepards property at a discounted rate, but from this point until 1952, the chain of ownership remains murky and merits further research to clarify.

It is noted that until the 1910s there had not been a formal cemetery for White residents of South Dade County or Blacks. In 1912, the Model Land Company offered 10 acres at Naranja "on the ridge along the rock road" to be used by all the communities from Goulds to Homestead.<sup>282</sup> By April 1913, some burials had been moved from scattered locations in South Dade to the Naranja cemetery. Roy D. Marsh drew a plat for the cemetery and had it surveyed, donating the services of himself and his business partner Mr. Bow. Land with clearing beginning with volunteer labor. Even though the cemetery association had been organized, they were unable to sell lots because at that point they did not yet officially own the land. 283 In 1915, the South Dade Cemeterv Association was officially formed to manage the cemetery at Naranja.<sup>284</sup> If as told 1917 is when Gaston Drake came to own the property, then it is probably at about the same time that he offered the land as a cemetery for the area's Black residents.

The South Dade County Cemetery Association filed a plat of the Silver Green Cemetery on November 29, 1922.<sup>285</sup> The cemetery's plan was simple, with three rows and two columns creating six blocks of ten paired rows of 20 lots each, for a total of 600 burial plots. On the plat, L. D. Wyman was identified as Secretary of the Association and

F. H. Whitney as President; Wyman and Whitney were also officers of the Naranja Cemetery Association, which was in charge of maintaining and expanding what is now known as the Palms Cemetery.<sup>286</sup>

The South Dade Cemetery Association continued to maintain the Naranja / Palms Cemetery into the late 1930s at least but seems that the Masons took on that responsibility for the Silver Green Cemetery. According to Goulds resident Lydia Everett Walker, "When a black resident died, the family would take up collections for the burial and [a] cloth-covered casket . . . . The Masons, who ran the cemetery beginning in the late '20s or early 30's, collected a \$25 fee for the burial plots, and the gravedigger was paid \$5." Digging through the oolitic limestone rock was understandably challenging and time consuming until as told Walker's father, Johnnie "Catman" Everett, began using dynamite. He served as the primary gravedigger for Silver Green Cemetery from 1919 to 1955. As explained, funerals were typically held on Sundays and were attended by the community and since stone grave markers were expensive, most burials had just a wooden cross.<sup>287</sup> The lack of ornamentation and headstones on the site today may be attributed in part to this burial practice as markers made of organic materials would have worn away over time. Future study of the cemetery site utilizing ground penetrating radar may prove helpful in identifying the arrangement of burials with reference to the plat map.

In the onset of the Depression, no one paid taxes for Silver Green Cemetery and subsequently the Everglades Drainage District gained title to the parcel platted as Silver Green Cemetery by virtue of tax sale certificates or tax liens dated August 1, 1932 (Certificate No. 3529) and June 1, 1942 (Certificate No. 16516).<sup>288</sup>

Twenty years later, in January 1952, the Board of Commissioners for the Everglades Drainage District sold the Silver Green Cemetery to "Lincoln Memorial Hospital, Inc., a Non-profit Organization,

c/o Arthur Mays of Naranja, Dade County, Florida."<sup>289</sup> A reverter clause was included on the deed:

The above described land is hereby conveyed to the grantee herein, said Lincoln Memorial Hospital, Inc., its successors and assigns, as a cemetery or burial ground only, and in the event at any time said land is not so used for such purpose, then and in that event the title thereto shall revert to and vest in the grantor, the said Board of Commissioners of Everglades Drainage District, its successors or assigns.

The last known burial at Silver Green was in 1955, and on July 26, 1955, Lincoln Memorial Hospital, Inc., sold the Silver Green Cemetery to Lincoln Memorial Park, Inc., to raise money for construction of the hospital and nursing home.<sup>290</sup>

In December 1956, Lincoln Memorial Park, Inc. (Philip Coleman, President, and Ruth Garvey, Secretary) purchased the parcel to the north of Silver Green and platted that section as Carver Memorial Park. The new cemetery plan as platted comprised a single block with 840 lots.<sup>291</sup> In 1956, Lincoln Memorial Park, Inc., purchased two more adjacent parcels, which make up the unplatted portion of the property as it exists today.<sup>292</sup>

This cemetery, which was described as a "Colored Cemetery," was advertised for sale in 1957 and 1958, but Stantec found no evidence that it was sold or under contract to be purchased after 1955; the sole owner from 1955 to today has been Lincoln Memorial Park, Inc.

Under Philip Coleman's management, Silver Green Cemetery fell into disrepair.

Headstones crumbled or were stolen, local amateur historian Larry Wiggins says. Trees and bushes filled lot. Relatives of the dead could no longer find their loved ones. "It kind of just got overgrown and forgotten," Wiggins says. "It was not a place that you would really recognize as there being

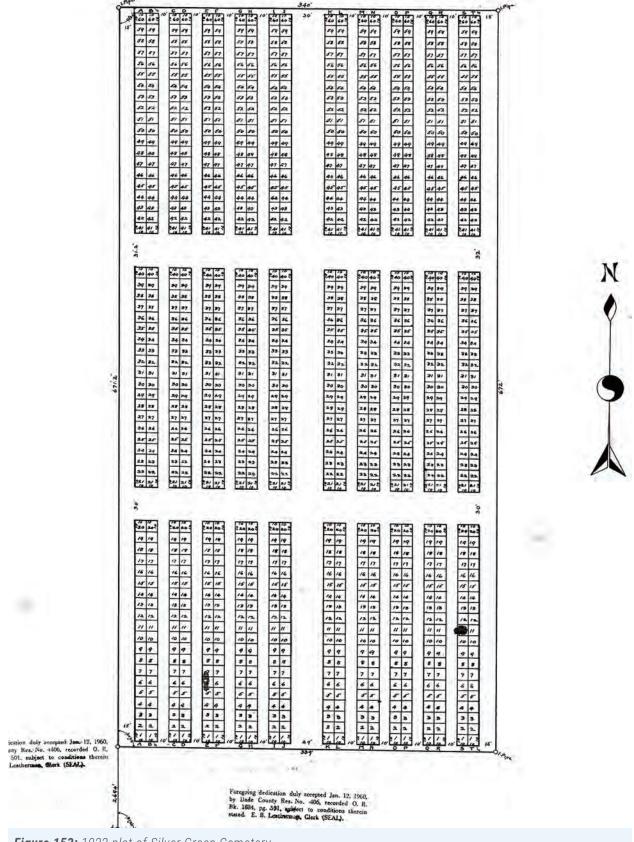


Figure 153: 1922 plat of Silver Green Cemetery

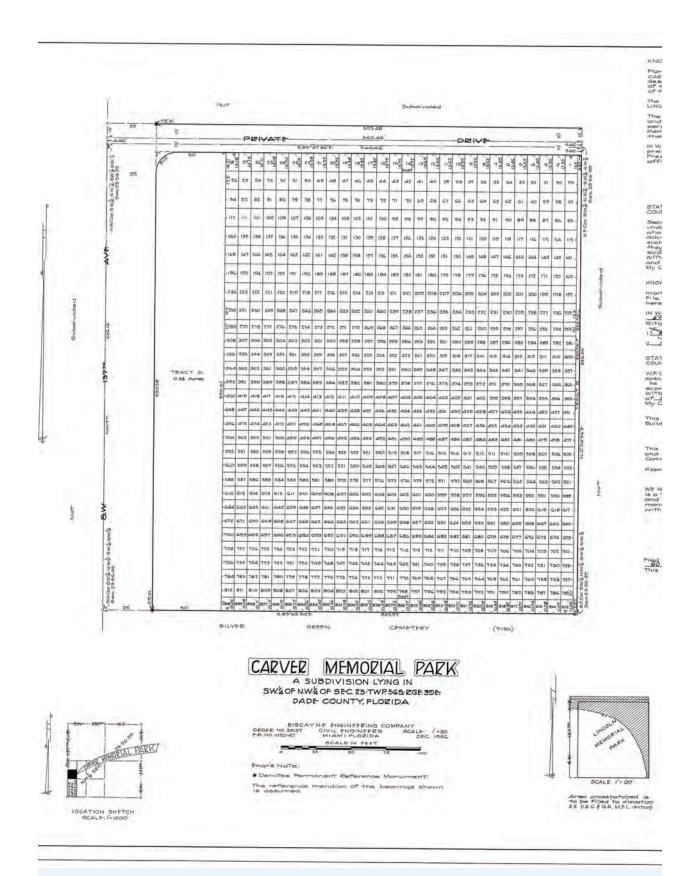


Figure 154: Plat of Carver Memorial Park

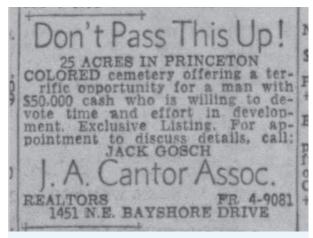


Figure 155: Carver Memorial Park (Stantec)

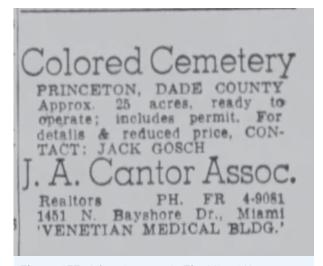
any graves at all unless you were walking through it."293

In 1989, Gerald Lewis, State Comptroller, visited Silver Green and other Black cemeteries in Dade County in response to a complaint by Henry Givens. The Miami Herald article reporting his visit refers to Silver Green as Carver Cemetery and states that no interments have been made here for about 20 years. The reporter described the cemetery: "a broken headstone next to burned tree trunks and beds of dried pine needles at Carver Cemetery. The graveyard is hidden in some woods in Princeton. 'This is worse than anything I've ever seen,' said Lewis, who wore cotton Levi's Dockers and imitation alligator boots on the graveyard tour. 'Obviously, this has just been neglected for many years." 294

Following Lewis' visit, the State Comptroller's office ordered that the cemetery be cleared of trash and weeds or face a fine or state-mandated shutdown. (Roman 1989b). Coleman, who also owned Palms Memorial Cemetery in Naranja, admitted that he had stopped maintaining the cemetery in the 1950s. In a final order issued by the State in May 1990, Coleman agreed to maintain the cemetery, keep the monuments upright, and to make "good faith efforts" to identify those buried in each grave. <sup>295</sup> However, less than 15 years later, the cemetery remained in poor condition with graves left unidentified.



**Figure 156:** Advertisement in Miami Herald January 29, 1957



**Figure 157:** Advertisement in The Miami News February 23, 1958



Figure 158: Lincoln Memorial Park / Blessed Gardens (Stantec)

No signs declare this five-acre rectangle of land, stubbled with weeds and sprinkled with crumbled coral rock, as Silvergreen Cemetery, final resting place for some of Miami-Dade County's earliest black pioneers. No fence marks its edges, no landscaping graces its graves, no plaque recounts the rick history that dwells beneath the unremarkable surface. But walk the land and it begins to tell its story. The ground rises and falls slightly in a regular pattern, each indentation about the width of a grave site. Halfway across the property more clues: whitened chunks of stone with partial names and dates.<sup>296</sup>

In January 2004, the Miami-Dade County Commission held a Town Hall Meeting and Open Forum to discuss protection of the cemetery, and in April 2004, they passed a resolution urging the state to support the preservation, restoration, and recognition of historically Black cemeteries.<sup>297</sup>

In 2005, real estate agent David Vega bought Lincoln Memorial Park, Inc., including Silver Green Cemetery and the Palms Cemetery in Naranja.

In late 2010s, Miami-Dade County planned improvements to SW 137th Avenue along the west side of Silver Green Cemetery, and a cultural resource assessment survey of the road construction limits was conducted. This survey

included a 2D ground-penetrating radar (GPR) exploration along the west boundary of the cemetery, which identified multiple subsurface anomalies, one of which fell within the roadway project area. A linear area measuring 2.5 meters in width by 160 meters in length by 45 centimeters in depth (ending at the top of the limestone bedrock) was examined by excavation of a trench with a backhoe machine. The subsurface anomaly was subsequently characterized as a natural solution hole within the limestone bedrock. <sup>298</sup> Vega, the cemetery's owner, told reporters that he knows all the existing burial locations because of a prior GPR survey completed for former owner Philip Coleman in 2005. <sup>299</sup>

On December 7, 2023, the Florida Board of Funeral, Cemetery and Consumer Services approved an application from Lincoln Memorial Park, Inc., doing business as Blessed Gardens, for a license to sell trust-funded preneed funerals.<sup>300</sup>

#### Who is buried at Silver Green?

In 2004, Lydia Walker led an effort that compiled a list of names of more than 60 people who are likely been buried at Silver Green.

Everett couldn't read or write, so any documentation would have fallen to his young daughter. "I'd just write out the name of the person that he was to dig a

grave for," Walker remembers, adding that the names weren't saved. "That was the sad part about it – I didn't know nothing about keeping records."<sup>301</sup>

There seems to be no list of burials or comprehensive map of all plots at Silver Green Cemetery. The few remaining markers have been displaced from their original locations.

> Some relatives of those buried at Silvergreen say the few headstones that existed have been moved, plowed over or even stolen. Near the front of the property, a white marble marker lied flat on the ground, cracked into four pieces. [Henry] Givens says another monument, for the grave of John Thomas Byrd, originally was located west of his cousin, David's, grave. Now the marker sits across the field and Givens can't find his cousin's grave at all. Givens, . . . who lived a four-minute walk from the cemetery when he was a boy, said the graveyard has "a beautiful history." A midwife, known as Mother Simmons, who delivered many children of his generation, is among those buried there, he said."302

Using existing markers, death certificates, newspaper reports, records on USGenWeb, Ancestry.com, and FamilySearch, Stantec compiled a list of people who may be buried at Silver Green Cemetery, all of whom were Black. These records are incomplete, and there may be other documentary sources to explore. As platted in 1922, the Silver Green Cemetery had 600 plots, so the potential is high for additional unidentified and unmarked burials. From examining over 100 death certificates for people known to have been or very likely to have been buried at Silver Green Cemetery, only two were identified as White. When cross-checked, one was found to have actually been buried at the Naranja cemetery, and the other was an infant stillborn in 1929 with a place of burial listed as just "Princeton."303



**Figure 159:** Remaining grave marker at Silver Green Cemetery (Stantec)



**Figure 160:** Remaining grave marker at Silver Green Cemetery (Stantec)

Buried at Silver Green Cemetery are men, women, and children from Florida, Georgia, the Carolinas, and the Bahamas. They ranged in age from infants to Anderson Johnson who was 97 years old when he died in 1927. They worked as farmers, laborers, laundresses, and ministers. They were single, married, divorced, and widowed. Causes of death included those still common today – cancer, heart disease, kidney disease, and infectious diseases – but also malnutrition and poor prenatal care. Some experienced violent deaths from gun shots, knife wounds, and saw mill accidents. They were all part of the history of this community.

#### Known Veterans buried at Silver Green

In 2023, Tamara McDonald, Historic Preservation Specialist initiated further research in focus of the known veterans interred at Silver Green cemetery. Utilizing resources including cemetery registries and military service records her research, provides more detailed perspectives of the lives and experiences of these men highlighting their military service amid the social and political shifts of the time and the weight of significance their race held in life and death. Moreover, these findings establish a reference point for future scholarship on the cemetery site as well as the people and community associated with it.



**Figure 161:** Remaining grave marker at Silver Green Cemetery (Stantec)



**Figure 162:** Remaining grave marker at Silver Green Cemetery (Stantec)



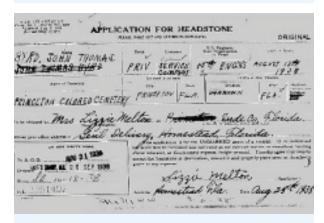
**Figure 163:** Remaining grave markers at Silver Green Cemetery (Stantec)



Figure 164: Remaining grave marker at Silver Green Cemetery (Stantec)



**Figure 165:** Remaining grave markers at Silver Green Cemetery (Stantec)



**Figure 166:** Application for John Thomas Byrd's military headstone

As there is no ready verifiable documentation as to specific grave sites of all individuals interred within the cemetery property; further research may support reidentification of burial sites, specifically, the Black veterans. As potential references to pivotal changes in politics, military conflict, and race relations over time, their burials and the classification of the cemetery at one time as Colored are important to understand in sharing the history of the site and surrounding community. Further research would allow recognition of veteran graves with the potential aim to reinstall markers in coordination with the Veterans Affairs offices.

Additional research and communication about the veterans of Silver Green should incorporate more detailed archival research and correspondence with associated military organizations and historians to verify service information, and may serve to repopulate documentation on the cemetery to include other burials based on site plans, maps and photographs that may exist from early surveys, and accountings taken of the cemetery.

Available records indicate the following veterans are interred at Silver Green<sup>304</sup>

• Julius Ross 1895-1925 ,Private 15th Service Company 20th Engineers



Figure 167: Marked and unmarked burials at Silver Green Cemetery (Stantec)

- Carl B. Worley, unknown-1926, Private Company I, Development Battalion #3
- John Thomas Byrd, 1895-1938, Private,
   15th Engineers. Service Company
- Melvin Parish, 1893-1939, Private, 15th Recruiting Battalion, Quartermaster Corps

Julius Ross and John Thomas Byrd each served overseas for one year, from July 15, 1918 to July 20, 1919. Julius Ross was inducted March 29, 1918, and served overseas from July 15, 1918 to July 20, 1919. John Thomas Byrd was inducted March 29, 1918 and served overseas from July 15, 1918, to July 20, 1919. Melvin Parrish was drafted but not deployed overseas; his battalion was disbanded during the merger of multiple units in a large reorganization of US forces In WWI, and he was discharged from service on December 19, 1918.

### Definition and Significance of the Silver Green Cemetery

The evidence is overwhelming that the Silver Green Cemetery was established as a Black

cemetery and has been associated with the Black community for over 100 years. It has a documented history of interments of persons of primarily Black ancestry. Silver Green Cemetery is clearly associated with events significant in the history of South Dade County and is eligible for designation as a Miami-Dade County historic site and for listing in the NRHP.

Silver Green Cemetery is not part of, or potentially contributing to a historic district and lacks artistic merit due to the almost complete removal of all markers. However, the removal and reorganization of the above-ground features of the cemetery may have historic significance on its own.

Silver Green Cemetery is significant under Criterion A for its association with events that have made a significant contribution to the broad patterns of our history. Its location, the reasons for its establishment, and the manner in which it was created are clearly linked to the early settlement and development of the Black community in South Dade County. Further research is likely to show that it is also significant under Criterion D for its ability to yield important

information about the demographics, beliefs, or mortuary practices of its associated cultural groups.

A preliminary NRHP property boundary for the Silver Green Cemetery is suggested here and illustrated on the map below as comprising all of Silver Green Cemetery as platted (Miami-Dade County Plat Book 7, Page 136), all of Carver Memorial Park as platted (Miami-Dade County Plat Book 60, Page 90), and contiguous parcels owned by Lincoln Memorial Park, Inc., including Miami-Dade County Folios 30-6923-003-0010, 30-6923-000-0440,30-6923-000-0450, and 30-6923-000-0390.

Since this is a currently licensed cemetery owned by a cemetery corporation, it will not qualify for programs such as the State of Florida's Abandoned African American Cemetery Grants; however, it is indisputably possible and desirable to pursue preservation, educational, and commemorative projects for Silver Green Cemetery as a historic Black cemetery and as a site of historic significance.

As a cemetery, Silver Green is protected by Florida State law in several ways. Section 872.02, Florida Statutes, states that it is illegal to willfully and knowingly disturb human remains or associated memorials. Section 497.384, Florida Statutes, concerns disinterment, transportation, and reinterment of human remains. Florida law provides certain rights of access to cemeteries. Section 704.08, Florida Statutes says that relatives and descendants shall have an easement to enter and leave a cemetery at reasonable times and in a reasonable manner, and that the landowner may designate the easement.

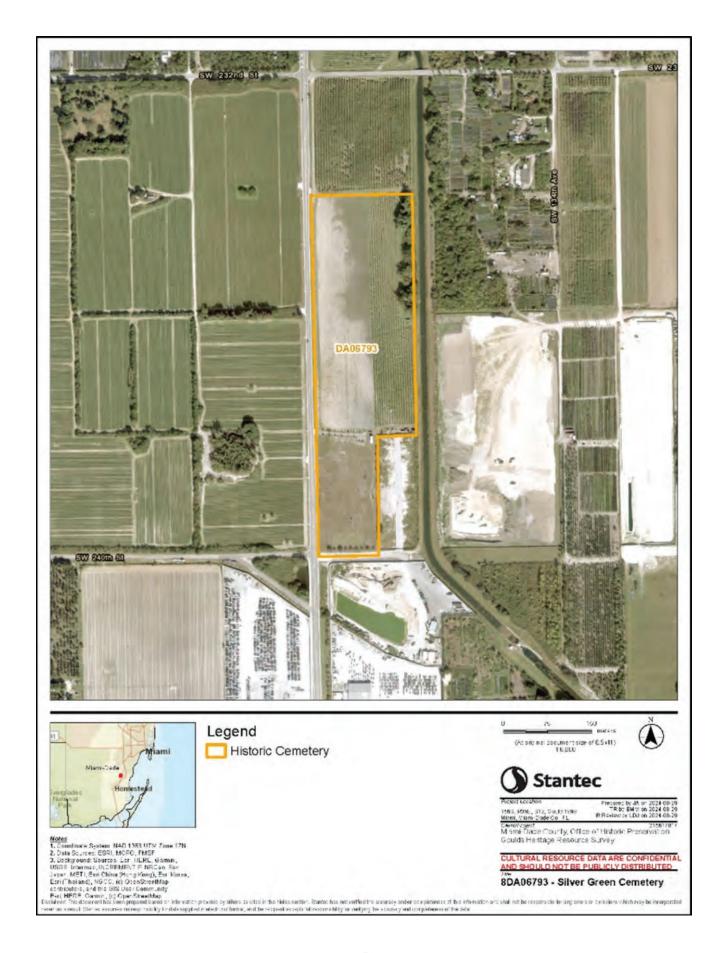




Figure 168: Store Porch in Goulds (11991 SW 220th Street, 8DA06459) (Stantec)

### 6.6.9 STORE PORCH

Store Porch is located at the approximate intersection of SW 220th Street with Old Dixie Highway, on the west side of the former FEC rightof-way. In the 1920s, a frame building was built just to the east of the current structure to serve as a general store for the area's Black residents. To accommodate a growing community, Bill Wilson built a larger, masonry building in 1935. This became known as "Bill Wilson's Mercantile." Had an elevated concrete platform on the south side, which was sheltered by a metal shed roof. This became a place for local residents and migrant workers to meet and socialize and is the source of the building being called "Store Porch." The wood frame building was removed sometime in the early 1970s about the time FDOT purchased the FEC tract.

"Buses would pick up field laborers from the porch. Workers collected their pay checks at this location. Pay checks would be credited at the general store which provided essential provisions. For clothes or other goods not available through the store, a visit to Homestead or Miami was

necessary. Although only nineteen miles away, Miami was usually an annual visit for many of the farming residents." Store Porch was a source of social entertainment for the Black community's adults. After taking the kids to see a movie at the nearby Goulds Theatre or having a treat at the ice cream parlor across the street, the adults enjoyed billiards, a drink, or music at Store Porch. The building accommodated many uses over the years, including a beer hall, juke joint, and gambling parlor. Goulds' resident historian Lydia Walker recalled Joe Lewis visiting Goulds and boxing at Store Porch..

Store Porch was designated as a Miami-Dade County historic site in 1997 due to its significance as a social and community meeting place as well as a general store and agricultural retail center and for its association with the history of agriculture in South Dade County and the development of the local Black community.



Figure 169: General area where the lynching tree was, according to community members

### 6.7 SITES OF CONSCIENCE

The history and heritage of a place is not contained solely in its buildings and physical constructions. During the course of this survey, several potential "Sites of Conscience" were identified through conversations with community members and information gathered through archival records. A Site of Conscience is a place of memory - such as a historic site, place-based museum, or memorial - that prevents the erasure of past events from collective knowledge. Recognizing Sites of Conscience allows current and future generations to learn from, and not repeat, divisive events of the past.

During this survey, several locations where the physical reminders of significant events have been removed or lost over time were noted. For example, the Lincoln Memorial Hospital / Nursing Home and the Rocky Pine Boy Scout Camp provide further understanding and evidence of segregation of health care and recreation, as well as unequal

### **6.7.1 LYNCHING TREE**

The corner of US 1 and SW 232nd Street was referenced by several residents as the former location of the "lynching tree," a banyan tree that they were told by their elders had been used for that purpose. The tree is no longer there, however, and the area is being redeveloped as a high-density residential area.

Parents also passed down to the generations the memory of when the Ku Klux Klan paraded from Miami to Homestead down Dixie Highway in December 1922. 308 In 1923, almost 100 gowned Knights of the Ku Klux Klan attended the funeral of Thomas Collins at the Palms Cemetery in Naranja. 309 The three lynchings that are known to have occurred in South Dade County in the 1920s are undoubtedly not the only such events that happened. The Miami-Dade Truth, Education, and Reconciliation (TEAR) organization has been leading research and community conversations about Dade County's history of racial violence.

Three, and possibly four, lynchings have been documented as taking place in or near the study area.

In November 1920, less than a month after the

lynchings in Ocoee, Florida, on election day, 19-year-old J.B. Harris was accused of breaking into a home in Black Point and attempting to assault a White woman. In a matter of hours, he was hunted down by a mob led by Homestead Town Marshall Charles R. Bryant and hung until he died in a pine tree on Silver Palm Drive in Princeton. The coroner's jury found that he died at the hand of parties unknown.<sup>310</sup>

In June 1923, six months after the massacre at Rosewood in Levy County, Florida, William "Gray Eve" Simmons and Robert Gaines were lynched in separate incidents in South Dade County after the shooting death of Town Marshall Bryant. Simmons was fleeing from the scene in Homestead when he was caught by a mob, shot multiple times, and tied to a tree on Silver Palm Drive near Black Point. Roy Gaines, who may have seen the altercation that led to Bryant's death, was accused of being an accomplice. His body was discovered two days later in the general area of Florida City, after being shot several times. There is some evidence that a third lynching was related to Bryant's death, that of Mary Cuzzins who ran the rooming house where it happened.311

Although more research should be conducted to learn more about lynching and other racially motivated violence in the study area, given the community's identification of this intersection near the former location of the Black Point residential area which has also been demolished, this may be an appropriate location for a form of public commemoration.



Figure 170: Goulds Theatre, 1959 (Miami-Dade County)



**Figure 171:** 21910 SW 120 Ave today (Stantec)



### 7. RECOMMENDATIONS



The results from recent architectural surveys, community meetings, and the HistoryMiami oral history project have highlighted the importance of community engagement for future projects in Goulds. If historical designation is to be considered at a future date, it is imperative that the Goulds community is given a platform to tell their generational stories and explain why certain buildings are culturally significant, regardless of architectural style or current use. When given notice, members of the community consistently showed up at the community engagement events held by Miami-Dade County and Stantec to tell their stories and passionately defend their community from the development they feel threatens to erase their history.

If there are suggestions made to designate certain local landmarks, submissions should consider both the architectural and cultural significance. Detailing benefits and challenges that would impact potentially protected properties, the property values, and changes in local ordinances should be discussed in great detail with the community prior to decisions being made on their behalf, as this was a concern mentioned in the

community engagement events.

# 7.1 ENCOURAGE ADAPTIVE REUSE

Adaptive reuse of historic structures is a strategy that has been employed successfully in numerous cities that embraces the existing neighborhood fabric and character while continuing to serve a community's evolving needs. One example of adaptive reuse in the Goulds community is the historic Goulds Theatre at 21910 SW 120th Avenue, constructed in 1937. The structure served as a theater for decades until converting to the place of worship that it is today, continuing to act as a social gathering place for the community in a different capacity. Miami-Dade County can adopt several measures that encourage the repurposing of old buildings that include greater flexibility on allowable uses and parking requirements.

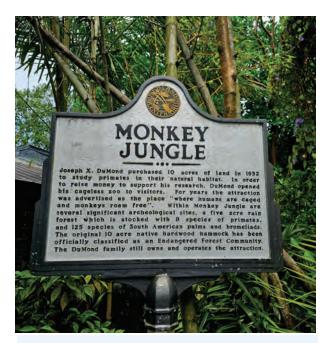


Figure 172: Covered porch at Cauley Square (Stantec)

### 7.2 SUPPORT FOR HOME IMPROVEMENT AND REPAIRS

Portions of the Goulds community east of South Dixie Highway are located within the Neighborhood Revitalization Strategy Areas eligible for Community Development Glock Grant (CDBG) funding through programs such as the Single Family Home Rehabilitation and Housing Rehabilitation programs. To advance preservation of historic resources of the Goulds community, it is highly recommended that methods of informing and educating eligible homeowners on the availability of these and other resources for home improvement be advanced. Supporting repairs and maintenance of these structures would support preservation of the structures in reflection of sentiments shared in the survey meetings. The county should provide information and assistance in the application process for eligible property owners.

In addition, to advance ongoing community engagement it is recommended that the County continue to share information on preservation best practices and materials to educate the community on standards for the rehabilitation of resources through workshops and other mediums.



**Figure 173:** Historical marker at Monkey Jungle (Stantec)

# 7.3 HISTORICAL MARKERS, SIGNAGE, AND WAYFINDING

A unified public aesthetic with consistent signage and wayfinding that distinguishes the Goulds community from adjacent municipalities and other unincorporated parts of Miami-Dade County can contribute to a stronger sense of place and identity. It is recommended that the adoption of a signage and wayfinding plans specific to Goulds be developed which include a local historical marker program directed through OHP and/or in coordination with the Dade Heritage Trust or other partners, like DHR.

Historic markers and signage present an effective way to recognize sites that are significant to the community which may not qualify for national or local designation based on criteria outlined in their respective regulatory language. As a preservation and planning tool, historic markers can offer an opportunity to commemorate events, highlight locations of buildings no longer standing, the stories of people who have greatly impacted or contributed to the community, or sites of conscience. Developing a focused assessment

criteria for the program would be essential as would incorporating variations by which a potential marker may be offered for consideration which affords opportunity for members of the community to put forth sites of interest for consideration.

### 7.4 PUBLIC ART

The Goulds community contains a variety of murals and other forms of public art celebrating the area's heritage and rich history. It is recommended that all future public and private commercial projects consider incorporating public art and culture. This would include projects impacting other including existing buildings and projects and should encourage diversity of representation in the murals and projects that incorporate art as functional elements, including site furnishings, bike racks, fences, planters, bus stops and shade structures.

Partnerships and opportunities for collaboration should be explored to identify opportunities for public art and other public engagement. This could include partnerships with Miami-Dade County. HistoryMiami, Dade Heritage Trust, Miami-Dade County Public Library System, to name a few.



**Figure 174:** Public Art at bus stop along US-1 busway (Stantec)

## 7.5 FUTURE COORDINATION WITH GOULDS CRA

In 2023, the Miami-Dade Board of County Commissioners adopted Ordinance 23-102, which established the Goulds Community Redevelopment Agency (CRA). It is recommended that OHP and Miami-Dade County coordinate with the future CRA Board and CRA staff in further exploring and implementing the above recommendations as the CRA prepares their first Plan that will guide how funds are reinvested in

the community.

# 7.6 RECOGNITION FOR INTANGIBLE HERITAGE AND SITES THAT HAVE BEEN LOST

Miami-Dade County should explore various types of recognition, both formal and informal, that focus on physical structures and areas that retain integrity. It is recommended that when considering designation or informal recognition, it would be beneficial that Miami-Dade County consider a collaborative approach that includes museum-based research and projects, recorded oral histories, StoryMap creations, and murals and other art installations that would give a more complete picture of Goulds' unique history.

Artwork can grab the attention of people who may or may not know how rich Goulds' history is. Art installations can be an effective way to highlight significant sites and engage public interest. Community engagement and participation should be an integral part of any public art program intended to feature Goulds' heritage. As a cautionary note, however, guidelines should be in place and clearly enforced prior to installation of any public art or murals on historic buildings to avoid inadvertent damage.

Signage, wayfinding, and designated historical markers can be an effective tool to highlight sites and areas that hold significance for the

community. A property need not qualify for historic designation, or even still exist, to merit the placement of markers or signage. Collaborative efforts between museums, the community, and the county could facilitate community efforts to share and preserve their stories.

While historic resources surveys are a useful tool for planning and preservation, other types of studies should be considered to identify intangible heritage resources. Intangible heritage resources do not have physical form, and may include traditional knowledge, performing arts, foodways, and folklore. Oral history projects (especially those that involve the younger generation as interviewers), ethnographies, and folklore studies offer opportunities for OHP to work collaboratively with community members to identify what is significant.

### 7.7 CONTINUE SURVEY AND DESIGNATION OF SIGNIFICANT HERITAGE RESOURCES

Acknowledging this project was not intended as a comprehensive survey of 100 percent of the study area, it should be noted that many of the community's historical resources remain unrecorded and it is possible that some of these might be identified as locally designated landmarks or eligible for listing in the NRHP upon further research.

Through continued public engagement, OHP should work with the community to identify priorities for potential future designation, particularly those resources noted as eligible in this report and/or with the FMSF. It is also recommended to revise existing historic district and site designations to accurately reflect current conditions, and to broaden the historical narrative missing from many existing designation reports. In particular, the Goulds and Cauley Square Historic Designations should be updated

to accurately reflect the loss of contributing resources and to extend the period of significance to include those resources that have achieved significance since the original surveys.

Since the area identified by the community as comprising Goulds is extensive, a survey of every structure may not be feasible. OHP may wish to consider a thematic approach for future studies. Some themes identified during this survey that merit further investigation include the role of historic churches in the community, civil rights and local activism, segregated educational facilities and Equalization schools in Miami-Dade County, health care in the Black community, public housing, and migrant labor.

In summary, 183 of the resources recorded during this survey do not appear to meet the criteria for local designation or NRHP listing, while 84 resources are already designated or merit further consideration.

Five of the surveyed resources are currently locally designated historic resources.

- Cauley Square Historic District (8DA22975)
- Goulds Historic District (8DA06943)
- Historic Coral Rock Church (8DA02830, 12425 SW 224th St)
- Store Porch (8DA06459, 11991 SW 220th St)
- Bush House (8DA22788, 12750 SW 208th St)

Of these, further evaluation of the Historic Coral Rock Church for potential listing in the NRHP is recommended.

One resource, the Silver Green Cemetery (8DA06793) appears to be eligible for both local designation and listing in the NRHP.

Six oolitic limestone buildings appear to be eligible for local designation.

- 13401 SW 232nd St (8DA02835)
- Fitzgibbons Residence (8DA05621, 22850 SW

134th Ave)

- Fitzgibbons Residence Bldg A (8DA05622, 22850 SW 134th Ave)
- 12355 SW 216th St (8DA11602)
- 22750 SW 124th Ave (8DA22792)
- 11881 SW 220th St (8DA22835)

Four other surveyed resources appear to be eligible individually for local designation.

- Mays Jr. High School (8DA19793, 11700 SW 216th St)
- Talmadge and Marie Roux House (8DA22825, 11290 SW 216th Ave)
- Arthur and Polly Mays House (8DA22827, 21901 SW 116th Ave)
- Lee-Briscoe House (8DA22832, 21811 SW 118th Ct)

Of the surveyed resources, 34 are considered to be contributing to a locally designated historic district. There may be additional resources within the district boundaries that were not accessible or located during this survey that are either contributing or potentially contributing to the Cauley Square or Goulds historic districts.

#### **Cauley Square Historic District**

- Flat Iron Building / Cauley Square (8DA02762, 22400 Old Dixie Highway)
- Hathaway Residence (8DA05596, 22300 Miami Ave)
- 12312 SW 224th St (8DA05904)
- 22430 Old Dixie Hwy (8DA05905)
- 22420 Old Dixie Hwy (8DA05906)
- 12365 SW 224th St Bldg B (8DA22864)
- 22395 SW 124th Ave (8DA22865)
- Kugler House (8DA22867, 12345 SW 224th St)

- Carroll House (8DA22869, 12307 SW 224th St)
- Flagler's Worker Cottage (8DA22872, 12320 SW 224th St)
- 12340 SW 224th St (8DA22873)
- Lewis Cottage (8DA22876, 22417 SW 124th Ave)
- 22335 Miami Ave (8DA22949)
- Caboose (8DA22951, 12305 SW 224th St)

#### **Goulds Historic District**

- Ogden Residence (8DA05593, 22200 Miami Ave)
- W.C. Roberts Residence (8DA05595, 22240 Miami Ave)
- Gossman House (8DA05616, 22295 SW 124th Ave)
- Evans Residence (8DA05616, 22295 SW 124th Ave)
- Talbott Residence (8DA05617, 22301 SW 124th Ave)
- First Baptist Church of Goulds (8DA22855, 22101 SW 124th Ave)
- Luther Chandler/Lounsbury Residence (8DA22858, 22250 Hill St)
- Campbell Residence (8DA22859, 22215 Hill St)
- 22255 Miami Ave (8DA22862)
- 22500 Old Dixie Hwy (8DA22874)
- Howard Residence (8DA22925, 22526 Old Dixie Hwy)

Ten surveyed resources are recommended for further evaluation as contributing to a local district in conjunction with preparation of updated designation reports for the Cauley Square and Goulds historic districts. There may be additional

resources within the district boundaries that were not accessible or located during this survey that also merit consideration.

- Vascianna Residence (8DA22856, 22121 SW 124th Ave)
- Torbert Residence (8DA22860, 22145 Miami Ave)
- Session's House (8DA22861, 12375 SW 224th St)
- Hennington Residence (8DA22863, 12301 SW 223rd St)
- Sharpe House (8DA22866, 12365 SW 224th St, Bldg A)
- 12309 SW 224th St (8DA22868)
- Odum House (8DA22871, 12310 SW 224th St)
- 22430 Old Dixie Hwy, Building 2 (8DA22875)
- 22600 Old Dixie Hwy (8DA22926)
- FEC Cottage (8DA22950, 22320 Miami Ave)

Further evaluation of 24 surveyed resources is recommended for potential local designation on an individual basis

- Ernest Anderson House (8DA02834, 13301 SW 232nd St)
- Pine Vila Elementary School (8DA11591, 11370 SW 216th St)
- Isaac A Withers (8DA11592, 21300 SW 122nd Ave)
- Goulds Theater (8DA19762, 21910 SW 120th Ave)
- Lucerne Packing Co. (8DA19764, 13980 SW 252nd St)
- Goulds Park Pavilion (8DA19780) and Demps Park (formerly Goulds Park, 8DA22826)
- Mt. Pleasant Missionary Baptist Church

(8DA19788, 11590 SW 220th St)New Bethel AME Church (8DA19789, 11695 SW 220th St)

- Arthur Mays Villas Apartments (8DA20449)
- Arthur Mays Villas Housing (8DA22800)
- Walker Funeral Home (8DA22803, 11000 SW 216th St)
- Givens House (8DA228a6, 21920 SW 108th Ct)
- Roby and Pauline George House (21620 SW 112th Ave)
- 24735 S Dixie Hwy (8DA22882)
- 22840 S Dixie Hwy (8DA22928)
- Summerland Tropical Fish Farms (13955 SW 248th St)
- H.L. Cox & Sons Packing Plant (8DA22946, 25251 SW 139th Ave)
- Tahitian Groves Packing Plant (8DA22947, 25400 SW 139th Ave)
- 22143 SW 116th Ave (8DA22966)
- 22175 SW 116th Ave (8DA22967)
- 22201 SW 116th Ave (8DA22968)
- 22001 SW 116th Ave (8DA22969)
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## 8. APPENDIX

# Maps and Complete Inventory of Recorded Resources

FMSF#	Name	Address	Street	Date	Building Category	Commercial Type	Residential Type	Style	Historically Significant	Eligibility
8DA02762	Flat Iron Building / Cauley Square	22400	Old Dixie Highway	1919	Commercial/Industrial	Two-part commercial block		Masonry Vernacular	Yes	Contributing to local district (Cauley Square and Goulds)
8DA02830	Full Gospel Mission Church/Coral Rock Chapel	12425	SW 224th St	1937	Religious			Masonry Vernacular	Yes	Locally designated; further evaluation of NRHP eligibility recommended
8DA02831	12490 SW 224 <sup>th</sup> St	12490	SW 224th St	1921	Residential		Bungalow	Frame Vernacular	Yes	Not eligible for local designation or NRHP
8DA02834	Ernest Anderson House	13301	SW 232nd St	1913	Residential		House	Queen Anne	Yes	Further evaluation recommended for local designation
8DA02835	13401 SW 232 <sup>nd</sup> St	13401	SW 232nd St	1920	Residential		Bungalow	Oolitic Limestone	Yes	Eligible for local designation
8DA02836	13460 SW 232 <sup>nd</sup> St	13460	SW 232nd St	1920	Residential		Bungalow	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA05593	Ogden Residence	22200	Miami Ave	1925	Residential		Bungalow	Frame Vernacular	Yes	Contributing to local district (Goulds)
8DA05595	W.C. Roberts Residence	22240	Miami Ave	1921	Residential		Bungalow	Frame Vernacular	Yes	Contributing to local district (Goulds)
8DA05596	Hathaway Residence	22300	Miami Ave	1936	Residential		Bungalow	Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA05615	Gossman House	22225	SW 124th Ave	1926	Residential		House	Mission	Yes	Contributing to local district (Goulds)
8DA05616	Evans Residence	22295	SW 124th Ave	1930	Residential		House	Mission	Yes	Contributing to local district (Goulds)
8DA05617	Talbott Residence	22301	SW 124th Ave	1920	Residential		Bungalow	Craftsman	Yes	Contributing to local district (Goulds)
8DA05618	22520 SW 134 <sup>th</sup> Ave	22520	SW 134th Ave	1927	Residential		House	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA05621	Fitzgibbons Residence	22850	SW 134th Ave	1936	Residential		House	Oolitic Limestone	Yes	Eligible for local designation
8DA05622	Fitzgibbons Residence Bldg A	22850	SW 134th Ave	1936	Residential		House	Oolitic Limestone	Yes	Eligible for local designation
8DA05904	12312 SW 224 <sup>th</sup> St	12312	SW 224th St	1940	Commercial/Industrial			Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA05905	22430 Old Dixie Hwy	22430	Old Dixie Highway	1947	Commercial/Industrial			Masonry Vernacular	Yes	Contributing to local district (Cauley Square)
8DA05906	22420 Old Dixie Highway	22420	Old Dixie Highway	1920	Commercial/Industrial			Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA06459	Store Porch/Bill Wilson's Mercantile	11991	SW 220th St	1935	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	Yes	Locally designated
8DA06793	Silver Green Cemetery	13701	SW 2140th Street		Cemetery				Yes	Eligible for local designation
8DA06943	Goulds Historic District				Resource Group -District				Yes	Locally designated
8DA09990	US 1				Linear Resource - Road				Yes	Not eligible for local designation or NRHP within study area
8DA10107	Florida East Coast Railway				Linear Resource - Railroad				Yes	Not eligible for local designation or NRHP within study area
8DA11591	Pine Villa Elementary School	11370	SW 216th St	1958	Civic			International	Yes	Further evaluation recommended for local designation
8DA11592	Isaac A. Withers Comm. Action Agency Emp	21300	SW 122nd Ave	1963	Civic			Mid Century Modern	Yes	Further evaluation recommended for local designation
8DA11595	Kent Motel	22345	S Dixie Hwy	1950	Commercial/Industrial	Motel		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA11602	12355 SW 216 <sup>th</sup> St	12355	SW 216th St	1944	Residential		House	Oolitic Limestone	Yes	Eligible for local designation
8DA12606	Bridge 870013 SB US 1 over Black Creek Canal				Bridge				No	Not eligible for local designation or NRHP
8DA12616	Bridge 874445 SW 232 <sup>nd</sup> St over Princeton Canal				Bridge				No	Not eligible for local designation or NRHP
8DA15332	Bridge 874388 SW 127 <sup>th</sup> Ave over Black Creek Canal				Bridge				No	Not eligible for local designation or NRHP
8DA15828	Bridge 870615 SW 112 <sup>th</sup> Ave/Allapattah Rd over Black Creek Canal				Bridge				No	Not eligible for local designation or NRHP
8DA16466	Princeton Canal (C-102)				Linear Resource - Canal				No	Not eligible for local designation or NRHP within study area
8DA19762	Goulds Theater	21910	SW 120th Ave	1937	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	Yes	Further evaluation recommended for local designation

FMSF#	Name	Address	Street	Date	Building Category	Commercial Type	Residential Type	Style	Historically Significant	Eligibility
8DA19764	Lucerne Packing Co.	13980	SW 252nd St	1957	Commercial/Industrial	Packing House		Masonry Vernacular	Yes	Further evaluation recommended for local designation
8DA19765	Coast Citrus Distributors	13855	SW 252nd St	1975	Commercial/Industrial	Packing House		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA19771	Iglesia Bautista Manantial de Vida	13155	SW 232nd St	1976	Religious			Mission	No	Not eligible for local designation or NRHP
8DA19775	Morning Star Baptist Church	24637	SW 137th Ave	1959	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA19776	12024-26 SW 220 <sup>th</sup> St	12024-26	SW 220th St	1953	Residential		Duplex	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA19779	Goulds Post Office	22390	Old Dixie Highway	1963	Civic	Commercial/Industrial Block		Mid Century Modern	No	Not eligible for local designation or NRHP
8DA19780	Goulds Park Pavilion	11350	SW 216th St	1978	Civic	Commercial/Industrial Block		Mid Century Modern	Yes	Further evaluation recommended for local designation
8DA19782	11470 SW 215 <sup>th</sup> St	11470	SW 215th St	1961	Residential		House	Contemporary	No	Not eligible for local designation or NRHP
8DA19784	Goulds Wayside Park				Resource Group - Landscape				Yes	Not eligible for local designation or NRHP
8DA19786	The Holiness Church of Florida	12301	SW 216th St	1945	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA19788	Mt. Pleasant Missionary Baptist Church	11590	SW 220th St	1952	Religious			Masonry Vernacular	Yes	Further evaluation recommended for local designation
8DA19789	New Bethel AME Church	11695	SW 220th St	1958	Religious			Masonry Vernacular	Yes	Further evaluation recommended for local designation
8DA19790	Church of Christ Written in Heaven	11760	SW 220th St	1959	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA19793	Mays Jr. High School	11700	SW 216th St	1935	Civic			International	Yes	Eligible for local designation
8DA19794	22801 SW 123 <sup>rd</sup> Ct	22801	SW 123rd Ct	1950	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA19795	22935 SW 122 <sup>nd</sup> PI	22935	SW 122nd PI	1958	Residential		House	Contemporary	No	Not eligible for local designation or NRHP
8DA19853	Biscayne Court Motel	23501	S Dixie Hwy	1953	Commercial/Industrial	Motel		Mid Century Modern	No	Not eligible for local designation or NRHP
8DA19854	DeLuxe Auto	24141	S Dixie Hwy	1956	Commercial/Industrial	Service Station		Mid Century Modern	No	Not eligible for local designation or NRHP
8DA19857	13345 SW 248 <sup>th</sup> St	13345	SW 248th St	1939	Residential		Bungalow	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA19875	Princeton Church of the Nazarene	13390	SW 248th St	1928	Religious			Gothic Revival	Yes	Not eligible for local designation or NRHP
8DA20449	Arthur Mays Villas Apartments				Resource Group - Building Complex				Yes	Further evaluation recommended for local designation
8DA22772	11780 SW 212th St	11780	SW 212th St	1958	Residential		Duplex	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22773	11770 SW 212 <sup>th</sup> St	11770	SW 212th St	1958	Residential		Duplex	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22774	11760 SW 212 <sup>th</sup> St	11760	SW 212th St	1957	Residential		Duplex	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22775	11765 SW 213rd St	11765	SW 213rd St	1955	Residential		Duplex	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22776	11811 SW 213rd St	11811	SW 213rd St	1955	Residential		Duplex	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22777	11815 SW 213rd St	11815	SW 213rd St	1955	Residential		Duplex	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22778	11823 SW 213rd St	11823	SW 213rd St	1956	Residential		Duplex	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22779	11850 SW 213rd St	11850	SW 213rd St	1956	Residential		Duplex	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22780	Redeem Pentacostal Church of the Living God	11930	SW 213rd St	1967	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22781	Community Tabernacle Church of God in Christ	12001	SW 213rd Terr	1967	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22782	21330 SW 120 <sup>th</sup> Ave	21330	SW 120th Ave	1950	Residential		Duplex	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22783	12033 SW 213 <sup>th</sup> Terrace	12033	SW 213rd Terr	1958	Residential		Duplex	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22784	12075-77 SW 213rd Terrace	12075-77	SW 213rd Terr	1958	Residential		Duplex	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22785	12101-03 SW 213rd Terrace	12101-03	SW 213rd Terr	1958	Residential		Duplex	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22786	12157-59 SW 213rd Terrace	12157-59	SW 213rd Terr	1958	Residential		Duplex	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22787	12195-97 SW 213rd Terrace	12195-97	SW 213rd Terr	1956	Residential		Duplex	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22788	Bush House	12750	SW 208th St	1920	Residential		Bungalow	Craftsman	Yes	Locally designated
8DA22789	Front Line Ministries Parsonage	12375	SW 216th St	1978	Residential		Duplex	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22790	Front Line Ministries	12425	SW 216th St	1955	Religious		Ranch House	Mid Century Modern	No	Not eligible for local designation or NRHP

FMSF#	Name	Address	Street	Date	Building Category	Commercial Type	Residential Type	Style	Historically Significant	Eligibility
8DA22791	22620 SW 134 <sup>th</sup> Ave	22620	SW 134th Ave	1939	Commercial/Industrial		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22792	22750 SW 134 <sup>th</sup> Ave	22750	SW 134th Ave	1937	Residential		House	Oolitic Limestone	Yes	Eligible for local designation
8DA22793	Union Baptist Church	12015	SW 217th St	1974	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22794	11860 SW 216 <sup>th</sup> St	11860	SW 216th St	1952	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22795	Goulds Shopping Plaza	11601	SW 216th St	1985	Commercial/Industrial	Shopping Center		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22796	13420 SW 232 <sup>nd</sup> St	13420	SW 232nd St	1947	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22797	11488 SW 214 <sup>th</sup> St	11488	SW 214th St	1960	Residential		House	Contemporary	No	Not eligible for local designation or NRHP
8DA22798	11481-83 SW 214 <sup>th</sup> St	11481-83	SW 214th St	1976	Residential		Duplex	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22799	First Born Church Community	11440	SW 214th St	1953	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22800	Arthur Mays Villas Housing				Resource Group - Building Complex				Yes	Further evaluation recommended for local designation
8DA22801	Triumphant Church of God of Prophecy outbuilding	21450	SW 112nd Ave	1951	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22802	Goulds Dry Cleaners	11012	SW 216th St	1952	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22803	Walker Funeral Home	11000	SW 216th St	1974	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	Yes	Further evaluation recommended for local designation
8DA22804	21700 SW 108 <sup>th</sup> Ct	21700	SW 108th Ct	1951	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22805	21710 SW 108 <sup>th</sup> Ct	21710	SW 108th Ct	1951	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22806	10860 SW 217 <sup>th</sup> Ter	10860	SW 217th Terr	1949	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22807	10865 SW 218 <sup>th</sup> Ter	10865	SW 218th Terr	1951	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22808	10875 SW 218 <sup>th</sup> Ter	10875	SW 218th Terr	1951	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22809	10885 SW 218 <sup>th</sup> Ter	10885	SW 218th Terr	1950	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22810	21825 SW 109 <sup>th</sup> Ave	21825	SW 109th Ave	1950	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22811	21835 SW 109 <sup>th</sup> Ave	21835	SW 109th Ave	1950	Residential		House	Contemporary	No	Not eligible for local designation or NRHP
8DA22812	21901 SW 109 <sup>th</sup> Ave	21901	SW 109th Ave	1951	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22813	21915 SW 109 <sup>th</sup> Ave	21915	SW 109th Ave	1951	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22814	21925 SW 109 <sup>th</sup> Ave	21925	SW 109th Ave	1950	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22815	21900 SW 108 <sup>th</sup> Ct	21900	SW 108th Ct	1950	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22816	Givens House	21920	SW 108th Ct	1950	Residential		Ranch House	Masonry Vernacular	Yes	Further evaluation recommended for local designation
8DA22817	10995 SW 219 <sup>th</sup> St	10995	SW 219th St	1959	Residential		Ranch House	Contemporary	No	Not eligible for local designation or NRHP
8DA22818	21801 SW 111 <sup>th</sup> Ave	21801	SW 111th Ave	1949	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22819	21821 SW 111 <sup>th</sup> Ave	21821	SW 111th Ave	1983	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22820	21820 SW 111 <sup>th</sup> Ave	21829	SW 111th Ave	1980	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22821	21830 SW 111 <sup>th</sup> Ave	21839	SW 111th Ave	1955	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22822	21840 SW 111 <sup>th</sup> Ave	21840	SW 111th Ave	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22823	11241 SW 220 <sup>th</sup> St	11241	SW 220th St	1963	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22824	Roby and Pauline George House	21620	SW 112th Ave	1949	Residential		Ranch House	Masonry Vernacular	Yes	Further evaluation recommended for local designation
8DA22825	Talmadge and Marie Roux House	11290	SW 216th St	1946	Residential		Ranch House	Masonry Vernacular	Yes	Eligible for local designation
8DA22826	Demps Park (formerly Goulds Park)				Resource Group - Landscape				Yes	Further evaluation recommended for local designation
8DA22827	Arthur and Polly Mays House	21901	SW 116th Ave	1957	Residential		Ranch House	Masonry Vernacular	Yes	Eligible for local designation
8DA22828	South Florida Growers' Association	13000	SW 232rd St	1954	Commercial/Industrial	Packing House		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22829	Homestead Forestry Station				Resource Group - Building Complex				No	Not eligible for local designation or NRHP
8DA22830	Bull Labor Camp	24301	SW 137th Ave		Resource Group - Landscape				Yes	Not eligible for local designation or NRHP

FMSF#	Name	Address	Street	Date	Building Category	Commercial Type	Residential Type	Style	Historically Significant	Eligibility
8DA22831	Bi-Lo Supermarket	21657	S Dixie Hwy	1961	Commercial/Industrial	Retail Store		Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22832	Lee-Briscoe House	21811	SW 118th Ct	1930	Residential		House	Frame Vernacular	Yes	Eligible for local designation
8DA22833	21855 S Dixie Hwy	21855	S Dixie Hwy	1930	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22834	21920 SW 118 <sup>th</sup> Ct	21920	SW 118th Ct	1930	Residential		House	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA22835	11881 SW 220th St	11881	SW 220th St	1925	Residential		House	Masonry Vernacular	Yes	Eligible for local designation
8DA22836	Beautiful Zion Temple of God	21739	SW 120th Ave	1956	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22837	21900 SW 120 <sup>th</sup> Ave	21900	SW 120th Ave	1952	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22838	24420 Packinghouse Rd	24420	Packinghouse Rd	1946	Commercial/Industrial	Packing House		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22839	Glorious Church of Christ Written in Heaven	12101	SW 219th St	1957	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22840	12255 SW 219 <sup>th</sup> St	12255	SW 219th St	1931	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22841	12265 SW 220 <sup>th</sup> St	12265	SW 220th St	1935	Residential		House	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA22842	12380 SW 219 <sup>th</sup> St	12380	SW 219th St	1936	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22843	12435 SW 219 <sup>th</sup> St	12435	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22844	12475 SW 219 <sup>th</sup> St	12475	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22845	12485 SW 219 <sup>th</sup> St	12485	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22846	12495 SW 219 <sup>th</sup> St	12495	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22847	12545 SW 219 <sup>th</sup> St	12545	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22848	12645 SW 219 <sup>th</sup> St	12645	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22849	12650 SW 219 <sup>th</sup> St	12650	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22850	12490 SW 219 <sup>th</sup> St	12490	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22851	21928 SW 124 <sup>th</sup> PI	21928	SW 124th PI	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22852	21938 SW 124 <sup>th</sup> PI	21938	SW 124th PI	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22853	21939 SW 124 <sup>th</sup> PI	21939	SW 124th PI	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22854	21940 SW 124 <sup>th</sup> PI	21940	SW 124th PI	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22855	First Baptist Church of Goulds	22101	SW 124th Ave	1940	Religious			Mission	Yes	Contributing to local district (Goulds)
8DA22856	Vascianna Residence	22121	SW 124th Ave	1947	Residential		Ranch House	Masonry Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22857	12375 SW 222 <sup>nd</sup> St	12375	SW 222nd St	1946	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22858	Luther Chandler/Lounsbury Residence	22250	Hill St	1930	Residential		House	Dutch Colonial Revival	Yes	Contributing to local district (Goulds)
8DA22859	Campbell Residence	22215	Hill St	1928	Residential		Bungalow	Craftsman	Yes	Contributing to local district (Goulds)
8DA22860	Torbert Residence	22145	Miami Ave	1958	Residential		Ranch House	Masonry Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22861	Session's House	12375	SW 224th St	1956	Commercial			Contemporary	Yes	Further evaluation recommended (potential contributor to district)
8DA22862	22255 Miami Ave	22255	Miami Ave	1952	Residential		Ranch House	Masonry Vernacular	Yes	Contributing to local district (Goulds)
8DA22863	Hennington Residence	12301	SW 223rd St	1953	Residential		Ranch House	Masonry Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22864	12365 SW 224 <sup>th</sup> St Bldg B	12365	SW 224th St	1950	Commercial/Industrial	Garage		Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA22865	22395 SW 124 <sup>th</sup> Ave	22395	SW 124th Ave	1925	Residential		House	Mission	Yes	Contributing to local district (Cauley Square)
8DA22866	12365 SW 224 <sup>th</sup> St Bldg A/ Sharpe House	12365	SW 224th St	1950	Residential		House	Masonry Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22867	Kugler House	12345	SW 224th St	1945	Residential		House	Masonry Vernacular	Yes	Contributing to local district (Cauley Square)

FMSF#	Name	Address	Street	Date	Building Category	Commercial Type	Residential Type	Style	Historically Significant	Eligibility
8DA22868	12309 SW 224 <sup>th</sup> St	12309	SW 224th St	1947	Commercial/Industrial	Other		Frame Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22869	Carroll House	12307	SW 224th St	1903	Residential		House	Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA22870	24400 S Dixie Hwy	24400	S Dixie Hwy	1955	Commercial/Industrial	Packing House		Masonry Vernacular	Yes	Not eligible for local designation or NRHP
8DA22871	Odum House	12310	SW 224th St	1947	Residential		House	Masonry Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22872	Flagler Worker's Cottage	12320	SW 224th St	1925	Residential		House	Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA22873	12340 SW 224 <sup>th</sup> St	12340	SW 224th St	1925	Residential		House	Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA22874	22500 Old Dixie Hwy	22500	Old Dixie Highway	1930	Religious			Frame Vernacular	Yes	Contributing to local district (Goulds)
8DA22875	22430 Old Dixie Hwy, Building 2	22430	Old Dixie Highway	1940	Commercial/Industrial			Frame Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22876	Lewis Cottage	22417	SW 124th Ave	1903	Residential		House	Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA22877	22110-12 SW 122 <sup>nd</sup> Ave	22110-12	SW 122nd Ave	1955	Residential		Duplex	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22878	22060 Old Dixie Hwy	22060	Old Dixie Highway	1984	Commercial/Industrial	Retail Store		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22879	First National Bank of Princeton-Naranja	24701	S Dixie Hwy	1964	Commercial/Industrial	Bank		Masonry Vernacular	No	Not eligible for local designatin or NRHP
8DA22880	12002 SW 220 <sup>th</sup> St	12002	SW 220th St	1959	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designatin or NRHP
8DA22881	11840 SW 220 <sup>th</sup> St	11840	SW 220th St	1950	Residential		House	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22882	24735 S Dixie Hwy	24735	S Dixie Hwy	1946	Commercial/Industrial	Shopping Center		Masonry Vernacular	Yes	Further evaluation recommended for local designation
8DA22883	11700 SW 220 <sup>th</sup> St	11700	SW 220th St	1958	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22884	11741 SW 222 <sup>nd</sup> St	11741	SW 222nd St	1925	Residential		Bungalow	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA22885	11750 SW 222 <sup>nd</sup> St	11750	SW 222nd St	1930	Residential		House	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA22886	11742 SW 222 <sup>nd</sup> St	11742	SW 222nd St	1930	Residential		House	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA22887	11740 SW 222 <sup>nd</sup> St	11740	SW 222nd St	1915	Residential		House	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA22888	11730 SW 222 <sup>nd</sup> St	11730	SW 222nd St	1936	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22889	The House of God Pentecostal	11500	SW 220th St	1956	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22890	22053 SW 114 <sup>th</sup> Ave	22053	SW 114th Ave	1948	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22891	22055 SW 114 <sup>th</sup> Ave	22055	SW 114th Ave	1954	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22892	22220 SW 112 <sup>th</sup> PI	22220	SW 112th PI	1960	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22893	22240 SW 112 <sup>th</sup> PI	22240	SW 112th PI	1959	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22894	22260 SW 112 <sup>th</sup> PI	22260	SW 112th PI	1959	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22895	22300 SW 112 <sup>th</sup> PI	22300	SW 112th PI	1959	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22896	22340 SW 112 <sup>th</sup> PI	22340	SW 112th PI	1959	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22897	22360 SW 112 <sup>th</sup> PI	22360	SW 112th PI	1959	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22898	22345 SW 112 <sup>nd</sup> Ave	22345	SW 112nd Ave	1962	Commercial/Industrial	Retail Store		Masonry Vernacular	Yes	Not eligible for local designation or NRHP
8DA22899	11101 SW 224 <sup>th</sup> St	11101	SW 224th St	1962	Residential		Apartment	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22900	22339 SW 112 <sup>th</sup> Ave	22339	SW 112th Ave	1961	Commercial/Industrial	Shopping Center		International	No	Not eligible for local designation or NRHP
8DA22901	10980 SW 222 <sup>nd</sup> Ter	10980	SW 222nd Terr	1966	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22902	10970 SW 222 <sup>nd</sup> Ter	10970	SW 222nd Terr	1966	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22903	10960 SW 222 <sup>nd</sup> Ter	10960	SW 222nd Terr	1966	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22904	10981 SW 222 <sup>nd</sup> Ter	10981	SW 222nd Terr	1966	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22905	10971 SW 222 <sup>nd</sup> Ter	10971	SW 222nd Terr	1966	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP

FMSF#	Name	Address	Street	Date	Building Category	Commercial Type	Residential Type	Style	Historically Significant	Eligibility
8DA22906	10961 SW 222 <sup>nd</sup> Ter	10961	SW 222nd Terr	1966	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22907	10951 SW 222 <sup>nd</sup> Ter	10951	SW 222nd Terr	1966	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22908	22205 SW 109 <sup>th</sup> Ct	22205	SW 109th Ct	1964	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22909	22250 SW 109 <sup>th</sup> Ave	22250	SW 109th Ave	1960	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22910	10810 SW 220 <sup>th</sup> St	10810	SW 220th St	1960	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22911	10761 SW 221st St	10761	SW 221st St	1960	Residential		House	Contemporary	No	Not eligible for local designation or NRHP
8DA22912	10751 SW 221st St	10751	SW 221st St	1960	Residential		House	Contemporary	No	Not eligible for local designation or NRHP
8DA22913	10750 SW 221st St	10750	SW 221st St	1965	Residential		Ranch House	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22914	10770 SW 221st St	10770	SW 221st St	1965	Residential		Ranch House	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22915	Goulds Church of Christ	22800	SW 112th Ave	1974	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22916	11855 SW 232 <sup>nd</sup> St	11855	SW 232nd St	1950	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22917	Morning Star Missionary Baptist Church	22769	SW 120th Ave	1984	Religious			Contemporary	No	Not eligible for local designation or NRHP
8DA22918	22515 S Dixie Hwy	22515	S Dixie Hwy	1954	Commercial/Industrial	Service Station		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22919	22601 S Dixie Hwy	22601	S Dixie Hwy	1951	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22920	22620 Bailes Rd	22620	Bailes Road	1930	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22921	22706 SW 123 <sup>rd</sup> Rd	22706	SW 123rd Rd	1912	Commercial/Industrial	Other		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22922	Somerset Academy	13395	SW 248th St	1955	Religious			Mission	No	Not eligible for local designation or NRHP
8DA22923	24910 SW 134 <sup>th</sup> Ave	24910	SW 134th Ave	1937	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22924	22825 S Dixie Hwy	22825	S Dixie Hwy	1957	Commercial/Industrial	Service Station		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22925	Howard Residence	22526	Old Dixie Highway	1934	Residential		House	Frame Vernacular	Yes	Contributing to local district (Goulds)
8DA22926	22600 Old Dixie Hwy	22600	Old Dixie Highway	1949	Residential		House	Masonry Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22927	22790 S Dixie Hwy	22790	S Dixie Hwy	1965	Commercial/Industrial	Packing House		Industrial Vernacular	No	Not eligible for local designation or NRHP
8DA22928	22840 S Dixie Hwy	22840	S Dixie Hwy	1948	Commercial/Industrial	Packing House		Masonry Vernacular	х	Further evaluation recommended for local designation
8DA22929	22830 Old Dixie Hwy	22930	Old Dixie Highway	1926	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22930	Lee's Bakery	23135	S Dixie Hwy	1952	Commercial/Industrial	Retail Store		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22931	23100 SW 123 <sup>rd</sup> Rd	23100	SW 123rd Rd	1975	Residential		Apartment	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22932	Dixie Highway Liquor	23301	S Dixie Hwy	1952	Commercial/Industrial	Retail Store		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22933	23455 S Dixie Hwy	23455	S Dixie Hwy	1984	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22934	24835 SW 135 <sup>th</sup> Ave	24835	SW 135th Ave	1930	Residential		House	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA22935	23655 S Dixie Hwy	23655	S Dixie Hwy	1950	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22936	23715 S Dixie Hwy	23715	S Dixie Hwy	1950	Commercial/Industrial	Service Station		Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22937	23850 SW 129 <sup>th</sup> Ave	23850	SW 129th Ave	1930	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22938	23900 SW 129 <sup>th</sup> Ave	23900	SW 129th Ave	1952	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22939	13490 SW 249 <sup>th</sup> St	13490	SW 249th St	1957	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22940	24935 SW 135 <sup>th</sup> Ave	24935	SW 135th Ave	1950	Residential		Duplex	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22941	13600 SW 248 <sup>th</sup> St	13600	SW 248th St	1953	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	Yes	Not eligible for local designation or NRHP
	Summerland Tropical Fish Farms	13955	SW 248th St	1970	Residential		Ranch House	Masonry Vernacular	Yes	Further evaluation recommended for local designation
	Princeton Post Office	13500	SW 250th St	1977	Civic			International	No	Not eligible for local designation or NRHP
8DA22944	25075 S Dixie Hwy	25075	S Dixie Hwy	1962	Commercial/Industrial	Service Station		Contemporary	No	Not eligible for local designation or NRHP
8DA22945	25151 S Dixie Hwy	25151	S Dixie Hwy	1981	Commercial/Industrial	Bank		Modern	No	Not eligible for local designation or NRHP

FMSF#	Name	Address	Street	Date	Building Category	Commercial Type	Residential Type	Style	Historically Significant	Eligibility
8DA22946	H.L. Cox & Sons Packing House	25251	SW 139th Ave	1967	Commercial/Industrial	Packing House		Industrial Vernacular	Yes	Further evaluation recommended for local designation
8DA22947	Tahitian Groves Packing Plant	25400	SW 139th Ave	1948	Commercial/Industrial	Packing House		International	Yes	Further evaluation recommended for local designation
8DA22948	23101 S Dixie Hwy	23101	S Dixie Hwy	1952	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligile for local designation or NRHP
8DA22949	22335 Miami Ave	22335	Miami Ave	1930	Residential		Bungalow	Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA22950	FEC Cottage	22320	Miami Ave	1912	Residential		Bungalow	Frame Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22951	Caboose	12305	SW 224th St	1914	Commercial/Industrial	Caboose		Other	Yes	Contributing to local district (Cauley Square)
8DA22952	New Bethel AME Parsonage	21911	SW 117th Ave	1971	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22953	Church's Chicken	21595	S Dixie Hwy	1985	Commercial/Industrial	Retail Store			No	Not eligible for local designation or NRHP
8DA22954	21555 SW 109 <sup>th</sup> Ct	21555	SW 109th Ct	1960	Residential		Ranch House	Contemporary	No	Not eligible for local designation or NRHP
8DA22955	11846 SW 216 <sup>th</sup> St	11846	SW 216th St	1951	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22956	11800 SW 216 <sup>th</sup> St	11800	SW 216th St	1977	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22957	Dr. Glattauer's Clinic	22330	SW 112th Ave	1962	Residential		Ranch House	Masonry Vernacular	Yes	Not eligible for local designation or NRHP
8DA22958	Ruby Murphy's House and Beauty Shop	11840	SW 221st St	1949	Residential		Ranch House	Masonry Vernacular	Yes	Not eligible for local designation or NRHP
8DA22959	Goodwill Industries	24311	S Dixie Hwy	1973	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22960	Princeton Fire Station	13150	SW 238th St	1957	Civic			Modern	No	Not eligible for local designation or NRHP
8DA22961	24625 S Dixie Hwy	24625	S Dixie Hwy	1955	Commercial/Industrial	Retail Store		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22962	22040 SW 116 <sup>th</sup> Ave	22040	SW 116th Ave	1955	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22963	22100 SW 116 <sup>th</sup> Ave	22100	SW 116th Ave	1956	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22964	22110 SW 116 <sup>th</sup> Ave	22110	SW 116th Ave	1956	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22965	22120 SW 116 <sup>th</sup> Ave	22120	SW 116th Ave	1955	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22966	22143 SW 116 <sup>th</sup> Ave	22143	SW 116th Ave	1974	Residential		Duplex	Contemporary	No	Further evaluation recommended for local designation
8DA22967	22175 SW 116 <sup>th</sup> Ave	22175	SW 116th Ave	1974	Residential		Duplex	Contemporary	No	Further evaluation recommended for local designation
8DA22968	22201 SW 116 <sup>th</sup> Ave	22201	SW 116th Ave	1974	Residential		Duplex	Contemporary	No	Further evaluation recommended for local designation
8DA22969	22001 SW 116 <sup>th</sup> Ave	22001	SW 116th Ave	1974	Residential		Duplex	Contemporary	No	Further evaluation recommended for local designation
8DA22970	22025 SW 115 <sup>th</sup> Ct	22025	SW 115th Ct	1980	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22971	Kettles Labor Camp				Resource Group - Building Complex				Yes	Further evaluation recommended for local designation
8DA22972	Goulds Home				Resource Group - Building Complex				No	Not eligible for local designation or NRHP
8DA22973	Miami Cerebral Palsy Group Home	11000	SW 220th St		Resource Group - Building Complex				No	Not eligible for local designation or NRHP
8DA22974	Black Creek Canal (C-1W)				Linear Resource - Canal				No	Not eligible for local designation or NRHP within study area
8DA22975	Cauley Square Historic District				Resource Group - District				Yes	Locally designated

FMSF#	Name	Address	Street	Date	Building Category	Commercial Type	Residential Type	Style	Historically Significant	Eligibility
8DA12606	Bridge 870013 SB US 1 over Black Creek Canal				Bridge				No	Not eligible for local designation or NRHP
8DA12616	Bridge 874445 SW 232 <sup>nd</sup> St over Princeton Canal				Bridge				No	Not eligible for local designation or NRHP
8DA15332	Bridge 874388 SW 127 <sup>th</sup> Ave over Black Creek Canal				Bridge				No	Not eligible for local designation or NRHP
8DA15828	Bridge 870615 SW 112 <sup>th</sup> Ave/Allapattah Rd over Black Creek Canal				Bridge				No	Not eligible for local designation or NRHP
8DA06793	Silver Green Cemetery	13701	SW 2140th Street		Cemetery				Yes	Eligible for local designation
8DA11591	Pine Villa Elementary School	11370	SW 216th St	1958	Civic			International	Yes	Further evaluation recommended for local designation
8DA11592	Isaac A. Withers Comm. Action Agency Emp	21300	SW 122nd Ave	1963	Civic			Mid Century Modern	Yes	Further evaluation recommended for local designation
8DA19779	Goulds Post Office	22390	Old Dixie Highway	1963	Civic	Commercial/Industrial Block		Mid Century Modern	No	Not eligible for local designation or NRHP
8DA19780	Goulds Park Pavilion	11350	SW 216th St	1978	Civic	Commercial/Industrial Block		Mid Century Modern	Yes	Further evaluation recommended for local designation
8DA19793	Mays Jr. High School	11700	SW 216th St	1935	Civic			International	Yes	Eligible for local designation
8DA22943	Princeton Post Office	13500	SW 250th St	1977	Civic			International	No	Not eligible for local designation or NRHP
8DA22960	Princeton Fire Station	13150	SW 238th St	1957	Civic			Modern	No	Not eligible for local designation or NRHP
8DA02762	Flat Iron Building / Cauley Square	22400	Old Dixie Highway	1919	Commercial/Industrial	Two-part commercial block		Masonry Vernacular	Yes	Contributing to local district (Cauley Square and Goulds)
8DA05904	12312 SW 224 <sup>th</sup> St	12312	SW 224th St	1940	Commercial/Industrial			Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA05905	22430 Old Dixie Hwy	22430	Old Dixie Highway	1947	Commercial/Industrial			Masonry Vernacular	Yes	Contributing to local district (Cauley Square)
8DA05906	22420 Old Dixie Highway	22420	Old Dixie Highway	1920	Commercial/Industrial			Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA06459	Store Porch/Bill Wilson's Mercantile	11991	SW 220th St	1935	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	Yes	Locally designated
8DA11595	Kent Motel	22345	S Dixie Hwy	1950	Commercial/Industrial	Motel		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA19762	Goulds Theater	21910	SW 120th Ave	1937	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	Yes	Further evaluation recommended for local designation
8DA19764	Lucerne Packing Co.	13980	SW 252nd St	1957	Commercial/Industrial	Packing House		Masonry Vernacular	Yes	Further evaluation recommended for local designation
8DA19765	Coast Citrus Distributors	13855	SW 252nd St	1975	Commercial/Industrial	Packing House		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA19853	Biscayne Court Motel	23501	S Dixie Hwy	1953	Commercial/Industrial	Motel		Mid Century Modern	No	Not eligible for local designation or NRHP
8DA19854	DeLuxe Auto	24141	S Dixie Hwy	1956	Commercial/Industrial	Service Station		Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22791	22620 SW 134 <sup>th</sup> Ave	22620	SW 134th Ave	1939	Commercial/Industrial		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22795	Goulds Shopping Plaza	11601	SW 216th St	1985	Commercial/Industrial	Shopping Center		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22802	Goulds Dry Cleaners	11012	SW 216th St	1952	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22803	Walker Funeral Home	11000	SW 216th St	1974	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	Yes	Further evaluation recommended for local designation
8DA22833	21855 S Dixie Hwy	21855	S Dixie Hwy	1930	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22837	21900 SW 120 <sup>th</sup> Ave	21900	SW 120th Ave	1952	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22838	24420 Packinghouse Rd	24420	Packinghouse Rd	1946	Commercial/Industrial	Packing House		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22861	Session's House	12375	SW 224th St	1956	Commercial/Industrial			Contemporary	Yes	Further evaluation recommended (potential contributor to district)
8DA22864	12365 SW 224 <sup>th</sup> St Bldg B	12365	SW 224th St	1950	Commercial/Industrial	Garage		Frame Vernacular	Yes	Contributing to local district (Cauley Square)

FMSF#	Name	Address	Street	Date	Building Category	Commercial Type	Residential Type	Style	Historically Significant	Eligibility
8DA22868	12309 SW 224 <sup>th</sup> St	12309	SW 224th St	1947	Commercial/Industrial	Other		Frame Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22870	24400 S Dixie Hwy	24400	S Dixie Hwy	1955	Commercial/Industrial	Packing House		Masonry Vernacular	Yes	Not eligible for local designation or NRHP
8DA22875	22430 Old Dixie Hwy, Building 2	22430	Old Dixie Highway	1940	Commercial/Industrial			Frame Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22878	22060 Old Dixie Hwy	22060	Old Dixie Highway	1984	Commercial/Industrial	Retail Store		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22879	First National Bank of Princeton-Naranja	24701	S Dixie Hwy	1964	Commercial/Industrial	Bank		Masonry Vernacular	No	Not eligible for local designatin or NRHP
8DA22880	12002 SW 220 <sup>th</sup> St	12002	SW 220th St	1959	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designatin or NRHP
8DA22882	24735 S Dixie Hwy	24735	S Dixie Hwy	1946	Commercial/Industrial	Shopping Center		Masonry Vernacular	Yes	Further evaluation recommended for local designation
8DA22898	22345 SW 112 <sup>nd</sup> Ave	22345	SW 112nd Ave	1962	Commercial/Industrial	Retail Store		Masonry Vernacular	Yes	Not eligible for local designation or NRHP
8DA22900	22339 SW 112 <sup>th</sup> Ave	22339	SW 112th Ave	1961	Commercial/Industrial	Shopping Center		International	No	Not eligible for local designation or NRHP
8DA22918	22515 S Dixie Hwy	22515	S Dixie Hwy	1954	Commercial/Industrial	Service Station		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22921	22706 SW 123 <sup>rd</sup> Rd	22706	SW 123rd Rd	1912	Commercial/Industrial	Other		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22924	22825 S Dixie Hwy	22825	S Dixie Hwy	1957	Commercial/Industrial	Service Station		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22927	22790 S Dixie Hwy	22790	S Dixie Hwy	1965	Commercial/Industrial	Packing House		Industrial Vernacular	No	Not eligible for local designation or NRHP
8DA22928	22840 S Dixie Hwy	22840	S Dixie Hwy	1948	Commercial/Industrial	Packing House		Masonry Vernacular	x	Further evaluation recommended for local designation
8DA22930	Lee's Bakery	23135	S Dixie Hwy	1952	Commercial/Industrial	Retail Store		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22932	Dixie Highway Liquor	23301	S Dixie Hwy	1952	Commercial/Industrial	Retail Store		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22933	23455 S Dixie Hwy	23455	S Dixie Hwy	1984	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22935	23655 S Dixie Hwy	23655	S Dixie Hwy	1950	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22936	23715 S Dixie Hwy	23715	S Dixie Hwy	1950	Commercial/Industrial	Service Station		Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22941	13600 SW 248 <sup>th</sup> St	13600	SW 248th St	1953	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	Yes	Not eligible for local designation or NRHP
8DA22944	25075 S Dixie Hwy	25075	S Dixie Hwy	1962	Commercial/Industrial	Service Station		Contemporary	No	Not eligible for local designation or NRHP
8DA22945	25151 S Dixie Hwy	25151	S Dixie Hwy	1981	Commercial/Industrial	Bank		Modern	No	Not eligible for local designation or NRHP
8DA22946	H.L. Cox & Sons Packing House	25251	SW 139th Ave	1967	Commercial/Industrial	Packing House		Industrial Vernacular	Yes	Further evaluation recommended for local designation
8DA22947	Tahitian Groves Packing Plant	25400	SW 139th Ave	1948	Commercial/Industrial	Packing House		International	Yes	Further evaluation recommended for local designation
8DA22948	23101 S Dixie Hwy	23101	S Dixie Hwy	1952	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligile for local designation or NRHP
8DA22951	Caboose	12305	SW 224th St	1914	Commercial/Industrial	Caboose		Other	Yes	Contributing to local district (Cauley Square)
8DA22953	Church's Chicken	21595	S Dixie Hwy	1985	Commercial/Industrial	Retail Store			No	Not eligible for local designation or NRHP
8DA22959	Goodwill Industries	24311	S Dixie Hwy	1973	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22961	24625 S Dixie Hwy	24625	S Dixie Hwy	1955	Commercial/Industrial	Retail Store		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22828	South Florida Growers' Association	13000	SW 232rd St	1954	Commercial/Industrial	Packing House		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22831	Bi-Lo Supermarket	21657	S Dixie Hwy	1961	Commercial/Industrial	Retail Store		Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22919	22601 S Dixie Hwy	22601	S Dixie Hwy	1951	Commercial/Industrial	Commercial/Industrial Block		Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA16466	Princeton Canal (C-102)				Linear Resource - Canal				No	Not eligible for local designation or NRHP within study area
8DA22974	Black Creek Canal (C-1W)				Linear Resource - Canal				No	Not eligible for local designation or NRHP within study area

FMSF#	Name	Address	Street	Date	<b>Building Category</b>	Commercial Type	Residential Type	Style	Historically Significant	Eligibility
8DA10107	Florida East Coast Railway				Linear Resource - Railroad				Yes	Not eligible for local designation or NRHP within study area
8DA09990	US 1				Linear Resource - Road				Yes	Not eligible for local designation or NRHP within study area
8DA02830	Full Gospel Mission Church/Coral Rock Chapel	12425	SW 224th St	1937	Religious			Masonry Vernacular	Yes	Locally designated; further evaluation of NRHP eligibility recommended
8DA19771	Iglesia Bautista Manantial de Vida	13155	SW 232nd St	1976	Religious			Mission	No	Not eligible for local designation or NRHP
8DA19775	Morning Star Baptist Church	24637	SW 137th Ave	1959	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA19786	The Holiness Church of Florida	12301	SW 216th St	1945	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA19788	Mt. Pleasant Missionary Baptist Church	11590	SW 220th St	1952	Religious			Masonry Vernacular	Yes	Further evaluation recommended for local designation
8DA19789	New Bethel AME Church	11695	SW 220th St	1958	Religious			Masonry Vernacular	Yes	Further evaluation recommended for local designation
8DA19790	Church of Christ Written in Heaven	11760	SW 220th St	1959	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA19875	Princeton Church of the Nazarene	13390	SW 248th St	1928	Religious			Gothic Revival	Yes	Not eligible for local designation or NRHP
8DA22780	Redeem Pentacostal Church of the Living God	11930	SW 213rd St	1967	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22781	Community Tabernacle Church of God in Christ	12001	SW 213rd Terr	1967	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22790	Front Line Ministries	12425	SW 216th St	1955	Religious		Ranch House	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22793	Union Baptist Church	12015	SW 217th St	1974	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22794	11860 SW 216 <sup>th</sup> St	11860	SW 216th St	1952	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22799	First Born Church Community	11440	SW 214th St	1953	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22801	Triumphant Church of God of Prophecy outbuilding	21450	SW 112nd Ave	1951	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22836	Beautiful Zion Temple of God	21739	SW 120th Ave	1956	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22839	Glorious Church of Christ Written in Heaven	12101	SW 219th St	1957	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22855	First Baptist Church of Goulds	22101	SW 124th Ave	1940	Religious			Mission	Yes	Contributing to local district (Goulds)
8DA22874	22500 Old Dixie Hwy	22500	Old Dixie Highway	1930	Religious			Frame Vernacular	Yes	Contributing to local district (Goulds)
8DA22889	The House of God Pentecostal	11500	SW 220th St	1956	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22915	Goulds Church of Christ	22800	SW 112th Ave	1974	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22916	11855 SW 232 <sup>nd</sup> St	11855	SW 232nd St	1950	Religious			Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22917	Morning Star Missionary Baptist Church	22769	SW 120th Ave	1984	Religious			Contemporary	No	Not eligible for local designation or NRHP
8DA22922	Somerset Academy	13395	SW 248th St	1955	Religious			Mission	No	Not eligible for local designation or NRHP
8DA02831	12490 SW 224 <sup>th</sup> St	12490	SW 224th St	1921	Residential		Bungalow	Frame Vernacular	Yes	Not eligible for local designation or NRHP
8DA02834	Ernest Anderson House	13301	SW 232nd St	1913	Residential		House	Queen Anne	Yes	Further evaluation recommended for local designation
8DA02835	13401 SW 232 <sup>nd</sup> St	13401	SW 232nd St	1920	Residential		Bungalow	Oolitic Limestone	Yes	Eligible for local designation
8DA02836	13460 SW 232 <sup>nd</sup> St	13460	SW 232nd St	1920	Residential		Bungalow	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA05593	Ogden Residence	22200	Miami Ave	1925	Residential		Bungalow	Frame Vernacular	Yes	Contributing to local district (Goulds)
8DA05595	W.C. Roberts Residence	22240	Miami Ave	1921	Residential		Bungalow	Frame Vernacular	Yes	Contributing to local district (Goulds)
8DA05596	Hathaway Residence	22300	Miami Ave	1936	Residential		Bungalow	Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA05615	Gossman House	22225	SW 124th Ave	1926	Residential		House	Mission	Yes	Contributing to local district (Goulds)
8DA05616	Evans Residence	22295	SW 124th Ave	1930	Residential		House	Mission	Yes	Contributing to local district (Goulds)
8DA05617	Talbott Residence	22301	SW 124th Ave	1920	Residential		Bungalow	Craftsman	Yes	Contributing to local district (Goulds)
8DA05618	22520 SW 134 <sup>th</sup> Ave	22520	SW 134th Ave	1927	Residential		House	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA05621	Fitzgibbons Residence	22850	SW 134th Ave	1936	Residential		House	Oolitic Limestone	Yes	Eligible for local designation

8DA19782         11470 SW 215 <sup>th</sup> St         11470         SW 215th St         1961         Residential          House         Contemporary         No         Not eligible for low Not eligible for l	•
8DA19776         12024-26 SW 220 <sup>th</sup> St         12024-26 SW 220 <sup>th</sup> St         1953         Residential          Duplex         Frame Vernacular         No         Not eligible for loss of loss	designation
8DA19782         11470 SW 215 <sup>th</sup> St         11470         SW 215th St         1961         Residential          House         Contemporary         No         Not eligible for low Not eligible for l	
8DA19794         22801 SW 123 <sup>rd</sup> Ct         22801         SW 123rd Ct         1950         Residential          Ranch House         Masonry Vernacular         No         Not eligible for lown of lown	ocal designation or NRHP
8DA19795         22935 SW 122 <sup>nd</sup> PI         22935         SW 122nd PI         1958         Residential          House         Contemporary         No         Not eligible for low Not eligible for N	ocal designation or NRHP
8DA19857         13345 SW 248 <sup>th</sup> St         13345 SW 248 <sup>th</sup> St         13345 SW 248th St         1939         Residential          Bungalow         Frame Vernacular         No         Not eligible for low Not eligible	ocal designation or NRHP
8DA22772         11780 SW 212th St         11780         SW 212th St         1958         Residential          Duplex         Mid Century Modern         No         Not eligible for low Not eligible	ocal designation or NRHP
8DA22773         11770 SW 212 <sup>th</sup> St         11770         SW 212th St         1958         Residential          Duplex         Mid Century Modern         No         Not eligible for low Not eligibl	ocal designation or NRHP
8DA22774         11760 SW 212 <sup>th</sup> St         11760         SW 212th St         1957         Residential          Duplex         Mid Century Modern         No         Not eligible for low Not eligibl	ocal designation or NRHP
8DA22775         11765 SW 213rd St         11765         SW 213rd St         1955         Residential          Duplex         Mid Century Modern         No         Not eligible for log	ocal designation or NRHP
8DA22776         11811 SW 213rd St         11811         SW 213rd St         1955         Residential          Duplex         Mid Century Modern         No         Not eligible for low Not eligible	ocal designation or NRHP
8DA22777 11815 SW 213rd St 11815 SW 213rd St 1955 Residential Duplex Mid Century Modern No Not eligible for lo	ocal designation or NRHP
	ocal designation or NRHP
	ocal designation or NRHP
8DA22778 11823 SW 213rd St 11823 SW 213rd St 1956 Residential Duplex Mid Century Modern No Not eligible for local support of the control of the contro	ocal designation or NRHP
8DA22779 11850 SW 213rd St 11850 SW 213rd St 1956 Residential Duplex Mid Century Modern No Not eligible for lo	ocal designation or NRHP
8DA22782 21330 SW 120 <sup>th</sup> Ave 21330 SW 120 <sup>th</sup> Ave 21330 SW 120th Ave 1950 Residential Duplex Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22783 12033 SW 213 <sup>th</sup> Terrace 12033 SW 213 <sup>rd</sup> Terrace 12033 SW 213 <sup>rd</sup> Terr 1958 Residential Duplex Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22784 12075-77 SW 213rd Terrace 12075-77 SW 213rd Terrace 12075-77 SW 213rd Terr 1958 Residential Duplex Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22785 12101-03 SW 213rd Terrace 12101-03 SW 213rd Terrace 12101-03 SW 213rd Terr 1958 Residential Duplex Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22786 12157-59 SW 213rd Terrace 12157-59 SW 213rd Terrace 12157-59 SW 213rd Terr 1958 Residential Duplex Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22787 12195-97 SW 213rd Terrace 12195-97 SW 213rd Terrace 12195-97 SW 213rd Terr 1956 Residential Duplex Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22788 Bush House 12750 SW 208th St 1920 Residential Bungalow Craftsman Yes Locally designate	ed
8DA22789 Front Line Ministries Parsonage 12375 SW 216th St 1978 Residential Duplex Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22792 22750 SW 134 <sup>th</sup> Ave 22750 SW 134th Ave 1937 Residential House Oolitic Limestone Yes Eligible for local of	designation
8DA22796 13420 SW 232 <sup>nd</sup> St 13420 SW 232 <sup>nd</sup> St 13420 SW 232nd St 1947 Residential Ranch House Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22797 11488 SW 214 <sup>th</sup> St 11488 SW 214th St 1960 Residential House Contemporary No Not eligible for lo	ocal designation or NRHP
8DA22798 11481-83 SW 214 <sup>th</sup> St 11481-83 SW 214 <sup>th</sup> St 11481-83 SW 214th St 1976 Residential Duplex Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22804 21700 SW 108 <sup>th</sup> Ct 21700 SW 108 <sup>th</sup> Ct 21700 SW 108th Ct 1951 Residential House Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22805 21710 SW 108 <sup>th</sup> Ct 21710 SW 108 <sup>th</sup> Ct 21710 SW 108th Ct 1951 Residential House Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22806 10860 SW 217 <sup>th</sup> Ter 10860 SW 217th Terr 1949 Residential House Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22807 10865 SW 218 <sup>th</sup> Ter 10865 SW 218th Terr 1951 Residential House Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22808 10875 SW 218 <sup>th</sup> Ter 10875 SW 218th Terr 1951 Residential House Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22809 10885 SW 218 <sup>th</sup> Ter 10885 SW 218 <sup>th</sup> Ter 1950 Residential House Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22810 21825 SW 109 <sup>th</sup> Ave 21825 SW 109 <sup>th</sup> Ave 21825 SW 109th Ave 1950 Residential Ranch House Masonry Vernacular No Not eligible for lo	cal designation or NRHP
8DA22811 21835 SW 109 <sup>th</sup> Ave 21835 SW 109 <sup>th</sup> Ave 21835 SW 109th Ave 1950 Residential House Contemporary No Not eligible for lo	ocal designation or NRHP
8DA22812 21901 SW 109 <sup>th</sup> Ave 21901 SW 109 <sup>th</sup> Ave 21901 SW 109th Ave 1951 Residential Ranch House Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22813 21915 SW 109 <sup>th</sup> Ave 21915 SW 109th Ave 1951 Residential House Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22814 21925 SW 109 <sup>th</sup> Ave 21925 SW 109th Ave 1950 Residential House Masonry Vernacular No Not eligible for lo	cal designation or NRHP
8DA22815 21900 SW 108 <sup>th</sup> Ct 21900 SW 108 <sup>th</sup> Ct 21900 SW 108th Ct 1950 Residential House Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22816 Givens House 21920 SW 108th Ct 1950 Residential Ranch House Masonry Vernacular Yes Further evaluation designation	on recommended for local
8DA22817 10995 SW 219 <sup>th</sup> St 10995 SW 219th St 1959 Residential Ranch House Contemporary No Not eligible for lo	ocal designation or NRHP
8DA22818 21801 SW 111 <sup>th</sup> Ave 21801 SW 111th Ave 1949 Residential House Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22819 21821 SW 111 <sup>th</sup> Ave 21821 SW 111th Ave 1983 Residential Ranch House Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22820 21820 SW 111 <sup>th</sup> Ave 21829 SW 111th Ave 1980 Residential Ranch House Masonry Vernacular No Not eligible for lo	ocal designation or NRHP
8DA22821 21830 SW 111 <sup>th</sup> Ave 21839 SW 111th Ave 1955 Residential House Masonry Vernacular No Not eligible for lo	ocal designation or NRHP

FMSF#	Name	Address	Street	Date	<b>Building Category</b>	Commercial Type	Residential Type	Style	Historically Significant	Eligibility
8DA22822	21840 SW 111 <sup>th</sup> Ave	21840	SW 111th Ave	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22823	11241 SW 220 <sup>th</sup> St	11241	SW 220th St	1963	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22824	Roby and Pauline George House	21620	SW 112th Ave	1949	Residential		Ranch House	Masonry Vernacular	Yes	Further evaluation recommended for local designation
8DA22825	Talmadge and Marie Roux House	11290	SW 216th St	1946	Residential		Ranch House	Masonry Vernacular	Yes	Eligible for local designation
8DA22827	Arthur and Polly Mays House	21901	SW 116th Ave	1957	Residential		Ranch House	Masonry Vernacular	Yes	Eligible for local designation
8DA22832	Lee-Briscoe House	21811	SW 118th Ct	1930	Residential		House	Frame Vernacular	Yes	Eligible for local designation
8DA22834	21920 SW 118 <sup>th</sup> Ct	21920	SW 118th Ct	1930	Residential		House	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA22835	11881 SW 220th St	11881	SW 220th St	1925	Residential		House	Masonry Vernacular	Yes	Eligible for local designation
8DA22840	12255 SW 219 <sup>th</sup> St	12255	SW 219th St	1931	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22841	12265 SW 220 <sup>th</sup> St	12265	SW 220th St	1935	Residential		House	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA22842	12380 SW 219 <sup>th</sup> St	12380	SW 219th St	1936	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22843	12435 SW 219 <sup>th</sup> St	12435	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22844	12475 SW 219 <sup>th</sup> St	12475	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22845	12485 SW 219 <sup>th</sup> St	12485	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22846	12495 SW 219 <sup>th</sup> St	12495	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22847	12545 SW 219 <sup>th</sup> St	12545	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22848	12645 SW 219 <sup>th</sup> St	12645	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22849	12650 SW 219 <sup>th</sup> St	12650	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22850	12490 SW 219 <sup>th</sup> St	12490	SW 219th St	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22851	21928 SW 124 <sup>th</sup> PI	21928	SW 124th PI	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22852	21938 SW 124 <sup>th</sup> PI	21938	SW 124th PI	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22853	21939 SW 124 <sup>th</sup> PI	21939	SW 124th PI	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22854	21940 SW 124 <sup>th</sup> PI	21940	SW 124th PI	1985	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22856	Vascianna Residence	22121	SW 124th Ave	1947	Residential		Ranch House	Masonry Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22857	12375 SW 222 <sup>nd</sup> St	12375	SW 222nd St	1946	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22858	Luther Chandler/Lounsbury Residence	22250	Hill St	1930	Residential		House	Dutch Colonial Revival	Yes	Contributing to local district (Goulds)
8DA22859	Campbell Residence	22215	Hill St	1928	Residential		Bungalow	Craftsman	Yes	Contributing to local district (Goulds)
8DA22860	Torbert Residence	22145	Miami Ave	1958	Residential		Ranch House	Masonry Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22862	22255 Miami Ave	22255	Miami Ave	1952	Residential		Ranch House	Masonry Vernacular	Yes	Contributing to local district (Goulds)
8DA22863	Hennington Residence	12301	SW 223rd St	1953	Residential		Ranch House	Masonry Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22865	22395 SW 124 <sup>th</sup> Ave	22395	SW 124th Ave	1925	Residential		House	Mission	Yes	Contributing to local district (Cauley Square)
8DA22866	12365 SW 224 <sup>th</sup> St Bldg A/ Sharpe House	12365	SW 224th St	1950	Residential		House	Masonry Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22867	Kugler House	12345	SW 224th St	1945	Residential		House	Masonry Vernacular	Yes	Contributing to local district (Cauley Square)
8DA22869	Carroll House	12307	SW 224th St	1903	Residential		House	Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA22871	Odum House	12310	SW 224th St	1947	Residential		House	Masonry Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22872	Flagler Worker's Cottage	12320	SW 224th St	1925	Residential		House	Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA22873	12340 SW 224 <sup>th</sup> St	12340	SW 224th St	1925	Residential		House	Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA22876	Lewis Cottage	22417	SW 124th Ave	1903	Residential		House	Frame Vernacular	Yes	Contributing to local district (Cauley Square)

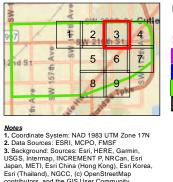
FMSF#	Name	Address	Street	Date	<b>Building Category</b>	Commercial Type	Residential Type	Style	Historically Significant	Eligibility
8DA22877	22110-12 SW 122 <sup>nd</sup> Ave	22110-12	SW 122nd Ave	1955	Residential		Duplex	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22881	11840 SW 220 <sup>th</sup> St	11840	SW 220th St	1950	Residential		House	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22883	11700 SW 220 <sup>th</sup> St	11700	SW 220th St	1958	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22884	11741 SW 222 <sup>nd</sup> St	11741	SW 222nd St	1925	Residential		Bungalow	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA22885	11750 SW 222 <sup>nd</sup> St	11750	SW 222nd St	1930	Residential		House	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA22886	11742 SW 222 <sup>nd</sup> St	11742	SW 222nd St	1930	Residential		House	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA22887	11740 SW 222 <sup>nd</sup> St	11740	SW 222nd St	1915	Residential		Frame	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA22888	11730 SW 222 <sup>nd</sup> St	11730	SW 222nd St	1936	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22890	22053 SW 114 <sup>th</sup> Ave	22053	SW 114th Ave	1948	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22891	22055 SW 114 <sup>th</sup> Ave	22055	SW 114th Ave	1954	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22892	22220 SW 112 <sup>th</sup> PI	22220	SW 112th PI	1960	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22893	22240 SW 112 <sup>th</sup> PI	22240	SW 112th PI	1959	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22894	22260 SW 112 <sup>th</sup> PI	22260	SW 112th PI	1959	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22895	22300 SW 112 <sup>th</sup> PI	22300	SW 112th PI	1959	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22896	22340 SW 112 <sup>th</sup> PI	22340	SW 112th PI	1959	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22897	22360 SW 112 <sup>th</sup> PI	22360	SW 112th PI	1959	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22899	11101 SW 224 <sup>th</sup> St	11101	SW 224th St	1962	Residential		Apartment	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22901	10980 SW 222 <sup>nd</sup> Ter	10980	SW 222nd Terr	1966	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22902	10970 SW 222 <sup>nd</sup> Ter	10970	SW 222nd Terr	1966	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22903	10960 SW 222 <sup>nd</sup> Ter	10960	SW 222nd Terr	1966	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22904	10981 SW 222 <sup>nd</sup> Ter	10981	SW 222nd Terr	1966	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22905	10971 SW 222 <sup>nd</sup> Ter	10971	SW 222nd Terr	1966	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22906	10961 SW 222 <sup>nd</sup> Ter	10961	SW 222nd Terr	1966	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22907	10951 SW 222 <sup>nd</sup> Ter	10951	SW 222nd Terr	1966	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22908	22205 SW 109 <sup>th</sup> Ct	22205	SW 109th Ct	1964	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22909	22250 SW 109 <sup>th</sup> Ave	22250	SW 109th Ave	1960	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22910	10810 SW 220 <sup>th</sup> St	10810	SW 220th St	1960	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22911	10761 SW 221 <sup>st</sup> St	10761	SW 221st St	1960	Residential		House	Contemporary	No	Not eligible for local designation or NRHP
8DA22912	10751 SW 221 <sup>st</sup> St	10751	SW 221st St	1960	Residential		House	Contemporary	No	Not eligible for local designation or NRHP
8DA22913	10750 SW 221 <sup>st</sup> St	10750	SW 221st St	1965	Residential		Ranch House	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22914	10770 SW 221 <sup>st</sup> St	10770	SW 221st St	1965	Residential		Ranch House	Mid Century Modern	No	Not eligible for local designation or NRHP
8DA22920	22620 Bailes Rd	22620	Bailes Road	1930	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22923	24910 SW 134 <sup>th</sup> Ave	24910	SW 134th Ave	1937	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22925	Howard Residence	22526	Old Dixie Highway	1934	Residential		House	Frame Vernacular	Yes	Contributing to local district (Goulds)
8DA22926	22600 Old Dixie Hwy	22600	Old Dixie Highway	1949	Residential		House	Masonry Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22929	22830 Old Dixie Hwy	22930	Old Dixie Highway	1926	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22931	23100 SW 123 <sup>rd</sup> Rd	23100	SW 123rd Rd	1975	Residential		Apartment	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22934	24835 SW 135 <sup>th</sup> Ave	24835	SW 135th Ave	1930	Residential		House	Frame Vernacular	No	Not eligible for local designation or NRHP
8DA22937	23850 SW 129 <sup>th</sup> Ave	23850	SW 129th Ave	1930	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22938	23900 SW 129 <sup>th</sup> Ave	23900	SW 129th Ave	1952	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22939	13490 SW 249 <sup>th</sup> St	13490	SW 249th St	1957	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22940	24935 SW 135 <sup>th</sup> Ave	24935	SW 135th Ave	1950	Residential		Duplex	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22942	Summerland Tropical Fish Farms	13955	SW 248th St	1970	Residential		Ranch House	Masonry Vernacular	Yes	Further evaluation recommended for local designation

FMSF#	Name	Address	Street	Date	Building Category	Commercial Type	Residential Type	Style	Historically Significant	Eligibility
8DA22949	22335 Miami Ave	22335	Miami Ave	1930	Residential		Bungalow	Frame Vernacular	Yes	Contributing to local district (Cauley Square)
8DA22950	FEC Cottage	22320	Miami Ave	1912	Residential		Bungalow	Frame Vernacular	Yes	Further evaluation recommended (potential contributor to district)
8DA22952	New Bethel AME Parsonage	21911	SW 117th Ave	1971	Residential		House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22954	21555 SW 109 <sup>th</sup> Ct	21555	SW 109th Ct	1960	Residential		Ranch House	Contemporary	No	Not eligible for local designation or NRHP
8DA22955	11846 SW 216 <sup>th</sup> St	11846	SW 216th St	1951	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22956	11800 SW 216 <sup>th</sup> St	11800	SW 216th St	1977	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22957	Dr. Glattauer's Clinic	22330	SW 112th Ave	1962	Residential		Ranch House	Masonry Vernacular	Yes	Not eligible for local designation or NRHP
8DA22958	Ruby Murphy's House and Beauty Shop	11840	SW 221st St	1949	Residential		Ranch House	Masonry Vernacular	Yes	Not eligible for local designation or NRHP
8DA22962	22040 SW 116 <sup>th</sup> Ave	22040	SW 116th Ave	1955	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22963	22100 SW 116 <sup>th</sup> Ave	22100	SW 116th Ave	1956	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22964	22110 SW 116 <sup>th</sup> Ave	22110	SW 116th Ave	1956	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22965	22120 SW 116 <sup>th</sup> Ave	22120	SW 116th Ave	1955	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA22966	22143 SW 116 <sup>th</sup> Ave	22143	SW 116th Ave	1974	Residential		Duplex	Contemporary	No	Further evaluation recommended for local designation
8DA22967	22175 SW 116 <sup>th</sup> Ave	22175	SW 116th Ave	1974	Residential		Duplex	Contemporary	No	Further evaluation recommended for local designation
8DA22968	22201 SW 116 <sup>th</sup> Ave	22201	SW 116th Ave	1974	Residential		Duplex	Contemporary	No	Further evaluation recommended for local designation
8DA22969	22001 SW 116 <sup>th</sup> Ave	22001	SW 116th Ave	1974	Residential		Duplex	Contemporary	No	Further evaluation recommended for local designation
8DA22970	22025 SW 115 <sup>th</sup> Ct	22025	SW 115th Ct	1980	Residential		Ranch House	Masonry Vernacular	No	Not eligible for local designation or NRHP
8DA20449	Arthur Mays Villas Apartments				Resource Group - Building Complex				Yes	Further evaluation recommended for local designation
8DA22800	Arthur Mays Villas Housing				Resource Group - Building Complex				Yes	Further evaluation recommended for local designation
8DA22829	Homestead Forestry Station				Resource Group - Building Complex				No	Not eligible for local designation or NRHP
8DA22971	Kettles Labor Camp				Resource Group - Building Complex				Yes	Further evaluation recommended for local designation
8DA22972	Goulds Home				Resource Group - Building Complex				No	Not eligible for local designation or NRHP
8DA22973	Miami Cerebral Palsy Group Home	11000	SW 220th St		Resource Group - Building Complex				No	Not eligible for local designation or NRHP
8DA06943	Goulds Historic District				Resource Group -District				Yes	Locally designated
8DA22975	Cauley Square Historic District				Resource Group - District				Yes	Locally designated
8DA19784	Goulds Wayside Park				Resource Group - Landscape				Yes	Not eligible for local designation or NRHP
8DA22826	Demps Park (formerly Goulds Park)				Resource Group - Landscape				Yes	Further evaluation recommended for local designation
8DA22830	Bull Labor Camp	24301	SW 137th Ave		Resource Group - Landscape				Yes	Not eligible for local designation or NRHP

V/4728bromotion/Cardot/CulturalResources/Groun/proposals/FI-Miami Dade Goulds Survey/GISNAwest GIS files/arcman/Miami

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Survey Results on Topographic Quadrangle - Map 2 of 9



contributors, and the GIS User Community

Historic Bridge

Previously Recorded Resource Group

RG - Newly Recorded/Updated Study Area

USGS 24k Topo Map Boundaries





T56S, R39E, S12; Gould 1999

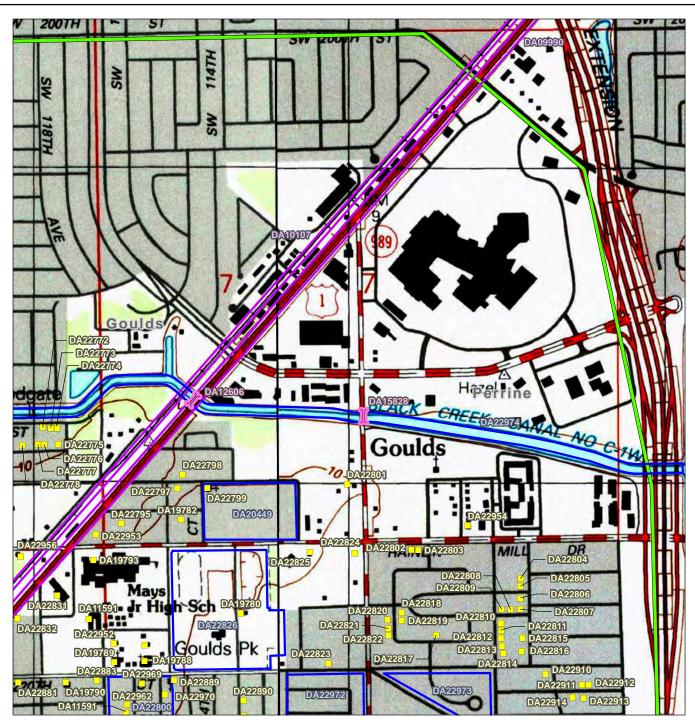
Prepared by JA on 2024-08-30 TR by EMM on 2024-08-30 IR Review by LDJ on 2024-08-30

Client/Project
Miami-Dade County, Office of Historic Preservation Goulds Heritage Resource Survey

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Survey Results on Topographic Quadrangle - Map 3 of 9

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Legend Historic Structure

Historic Bridge

Previously Recorded Resource Group RG - Newly Recorded/Updated

Study Area

USGS 24k Topo Map Boundaries



(At original document size of 8.5x11) 1:12,000





T56S, R39E, S12; Gould 1999

Prepared by JA on 2024-08-30 TR by EMM on 2024-08-30 IR Review by LDJ on 2024-08-30

Client/Project
Miami-Dade County, Office of Historic Preservation Goulds Heritage Resource Survey

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Title

Survey Results on Topographic Quadrangle - Map 4 of 9

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Data Sources: ESRI, MCPO, FMSF
3. Background: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Apan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community sclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated rein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

DA22841

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Data Sources: ESRI, MCPO, FMSF
3. Background: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Apan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



T56S, R39E, S12; Gould 1999

Prepared by JA on 2024-08-30 TR by EMM on 2024-08-30 IR Review by LDJ on 2024-08-30

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Survey Results on Topographic Quadrangle - Map 6 of 9

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Study Area

USGS 24k Topo Map Boundaries

Quadrangle - Map 7 of 9

V:1726/promotion/Cardno/CulturalResourcesGroup/proposals/FL-Miami Dade Goulds Survey/GIS/Newest GIS files/arcmap/Miami Gould Results Topo

Quadrangle - Map 9 of 9