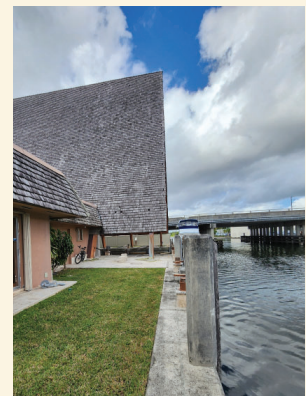
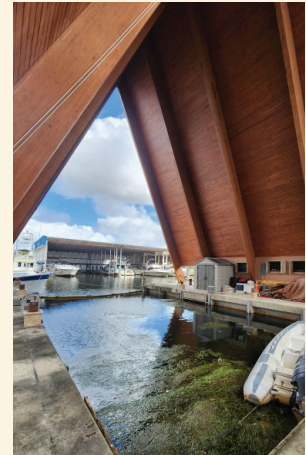
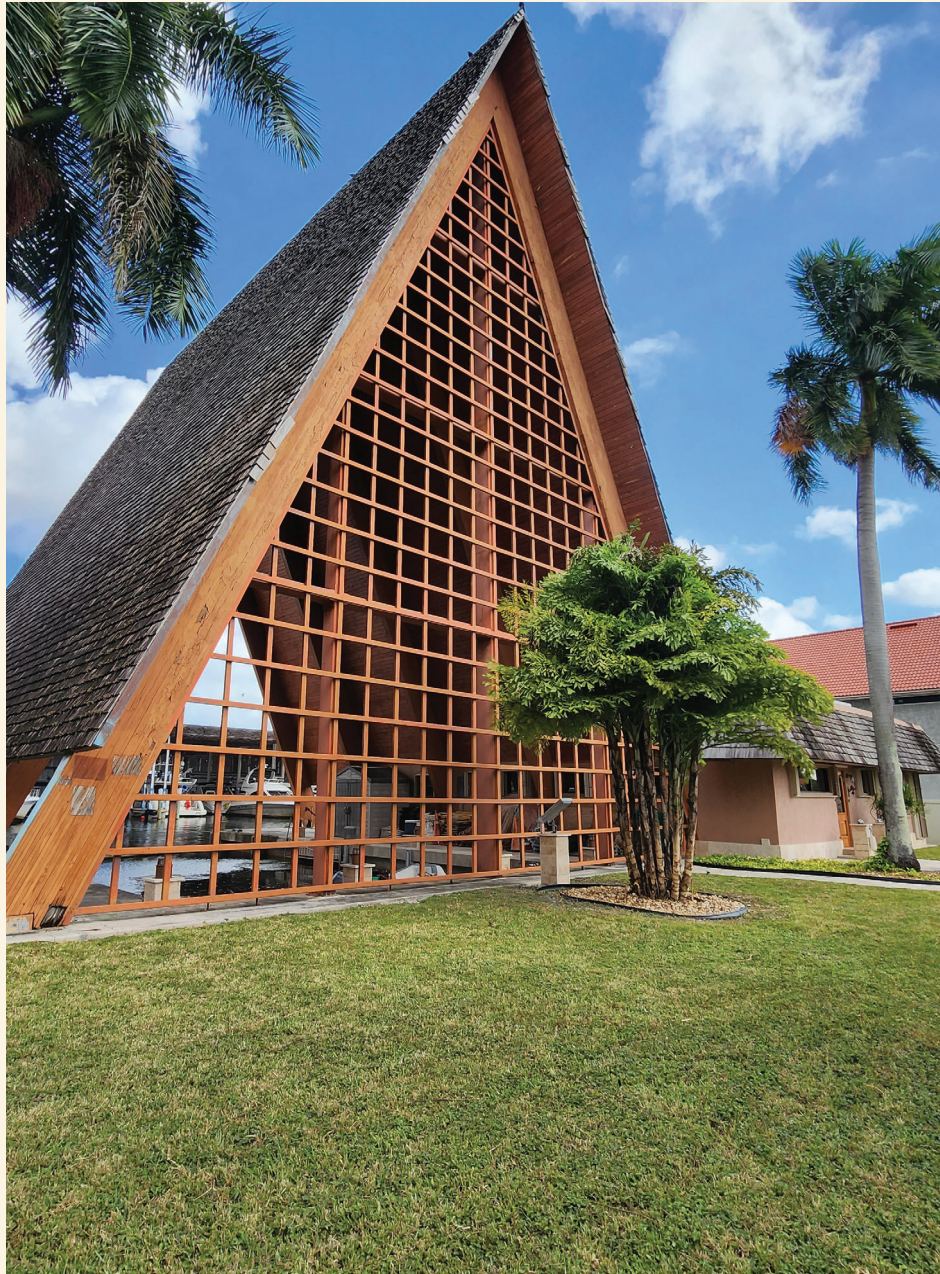


Designation Report

A-Frame Boathouse & Residence Historic Site

3691 NW 20th Street
Miami-Dade County, Florida
Built: c. 1969



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Historic Preservation Specialist
Office of Historic Preservation
Regulatory and Economic Resources Department
Miami-Dade County

December 11, 2024

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I. GENERAL INFORMATION

NAME: A-FRAME BOATHOUSE AND RESIDENCE

LOCATION: 3691 NW 20th Avenue
Miami, FL 33142
Township: 53S
Range: 41E
Section: 33

ARCHITECT: Unknown

CONSTRUCTION: c.1969

PROPERTY OWNERS: Silverline America Inc.

LEGAL DESCRIPTION: GRAPELAND HGTS 2ND SEC PB 17-14
LOTS 315 THRU 318 & LOT 319 LESS
E5FT & LESS PT FOR TAMIAMI CANAL
R/W
LOT SIZE 120.000 X 136
OR 14215-2903 0889 1
COC 25336-2876 01 2007 5

TAX FOLIO NUMBER: 30-3133-014-2560

SIGNIFICANCE: History/Context: Constructed in 1969, this single-family residence and boathouse was a retirement/vacation home of restaurateur S. Prestley Blake co-founder of the Friendly’s restaurant chain established during the height of the Great Depression in 1935.

The form of the A-Frame Boathouse and Residence is representative of Miami-Dade County’s broad patterns of growth and development history and a period of architectural transition and impact starting with the 1920s land boom and continuing through post-war build out.

Located in the Grapeland Heights neighborhood of Miami Dade County, the structure is prominently positioned along the Tamiami Canal and is visible from the major thoroughfare of the area, the 37th Avenue Bridge.

The most visually dominant portion of the structure is its Boathouse while living spaces and amenities are primarily positioned in a wing extension of the home

Architecture: The structure proposed for designation is a unique rendition of minimal modern architecture, combining a 61-foot A-frame Boathouse and single-story Mansard style residence, typical of the late 1960s and early 1970s.

As such, the A-Frame Boathouse and Residence fulfills Criteria 16A-10(1)(a), *Associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation and,*

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

IMPACTS:

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

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

II. PHYSICAL DESCRIPTION / SETTING

The prosed designation site is 3691 NW 20th Avenue located in the Grapeland Heights subdivision, at the intersection of NW 37th Avenue and NW 20th Street. Across NW 37th Avenue to the west is the proposed Miami Freedom Park and Soccer Village . The residence is prominently positioned along the Tamiami Canal and is visible from the nearby NW 37th Avenue bridge (County Bridge No. 874002). Interestingly, while the overall neighborhood of Grapeland Heights is largely within the City of Miami, the northernmost block, fronting on the Tamiami Canal, remains unincorporated Miami-Dade County.



As indicated by the construction dates of surrounding structures, most of the homes in the neighborhood were built in the 1950s, decades after Grapeland Heights was platted. On the north side of NW 20th Ave, to the east of the property most of the homes were constructed in 1958, whereas on the south side of the street many homes were constructed earlier, in 1950. The rights-of-way are wide, and the neighborhood setting includes several large trees. A notable element of the setting is the nearby NW 37th Ave Bridge, located immediately west of the residence, and constructed around the same time as the A-Frame Boathouse and Residence.



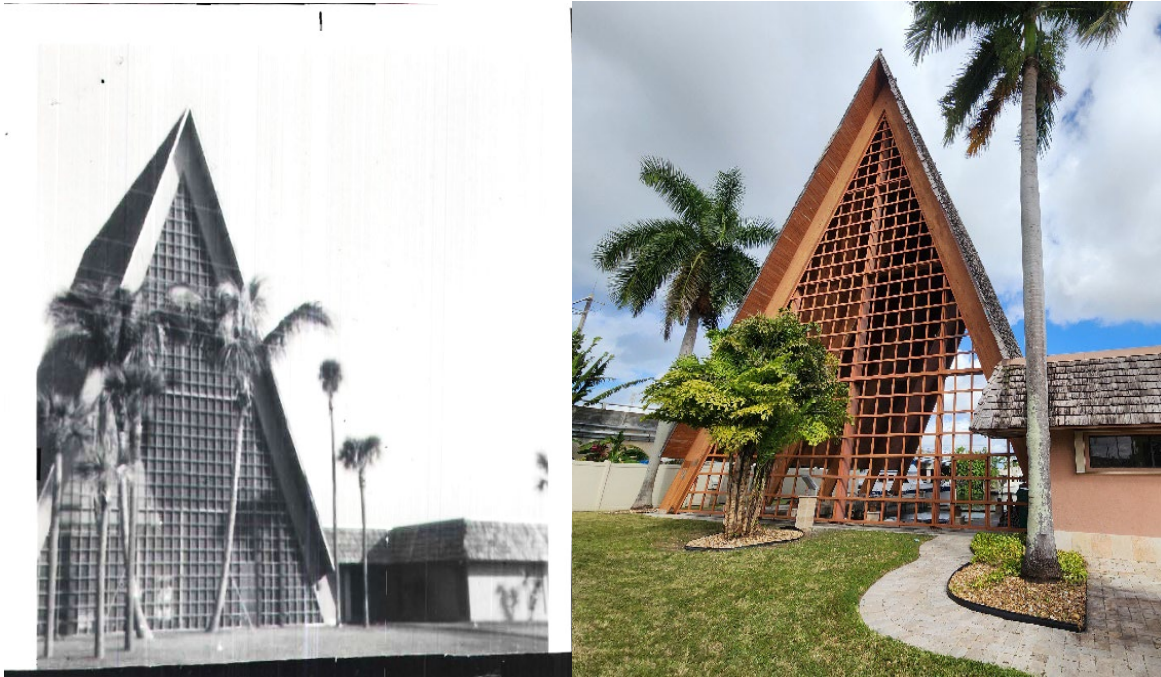
1963 Aerial



1973 Aerial

ARCHITECTURE STYLES

In Florida, the term “Post-war Modern” architecture is often used to describe the style of architecture associated with 1950s Florida development boom in the two decades that followed World War II. As such, construction of the boathouse and residence illustrates the architectural transition of the time and the broad patterns of history from Boom Era planning through a post war development explosion. Incorporating two distinctive architectural styles, the property combines a residential and lifestyle component often seen in new development of post war neighborhoods. The boathouse is likely the more striking element of architecture for most featuring an A-Frame design popular from the 50s to 70s. Equally as significant is the attached residence which is based on the popular Mansard style prominent from the 40s to 70s.¹



Front Façade of Boathouse adjoining residence, 1983 and 2023.



Looking east on NW 20 Street from the front of the residence.



Southwest directional view of residence on showing NW 20 Street and 37th Avenue bridge



View looking west with subject property at (left) and NW 37th Street Bridge ahead with ornamental wood and chain cage visible.



Subject property (left) and neighboring property, showing proximity and placement with land-side PVC property gate visible.



View from North elevation of canal access



Residence across NW 20th Street illustrates a 1950 minimal traditional style home, which largely defines the character of the Grapeland Heights subdivision.

Mansard

Mansard designs were a practical choice spurred on by the design trends and zoning ordinances which dictated one-story and low height designs across the various post-war subdivisions that were being planned. The identifying features of the residence include the overall rectangular form, mansard roof featuring a low slope and straight corners.²

A-Frame

The A-frame structure is a type of architectural design characterized by its steeply angled roofline in the shape of the letter "A." The roof extends all the way to the ground, forming a triangle or A-shape. The style has historical roots in cultures around the world including Japan, China, and New Zealand. The style saw a surge in popularity in the mid-20th century. The structures overall are distinctive and have been used in various types of buildings, including houses, cabins, churches, and commercial structures.³

ELEVATIONS

North and South

The character and views of the south elevation is defined by the soaring A-Frame Boathouse. The angled roof is covered in wood shake shingles. The opening framed by the angled

roof is enclosed with a grid, adding to the simple yet dramatic geometry of the structure. An ornamental wood and metal chain gate decorates the property line along the main road while a central gate provides access into the boathouse from the south elevation with a landside PVC property gate bordering the south, east and west facades.

The residence area illustrates the flat roof subtype as outlined by McAlester. The home is a one-story shingled overhang-roof structure. The roof is covered in wood shake shingles that match the boathouse. At the rear entry facade, a projecting portion of the structure is visible, which is simply adorned with two sliding glass doors that provide access to the backyard and views of the Tamiami Canal.

The main entry to the residence is on the south façade. It is largely unadorned, with the door offset just west of center. Two limestone-faced piers stand to either side of the door, adorned with buoys affixed to the top of the piers with ropes and anchoring hardware. Accordion shutters have been installed to protect the windows and doors on all sides of the residence. A simple water table accent band runs along the base of the residence on its south, east, and north elevations. An exterior walkway at the entry façade leads to the boathouse. The west wall of the residence adjoins the slope of the A-Frame Boathouse roof.

East and West

The east elevation of the structure is the residential wing. It is largely undecorated, with its fenestration breaking up the stucco façade. The west elevation is the defining feature of the property as this is where the Boathouse sits. From the interior of the west elevation/boathouse view, the architectural detail of the A-Frame is highlighted. Two sloping roofs create the signature triangular shape of the style. A-frame structures were design and targeted for middle class Americans with disposal incomes as second home options or for a retreat from busy city life. The design as well as the location along the Tamiami Canal allude to this being the case as the boathouse was a staging area for boats held by its owners. A loft once extended off the east side of the Boathouse interior.



South Facade of A-Frame Boathouse & Residence, 2023



South facade Mansard Residence, 2023



View of North Façade/Rear Entrance, 2023



Front/South façade of A-Frame Boathouse, 2023



Looking south toward the Boathouse façade from within its interior, 2023



Looking across Tamiami Canal from Boathouse interior, 2023



Looking out into the Boathouse from within the residence, 2023



Image of Boathouse loft before removal.



The interior design of the home reflects the marine environment. The office looks out into the boathouse interior, 2023.

Interior

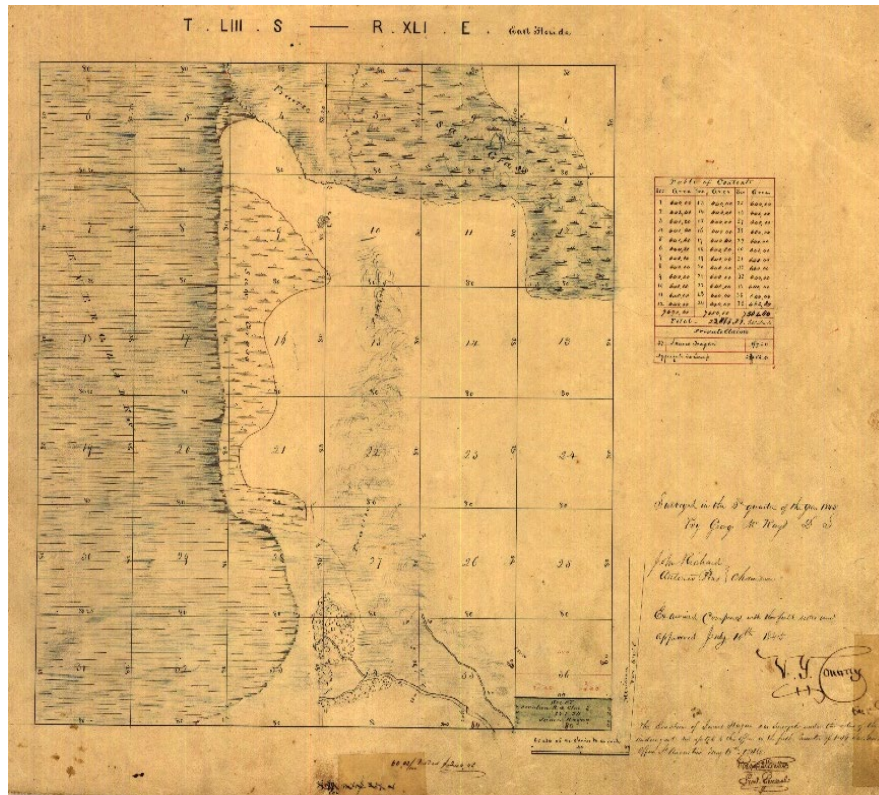
Interior features are rarely regulated by local designation. Exceptions to this are seen, however, where architectural details or décor are deemed significant contributing features supporting the eligibility under a particular criterion for designation. In this instance, the residence incorporates prominent architectural details that are considered contributing features of its architectural design. These elements are the wood roof shingles of the A-Frame which extend into the interior of the residence creating the irregular interior roof for an entryway washroom; the other detail includes the east residence windows which adjoin the A-Frame boathouse.

Unregulated aspects of the interior décor are noted help to underscore the purpose and era of the build are shown through the nautical theme of the interior furnishings, use of grid pattern glass block interior window and interior wood wall paneling. These details include curated décor and memorabilia like wood furnishings, a high relief painting of the residence with boat, nautically influenced lamps, and tables with relief carvings and spindled, sailing ropes, sea monsters, copper metal, and more. The décor details underscore the shared nautical interests of Mr. Blake and its current owners and help center the reason for the creation of the A-Frame Boathouse and Residence.



III. HISTORIC SIGNIFICANCE & CONTEXT

The land where 3691 NW 20th Street sits today is the ancestral lands of the Tequesta and Seminole people. After forced removal of the Indigenous people, the land was in part portioned off by the United States government to various homesteaders through a series of land grants in the late nineteenth and early twentieth century, ushering in one the County's first periods of expansion.



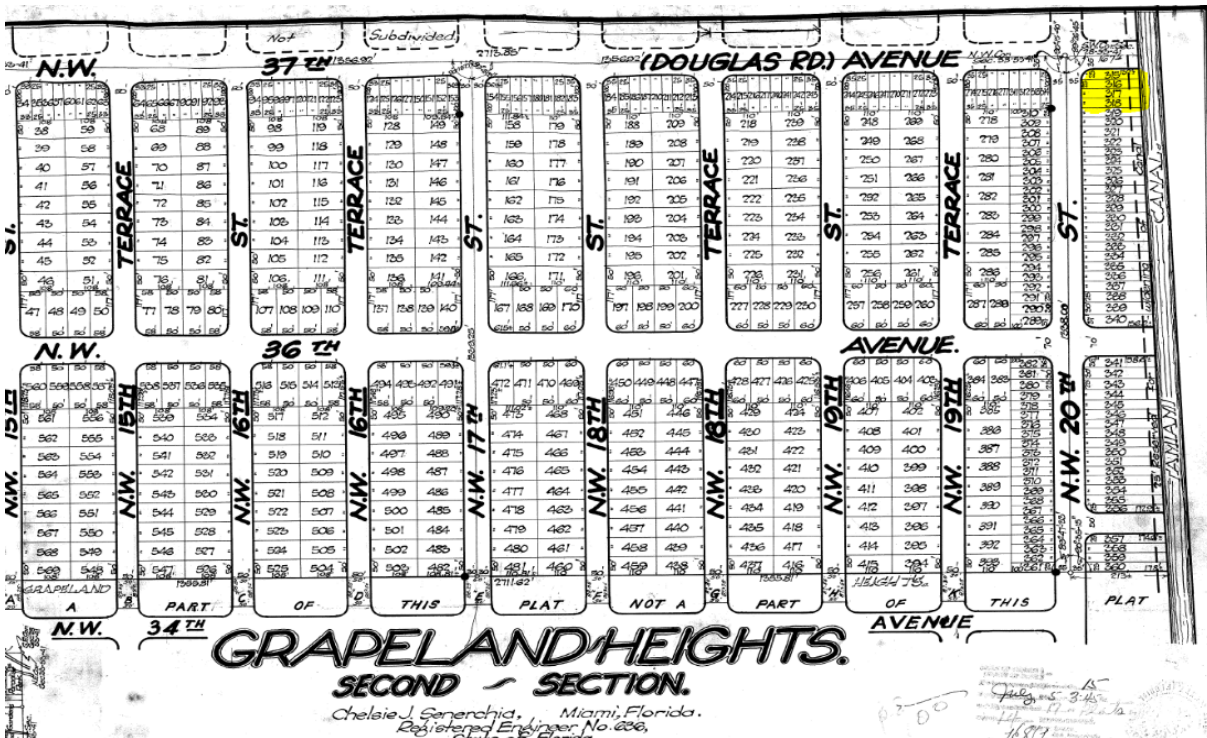
In the immediate vicinity of what is known today as Grapeland Heights, five land grants were issued by the U.S. government. Available records indicate that 320 acres were granted to Robert Polk in 1853, 40 acres were granted to George Ferguson in 1855, and 40 acres were granted to William Wagner. Relocating to Miami in 1858, Wagner was one of the earliest permanent settlers of the area, his home, the Wagner Homestead, a balloon style wood frame vernacular structure, was relocated to Lummus Park in 1979 and is the oldest known house still standing in Miami Dade County).⁴

Ups and Downs of Development - Boom or Bust

After the land grant era, and with the engineering of South Florida to turn previously wet land into dry land through implementation of large-scale dredging projects coupled with the surge of development picked up pace as people flocked to Florida seeking the wealth and opportunity promised by the Roaring 20s. As attentions turned to South Florida in earnest, speculators and visions of grandeur saw the start of Florida's first real estate bubble. Some factors that led to a land boom in Florida included the rise in use and popularity of automobiles. As they became more financially feasible for the middle class as well, stories of wealthy

Americans wintering in Florida, exotic vegetation, wildlife, and landscapes, and a state ban on income and inheritance tax in 1924 drew more interest.⁵ Real estate was seen as an accessible venture to build wealth that could offer a substantial return on an investment.⁶

A swath of development projects penned with visions of residential communities, tourist attractions and opportunity were slated to transform South Florida from its rural beginnings into new vibrant communities, "Heaven on Earth."⁷ By reviewing available historic images and maps, the construction of the A-Frame Boathouse and Residence can be said to reflect the broad patterns of history related to the growth and development patterns that characterize communities throughout Miami-Dade County going from incomplete plans of the 20s to swiftly defined communities realized post-war.. Recognition of this property creates a tangible touchstone to the transition of the built environment from the initial issuance of grants to its platting of communities like Grapeland Heights and its eventual post war development and. Platted by the Commercial Bank and Trust Company in 1925⁸ the subdivision is bounded by NW 37th Street (west), Tamiami Canal (north), NW 34th Avenue (east), and NW 14th street (south).



Despite the many developments penned during the boom, by 1929 the bubble had truly burst and most of them remained unrealized. The residence and boathouse as an example of one of those land boom developments realized decades later is located on a parcel in the Grapeland Heights Section 2 plat.

Ownership History

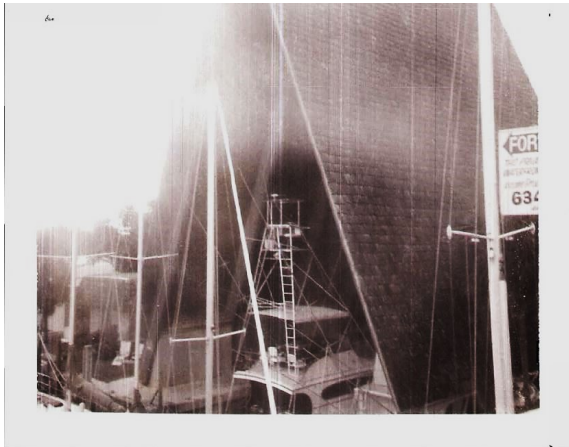
Building of the A-Frame Boathouse and Residence began in 1969. Historic photographs of the construction progress as well as aerial images of the neighborhood provide a visual timeline of its completion.⁹ The structures were commissioned by Mr. Stewart Prestley Blake upon his retirement to serve as his south Florida residence as well as storage space for his personal sailboat.¹⁰ Mr. Blake, along with his brother Curtis Blake started the Friendly Ice Cream Company in 1935, amid the Great Depression. Their parents gave them their initial capital, their mother kept the books, and Pres (as he was affectionately known) and Curtis worked day and night in their tiny shop. This small family business kept expanding, and over time grew to a 500 plus restaurant chain. The brothers eventually sold their business to the Hershey Corporation.¹¹ After selling Friendly to the Hershey Corporation in 1978, Pres set off to enjoy his leisure time with adventures around the world.



1970 photo documenting the foundation had been laid for the property.



1983 photo documenting the original configuration of the residential façade.



1983 photo documenting use of the Boathouse.



1983 photo documenting the A-Frame Boathouse with the original façade configuration.

Images Courtesy of the Miami-Dade Property Appraiser

In June 1981, S. Prestley Blake sold the property to Mr. Robert E. Murrell and his wife Mrs. Faye Murrell who eventually sold the home to Mr. Francisco Rangel of Caribbean Nautical Promotion, Inc. in August of 1989.

The A-Frame Boathouse served as the building site for Rangel's six custom built fishing boats, known as the Cozumel Anglers Fleet. The fleet served in part used to further conservation efforts for the Billfish Foundation, an organization for which Mr. Rangel is one of the Trustees Emeritus Co-founders. In August of 2005, the structure took on damage when hurricane Katrina made landfall in Florida and caused concern that could wear down the approximately 72 Ft. high wood-tide structure. However, Mr. Rangel was able to preserve the structure by restoring the A-Frame Boathouse to its original form, which required review and approval by the Miami-Dade County Board of County Commissioners for a Class 1 permit. The property remains under Mr. Rangel's ownership via his corporations; ownership was transferred between his corporations, Caribbean Nautical Promotion, Inc. to Silverline America, Inc., in 2007.

IV. ARCHITECTURAL SIGNIFICANCE

A-Frame architecture has been present in cultures around the world including China, Japan and Europe. Notable iterations of the A-Frame used for family residences include Rudolph. M. Schindler's 1934 commission for Gisela Bennati, in Lake Arrowhead, California¹² and Andrew Geller's Long Island A-Frame beach house known as the Elizabeth Reese House.¹³ Geller's design won international attention when it was featured in The New York Times on May 5, 1957 and is thought to be one of many that kickstarted interest in the style which spanned the following decades with the design becoming increasingly popular for vacation homes.¹⁴

Geller's design won international attention when it was featured in The New York Times on May 5, 1957¹⁵. The style's resemblance to the Letter A, accomplished with the juxtaposition of two sloping roofs define the style's triangular shape with the roofs extending to the ground¹⁶. The style became readily associated with vacation homes due to its suitability for varied terrains but was often seen as a less popular choice as a permanent residence due to the lack of adequate space and awkward unused space created by its angular composition. This saw more A-Frame designs incorporating wings to provide additional living space. The A-frame design is most easily recognized by the wider public due to its association with commercial establishments, and the use of the style for church buildings and restaurants.¹⁷ The iconic and A-frame style resonates with certain brands nationwide like IHOP, Dairy Queen and even Disney.

Overall, the A-Frame Boathouse and Residence retains a high level of integrity despite repairs to windows and doors necessitated due to damage from Hurricane Katrina and an addition on the south façade of the residence. The residence area is a typical Mansard style design. Becoming popular during a time dominated by more informal Ranch Style and Contemporary designs, with many subdivisions being limited by the provisions of the development plan and/or zoning ordinances which often dictated the scale and massing of new buildings limiting them to one story or low roof designs. The mansard style roof proved a positive element of its because of its lower profile. Alongside the unassuming mansard is the dramatic A-frame boathouse, an architectural style that was typically used for recreation rather than residences. The boathouse use of the A-frame style is an interesting local adaptation to highlights the waterfront location and character of the home.

In 2022, a comprehensive historical resource survey, Heritage at Risk, identified two other A-Frame structures in Miami-Dade County which highlight the rarity of the style for the area. The two

are commercial structures, one, an IHOP and the second, once, a Dairy Queen ice cream shop, which is now home to restaurant Bubble Tea shop, Say Tea and Smile.¹⁸



Bennati House, R. M. Schindler, built in 1934.¹⁹



IHOP 1101 NE 163rd St, ca. 1960



Dairy Queen, Pinecrest, ca. 1954



The Disney Contemporary Resort completed in 1971²⁰

V. PROPOSED DEVELOPMENT

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

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

There are currently no zoning or Comprehensive Master Development Plan applications exist for this property. It is noted that the property has been previously rehabilitated by the current owner and remains in use as a residence. The historic designation of this individual property would not impact availability of affordable or workforce housing. It should be noted that the proposed Miami Freedom Park and Soccer Village is immediately west of this property, across NW 37th Avenue. The property is also located in a Strategic Miami Area Rapid Transit (SMART) Plan Corridor Buffer Zone. This is a County-voter approved program, created to improve public transportation through the development and improvement of rapid transit routes or corridors. These corridors include buffer zones where development allowances have been intensified in support of the SMART Plan.

VI. PROPERTY VULNERABILITY

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

According to the County's Flooding Vulnerability GIS-based mapping system, 3691 NW 20 Street is in an AE flood zone²¹, and has a parcel mean elevation of 4.64' with a base flood elevation of 8 Feet. The property's projected vulnerability estimates 0-.5ft storm surge inundation for Category 1-4 level storm activity and .5-1.5ft at Category 5. Although no vulnerability to King Tide Flooding is noted, currently NOAA projections indicate 1 foot or higher increase in sea level by 2070.²² As such, this property is a vulnerable site. Mitigation options for

protecting the property from storm and flooding events are recommended, especially given that the property is located on a water body. Flood panels, canal wall restoration, and pump systems integrated into the structures' lower level might be considered in the future.

VII. FLORIDA MASTER SITE FILE

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

VIII. CRITERIA FOR DESIGNATION

The A-Frame Boathouse and Residence is significant under the following criteria, as set forth in Section 16A-10 of the Miami-Dade Historic Preservation Ordinance²³:

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

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

IX. STANDARDS FOR CERTIFICATE OF APPROPRIATENESS

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

X. CONTRIBUTING FEATURES

The A-Frame Boathouse and Residence maintains a high degree of historic integrity. Despite replacement windows and doors, which had mostly taken place prior to the current owner, all exterior elevations of the buildings are contributing resources. The overall layout of the property and its relationship to the surrounding neighborhood and landscape is also a contributing feature.

Interior features being proposed for inclusion as contributing features includes the portion of the A-Frame Boathouse roof and beam that extend into the front washroom of the home. Alterations to interior spaces or features not identified herein as 'Contributing Features' do not require a Certificate of Appropriateness.

Any proposed alterations to the features that contribute to the significance and integrity of the A-Frame Boathouse and Residence require submittal of a Certificate of Appropriateness.

XI. STAFF EVALUATION & RECOMMENDATION

Staff has completed research into the historic context of the property and its associations with significant figures and events in history and has conducted a site visit to document the structures. In review of these findings, Staff has determined that the A-Frame Boathouse and Residence, located at 3691 NW 20 Street, meets the objective criteria for designation under Criteria A and C. The residence is a unique physical representation of a modern 1960s residential property platted during the Florida land boom development. It is distinguished from earlier pre-boom era structures often influenced by Mediterranean aesthetics and distinguishes a blend of two architectural styles - the A-Frame and Mansard.

Based on the objective criteria for designation, Staff recommends the A-Frame Boathouse and Residence for designation as a Miami-Dade County Historic Site, ensuring its story becomes part of the growing narrative detailing the development of Miami-Dade County's unique built environment.

XII. END NOTES

¹ McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2018 (p.63-88).

² McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2018*(p.320).

³ Vanatta, Matthew, Brandon Sullivan, Ellen Eberhardt. A History of the A-Frame House in North America and Beyond. *Field Mag*.

⁴ William Wagner House Designation Report. City of Miami.

⁵ Miller, Philip Warren, "Greater Jacksonville's Response to the Florida Land Boom of the 1920s" (1989). UNF Graduate Theses and Dissertations. 679. (p.36-38)

⁶ George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.30-31)

⁷ [Florida's Land Boom \(usf.edu\) https://fcit.usf.edu/florida/lessons/ld_boom/ld_boom1.htm](https://fcit.usf.edu/florida/lessons/ld_boom/ld_boom1.htm) (last accessed 9/2024)

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- ⁸ Miami Dade County Clerk of the Courts. Clerks Records. 1925 R 89963 PB 17/140; Official Records Book/Page 17/54, 19/71, 19/72
- ⁹ Miami-Dade County Department of transportation public works, Reproductions. Aerial Photographs 1963, 1973
- ¹⁰ Treasure Coast News. Obituary S. Prestley Blake. April 12, 2021.
<https://www.tcpalm.com/obituaries/tcn021657> (last accessed 9/2024)
- ¹¹ Newspapers.com. Lancaster New Era. Hersheys buys Friendly for 1622 Million.
<https://www.newspapers.com/image/562344736/>
- ¹² [Rudolph Schindler: Bennati Cabin \(Lake Arrowhead, Calif.\) · UCSB ADC Omeka](#)
- ¹³ Gorst, Jake. Preserving the Legacy of Architect Andrew Geller. April 14, 2011
<https://www.archpaper.com/2011/04/preserving-the-legacy-of-architect-andrew-geller> (last accessed 9/2024)
- ¹⁴ George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317> (p.31)
- ¹⁵ USModernist Archives ANDREW (ANDY) MICHAEL GELLER (1924-2011)
<https://usmodernist.org/geller.htm> (last accessed 9/2024)
- ¹⁶ McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2018 (p. 660).
- ¹⁷ McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2018(p.660-662).
- ¹⁸ [Miami Say Tea & Smile Takes Over Iconic Dairy Queen in Pinecrest | Miami New Times](#) (last accessed 9/2024)
- ¹⁹ The Architecture and Design Collection at the Art, Design & Architecture Museum at the University of California, Santa Barbara <http://www.adc-exhibits.museum.ucsb.edu/items/show/411>
- ²⁰ [Disney's Contemporary Resort — Hotel Review | Condé Nast Traveler \(cntraveler.com\)](#)
- ²¹ An AE flood zone properties are considered high risk areas as they are generally close to bodies of water or in low lying areas and have a 1% chance of flooding annually.
- ²² Miami-Dade County Vulnerability Viewer <https://gisweb.miamidade.gov/vulnerabilityviewer/> (last accessed 9/2024)
- ²³ Miami-Dade County Historic Preservation Ordinance
https://www.municode.com/library/fl/miami-dade-county/codes/code-of-ordinances?nodeId=PTIIICOOOR_CH16AHIPR (last accessed 9/2024)

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3. George, P. (1986). Brokers, Binders, and Builders: Greater Miami's Boom of the Mid-1920s. *The Florida Historical Quarterly*, 65(1), 27-51. Retrieved October 15, 2020, from <http://www.jstor.org/stable/30146317>.
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