

Miami-Dade County Preservation:

Heritage at Risk Survey 2023

Miami-Dade County Preservation

Heritage at Risk Survey 2023

Shulman + Associates

with Geo-Urban Consulting

For the Miami-Dade County Office of Historic Preservation

HERITAGE AT RISK 2023: A MIAMI-DADE COUNTY PRESERVATION SURVEY

Client

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Claes Oldenburg and Coosje van Bruggen, *Dropped Bowl with Scattered Slices and Peels*, Miami-Dade County Art in Public Places Trust (1990).

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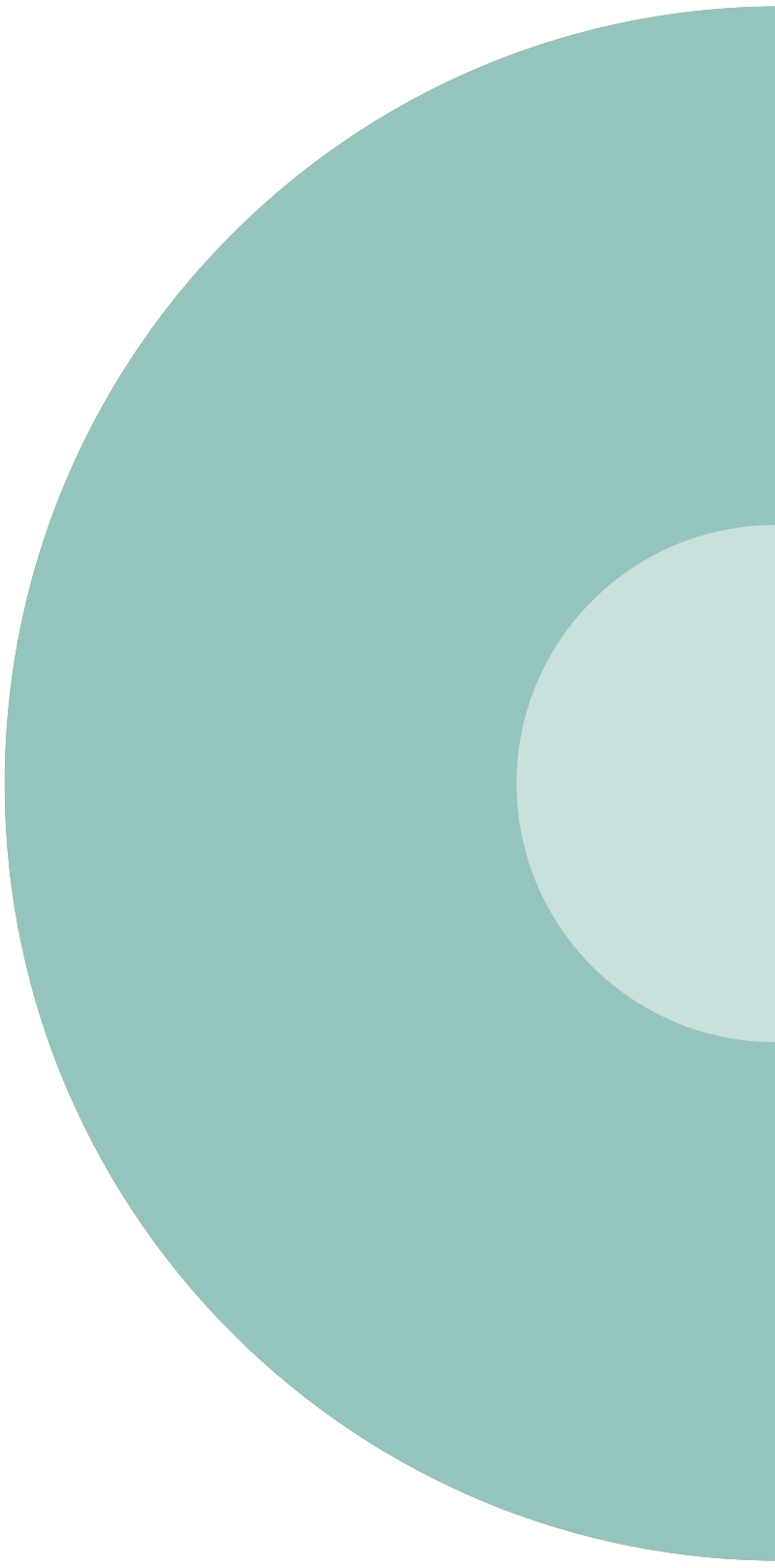
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Introduction

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Foreword: *Miami-Dade County Preservation at 40*

The Miami-Dade County Heritage at Risk Survey was launched in 2021 as part of a response to a broader examination of our historic preservation program and practices. 2021 marked the 40th anniversary of Miami-Dade County's historic preservation ordinance. The Miami-Dade County Office of Historic Preservation's (OHP) overarching goal is to foster a progressive, proactive program that considers key issues in historic preservation today. As we continue towards a half-century of preservation in Miami-Dade County, we are presented with an opportunity to think critically about the field, evolving trends and best practices, and the ways in which we can continue to contribute to the quality of life for our residents in a meaningful way. To that end, OHP began a much-needed historic resource survey update.

A countywide historic resource survey was completed in 1980 that evaluated structures built through 1940. In the 40+ years since, the County has not undertaken comprehensive survey efforts to better understand the post-1940 resources in our communities. As a result, there are approximately 200,000 buildings constructed post-1940 that have not been surveyed. The Miami-Dade County Office of Historic Preservation is now aptly positioned to conduct a countywide survey while also addressing current trends in the field as well as issues challenging our communities and residents. Approaching survey efforts through prioritizing diverse heritage and assessing planning challenges allows the County to begin updating the 1980 survey while also incorporating best practices in preservation, and starting to address the 200,000+ unsurveyed properties. This initial survey work is the start of a long-term initiative envisioned by the Office of Historic Preservation to survey these properties and produce a more comprehensive account of resources built since1940.

At present, many areas under the jurisdiction of the Miami-Dade County Office of Historic Preservation are facing significant planning challenges and opportunities, including intense redevelopment pressures, gentrification, housing affordability, and climate resiliency. Many of these areas have never been comprehensively surveyed by Miami-Dade County, resulting in a limited understanding of the historic and cultural resources that help define our diverse tangible and intangible heritage.

Moreover, an analysis of the County's existing historic designations reveals the focus of our first 40 years. Nearly 60% of our historic sites were designated because of their architectural significance versus cultural or historic significance, an allowance that has been in place in the County's ordinance since its passing. This focus on architecture in practice can leave out sites that may be important to the community's history, but may not meet traditional architectural designation criteria in place at that time.

In late 2020, OHP conducted further analysis of the County's designated sites to ascertain their cultural affiliation. Reflecting national and state trends in historic preservation, the majority of the County's designations do not adequately reflect the diversity of our community residents. For example, the County is approximately 70% Hispanic/Latino, but, at the time of our analysis, only 1% of County-designated historic sites were associated with this heritage.

To address these issues and identify sites potentially at the most risk, the project team developed a multi-pronged survey methodology including focus on areas facing the identified planning challenges, inclusive representation of our community's diverse heritage, and recognition of historically excluded communities. Community outreach and engagement were key elements in the project methodology.

Undertaking these survey efforts is a necessary step in creating a culture of proactive preservation in Miami-Dade County. As a preservation tool, historic resource surveys provide a critical baseline understanding of the built environment and its connection to community heritage. The Miami-Dade County Office of Historic Preservation

recognizes the power of historic places and community heritage to realize more equitable and resilient communities. By implementing a new countywide survey with a community-driven perspective, the County is able to engage current best practices and evolving trends in the historic preservation field to provide a framework and basic course of action that will guide future preservation efforts countywide.

Sarah Cody
Historic Preservation Chief, Miami-Dade County
September 2023

Stables at Calder Race Track, 21001 NW 27th Ave (1971) (demolished)

Introduction

This report for the Miami-Dade County Heritage at Risk Survey provides a summary of preliminary survey work, research and community outreach in selected areas of the County. It identifies a range of heritage priorities and provides historical context for the future evaluation of historic resources, as well as recommendations to help direct later survey, research and designation phases.

The scope of this preliminary survey was countywide, though directed toward geographical areas considered at-risk, including areas facing planning and development challenges. It placed special emphasis on the postwar period (1941-1981) and on revealing the County's diverse heritage. It is intended that this report can be used in raising public awareness of the history of the community, and in future planning decisions.

Context

The only Countywide historic resource survey in Miami-Dade County to date was completed in 1980, and only covered the first decades of the county's modern development, evaluating structures through 1940. No comprehensive survey effort has since been undertaken to better understand the County's World War II-era and postwar resources. Yet roughly 200,000 buildings were built between 1941 and 1981, transforming the County geographically and thematically.

The current survey is envisioned as the first part of a long-term initiative by the Miami-Dade County Office of Historic Preservation to address the built legacy of the postwar era. It establishes specific, sometimes overlapping focuses: 1) looking at areas susceptible to change, 2) postwar heritage, and 3) the diverse heritage and resources embedded in Miami's underrepresented communities.

The first goal of the survey, looking at areas that are changing or will likely change, was established primarily by focusing, at the County's direction, on areas where development pressure is large and growing. These included **SMART** (Strategic Miami Area Rapid Transit) **Corridors**, rapid transit routes established or envisioned to improve public transportation in the County; **CRAs**, or Community Redevelopment Areas, areas designated by Florida with the goal of revitalizing them. **Urban Center Districts** are areas where increased density is allowed within and along commercial corridors.

The project team was also asked to explore the effect of FEMA-identified **Flood Zones**. Florida has identified climate resiliency and sea level rise as long-term threats, and patterns of redevelopment and gentrification, as well as the County's affordable housing crisis, are affected by issues of sea level rise and storm surge. The consideration of flood zones was complex, as the determinative effects of sea level rise on both flood zones and non-flood zones were interconnected, and not clear. Some areas are at risk because they are affected by flooding, while areas at higher elevations, less vulnerable to flooding, are at risk by a surge of development and by gentrification. In both cases, the effects of climate resiliency and sea level rise on preservation need to be considered.

The second focus of the survey was exploring Miami-Dade County's postwar heritage, comprising sites built between 1941 and 1981, and at least 40 years old. Most of the areas mapped were outside Miami's historical centers and municipalities, which were a focus of the County's first survey to 1940. Municipalities falling under the jurisdiction of Miami-Dade County, and existing historic districts, were re-evaluated to consider whether any postwar construction



Florida City Water Tower, 461 NW 6th Ave (1942 - 1963)

might be newly eligible. For instance, the team was asked to explore the potential expansion of the County's existing North Shore Crest Historic District. Established in 1999, the district mainly focused on houses built between 1930s-40s, although the surrounding postwar resources may be eligible for inclusion.

The third primary focus of the survey was to identify properties and sites associated with the heritage of Miami-Dade County's diverse communities, in particular concentrating on underrepresented groups who have made varying contributions to, and had impact on, County history, including among others Native Americans, African Americans, Latinos, Asian Americans, the LGBTQIA+ community, and religious minorities. A 2020 analysis by the Office of Historic Preservation (OHP), targeted to ascertain their cultural affiliation, found the majority of the County's designations do not adequately reflect the diversity of residents. For example, in 2020 the County was 70% Hispanic/Latino, but only 1% of County-designated historic sites were associated with this heritage. Following the example of the National Trust for Historic Preservation and National Park Service, this crucial finding helped direct the current effort to explore the County's diverse heritage through targeted surveys and historic context statement efforts.

In order to better reflect Miami's diverse heritage, the current survey was directed to expand the scope of historic resource surveys beyond architecture. The 2020 OHP study examined the categories of existing historic designations in the County, and found nearly 60% were designated because of their architectural significance. The plurality of architectural significance potentially omits sites based on cultural or historic significance, which may be important to the community's history, but may not meet traditional architectural designation criteria.

Context Studies

This report uses context studies based on direct survey, historical research and community outreach to explore critical themes and geographical areas of the county. Five context studies are included, including a general context and four geographical ones. The General Context Statement covers four principal themes: Miami's Geographical and Environmental Context; Social Context of Underrepresented Communities and Emerging Diasporas; Postwar Planning Context; and Housing Context. These themes contextualize developments that may be important to the community at large.

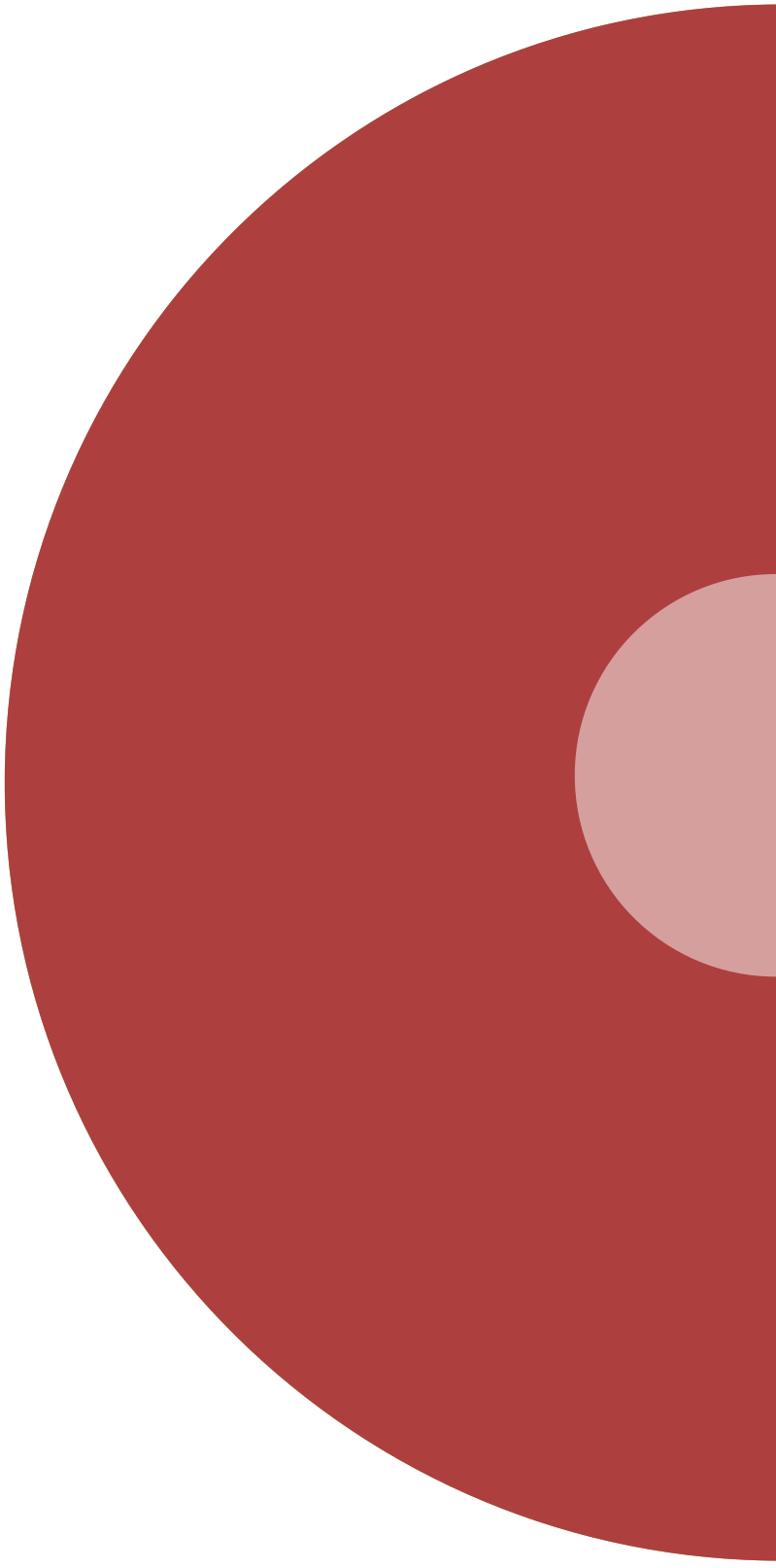
The four geographical contexts are South Dade, Southwest Dade, Northwest Dade and Northeast Dade. These context studies comprise the development of each quadrant, emphasizing local themes and the varied histories of the county's constituent parts. While cross-linked by common patterns and component pieces – the railroad, high ground vs. low ground, access to natural resources – the four quadrants selected here evolved in distinct ways.

Emerging from these context studies are a vast number of historical resources that describe the postwar development of the county and interpret its social characteristics. By considering postwar resources, the study spotlights essential new paradigms of planning, housing, commercial development, and civic expansion. It captures the suburban migrations that populate much of unincorporated Dade and Miami's newest towns. It explores the invention of Metro-Dade in 1957 as an entity capable of serving unincorporated areas while also coordinating growth through the county. It maps the postwar infrastructure of highways, canals, schools, and public universities that were part of the modernization of county's infrastructure. It also includes the social context of a racially segregated county

experiencing rapid demographic change. For instance, in Northwest Dade, and to a lesser extent in South Dade, the region's long history of county-directed racial planning came to a head in the decline of Overtown, the development of new Black residential settlements, and the urbanization of existing ones. The impact of transnational migrations and new diasporas can be surveyed throughout the county, in the ethnic transformation of the urban core and later postwar suburban extensions, as well as in the creation of new institutions.

Preparing the Report

The work of this first phase of the Heritage at Risk Survey spanned 18 months, from March 2022 to September 2023. The consultant team comprised Shulman + Associates (Research, Mapping, Surveying, Text): Allan Shulman, Miriam Alenezi, Rebecca Stanier-Shulman, Tori Cohen, Luis Sanchez, Ivo Rondinoni and Lucas Rosen; and Geo-Urban Consulting (Public Outreach): Hernan Guerrero Applewhite, Karen Moore and Jarina Molokwu.



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Survey Methodology

The Miami-Dade County Heritage at Risk Survey is the product of 18 months of mapping, research, reconnaissance, public meetings, conversations with individual community representatives, resource analysis and evaluation, and final production. Work was conducted by a team of two principal firms. Shulman + Associates led the team, and was responsible for assembling and evaluating all materials, and for developing context statements. Geo-Urban Consulting was responsible for public outreach, including public meetings, coordinating website development and acting a liaison among individual community representatives. The work of the team was facilitated by the Miami-Dade County Office of Historic Preservation, who provided valuable input and assisted in establishing priorities.

The initial goals of the survey were broad, covering a large number of potential resources in broad areas of the county. The team began by developing its own mapping tools, including layered maps created using Google Earth and GIS maps, in order to help identify and narrow areas of focus for further research. Still, the countywide "windshield survey" that followed the mapping stage yielded more than 7,800 potential resources. A final selection of 1,206 medium and high priority resources was the result of the team's comparative evaluation based on criteria established by the County.

The development of this survey also yielded investigation of important themes that helped direct evaluation work, and establish agendas for further research and designation under the Office of Historic Preservation. The themes are described in the both the general and geographical context statements later in this report. Based on the themes elicited, a list of recommendations has been provided.

Mapping

Mapping played a critical role in both the initial targeting of focus, and in the management of the process. The Shulman + Associates team used mapping to identify focus areas based on criteria established by the Miami-Dade County in their Request for Proposal for the project. An initial priority identified in the criteria emphasized areas where heritage was at risk because they have been prioritized for redevelopment (SMART Corridors, Community Redevelopment Agencies and Urban Center Districts). The challenges in these areas included redevelopment pressures, gentrification, affordable housing, and climate resiliency. Another priority was to identify areas subject to flooding (as identified by FEMA flood zone maps). In establishing areas of focus, it was important to limit work to areas under the jurisdiction of the Miami-Dade County Office of Historic Preservation. The team used two mapping systems, Google Earth and GIS, to lay a digital framework for further work.

Google Earth was used for initial research, especially to establish areas of focus. Extents of the county's Strategic Miami Area Rapid Transit (SMART) Corridors, Community Redevelopment Areas (CRA's), and Urban Center Districts (UCD) were determined using the county's map portal, and layered onto a general map of Miami-Dade County. Each component (SMART, CRA, UCD) was identified using different colors, and layered onto the map. This allowed an accurate tracing of the combined extent of the districts, and the development of collective focus areas. It also allowed an understanding of the specific fit of each area within the larger whole, and areas where a conjunction of criteria put resources at even greater risk. Flood Zones, identified using FEMA maps, were added as another layer. Areas within municipalities having their own preservation jurisdiction were eliminated from the control area. The maps generated by this process provided a first set of boundaries.

Next, in order to better understand neighborhood structure, as well as emergent urban patterns, platting in the project areas of focus was documented. Individual plats accessed via the subdivision layer of the Miami-Dade Property



St. James Parish Hall, 1845 NW 65th St (1940)

Search app were consulted; these reveal the planning and intention behind subdivisions, and allowed the team to identify changes over time and recognize evolving patterns.

Sectional maps were created by overlaying plat boundaries onto Google Earth maps, showcasing the subdivision name and year built. Overlays on these maps identified prewar and postwar developments, and platting that had occurred since 1981, as well as those areas for which no data was available. Alongside these composite maps, individual plat maps were documented to allow further analysis and comparative study with existing conditions.

Once windshield surveys were initiated, GIS became the working platform for survey development. GIS maps were frequently updated with new findings, providing a platform for tracking current survey progress. The team also used the GIS system to identify existing entries in the Florida Master Site file.

In order to initiate windshield survey work, and to consider what information would be useful in later survey phases, a standard survey form was created for use during initial surveying. Individual survey findings were entered on ArcGIS Survey123, an intuitive form-centric data gathering platform that allows users to create, share, and analyze data. The data was initially collected using mobile devices during windshield surveys and later edited and evaluated.

Initially, the digital survey form was created to be location-aware so that it picked up accurate geo-location data during windshield surveys. However, the movement and placement of the team at the time of data entry allowed for inconsistencies in the map, so the team later manually entered location data.

The Survey123 platform allowed survey information to be entered efficiently during the windshield survey. The information could be appended and further edited once additional research was gathered, and after analysis and evaluation. For instance, Miami-Dade Property Search was used to confirm address data, folio number, and date of construction.

As the survey entries were submitted and edited, the results were available to the team immediately on the Survey123 website. The platform could be used as a map but could also produce charts aiding interpretation and help make decisions. The Survey123 raw data was later used in ArcGIS pro, where the team layered further information, and exported reports in the form of Excel spreadsheets.

Research

Elements and themes identified through plats, windshield surveys, public outreach and consultations with individual community representatives, were further studied through targeted historic research. Historic research relied on journal and newspaper archives, academic sources, and various internet research. Tax jackets archived at Miami-Dade County formed a good resource of primary imagery. Relevant articles and images were archived for further investigation.

Windshield Surveys

Areas of focus identified through mapping were further explored through windshield surveys. In preparing for these surveys, the team prepared special-purpose maps that identified the target districts, displayed buildings according to date of construction, identified existing historic district and sites, and identified features already included in the Florida Master Site File.

Windshield surveys were used to explore neighborhoods, confirm or document resources identified through research and outreach, and to explore new possibilities. The survey

team included three people: an architectural historian (who was also the driver), and two team members. During surveys, one person photographed potential resources while another input data in the survey platform using an iPad.

Project Marketing and Website Development

Parallel to the windshield surveys, in order to stimulate community outreach, the consultant team created a preliminary web site, flyers and survey response forms that were then vetted and modified to meet the standards of the Miami-Dade County Regulatory and Economic Resources Communication team. Hernan Guerrero Applewhite working with Karen Moore and Jarina Molokwu, part of the Geo-Urban Consulting team, developed a draft set of marketing materials intended to brand the Heritage at Risk Survey initiative to the general public. These materials included a one pager describing the initiative, flyers, survey questions and a draft website. Photoshop and Canva were used to develop the one pager and flyers. The website was created on Squarespace. The County RER communications team used these draft materials to create several pages dedicated to the County Historic Survey, on the newly developed County Historic Preservation Office website. The survey questions were incorporated in to the County communication protocol.

Community Outreach

In coordination with Office of Historic Preservation staff and the Department of Regulatory and Economic Resources marketing and community engagement team, the consultant team created an outreach plan that included a proposal to hold three meetings in person and three virtual meetings, to develop outreach materials and coordinate the individual community representatives meetings. After coordination with County RER Communications and OHP, the consultant team decided to hold four meetings in person and four virtual meetings. Meetings were organized on both weekdays and weekends, and at both evening and daytimes, in order to reach the widest audience possible. The following in-person and Zoom meetings were held:

- North Dade Library, Wednesday 10/19/22, from 6-8 pm.
- Westchester Health and Wellness Center, Wednesday 10/26/22, from 1-3 pm.
- Main Library, Saturday 11/12/22, from 10 am-12 pm.
- Dennis C Moss Cultural Center, Wednesday 1/11/23, from 1-3 pm.
- Zoom meeting, Monday 12/5/22 from 6-7:30 pm.
- Zoom meeting, Wednesday 12/14/22 from 1-2:30 pm.
- Zoom meeting, Monday 12/19/22 from 1-2:30 pm.

Public outreach meetings began with introductions by the Office of Historic Preservation's Sarah Cody or Adrienne Burke, outlining the purpose of the meeting and the main goals behind the survey. Following the introduction, Consultants Hernan Guerrero Applewhite and Allan Shulman gave an overview of how the work was being conducted, including how the team identified the areas to survey, and examples of the types of structures that have already been identified through on-going windshield surveys. The intent was to indicate scope and breadth of survey activities, to inspire public engagement, and stimulate interest in disseminating and filling out provided survey forms. As frequently stated, it is through the recollection of the public, including anecdotal information, that the team can fully make sense of a site's historical significance.

County Special Projects Director Alton Sears assisted in identifying individuals in the community that would be interested in attending public outreach events. Other participants attended in response to collective marketing efforts between the survey team and County. The typical attendance was low, with an average of eight participants per meeting. However, among those in attendance several were individuals who had an immense wealth of knowledge, and the ability to put the project team in communication with additional members of the community who could fill out one or more survey sheets. For example, residents like Gladys Lee Briscoe, who had a wealth of information about the history of Perrine, Goulds, and the South Dade area in general proved very informative.

Also at the South Dade event, Seth Bramson provided a wealth of information. Silvia Reed, who attended the event at the North Dade Library, is very knowledgeable about the history of North Dade, and Bunche Park in particular. She maintains a presence on social media where she posts about the history of Dade. At the Dennis C. Moss Center, the team met Michael Hiscano, who currently resides in the West Little River area of North Dade but significant knowledge and memories of places and communities throughout Miami-Dade including specifically events that celebrate Hispanic, African-American and LGBTQ+ history.

Individual community representatives also attended the meeting, helping to stimulate or guide discussion. Miami-Dade Mayor Daniella Levine Cava attended the event at the Downtown Library. She shared her commitment to the mission of the survey and engaged with several residents who were at the meeting.

Based on the public outreach events, there is a general interest from select members of Miami-Dade's diverse community to commemorate events and places. Many people were concerned about implementation, and next steps: A frequent question has arisen about how any information gathered might be used or shared, beyond the stated purpose of the Historic Survey. As participants tell their stories, by filling out surveys and speaking up at events, anecdotal information is collected that helps elaborate context, and provide impetus for future designation, as well as storytelling. Meeting participants have understood that individual stories may not be appropriately commemorated in a written report. As a result, the team was asked at various meetings whether oral histories might be captured and exhibited in some way. This may be worthy of exploration for a future phase of this important project.

In addition to slated public outreach, the team attended a number of other cultural and community events. One such event was the 32nd Annual Asian Culture Festival on Saturday March 4, 2023, where team members were hosted by the Miami-Dade County Asian-American Advisory Board. Joshua Ho, program director for the Advisory Board, has connected the team with key individuals in the Asian-American community. On display were flavorful dishes from Bangladesh, China, India, Iran, Japan, Korea, Laos, Philippines, Thailand and Vietnam, as well as national dances from various Asian countries.

Individual Community Representatives

As part of the survey effort, the survey team convened a group of individual community representatives, making up civic, academic and political and faith leaders, historians, and individuals that work in the County administration. The creation of the group of individual community representatives was requested as part of this process by Office of Historic Preservation staff, a standard provision to ensure transparency and effectiveness of the overall project. At the outset of the project, a shortlist of individuals was developed and vetted with the County. The proposed individuals were selected for their knowledge of the County, professional experience tied to Historic preservation, and to

help represent the project mission of representing Miami-Dade's rich ethnic and cultural diversity. A kickoff meeting with the individual community representatives was held in November 2022, and the team requested their assistance in advertising the survey through their networks. These representatives were engaged individually throughout the 18-month project to solicit particular feedback on portions of the draft Heritage Survey. Drafts of this final report were issued to individual community representatives take a deeper dive in to the work, advise on priorities, correct any inaccuracies, and identify other resources the team may have missed.

Context Statements

As areas of focus were surveyed, and information received from public input and individual community representatives, the team's architectural historian began the development of written narratives that contextualize the identified resources within the history of the County, and within national history.

For the purpose of developing context statements, it was decided to divide the task into general and geographical themes. The general context statement encompassed the most resonant themes across the County, including its geographical identification, social context, planning, and housing development. The geographical area was then divided into four quadrants – South Dade, Southwest Dade, Northwest Dade, and Northeast Dade – based on unifying narratives or characteristics. A context statement was then developed for each area.

While the focus of the current study is on postwar resources, each section develops a brief prewar context that establishes the early history of the area and helps set the stage. Other divisions within the context statements identify geographical areas or resonant themes, or focus on characteristic sites or architectural types.

Identification of Short List

From the over 7,800 group and individual resources initially surveyed and documented, the team narrowed, according to a priority evaluation, a final list of 1,206 sites for further research and possible designation. These are identified in a spreadsheet summary in later chapters.

A Note on Terms

In order to accurately reflect context, original or period names are used to identify names, groups, and resources. For example, "Dade County" is used instead of "Miami-Dade County," and "Dade Junior College" instead of "Miami-Dade College." Current names are generally provided in parentheses. Historical advertisements and quoted historic sources found within this report often use terms that have long since been discarded.

Survey Methodology



Survey area and extent: the team studied areas of the County not under other jurisdictions, focusing on previously underserved communities, and those under threat of redevelopment or climate change, within the timeframe of 1941-1981.

Research: extensive study was done through interviews, to understand historic context, identify themes and priorities. The team relied on journal and newspaper archives, academic sources, in person interviews and various online sources.

Windshield survey and identification: the team drove all over Miami-Dade County to gain an understanding of many thousand individual sites and potential resource groups. This exercise allowed the development of a shortlist for further study.

Documentation and analysis: Beyond the windshield surveys, the team relied on historic and contemporary research to document the project. Once all data was gathered, first priorities were considered.

Evaluation and determining level of significance: Cross referencing vulnerability and other data with cultural and architectural significance, the team assigned levels of significance (high, medium and low) to the sites and resource groups.

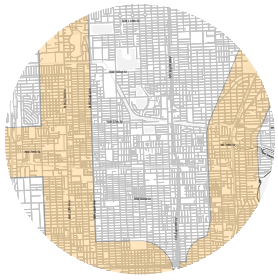
Synthesis: As a final step in the process, the team synthesized all findings into a final report and made a series of recommendations. These included suggestions related to existing historic districts, and suggestions for future studies of particular areas or groups..



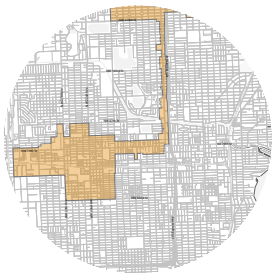
Princeton Water Tower, 23549 SW 127th Pl (1973)

Mapping

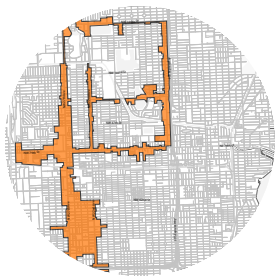
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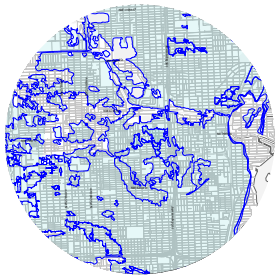
Included in project extents | **SMART Plan Corridor and buffers:** Strategic Miami Area Rapid Transit is a County voter approved program, created to improve public transportation through the development and improvement of rapid transit routes or corridors.



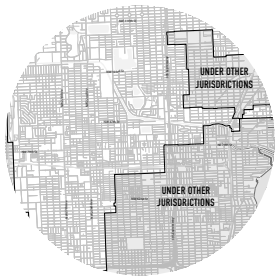
Included in project extents | **Community Redevelopment Area:** Dependent special districts in which any future increases in property values are set aside to support economic development projects within that district.



Included in project extents | **Urban Expansion Centers:** Standard Urban Center District Regulations apply to all Urban Center and Urban Area zoning districts in unincorporated Miami-Dade County. As it relates to the Heritage Survey, Urban Expansion Centers are areas where increased density is allowed along commercial corridors.

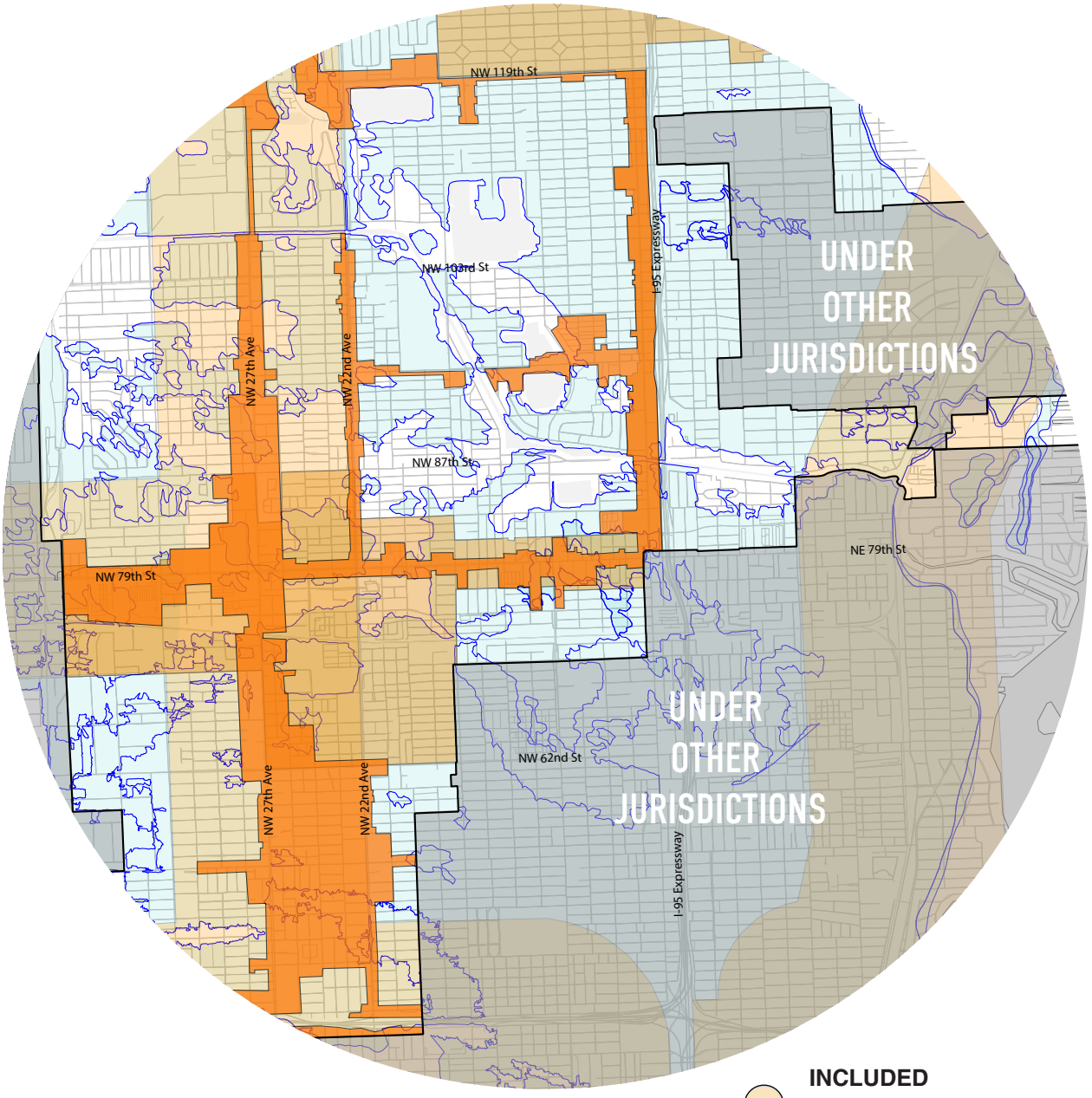


Included in project extents | **FEMA Flood Zones:** Geographic areas that the FEMA has defined according to varying levels of flood risk.



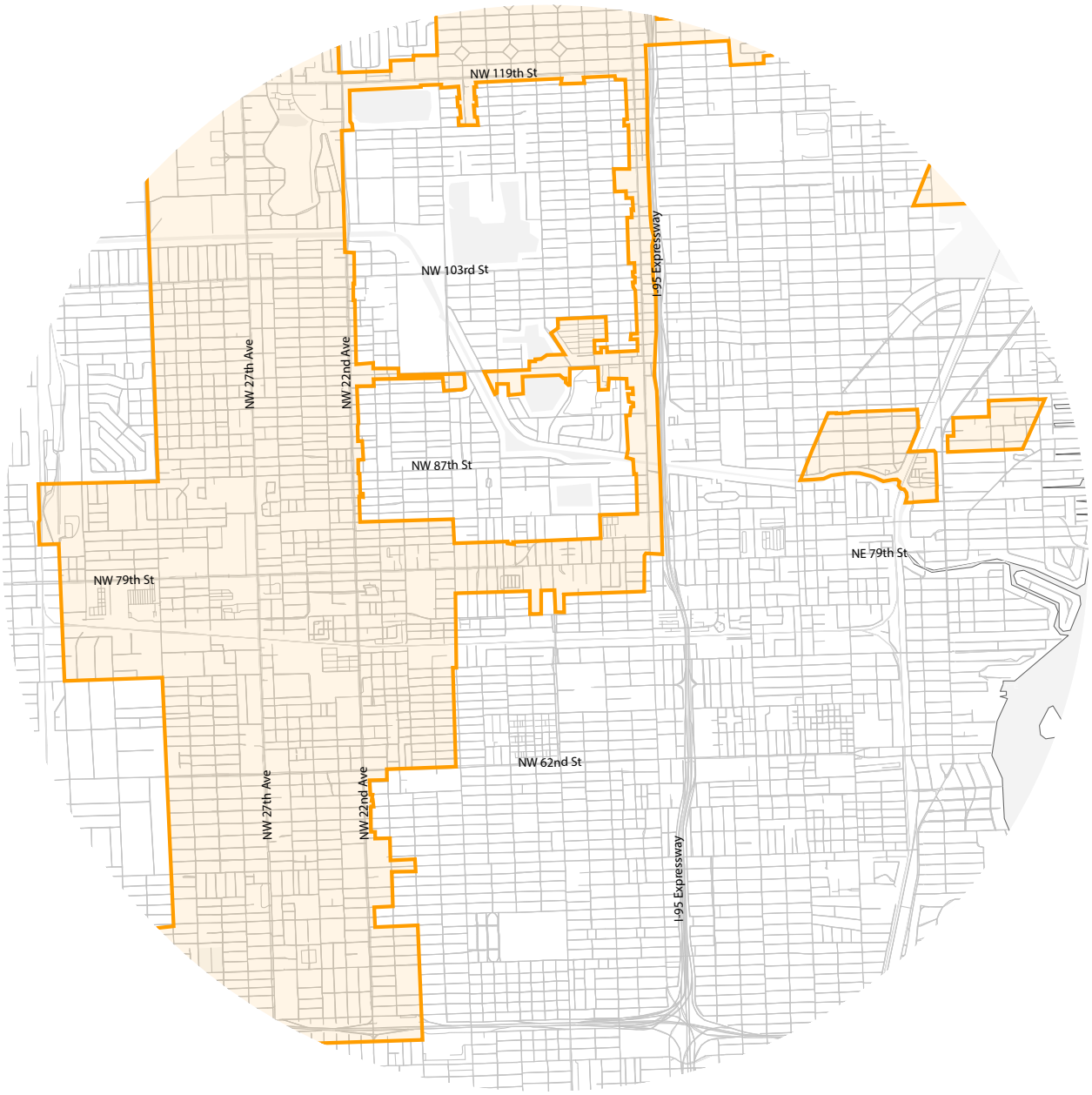
Excluded in project extents | **Areas under other jurisdictions:** Areas of the County under other historic preservation jurisdiction, e.g. the City of Miami, were not included in the study area.

Layered Parameters of the Study Area

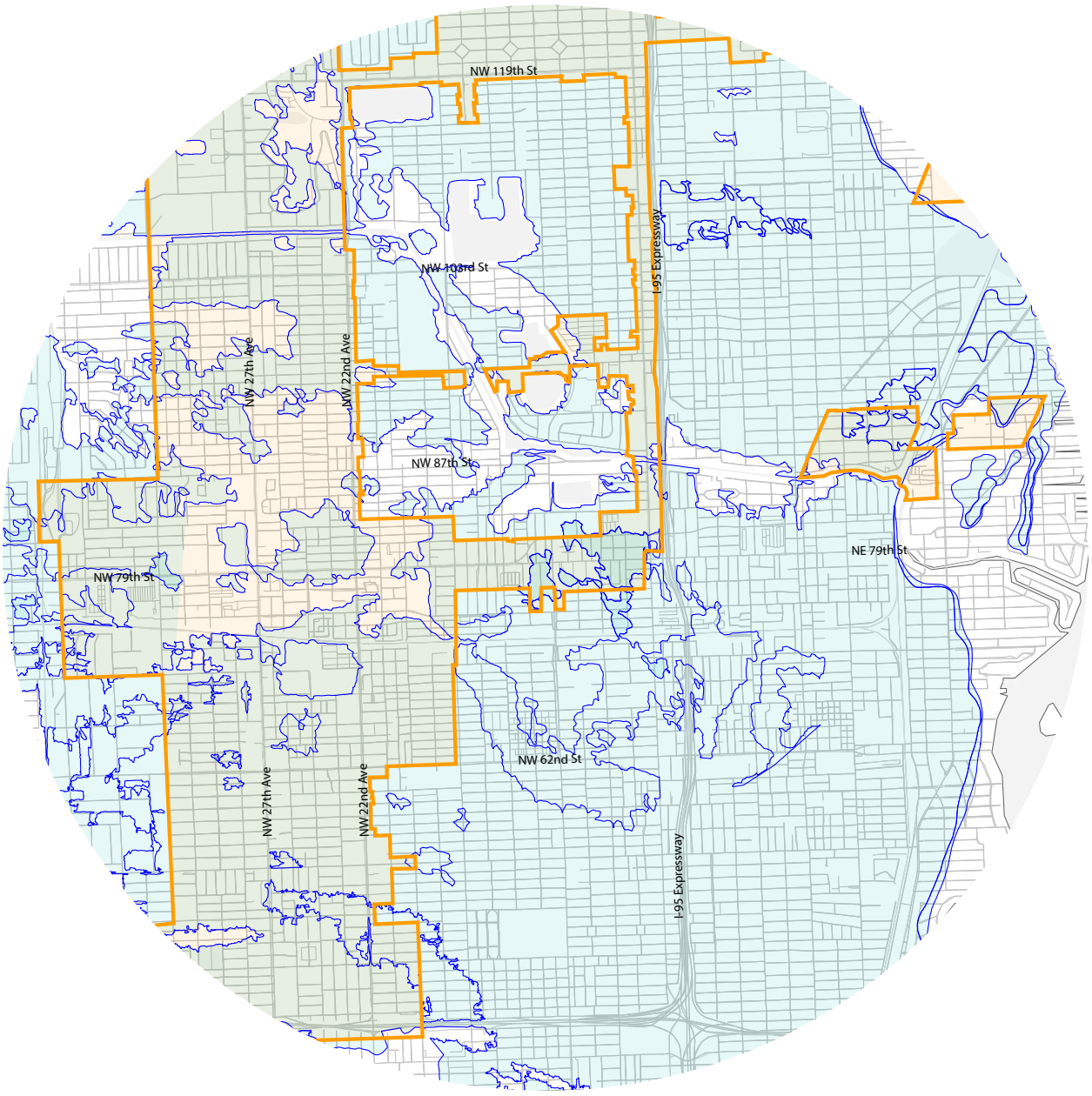


Mapping

Sample Study Area Combining Transit Corridors, CRAs, and Urban Centers



Sample Study Area Combining Transit Corridors, CRAs, and Urban Centers with FEMA Flood Zones



Mapping

NORTHEAST DADE (NORTHEAST CORRIDOR)

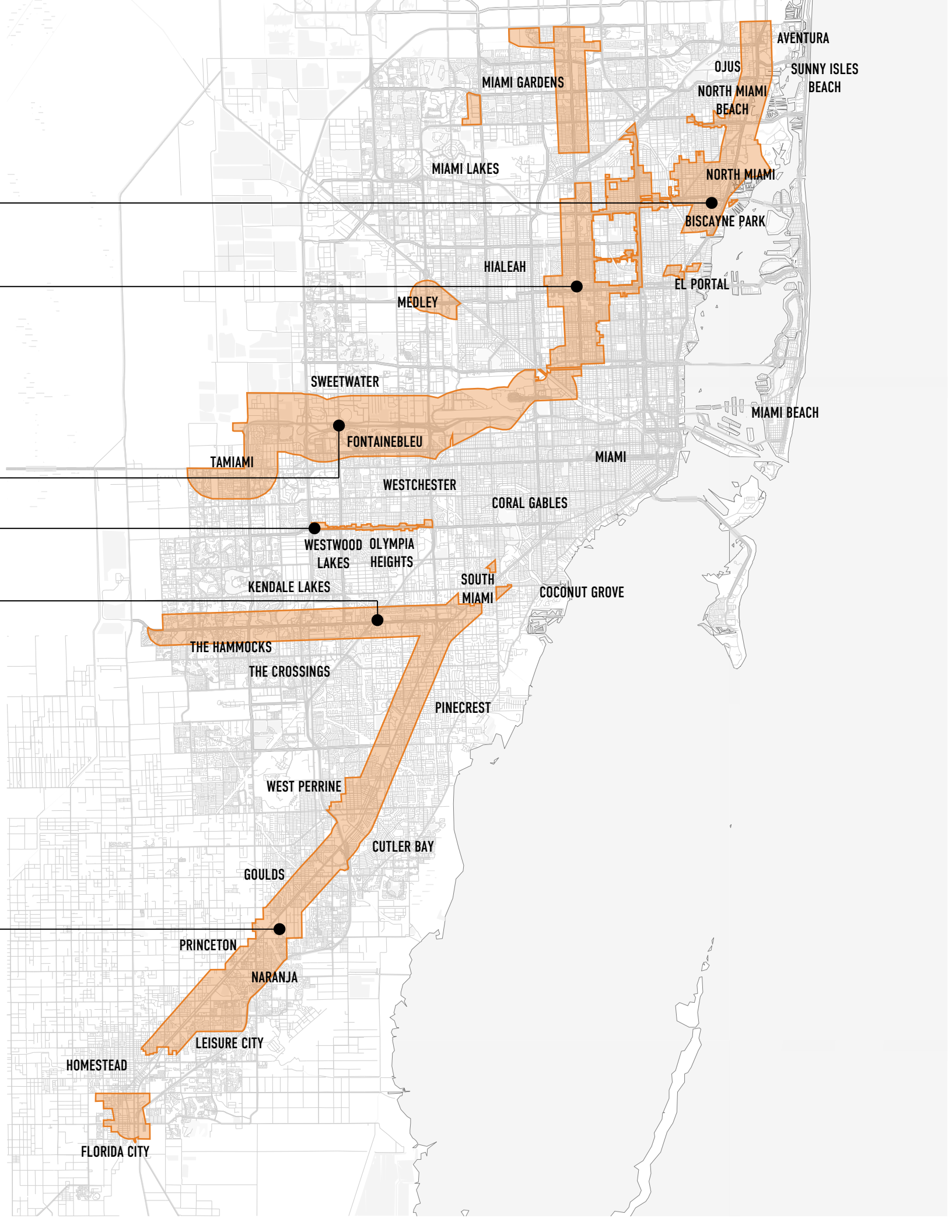
NORTHWEST DADE (NORTHWEST CORRIDOR)

SOUTHWEST DADE (836 CORRIDOR)

SOUTHWEST DADE (BIRD ROAD CORRIDOR)

SOUTHWEST DADE (KENDALL CORRIDOR)

SOUTH DADE (SOUTH CORRIDOR)


AVENTURA
OJUS
SUNNY ISLES BEACH
MIAMI GARDENS
NORTH MIAMI BEACH
MIAMI LAKES
NORTH MIAMI
BISCAYNE PARK
HIALEAH
EL PORTAL
MEDLEY
SWEETWATER
MIAMI BEACH
FONTAINEBLEU
TAMIAMI
MIAMI
WESTCHESTER
CORAL GABLES
WESTWOOD LAKES
OLYMPIA HEIGHTS
KENDALE LAKES
SOUTH MIAMI
COCONUT GROVE
THE HAMMOCKS
THE CROSSINGS
PINECREST
WEST PERRINE
CUTLER BAY
GOULDS
PRINCETON
NARANJA
LEISURE CITY
HOMESTEAD
FLORIDA CITY

Research

7,870

Initial Survey Entries: In all, the properties surveyed by the project team comprised 7,870 entries across the County through windshield surveys, research and community input.

2,656

Plat maps: In all, the area surveyed by the project team comprised of 2,656 plat maps across the County.

23

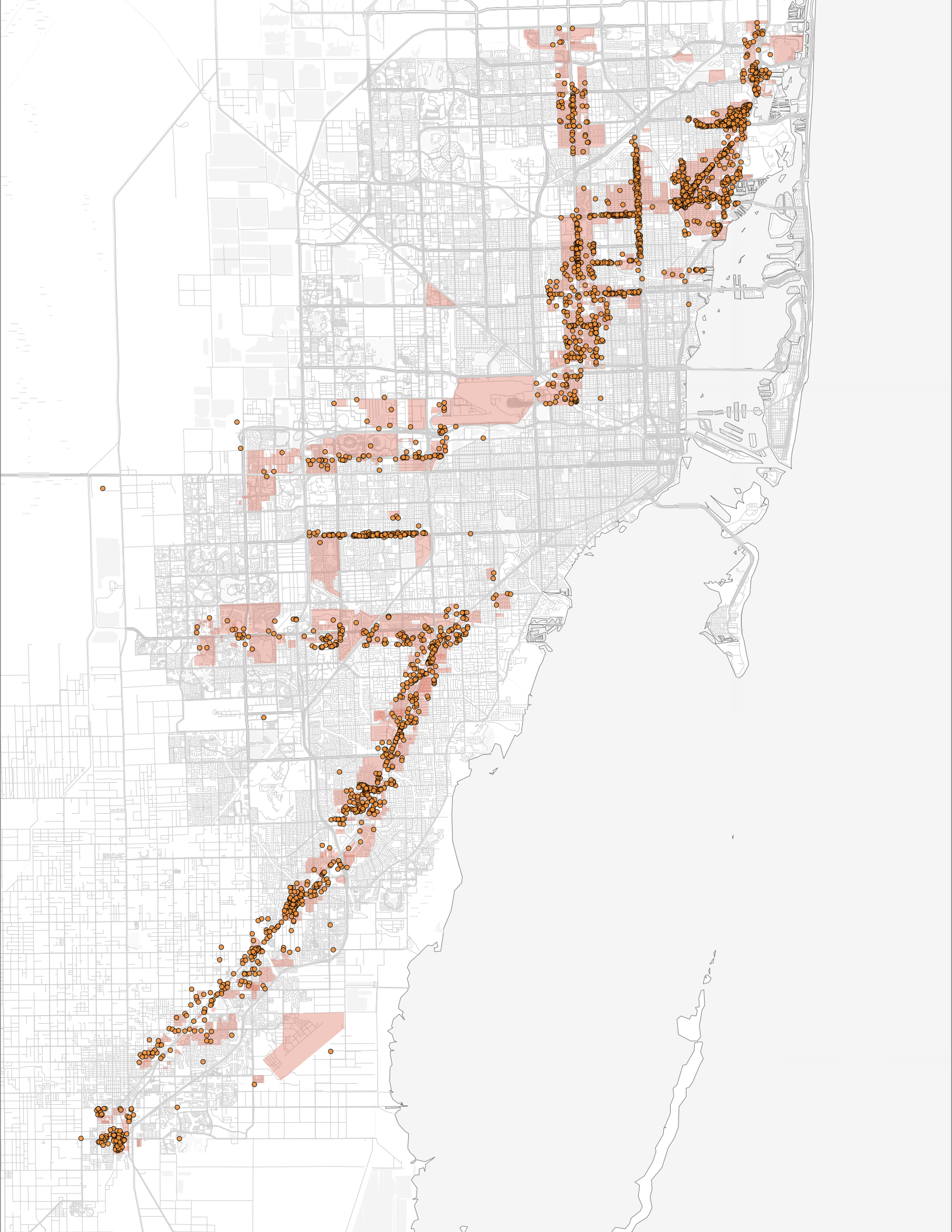
Drives: The team met biweekly for day-long drives across the County to develop windshield surveys for all 7,800+ buildings and sites.

63

Themes: The team developed 63 thematic categories to organize sites and subdivisions surveyed.

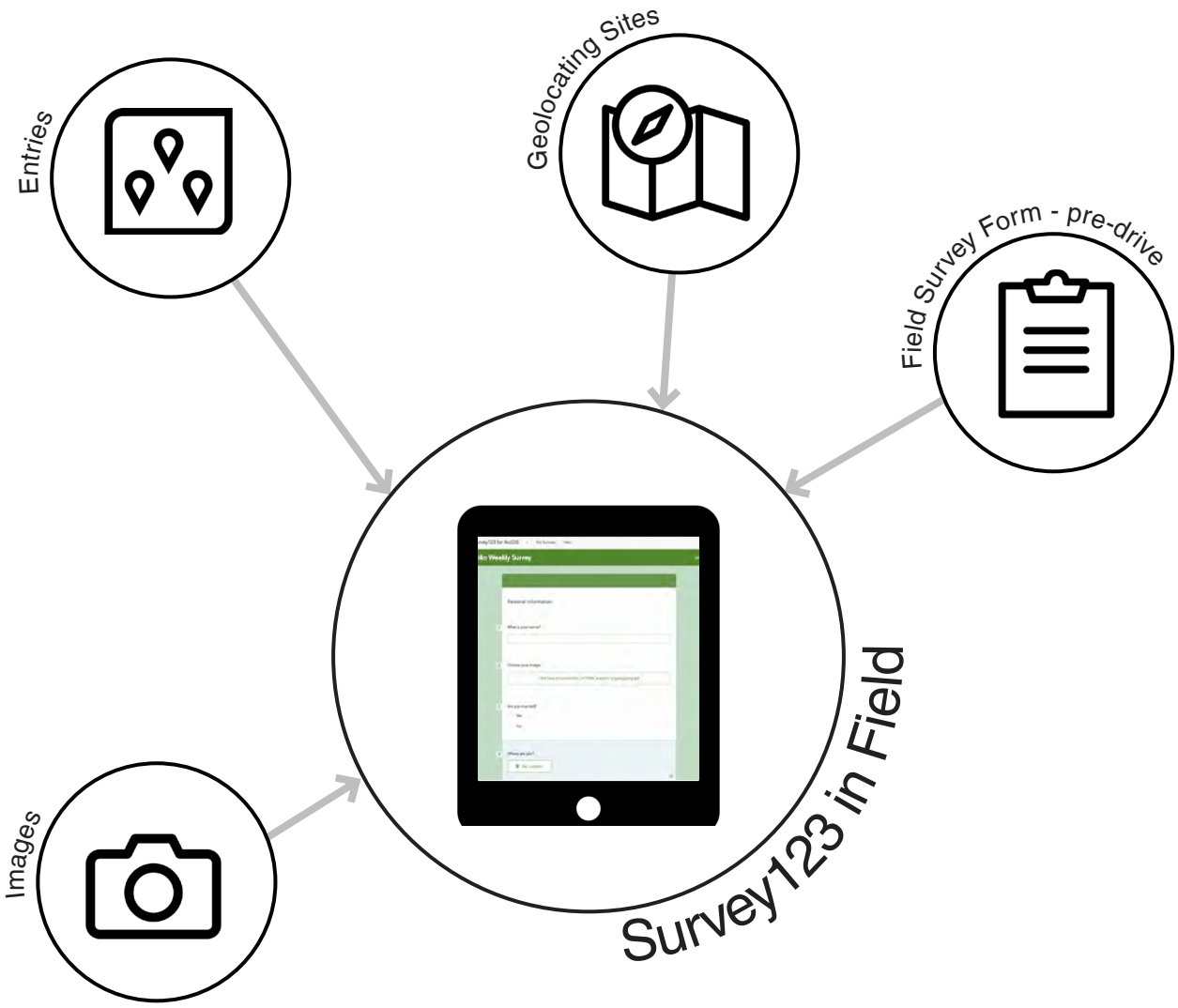
47

Styles: The team identified 47 architectural styles for all shortlisted buildings surveyed.



Research

Input Method



Output/ Analyzing Data



Research

Archival Research (samples)



Model home in Florida Sundeck Homes (1946-51), from advertisement for Florida Sundeck Homes, *Miami News*, January 29, 1950

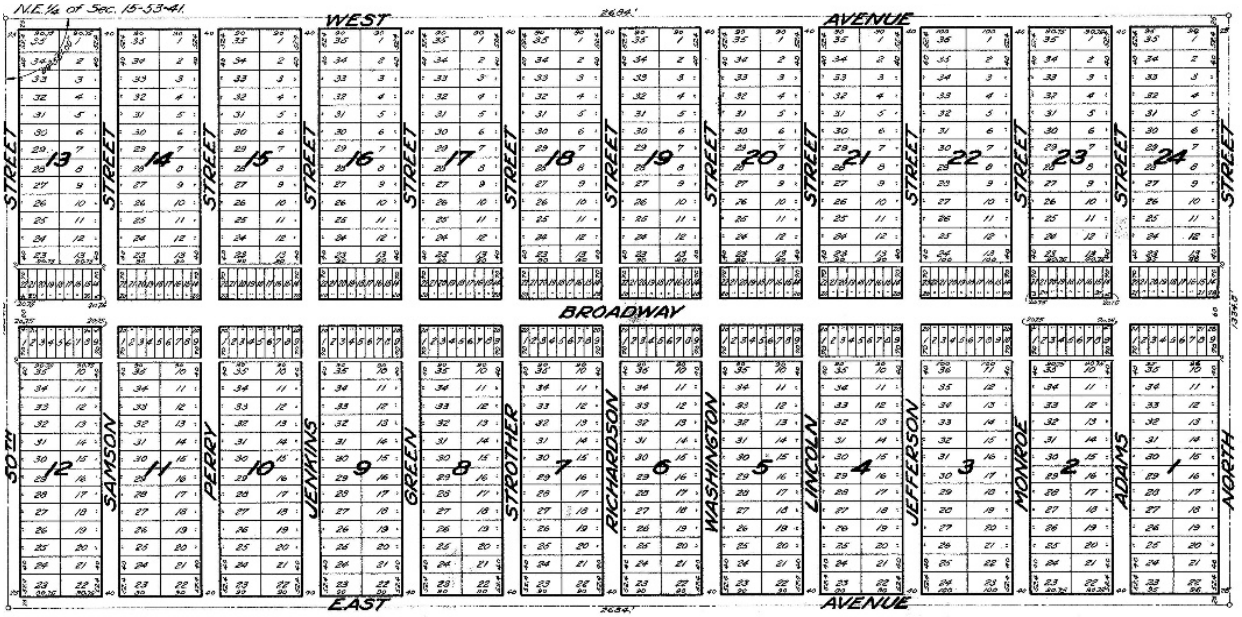


Townhouses in Vista Verde (1971-72), from advertisement for Vista Verde, *Miami Herald,* April 21, 1974

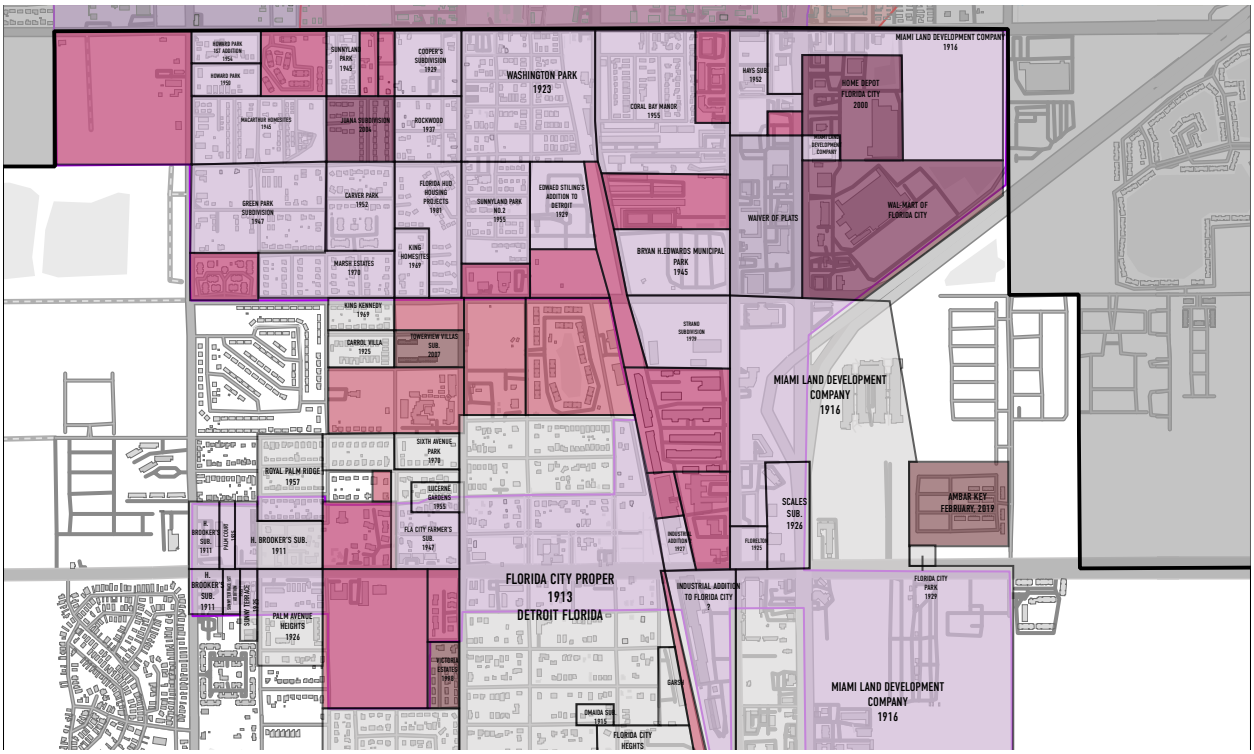


Homes in Leisure City (1951), from Ben Schneider, "Leisure City is Aiming at Goal of 6,000 Attractive Homesites," *Miami News*, March 22, 1953

Plat Research (samples)

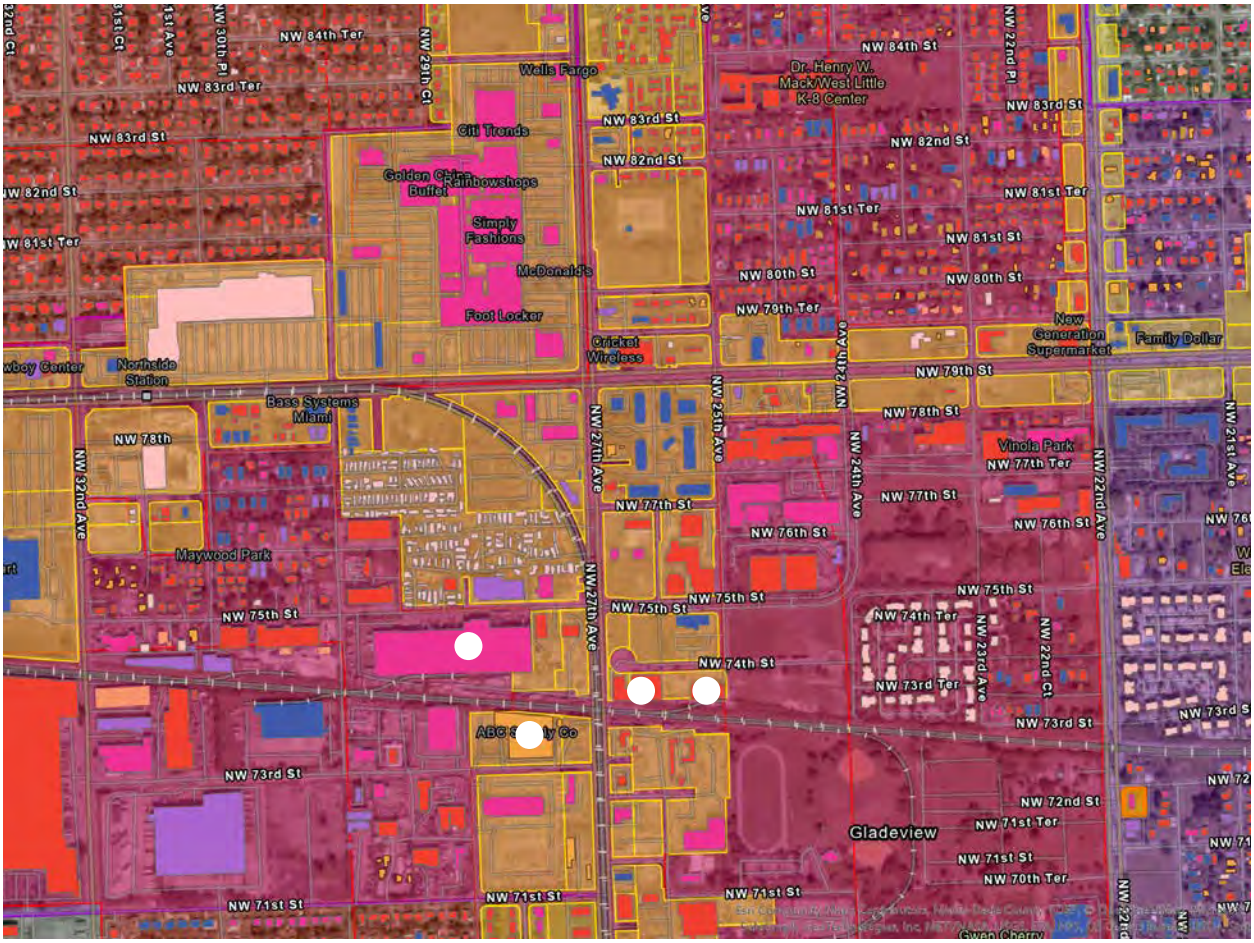


Liberty City Historic Plat Map, 1922



Plat Map Analysis

Windshield Surveys



Drive-around map

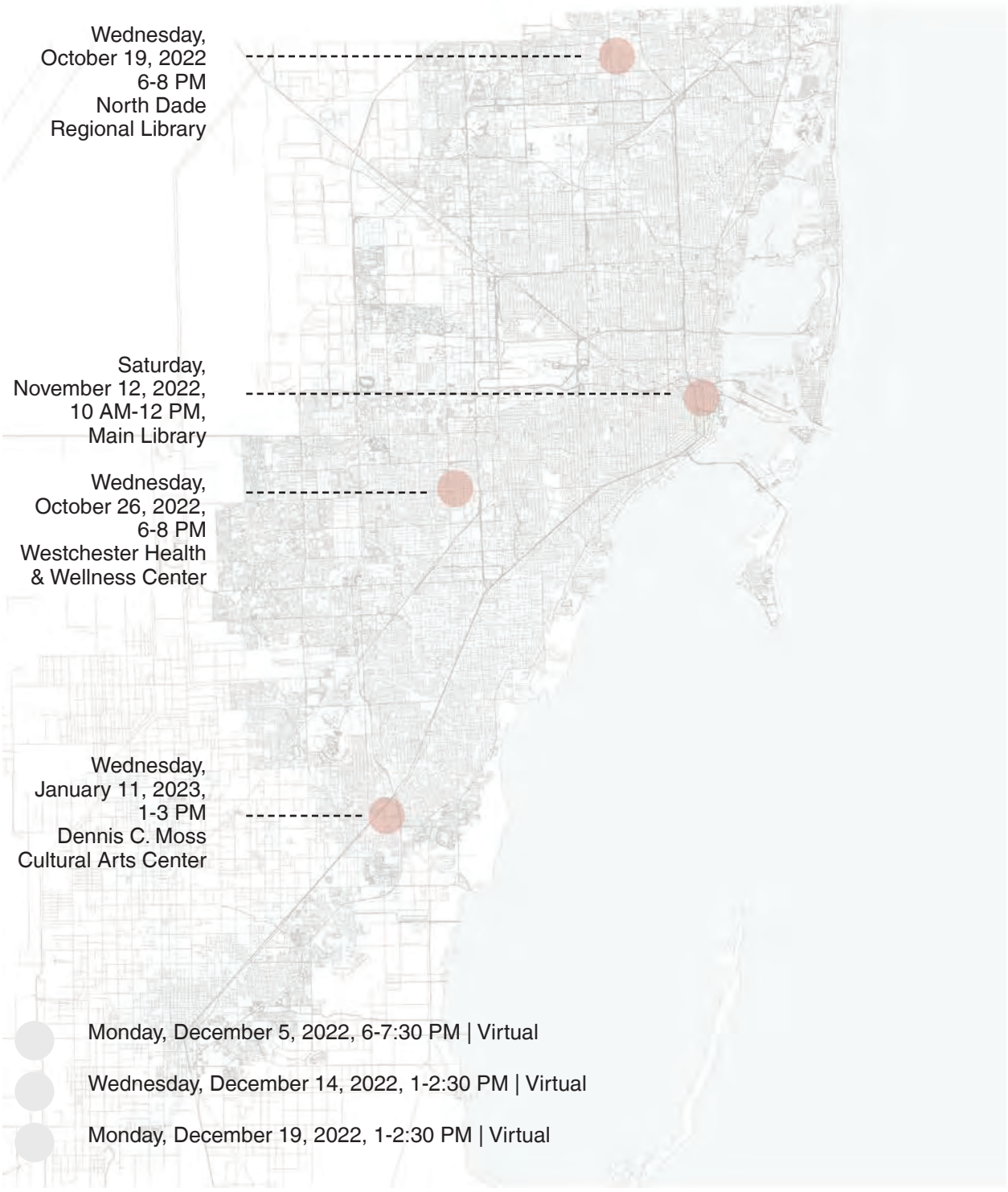

Documenting a building in Northwest Dade


Drive-around

In determining, with the Miami-Dade County Office of Historic Preservation, the parameters of the study area, the team focused in particular on areas under redevelopment pressure, areas where development is incentivized, and areas vulnerable to climate change. The team sought to capture building and sites important to previously excluded or underrepresented communities; places that have distinctive characteristics or reflect important aspects of history; places that served as gathering places over the years; places associated with historical events, important individuals, groups or organizations; places associated with people who have significantly shaped their communities; places important to social movements and the cultural evolution of Miami-Dade County; and lastly, historic buildings that are architecturally significant or unique.

Project Marketing and Website Development

Meetings



Marketing



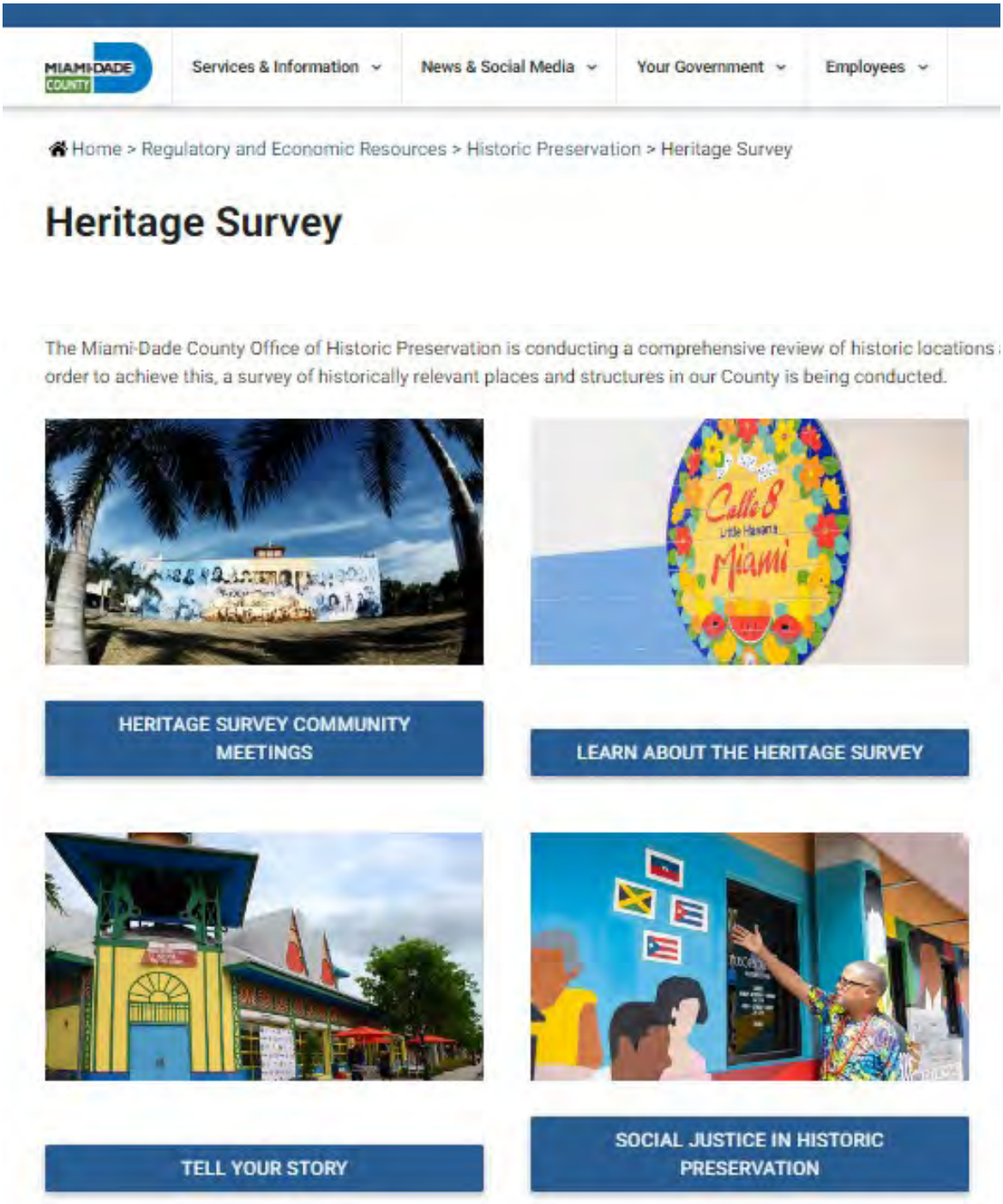




Handouts in English, Creole, and Spanish

Project Marketing and Website Development

Project website



Miami-Dade County Heritage Survey website

Feedback form

Miami-Dade County Heritage Survey

Feedback Form

What neighborhood or community do you live in or have a history with?
Provide name of community:

_____
_____

Provide ZIP code of community (if known):

_____
_____

What year did you move to or become involved with this community?

_____
_____
_____

What historic building(s) or site(s) stand as a key identifier for your neighborhood/community?

_____
_____
_____

What historic building(s) or site(s) have made the largest impression on you and why?

_____
_____

What historic religious structure, school, park, business center, medical center or store contributes/contributed most to the life of your community? If more than one location, please share:

_____
_____
_____

What demolished historic building(s) or site(s) do you miss the most?

_____
_____
_____
_____

Please provide your email address. (optional)

_____

Date:

_____

Please send a scan or picture of your completed survey to historicpreservation@miamidade.gov

Miami-Dade County Heritage Survey online Feedback Form

Community Outreach



OHP Chief Sarah Cody speaks at Main Library



Anthony Williams speaks at Main Library



Hernan Guerrero speaks with Jacquie Colyer at Main Library



Hernan Guerrero speaks at North Dade Regional Library



Margarita Mirabel, Karen Moore at History Collaborative, Main Library



Allan Shulman & Hernan Guerrero present at Westchester Health & Wellness Center



Sarah Cody speaks at North Dade Regional Library



Mayor Levine Cava at Main Library



Allan Shulman interacts with audience at Main Library



Mayor Levine Cava at Main Library



Tamara McDonald, Sarah Cody, Karen Moore at History Collaborative, Main Library



Hernan Guerrero at North Dade Regional Library

Individual Community Representatives

Dr. Robin Bachin
Assoc. Prof. & Asst. Provost, Civic & Community Engagement, University of Miami

Jeff Blakley
Author & South Dade Historian

Dr. Julio Capo, Jr.
Author & Assoc. Professor, History, Florida International University

Dr. Marvin Dunn
Author & Professor Emeritus, Florida International University

Dr. Dorothy Fields
Founder, The Black Archives

Ronald E. Frazier
Architect

Dr. Josephine Shih Gordy
Third Vice-Chairwoman, Miami-Dade County Asian American Advisory Board

Mikal Talib Hamin
Imam, Masjid Al-Ansar Miami

Michelle Johnson
Faith and Community Leadership Liaison, Office of County Mayor Levine Cava

Jorge Malagon-Marquez
Professor of Social Science, Miami Dade College

Jorge Damian de la Paz
Senior Strategist for Government Innovation, Office of County Mayor Levine Cava

Dr. Valerie Patterson
Director, African and African Diaspora Studies & Clinical Professor, Public Policy and Administration, Florida International University

Christine Rupp
Executive Director, Dade Heritage Trust

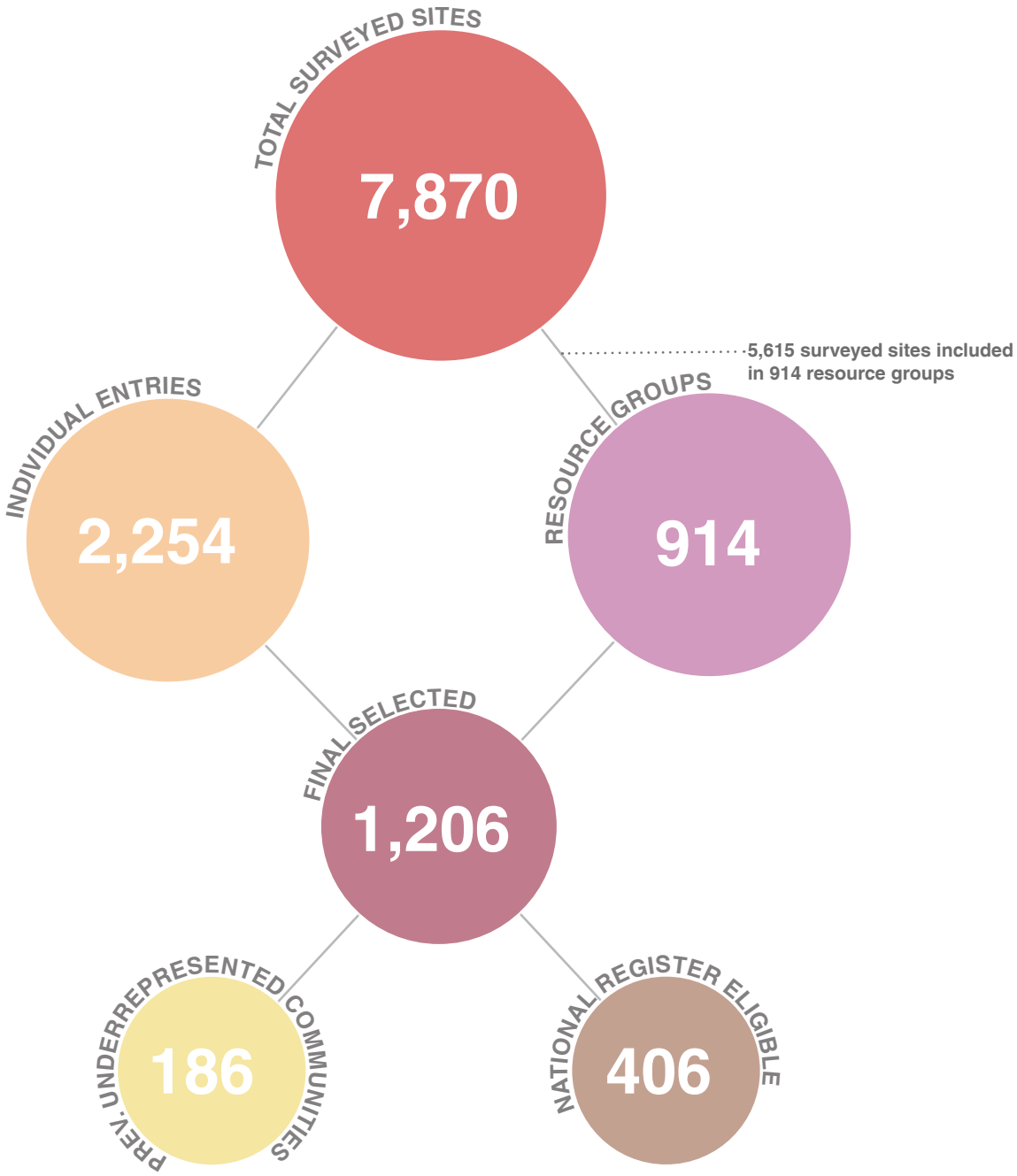
Anthony Williams
Division Director of Youth Development, Miami-Dade County



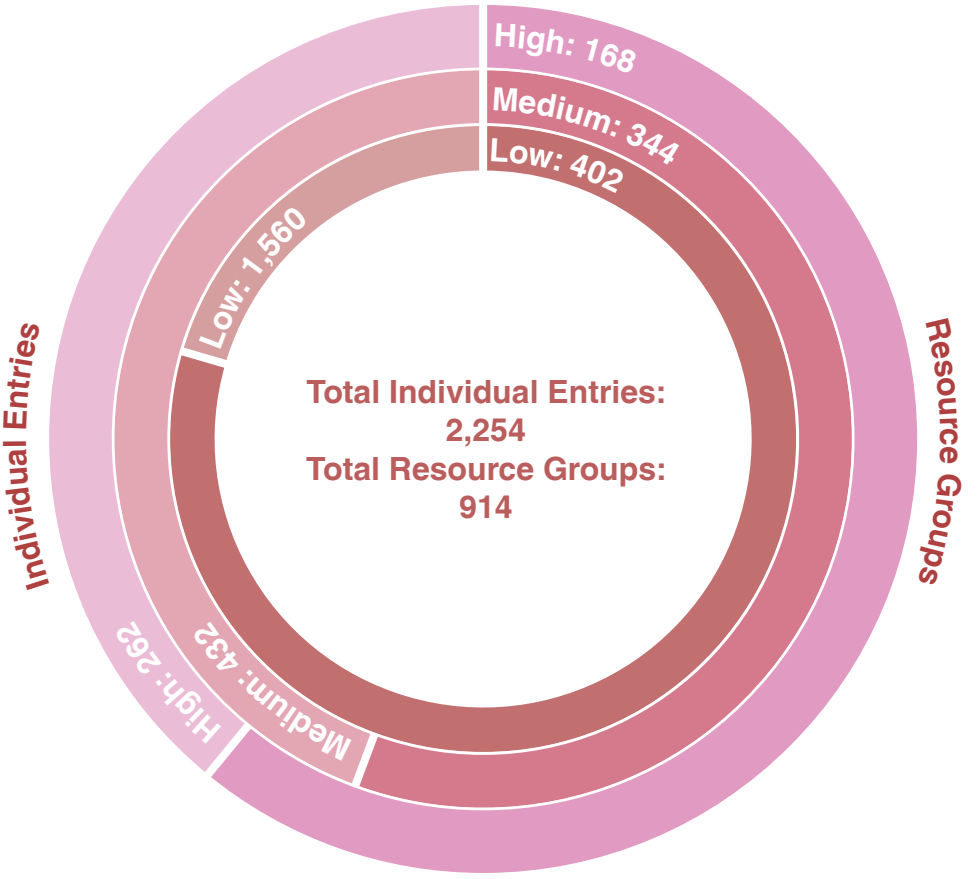
Flyer at Community Meeting

Distribution of Initial Surveyed Sites

(Resource groups vs individual entries)



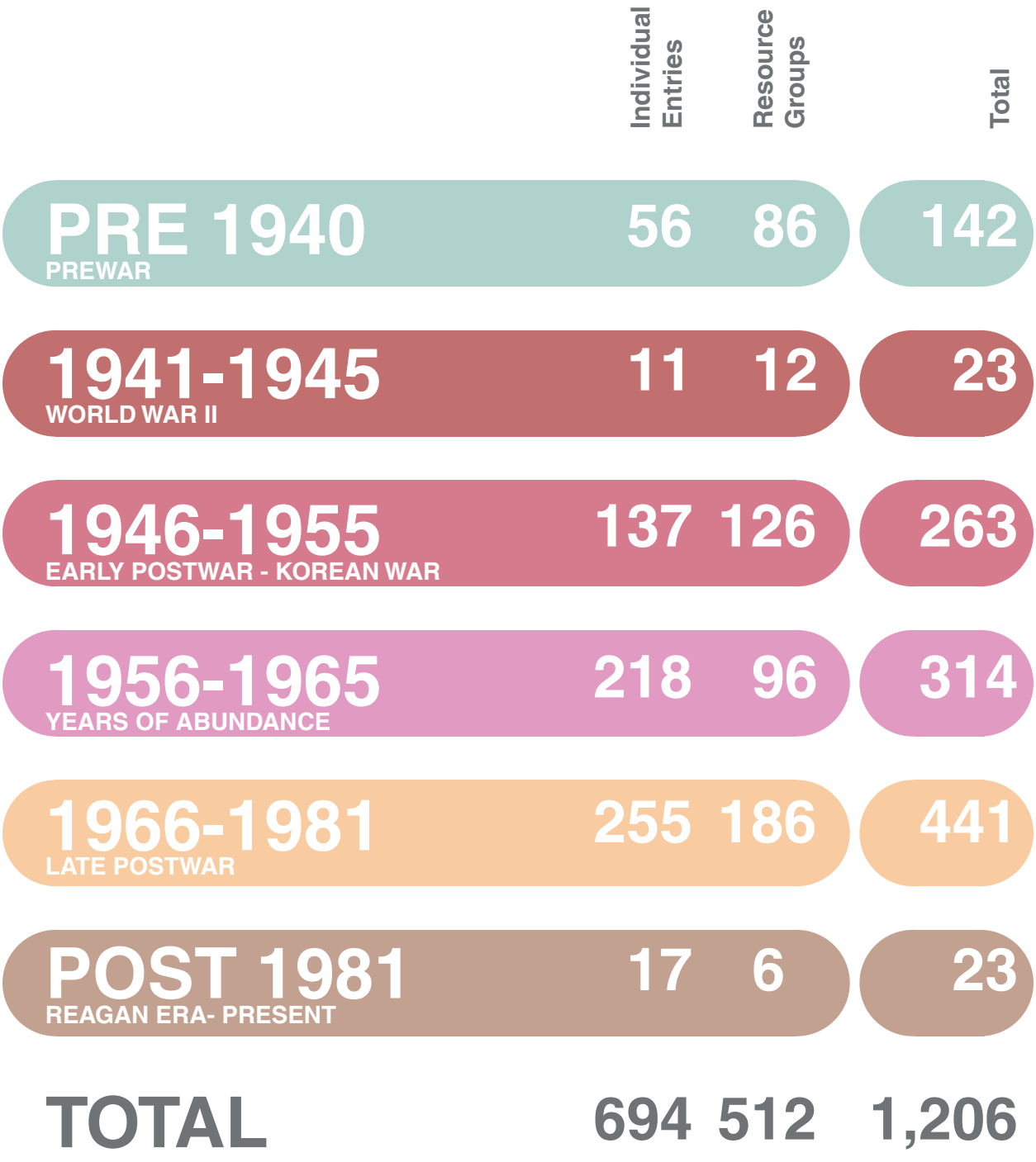
**Categorization of historic resources connected to previously underrepresented communities and selection of resources most eligible for National Register designation reflect initial research under the scope of this preliminary survey. It also incorporates community input as delineated in this report. In-depth, focused research will be undertaken in future phases of the Heritage at Risk Survey to elicit a more comprehensive accounting.*

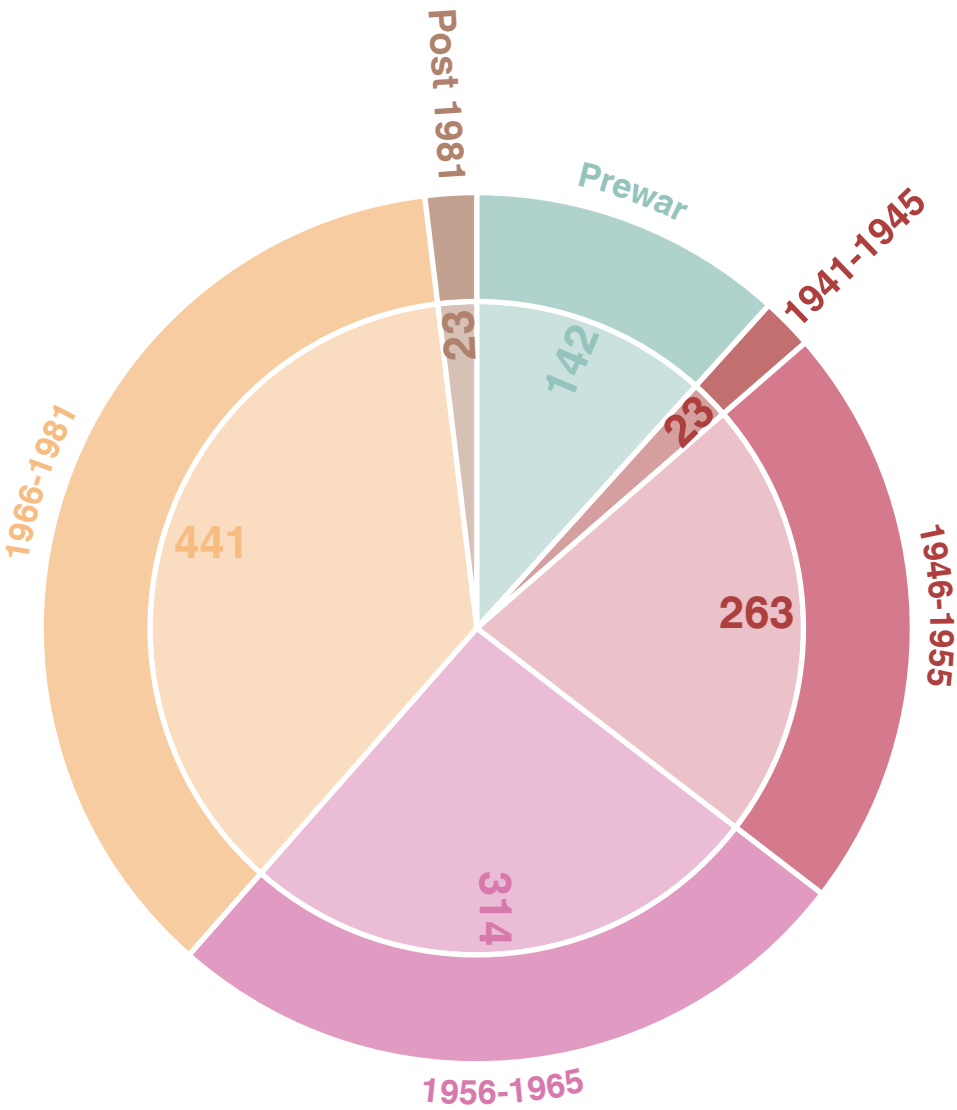


PRIORITIZED	SIGNIFICANCE	Individual Entries	Resource Groups	Total
	LOW	1,560	402	1,962
	MEDIUM	432	344	776
	HIGH	262	168	430
	TOTAL	2,254	914	3,168

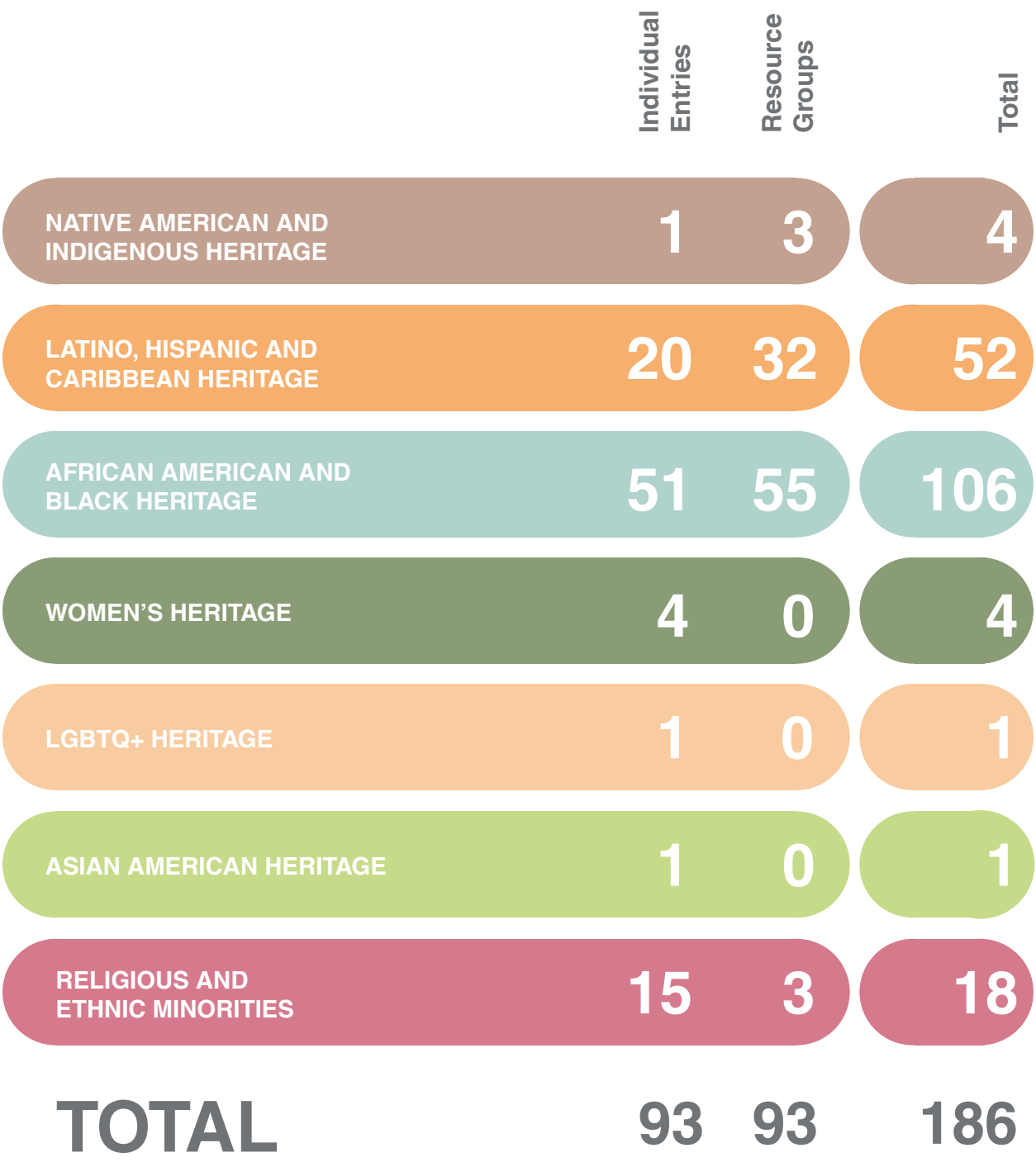
Chronological Distribution of Survey Results

(Medium and high significance only)




Post 1981
Prewar
1941-1945
1946-1955
1956-1965
1966-1981
23
142
23
263
314
441

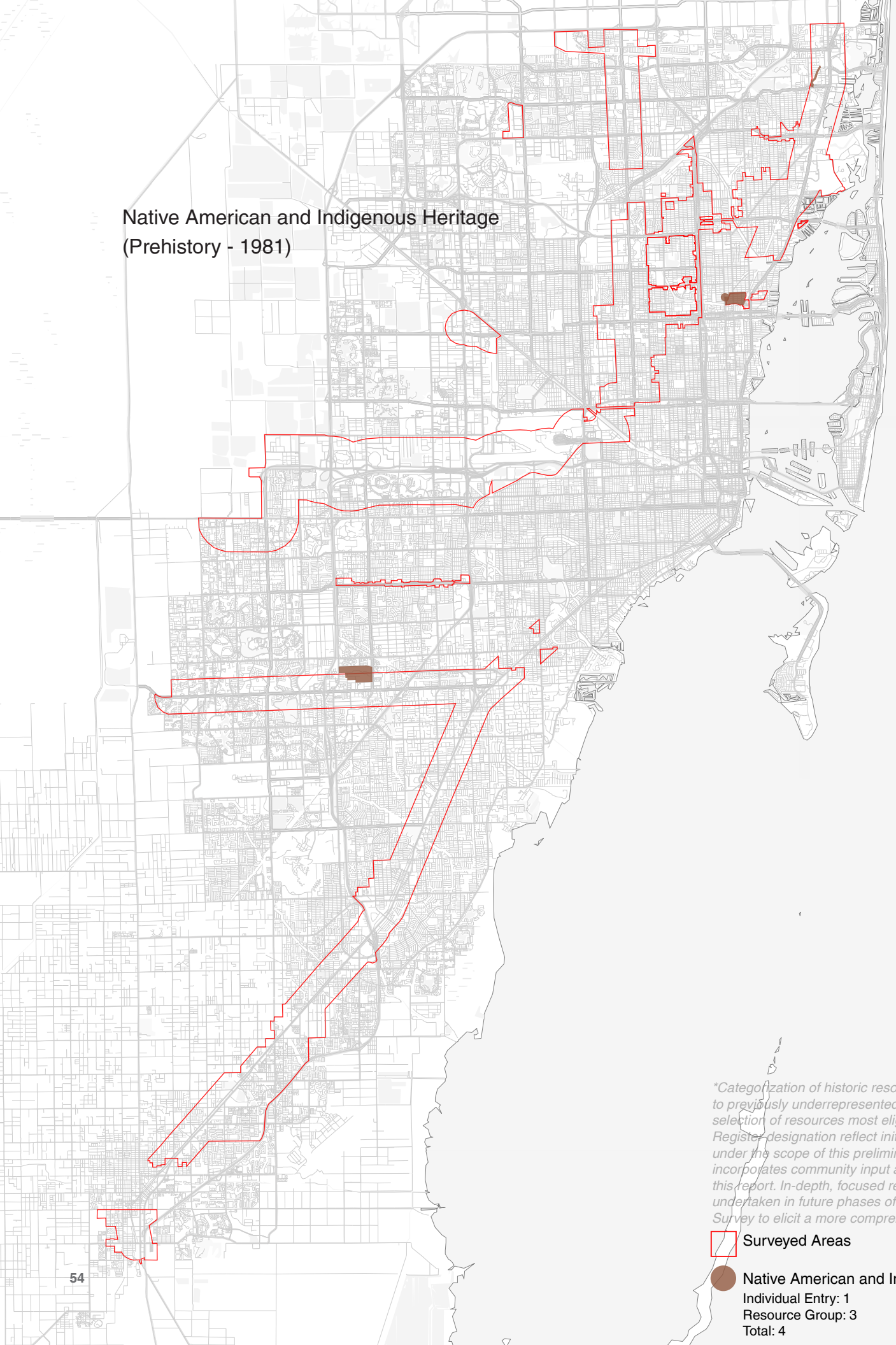
Previously Underrepresented Communities in Study Area



**Categorization of historic resources connected to previously underrepresented communities and selection of resources most eligible for National Register designation reflect initial research under the scope of this preliminary survey. It also incorporates community input as delineated in this report. In-depth, focused research will be undertaken in future phases of the Heritage at Risk Survey to elicit a more comprehensive accounting.*



(1) Belen Jesuit Preparatory School (1961), from Reinaldo Ramos, "Alumni have long been Cuban, Cuban-American leaders," *Miami Herald*, March 1, 1987, photo by Rick McCawley. *(2)* Arch Creek Park, State Archives of Florida, *Florida Memory*, photo by c.1900. *(3)* Biscayne Park Village Hall (1940), Miami-Dade County, March, 1967. *(4)* La Paloma Nightclub, HistoryMiami Museum, *Miami News* Collection, 1957. *(5)* Beth Torah Congregation (1960), Miami-Dade County, 1961. *(6)* Joe's Market, from "Markets Kept Overtown Stocked," *Miami Herald*, January 27, 1986. *(7)* V.A. financed house in Richmond Heights (1949), from Reinhold P. Wolff and David K. Gillogly, *Negro Housing in the Miami Area: Effects of the Postwar Building Boom* (Coral Gables, 1951) c 1950, photo by Hamilton.



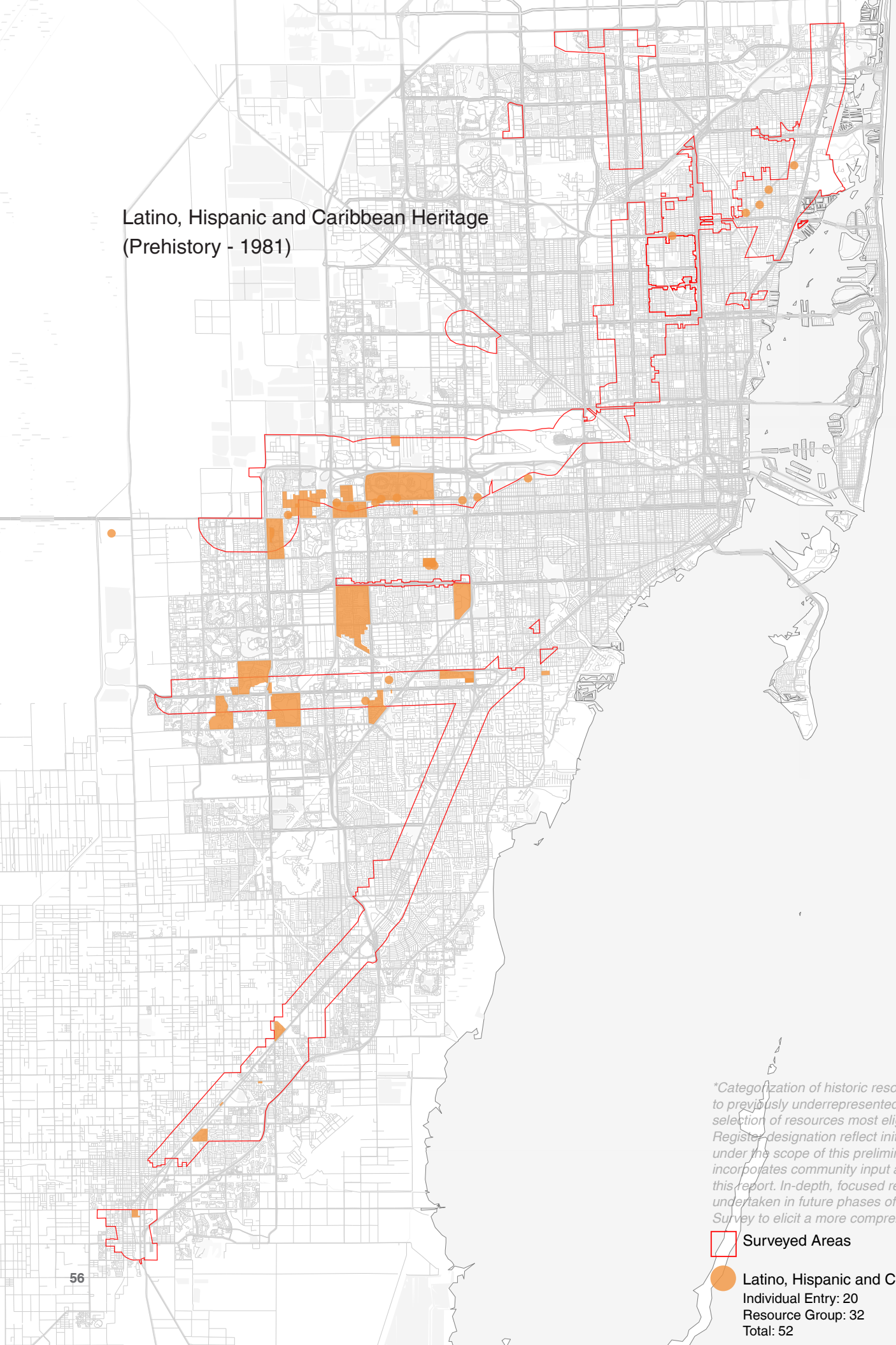
Categorization of historic resources connected to previously underrepresented communities and selection of resources most eligible for National Register designation reflect initial research under the scope of this preliminary survey. It also incorporates community input as delineated in this report. In-depth, focused research will be undertaken in future phases of the Heritage at Risk Survey to elicit a more comprehensive accounting.

Surveyed Areas

Native American and Indigenous Heritage
Individual Entry: 1
Resource Group: 3
Total: 4

Native American and Indigenous Heritage

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20579	Kendall Indian Hammocks park	Various	No Data	Kings Court	1930	X	Not Applicable	Civic	High
DA00326	House	6 NE 89th St	El Portal Sec 5	El Portal	1910	X	Wood Frame Vernacular	Prewar Single Family Home	High
DA11614	El Portal	Various	El Portal El Portal Sec 2 El Portal Sec 5 El Portal Sec 6 El Portal Sec 7 Sherwood Forest Sherwood Forest Unit 2 El Jardin Rev Pl Of El Jardin Sec 2 Rev In Sub 032	El Portal	1925	X	Mixed	Prewar Subdivision	High
DA22600	Oleta River	Oleta River	No Data	Skylake/Ojus	1922	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High



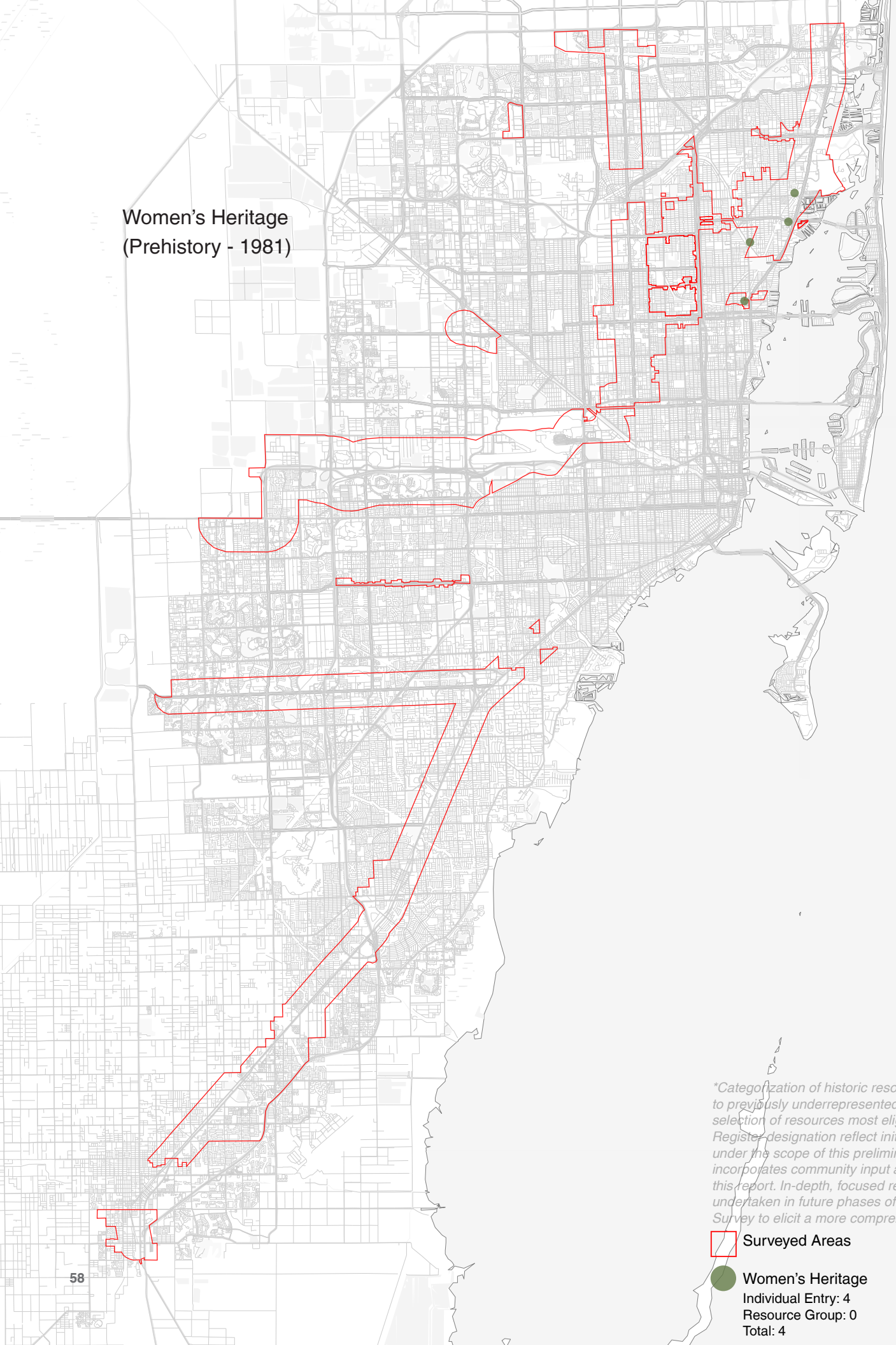
Categorization of historic resources connected to previously underrepresented communities and selection of resources most eligible for National Register designation reflect initial research under the scope of this preliminary survey. It also incorporates community input as delineated in this report. In-depth, focused research will be undertaken in future phases of the Heritage at Risk Survey to elicit a more comprehensive accounting.

Surveyed Areas

Latino, Hispanic and Caribbean Heritage
Individual Entry: 20
Resource Group: 32
Total: 52

Latino, Hispanic and Caribbean Heritage

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA11658	Coral Bay Manor	Various	Coral Bay Manor	Florida City	1952	X	Mixed	Postwar Subdivision	High
DA20420	Redland Camp	29355 S Federal Hwy	No Data	Leisure City	1970	X	Mixed	Migrant Camp/Housing	High
DA20437	Rose Motel (Current: Camillus House)	27940 S Dixie Hwy	No Data	Naranja	1951	X	Mixed	Motor Court	High
DA20438	Heritage Villas at Omica	Various	Omica Housing Dev Omica Housing Dev Pb 104-33	Naranja	1976	X	Masonry Vernacular	Migrant Camp/Housing	High
DA20444	Redland Market Village	24420 Packinghouse Rd	No Data	Princeton	1950s	X	Industrial Vernacular	Industrial Park	Medium
DA19900	Sunset Park Elementary	10235 SW 84th St	No Data	Sunset	1979	X	Late Modern	Education	High
DA20552	Kings Creek Development	Various	Kings Creek	Glenvar Heights	1972	X	Mansard	Multifamily/Townhouses	High
DA17633	Kings Creek Condo	7735 SW 86th St	Kings Creek South Condo	Glenvar Heights	1969	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA19914	Saint Catherine of Siena Catholic Church	9200 SW 107th Ave	No Data	Century Gardens Villas	1972	X	Postwar Modern	Religious	High
DA20582	Kendale Lakes	Various	Kendale Lakes Sec 1	Kendale Lakes	1969	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20583	Kendale Lakes West Townhouses	Various	Kendale Lakes West Townhouses	Kendale Lakes	1977	O	Masonry Vernacular	Multifamily/Townhouses	Medium
DA20569	Kendale Lakes Master Townhouses	Various	Kendale Lakes Th Condo 1 Kendale Lakes Townhouse Condo 2	Winston Park	1971	O	Mansard	Multifamily/Townhouses	Medium
DA20588	Calusa Club Estates	Various	Calusa Club Ests	The Crossings	1976	O	Mixed	Postwar Tract Home Subdivision	Medium
DA20591	The Hammocks	Various	Hammocks Sec 1 Pb 108-98 Hammocks Sec 2 Hammocks Tr T	The Hammocks	1980	X	California	Community Planning	High
DA20644	St. John Vianney College Seminary	2900 SW 87th Ave	St Brendan St John Vianney Plat	Westchester	1963	X	Mixed	Religious	High
DA20593	Tropical Park	7900 SW 40th St	Tropical Park	SW 82nd Ave/SW 56th St	1970	X	Mixed	Park	High
DA20594	Westwood Lake	Various	Westwood Lake	Westwood Lakes	1955	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA20637	Kendale	Various	Kendale Sec 1	Kendale	1965	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20638	Puerta del Sol of Kendall	9958 N Kendall Dr	Puerta Del Sol Condo	Kendale	1968	X	Mansard	Multifamily/Garden Apartments	High
DA20641	Our Lady of Lourdes Academy	5525 SW 84th St	W T Hardee-S Sub	Sunset Acres Estates	1951	X	Mixed	Education	High
DA19959	Christopher Columbus High School	3000 SW 87th Ave	Christopher Columbus High School	West Coral Gables	1963	X	Postwar Modern	Education	High
DA19960	St Brendan Catholic Church	8725 SW 32nd St	St Brendan St John Vianney Plat	West Coral Gables	1963	X	California	Religious	High
DA19961	St Brendan Catholic Elementary School	8755 SW 32nd St	West Coral Gables	West Coral Gables	1965	X	Postwar Modern	Education	High
DA20005	Christopher Columbus/St Brendan/St. John Vianney	Various	Christopher Columbus High School	West Coral Gables	1963	X	Postwar Modern	Education	High
DA19964	St. Dominic Catholic church	5909 NW 7th St	No Data	Miami International Airport	1963	X	Postwar Modern	Religious	High
DA20606	Albizu University/Doral Academy Elementary	2173 NW 99th Ave	Dade Division A H S Corporation & Beacon At Nw 97 Avenue	Vanderbilt Park	1969	X	Brutalism	Education	High
DA19975	Food City Market (Current: Latin American Market)	7365 W Flagler St	Winona Park 1St Addn	W Flagler St	1946	X	Masonry Vernacular	Commercial/Retail	Medium
DA19991	Biltmore Plaza Shopping Center (current: Flagler 103 Shoppes)	10300 W Flagler St	Le Mans Sub	Sweetwater	1977	X	Mansard	Shopping Plaza/Office Mixed Use	Medium
DA19992	Jose Marti statue	SW 115th Ave	No Data	Sweetwater	1981	O	Not Applicable	Public Art	High
DA19994	Conchita Espinosa Conservatory Of The Arts	12975 SW 6th St	Sweetwater Ests Sub	Sweetwater	1979	O	Postwar Modern	Education	Medium
DA19997	Sweetwater Baptist Church/Iglesia Bautista de Sweetwater	11132 SW 3rd St	Sweetwater Groves	Sweetwater	1950	O	Postwar Modern	Religious	Medium
DA20614	Sweetwater Estates	Various	Sweetwater Ests Sub	Sweetwater	1927	O	Mixed	Postwar Subdivision	Medium
DA20615	Sweetwater Groves	Various	Sweetwater Groves	Sweetwater	1925	O	Mixed	Prewar Subdivision	Medium
DA20616	Sweetwater Park	Various	Sweetwater Park	Sweetwater	1979	O	California	Duplex Patio Homes	Medium
DA20617	Sweetwater Villas	Various	Sweetwater Villas	Sweetwater	1980	X	California	Duplex Patio Homes	Medium
DA20618	Villas Townhouses of Sweetwater	Various	Villas Townhouses Of Sweetwater Condo	Sweetwater	1974	O	Mansard	Multifamily/Townhouses	Medium
DA20643	Lil Abner Mobile Home Park	Various	Sweetwater Groves	Sweetwater	1971	X	Mixed	Trailer and Mobile Home Park	High
DA19993	Belen Jesuit Preparatory School	500 SW 127th Ave	No Data	Sweetwater	1981	O	Brutalism	Education	High
DA20622	Tamiami Lakes	Various	Tamiami Lakes Sec 1/2/4/5/6	Tamiami Lakes	1977	O	Mixed	Patio Homes	High
DA20623	Tamiami Lakes Townhouse	Various	Tamiami Lakes Townhouse Sec 1	Tamiami Lakes	1980	O	California	Multifamily/Townhouses	High
DA19998	Krome Detention Center	18201 SW 12th St	No Data	Tamiami Trail	1965	X	Mixed	Civic	High
DA19981	E.W.F. Stirrup Elementary	330 NW 97th Ave	Fontainebleau Park West Sec 5	Fontainebleau Park	1976	X	Postwar Modern	Education	High
DA20633	Fairway Lakes Village	Various	Fontainebleau Park West Villas	Fontainebleau Park	1981	X	California	Patio Homes	Medium
DA20634	Fontainebleau Park	Various	The Pineside Sub	Fontainebleau Park	1979	X	Mixed	Community Planning	High
DA19983	The Big Five	600 SW 92nd Ave	No Data	Fontainebleau Park	1970	O	Mixed, none dominant	Civic	High
DA19985	Seminole Elementary	121 SW 78th Pl	Flagami 3Rd Addition	Fountainebleau	1955	O	Postwar Modern	Education	High
DA19989	Sweetwater Chapel (current: Our Lady of the Divine Providence Catholic Church)	10205 W Flagler St	Our Lady Of The Divine Providence Tract	Fountainebleau	1979	O	Masonry Vernacular	Religious	High
DA20113	Chef Creole Restaurant	1392 NW 119th St	Sunshine Village	Pinewood	1972	X	Mansard	Shopping Plaza	Medium
DA12316	Church of God evangelical	12830 NE 6th Ave	Griffing Biscayne Park Ests	Biscayne Park	1956	X	Postwar Modern	Religious	High
DA20283	Eglise Baptiste des Cœurs Unis	910 NE 132nd St	Irons Manor 2Nd Addn	Central	1959	X	Postwar Modern	Religious	High
DA20295	Pantry Supermarket (Current: Caribbean Mini Market & Store Llc	13800 W Dixie Hwy	Irons Manor High Pine Addn Sec A	Central	1964	X	Postwar Modern	Commercial/Retail	High
DA20334	Century III (Current: Criteria Recording Studio)	1755 NE 149th St	Arch Creek Ests	Arch Creek	1959	X	Postwar Modern	Office Building	Medium



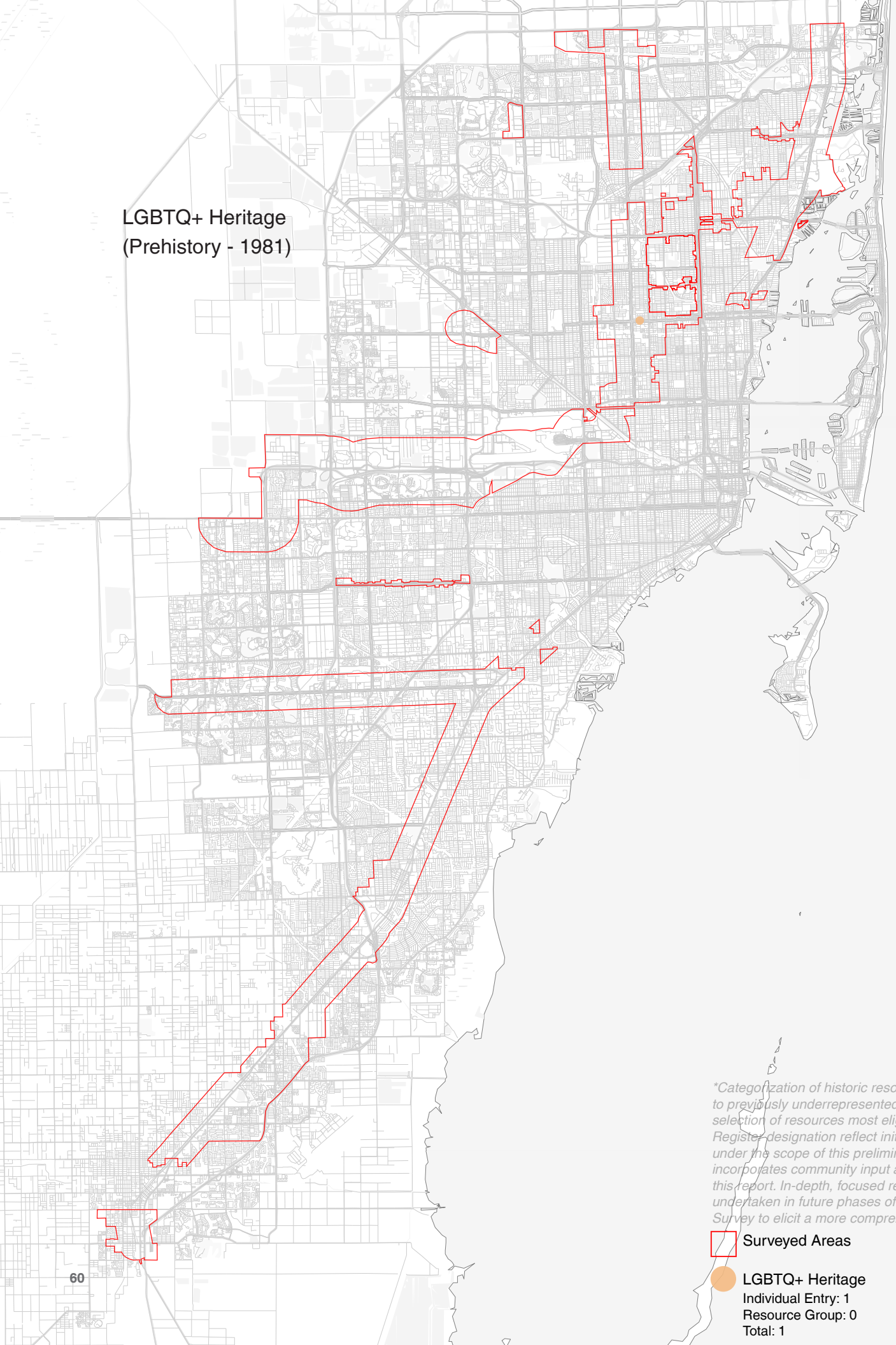
Categorization of historic resources connected to previously underrepresented communities and selection of resources most eligible for National Register designation reflect initial research under the scope of this preliminary survey. It also incorporates community input as delineated in this report. In-depth, focused research will be undertaken in future phases of the Heritage at Risk Survey to elicit a more comprehensive accounting.

Surveyed Areas

Women's Heritage
Individual Entry: 4
Resource Group: 0
Total: 4

Women's Heritage

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20190	El Portal Village Hall	500 NE 87th St	Sherwood Forest	El Portal	1949	X	Postwar Modern	Civic	High
DA00415	Biscayne Park Village Hall	640 NE 114th St	Griffing Biscayne Park Ests Amd	Biscayne Park	1940	O	Wood Frame Vernacular	Civic	High
DA20239	Senator Gwen Margolis Community Center	1590 NE 123rd St	Norin Plaza	Biscayne Park	1974	O	Late Modern	Civic	High
DA05129	Elaine Gordan Enchanted Forest Park	1725 NE 135th St	R E Mcdonalds Sub	Central	1965	X	Not Applicable	Park	High



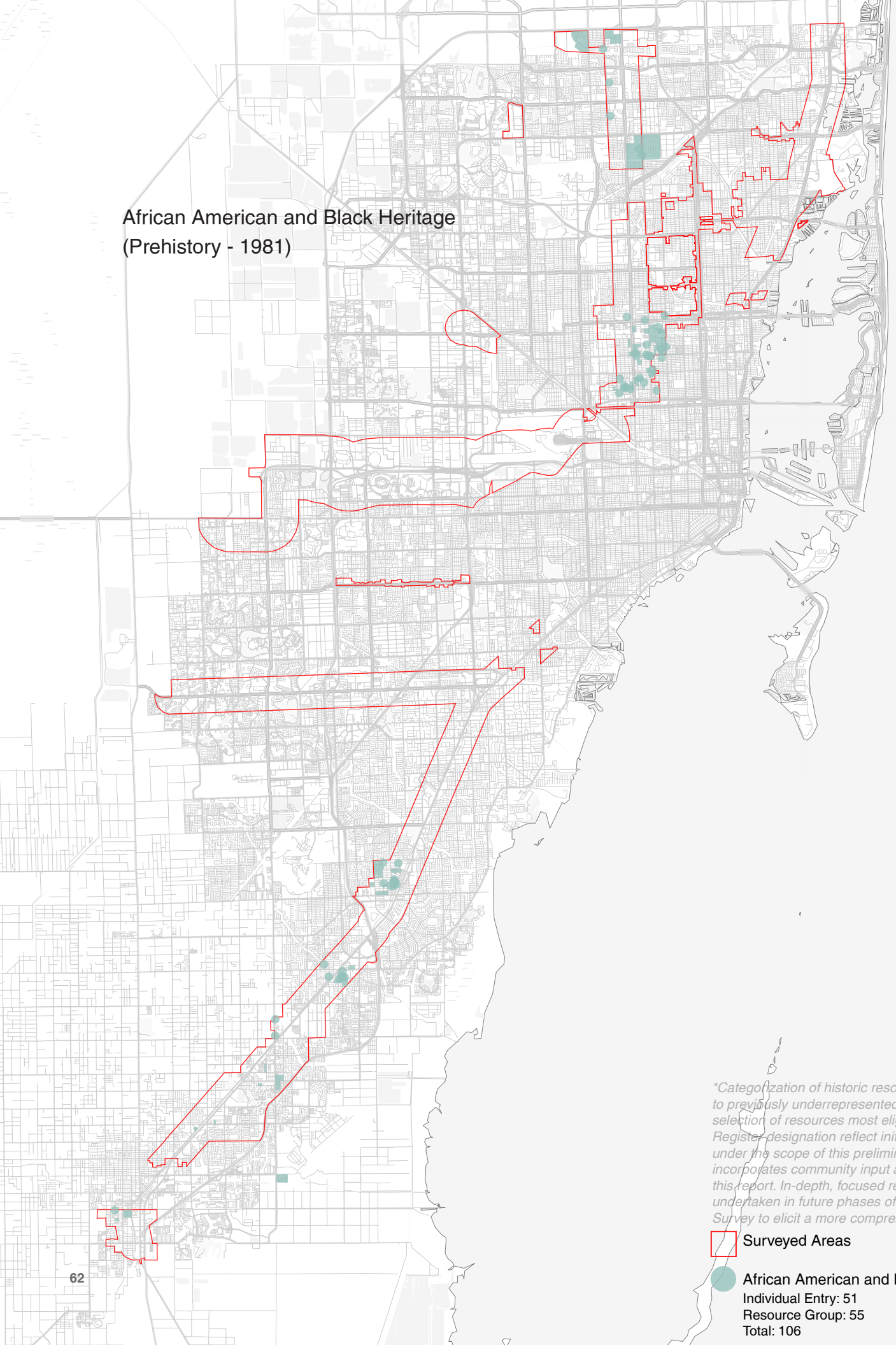
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Surveyed Areas

LGBTQ+ Heritage
Individual Entry: 1
Resource Group: 0
Total: 1

LGBTQ+ Heritage

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA19958	La Paloma Nightclub	2403 NW 79th St	Miami Model Truck Farms	West Little River	1936	X	Masonry Vernacular	Nightclub	Medium



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Surveyed Areas

African American and Black Heritage
Individual Entry: 51
Resource Group: 55
Total: 106

African American and Black Heritage

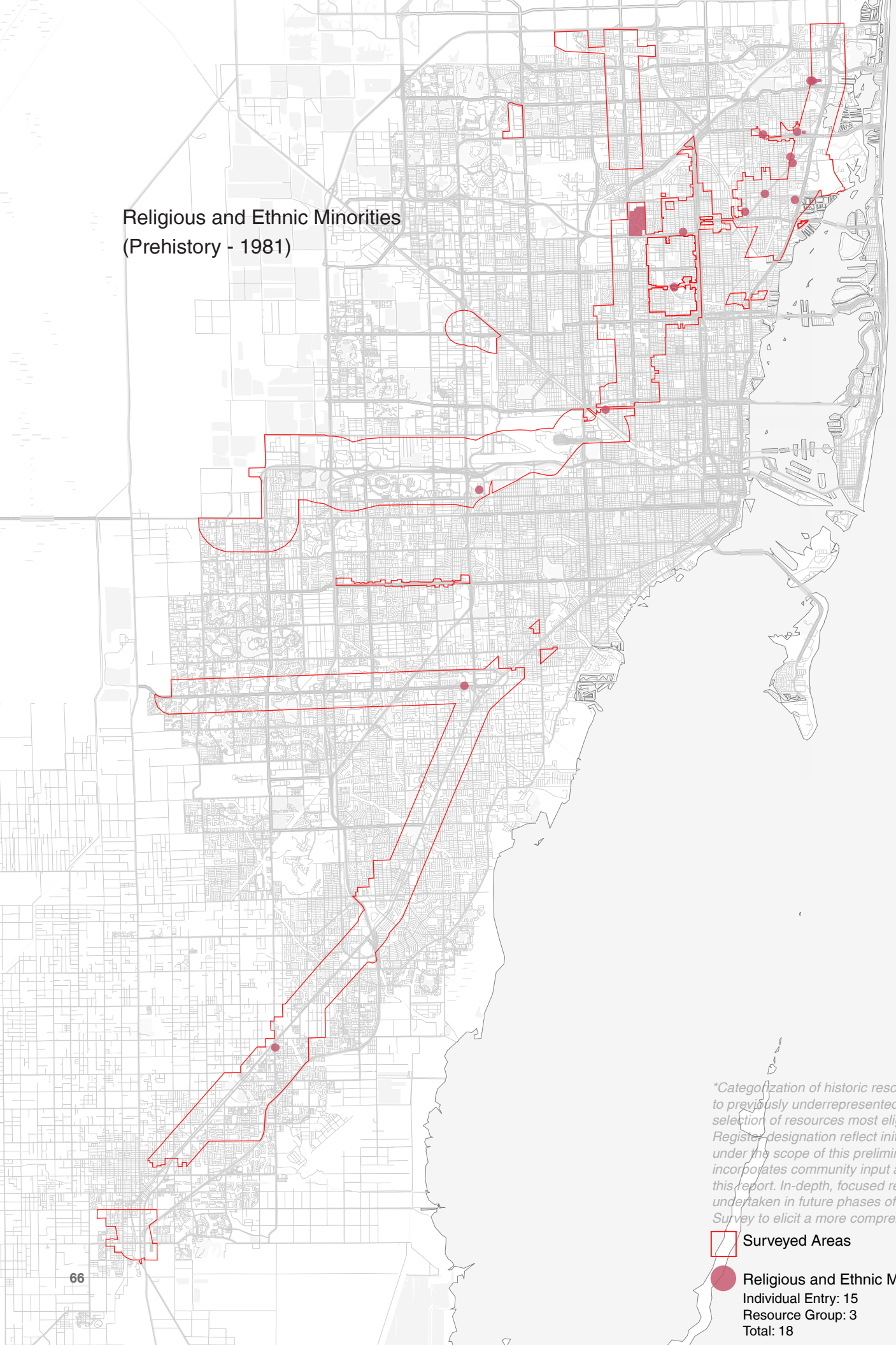
Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA19739	PENTECOST POWER CHURCH INC	809 W Lucy St	Sunny Land Park	Florida City	1961	X	Postwar Modern	Religious	Medium
DA20407	Carver Park	Various	Carver Park	Florida City	1952	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20415	Washington Park	Various	Washington Park	Florida City	1925	X	Mixed	Prewar Subdivision	High
DA20506	South Dade Labor Camp	Various	Miami Land & Dev Cos Sub Sec 14	Florida City	1900	X	Mixed	Migrant Camp/Housing	High
DA20427	Keys Apartments	15417 SW 288th St	No Data	Modello	1963	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA20522	Little Bear	Various	Little Bear Sub	SW 296th St/W Dixie Hwy	1980	X	Ranch	Public Housing/Assisted Housing	Medium
DA20434	HUD FLORIDA Affordable Housing	Various	Hud Florida	Naranja	1982	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20435	Miami Dade Housing Agency	Various	Miami-Dade Housing Agency	Naranja	1971	o	Mansard	Public Housing/Assisted Housing	High
DA06793	Silver Green Cemetery	13701 SW 240th St	No Data	Princeton	1932	X	Not Applicable	Cemetery	High
DA19775	First Grace and Truth Pentecostal	24637 SW 137th Ave	No Data	Princeton	1959	X	Masonry Vernacular	Religious	Medium
DA20445	Tallamoody		Tallamoody Amd	Princeton	1958	X	Masonry Vernacular	Postwar Tract Home Subdivision	Medium
DA20446	Tallamoody Homes Public Housing	Various	Tallamoody Homes	Princeton	1983	X	Masonry Vernacular	Public Housing/Assisted Housing	High
DA19762	Former Goulds Theatre (Current: Women of Power Restoration Program)	21910 SW 120 Ave	Dixie Pines 2Nd Rev	Goulds	1937	X	Art Deco	Theatre	High
DA11592	Former Goulds Elementary Isaac A. Withers School	21300 SW 122nd Ave	Knowles	Goulds	1962	X	Postwar Modern	Education	High
DA11591	Pine Villa Elementary School	21799 SW 117th Ct	No Data	Goulds	1955	X	Postwar Modern	Education	High
DA19788	Mt Pleasant Baptist Church	11590 SW 220th St	No Data	Goulds	1952	X	Masonry Vernacular	Religious	High
DA19789	New Bethel AME Church	11695 SW 220th St	No Data	Goulds	1958	X	Masonry Vernacular	Religious	High
DA19790	Church of Christ Written In Heaven	11760 SW 220th St	No Data	Goulds	1959	X	Masonry Vernacular	Religious	Medium
DA19793	Mays Middle School	11700 SW 216th St	No Data	Goulds	1955	X	Postwar Modern	Education	High
DA20448	Bunchville	Various	Bunchville	Goulds	1950	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA20449	Arthur Mays Villas	Various	Bunchville Miami-Dade Housing Agency Mays Gardens Sub No 1	Goulds	1974	X	Mixed	Public Housing/Assisted Housing	High
DA20451	Richard's Subdivision	Various	Richards Sub	Goulds	1949	X	Mixed	Postwar Subdivision	Medium
DA19801	Mt Moriah Baptist Church Inc	16900 SW 100th Ave	Charleston Sub	West Perrine	1976	X	Masonry Vernacular	Religious	Medium
DA19805	Mount Sinai Missionary Baptist Church	10041 W Jessamine St	Map Of Perrine	West Perrine	1946	X	Masonry Vernacular	Religious	Medium
DA19806	Kerr Memorial United Methodist Church	10066 W Indigo St	Map Of Perrine	West Perrine	1947	X	Masonry Vernacular	Religious	Medium
DA19807	House	10095 W Indigo St	Map Of Perrine	West Perrine	1953	X	Ranch	Postwar Single Family Home	Medium
DA19808	HURST CHAPEL AME CHURCH	10080 W Jessamine St	Map Of Perrine	West Perrine	1954	X	Masonry Vernacular	Religious	High
DA19810	R R Moton Elementary School	18050 Homestead Ave	No Data	West Perrine	1951	X	Postwar Modern	Education	High
DA19811	Ethel F. Beckford/Richmond Elementary School	16929 SW 104th Ave	No Data	West Perrine	1962	X	Postwar Modern	Education	High
DA19813	Pentecostal Church of our Lord and Savior Jesus Christ	10223 SW 180th St	No Data	West Perrine	1946	X	Masonry Vernacular	Religious	Medium
DA19818	Ben-Shavis Park	10381 SW 179th St	Perrine Gdns Sub No 4	West Perrine	1978	X	Not Applicable	Park	High
DA19820	West Perrine Senior Center	17801 Homestead Ave	Perrine Neighborhood Center	West Perrine	1961	X	Postwar Modern	Retirement Home	High
DA20463	South Point Apartments	17810 SW 107th Ave	P C E Tr	West Perrine	1971	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20464	Perrine Gardens Complex	Various	Perrine Gdns Sub No 2	West Perrine	1975	X	California	Public Housing/Assisted Housing	High
DA20465	Perrine Gardens Subdivision	Various	Perrine Gdns Sub No 5	West Perrine	1974	X	Masonry Vernacular	Duplex Homes	Medium
DA20466	Perrine Gardens Public Housing	Various	Perrine Gdns Sub No 7	West Perrine	1979	X	California	Public Housing/Assisted Housing	Medium
DA20467	Perrine Housing Project	Various	Perrine Housing Project	West Perrine	1975	X	California	Public Housing/Assisted Housing	High
DA20468	Rose Haven	Various	Rosehaven	West Perrine	1949	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20470	Oriole Homes	Various	Southland Pines East	West Perrine	1976	X	Ranch	Postwar Tract Home Subdivision	Medium

African American and Black Heritage

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20471	West Perrine	Various	West Perrine Addn	West Perrine	1942	X	Mixed	Postwar Subdivision	High
DA20018	Antioch Baptist Church	2799 NW 46th St	Browns Sub Amd	Brownsville	1984	X	Mixed, none dominant	Religious	High
DA20019	Church	2994 NW 48th St	Browns Sub Amd	Brownsville	1965	X	Mixed, none dominant	Religious	High
DA20020	Sheyes Learning Center and Elementary School	3038 NW 48th Ter	Home Owners Paradise	Brownsville	1953	O	Mixed, none dominant	Education	Medium
DA20021	House of God	3151 NW 44th St	Lauraville Gdns	Brownsville	1965	X	Contemporary	Religious	Medium
DA15172	Lincoln Memorial Park	3001 NW 46th St	Lincoln Memorial Park Sec A	Brownsville	1967	X	Not Applicable	Cemetery	High
DA20023	Lorah Park Elementary	5160 NW 31st Ave	Lorah Park Elementary School Site	Brownsville	1966	X	Masonry Vernacular	Education	Medium
DA20026	Brownsville Elementary School/Dr. Dorothy Bendross Mindingall Social- Economic Institute	5120 NW 24th Ave	No Data	Brownsville	1966	X	Masonry Vernacular	Education	High
DA20029	Brownsville Middle School	4899 NW 24th Ave	Star Villa	Brownsville	1949	X	Postwar Modern	Education	High
DA20645	Browns Subdivision	Various	Browns Sub Amd	Brownsville	1921	X	Mixed	Prewar Subdivision	High
DA20646	Brownsville Gardens Condo Public Housing	Various	Brownsville Gardens Condo	Brownsville	1952	X	Masonry Vernacular	Multifamily/Garden Apartments	High
DA20650	Gladeview	Various	Gladeview Gladeview 1St Addn	Brownsville	1954	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20652	Model Estates	Various	Model Ests Sub No 2	Brownsville	1976	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20654	Morgan Hill Public Housing	Various	Morgan Hill	Brownsville	1976	X	Late Modern	Multifamily/Townhouses	Medium
DA20655	Housing	Various	No Data	Brownsville	1949	O	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20656	Affordable Housing	Various	No Data	Brownsville	1958	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20657	Affordable Housing	Various	No Data	Brownsville	1950	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20658	Affordable Housing	Various	No Data	Brownsville	1965	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20659	Affordable Housing	Various	No Data	Brownsville	1965	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20030	Jessie Trice Community Health Center, Inc	5355 NW 22nd Ave	Community Health Center	Liberty City	1980	X	Masonry Vernacular	Clinic	High
DA20034	Kelsey L. Pharr Elementary	2000 NW 46th St	No Data	Liberty City	1968	X	Postwar Modern	Education	Medium
DA20035	Dorsey High School Education Center	7100 NW 17th Ave	No Data	Liberty City	1934	X	Masonry Vernacular	Education	High
DA20037	Charles R. Drew Elementary	1775 NW 60th St	Old Liberty City School Site	Liberty City	1965	X	Masonry Vernacular	Education	Medium
DA20668	Olinda Villas Public Housing	Various	Olinda Villas	Liberty City	1921	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20680	Liberty City Broadway	Various	Liberty City	Liberty City	1925	X	Mixed	Commercial/Retail	High
DA20681	Liberty City Subdivision	Various	Liberty City	Liberty City	1925	X	Mixed	Prewar Subdivision	High
DA20039	Mr Black's Boutique	2210 NW 62nd St	Midway Park	Glenwood Heights	1948	X	Art Deco	Commercial/Retail	Medium
DA20040	Everlyn's Bar (current: Karibea Good Food)	2230 NW 62nd St	Midway Park	Glenwood Heights	1947	X	Art Deco	Commercial/Retail	Medium
DA20041	Club Royale Current: Soul Saving Discipleship Ministry	2275 NW 62nd St	Orange View Park	Glenwood Heights	1958	X	Postwar Modern	Commercial/Retail	Medium
DA20042	Agenoria S. Paschal/ Olinda Elementary School	5536 NW 21st Ave	Orchard Villa Relief	Glenwood Heights	1968	X	Brutalism	Education	High
DA20045	Model City Cultural Arts Center/African Heritage Cultural Arts	6161 NW 22nd Ave	Ridgeway	Glenwood Heights	1974	X	Late Modern	Civic	High
DA20046	Operation Re-Entry Program. Current: Liberty City Community Resource Center	2500 NW 62nd St	Seaboard Hgts	Glenwood Heights	1959	X	Masonry Vernacular	Civic	Medium
DA20669	Alapat Subivision	Various	Alapat Sub	Glenwood Heights	1948	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20670	Model City Branch Library/Caleb Center	Various	Caleb Center	Glenwood Heights	1977	X	Brutalism	Civic	High
DA20671	Jolivette Plaza	Various	Low Rent Housing Project Fla 5-9	Glenwood Heights	1962	X	Masonry Vernacular	Public Housing/Assisted Housing	High
DA20673	Orange Ridge Park Public Housing	Various	Orange Ridge Park Resub	Glenwood Heights	1966	X	Catwalk/Postwar Modern	Public Housing/Assisted Housing	High
DA20676	Syrola Park Public Housing	Various	Syrola Pines	Glenwood Heights	1925	X	Masonry Vernacular	Multifamily/Garden Apartments	Medium
DA20043	Martin Luther King Boulevard	Various	No Data	Glenwood Heights	1970	X	Not Applicable	Commercial/Retail	High

African American and Black Heritage

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA22424	Kay Subdivision Affordable Housing	Various	Kay Sub 1St Addn	Hialeah Heights	1953	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA15136	Mt. Tabor Baptist Church (current: Iglesia De Dios Pentecostal)	1701 NW 66th St	Liberty City	Gladeview	1963	X	Postwar Modern	Religious	High
DA20053	St James AME Church	1845 NW 65th St	Liberty City	Gladeview	1940	X	Mixed, none dominant	Religious	High
DA20058	Dr. Martin Luther King Jr Metrorail Station	2525 NW 62 St	Mlk Station	Gladeview	1980	X	Brutalism	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20061	Poinciana Park Elementary	6745 NW 23rd Ave	No Data	Gladeview	1955	X	Postwar Modern	Education	High
DA20677	Liberty City	Various	Comm Liberty City	Gladeview	1924	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA20678	Annie Coleman Gardens Public Housing	Various	Elizabeth Park Amd	Gladeview	1966	X	Mixed	Public Housing/Assisted Housing	High
DA20679	Gardner park Public Housing	Various	Gardner Park	Gladeview	1938	O	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20682	Lincoln Fields Affordable Housing	Various	Lincoln Fields	Gladeview	1949	X	Catwalk	Public Housing/Assisted Housing	Medium
DA20684	Orange Ridge	Various	Orange Ridge East	Gladeview	1953	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20685	Para Villa Heights	Various	Para Villa Hgts	Gladeview	1958	X	Mixed	Prewar Subdivision	High
DA20686	Para Villa Heights Industrial	Various	Para Villa Hgts Addn	Gladeview	1956	X	Mixed	Prewar Subdivision	High
DA20068	Northside Shopping Center	7900 NW 27th Ave	Northside Shopping Centre	West Little River	1960	X	Postwar Modern	Shopping Mall	High
DA20075	Christian Fellowship Missionary Baptist Church	8100 NW 17th Ave	Cozy Park	West Little River	1971	X	Neo Mediterranean	Religious	Medium
DA20084	Lillie C Evans Elementary School	1895 NW 75th St	No Data	West Little River	1958	O	Postwar Modern	Education	High
DA20090	New Seventy-Ninth Street Word Church	2275 NW 79th St	W Little River Rev	West Little River	1949	X	Neo Mediterranean	Religious	Medium
DA20694	Bethune Homesites	Various	Bethune Homesites	West Little River	1944	X	Postwar Miami Bungalow	Postwar Duplex Subdivision	High
DA22452	Biscayne River Gardens	Various	Biscayne River Gdns	Opa-Locka Northeast	1949	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA22453	Eleanor Park	Various	Eleanor Park	Opa-Locka Northeast	1946	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA20139	First Baptist Church of Bunche Park	15700 NW 22nd Ave	Bunche Park	Bunche Park	1957	X	Postwar Modern	Religious	High
DA11585	Bunche Park Elementary	16001 Bunche Park School Dr	Bunche Park	Bunche Park	1951	X	Postwar Modern	Education	High
DA11613	Bunche Park		Bunche Park Bunche Park 1St Addn	Bunche Park	1949	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA11177	Myrtle Grove K-8 Center	3125 NW 176th St	Myrtle Grove	Carol City	1956	O	Postwar Modern	Education	High
DA20159	Brentwood Elementary	3101 NW 191st St	Miami Gdns In 2104	Brentwood	2004	X	Masonry Vernacular	Education	High
DA11125	North County K-8 Center	3250 NW 207th St	Everglades Sugar & Land Co	Riverdale	1962	O	Postwar Modern	Education	Medium
DA22412	Liberty Farms	Various	Liberty Farms	Riverdale	1950	O	Mixed	Postwar Subdivision	Medium
DA22413	Liberty Homes	Various	Liberty Homes Ests Sec 1	Riverdale	1965	O	Ranch	Postwar Tract Home Subdivision	High
DA22415	Vista Verde	Various	Vista Verde Sec A Vista Verde Townhouse Sec B	Vista Verde	1971	O	Mixed	Patio Homes/Townhouses	High



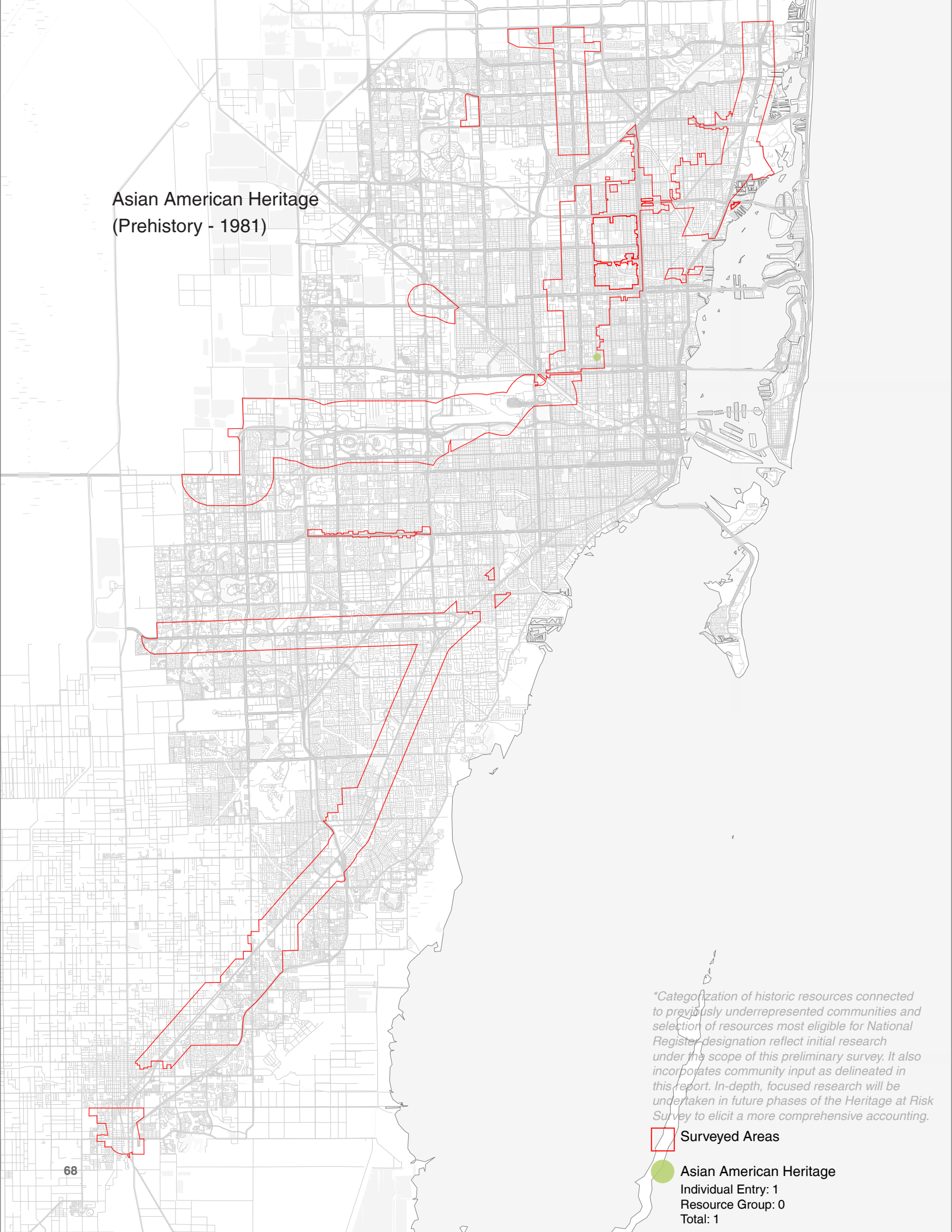
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Surveyed Areas

Religious and Ethnic Minorities
Individual Entry: 15
Resource Group: 3
Total: 18

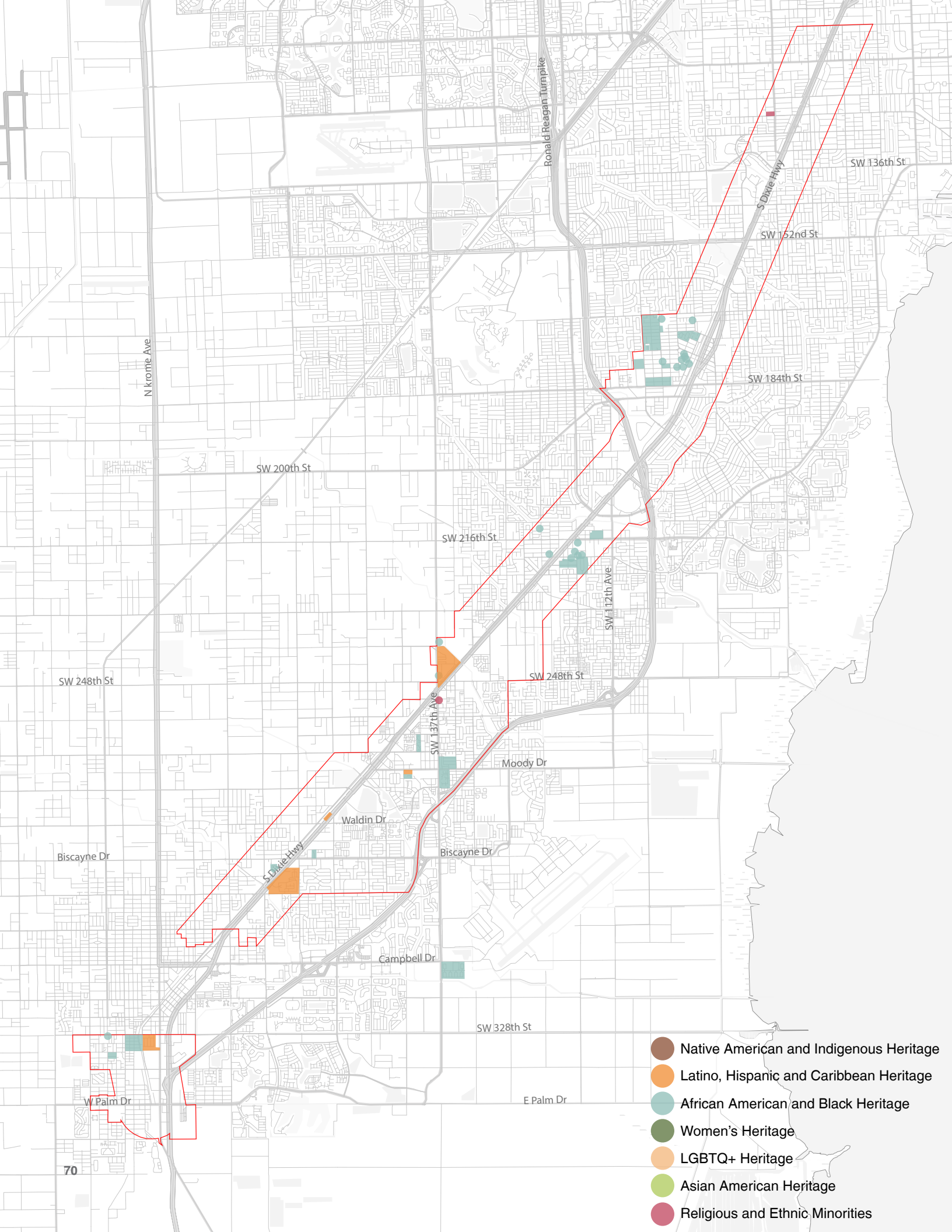
Religious and Ethnic Minorities

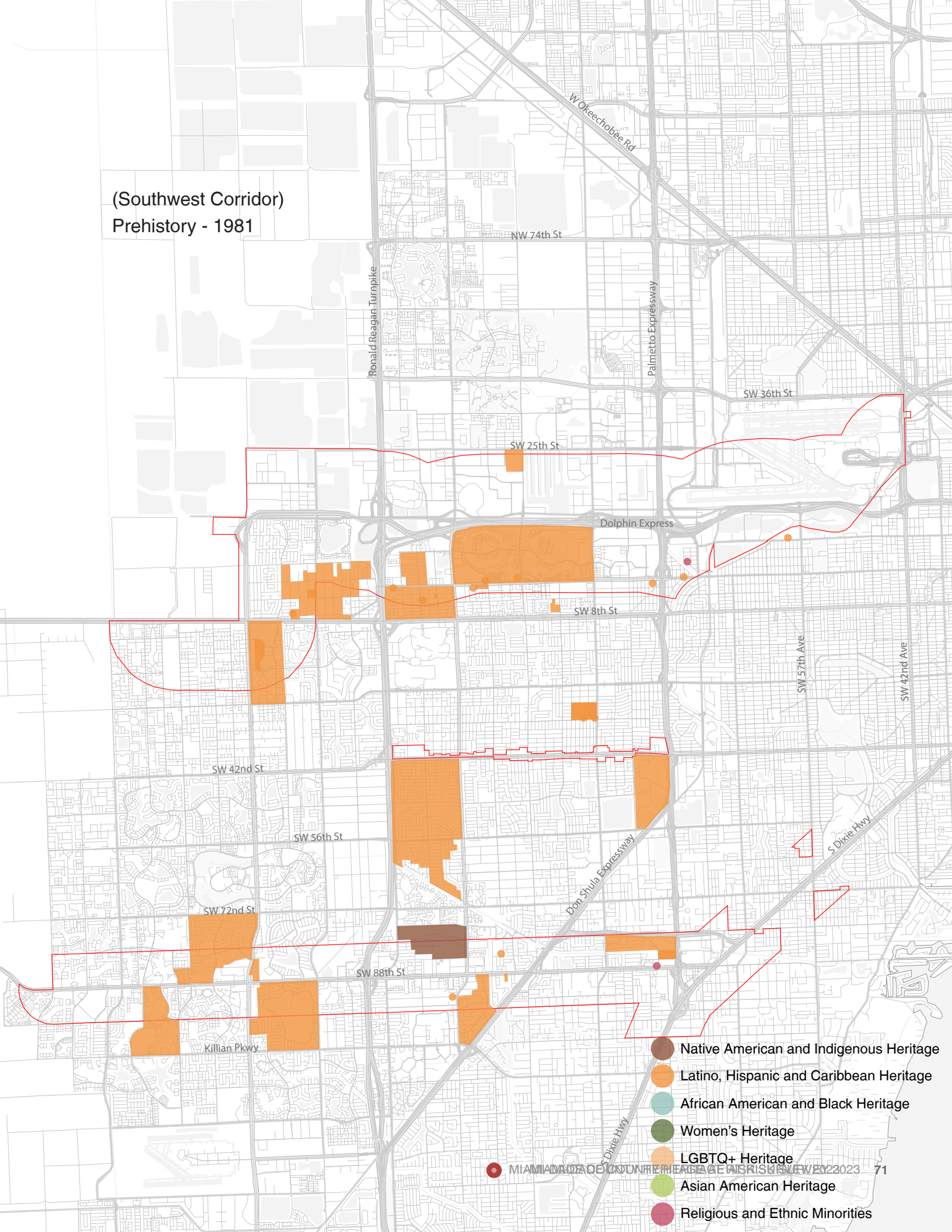
Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA19774	Masjid ul Mumineen	25201 SW 137th Ave	No Data	Princeton	1957	X	Masonry Vernacular	Religious	Medium
DA19973	Miami Masjid	295 Northwest Dr	Winona Park 1St Addn	W Flagler St	1950	X	Ranch	Religious	Medium
DA17292	St Andrew Greek Orthodox Church	7901 N Kendall Dr	No Data	Dadeland	1967	X	Postwar Modern	Religious	High
DA20013	Ukrainian American Hall. Current: Ukrainian Dancers of Miami	3595 NW 35th St	Melrose Hgts Sec 5	Melrose Heights	1960	O	Postwar Modern	Civic	Medium
DA20118	Mormon Chapel. Current: New Shiloh Missionary Baptist Church	1350 NW 95th St	No Data	Pinewood East	1955	X	Postwar Modern	Religious	High
DA20710	Golf Park	Various	Golf Park Sec 1	Westview	1925	X	Postwar Miami Bungalow	Postwar Built-out of a Prewar Subdivision	Medium
DA20183	Kingdom Hall of Jehovah's Witnesses	1105 NW 120th St	Sunkist Grove	Sunkist Grove	1955	X	Postwar Modern	Religious	Medium
DA20225	Islamic Center of North Miami	560 NE 129th St	Griffing Biscayne Park Ests	Biscayne Park	1947	X	Earth Shelter	Religious	High
DA20290	Popeiel School/North Dade Jewish Community Center/Temple Beth Moshe (Current: Space Music)	13630 W Dixie Hwy	Irons Manor High Pine Addn Sec A	Central	1953	X	Postwar Modern	Religious	High
DA20313	American Czechoslovak Social Club	13325 Arch Creek Rd	R E Mcdonalds Sub	Central	1926	O	Masonry Vernacular	Civic	Medium
DA22621	Crestview Towers	2025 NE 164th St	Crestview Towers Condo	Fulford	1970	O	Postwar Modern	Multifamily/High Rise	High
DA20336	Southern Memorial Park	15000 Dixie Hwy	Southern Memorial Park	Arch Creek	1942	X	Mediterranean Revival	Cemetery	High
DA20368	Beyer Funeral Chapel (Current: St Fort's Funeral Home & Cremation)	16480 NE 19th Ave	Fulford By The Sea Sec F	Winward	1967	O	Postwar Modern	Funeral Home	High
DA11584	Yeshiva Toras Chaim Toras Emes	1099 NE 164th St	Monticello Park Unit 1	Winward	1960	X	Postwar Modern	Religious	High
DA20397	Temple Sinai of North Dade	18801 NE 22nd Ave	No Data	Skylake/Ojus	1968 - 1973	O	Late Modern	Religious	High
DA20400	The George J. and Lila M. Berlin Community Bridge	No Data	No Data	Skylake/Ojus	1968	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	Medium
DA22599	Michael-Ann Russell Jewish Community Center	18900 NE 25th Ave	No Data	Skylake/Ojus	1976	O	Mixed	Civic	High

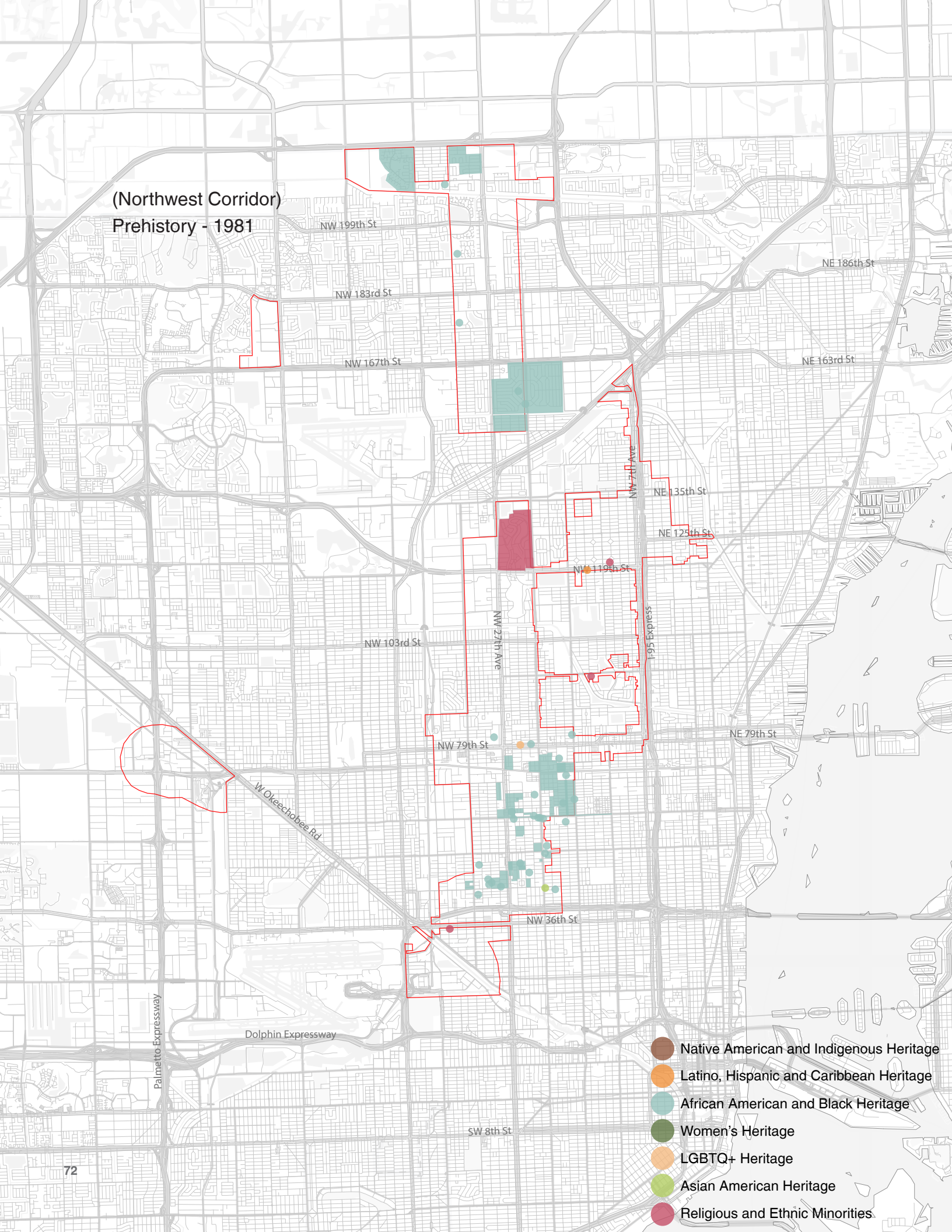

Asian American Heritage
(Prehistory - 1981)
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Surveyed Areas
Asian American Heritage
Individual Entry: 1
Resource Group: 0
Total: 1

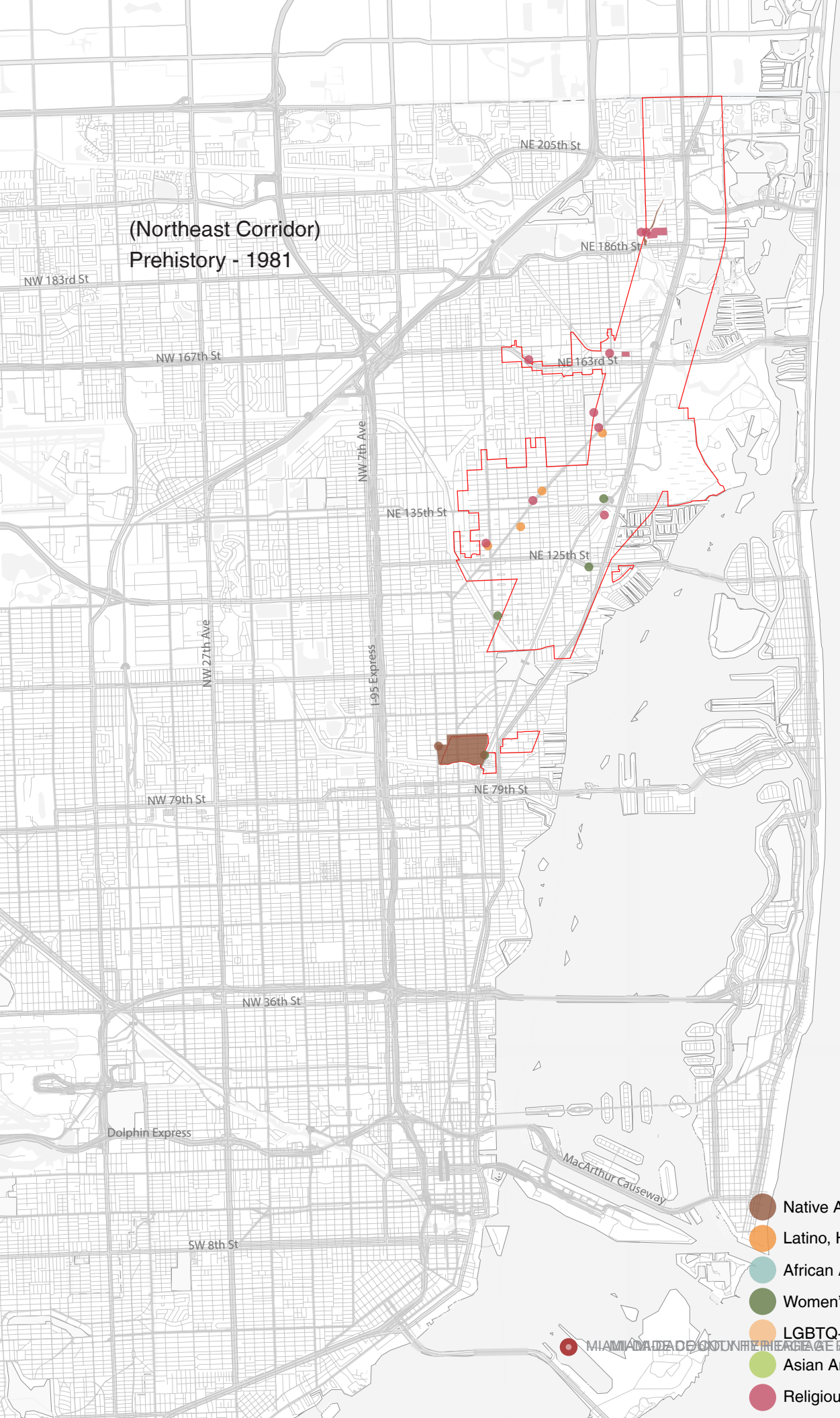
Asian American Heritage

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20031	Joe's Market	2190 NW 46th St	Green Acres	Liberty City	1966	X	Postwar Modern	Commercial/Retail	Medium

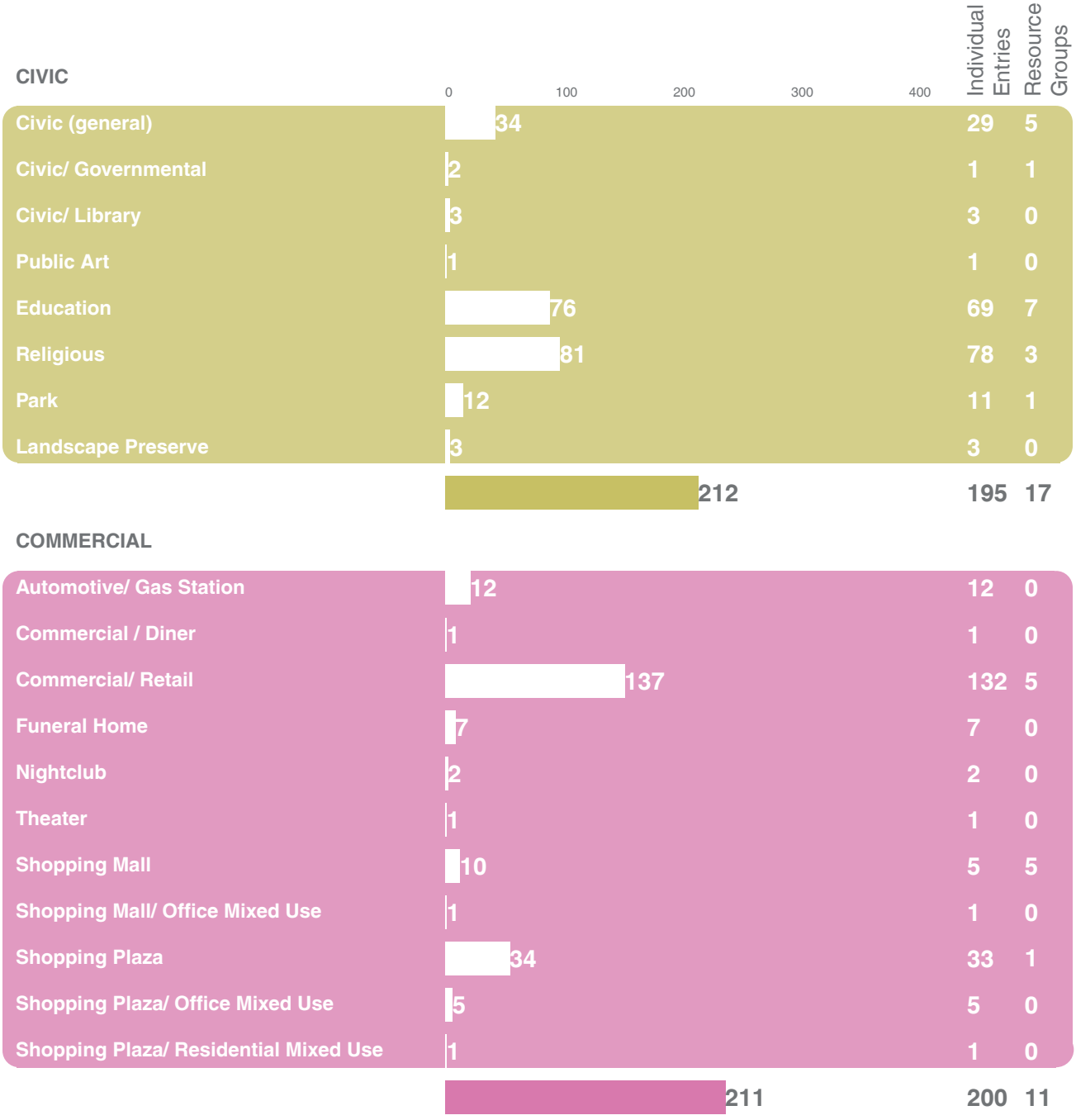

Ronald Reagan Turnpike
S Dixie Hwy
SW 136th St
SW 152nd St
SW 184th St
N krome Ave
SW 200th St
SW 216th St
SW 112th Ave
SW 248th St
SW 248th St
SW 137th Ave
Moody Dr
Waldin Dr
Biscayne Dr
Biscayne Dr
S Dixie Hwy
Campbell Dr
SW 328th St
W Palm Dr
E Palm Dr
Native American and Indigenous Heritage
Latino, Hispanic and Caribbean Heritage
African American and Black Heritage
Women's Heritage
LGBTQ+ Heritage
Asian American Heritage
Religious and Ethnic Minorities

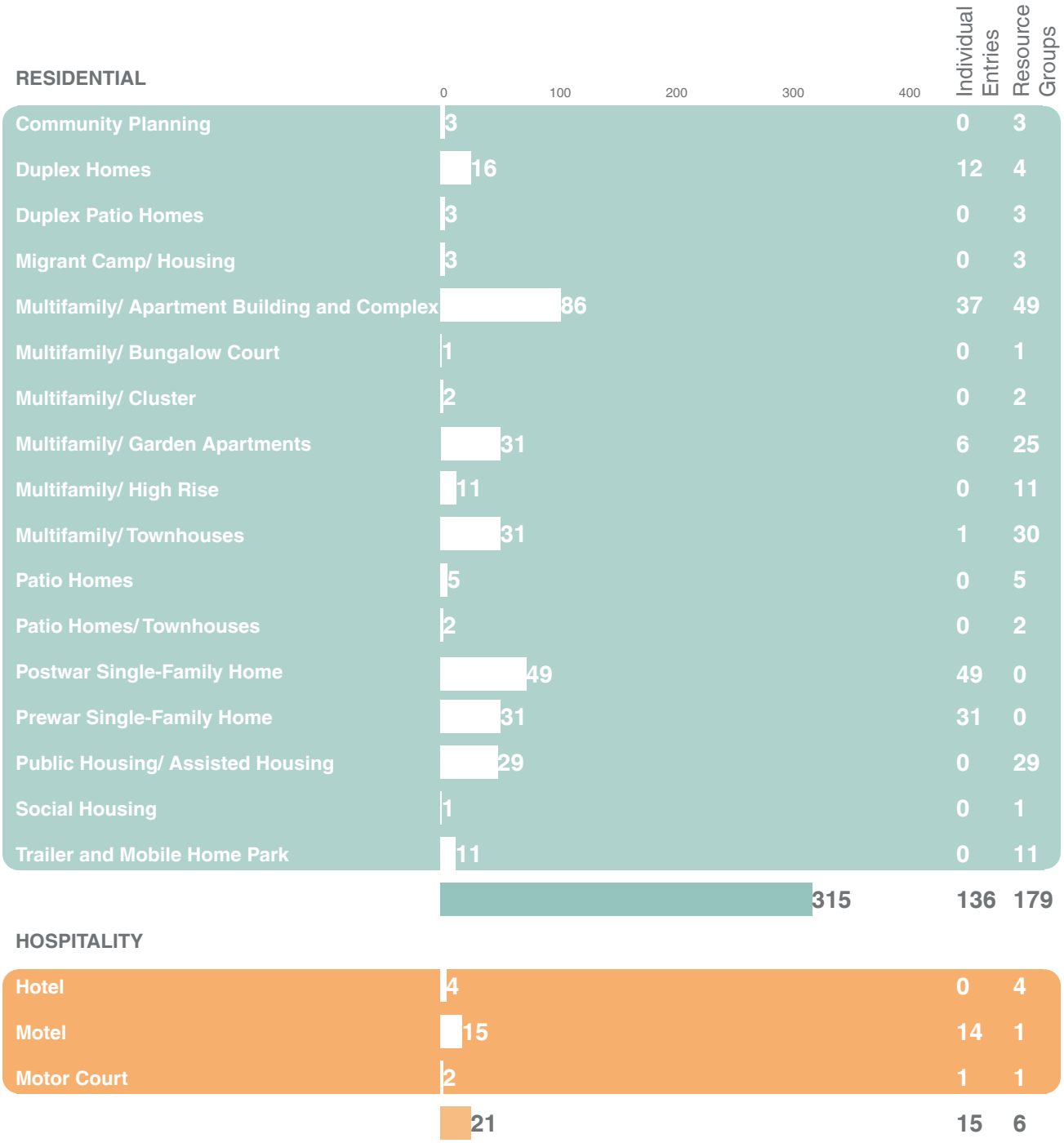

(Southwest Corridor)
Prehistory - 1981
W Okeechobee Rd
NW 74th St
Ronald Reagan Turnpike
Palmetto Expressway
SW 36th St
SW 25th St
Dolphin Express
SW 8th St
SW 57th Ave
SW 42nd Ave
SW 42nd St
SW 56th St
S Dixie Hwy
Don Shula Expressway
SW 72nd St
SW 88th St
Killian Pkwy
S Dixie Hwy
Native American and Indigenous Heritage
Latino, Hispanic and Caribbean Heritage
African American and Black Heritage
Women's Heritage
LGBTQ+ Heritage
Asian American Heritage
Religious and Ethnic Minorities


(Northwest Corridor)
Prehistory - 1981
NW 199th St
NW 183rd St
NW 167th St
NE 186th St
NE 163rd St
NW 7th Ave
NE 135th St
NE 125th St
NW 119th St
NW 27th Ave
I-95 Express
NW 103rd St
NE 79th St
NW 79th St
W Okeechobee Rd
NW 36th St
Dolphin Expressway
Palmetto Expressway
SW 8th St
Native American and Indigenous Heritage
Latino, Hispanic and Caribbean Heritage
African American and Black Heritage
Women's Heritage
LGBTQ+ Heritage
Asian American Heritage
Religious and Ethnic Minorities

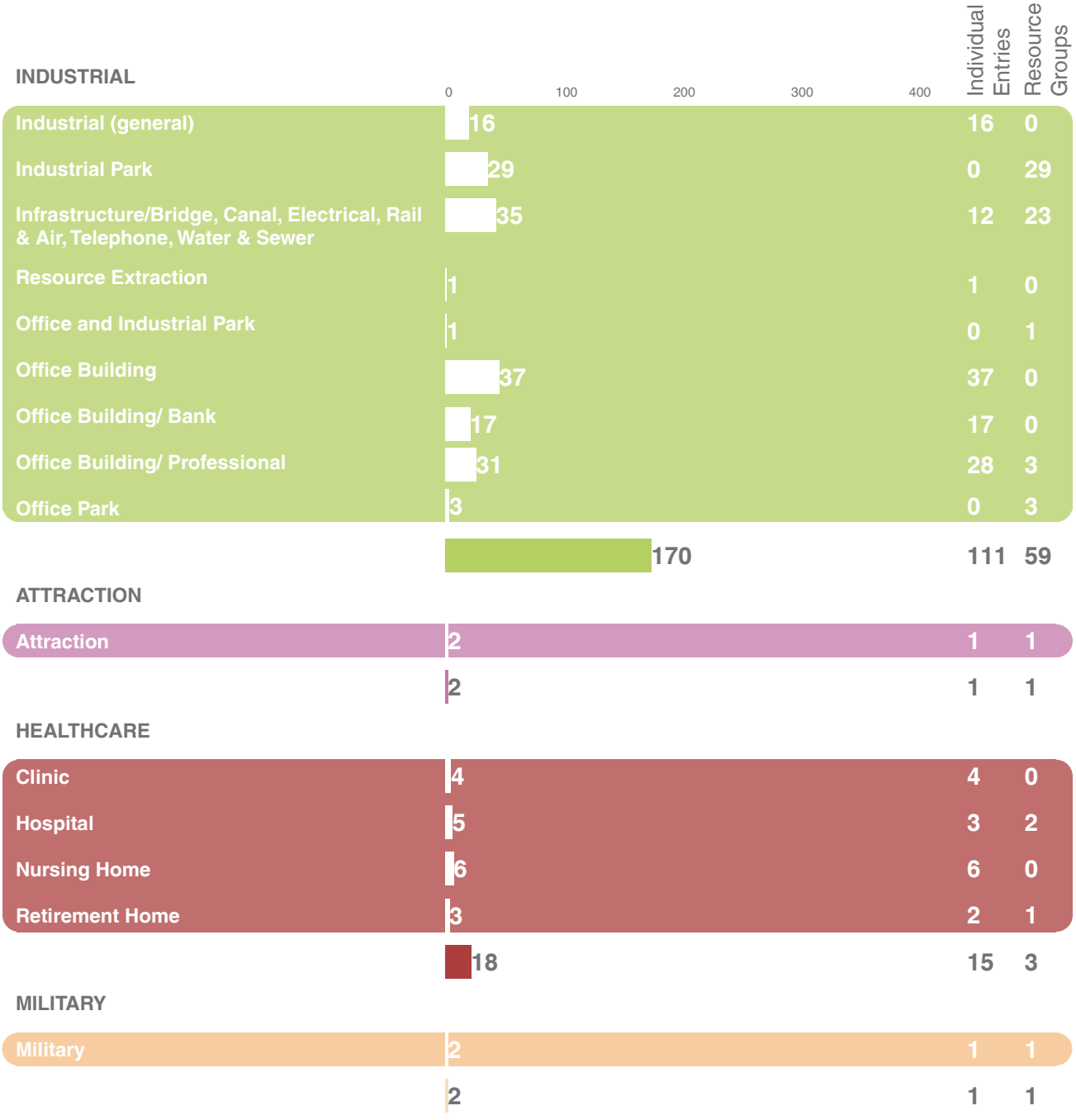

(Northeast Corridor)
Prehistory - 1981
NE 205th St
NE 186th St
NW 183rd St
NW 167th St
NE 163rd St
NW 7th Ave
NE 135th St
NE 125th St
NW 27th Ave
I-95 Express
NE 79th St
NW 79th St
NW 36th St
Dolphin Express
MacArthur Causeway
SW 8th St
Native American and Indigenous Heritage
Latino, Hispanic and Caribbean Heritage
African American and Black Heritage
Women's Heritage
LGBTQ+ Heritage
Asian American Heritage
Religious and Ethnic Minorities

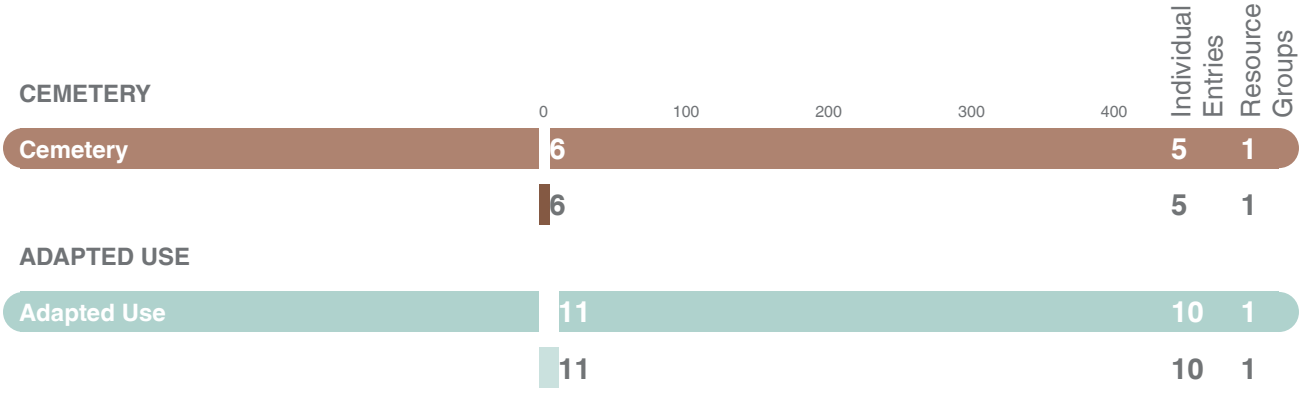
Distribution of Priority Entries by Theme

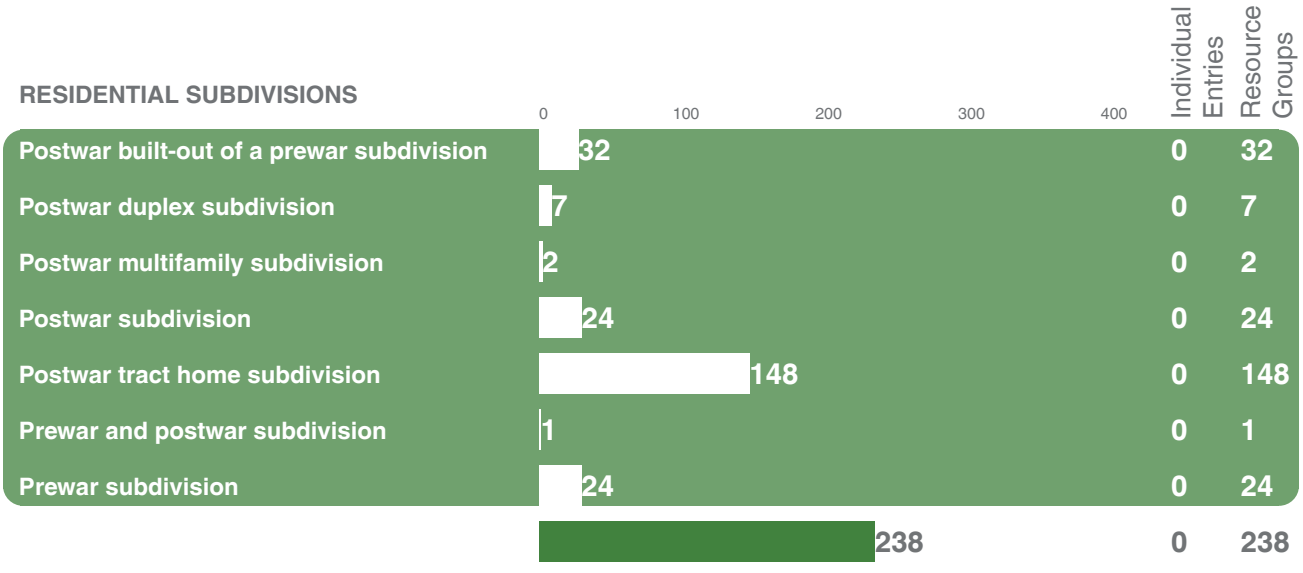



RESIDENTIAL
0
100
200
300
400
Individual Entries
Resource Groups
Community Planning 3 0 3
Duplex Homes 16 12 4
Duplex Patio Homes 3 0 3
Migrant Camp/ Housing 3 0 3
Multifamily/ Apartment Building and Complex 86 37 49
Multifamily/ Bungalow Court 1 0 1
Multifamily/ Cluster 2 0 2
Multifamily/ Garden Apartments 31 6 25
Multifamily/ High Rise 11 0 11
Multifamily/ Townhouses 31 1 30
Patio Homes 5 0 5
Patio Homes/ Townhouses 2 0 2
Postwar Single-Family Home 49 49 0
Prewar Single-Family Home 31 31 0
Public Housing/ Assisted Housing 29 0 29
Social Housing 1 0 1
Trailer and Mobile Home Park 11 0 11
315 136 179
HOSPITALITY
Hotel 4 0 4
Motel 15 14 1
Motor Court 2 1 1
21 15 6

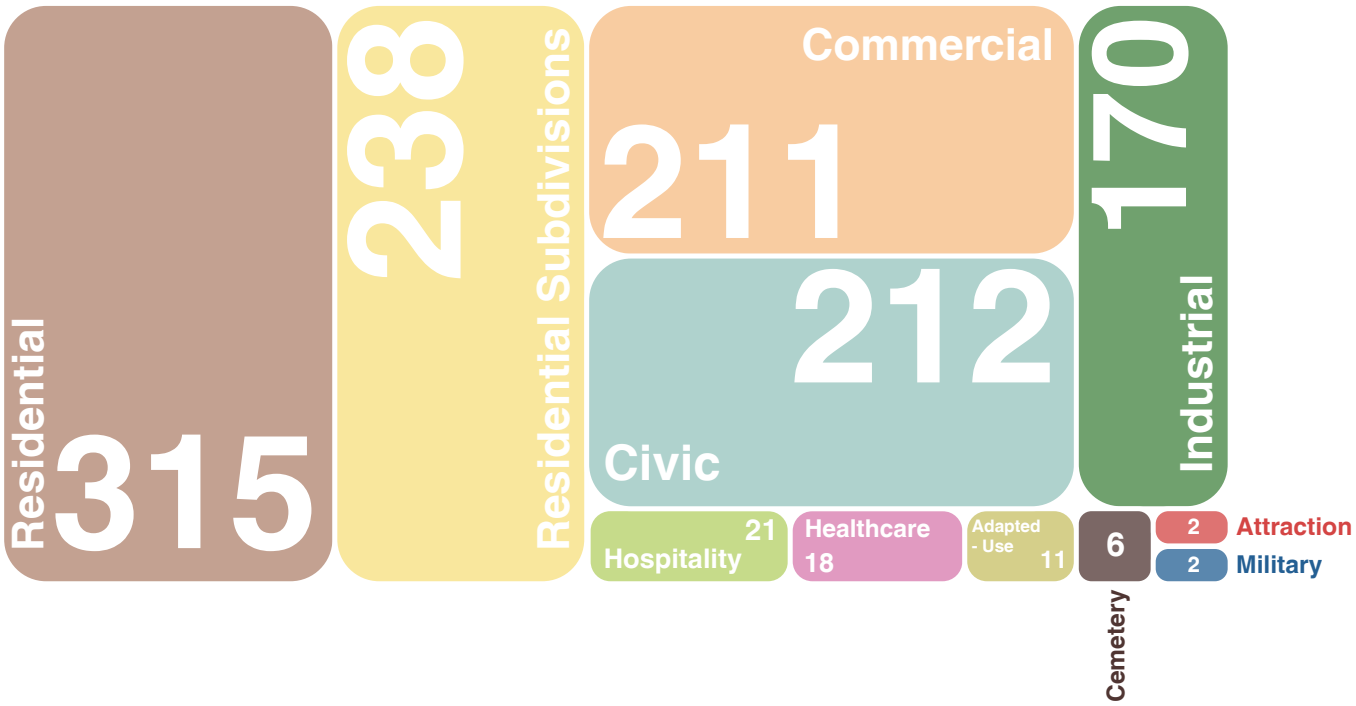
Distribution of Priority Entries by Theme

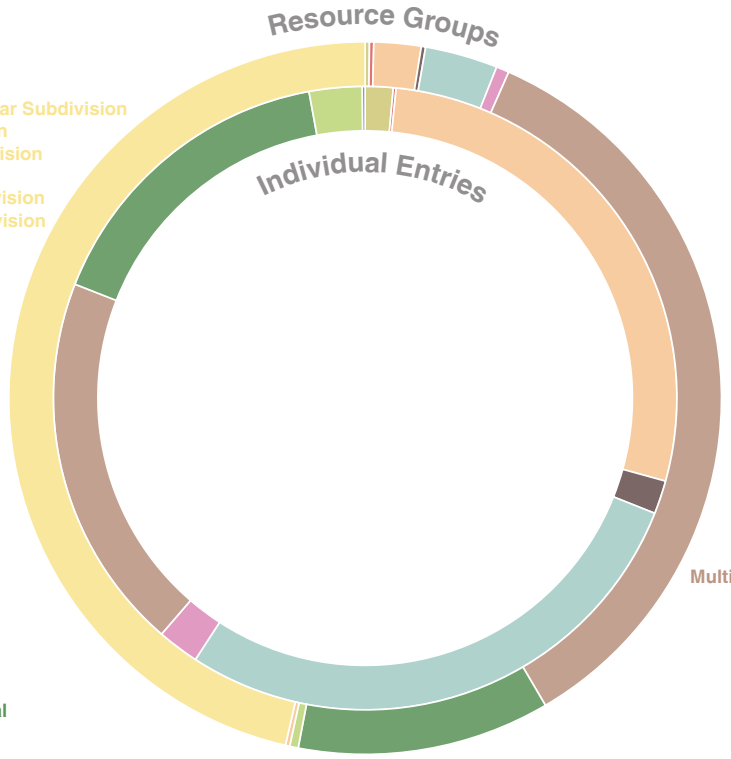



CEMETERY
0
100
200
300
400
Individual Entries
Resource Groups
Cemetery
6
5
1
6
5
1
ADAPTED USE
Adapted Use
11
10
1
11
10
1


RESIDENTIAL SUBDIVISIONS
0
100
200
300
400
Individual Entries
Resource Groups
Postwar built-out of a prewar subdivision
32
0
32
Postwar duplex subdivision
7
0
7
Postwar multifamily subdivision
2
0
2
Postwar subdivision
24
0
24
Postwar tract home subdivision
148
0
148
Prewar and postwar subdivision
1
0
1
Prewar subdivision
24
0
24
238
0
238

Distribution of Priority Entries by Theme





Attraction

Postwar Built-out of a Prewar Subdivision
Postwar Duplex Subdivision
Postwar Multifamily Subdivision
Postwar Subdivision
Postwar Tract Home Subdivision
Prewar and Postwar Subdivision
Prewar Subdivision

Military

Hotel
Motel
Motor Court

Civic
Civic/Governmental
Civic/Library
Public Art
Education
Religious
Landscape Preserve
Park

Industrial
Industrial Park
Office Building/Bank
Office Building/Professional
Office Park
Resource Extraction

Adapted Use

Automotive/Gas Station
Commercial/Diner
Commercial/Retail
Funeral Home
Nightclub
Theatre
Shopping mall
Shopping mall/Office Mixed Use
Shopping Plaza
Shopping Plaza/Office Mixed Use
Shopping Plaza/Residential Mixed Use

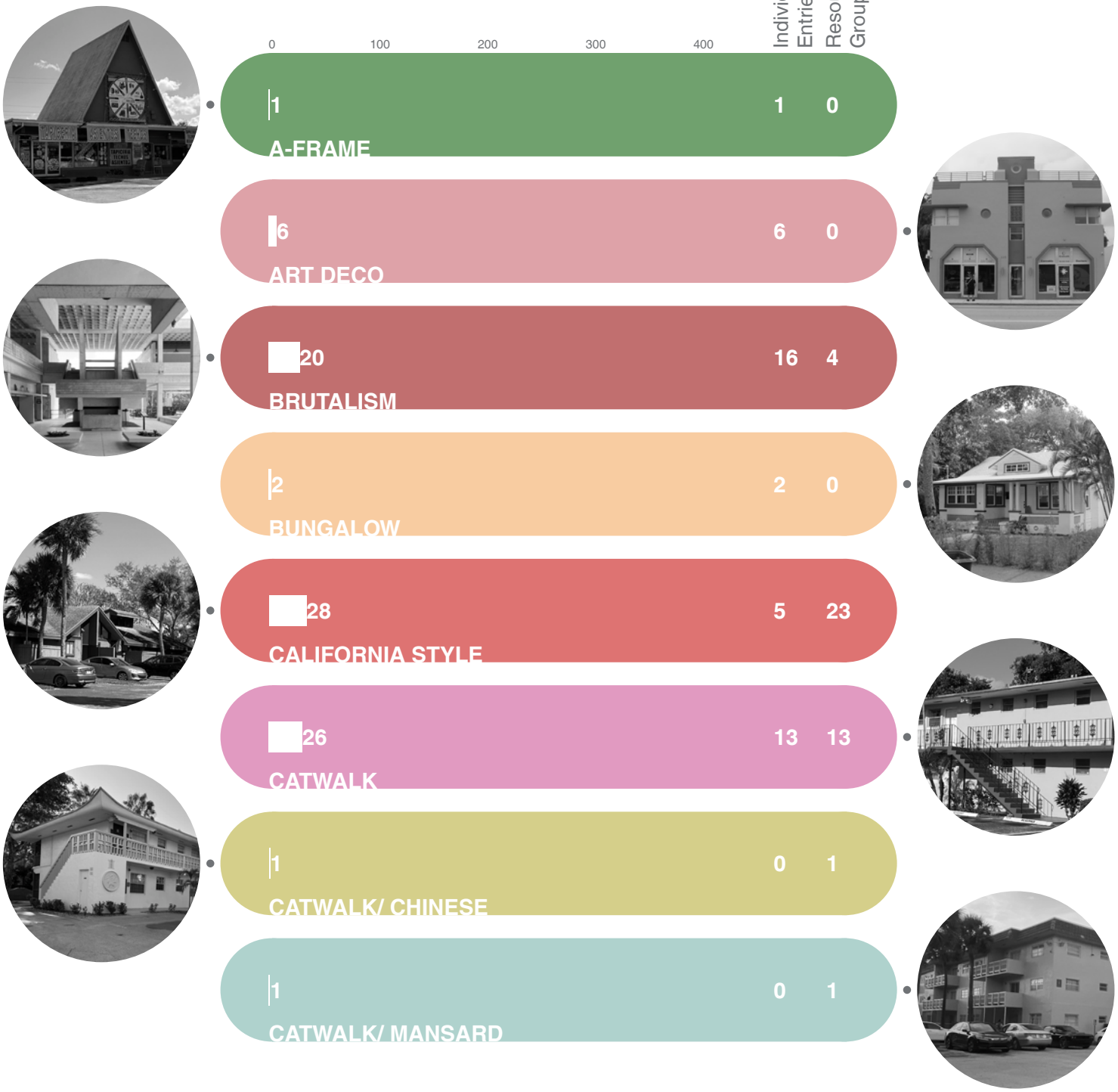
Cemetery

Clinic
Hospital
Nursing Home
Retirement Home

Community Planning
Duplex Homes
Duplex Patio Homes
Migrant Camp/Housing
Multifamily/Apartment Building and Complex
Multifamily/Bungalow Court
Multifamily/Cluster
Multifamily/Garden Apartments
Multifamily/High Rise
Multifamily/Townhouses
Patio Homes
Patio Homes/Townhouses
Postwar Single-Family Home
Prewar Single-Family Home
Public Housing/Assisted Housing
Social Housing
Trailer and Mobile Home Park

Distribution of Priority Entries by Building Style

(In alphabetical order)




AQUARIUS
NORTH





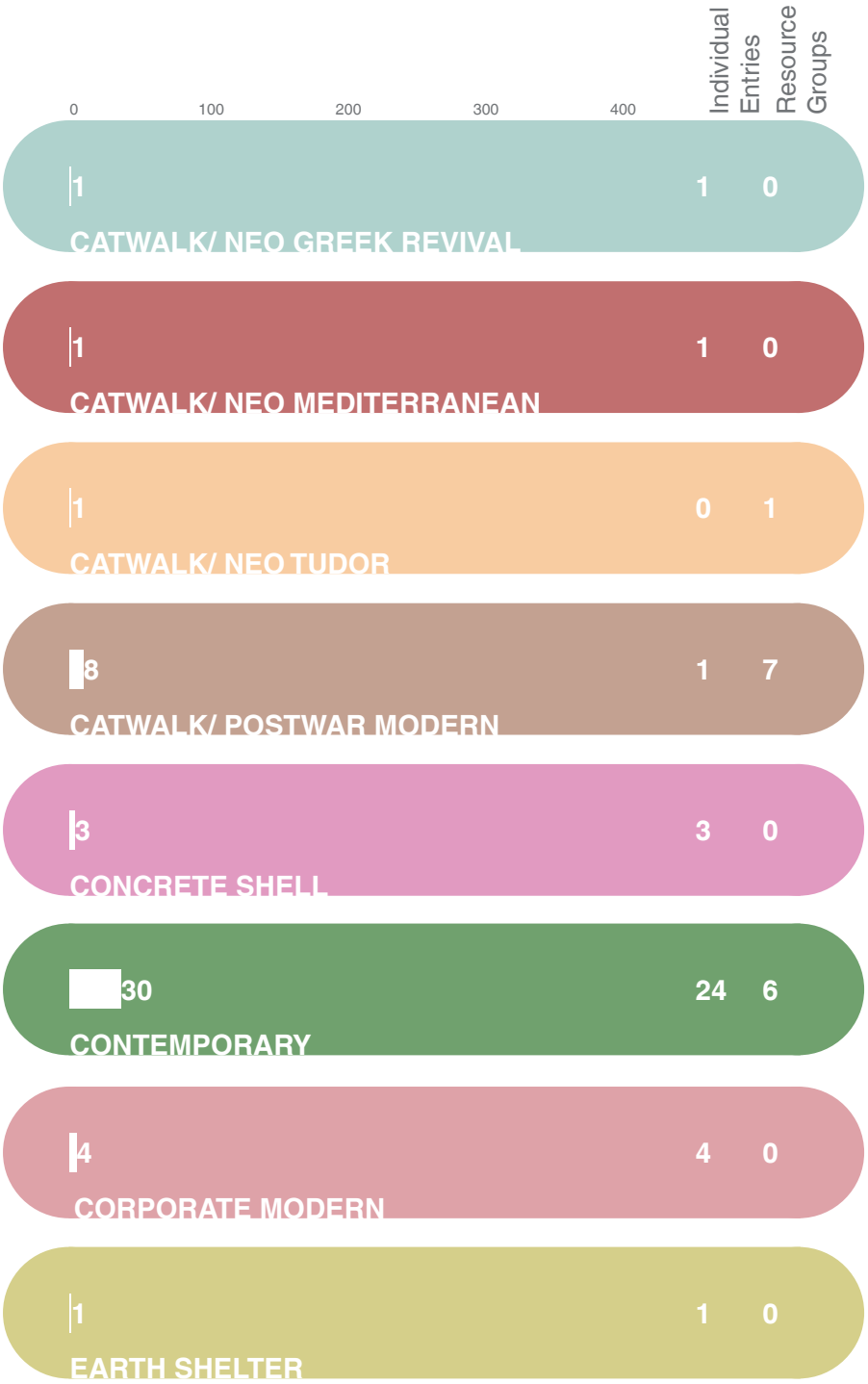






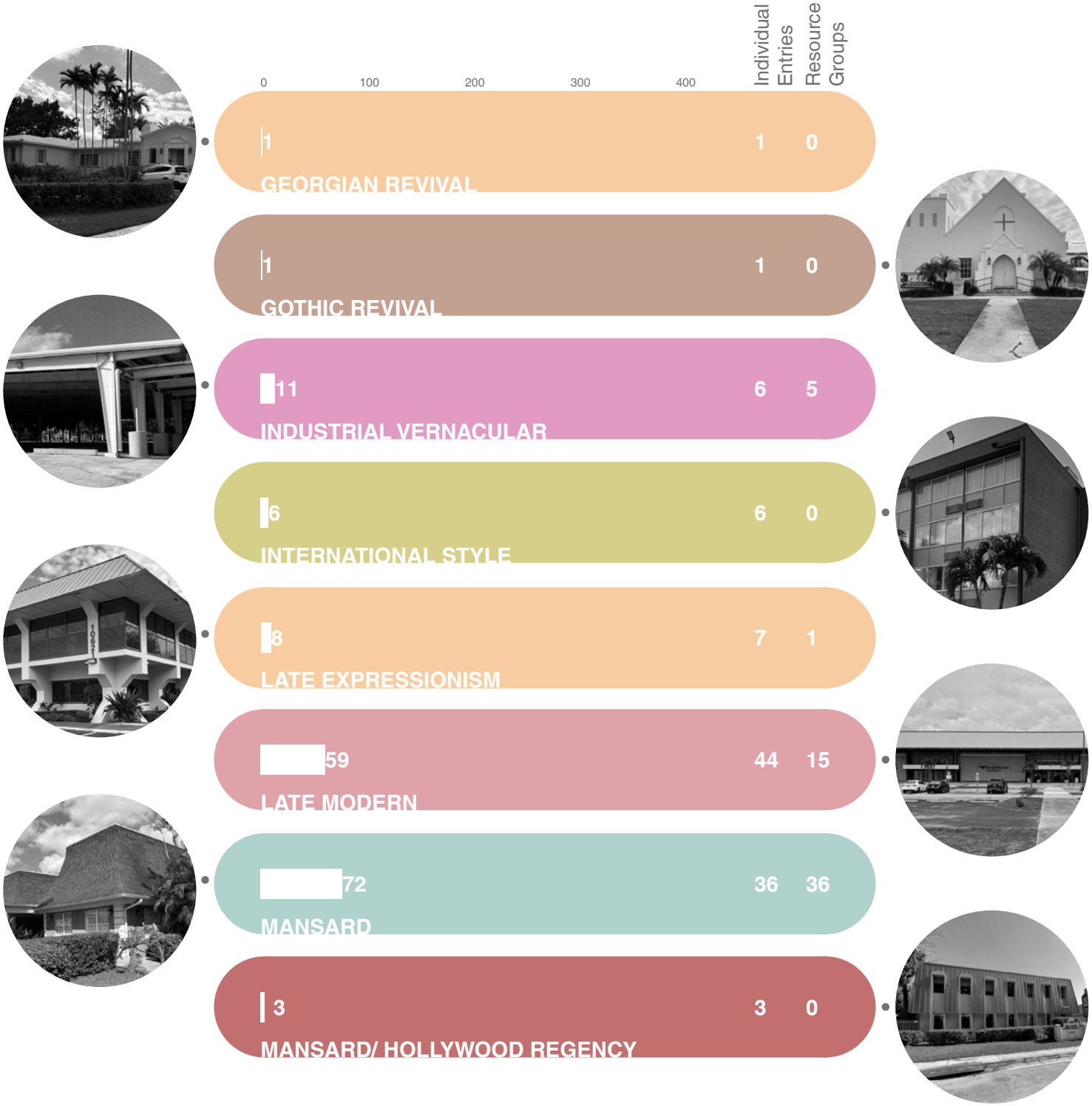





Individual Entries
Resource Groups
0
100
200
300
400
1
1
0
CATWALK/ NEO GREEK REVIVAL
1
1
0
CATWALK/ NEO MEDITERRANEAN
1
0
1
CATWALK/ NEO TUDOR
8
1
7
CATWALK/ POSTWAR MODERN
3
3
0
CONCRETE SHELL
30
24
6
CONTEMPORARY
4
4
0
CORPORATE MODERN
1
1
0
EARTH SHELTER

Distribution of Priority Entries by Building Style

(In alphabetical order)









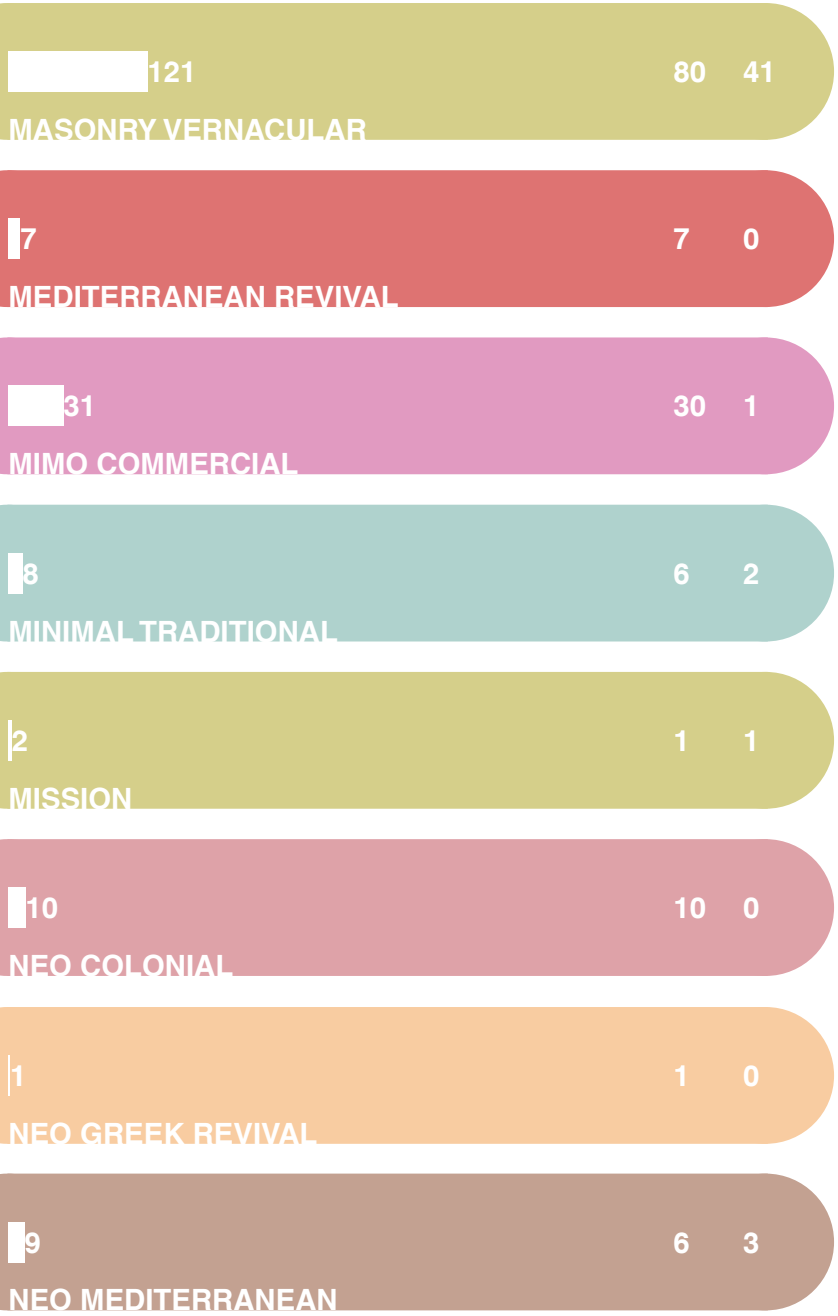







OneUnited Bank




Individual Entries
Resource Groups
0
100
200
300
400
121
80
41
MASONRY VERNACULAR
7
7
0
MEDITERRANEAN REVIVAL
31
30
1
MIMO COMMERCIAL
8
6
2
MINIMAL TRADITIONAL
2
1
1
MISSION
10
10
0
NEO COLONIAL
1
1
0
NEO GREEK REVIVAL
9
6
3
NEO MEDITERRANEAN

Distribution of Priority Entries by Building Style

(In alphabetical order)



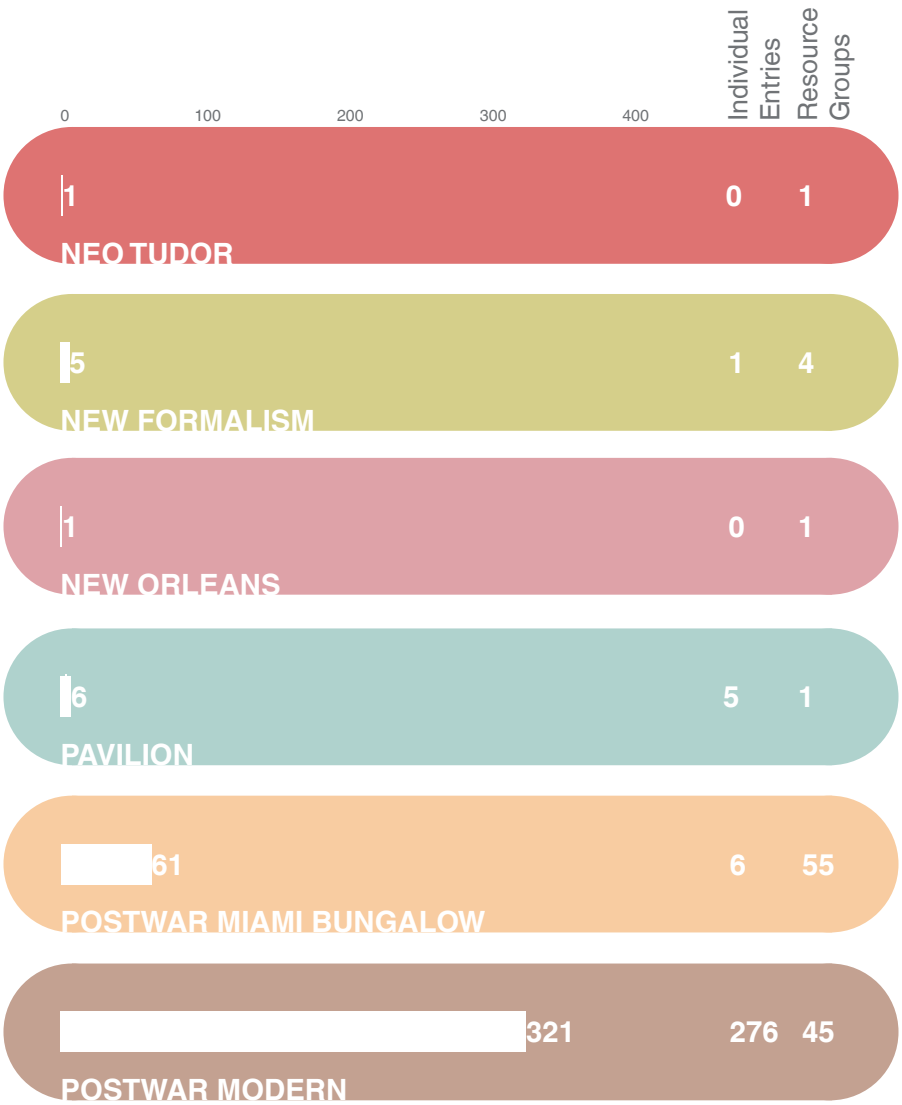














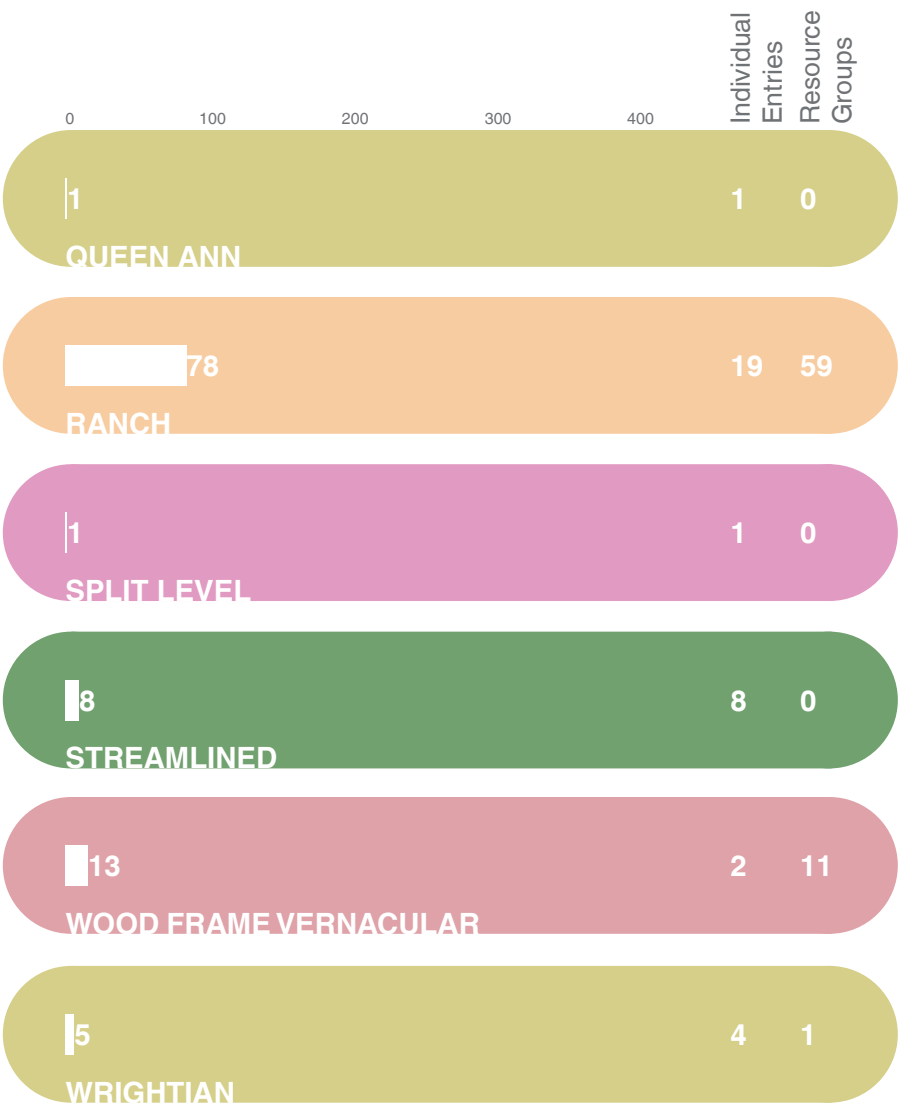




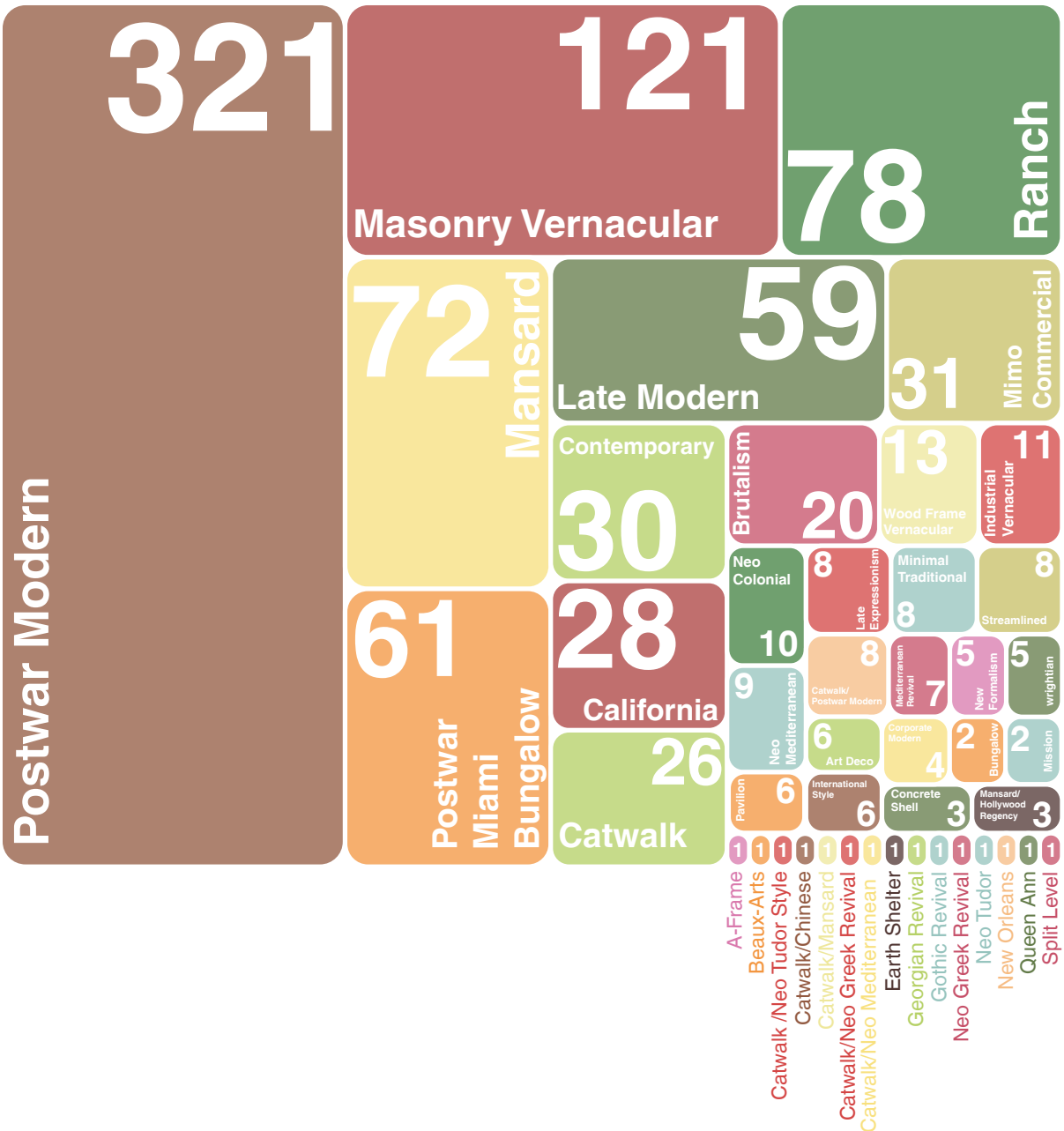


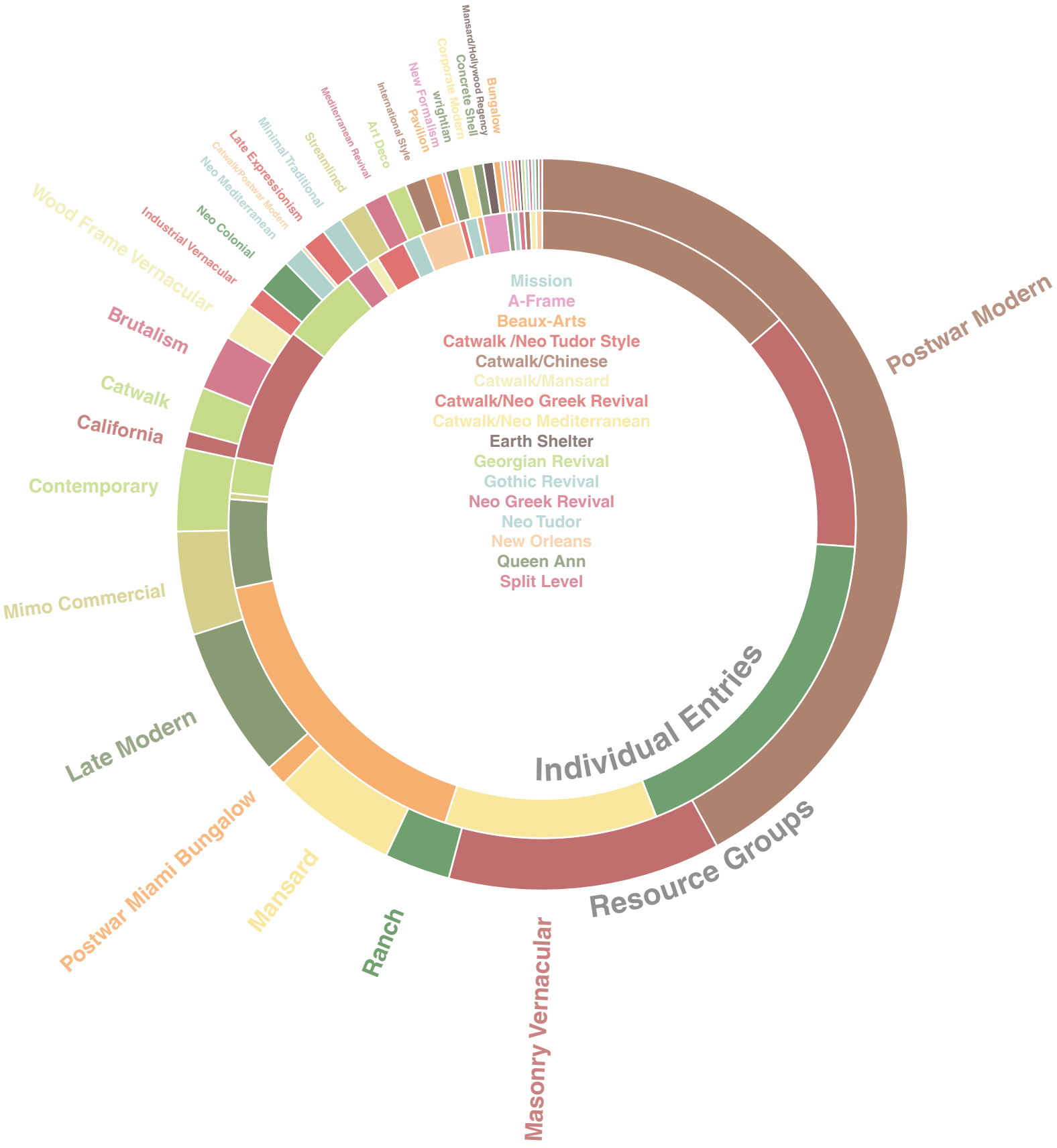

LAW CENTRE




0
100
200
300
400
Individual Entries
Resource Groups
1
1
0
QUEEN ANN
78
19
59
RANCH
1
1
0
SPLIT LEVEL
8
8
0
STREAMLINED
13
2
11
WOOD FRAME VERNACULAR
5
4
1
WRIGHTIAN

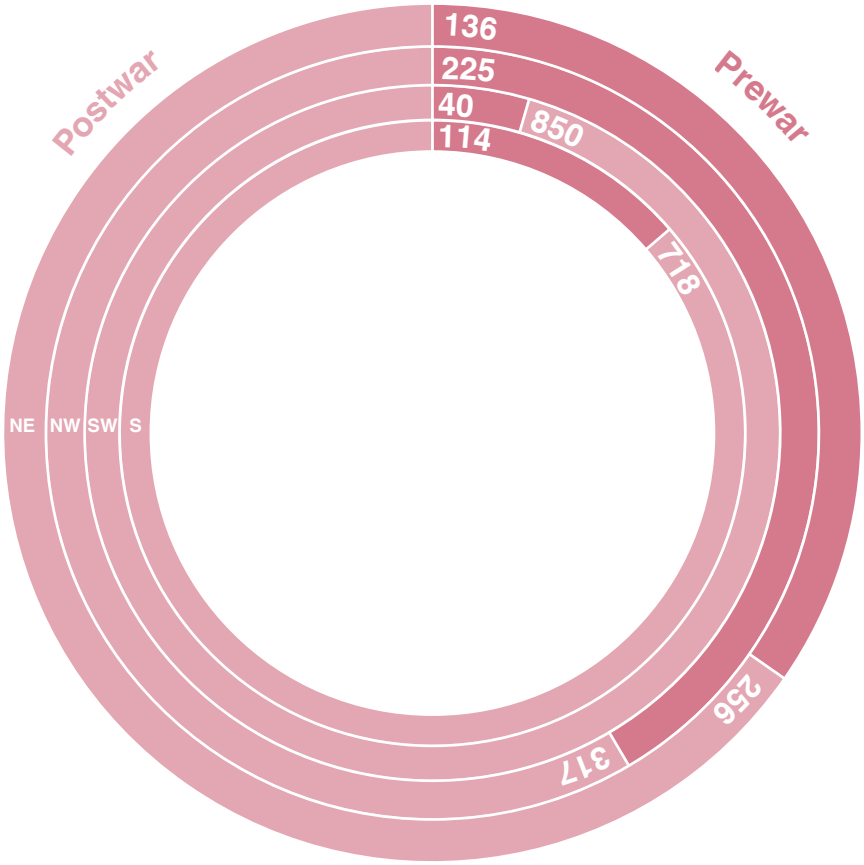
Distribution of Priority Entries by Building Style



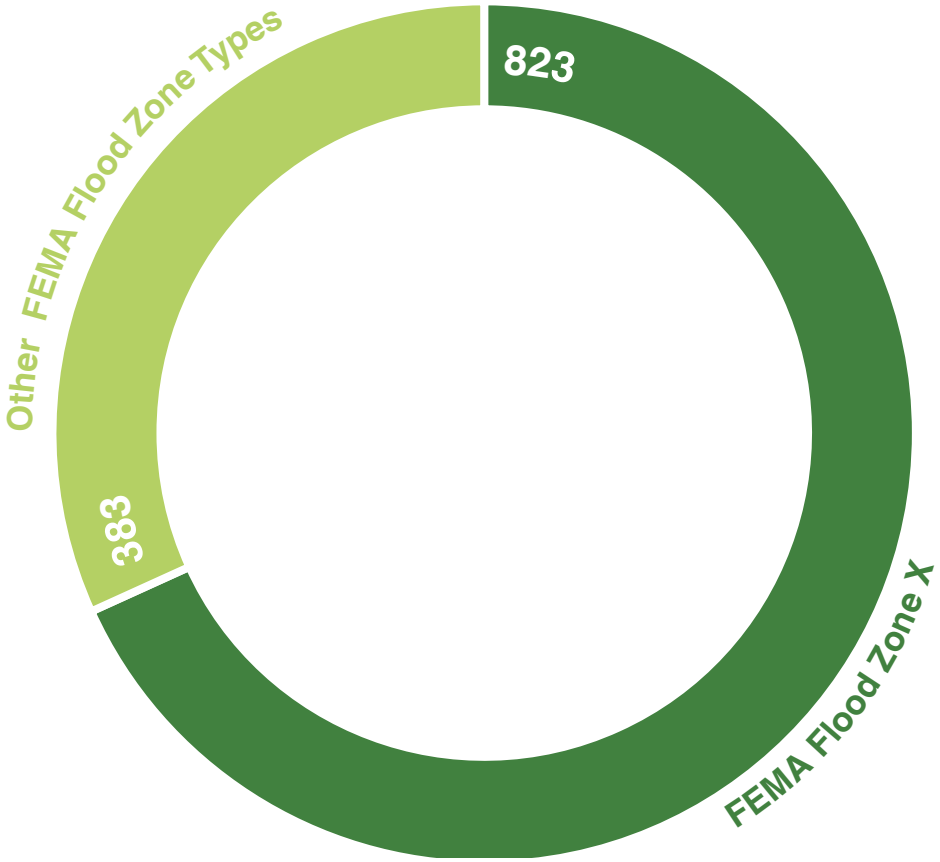

Mission
A-Frame
Beaux-Arts
Catwalk /Neo Tudor Style
Catwalk/Chinese
Catwalk/Mansard
Catwalk/Neo Greek Revival
Catwalk/Neo Mediterranean
Earth Shelter
Georgian Revival
Gothic Revival
Neo Greek Revival
Neo Tudor
New Orleans
Queen Ann
Split Level
Individual Entries
Resource Groups
Postwar Modern
Masonry Vernacular
Ranch
Mansard
Postwar Miami Bungalow
Late Modern
Mimo Commercial
Contemporary
California
Catwalk
Brutalism
Wood Frame Vernacular
Bungalow
Mansard/Hollywood Regency
Concrete Shell
Corporate Modern
wrightian
New Formalism
Pavilion
International Style
Art Deco
Mediterranean Revival
Streamlined
Minimal Traditional
Late Expressionism
Catwalk/Postwar Modern
Neo Mediterranean
Neo Colonial
Industrial Vernacular

Other Site Data

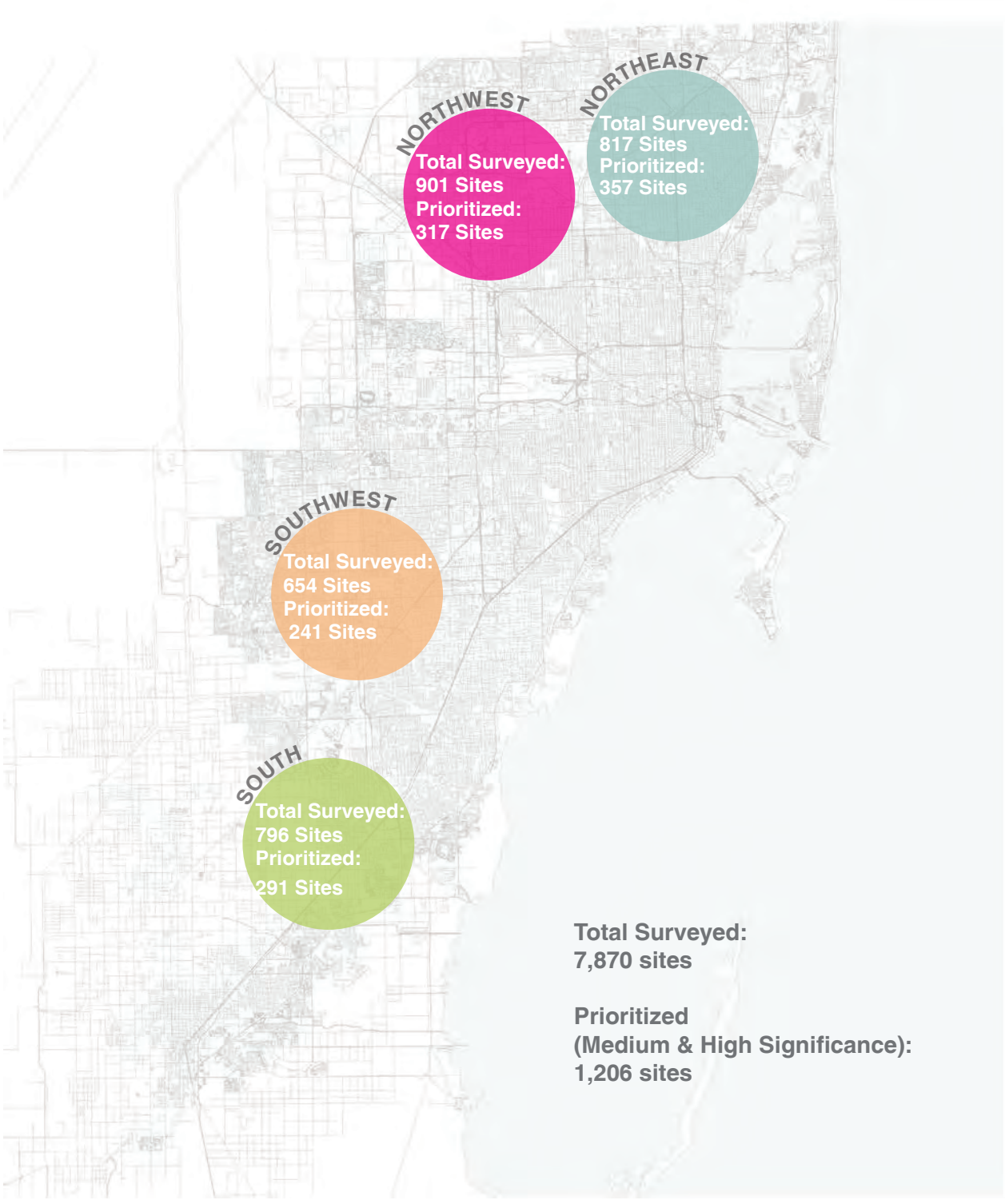
Surveyed plats (prewar and postwar)



Medium and high significance sites according to FEMA flood zones



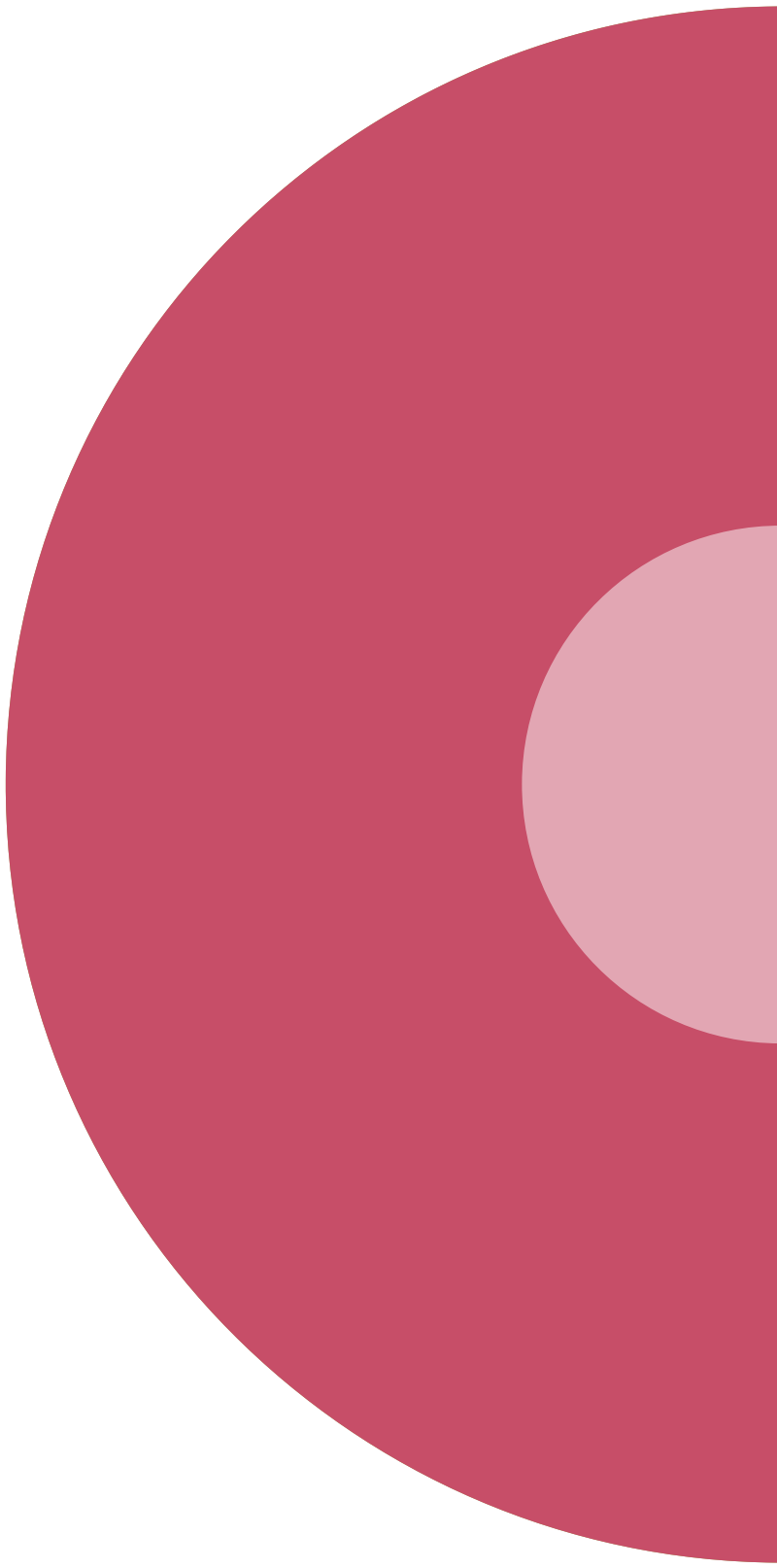
Total vs. Prioritized Sites Surveyed



Description of Shortlisted Entries Database

(Including entries for determining level of significance)

Recorder #:	Recorded entry number in the Florida Master Site File: dos.fl.gov/historical/preservation/master-site-file/
Site Name:	Name of site/subdivision. Historic name is used where found. Otherwise, current name at the time of this study is used.
Address:	Current address of the historic resource. Where a resource has multiple addresses, the address listed in the Miami-Dade County Property Search database (www.miamidade.gov/pa/property_search.asp) has been used.
Subdivision:	Current subdivision as found in the Miami-Dade County Property Search database.
Survey Area:	Approximate neighborhood, district, subdivision, or township.
Construction or plat date:	Approximate construction or plat date as found in the Miami-Dade County Property Search database, journals, newspapers, research, or other resources.
FEMA Flood Zones:	Flood zone categorization as found on FEMA Flood Maps provided by the Miami-Dade County Data Hub, https://gis-mdc.opendata.arcgis.com/. • X = areas that are moderate-to-low risk where the chance of being flooded is reduced but not completely removed. • O = all other flood zones (AE, AH, AO, VE, A), areas of moderate-to-high risk • D = areas with possible but undetermined flood hazards.
Style:	An architectural style given to a set of characteristics and features that make a building or other structure or site notable or historically identifiable. Architectural styles include a unique combination of elements such as form, aesthetics, method of construction, building materials, regional character and cultural relevance.
Theme:	Team-selected categories that characterize building type or use, sometimes including successional use.
Level of significance:	Ranking of resource's suitability for future study or designation. • **High**: the resource is vitally important to the history of Miami-Dade County; it maintains its historic physical integrity or plays a significant role in collective community memory, and/or the resource has been historically underrepresented or is currently threatened. • **Medium**: the resource is important to the history of Miami-Dade County; it maintains some of its historic integrity but may have undergone significant alteration, and/or the resource has been fairly well-represented and is not imminent danger of redevelopment. • **Low**: the resource has prior designation records or conversely limited association with the history of the county; maintains little of its historic integrity, and/or if is of a common type and not in danger of loss.



3

General Context Statement

Geographical and Environmental Context 95

Social Context of Underrepresented Communities and Emerging Diasporas 103

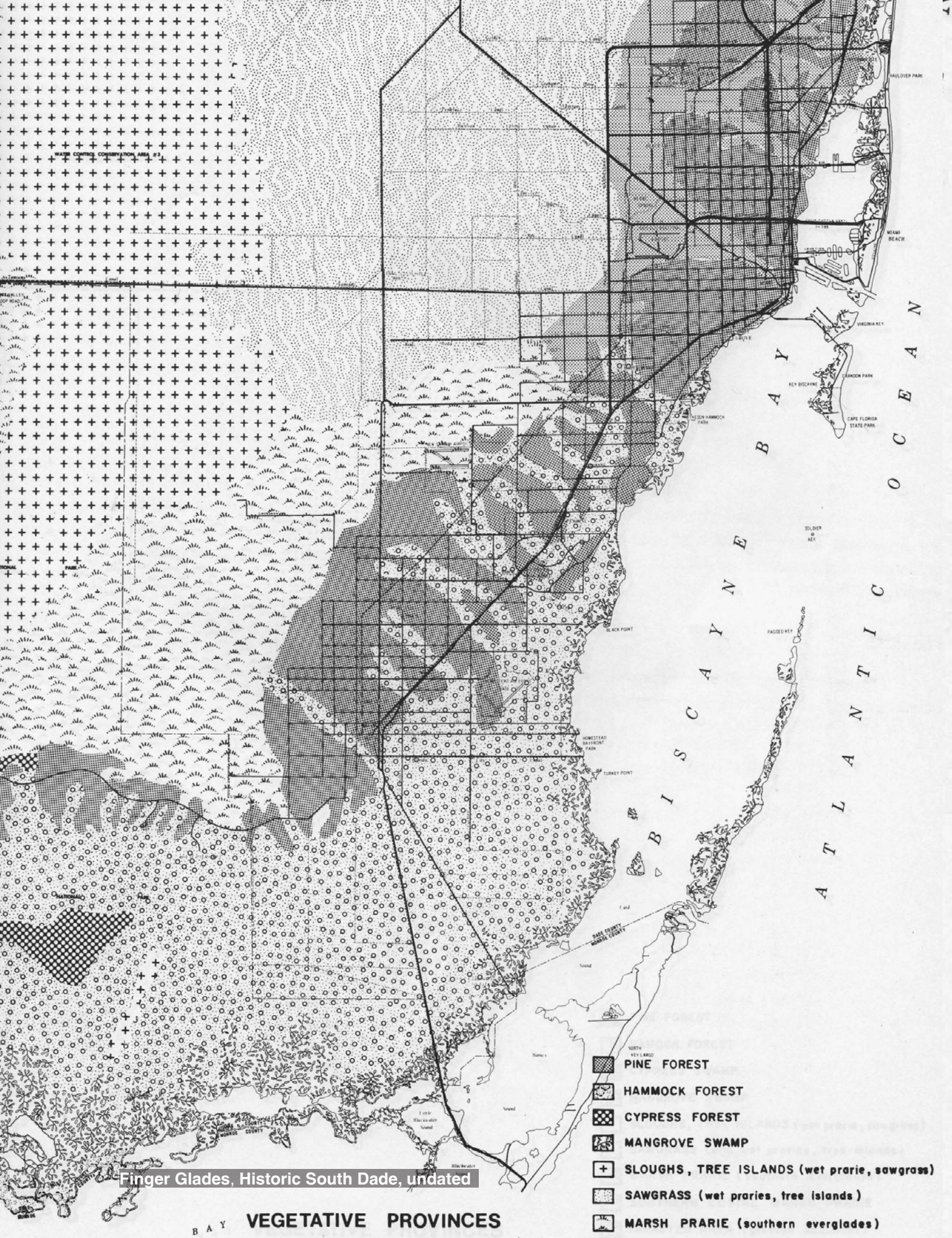
Postwar Planning Context 135

Housing Context 155

Introduction

Miami-Dade County today comprises the layered histories and building types of about 150 years of modern development, not to mention many hundreds of years of Indigenous settlement. As illustrated by the displacement and erasure of Indigenous heritage, the bustling and sometimes contentious narratives of the city's development and the movement of people within it, there is no single story of Miami. To truly understand the County's evolution -- to grasp its functional complexity and diverse heritages -- we must consider not only geographic and chronological, and thematic understanding of its built environment.

This introduction provides a general context for the **Miami-Dade County Heritage at Risk Survey**, which comprises four geographical sections. It evokes Miami's early histories but focuses on post-World War II narratives, taking into account the County's expanded and changing geography, social complexity, the evolution of planning paradigms and housing varieties. It is intended to offer a more nuanced and equitable understanding and appreciation of Miami-Dade County.



Finger Glades, Historic South Dade, undated

B A Y

F L O R I D A

VEGETATIVE PROVINCES
(historic)

Geographical and Environmental Context

Miami-Dade County (known as Dade County before 1997) occupies the southeastern extremity of the Florida peninsula, a subtropical band of territory where continental and tropical ecologies and climates blend. Here converge a rich mix of landscapes and eco-systems that were at once distinct and defining. While often lost beneath today's urban landscapes and therefore difficult to appreciate, the county was a complex and delicate landscape defined by subtle changes in land elevation. The highest land, the rockland of the Atlantic Coastal Ridge, running north-south and located west of Biscayne Bay, comprised a mix of slash pine forests, tropical hardwood hammocks, and understory scrub. It was the *terra-firma* upon which Indigenous peoples lived, later attracting the region's earliest modern settlements and the Florida East Coast railroad. Extending westward from the ridge were wetland prairies or glades, alternately dry and flooded and dotted with high tree islands that once hosted more Indigenous settlements and camps. Further west, these merged into the Everglades, the river of grass carrying waters from Lake Okeechobee to Florida Bay. Sloughs, or transverse glades, as well as freshwater springs and rivers threaded through the coastal ridge, linking the wetland prairies to Biscayne Bay, another wetland where shallow waters were ringed by mangroves. On the opposite side of the bay, beyond more mangrove fringes, were the dune landscapes of the county's Atlantic-facing barrier islands.

Miami-Dade County's landscapes have been anything but permanent. Even conditions in the 19th century, when native Indigenous peoples were removed from the land by expulsion and war and modern development began, were perhaps only 5,000-7,000 years old, the result of a layering of ecology and landscape in a narrow band of land that was dry or submerged according to the rise and fall of the sea. The often delicate meeting of land and water shaped the patterns of settlement that followed.

Excellent growing conditions, including a subtropical climate and rich soils, made Dade County an agricultural powerhouse in the early 20th century. Its varied geography yielded different soils appropriate to a range of plant cultivation, including rockland, marl, muck, sand, and redland clay. Plants grew more efficiently here than in the rest of the U.S., and importantly the area supported the production of winter vegetables and tropical fruits. Settled through homesteading or the purchase of floodable tracts from the State of Florida, the agricultural revolution required a re-invention of the landscape. Along the Coastal Ridge, pine forests and hardwood hammocks were cut down and replaced by citrus, mango, and avocado groves. State-sponsored Everglade drainage and land reclamation efforts, as well as the digging of public and private canals throughout the county, drained lowland prairies and made way for cash crops like pineapple and tomato, and later a variety of other crops. The railroad, most often celebrated as the foundation of the City of Miami, was a critical component of this agricultural economy as well. Indeed, in parallel with Miami's growth as a city and a resort, Dade County developed an important export-oriented agricultural economy that, while diminished today, still survives in South Dade's Redland district.

Dade County's 20th century urbanization was also a story of geographical re-invention. Propelled by waves of migrants, real estate development was made possible by mechanical innovations in land grooming and mobility that made the landscape useful for humans. The dredge, a machine capable of sucking muck from one area and depositing in another, played an important role in this transformation. Dredge-and-fill operations transformed the contours of Biscayne Bay, hardening them into well-defined edges and preventing the fluid shifts between land and water that used to define these areas. Historian Thelma Peters has described this process as a "flattening" of the landscape.[1] New canals followed the lines of sloughs, or finger glades, draining the Everglades while creating dry waterfront edges. Cities, towns and subdivisions, once limited to high rockland, grew along these



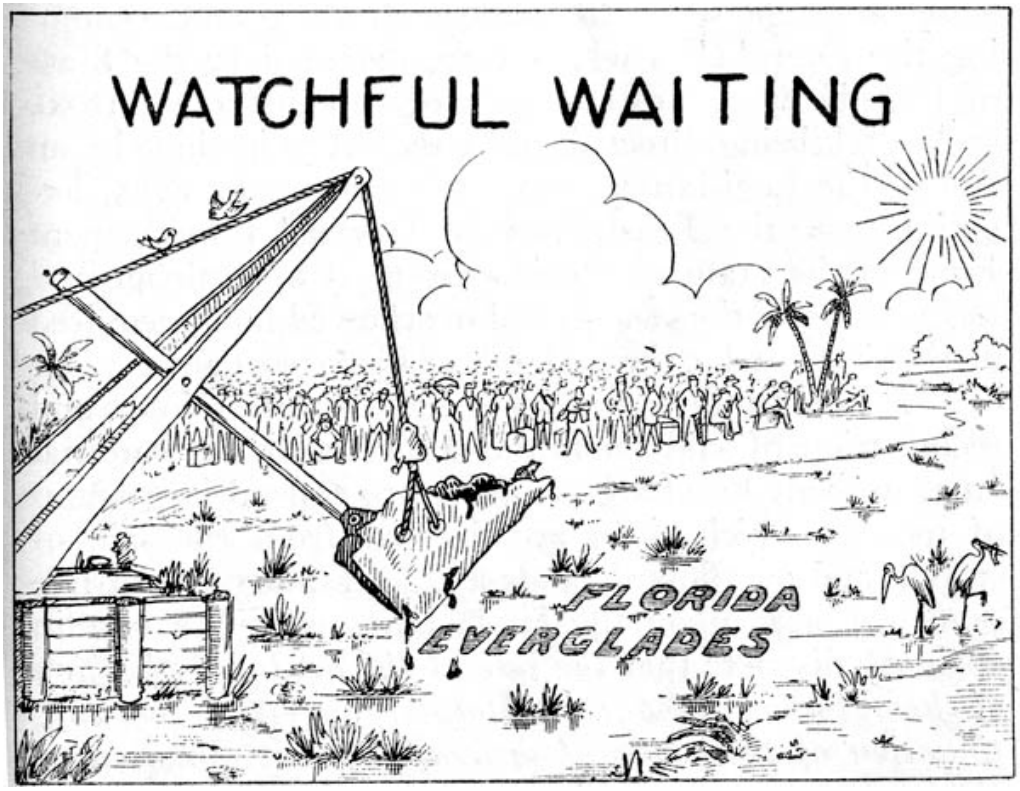
Everglades and hammock, photographed on eastern side of Royal Palm Hammock, State Archives of Florida, Florida Memory, JK Small Collection, photo by John Kunkel Small, 1916



Aerial view of canal and pumping station in flood control district : Everglades, **Florida**, State Archives of Florida, Florida Memory, Department of Commerce Collection, c. 1960



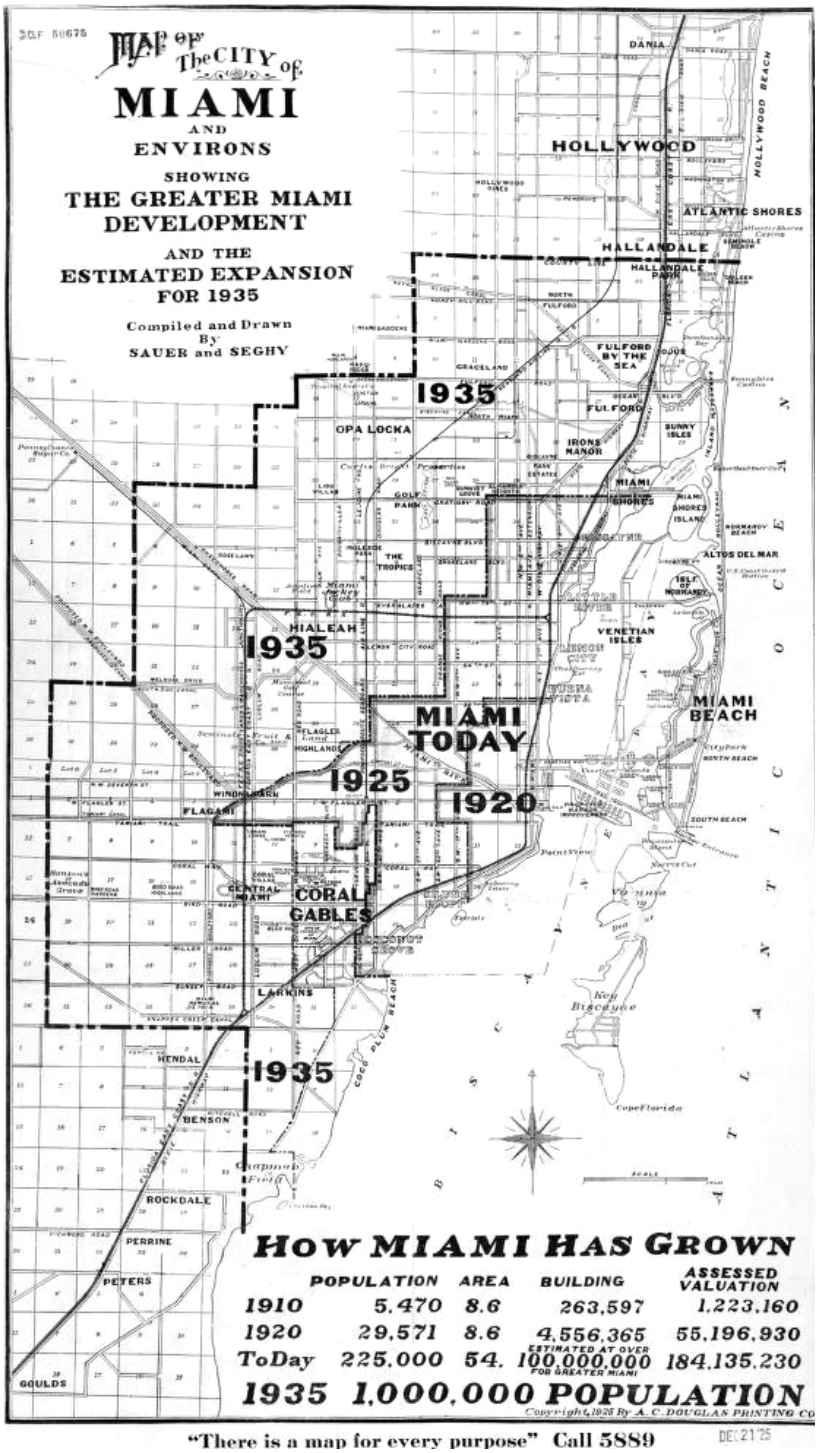
View of Wood Ibis in Everglades National Park, HistoryMiami Museum, Miami Beach Visitor Convention Authority collection, July 1972



Cartoon showing people watching dredge at work in the Everglades, State Archives of Florida, Florida Memory, 1916



Aerial photographs of Dade County, University of Florida George A. Smathers Libraries Digital Collections, 1928



Map of the city of Miami and environs: showing the greater Miami development and the estimated expansion for 1935, Library of Congress, A. Douglas Printing Co, 1925

now dry boundary areas. A super-grid of arterial roads penetrated westward, further flattening the landscape and making every part of the county theoretically accessible (see Planning Context below).

In the post-World War II era, the flattening of the landscape accelerated as more prairies, sloughs, and mangrove wetlands were reconfigured into "usable" landforms. The fresh and unencumbered acreage produced by dredging yielded large amounts of new real estate, along with lakes, canals, and marinas, facilitating metropolitan growth. Tropical vegetation planted on this engineered landscape promoted Miami's emerging image as a modern tropical city.

Yet Dade County's land transformation was accomplished piecemeal, in the absence of much regional planning. Natural preserves and greenways that might have created sustainable edges or pleasant corridors were never planned. The engineered landscape eventually gave rise to metropolitan sprawl as the city's frontiers encroached wetlands in the Everglades and Biscayne Bay. As the county sprawled, it grew more physically homogeneous and dysfunctional. Efforts to control cycles of drought and flood degraded natural hydrological systems, allowing salt water to infiltrate, spurring fears of a loss of the county's critical water supply.

Paradoxically, in the shadow of metropolitan sprawl, Dade County demonstrated a rising consciousness about the place of the city in the surrounding landscape, and the rediscovery and partial redemption of its ecosystems at a scale unknown in any other major metropolitan area in the U.S.. Among the first major steps in this process, Everglades preservation became a local and national priority. Long considered useless and pestilent, the Everglades were progressively recast in the 1930s (partly under the influence of the wilderness movement in the United States) as a delicate and irreplaceable botanical and zoological treasure. In 1935, the *New York Times* described the Everglades as "one of the great virginal forests of North America," describing its mangrove tunnels, sawgrass prairie marshes, shell beaches, and extensive rookeries.[2] In 1947, Marjory Stoneman Douglas's ***Everglades, River of Grass*** went beyond romantic attachments, conservation ethos, and issues of beauty, nurturing a new understanding of these unusual lands as an integrated system of landscape, water, people, birds, fish, and animals, central to the hydrological functioning and identity of South Florida.

Also in 1947, President Harry Truman dedicated **Everglades National Park**, a 2,500 square-mile preserve adjoining metropolitan Miami. At the park's dedication, Truman rhapsodized the Everglades as a new type of American park: "Here is land, tranquil in its quiet beauty, serving not as the source of water, but as the last receiver of it. To its natural abundance we owe the spectacular plant and animal life that distinguishes this place from all others in the country." At the dawn of America's dramatic postwar economic growth and material progress, and in the wake of a world war crowned by the explosion of the atom bomb, Truman saw in the park not just a step toward undoing a legacy of environmental harm, but also a lesson in concern over future resources and the need for conservation in all realms.[3] In a strange irony, the park dedication overlapped with the initiation of a U.S. Army Corps of Engineers' flood control project that further re-engineered the surrounding wetlands and choked off the park's necessary flow of water.

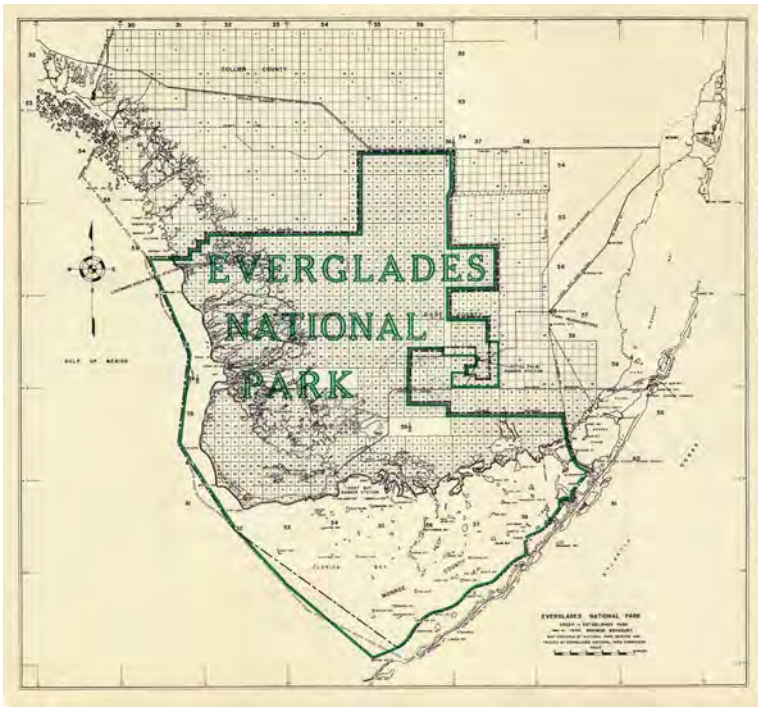
Environmental activism was rising in other realms, often spurred by concern about over-building. In 1949, community pressure led the Florida legislature to ban bottom filling in Biscayne Bay for private purposes.[4] The bay had been used by both private and public entities for years as the raw material for land-dredging, leading to the present appearance of upper Biscayne Bay as a pond dotted by neatly-shaped islands and threaded by deep-water channels. This would not be repeated in South Biscayne

Bay. The environmental movement of the 1960s set the ground for further ecosystem and landscape conservation, and for restrictions on sprawl (or "growth management"). Starting in the late 1960s, more large slices of the metropolitan landscape were set aside as wilderness by the federal, state and county governments. **Biscayne National Park** (1968-80) was created after a long battle over development in lower Biscayne Bay, including a fight to halt development of the proposed linear causeway city of Islandia on the bay's last pristine barrier islands. Instead, the area was transformed into a "great national water park" in the heart of metropolitan Dade County, encompassing 33 islands and more than 150 square miles – most of it underwater. North of the Everglades, wetlands once eyed for agriculture, oil drilling and as the location of Miami's Jetport were set aside by the federal government as **Big Cypress National Preserve** (1974), one of the first national preserves in the United States National Park System. By the mid-1970s, most of the region's remaining wetlands, what historian Michele Currie Navakas has described as "liquid landscapes," long understood as an integrated system by Indigenous peoples, were finally recognized and redefined for modern governance.[5] Meanwhile, the State of Florida stepped in to protect other large areas targeted for development, like the southern third of Key Biscayne, which became **Bill Baggs State Park** (1966), and the Oleta wetlands in north Biscayne Bay (once the location of the proposed Interama World's Fair), which was dedicated as **Oleta State Park** (1986). County preserves, like **Bauer Drive Hammock** (1954, later Camp Owaissa Bauer) and **Castellow Hammock** (1962) in South Dade added more delicate landscapes, merging conservation with the need of the sprawling metropolitan region for accompanying green and recreation space.

The extraordinary ability of agricultural and urban development to command the geography of Dade County, and the shape of the natural environment, was further constricted by federal and state growth management policies. The 1969 National Environmental Policy Act, the 1970 Clean Air Act, and the 1972 Clean Water Act set the groundwork for state and county authorities to align land and water conservation with planning policy (see Planning Context below). These policies eventually helped shape the metropolitan area by constraining sprawl and encouraging higher densities in the urban core. Still, in a form of cognitive dissonance, most local development remained predicated on the wholesale 'improvement' of native landscapes and conservation was mainly relegated to the parks. Miami has rarely succeeded in reconciling natural and manmade landscapes, especially the blurry edges that once defined the meeting of land and water.



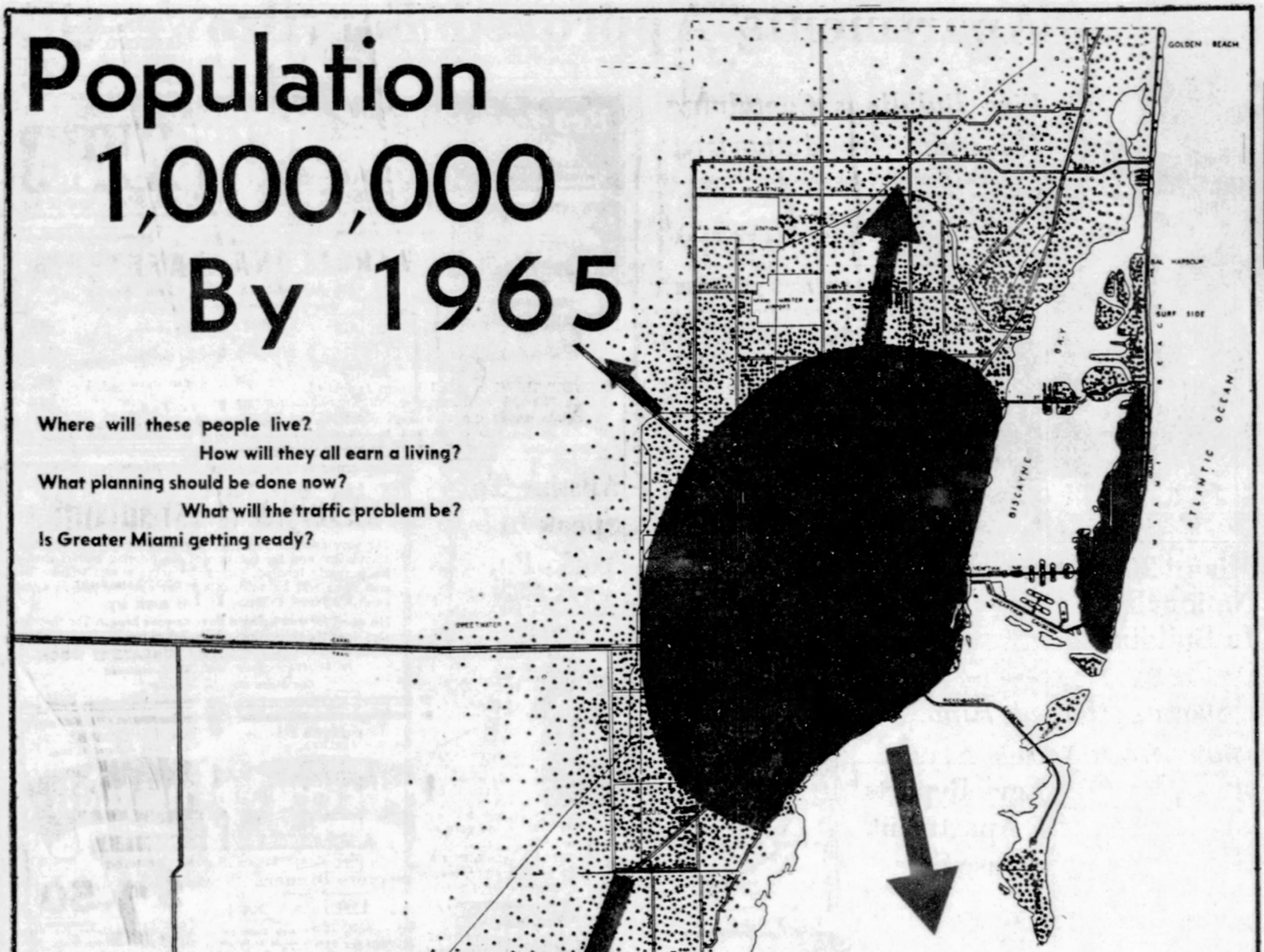
Biscayne National Park (1968-80), United States National Park Service, undated



Everglades National Park (1947), National Park Service and printed by Everglades National Park Commission, State Archives of Florida, Florida Memory, 1944

Population 1,000,000 By 1965

Where will these people live?
How will they all earn a living?
What planning should be done now?
What will the traffic problem be?
Is Greater Miami getting ready?



What will Greater Miami look like in 1965 when its population, as all sources predict, will be 1,000,000?

The answer, unless drastic changes occur in the growth pattern is given on this map prepared by the Statistical Exchange of South Florida under the direction of Dr. Reinhold P. Wolf, University of Miami economist.

The map was shown and explained by Dr. Wolf at a joint meeting Tuesday night of the Statistical Exchange, Miami Board of Realtors and Florida South Chapter, American Institute of Architects.

Each dot on the map represents 100 persons. Location of the dots was determined by the Statistical Exchange through the use of standard research and study procedure in forecasting population growth.

While the study shows that growth trends will continue to the north and south of Miami and that a new trend will develop along the keys to the southeast, the standout fact is that Greater Miami will continue to have its greatest concentration of residents in the area shaded in red, principally the City of Miami.

The problems this would create in housing, traffic, public transportation and other categories become readily apparent. Miami is already being constricted by the pressure of some of these problems, notably traffic.

Other questions that naturally arise from this study are: Where will the additional half-million or more people live? Where will the industry Greater Miami will have to have to support them be located? Will planning and zoning authorities have to relax present restrictions in some areas to provide housing for them?

Will some of the municipalities with tight single family zoning, for example, be forced to rezone more space for multiple family dwellings? Will the county be forced to cut down estate zoning in order to make land available on which to house these people.

The Statistical Exchange's forecast is a timely and valuable present to the planning, zoning and governmental authorities of Greater Miami. It provides a picture of Miami, 1965, which should be studied by those who possess the power to control development.

As Architect Marion I. Manley, an experienced planner, declared Tuesday night, some sections of Greater Miami are already becoming "uncomfortable places in which to live." One imagines that they would become increasingly so with another half million population crowded into the area.

Copyright 1951 by The University of Miami

Population 1,000,000 by 1965, *Miami Herald*, September 23, 1951

Social Context of Underrepresented Communities and Emerging Diasporas

Dade County grew mightily after World War II as new residents streamed in from across North America and, later, from across the hemisphere. Between 1940 and 1960, Miami's population doubled each decade, from 250,000 citizens to about 1,000,000. In the early 1950s, Dade County led the nation in growth, with an annual population increase of 10% – the equivalent of a new city of 50,000 every year.[6] No longer the stereotypical retirees and snowbirds that had been the most visible part of Miami's prewar migration, nor the construction, resort, and farm workers that undergirded the region's early 20th century growth, most new arrivals were young and of modest means, and came to work in the region's growing new industries. Migrants came increasingly from the Northeast (primarily New York, New Jersey, Pennsylvania, and Illinois), many as part of a broader national migration to the Sun Belt, or southern U.S.[7] Among them were former GIs who trained in Miami during the war and left with "sand in their shoes," a local phrase indicating a visitor's desire to return. Most moved into homes outside what in the 1940s had been considered the metropolitan core.[8]

From 1960 to 1980, Dade County grew at a slower – but still impressive – rate, to more than 1.6 million. In this phase, the majority of growth (70% of Dade's population increase) was a result of transnational migration.[9] Proximity to the Caribbean, a constant need for labor, and Miami's economic and cultural attractions as a growing city and America's second-ranked port of entry, drew diverse populations and increasing social complexity.[10] Although Caribbean and Latin American immigration had long been a feature of Miami's growth, it surged following an influx of Cuban emigres in 1959 and changes to U.S. immigration laws, transforming Dade County into a patchwork of multicultural communities. Eventually, these communities, and the international networks they established, created the globalized city of business, trade and tourism that contemporary Miami is today.[11]

Yet Dade County had been built on the social prejudices of late 19th and early 20th century American society. Its new towns and suburbs, and the real estate industry that created them, principally served White property owners, developers, retirees and snowbirds.[12] These developments ignored Indigenous peoples, segregated and oppressed African Americans and other Black residents through often violent Jim Crow policies, and in less explicit ways excluded Jews and other minorities. As Caribbean and Latin American migration later transformed Miami into a pan-American center, non-White social groups often struggled to find their place in the community, demanding inclusion, agency, and visibility.[13]

Yet Indigenous, Black, Jewish, Caribbean, and Latin American peoples were often relegated to less visible social roles in the community. Many occupied separate worlds organized according to race and ethnicity (as well as by income).[14] In the postwar era this geography of separation was codified by public policies like racialized planning and sometimes in restrictive covenants. Many of these exclusionary policies became wired into the physical makeup of the county.

Still, the social character of this rapidly growing border land region was complex. Postwar Dade County was a land of contradiction and paradox, located on the edge of the North American continent, at the intersection of the American South and the Caribbean.[15] Jim Crow racism cohabited here with the civic ambitions of a growing, modern city. Rigid social and moral conventions, even paroxysms of intolerance, coexisted with a relaxed attitude toward vice and cultural expression. Miami-Dade County's modern identity encompasses the persistence of Indigenous peoples in the face of 19th century expulsion, the tensions between White and Black communities, the often-contentious transformation of the city through Caribbean and Latin immigration into a version of pan-America, the founding of an important Jewish center, and

the struggle to openly express diverse sexual and gender identities. As the county became defined by immigration and cultural change, a "multi-cultural cauldron" as historian Raymond Mohl has described it, it drew ever-more diverse populations, especially after passage of the Immigration and Nationality Act of 1965 removed racial quotas.

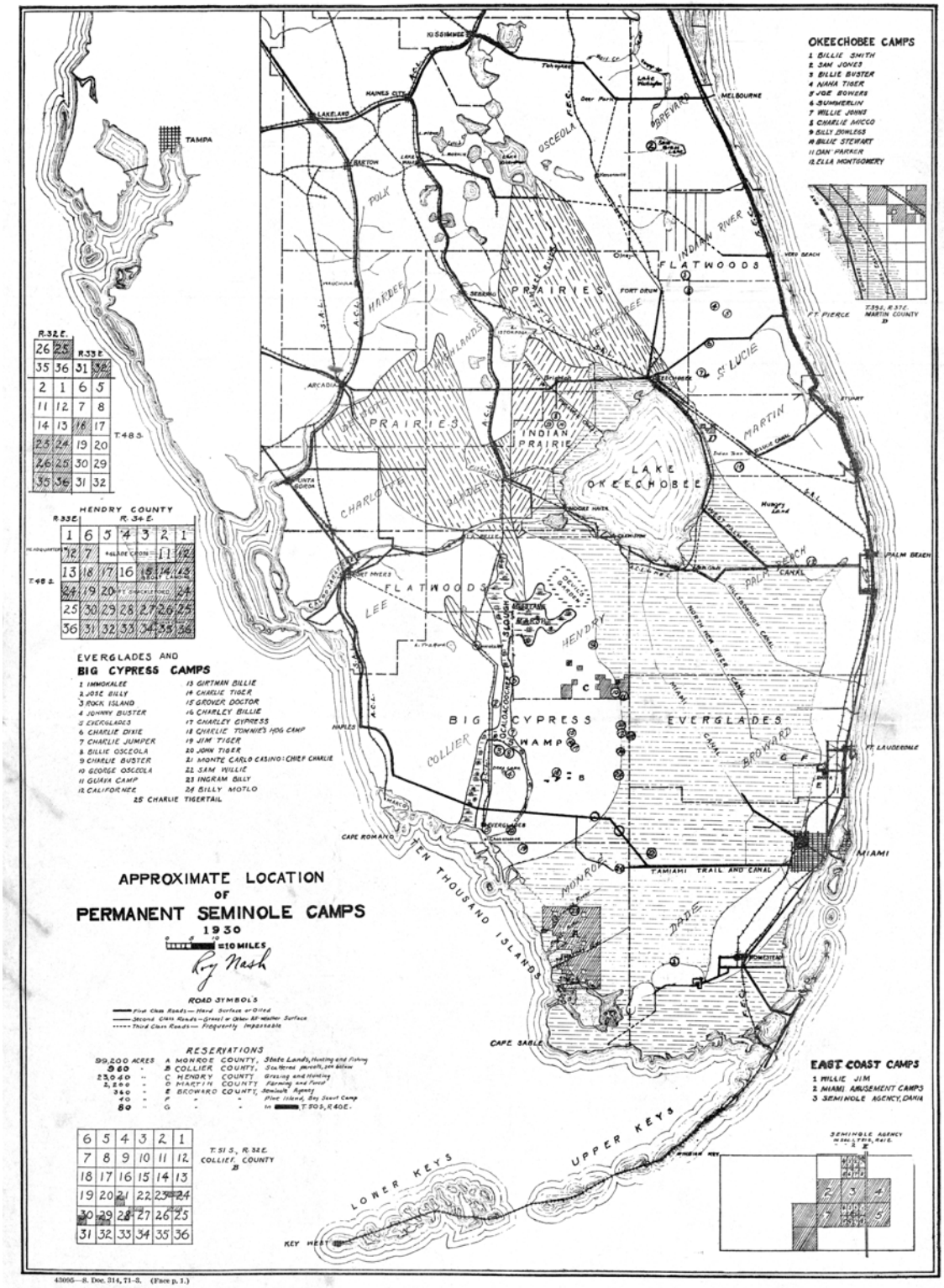
In the crucible of this continental borderland, complex intersections of race, ethnicity, country of origin, religion, gender, and sexual identity and preference, helped set the foundations of the county's future social and civic synthesis.[16] Dade County's multi-hyphenate society, enriched by a mélange of mixed identities such as Afro-Caribbean, Jewish-Cuban (or *Jubano*), Gay-Latino, blurs any simple conclusions about race, ethnic identity, sexual identity, and religion. Globalization and the transnational movement of people, begun in early 20th century, matured into a geographically and socially singular assemblage. Dade County's layered and dynamic issues of cultural heritage make it a particularly rich environment for the continued exploration of social identity.

Indigenous Peoples Context

Dade County has been continuously inhabited for thousands of years. Archaeology dates the earliest known human activity in the area to the Paleoindian Period of 10,000 years ago. The Tequesta people settled in southeast Florida from the northernmost Florida Keys north to at least Fort Lauderdale since around 3,000 BC, and were part of a larger Glades cultural tradition with customs that developed from the Archaic Period (8000-500 B.C.). Living along the coast and rivers and on tree islands in the interior, the Tequesta traveled freely by canoe over the liquid landscapes of the Everglades, sloughs, mangrove lagoons, and Biscayne Bay. This physically-dispersed society formed a watery metropolis of sorts, with boundaries that included contemporary Miami-Dade County. The Tequesta were also builders, raising earthen middens and mounds, as well as constructing weirs, long distance canals, and causeways. Their presence is still visible today in circles formed by postholes that they cut in the limestone bedrock.

After Spain ceded Florida to the British in the 18th century, many Tequesta fled to Cuba, or into the interior of Florida where they merged with Muscogee (Creek) refugees to form the Seminole tribe.[17] Florida was eventually returned to the Spanish in 1783, and then ceded to the United States in 1821; a series of devastating Seminole Wars, initiated even before Florida's cession to the U.S. and lasting through the mid-19th century, caused most Indigenous peoples to depart to the Indian Territories established by Congress west of the Mississippi. Not all retreated, however, as some fled to the Everglades while others joined Southern Blacks and partly integrated among them, leaving Florida via the Saltwater Railroad to the Bahamas. The mixing of Indigenous and Black communities, both the subject of organized repression, formed the basis of a multi-cultural migration from South Florida that was partly reversed during the late 19th and early-20th century as Bahamians settled around the growing city.

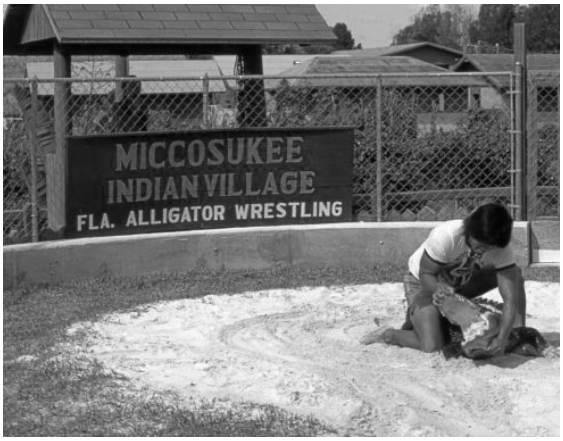
After the forced removal of Indigenous peoples, in the 19th and early 20th centuries much of Dade County's land was portioned off by the U.S. government through a series of land grants to mainly White homesteaders. According to an 1890 census, only a few hundred Miccosukee and Seminole People lived in South Florida, most cut off from their traditional lands and clustered at Miami's fringes or in remote camps in the Everglades. Indeed, land development in Dade County was largely at the expense of its Indigenous population. Many adapted to the growing city in their midst, living an increasingly remote existence or hunting and trading bird plumes, alligator hides, and otter pelts.[18] Some adapted their traditions into roadside attractions that were integrated into the spectacle of the growing tourism industry. The visibility and public



Approximate Location of Permanent Seminole Camps, State Archives of Florida, Florida Memory, 1930, map by Roy Nash



Seminole Indians in dugout canoes - near Miami, **Florida**, State Archives of Florida, Florida Memory, c.1920



Man wrestling an alligator, State Archives of Florida, Florida Memory, c.1980, photo by Sandra Wallus Sammons



Chickees along the Tamiami Trail - Miccosukee Reservation, **Florida**, State Archives of Florida, Florida Memory, c. 1980

understanding of these tribes among city dwellers and visitors was often limited to what could be learned in tourist attractions like Coppinger's Tropical Gardens (1914) and Musa Isle (1921-64).

Even though their camps in the Everglades were remote, the Seminole and Miccosukee increasingly suffered encroachment and displacement spurred by voracious land settlement, including the development of ranches, groves, farms, and later, housing subdivisions. Their fortunes plummeted when state drainage projects lowered the water table in the Everglades, cutting off Indigenous modes of transportation and sustenance, then further declined following the efforts of conservationists to end the plumage trade.[19] The 1920s Florida land boom forced many Seminole to reorganize in reservations like Brighton, Dania, Hollywood, and Immokalee. The Miccosukee largely settled in Big Cypress and along the edges of the Tamiami Trail, which pierced the Everglades wilderness in 1928. During the Depression-era, many Indigenous people found work with the Civilian Conservation Corps-Indian Division (CCC-ID), further breaking connections with their native lands.

The 1947 dedication of Everglades National Park and the 1974 dedication of Big Cypress National Preserve, comprising some of the last intact homes of South Florida's Indigenous peoples, constituted perhaps the first real act of protection (if implicit) of the connection between Indigenous peoples and their land. Federal recognition of the Seminole Tribe in 1957 and the Miccosukee Tribe in 1962 was followed by the settlement of land claims in 1976. Increasingly focused on self-reliance, South Florida Indigenous communities established modern exhibition villages as business ventures, including the **Okalee Village and Arts and Crafts Center** (William G. Crawford, early 1960s) in Hollywood, Florida and **Miccosukee Village and Museum** on the Tamiami Trail (1970s).[20] These roadside attractions, combining open glade landscapes and chickee huts with modern architecture, featured Indigenous peoples in traditional dress, animal shows, exhibits, and the display and sale of traditional crafts. Largely eschewing (and replacing) the mythmaking of the early 19th century touristic sites, these villages form a part of Dade County's contemporary tourist economy. Less well known are the small villages that surround modern-day Tamiami Trail, defined partly by proximity to the Everglades and continuity of building traditions. Today the Seminole Tribe of Florida, the Miccosukee Tribe of Indians of Florida, and the unaffiliated Independent or Traditional Seminoles are recognized.

Black Context

Miami was settled in the late 19th century by White and Black migrants who arrived in South Florida, then a frontier of the American continent, seeking land and opportunity. Even on this frontier, however, racial disenfranchisement was a fact of life. Belying the Reconstruction Era promises of equal civil rights made to Black Americans, Miami was imbued from its foundation with the imposition of Jim Crow laws that created a two-tiered social and political system that forcibly segregated the city and its people by race and marginalized Blacks.[21] The struggle for equal rights would become central to the experience of Black Miamians in the 20th century.

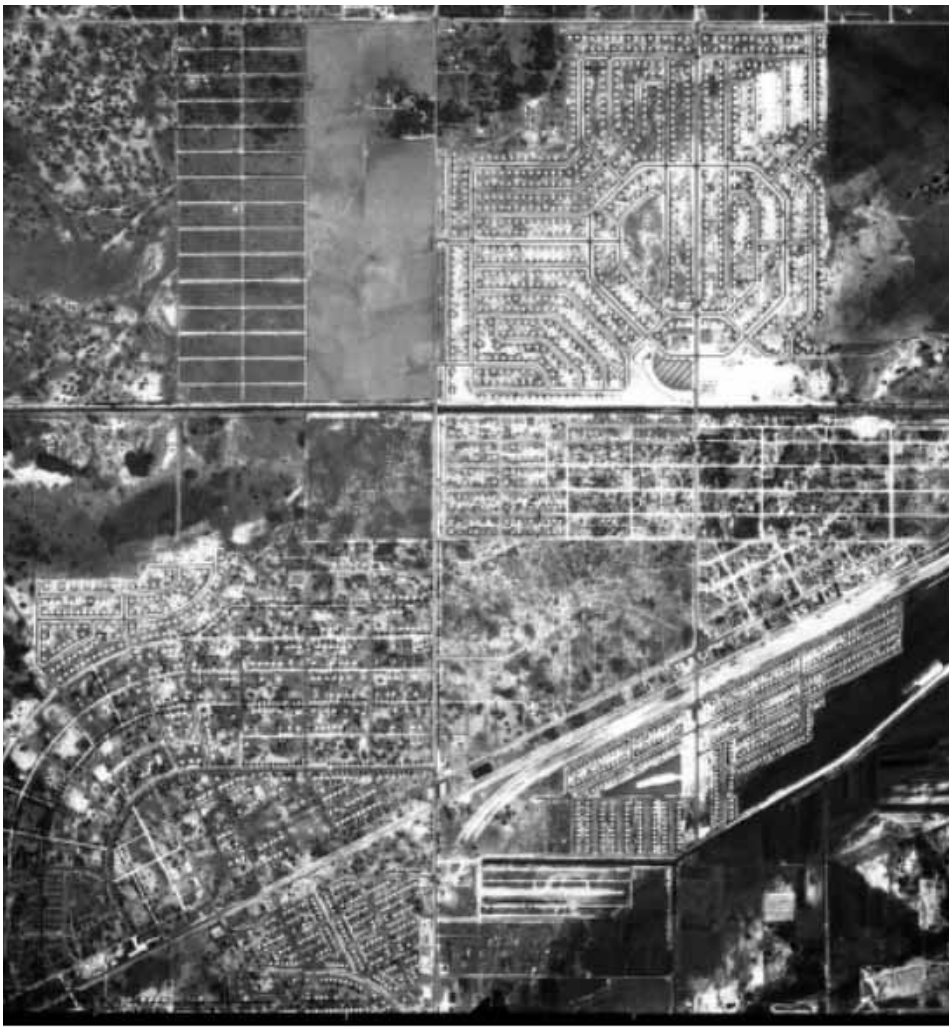
Before the arrival of the railroad in 1896, many of Dade County's earliest Black residents were Bahamians.[22] They were soon joined by American Blacks, mainly freedmen arriving from elsewhere in the Jim Crow South. Blacks comprised a small portion of the first generation of homesteading farmers and ranchers. However, Black workers were essential to the construction of Miami, and were among the city's most prolific builders. They provided much of the labor for agriculture and for major works like early flood control systems and the railroad.[23] Black labor also underpinned the touristic enterprises that transformed Miami into a national, then global, leisure destination.[24]



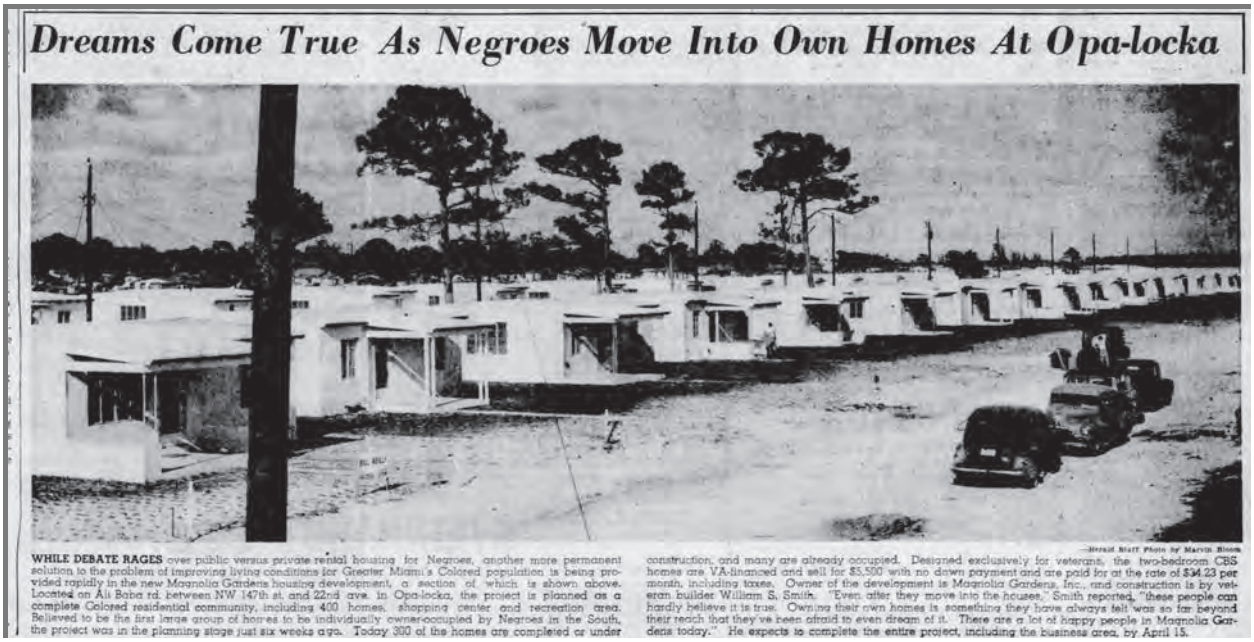
Typical alley in a strip of wooden slum housing, Miami-Dade Main Library, Romer Collection, unknown date



Liberty City, from "Liberty Square: Miami's Most Dangerous Square Mile," Street Photography Magazine, September 2016, photo by Nicholas Small



Aerial photograph of Opa-locka, Magnolia Gardens, Eleanor Park, and Biscayne River Gardens, Florida Department of Transportation, 1985

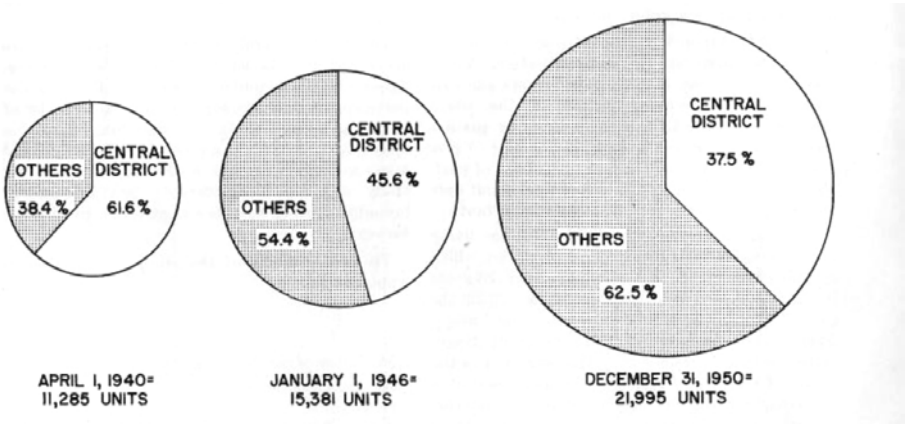


Dreams Come True As Negroes Move Into Own Homes At Opa-locka

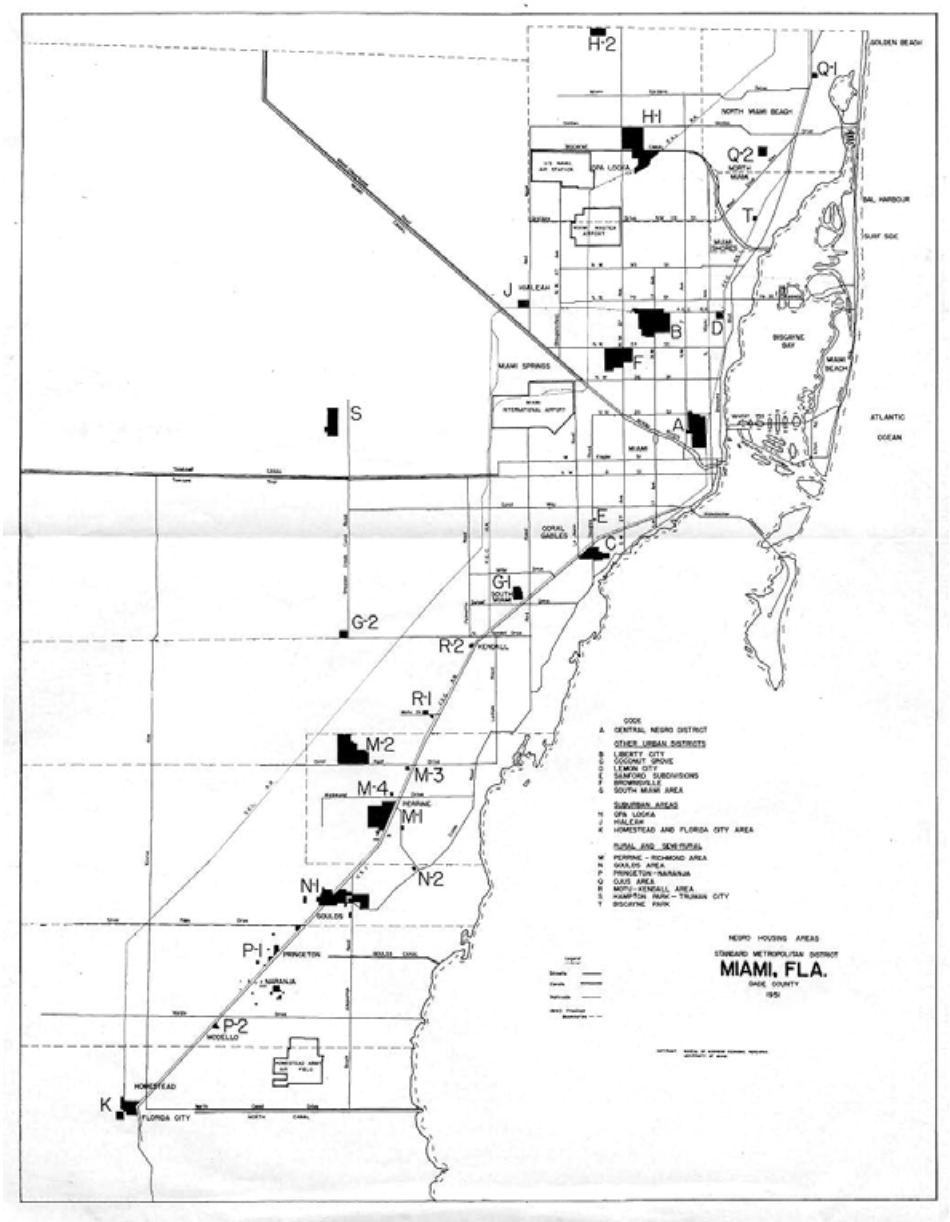
—Herald Staff Photo by Marvin Bloom

WHILE DEBATE RAGES over public versus private rental housing for Negroes, another more permanent solution, to the problem of improving living conditions for Greater Miami's Colored population is being provided rapidly in the new Magnolia Gardens housing development, a section of which is shown above. Located on Ali Baba rd. between NW 147th st. and 22nd ave. in Opa-locka, the project is planned as a complete Colored residential community, including 400 homes, shopping center and recreation area. Believed to be the first large group of homes to be individually owner-occupied by Negroes in the South, the project was in the planning stage just six weeks ago. Today 300 of the homes are completed or under construction, and many are already occupied. Designed exclusively for veterans, the two-bedroom CBS homes are VA-financed and sell for $5,500 with no down payment and are paid for at the rate of $34.23 per month, including taxes. Owner of the development is Magnolia Gardens, Inc., and construction is by veteran builder William S. Smith. "Even after they move into the houses," Smith reported, "these people can hardly believe it is true. Owning their own homes is something they have always felt was so far beyond their reach that they've been afraid to even dream of it. There are a lot of happy people in Magnolia Gardens today." He expects to complete the entire project, including the business area, by April 15.

Photo of homes in Magnolia Gardens, from "Dreams Come True as Negroes Move Into Own Homes at Opa-Locka" advertisement, *Miami Herald*, January 29, 1950



Distribution of Negro Dwelling Units (Dade County), from Reinhold P Wolff and David K. Gillogly, *Negro Housing in the Miami Area: Effects of the Postwar Building Boom,* University of Miami Bureau of Business and Economic Research, 1951



Negro Housing Areas Standard Metropolitan District (1951), from Reinhold P Wolff and David K. Gillogly, *Negro Housing in the Miami Area: Effects of the Postwar Building Boom,* University of Miami Bureau of Business and Economic Research, 1951



Virginia Key Beach and Ocean, Florida International University Digital Collections, Virginia Key Beach Park Trust, 1956 - permission pending



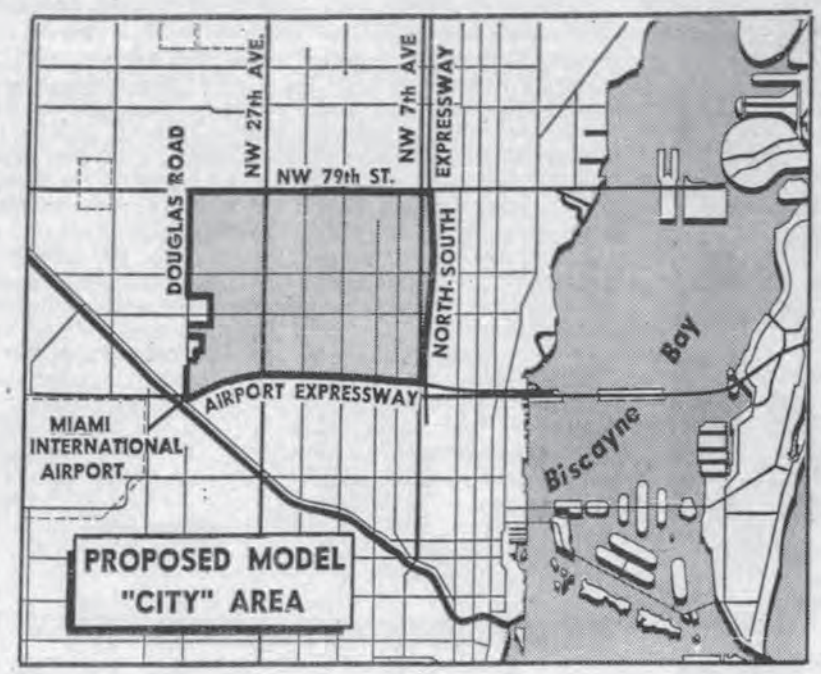
Miami Springs Golf and Country Club Racial Integration (1958), from "African Americans Play Golf," YouTube Video, Miami Dade College's Lynn and Louis Wolfson II Florida Moving Image Archives, April 16, 2013

Black communities were established throughout Dade County, including in Coconut Grove and Lemon City (among the county's earliest settlements), near downtown Miami, and along the FEC and Seaboard railroad corridors.[25] The "color line," a term first identified by abolitionist and social reformer Frederick Douglass in 1881 to describe the social divisions between White and Black communities produced by racial prejudice, was translated into physical planning in these early settlements.[26] Overtown, codified as early as the city's founding charter and originally known as "Colored Town" or the "Central Negro District," was the most important center of Black settlement in Miami. It was located across the FEC Railroad tracks from downtown Miami and, conditioned by segregation, evolved into a high-density, mixed-use, and mixed-income community that was distinguished physically from more sprawling and functionally dispersed White areas. "Little Broadway," or the "Great Black Way," was the thriving commercial entertainment center of the district.[27] Today, parts of Overtown are encompassed in the Historic Overtown Folklife Village (1997), established under the sponsorship of the Black Archives History & Research Foundation to protect historic and cultural resources and to stimulate its rediscovery as a tourist destination.

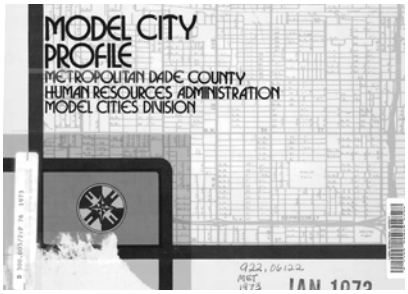
Churches played an important role in civic life of Dade County's early Black communities, serving not only religious and spiritual needs, but also as social, cultural, and political centers.[28] Black churches also stepped in to provide education, when Black students were not welcome in White public schools (See South Dade Context). Black churches were denominationally diverse, owing to the mix of Southern American Black and Bahamian migrant communities (the latter were then British subjects). The demographic makeup of Bahamian migrants was itself complex, as it included descendants of Seminoles, as well as Black Southerners who escaped Florida during the Indian Wars of the 19th century along the so-called "Saltwater Railroad," an extension of the "Underground Railroad" for Black liberation from enslavement and violence. Many Bahamians migrants retained distinct cultural practices and church associations. Most Black communities included a rich mix of Protestant churches, including the Baptist, African Methodist Episcopal (AME), AME Zion, Church of God in Christ, Pentecostal, Anglican and Episcopal denominations.[29]

Clubs, lodges, and social organizations also thrived in the county's Black communities. Many organizations like the Colored Board of Trade, the Dade County Negro Civic League, the Interdenominational Ministers' Alliance, the Negro Citizens' Service League, and the Negro Welfare League (current James E. Scott Community Association), were early activists in the struggle for civil rights and economic participation. This group also included more militant organizations often led by Caribbean Black activists, like the Universal Negro Improvement Association (UNIA) and the Negro Uplift Association.[30] Dade County had several Black-owned local newspapers; the *Miami Times,* founded by Bahamian Henry Ethelbert Sigismund Reeves in 1923, was particularly successful.[31]

While challenged by the county's growth as a center of tourism, by transnational migration, and by the growing presence of northerners (many of them Jewish), the social norms of the post-bellum South and of Jim Crow racial segregation remained substantially intact until the Civil Rights movement of the 1960s.[32] The local Ku Klux Klan (KKK), headquartered in Homestead, played a prominent role supporting racist practices, suppressing Black voting, enforcing exclusionary housing practices, and stoking anti-Black sentiment and violence that in at least three recorded cases resulted in lynchings (See South Dade context). For Black residents of Dade County, the 20th century was a struggle for civil rights, a battle for full participation in the region's growth, and later a fight for recognition of their distinct history and contributions.



Proposed Model City Area, from Congressional Quarterly, "Struggle for Model Cities," *Miami Herald*, June 8, 1967



Model City Profile, Metropolitan Dade County Human Resources Administration, January 1973



Model Cities, HistoryMiami Museum, *Miami News* Collection, March 23, 1972, photo by Charles Trainor



Joseph Caleb Community Center and Library, HistoryMiami Museum, *Miami News* Collection September 14, 1987, photo by J. Albert Diaz



Vest Pocket Park in Model City, HistoryMiami Museum, *Miami News* Collection, October 11, 1972, photo by Richard Johnson

As N. D. B. Connolly has pointed out, racial segregation was entrenched in, and was propagated by, Dade County's most important activity: real estate development.[33] This can be seen in the first Black suburban migrations to outlying districts northwest of Miami, which began in the 1920s in places like **Railroad Shops**, **Brown's Sub** (today Brownsville), and **Liberty City**. While tracing the growing American preference for suburban living, these migrations became enmeshed in the efforts of Miami leaders and real estate professionals to clear Overtown and move Blacks from the City of Miami. **Liberty Square** (1934-37), Miami's first public housing, also helped direct families from Overtown to Liberty City (see Racial Planning below).[34] By the 1930s, the Dade County Commission and Dade County Planning Board had initiated more formal racial planning practices, restricting new land available for Black settlement and controlling new settlement.

The imprint of racial planning became particularly apparent after World War II, when the need for Black housing surged. The county's rapidly growing Black population, which swelled from 64,947 in 1950 to 137,299 in 1960 (an increase of 112%), also comprised a rising Black working class and professional middle class.[35] As the war provided them better access to training and jobs, better opportunities within the U.S. military, GI status, and (in the case of many Black veterans) access to low-cost home mortgages, Blacks joined Miami's postwar suburban transformation (although in practice, GI benefits were not always fairly distributed to Blacks).[36] The transformation occurred in areas designated by the Planning Board for Black suburban settlement, including **Eleanor Park, Biscayne River Gardens, Bunche Park,** and **Magnolia Gardens** near Opa-locka in Northwest Miami, and **West Perrine**, **Richmond Heights**, **Lincoln City** and **Bunchville** along the South Dade Corridor (see Northwest and South Dade sections). By 1952, more than 12,500 Black Miamians had migrated to these county-authorized subdivisions in un-incorporated areas.[37] While racial planning effectively ended in the 1960s, these areas still figure among the most important Black centers in Dade County.

Even as racial planning opened some new suburban areas, it acted to circumscribe and consolidate Black settlement throughout the county, adding to the pressing need for more housing. The need grew acute as federally funded projects in the urban core, such as slum clearance and the demolition associated with new highway alignments, spurred further displacement from Overtown.[38] Among those leaving Overtown, many moved into the early Black suburban centers of Liberty City, Brownsville, and West Little River, where a postwar construction boom soon produced tens of thousands of new housing units. Some of these units were in detached single-family homes, but many more were in multi-family housing, transforming these neighborhoods into denser suburban enclaves (see Northwest Corridor section). The 750-unit **James E. Scott Homes** (1953), developed by the Miami Housing Authority, was the largest of a diverse group of federally funded public housing projects developed in Northwest Miami. Most new multi-family housing, however, was privately funded and orchestrated by a landlord class of White and Black entrepreneurs.[39]

By 1968, Liberty City had grown to a population of 45,000, replacing Overtown as the main center of Black settlement.[40] Moreover, it became the nucleus of a much-larger 15-square-mile corridor of Black settlement stretching past Opa-locka and suburbs like Bunche Park to the distant northwest fringes of the county.[41] As an increasingly important center, the Liberty City and Brownsville areas played multiple roles; even as they were transformed by low-cost housing, the district partly retained the role it fulfilled in the 1930s and 40s as an elite suburban area. Brownsville also became a center of Miami's Black hospitality industry that, while well-established since the early 20th century, grew particularly after World War II. In spite of the progressive touristic narratives pitched by civic

leaders, Miami's resort industry maintained its own color line.[42] Black tourists, as well as the Black performers who were regularly invited to perform in the hotels and clubs that catered to White guests, could not stay overnight in Miami Beach. Some performers, like Josephine Baker in 1951, famously refused to perform for White-only audiences;[43] others performed after-hours at clubs in Overtown and Brownsville, drawing both Black and White patrons. Brownsville's suburban character was particularly attractive to a rising Black middle class, and became a focus of several important hospitality venues. Among the most famous, **Georgette's Tea Room** (1940), discreetly located within a quiet neighborhood of single-family homes, was a guest house and dining and entertainment venue for Black celebrities and Miami's Black social elite.[44] The **Booker Terrace Motel** (1954, later renamed Hampton House Motel and Villas), a sprawling complex of public amenities, lounges, courtyards, and room wings that occupied a full block front facing NW 27th Avenue, symbolized the public amenity and ebullience of Miami's postwar Black hotels. Today, Georgette's Tea Room and the Hampton House are both designated historic sites (see Northwest Corridor section). Although the importance of Black resorts declined after the Civil Rights movement of the 1960s, Black tourism has remained an important driver of Miami's economy, as was made clear during the Black Tourism Boycott of 1990–1993.[45]

The Liberty City and Brownsville center also became, in the late 1960s, the focus of one of the last major postwar efforts by the federal government to address the lack of civic infrastructure and facilities that was a legacy of racism and racial segregation. Parts of these one-time suburbs transformed by rapid growth and lack of public investment, as well as higher-density and low-amenity housing, had emerged as one of the county's worst slums. In 1967, portions of this area were selected as one of 70 locations nationwide to be funded for improvement under the federal **Model Cities Program**, a keystone of President Lyndon B. Johnson's Great Society programs. Authorized under the 1966 Cities Demonstration and Metropolitan Development Act, the Model City Program was intended partly as a corrective to earlier federal support for slum clearance and public housing construction, and was predicated on a more comprehensive and human welfare-based approach to improving communities.[46] The initiative was operated locally by Metro-Dade Housing and Urban Development (or "Little HUD," the successor to the Miami Housing Authority under the Metro-Dade Government), and in order to emphasize citizen participation, was directed by the 21-member, resident-led Model City Governing Board.[47]

The civic enhancement projects coming out of the Model City Program, as directed by the Governing Board, omitted new housing development (a contentious issue in an area already scattered with public housing). Instead, the Model City program focused on improving infrastructure and on developing innovative schools, cultural facilities, museums, parks, and eventually a new government center: the **Joseph Caleb Community Center and Model City Library** (1977, see Northwest Corridor context). Located on NW 22nd Avenue at 54th Street, this civic-cultural center was named for Joseph Caleb, a Black labor leader killed in 1972. Completed as part of Dade County's planned decentralization, in parallel with both the downtown Government Center and the South Dade Civic Center, it comprised more than 160,000 square feet of governmental, service, and cultural functions.[48] The complex, which the *Miami News* called a "huge, handsome fortress," also included the new **Black Archives History & Research Foundation** (formerly the Black Photographic Archives and History Collection at the Historical Association of South Florida), founded by Dr. Dorothy Jenkins Fields as a repository of memory devoted to identifying early Black settlements and architectural landmarks, and reflecting the Black experience in Dade County.

For Black residents of Dade County, the freedom struggle and Civil Rights movement accelerated in the postwar era. The movement also developed, as Chanelle Rose has explored, its own particular character tied to factors like the county's complex demographic make-up and the influence of tourism.[49] The movement addressed critical issues like segregated housing and hospitality, lack of equitable access to education, healthcare, and civic amenities, voting rights, and economic justice. In confronting these issues, progress was galvanized by national organizations, like the National Association for the Advancement of Colored People (NAACP) and the Congress of Racial Equality (CORE), as well as the Urban League, Black Muslims, the Ministerial Alliance, and others. As Marvin Dunn has noted, these groups "operated in different arenas – the NAACP in the courts, and CORE on the ground leading demonstrations – toward the same goal – equality for blacks."[50]

Community action was instrumental in securing new rights. Following a wade-in by Black bathers at Baker's Haulover, organized by the "Negro Service Council," the first Black bathing beach opened at Virginia Key Beach in 1945.[51] Opened under the mantle of "separate but equal" codified by the U.S. Supreme Court under Plessy v. Ferguson in 1896 (incidentally the same year of Miami's incorporation), which guided county policy until the 1960s, this segregated waterfront park was located in an area with dangerous currents near the county's sewage treatment facility. Also under separate but equal, the School Board, after denying Black students educational opportunities for many years, began to address their needs in its wide-reaching postwar school building program. As a landmark of separate but equal planning, the City of Miami created the Colored Police Precinct Station and Courthouse, the nation's only standing Black police force and justice facility. The modern rectangular building with large windows, designed by Walter de Garmo and built in 1950, served Northwest Miami until the city's police force was integrated in 1963.[52]

The Civil Rights movement in Dade County focused early, as Marvin Dunn has argued, on voting rights.[53] Until the 1940s, Blacks were excluded from membership in the Democratic Party, at the time the dominant force in Southern politics.[54] Other actions to stymie Black voter turnout were led by the Ku Klux Klan, which organized intimidation efforts. Some of the dynamics and limits of Black electoral participation were demonstrated in the late-1940s attempt to incorporate Perrine as a new bi-racial city. Following strong Black support, led by community leader Ben Shavis (who by some accounts was elected as the new city's mayor), Perrine did eventually incorporate as a city in 1948. The participation of Black voters in creating a mixed-race city so incensed local and state political leaders of the time that Florida dissolved Perrine's charter in 1949.[55] The 1978 dedication of **Ben Shavis Park** in Perrine partly memorializes Shavis and the area's "incorporation story." By the 1950s, however, increased Black political engagement and the election of Black candidates to city and county offices led to increasing attention to community needs. Black political support also helped assure the approval of some of the county's largest community building projects, including the creation of Metropolitan Dade in 1957, the new countywide governance structure that held the promise of further empowerment as well as jobs (see Planning Context).[56]

The Civil Rights movement began to dismantle the policy of "separate but equal" during the 1950s and 1960s, opening public facilities to all residents and tourists. For example, after legal action, the Miami Springs Golf and Country Club, a municipal course, was ordered by the U.S. Supreme Court in 1950 to open to Black golfers (the first case of golf course discrimination to reach the U.S. Supreme Court).[57] It soon became home to the North-South Winter Tournament (1953-1989), the biggest Black-sponsored athletic competition in the nation and an alternative to PGA Golf.

By the 1960s barriers to opportunities in education, housing, and employment were breaking down. The University of Miami voted to admit students "without regard to race or color" in 1961.[58] A year later, **Dade Junior College**, the county's first public university, originally conceived as a segregated institution, was desegregated in time for the opening of its inaugural campus in North Dade in 1962. School desegregation began in Dade County with the opening to Black students of **Orchard Villa Elementary School** in Liberty City in 1958, although a few years later the school was re-segregated.[59] It was not until 1965, more than a decade after the U.S. Supreme Court's 1954 ruling in Brown vs. the Board of Education of Topeka, that racial segregation in public education and the practice of "separate but equal" accommodations ended.[60]

President John F. Kennedy's 1962 executive order banning racial discrimination in public housing, including the creation of the **President's Committee on Equal Opportunity Housing**, leveraged both direct and indirect federal housing support to promote non-discrimination based on race, creed, color or national origin. At this point, some developers in Dade County began to embrace "open occupancy" policies in their new housing. Some saw this policy as a guard against "block-busting," the strategy among some real estate professionals of using anti-Black racism to stimulate panic selling for profit. By 1965, Equal Opportunity Housing commitments were common in real estate advertisements. The **Civil Rights Act of 1964** and the **Fair Housing Act of 1968** went even further, prohibiting discrimination concerning the sale, rental, and financing of housing.[61] In 1969, Dade County enacted its own Equal Opportunity in Housing ordinance. As racial zoning gave way to legal integration, Northwest Dade, including Carol City and the areas forming the contemporary City of Miami Gardens, were among the first areas of the county where non-discrimination became standard in home development.

In a complex twist, the Civil Rights movement in Miami corresponded with the momentous Caribbean and Latin American migrations of the 1960s and 1970s that brought new immigrants, labor, and cultural identities. As Chanelle Rose has argued, these migrations diluted the Black-White dichotomy as a context of the local fight for civil rights.[62] Although many of the immigrants were Afro-Caribbean, these migrations shifted the racial composition of the city and, in some cases, brought the inequities endured by Miami's Black community back into high relief. The fight for civil rights had to compete in the public consciousness with the social, cultural, and economic impacts of immigration. In 1980, for example, the beating to death by White police officers of Arthur McDuffie, a Black insurance agent and former Marine, competed for public attention with the Mariel boatlift that brought more than 125,000 Cubans to the United States (many of whom settled in the Miami area). The 1980 acquittal of the White police officers involved in the McDuffie killing and the widespread uprising that followed highlighted the persistence of police brutality, and the racial inequity of the county's justice system.

While the Civil Rights movement ended many structural systems of exclusion, de facto segregation continued. The fight against "separate but equal" was replaced by the fight for full rights and economic justice. In 1979, following a petition by Bahamian American civil rights activist and politician M. Athalie Range, an Office of Black Affairs was created to address economic empowerment, Black unemployment in construction and the fair distribution of government contracts. The Office of Black Affairs continues today as the Black Affairs Advisory Board.

Caribbean and Latin American Context

Although perched at the edge of the Caribbean Sea, throughout much of the 20th century Miami's identity as a Caribbean city was more imagined



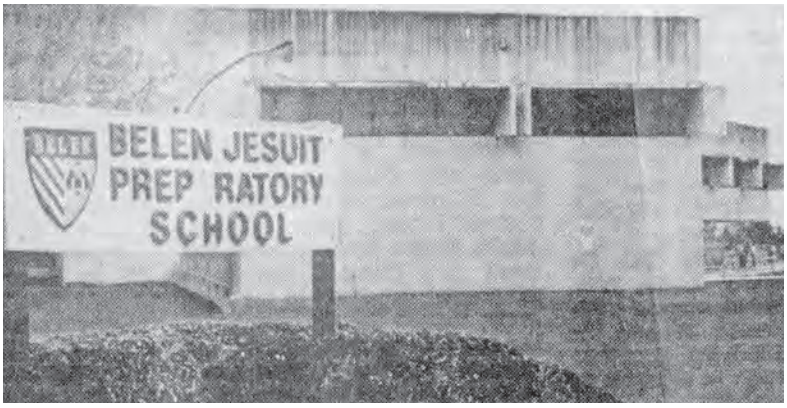
Pedro Pan Campus (1955), Carmen Valdivia with girls and House Mother, Operation Pedro Pan Group, 1963



Airport arrival, Operation Pedro Pan Group, c. 1960-62



Our Lady of Lourdes Academy (1963), Le Fleuve Yearbook, 1971



Belen Jesuit Preparatory School (1961), from Reinaldo Ramos, "Alumni have long been Cuban, Cuban-American leaders," *Miami Herald*, March 1, 1987, photo by Rick McCawley



Saint Dominic's Catholic Church (1962), miamiarch.org, date unknown



Bacardi Building, HistoryMiami Museum, *Miami News* Collection, date unknown

than real. Bahamians were the first West Indians to migrate to the area in significant numbers. Some were reverse migrants, descendants of Seminoles and formerly enslaved Blacks whose ante-bellum exodus to the Bahamas traced through Dade County. Sought after as builders and for their knowledge of regionally-appropriate agriculture practices, Black Bahamians who arrived between the late 19th and early 20th centuries formed enclaves in Coconut Grove, Lemon City, and South Dade.[63] Targeted by Jim Crow racism and violence, the Bahamians mixed with American Blacks even as they maintained distinct cultural practices.

By the 1920s Miami began to attract immigrants from the larger Caribbean region and Latin America, generally referred to locally as "Latin." The interconnected geography of the Caribbean, air networks built later by Pan American Airways, a vibrant tourist industry, emergent job opportunities, and growing cultural links, drew migrants. Miami was also tied to regional political fortunes by the role the Caribbean played in U.S. military strategy during WWII, and by American military interventions. Miami was not the only North American destination for Caribbean immigrants, nor in many cases the main destination. Most of the nearly 400,000 Puerto Rican migrants streaming into the continental U.S. in the late 1940s continued to New York City; yet Dade County attracted a diverse and partly well-to-do crowd of the island's professional and business leaders.[64] Maurice Ferré, whose family emigrated from Ponce in Puerto Rico and came to lead the industrial and development giant Maule Industries, was elected Mayor of Miami in 1973, the first Hispanic Mayor of any major American City. While Puerto Rican migrants were American citizens and exempt from immigration controls, they remained culturally distinct and helped pave the way for later Caribbean migrations.[65] Many Puerto Ricans settled in Miami's Wynwood district (informally Little San Juan), where institutions like Borinquen Clinic (*Clinica Borinquen*, founded 1972) took root. Similarly, of the millions of Mexican migrants who entered the U.S. under the *Bracero* guest worker program (1940s to 1960s), a modest but important number came to work in South Dade's agricultural industries, many settling in communities and work camps around Naranja (see South Dade section). By the 1950s Cuban, Puerto Rican, Haitian, Dominican, Jamaican, and Central American populations, among others, were well established here.

A far more fulsome encounter with Caribbean culture and populations came with the large transnational migrations of the 1960s and 1970s. Inaugurated by Cubans fleeing revolution in 1959, Caribbean migration soared. Between 1959 and 1962, more than 200,000 Cubans arrived in Miami, including 14,000 unaccompanied Cuban children who transited under what became known as Operation Pedro Pan. Organized in 1960 by the Catholic Welfare Bureau of the Miami Diocese of the Catholic Church in coordination with the U.S. government, the Pedro Pan program created a number of transit camps throughout Miami Dade County, including **Camp Matecumbe** and **Camp Kendall** in the Kendall area and the **South Dade Camp** in Florida City (see South Dade Corridor Section).

A second exodus of 300,000 Cubans followed in the "Freedom Flights" negotiated by the U.S. and Cuban governments between 1965 to 1973. As an initial point of entry to the U.S., **Miami International Airport** played an important role in these migrations; so did the "**Freedom Tower**," the architecturally-prominent former home of the newspaper *The Miami Metropolis* facing the old Port of Miami downtown.[66] Arriving Cuban migrants enjoyed new categories of asylum and expedited access to permanent residence under the Cuban Adjustment Act, codified into U.S. immigration law by President Lyndon B. Johnson in 1966.

Another major wave of immigration took place in 1980, when nearly 125,000 Cubans arrived to Florida by sea during the Mariel Boatlift. As Dade County's Cuban exile population grew, Miami



Catholic Center for Haitians, from *Miami Herald*, February 15, 1985, photo by Robin Shields



Our Lady Divine Providence (1979), miamiarch.org, date unknown

and Havana, long connected through patterns of tourism, cultural, and business contacts, became increasingly intertwined in a complex association that author Louis Perez has called "complimentary and competitive," a new model of reciprocal linkage across national boundaries.[67]

Many of the first waves of Cuban migrants concentrated in Hialeah, a boom-era suburb that became a postwar industrial center, and in the areas west and southwest of downtown Miami. Here, they created a spontaneous new enclave around the east-west corridors running from Miami's urban core toward the western suburbs: Flagler Street, Tamiami Trail (Calle Ocho), and Coral Way. The transformation of Miami's southwestern quadrant gave birth to a new geographical identity: ***La Sagüesera***. The term is a slang or neologism for "Southwest Dade" (see Southwest Dade section). There, Cuban immigrants blended patterns and spaces of U.S. life with their own distinct cultural traditions, creating a wide variety adaptations. The civic life of La Sagüesera thrived in churches, schools, and parks, but also in markets, bodegas, bakeries, and botanicas. Along Calle Ocho, small restaurants and cafeterias, many with *ventanitas* (small serving windows), sprung up. Numerous new businesses, including Spanish-language radio stations like La Cubanísima, Radio Mambi, and Radio Caracol, were established along Coral Way.

The growing influx of Cuban exiles coincided with the development of Miami's Roman Catholic Church, which was elevated to a local Diocese in 1958. Under the leadership of Bishop Coleman F. Carroll, the Diocese built new educational institutions, such as **Christopher Columbus High School** in Westchester (1958), **St. John Vianney Minor Seminary High School** (current St. Brendan's High School, 1959), and **St. John Vianney Seminary**, the first minor diocesan seminary in the southeast (in 1975, it became the St. John Vianney College Seminary – the only fully bilingual college seminary in the U.S.). These institutions opened their doors just in time to welcome the flood of Catholic migrants from Cuba. **St. Dominic Catholic Church** in West Dade (1962), operated by Spanish Dominican friars, was one of the first new churches created to serve the growing Cuban community. Many of migrants also came under the wing of the Catholic Welfare Bureau (current Catholic Charities of the Archdiocese of Miami, Inc.), a Depression-era initiative of the Catholic Church. For example, the Welfare Bureau created **Our Lady of Lourdes Academy** in 1963 to help educate Cuban young refugee women; it quickly became the elite educational institution it is today.

Other institutions rushed to meet the needs of Miami's growing Cuban diaspora. **Miami Dade Community College** (former Dade Junior College) began offering classes in Little Havana to serve Cuban migrants in 1979, a program later expanded into the College's **InterAmerican Campus** (currently the Eduardo Padrón Campus). Established 1986 next door to, and later including the 14 story-InterAmerican office tower, the campus was named after the first Hispanic President of the Miami-Dade College system who championed its expansion**.**

Miami's Cuban exile elite also created new institutions, many recreating what was lost in Havana. When in 1961 Fidel Castro expelled the Jesuits running Havana's *Colegio de Belén*, an exclusive Jesuit school (of which Castro was an alumnus), the Belen Jesuit Intercultural Center was re-constituted almost immediately at the Gesu Church in downtown Miami. As it expanded, **Belen Jesuit Preparatory School** followed Cuban families, first to Little Havana and then to Miami's Southwestern suburbs. Also in the Southwestern suburbs, in 1967 the **Big Five Country Club** was formed around the Cuban blueblood ex-members of Havana's five largest social clubs (the Biltmore, Havana and Miramar Yacht and Country Clubs, Vedado Tennis Club, Casino Español Club), endeavoring to reproduce in Miami the sporting ethos of those pre-revolutionary clubs.[68] At the clubhouse, as the *Miami Herald* reported, men played Dominos



Protest at Krome Avenue North Detention Center, HistoryMiami Museum, *Miami News* Collection, c.1970s, photo by Tim Chapman



Little Haiti, from Nancy San Martin and Anita McDivitt, "Lemon City Neighborhood changes, but memories remain," *Miami Herald*, August 4, 1991, photo by Rick McCawley

while women played canasta beneath exhibited prints by Cuban caricaturist Conrado Walter Massaguer. The club became a hub for business development among Cuban lawyers, bankers and entrepreneurs, and for some a counterbalance to Americanization.

The initial waves of Cuban migrants included many well-educated professional and middle-class businesspeople who used networks of solidarity to establish or reestablish businesses, creating not only platforms for prosperity but also the foundations of future transnational partnerships. Bacardi, the exiled Cuban corporate standard bearer, moved its U.S. subsidiary from New York to Miami as a statement of endurance, social solidarity, and resistance, erecting the iconic **Bacardi Imports Tower** (1963) just north of Miami's downtown.[69] The rapid integration and rising prosperity of Cuban migrants demonstrated for many a success story: "Cuban industry in exile." Eventually the industry of Cuban migrants fed an even more important growth narrative: the "Great Change," or the role of Cuban emigres in the transformation of Miami into a global metropolis.[70]

Miami's robust Cuban diaspora included many architects and builders who helped refashion the county in the 1970s and 1980s.[71] Cuban exile architects formed the *Colegio National de Arquitectos de Cuba* (National Association of Cuban Architects) in 1961, and by 1985 the organization had 600 members. The creative and professional efforts of these architects took many forms, but one legacy, fed by Cuba's thriving Modernist movement, was to re-infuse modern architecture as a practice in Miami.[72] Cuban architects were particularly adept at molding Modernism to fit a tropical climate and cultural identity. The gravity-defying Bacardi Imports Tower, designed by Enrique Gutierrez, combined corporate notes of dark glass curtainwall and Carrera marble with exuberant blue and white azulejo tile murals that depicted and exotic plant forms on its striking sidewalls.[73]

The Latin Builders Association, organized in 1971 by a group of Cuban contractors, developers, and professionals, left their own mark on the construction of late-postwar Miami. In the 1970s, the group led the development of new housing in Little Havana, replacing small wood homes with concrete-built two-story multi-family housing, a transformation so wide-spread it was known to many as "private urban renewal."[74]

The 1965 Hart-Celler Act, also known as the Immigration and Nationality Act, opened the door to further Caribbean migrations over the next two decades, including a number of "crisis immigrations."[75] By the late 1960s, Nicaraguans began to arrive in large numbers, driven by political instability stoked by the struggle between Anastasio Somoza and the Sandinista National Liberation Front. The immigration began with the Creole and Miskito population of the Atlantic coast and then spread to the larger populations of the Pacific Coast, including a small Moravian community that clustered in Carol City around Moravian Prince of Peace Church.[76] Most Nicaraguan migrants settled in Little Havana, before moving to suburban areas like Kendall, Fontainebleau, and especially Sweetwater, the district on the western edge of Miami that became known as **Little Managua**. There, **Our Lady of Divine Providence Church** (1979) became a principal cultural focus for the community, hosting the traditional Nicaraguan celebration *La Griteria*, in honor of the Immaculate Conception, early each December. A new middle school and a park in Sweetwater were named after the Nicaraguan modernist poet Ruben Dario, and on Flagler Street Nicaraguan specialty shops opened in unassuming shopping plazas like the ***Centro Comercial Managua***.

Dominicans arrived in large numbers following the 1961 assassination of Rafael Trujillo, the military leader and long-time dictator of the Dominican Republic, and the subsequent U.S. military occupation of the island in the mid-1960s. Many settled around Wynwood, Allapattah, and Carol City, neighborhoods previously established

or favored by Puerto Ricans. Salvadorans, Guatemalans, Hondurans, and Jamaicans, and later South American migrants from Colombia, Ecuador, and Peru, expanded the diversity of Miami's immigrant population.

Haitian immigration to Miami surged in the late 1960s and 1970s following political turmoil during the dictatorial regimes of François Duvalier and his son Jean-Claude Duvalier. The exodus of more than 100,000 Haitians, most arriving in harrowing journeys by boat, reached a peak in 1980,[77] helping to transform Dade County into the U.S. region with the highest level of Black immigration.[78] In contrast to previous migrations, however, the arrival of Haitians was met with suspicion and fears; their harsh treatment by immigration authorities, especially the mass incarceration of asylum-seekers at Miami's Krome Detention Center, challenged the generally positive narratives about immigration in Miami and helped spur the Black immigration rights movement of the 1980s.

As the new Haitian migrants settled in Miami, their experience was similarly harsh. They were often marginalized, feared deportation, and received little governmental support. Further, as Kreyol speakers, they were linguistically isolated in a city where Spanish had joined English as an adopted common language. While earlier Haitian émigrés had settled in then-segregated areas like Overtown and Liberty City, the new influx congregated around the old village of Lemon City, and the nearby Black settlements of Nazarine, Knightsville, and Boles Town, establishing a new ethnic urban enclave known as **Little Haiti**. The Haitian presence was manifest along NE 2nd Avenue in an abundance of Haitian bakeries, beauty salons, barber shops, *bases domino* (domino parlors), and *botanicas* (religious goods stores). Distinctive neighborhood makeovers – storefronts festooned with the distinctive graphic signage of muralist Serge Touissaint, the sudden appearance of brightly painted homes, the transformation of yards into medicinal herb and food gardens, and the discrete presence of Vodou temples – were partly the result of the settlement of a primarily rural population in an urban context.[79]

The establishment of Little Haiti is often attributed to Viter Juste, an émigré community leader and advocate for Haitian migrants.[80] The Catholic Church also played an important role; in 1976 Juste collaborated with the Catholic Welfare Bureau to create the Haitian American Community Association of Dade and fund the Pierre Toussaint Haitian Catholic Center. In 1981, the center established **Notre Dame D'Haiti** in the former **Notre Dame Academy**, a Catholic Senior High for Girls (1953, Barry & Kay of Chicago). At its dedication, Toussaint Center director Ferdinand Forte evoked the role of the church in providing a haven for Haitians: "'God's Immigration and Naturalization Service still welcomes the Haitians, even if other more official agencies do not."[81] For years the church played the solemn role of hosting services for the many Haitian refugees who passed at sea. Another church, **Friendship Missionary Baptist Church**, displaced from Overtown by Urban Renewal in the 1960s and relocated to NW 7th Avenue (just west of today's Little Haiti), became a stalwart of the community by offering separate Sunday Masses in Kreyol (as well as English and Spanish).

Although Little Haiti formed the symbolic center of Miami's Haitian diaspora, many migrated northward into North Miami and North Miami Beach. West Dixie Highway, the NW 6th and 7th Avenue corridors, and the area around Oak Grove Park in North Miami Beach, became important new community centers. As the Haitian-American community spread, **Express Publicite Radio**, Miami's first Kreyol radio station, created in 1978 by Carmelau Monestime, became a force in integrating the increasingly dispersed community.[82]

Miami's postwar surge of Caribbean and Latin American immigration transformed, and was transformed by, the Roman Catholic Church. In

1958, responding to the growth of South Florida, Miami was elevated to a Diocese.[83] Then, only 10 years after the Diocese of Miami was erected, with the exodus of Cubans swelling, in 1968 Pope Paul VI elevated Miami to an Archdiocese.[84] Dade County's Catholic population, once a minority, multiplied by 400% between 1958 and 1977.[85] The rapid expansion of the church locally coincided with the modernizing direction of the Second Vatican Council (or Vatican II, 1962-65), putting the Miami Church in a position to address a range of emerging challenges. During this time, the Catholic Church invested heavily in growth, especially church and school construction. Miami's first Bishop (and later Archbishop) Coleman Carroll played a pivotal role as a social activist and civic leader. One of Carroll's first mandates was to establish links with Cuban clergy, facilitating the Cuban exodus and helping to integrate immigrants. Carroll appointed Monsignor Bryan O. Walsh to lead the Catholic Welfare Bureau, which aided migrants and helped build new educational and social institutions. The Bureau also spearheaded initiatives like Operation Pedro Pan, which brought thousands of unaccompanied Cuban children to Miami (see above).

While less prominent in Miami than Roman Catholicism, Protestant and Evangelical denominations, as well as African diasporic religions were another facet of Caribbean immigrant culture. Orisha worship (Santería) in Cuba, Vodou in Haiti, and Obeah in Jamaica, all had their source in the encounter between Roman Catholicism and the animist religions of Africans in the Americas.[86] Miami became one of the few places in the Americas where these varied diasporic beliefs come together in one place. Generally practiced in private and sacred spaces, animist practices were most often cryptic, discovered in the discrete botanicas that populate Miami's shopping plazas rather than in churches, although they were sometimes practiced in public spaces (i.e. Tropical Park, see Southwest section).[87]

During the turbulent years of large-scale immigration, as Miami's Latin American immigrant population multiplied from 50,000 in 1960 to 580,000 in 1980 (rising from 6% to 36% of the county's population), the tide of immigrants stirred fear and anger among many in Miami's existing non-Hispanic White and Black communities.[88] Miami's "Latinization" upended the existing social order of what was in many ways a Southern American town, intersecting with entrenched segregation and becoming another factor in "White flight" from the urban core and, by the 1980s, from the county altogether.[89] Cultural struggles played publicly over the issue of Spanish language use. In 1973 Dade County became the first and only major American county that was officially bilingual, but as anger exploded in 1980, the year of the Mariel boatlift (along with surging Haitian, Nicaraguan, and Colombian migration), an anti-bilingual referendum passed in the County.[90] The referendum was eventually repealed in 1993.

The 1970s to 1980s were a period of polarization, crisis, and turmoil in Dade County, but they also laid the groundwork for a new social synthesis. Having absorbed various Caribbean and Latin American immigrant waves, Miami was evolving culturally and functionally into a novel form of "Pan-America." As in the Caribbean, merging cultures, blended families (expressed within Latin American culture as the "battle of the tamales"), and cross-cultural migrations, have created a culturally-mixed population with a more globalized culture and transnational commercial, cultural, and social networks. Dade County's touristic economy, at first complicated by the demographic changes, eventually benefited from a surge of Caribbean and Latin American visitors, many of whom would eventually remain as residents. Patterns of tourism had always prompted immigration here, but these migrants developed living patterns that blended transiency and permanence, redefining Miami as a nomadic city. Immigrants moved around within the city as well, transforming the sprawling geography of Dade County with multicultural ethno-

burbs. *La Sagüesera,* as the largest and most integrated Caribbean and Latin American center, transcended its origins as an enclave, expanding and merging with the suburban frontiers of Fontainebleau, Sweetwater and Kendall, becoming a microcosm of Miami.

Jewish Context

Jews have settled in Dade County since the late 19th century, many founding businesses in the newly established city of Miami in 1896.[91] Larger Jewish communities began to form in the 1920s and 1930s, with migrations into suburban enclaves like Shenandoah, Westchester, Hialeah, and especially Miami Beach.

Jewish life in early Dade County was restricted by social exclusion from many residential subdivisions, resorts, clubs, and other institutions. In Miami Beach, for example, coded terms like "restricted clientele," and restrictive covenants limiting sales to White Gentiles, indicated that Jews were not welcome. Even as they played out in the relatively new communities of South Florida, such nativist approaches were stoked by the upheavals of the early 20th century, when large-scale immigration to the U.S. of Jews and Catholics challenged the fabric of a largely Protestant nation. In an ironic twist, the exclusion of Jews and other minorities from resorts in the U.S. helped spur the creation of ethnic resorts, most notably the South Beach area of Miami Beach in the 1930s, laying the foundation for the further growth of Jewish life there. The successional transformation of resorts, like residential subdivisions, is a theme that would continue in the postwar era, with particular relevance in Miami.[92] In a similar way, exclusion from Gentile country clubs led Jews to establish their own clubs; in Miami, the **Golf Park Country Club** (1926), later **Westview Country Club** (1948), became a center of postwar Jewish social life. Barriers to Jewish land ownership and tourism mostly dissipated in the aftermath of the Depression, and even more significantly after World War II.

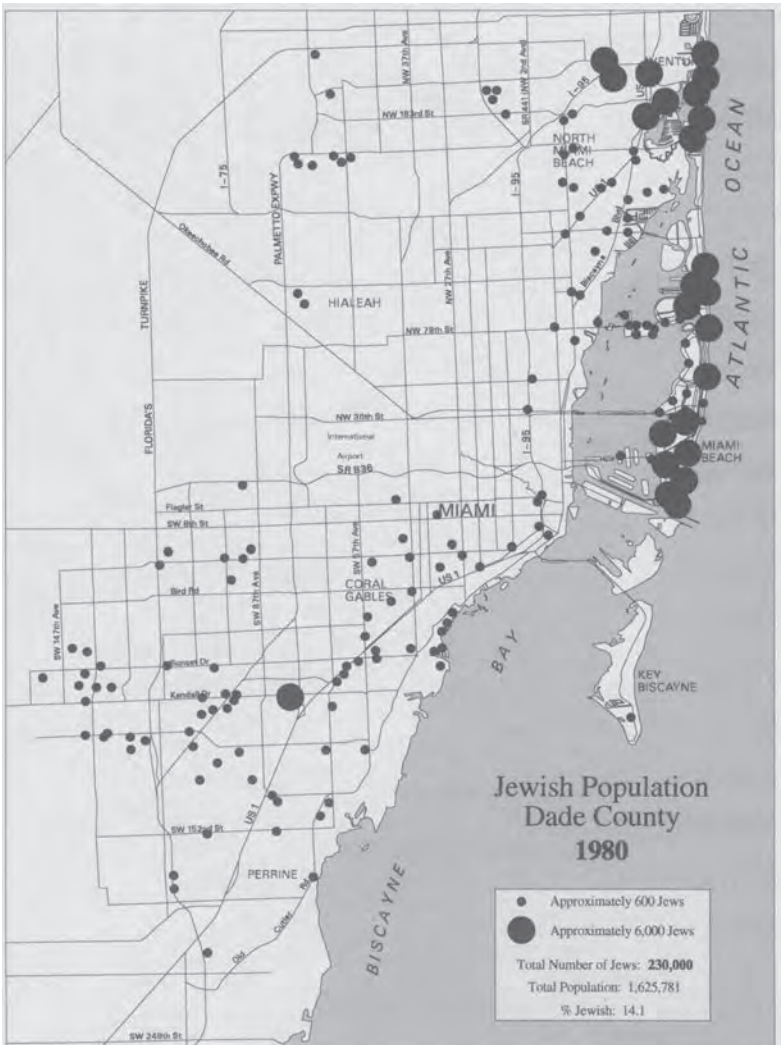
After World War II, the county's Jewish population surged from 7,500 in 1940 to 230,000 in 1980, transforming Miami into a major U.S. center of Jewish life. As Jews concentrated in Miami, the city replaced Atlanta as the most populous Jewish center in the South. By 1974, 42.4% of all Jews living in the South lived in Dade County (and 53.3% lived in South Florida).[93] Among the important signals of this growth were strong migration into the new suburban district of Kendall, Miami Beach's evolution in the 1970s into a Jewish-majority city, and late postwar migrations toward North Miami, North Miami Beach, and eventually Aventura.[94]

Postwar Jewish migration to Miami was not just quantitatively significant, but also socially and culturally transformative. As Deborah Dash Moore has argued, Sun Belt cities like Miami embodied a sea-change in Jewish history.[95] In migrating to these growing cities, many Jews sought to put distance between themselves and forms of Jewish identity formed by the experience of anti-Jewish pogroms in Europe, the Holocaust, and pervasive antisemitism. Taking inspiration from the founding of the State of Israel, they escaped older and more structured communities in the Northeast, and reinvented traditions and lifestyles, even Jewish society as a whole, in places like Miami. Younger Jews settled, like most postwar Americans, in suburban districts, including Kendall in Southwest Dade, and in Northeast Dade. South Florida Jews eagerly pioneered there a modern identity, and more relaxed forms of spirituality. They helped shape the city as prodigious developers of commercial and residential real estate, and participated in the creation of numerous institutions, including the county's three major universities.[96] Many became activists in the Civil Rights movement, challenging racial segregation, anti-semitism and Cold War McCarthyism in this rapidly changing Southern City.[97]

The migration of retirees, mainly between 1940 and 1975, forms a related but distinct theme in the county's Jewish history.[98] As the U.S.



Westview Country Club (1948), from "Westview Country Club to Develop Golf Course" advertisement, Miami News, March 29, 2023



Jewish Population Dade County 1980, from Sheskin, Ira M. "A Methodology for Examining the Changing Size and Spatial Distribution of a Jewish Population." (West Lafayette, Ind.) 17, no. 1 (1998): 97-

Jewish population aged nationwide (becoming the nation's most geriatric ethnic group), many elderly Jews chose to retire in Miami.[99] Unlike their younger counterparts, who mainly clustered in newly minted suburbs, most moved to hotels, apartment buildings, resort-like condominiums, and retirement villages. Many settled in Miami Beach, where condominiums replaced hotels as the city's primary building type, and a culture of "permanent tourism" took root. Others moved to Northeast Dade County, attracted by condominium life with a country club feel and ever-greater amenities (see Northeast Corridor section). In either case, these areas were marked by large Jewish geriatric populations, emphasizing particular forms of social and community life.

The growth of the Northeast corridor as a Jewish center corresponded in the late-1960s with growing immigration from the Caribbean, Latin America, and even the former Soviet Union. The area became, as Marcia Zerevitz notes, a new Ellis Island for Jews fleeing troubled countries.[100] In 1980, Northeast Dade's Jewish population reached 85,000, comprising 37% of Dade County's Jewish population.[101] Characterized largely by condominium living, it was among the most densely populated Jewish communities in the world. The growth of Jewish settlement in Northeast Dade also fit the larger shifts and realignments of South Florida's Jewish geography, which by the 1970s was sprawling northward along the coast into Broward and Palm Beach County. Centralized within this coastal band, by the 1990s North Dade became the anchor of the second largest Jewish community in the nation.[102]

Asian Context

Japanese, Chinese, and South Asian agricultural workers were present in Dade County since the early 20th century. Many Asian migrants also came to work in, and later thrive in, local industries like laundries, grocery stores, and restaurants. In segregated Miami, Asian businesses, like Jewish ones, often served Black neighborhoods. Joe's Market groceries, founded by Chinese immigrants Joe Wing and Joe Fred Gong in 1920s Overtown, is a particularly successful example. By the 1960s, the family business had expanded to more than 38 locations, mostly in the county's Black communities.[103]

Although a small group in proportion to the Dade County's surging population, Asian migrants became the fastest-growing foreign-born group in Florida in the 1970s.[104] Postwar immigration from Asia surged, partly a result of transpacific U.S. military engagements, including WWII and the Korean and Vietnam Wars. The county is home to several Korean churches, including Korean Baptist, Presbyterian, Methodist, and Pentecostal denominations. Many Asian migrants arrived through secondary migrations, either from other U.S. cities as part of the Sun Belt migrations of the 1960s and 1970s, or as part of Caribbean and Latin American migrations that extended well-established Asian diasporas of the Americas into the county.[105] The compound identities of those arriving via secondary migrations, like South Asian Trinidadians and Guyanans, and Chinese Cubans and Jamaicans, fit the intersectionality evolving in the county, and the emerging transnational business culture developing in the area. For example, in 1977 Chinese Jamaican immigrants George and Einez Yap created Leasa Industries, a health food product company located in the Poinciana Industrial Park, growing the business into a major interstate food provider. As Asian immigration grew nationally, the needs of Asian cuisine were increasingly met in the tropical agricultural lands of South Dade, becoming one of that area's major growth markets.

Sexual identity and the LGBTQ Context

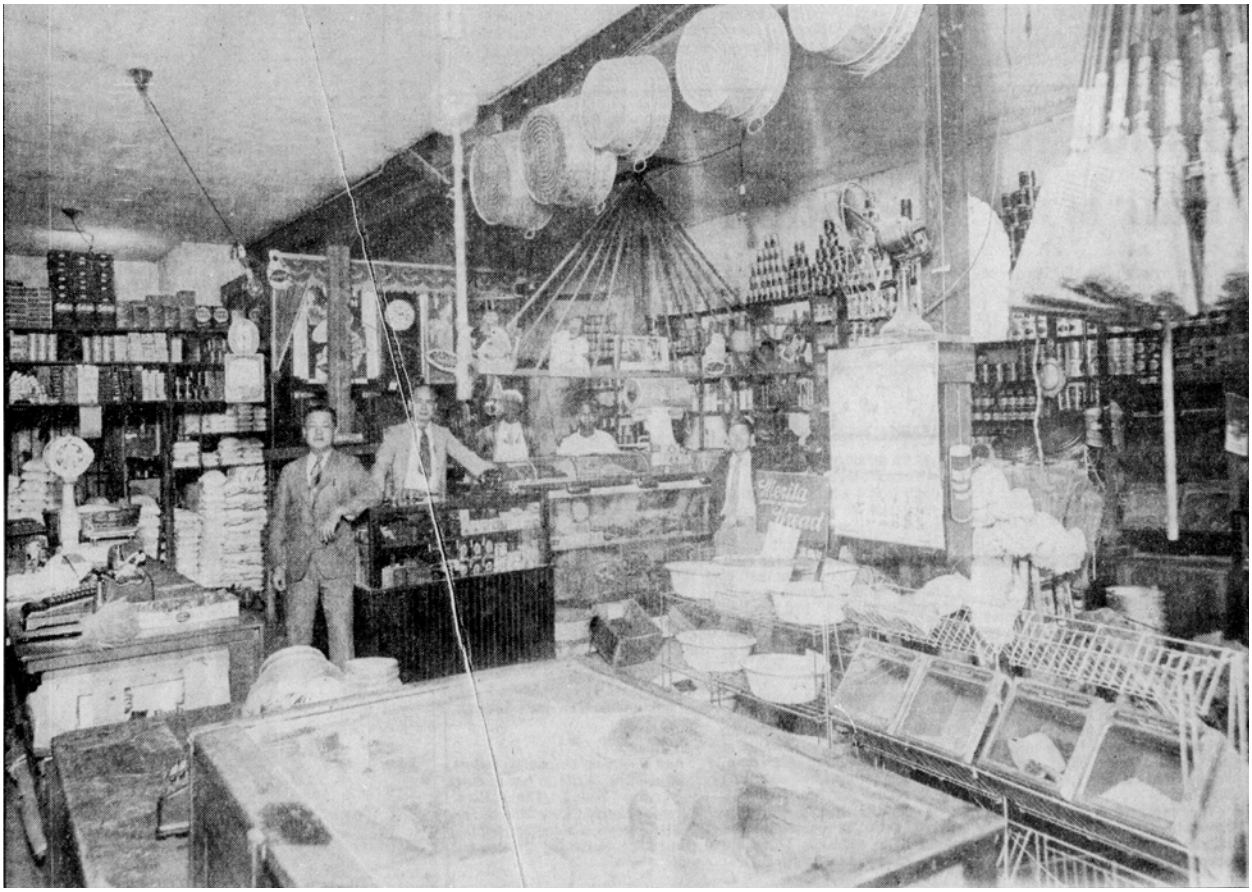
Queer communities, and the open expression of gender and sexual diversity, have often thrived in Miami-Dade County, even though they have

also frequently been the target of intolerance and violence. Underlying such contradictions is Miami's own complex, even contested, identity. On the one hand, tourism created what Julio Capó has identified as a "fairyland" in Miami, a marketing term commonplace in the early 20th century that also designates an exotic playground where gay life could thrive.[106] On the other hand, Miami's playground mentality frequently came up against the conservative mores of a Southern city wrestling with its own identity as it grew into a transnational metropolis.[107] For lesbian, gay, bisexual, transgender and queer (LGBTQ) residents, the tension between these identities was the context for both visibility and invisibility, tolerance and intolerance. Further, in the melting pot of Miami, intolerance toward LGBTQ communities had much in common—and certainly much overlap — with intolerance of race, ethnicity, class, and gender differences.

Dade County's queer life thrived and was most visible in its nightlife, where the subversion of conventional mores was already embedded in the region's touristic culture. Clubs were part of the scenery of the city, thriving in beachfront hotels, but also on the commercial arteries and borderlands of the county. In these clubs, a kind of time-sharing arrangement developed where permissive tourist seasons were followed by periodic crackdowns on "immorality."[108] Establishments hosting drag shows in particular, for decades a popular entertainment across Dade County, were harassed by police and other moral crusaders. In one event, nearly 200 members of the KKK raided **La Paloma Nightclub**, a prominent location for drag entertainment, on November 15, 1937.[109] As in other realms, the Klan acted to enforce its own morals in the face of a political and police hierarchy that were perceived to be more tolerant at the time. La Paloma was back up and running weeks later, as raids like this had little effect toward curbing the availability of such nightlife offerings in Miami.

As many historians have noted, the early postwar era in America was remarkable for its emphasis on conformity, one focused on the importance of the nuclear family, middle class values, the promise of the American Dream, and the migration to suburban lifestyles.[110] Paradoxically, around the same time, human sexuality became a popular focus of research, and literature helped open attitudes toward homosexuality and define a new social consciousness about sexual mores. At Indiana University, Alfred Kinsey's 1948 findings on male sexual behavior, and in 1953 on female sexuality, specifically argued that homosexuality was within the range of normal human sexual behavior. Kinsey's work offered scientific grounding to more open-minded national attitudes toward sexual identity and expression.[111] The new social consciousness was partly evident in the birth of the "Homophile Movement," and in the rise of related civil rights and social organizations. These included the Mattachine Society (1950) and the Daughters of Bilitis (1955), once secretive and later openly activist, which created national platforms for "information on homosexuality and the furtherance of homosexual rights."[112] Some published information about Miami and Miami Beach, warning LGBTQ people across the country (and beyond) about Miami's policies.[113] Homophile organizations in Dade County were not large, but made important contributions toward balancing the narrative.

In the early 1950s, as gay and lesbian visibility grew, civil and moral retrenchment occasionally led to rising community pressure and intolerance.[114] Gay bars were lumped in a category with strip joints, brothels and betting parlors as elements of a "Skid Row" culture that had to cleaned up under the guise of civic improvement.[115] Miami Beach banned drag shows in 1952, and in 1954, police raids targeted gay clubs at hotels like the Good and the Charles on Miami Beach, and bars like the Stockade, El Morocco, Shanticleer, and Leon and Eddies in Miami.[116] Patrons were arrested on charges of vagrancy and detained for venereal disease checks. Though homosexuality was not illegal, many sexual acts were decreed "crimes against



Joe's Market, from "Markets Kept Overtown Stocked," *Miami Herald,* January 27, 1986

JULIE BECK
Formerly Manager of La Paloma Club
Announces the Opening of

KELLY'S TORCH CLUB

HIALEAH
Bohemian Atmosphere —— Never A Dull Moment
The Greenwich Village of the South
Featuring
★ BILLY ROSSER, M. C. ★
Formerly of the La Paloma
★ JOANN O'BRIEN — Strip Artist
★ MICKEY SIEGMUND — Dance of Veils
★ KIKI HALL — Something Different
★ MELVIN EVANS — Very Gay
★ JESSIE ROGERS — Bubble Dancer
★ GINGER LANE — Songs
★ FRANCES HALL — Female Impersonator
★ BILL HOWARD — Baritone. Than whom there is no whomer
★ GENE DANA ★
Female Impersonating At Its Best
No Minimum — No Cover — Spend What You Like
Finest Foods and Liquors
ONE BLOCK NORTH OF CLUB BAGDAD PHONE 8-2239

Kelly's Torch Club opening announcement, from ad for Kelly's Torch Club, *Miami Herald*, December 30, 1938



La Paloma Nightclub, HistoryMiami Museum, *Miami News* Collection, 1957

nature," and illegal in Florida. Sheriff Thomas J. Kelley justified the raids by saying, "We don't want perverts to set up housekeeping in this county. We want them to know they're not welcome."[117]

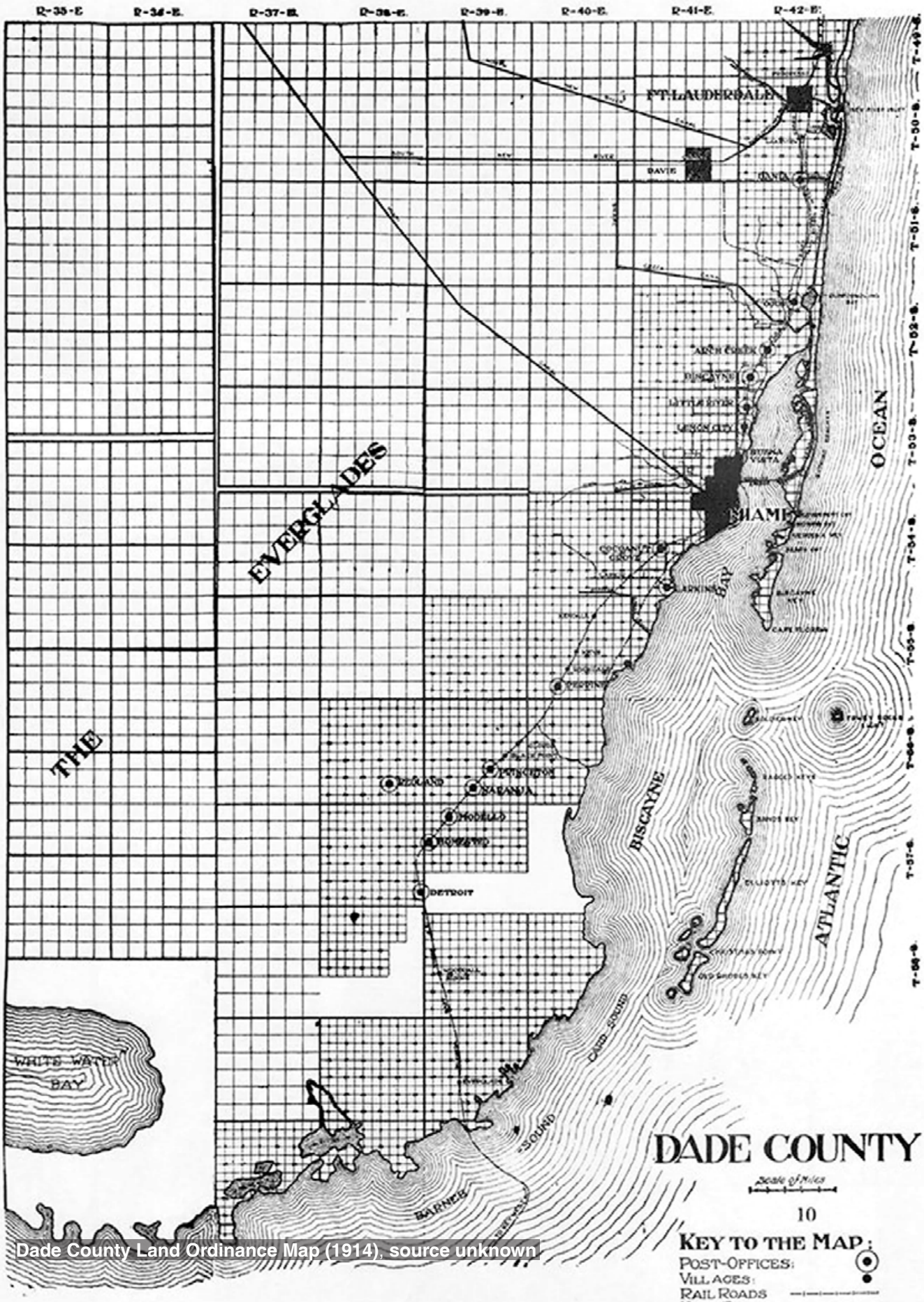
A decade later, the *Miami Herald* identified about 30 gay or queer bars in Dade County in 1964, mainly concentrated in Miami Beach and downtown Miami, but also in the suburbs where expressions of sexual identity were generally less visible.[118] As an early gay rights movement picked up momentum in Miami, Republican State Representative Don Reed warned in 1964 against disturbing "our orderly heterosexual society," and "cloaking homosexuals with acceptability."[119] That year, State Attorney Richard Gerstein spearheaded another countywide police drive against homosexuality, preparing lists of "known deviates."[120] Gerstein proposed the use of police to entice gay people into sexual situations in order to arrest them.

As Capó has described, the pressure of intolerance helped lay the foundation for defiance and resistance, and for later community building and civil rights.[121] One example was the foundation in 1963 by Richard Inman of the Atheneum Society, a Miami-based "homophile" organization with a mission to "secure the civil rights and equal protection under the law of all persons regardless of libidinous orientation." The Atheneum campaigned to remove criminal statutes against homosexual acts, fighting for rights of assembly and consensual sexual activity. Calling existing laws a "blueprint for blackmail," it advocated new laws striking all references to homosexuality and legalizing all consenting relationships.

By the late 1960s, in the context of the larger Civil Rights movement in America, and especially following the pivotal Stonewall Riots in New York City in 1969, national and local pressure for gay rights grew. In 1972, consecutive Democratic and Republican national conventions in Miami Beach became a platform for gay rights protesters and activists.[122] Also in 1972, a federal court struck down Miami Beach ordinances against female impersonation, and in 1976, Metro-Dade County Commissioner Ruth Shack advocated successfully to add "affectional or sexual preference" to the county's existing anti-discrimination ordinance.[123] The change gained national attention, motivating Miami celebrity Anita Bryant to vocally oppose the ordinance in her 1977 "Save Our Children" Campaign. Bryant's campaign turned the "local ordinance into a national political cause" and forced the ordinance change to a public vote, where it failed.[124]

The public fight for equality continued, however, as demonstrated by Miami's first Gay Rights Parade in 1978. The arrival of Latin America and Caribbean immigrants, many fleeing socially conservative societies, helped make Miami a thriving LGBTQ cultural melting pot. As Dade County's LGBTQ community grew, so did its cultural influence. Gay and lesbian entrepreneurs moved to Miami Beach, and figured strongly in its revitalization, burnishing tourism to the region. While the AIDS epidemic decimated the community in the 1980s, and migrations northward to Broward County further eroded Dade County's role as a gay center, the community rebounded as an economic and cultural force. In 1998, a new lesbian/gay rights ordinance banning discrimination based on sexual identity was enacted in Dade County.

Miami-Dade County is largely built on planning



Dade County Land Ordinance Map (1914), source unknown

Postwar Planning Context

paradigms popularized in the U.S. during the 19th and 20th centuries. Within the metropolitan area co-exist gridiron-type railroad and resort towns, picturesque garden cities, small suburban subdivisions, cluster planned suburbs, and a master-planned new town. Most planning is also very localized, as it has long been delegated to private individuals, companies, and institutions. Among the most acclaimed are the plan of Miami developed by Henry Flagler's East Coast Railway in 1896, George Merrick's master plan for the garden city of Coral Gables in 1925, and the Graham family's cluster-planned New Town, Miami Lakes, in 1962. Less well-known are the thousands of individual plats by individual builders and developers, ranging from fragments of a traditional urban block to subdivisions spanning hundreds of acres. The metropolitan region today is an amalgam of towns, suburbs, plats, and agricultural tracts, defying any single logic. Until 1960 (when Dade County produced its first Land Use Plan) there was no comprehensive effort to coordinate county development or to synthesize its constituent pieces. Even after 1960, planning mainly focused on growth management rather than urban design.

Arguably, the county's first planning was provided by the U.S. Land Ordinance of 1785, which extended to Florida in 1819 and divided wilderness into 36 square mile Townships and one square-mile (640 acre) Section for settlement.[125] The Land Ordinance's meridians of longitude and parallels of latitude were by the early 20th century transformed into a latticework of arterial roads, stretching from the ocean to the Everglades and ignoring most natural features of the landscape. Dade County's complex geography was further "flattened" in 1921 with the approval of the Chaille Plan, which largely sublimated the county's eclectic local street-naming conventions under a universal street numbering system.[126] Centered on the baselines of Flagler Street and Miami Avenue downtown, and divided into northeast, northwest, southeast, and southwest quadrants, the grid-based numbering system stretched more than 600 streets from north to south, and more than 200 avenues from Biscayne Bay to the Everglades.[127]

The grid was the primary agent of the metropolitan area's eastward and westward expansion into wetlands, a conquest of man over nature that included the re-engineering of native landscape. In this conquest, the subtle contours of high rockland forests, sloughs, low prairie, mangroves shores, and the Everglades were assembled into a continuous dry landscape intersected by bulkheaded lakes and canals. The grid's neutral character emphasized non-concentric development patterns that sprawled along arterial road networks, often hop-scotching open sites.

Within the grid's warp and weave, private land development schemes exploded, especially during the land development boom of the 1920s. Cheap acreage, new technologies of land grooming, dynamic private enterprise, and endless optimism about the area's growth shaped the new developments. Many were organized around variations of the "engineer's grid," a proven formula of rectangular blocks divided into 50-foot lots ideal for the development of early suburban homes like bungalows and wood-framed cottages. Downtown Miami and the South Beach district of Miami Beach are late 19th to early 20th century examples, but this system continued to be employed in boom era subdivisions like **Alhambra Heights** (1925) in northeast Dade, **Melrose Heights** (1924-5) in northwest Dade, **Flagami** (1924) in southwest Dade, and **Dixie Pines** (1925) in South Dade. Some gridded subdivisions, like **Biscayne Park Estates** (1921), included amenities like landscaped parkways, or offered a network of internal parks, as at **Sunkist Grove** (1923).

Also in the 1920s, large-scale developers made their mark in Miami with ambitious garden city suburbs like **Fulford-by-the-Sea** (1923-25), **Coral Gables** (1925), **Opa-locka** (1926), **Miami Springs** (1926), and **Miami Shores** (mid-1920s). The garden city movement, originating in Great

Britain at the end of the 19th century, conceived new suburban districts organized around picturesque planning principles, and offered new forms of civic identity through impressive public amenities, centralized shopping districts, civic centers, and coordinated architectural theming. The movement flourished in Florida, prompting John Nolen, a pre-eminent planner of the 1920s, to call the state a "great laboratory of town and city building."[128]

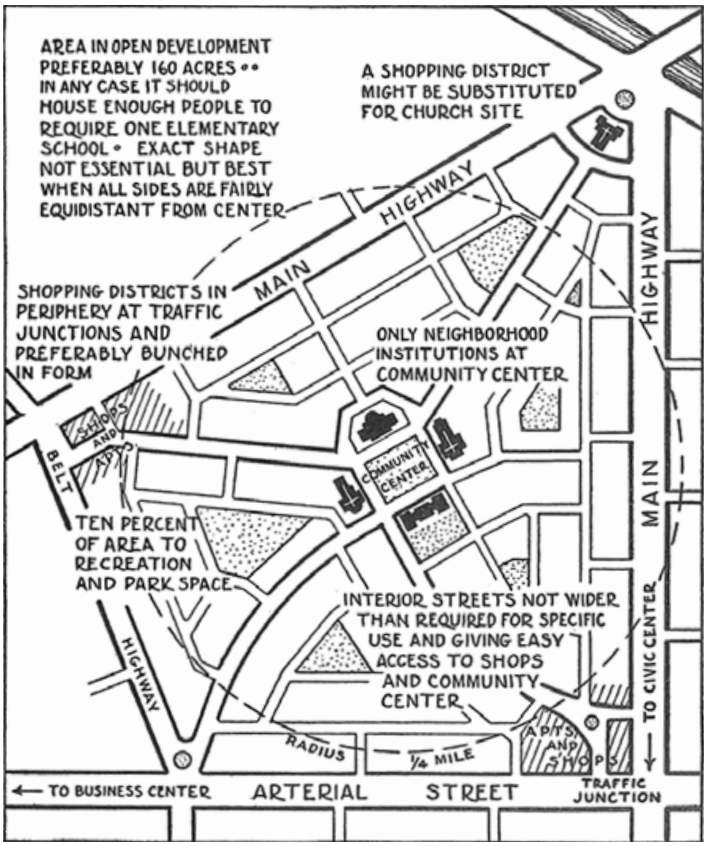
Zoning practices, established in Dade County in 1936, introduced another paradigm of land planning. Established under the Standard State Zoning Enabling Act of 1922, zoning ordinances allowed communities, outside of any town planning, to set land use patterns in single-use chunks.[129] Zoning laid down patterns of residential, commercial, and industrial uses, and although widely seen as an important tool for stabilizing home values, the system was crude, un-integrated, and subject to constant amendment.

Postwar housing tracts (and the influence of the FHA, 1930s to 1960s)

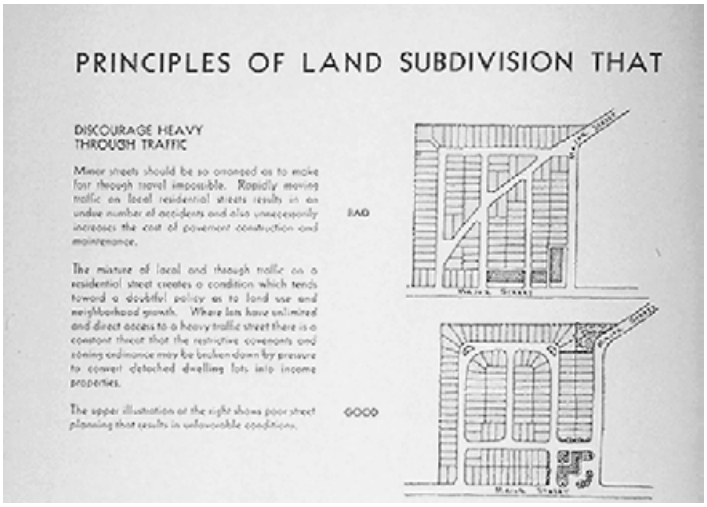
After a development hiatus initiated by the great hurricane of 1926 and perpetuated by the Great Depression, construction picked up again in Dade County in the late 1930s. By that time, a new model of suburban development appeared around the county's principal corridors: the "tract home" subdivision. The groundwork had been laid by Depression-era Federal New Deal programs created to stimulate new housing development. The Home Owners' Loan Corporation (HOLC), for example, was established in 1933 to refinance home mortgages. Two years later, the 1935 National Housing Act created the Federal Housing Administration (FHA) to provide banking insurance and improve consumer access to credit. Together, HOLC and FHA developed and managed an institutional mortgage lending system geared for the development of low-cost single-family homes by mercantile builders. These systems encouraged builders to conceive, design, finance, construct, and market new subdivisions at scale, and because of federal funding, with greater assurance of success.[130]

From the late-Depression into the early postwar era, the FHA, through the work of its Land Planning Division, also set design standards for communities and houses. It published an *Underwriting Manual* (1938), as well as technical bulletins and land planning guides like *Planning Profitable Neighborhoods* (1938), *Successful Subdivisions* (1940), and the *Community Builders' Handbook* (1947).[131] In these guides, the FHA promoted residential planning standards influenced by the garden city planning movement of the early 20th century, emphasizing suburban development of single-family homes at low-density. However, the results would diverge in important ways from garden city suburbs built in Dade County in the 1920s. In constructing community design standards that could be diffused to the largest number of projects around the country, the FHA emphasized pragmatic models for private development.[132] As Marc Weiss has described, the standards notably abandoned the garden city ideals of autonomous urban settlements, notions of social reform and any framework of regional planning – positions held by movement leaders like Lewis Mumford, Clarence Stein, Henry Wright, Benton MacKaye, Stuart Chase and others affiliated with the Regional Planning Association of America (RPAA).[133] Instead, the FHA-compliant postwar suburbs of the 1930s, 40s and 50s emphasized modular design, suburban living standards, and the importance of open space around the home.

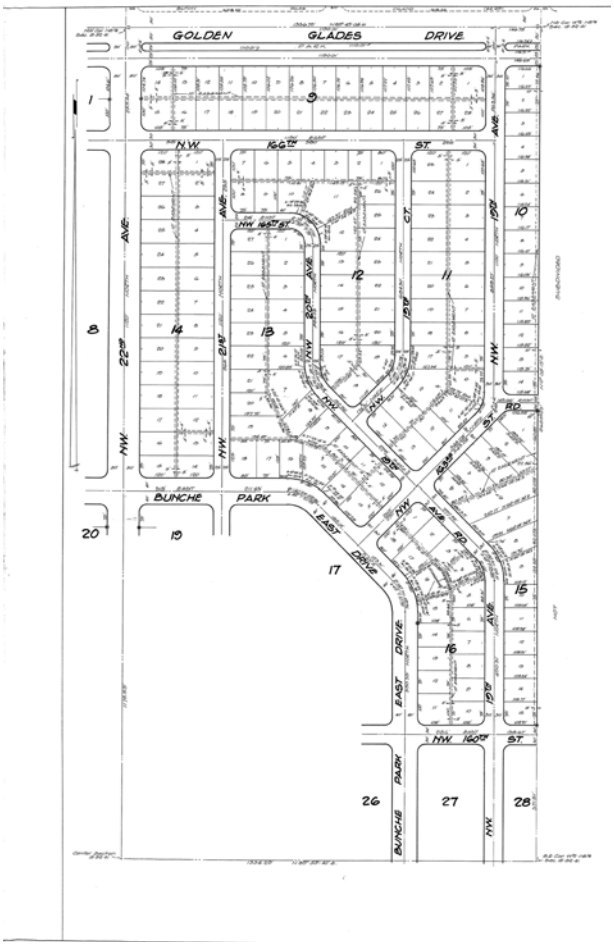
The "superblock," a cellular urban unit delimited by surrounding arterials and containing its own internal street system, was one of the most important planning models promoted by the FHA. Superblock urbanism was pioneered in the 1920s by American urban planners like Clarence Stein and Henry Wright at Radburn, New Jersey (1929), and by Clarence Perry, whose "Neighborhood Unit" (1929) described



The Basic Components of Clarene Perrys Neighborhood Unit, from *New York Regional Survey*, Volume 7, 1929



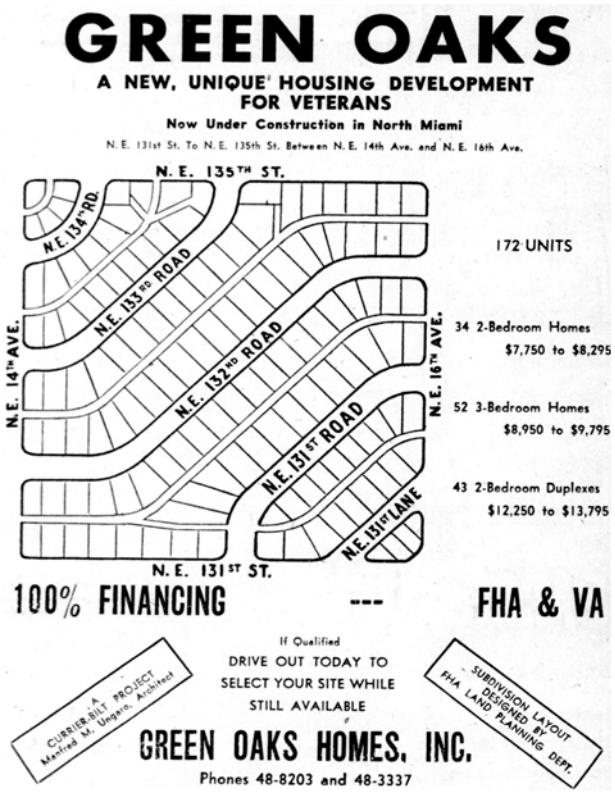
Principles of Land Subdivision, Planning Profitable Neighborhoods, *Federal Housing Administration Technical Bulletin* No. 2, 1928



Bunche Park Plat Map, Miami Dade County, November 1949



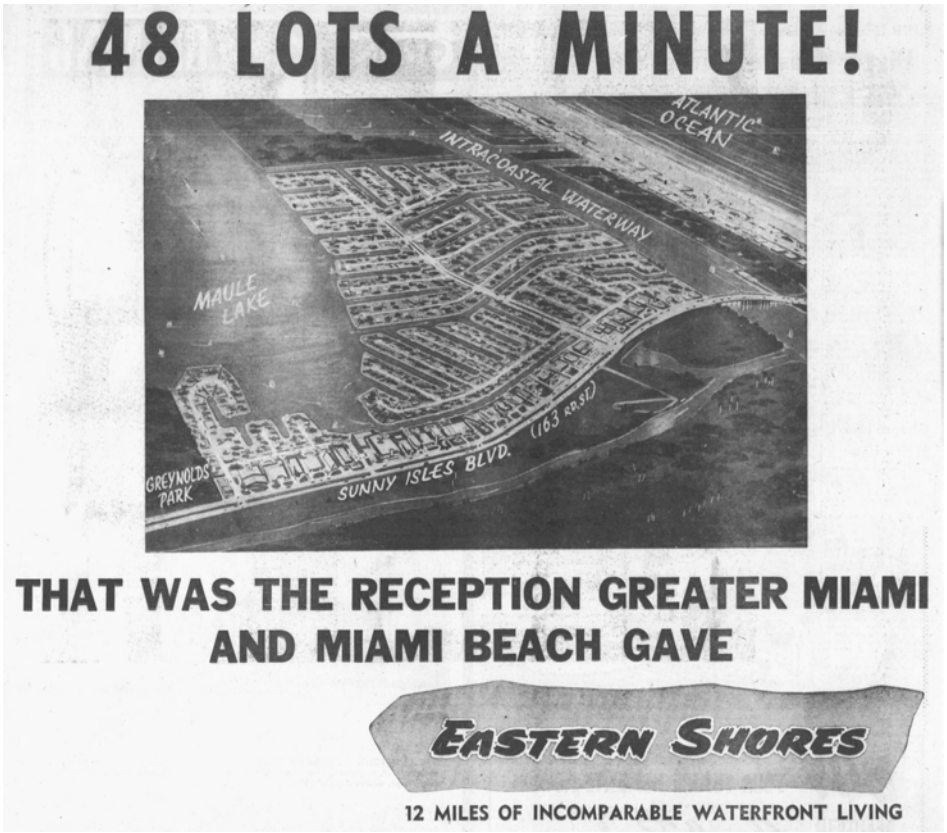
Aerial photograph of Richmond Heights (1949-50), from Richmond Heights Historic District Designation Report, 2016



Veterans Housing in Green Oaks Subdivision, from advertisement for Green Oaks Subdivision, *Miami News*, January 11, 1948



Drawing of Keystone Point (1949), from advertisement for Keystone Point, *Miami Herald*, August 28, 1949



Eastern Shores lots, from advertisement for Eastern Shores, *Miami News*, June 16, 1957

an introverted suburban residential island with a park and school at its protected center and commercial uses facing encircling arterials.[134] The principle of the superblock rejected continuity with older urban grids, emphasizing new street hierarchies in which quiet "local" streets, like cul-de-sacs and loop streets, fed "collector" streets that in turn delivered traffic to "arterial" roads. Curvilinear arrangements and T-shaped intersections were favored for interior streets, and long blocks were suggested to optimize neighborhood traffic.[135] The diagrams published by the FHA came to life throughout Dade County between the 1930s and 1950s.

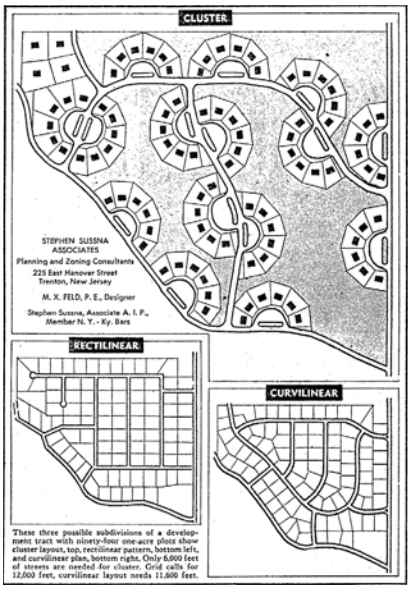
In the late 1930s, the FHA extended mortgage support to towns across Dade County, stimulating new low-cost housing developments like **Ojus Manor** (1941) and **Monticello Park** (1941) in Northeast Dade, **West Perrine** (1942) in South Dade, and **Gulfair** (1939) and **Golden Glades Park** (1939) in Northwest Dade. The true urban potential of FHA suburbs, however, became apparent after World War II when surging demand for new housing, partly ignited by the 1944 Servicemen's Readjustment Act or GI bill (which provided low-cost mortgages to returning soldiers), stimulated the large-scale development of new single-family home subdivisions in Dade County.

Most new subdivisions comprised superblocks with introverted plan arrangements. **Lincoln City** (1948) and **Naranja Park** (1952) in South Dade had internal perimeter collector roads that joined local streets to surrounding arterials. **Bunchville** (1950) in South Dade had a horseshoe street arrangement, while **Leisure City** (1951) featured discontinuous grids and pretzel-shaped street networks.

A few of Dade County's larger postwar subdivisions – including **Green Oaks** in North Miami (1946), **Bunche Park** (1949) in Miami Gardens, and **Richmond Heights** (1949) in South Dade (the latter two conceived for Black settlement) – were directly assisted by the FHA's Land Planning Division. Green Oaks had curvilinear streets that broke the logic of the surrounding grid and cut diagonally across the tract (see Northeast Corridor section). Bunche Park was organized around an internally focused octagonal road network, forming a well-developed neighborhood unit with a centrally located school and park and a neighborhood shopping complex along its southern edge (see Northwest Corridor section). Richmond Heights had sweeping curved streets, a central main street with shopping and civic buildings, a central park and school area, and a section devoted to multi-family housing (see South Dade Corridor section).

In practice, most postwar subdivisions were too small to create true neighborhoods, and developers were rarely required to plan or produce civic amenities like parks and schools. They were simply vessels for new home development, calibrated to work best with FHA-approved home designs. Employing a standard lot size – generally 60-foot or 75-foot wide (the larger size, was calibrated to work better with the emergent Ranch type home) – they produced a nearly equivalent density (about 3.5-units per acre) and predictable street frontages. Houses were set back from local roads behind expanses of drought and flood-resistant grasses like Para, Coastal Bermuda, and St. Augustine. Five-foot wide sidewalks, separated from the roadway by narrow greenways, were provided for the children expected by the resident young families. Miami's suburbs grew from a fusion of smaller autonomous residential subdivisions.

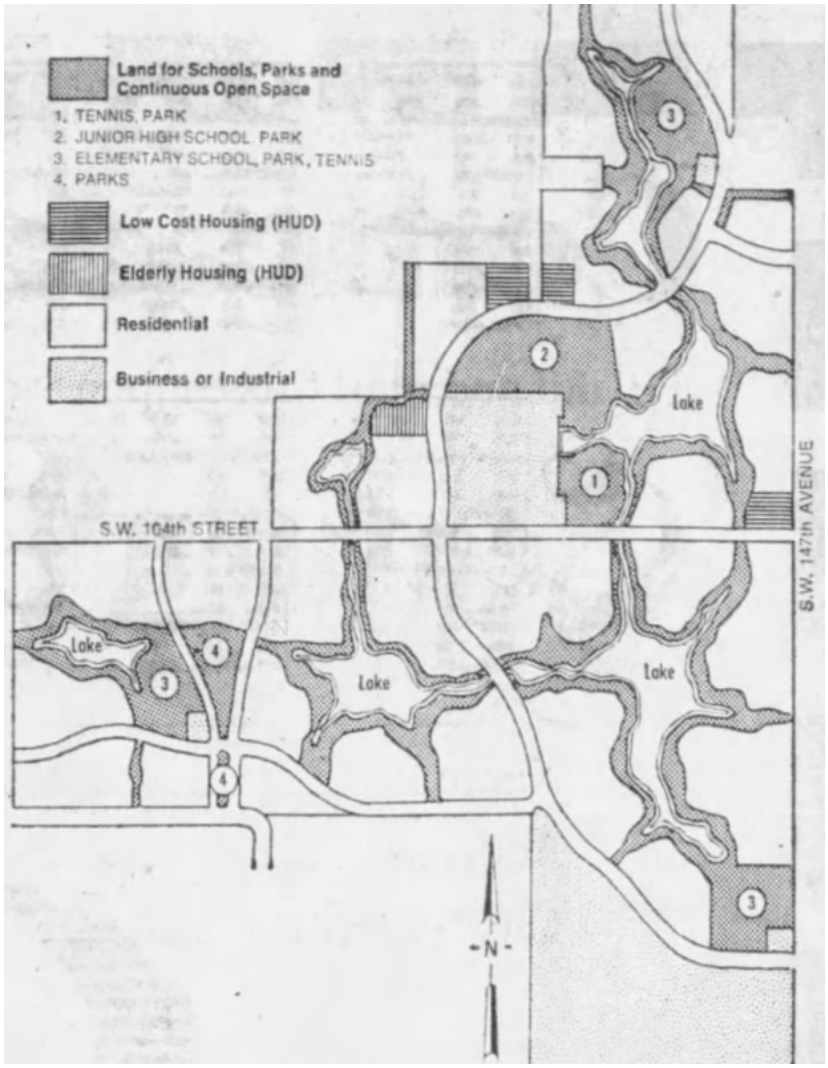
By the 1950s, builders like the Mackle Company initiated larger subdivisions by encompassing tracts of re-engineered wetlands. Their 3,500-home **Westwood Lake** (1953) development in Southwest Dade, dredged from the Everglades, featured discontinuous grids and curvilinear streets. Westwood, advertised with a proud gigantism as "a city within a city" for 12,000 inhabitants, described itself as a "complete community," referring principally to the provision of schools and to the planned Westwood Lake



Cluster Subdivisions, New York Times, January 3, 1960



Fontainebleau Park, from "Taking Shape," *Miami Herald*, November 8, 1970



Land use Plan for The Hammocks, from "Hammocks to be city of 20,000," *Miami Herald*, October 30, 1970



A portion of master plan for Miami Lakes, from "Site Planning: The Cure for Humdrum," *Miami News*, June 7, 1964



Graham Companies meet to discuss a "Town Center," The Graham Companies, permission pending

Regional Shopping Center. **Keystone Point** (1949) in North Miami, conceived to provide more than 1,200 "affordable waterfront homes for the average consumer," was constructed on finger islands carved from the mangrove-filled bayfront shoreline at the outflow of Arch Creek, and combined bayfront apartment buildings and hotels as well as neighborhood shopping along Biscayne Boulevard.

The Federal-Aid Highway Act of 1956, which financed expressway construction, encouraged the development of decentralized home subdivisions. By the 1960s, suburbs sprawled in continuous and infinite variations and deformations across the landscape of Dade County. The low-rise network of arterial grids and homes, interspersed with points of concentration like malls, government centers, schools, and suburban office complexes, echoed in many ways the lines of Frank Lloyd Wright's provocative Broadacre City proposal, presented in his book *The Disappearing City* (1932). However, while Wright's ideas for a democratic, agrarian urbanism were among of the most important urban paradigms of the early 20th century, local conditions in Dade County resulted more from the non-hierarchical nature of arterial networks, the common theme of decentralization (especially visible in the county's flat omni-directional landscape), conformity to FHA planning standards, and the dynamics of a free market.

Cluster Planning (1970s to 1980s)

The late 1960s were a planning watershed in Dade County. The booming single-family real estate market of the mid-60s crested, a high-water mark of postwar mono-cultural suburbia that also brought into focus troubling patterns, including monotonous sprawl, profligate land use and increasing land costs, and environmental damage. Nationally, critics like Ada Louise Huxtable and Lewis Mumford were already heaping scorn on the detached single-family home on a standard lot, once *the* passport to the American Dream.[136]

Arguments for better land use crystallized in the 1970s around alternative housing types and planning paradigms.[137] The example of California loomed large, both as the nation's cautionary illustration of overbuilding and as a generator of new directions. As Matthew Lasner has documented, while confronting diminishing land availability, rising development costs, and mounting environmental regulation, California developers innovated new home and community typologies, many founded on the model of collective ownership, which "better replicated the spacious indoor-outdoor conditions of the detached house while consuming less land."[138]

Developments coming out of California aligned with new thinking in Miami about the city's physical expansion, and with social and economic changes that had yet to be reflected in architecture or community planning. For example, the turbulent social and cultural transformations of the 1970s emphasized new paradigms of the good life that focused less on the iconic suburban home. Many of these paradigms were formulated around collective ownership and shared amenities, and proved particularly attractive to the elderly, working families, singles, unmarried couples, and immigrants. New planning models also reflected the fact that open land in the county was increasingly further from the center, and encumbered by wetlands that made it more costly to develop. Novel environmental planning efforts, which valued wetlands as an environmental resource (an ongoing process, for sure), also began to constrain available land and how that land could be developed. Metropolitan planning efforts initiated by the County in the early 1960s emphasized controlling sprawl, higher densities and more compact developments. Together, these dynamics favored large and well-funded "land developers," specialized in comprehensive master planning, whose profit came principally from land sales predicated on the development of higher densities. They balanced housing development with mixed uses, understanding that completed

housing developments unlocked high commercial values along surrounding arterial roads.

Cluster planning (also known as planned unit development**)**, emerged at this time as the dominant paradigm of suburban development in Dade County.[139] Cluster planning aligned higher subdivision densities with more internal open space and environmental planning.[140] It abandoned strict minimum lot size and building separation requirements, and gave developers freedom to arrange the preset density of a land tract according to a unified master plan. With its emphasis on integrated, master-planned development and shared civic spaces, cluster planning connected with the ideals of the garden city movement in a more direct way than postwar single-family subdivisions. Importantly, developers could apply a greater variety of housing types, including townhouses, patio homes, and multi-family buildings, producing mixed-income communities and offering new avenues to home ownership (see Housing Context below). The new housing types doubled or tripled the density of emerging suburban districts; by the mid-1970s the development of the single-family home on a fee-simple lot became the exception in Dade County.[141]

In the U.S., cluster planning emerged first in California in the 1960s. It was propelled in part by the writings of William H. Whyte, the American sociologist and critic of suburban sprawl who argued in his landmark 1964 book *Cluster Development* for the aesthetic, social, and ecological benefits of common open spaces.[142] Cluster planning resonated particularly well in the late postwar suburban geography of Dade County, where new development was concentrated on partially or fully-flooded lowlands. The raising of the land there, achieved through dredge-and-fill operations, created amenities like lakes and canals that contributed open space but imposed costs that demanded higher intensities to pay off.

The open spaces created by cluster planning belonged to the subdivision, and most were insular – like lakes, internal greenways and private golf courses. In fact, the arrival of cluster planning in the early-1970s corresponded neatly with a national resurgence of golf, with Florida as its national epicenter. The catalytic relationship between golf courses and real estate development had already been pioneered in the 1920s in towns like Coral Gables, Miami Beach, Miami Springs, and Miami Shores. Now, in the 1970s, championship golf courses became the nucleus of Miami's first cluster-planned developments, like **Fontainebleau Park** (1970) in West Miami, built according to a master plan by the influential planner Victor Gruen, and **Kendale Lakes** (1970) in Kendall (see Southwest Dade section). Here, in combination with scenic lakes, golf courses transmitted an upscale and recreational character, while their landscape of broad greens, hills, bunkers, waterfalls, and fish-stocked lakes, offered a thematic focus.[143]

When the popularity of golfing declined in the mid-1970s, cluster-planned subdivisions like Arvida's **Sabal Chase** (1974) and **Country Walk** (1978) instead offered networks of pedestrian greenways that weaved around housing clusters and integrated recreational facilities. **The Hammocks** (late-1970s), master planned by Sasaki Associates as a self-contained mini-city of 20,000 residents, was the most enlightened and ambitious cluster-planned development of the period. It comprised three distinct villages organized around an interconnected system of naturalistic lakes and was tied together by an eight-mile greenway system that circumnavigated all lake frontages without a single street crossing. The greenway was in fact a "lineal park" that integrated parks, schools, library, police and fire stations, recreational areas, and the town center into a common public realm (see Southwest section).

The green and blue networks created by cluster planning transformed landscapes throughout Dade County but was especially impactful in West Kendall. There, Miami's disciplined gridiron

of arterial roads was interwoven with picturesque collector roads, sinuous interconnected lakes, and amorphous green swathes. Unfortunately, these lakes, greenbelts, park systems, and preserves, were internalized, offering glimpses of what a more integrated system of landscape and urbanism might achieve but never integrated into larger or more publicly-accessible regional systems.

New Town Planning and Vertical Suburbs (1960s to 1980s)

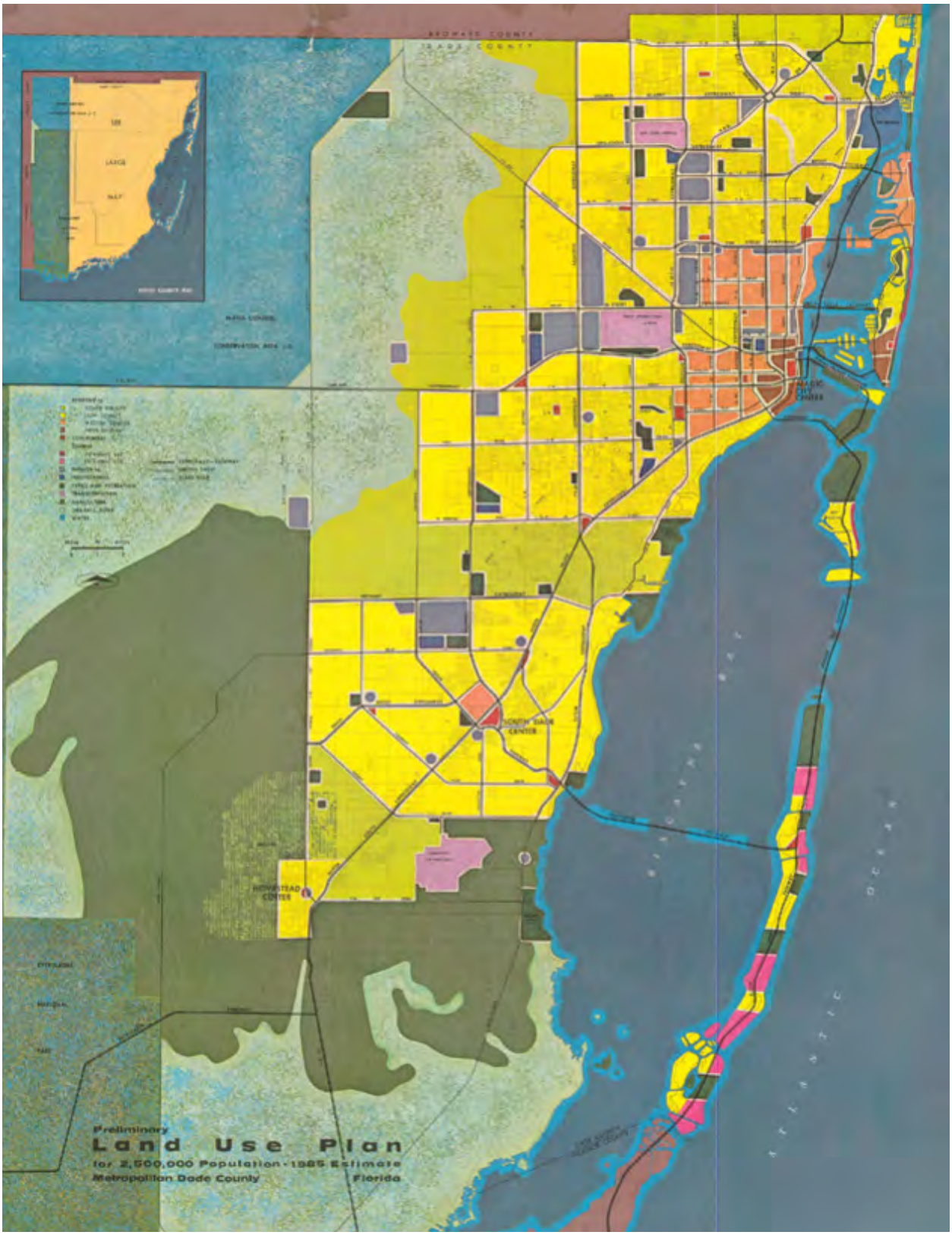
Dade County's sole comprehensively planned and functionally diversified postwar new town, **Miami Lakes** (initiated in 1958), was the only development to fully merge cluster planning with the more expansive urban agenda of the New Towns movement. The movement had roots in late-1940s Britain, where self-sufficient communities were seen as a way to depopulate crowded urban centers, avoid suburban sprawl, and provide for individual and community needs. By the 1960s, the movement had adherents in the U.S., including the celebrated new towns of Columbia, Maryland (early 1960s) and Reston, Virginia (mid 1960s).

Miami Lakes was conceived as a leisure-oriented urban community of 30,000 residents, combining housing with offices, industrial areas, schools, parks, golf courses, and a substantial town center. It was designed by Washington D.C. and Pittsburgh-based landscape architecture firm Collins, Simonds & Simonds, in collaboration with Elbert Peets, another Washington D.C.-based town planner. In order to emphasize the new town's autonomy, planners discarded the gridiron and used a "gently-curving" scenic spiral collector road, Lakeway Drive, to connect the community internally. Around this spiral, compact cluster-planned residential areas comprising a mix of housing types and designed by a variety of local and national architects were organized around a network of parks and lakes (established by dredge-and-fill operations). To promote country leisure as a way of life, these landscape features were also configured as scenic and recreational features for the whole community.

Higher-density, planned communities like **Skylake West** (1963) and **Aventura** (1970) in Northeast Dade also attempted to achieve a more comprehensive synthesis of housing and open landscapes. Both featured a mix of housing clusters, each with its own amenities, organized around a larger open space feature (a rockpit lake in the case of Skylake West, a broad park filled with championship golf courses at Aventura). Around these landscape features, towers and mid-rise housing blocks clustered around spacious ground level amenities and plenty of parking. In the way they organize urbanism and landscape, these high-density vertical garden cities evoke the influence of Le Corbusier's unbuilt proposal for a *Ville Radieuse* (Radiant City, 1930), which like Broadacre City was a central urban paradigm of the early 20th century. Less dogmatic than the *Ville Radieuse* proposal, Miami's tower-based, retirement-oriented leisure urbanisms thrived in the late postwar period as a critical alternative to low-density suburban life.

Regional and Metropolitan Planning

Regional planning began locally with the creation of **Metropolitan Dade County** (Metro-Dade), the countywide governance and planning body created in 1957. **Metro-Dade** was propelled by concerns about Dade County's urban future emerging in the mid-1950s, including the need to constrain sprawl, manage resources, wrangle the anarchic results of decades of suburban development, and to coordinate with ever-more complex federal programs. After systematically resisting since the mid-1940s the type of city-county consolidation that had been attempted in comparable areas (like Jacksonville), Miamians agreed in 1956 on a "metropolitan federation," an organization deemed to embody the overlapping



Land Use Plan, Metropolitan Dade County Planning Department, 1960

interests of individual communities and the county as a whole.[144] Under a two-tier system, Metro-Dade was in charge of both area-wide planning and providing "municipal" planning in unincorporated areas. Its purview spanned a vast area, including incorporated towns and un-incorporated areas defined by sprawl, speculation, and race lines.

Between 1960 and 1975, Metro-Dade produced a series of land use maps and plans that synthesized for the first time the shape of the metropolitan area and speculated on new directions for future land use. Metro-Dade's first effort, a countywide **Land Use Map** (1960), illustrated how a generation of suburban sprawl had left a strong concentration of low-density residential use extending in all directions from Miami's urban core. Yet it also showed the growing metropolis balanced by an equally large agropolis centered on the community of Homestead in the south. Between the two centers lay vast tracts of vacant land.

Metro Dade's first **Preliminary Land Use Plan** (also 1960), projecting a county population of 2.5 million in 1985, applied the first countywide planning to channel future growth and laid a framework for containing and shaping urban sprawl. It proposed binary population concentrations, the first surrounding Miami's traditional core, called "Miami Center," and the second in the newly minted center of South Dade at Cutler Ridge, called "South Dade Center" (a third center was planned for "Islandia," the nearly uninhabited string of barrier islands between Miami Beach and South Dade). While the Land Use Plan projected dense urban center districts, it also imagined suburban areas organized around neighborhood units of 3-8,000 people each, and community units of 20-40,000 people. The plan also organized the transition from urban districts to open spaces; estate home greenbelts were anticipated along the edges of each urban center, in South Dade agricultural uses were projected outside of these greenbelts, and the plan laid the foundation for environmental preservation by indicating conservation land. Miami's already approved mix of radial and by-pass highways appeared, but the plan also laid the foundation for urban mass-transportation (Dade's Metropolitan Transit Authority was established 1960).[145] Metro-Dade's subsequent **General Land Use Master Plan of 1965** further refined the earlier plan, showing urban growth conditioned by a new net of highways, parks, and finer-grained urban centers. According to these plans, Miami would sprawl, but in a more contained way and with multiple centers and urban focal points.

By the 1970s, Metro-Dade assumed greater powers to shape urban development, set growth controls, manage water systems, preserve farmland and natural ecosystems, and encourage the development of more balanced communities. Its powers derived from wide ranging Federal, and State legislation, which began coalescing toward growth management.[146] For example, the federal **Historic Preservation Act** of 1966, **National Environmental Policy Act** of 1970, and **Clean Water Act** of 1977 set ambitious new national policies promoting preservation and conservation. Florida, throughout the 1970s, enacted growth management legislation that redefined the state's natural resources as a public good and planning as a public interest. The **Florida Department of Natural Resources** was established in 1969 to inventory all water sources and uses, and plan for continued availability. In 1972 Florida's **Environmental Land and Water Management Act** outlined "Areas of Critical State Concern" and "Developments of Regional Impact" (DRI), making land-use planning a function of water-use planning. The same year, the **Florida Water Resources Act** declared all waters of the state a resource to be managed for the public benefit, establishing the powerful **Central and South Florida Flood Control District** (FCD). In 1975 the Central and Southern Florida Flood Control Districts were merged into the **South Florida Water Management District,** creating a powerful new agency that regulated dredging activity in wetlands, and establishing



Metrorail/ People Mover, HistoryMiami Archive, *Miami News* Collection,1981

water management as an important tool of growth control.[147] The change had an immediate impact on new developments concentrated at the mucky edges of the Everglades, slowing dredging and drainage work and interrupting what until the 1970s had been a standard development procedure: "ditch, dike and drain."[148]

Water management was not the only tool, or objective, in a growth management system whose horizons were increasingly holistic. As Florida Atlantic University professor and FCD board member John DeGrove noted, "Maybe we can provide enough water to supply many more people than we should have living here. Water alone might support more (people) than the whole environmental system can stand."[149] Florida's **Local Government Comprehensive Planning Act of 1975** required local governments to adopt comprehensive plans and established the **Department of Community Affairs** to oversee these plans. During this period, Florida emerged as a national leader in growth management.

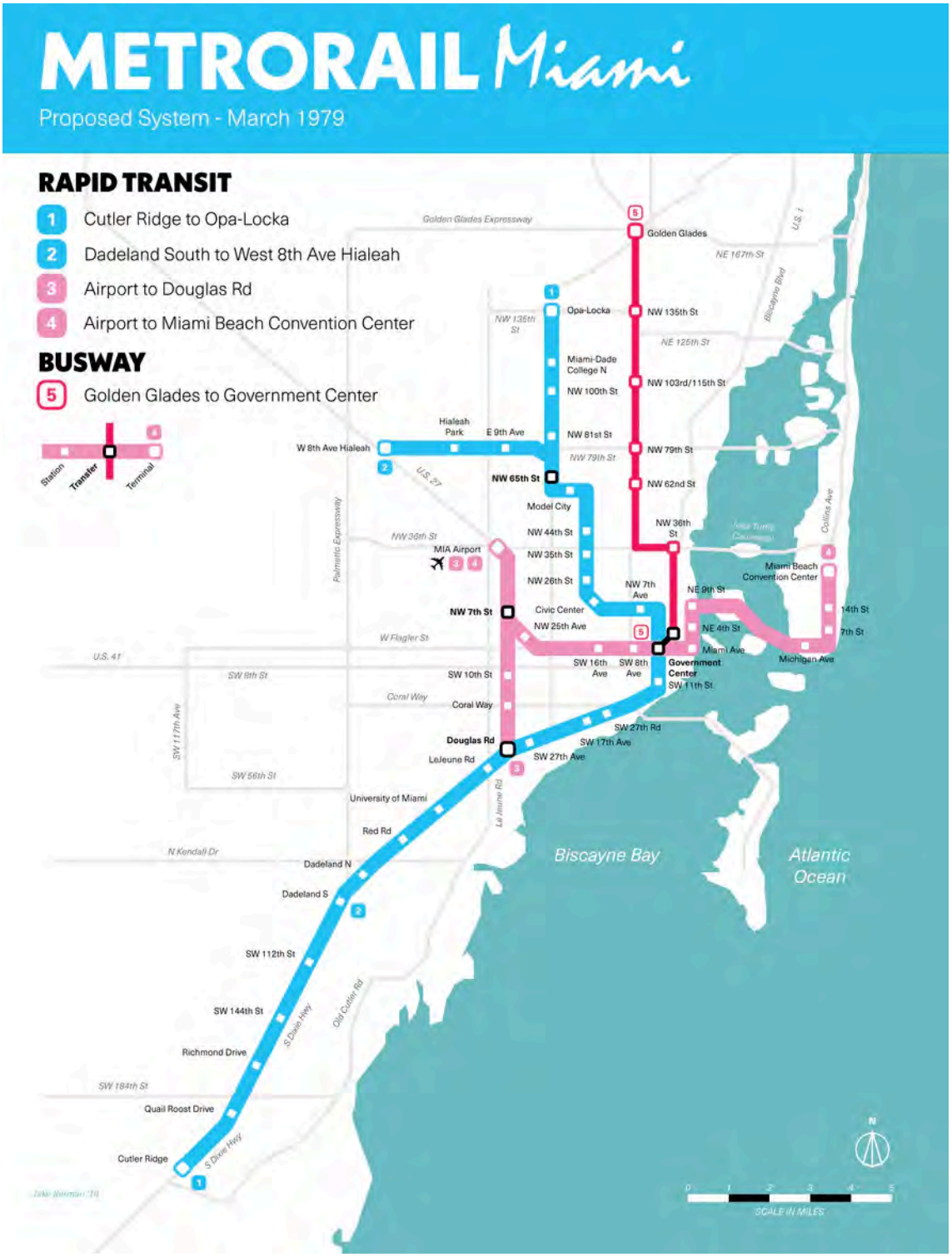
Miami's metropolitan governance became the primary vehicle for achieving ambitious federal and state goals. In 1972 the County finally approved funding for a multi-modal transit system comprising **Metrorail**, **Metromover**, and **Metrobus**. The first line of the Metrorail system, completed in 1984, would play an important role in emphasizing and nurturing the goals of constraining sprawl, developing new urban centers, and tying more remote areas of the county into the county's new administrative center at Government Center in downtown Miami. Forty years later, the ambitious goals of developing public transit in Miami remain unachieved, although the role of public transit in stimulating transit-oriented development has continued apace.

The county's 1975 **Comprehensive Development Master Plan** (CDMP), the first land use plan adopted by ordinance and codified into law and policy, brought additional growth controls.[150] One new control was the creation a **Development Impact Committee** (DIC), pulling together officials from multiple governmental departments to review land applications for sites of more than 250 units or five acres.[151] Through the DIC, the county wrested control over zoning decisions that had countywide impact.[152] The CDMP also set an **Urban Development Boundary (UDB)** to discourage urban sprawl and channel growth into existing metropolitan areas, although it wasn't implemented until 1983. As development in Dade County moved into the historically rural areas of the southwest, one key test of the roughly 83-mile boundary line was the fight to preserve agricultural land. Because of the diversity of crops grown here (including winter vegetables, nursery-grown tropical plants and trees, and tropical fruits and vegetables), the area remains a unique local and national resource.[153] Along the boundary line, as the housing needs of a growing region and the interests of developers come up against the preservation of agriculture, the UDB remains one of the most powerful tools preventing further urban sprawl.

Throughout the county, Metro-Dade's power to contain development was continuously balanced against continuing development pressures and the march of urban sprawl. In 1978 the *Miami Herald* described the scene surrounding planning decisions: "Like poker players coolly calculating the great bluff, local developers are upping the ante in the county's annual master plan game."[154] Tensions between metropolitan planning and private interests created a cognitive dissonance that defined Miami's late postwar growth.

Racial Planning

Planning typically elaborates a settlement's physical form and the distribution of functions and open spaces. For many decades, planning in Dade County also enforced social and spatial divisions between White and Black communities. In Miami, racial planning was built into the city's early settlement patterns, including the establishment of "Colored Town" or the "Central



Metrorail Proposed Plan, March (1979), Jake Berman, *The Lost Subways of North America: A Cartographic Guide to the Past, Present and What Might Have Been* (University of Chicago, 2023)

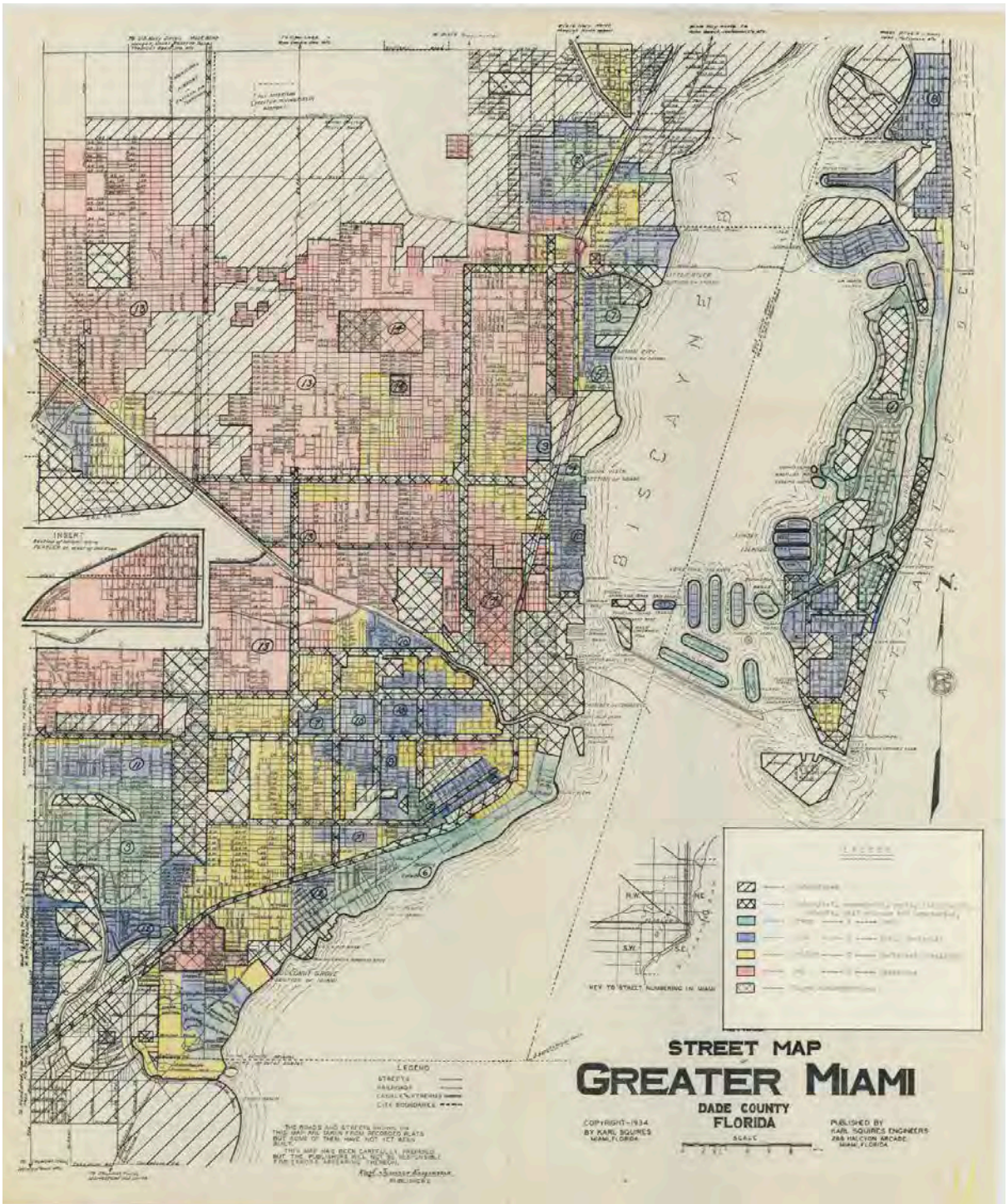
Negro District" (currently Overtown) in the late-19th century (see Race Line, Social Context above). By the 1930s, in parallel with its embrace of zoning practices, Dade County institutionalized racial planning under the supervision of the Dade County Commission and Dade County Planning Board, circumscribing new land available for Black development, restricting new growth to segregated districts, and establishing "buffer zones" between White and Black areas.[155] Racial planning became a major force in the County's 20th century development.

Racial zoning practices were most impactful in Miami's emerging suburbs, especially in un-incorporated areas of the county. Suburban living symbolized achieving the American Dream, and suburbs, mostly built outside of municipal boundaries, offered the hope that new communities might be capable of reconciling religious, ethnic, and racial divisions.[156] Yet Miami's deeply entrenched and institutionalized anti-Black racism was only further codified by racial planning, which underpinned other discriminatory systems like race-restrictive covenants, institutional restrictions on financing, and the implementation of federal programs.[157]

Significantly, racial planning was built into progressive 1930s federal programs like blight removal and public housing development. **Liberty Square** (1934-37), developed by the Public Works Administration (PWA) and Miami's first public housing project, produced high-quality new housing for Black Miamians, but its location in Liberty City was positioned by city leaders as a replacement for Overtown. Later attempts to clear Blacks from Overtown, sometimes characterized as "decentralization," used federal money for slum clearance and highway construction, and directed federal public housing dollars into Black suburbs like Liberty City, further emphasizing their growth.[158] As the first and primary vector of county-endorsed Black settlement, Liberty City became the main center of Black migration through the 1960s.

Some of the racial planning of the 1930s had insidious goals. The 1937 "Negro Resettlement Plan," prepared by the Dade County Planning Board and the City of Miami, proposed relocating all of Miami's Black population to three model "Negro Parks" in far-flung areas of the county like Flagami in the west, Opa-locka in the northwest, and Perrine in South Dade.[159] George Merrick, the developer of Coral Gables who was also Chairman of the Dade County Planning Board at the time of the plan's adoption, argued that the removal of Black families from the city center was "a most essential fundamental for the achievement of ambitious goals the planning board laid out for Miami and Dade County."[160] Some of these plans were more than hypothetical. The New Myami (sic) Development Corporation (1941) laid plans for a satellite Black community near Flagami in Southwest Dade (see Southwest Corridor section). Equally radical plans were developed to remove Black Miamians to agricultural lands once belonging to the Seminole, purportedly with the purpose of introducing Caribbean farming practices there.[161]

While these plans were never carried out, they helped lay the framework for Black settlement in racially-designated districts after World War II.[162] In 1945, after designating areas east of Opa-locka and Goulds for future Black development (and mandating "buffer strips" between these developments and surrounding White areas), the Board of Commissioners of Dade County affirmed its commitment to the principle of racial zoning: "It is the opinion of this Board that people of the White race should not be permitted to encroach upon the areas which have been designated for Negro occupancy, nor should Negro occupancy be extended into areas heretofore designated for White occupancy… and that boundaries heretofore approved by this Board… shall constitute the dividing line between the White and Colored people in Dade County, Florida." Maps demarcating official racial "redlines" were subsequently produced and enforced by the county.[163]



Street Map of Greater Miami, Raymond A. Mohl Collection (1934) Map: Karl Squires, Karl Squires Engineers, Miami, Florida. Map "red-lined" by Miami's Home Owners Loan Corporation appraisal committee. Ray Mohl Collection, permission pending

In 1946, just as suburban development was picking up in Dade County, State courts ruled racial zoning guidelines unconstitutional – a decision upheld by the U.S. Supreme Court in 1948.[164] Still, in December 1946, Dade County Attorney Fred W. Cason told the county Planning Board that, while the board cannot zone for racial segregation, they can adopt plans with an "understanding that the designated tracts are for negroes."[165] In blatant disregard of the Florida Supreme Court ruling, the practice of establishing and maintaining these guidelines was retained and applied rigorously to burgeoning suburban areas.

Racial zoning wasn't the only means by which segregation was enforced in Dade County. A variety of legal and extra-legal devices, including restrictive covenants, political pressure, and violence, were used. Even federal programs like FHA (and later VA) financing were deployed in support of county-managed racial planning. Mortgage insurance maps created by the federal Home Owners' Loan Corporation (HOLC) and used to evaluate mortgage security, translating the biases of real estate interests, graded communities based on race and racial singularity. By "redlining" Black communities, they directed government-backed mortgages away from them.[166] Meanwhile, along racial boundaries, racial tension, defense of territorial boundaries by adjacent White communities, and decreasing property values ensued, intensifying "white flight."

Steady Black population growth, driven by immigration, economic development, and opportunity, created pressure to expand existing Black districts like Liberty City, and to create new ones. White fear of mixing and encroachment also led to the development of racial "buffer strips" (a technique pioneered in Miami in the 1930s between Liberty City and the neighboring White Edison community), usually in the form of intervening walls, landscape buffers, canals, rail lines and industrial zones.[167]

Through the 1940s, the county endorsed Black residential expansion around Liberty City, Brownsville, Opa-locka and Hialeah in North Dade, and around Goulds and Perrine in South Dade. County endorsement helped unlock FHA and VA support, spurring the development of new Black suburban subdivisions like **Biscayne River Gardens**, **Eleanor Park**, and **Bunche Park** in Northwest Dade (see Northwest Dade context), the development of **Lincoln City** and **Bunchville** near Goulds, the expansion of **West Perrine**, and the creation near Perrine of **Richmond Heights** (see South Dade context). The largest of these, including Bunche Park and Richmond Heights, incorporated commercial and civic facilities not generally found in contemporary White subdivisions, a holdover from the autonomous communities proposed in the 1930s.

Although it took many forms, racial planning shaped Miami until the 1960s and arguably for more decades to come. Racial zoning practices distorted metropolitan planning and worked against any synthesis of the increasingly large and sprawling county, instilling patterns that, while not intractable, continue to define the geography and social context of the metropolitan area.







HOMES

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With this end in view, CORAL HIGHLANDS was conceived and brought forth. In the annals of residential achievements there shall be none superior to CORAL HIGHLANDS. The main of moderate means is the foundation of our economic life; he is the chief functionary of our social regime; he is the pillar in the church; he is the teacher in our schools; he is the conductor on the trains; he is our faithful mail carrier; and he is our trusted employee of office, factory and shop. To you, Mr. and Mrs. Moderate Means, CORAL HIGHLANDS will prove a veritable "House of Refuge."

A home should be far enough away from the noise and confusion of the "downtown" district to insure peace, quiet and seclusion, yet near enough to the center of business activities so that the office, store, bank or other place of business may be reached within 20 to 40 minutes by private car, bus, street car or train. CORAL HIGHLANDS is linked to Miami by hard-surfaced oiled roads with modern Motor Bus transportation, while the main line of the Florida East Coast Railroad passes near it and the Seaboard Air Line will pass through this section and have a station within one and one-fourth miles of CORAL HIGHLANDS.

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Coral Highlands homes, from advertisement for Coral Highlands, *Miami Herald*, February 1926

Housing Context

Housing has often been considered a bellwether of identity in Miami and the county. The city's subtropical climate and landscape, its low-lying terrain, its often leisurely lifestyles, and social and cultural traditions, have all been factors in the development of distinctive housing traditions. So have available raw materials, technological advances, methods of financing, and marketing formulas. From the late 19th century, the county's earliest house types were wood-framed cottages, a mix of traditions borrowed from neighboring Southern states (Cracker, Georgian, etc.) and global house models adapted to the tropics, like bungalows and shotguns. Bungalows originated in the Asian subcontinent and were later popularized by the British as a form of suburban home. Shotguns, which comprised much of the housing in the Black center of Overtown (and were considered a postwar symptom of hardship and symbol of overcrowding), were vernacular wood structures with roots spanning from Africa to the Caribbean and the American South.[168] Wood was also used to construct the region's first apartment buildings and hotels. Whatever the roots, these early wood structures, rustic and lightweight, were conditioned well to the singular climate and to the raw materials of a frontier city.

By the 1920s, in the context of the Great Florida Land Bom, the county's growing sense of permanence was increasingly manifest in masonry homes and buildings. In their simplest iteration, the new masonry architecture formed an austere vernacular; however, masonry architecture was also easily themed. **Mission Style**, **Mediterranean Revival**, and later **Art Deco** homes, and larger residential buildings became the new regional vernaculars. After the Great Hurricane of 1926 and Great Depression of 1929, housing development in Dade County picked up on more modest notes in the late-1930s, generally with support from the newly formed Federal Housing Administration (FHA). A new vernacular home type – compact, austere, and above all economical – emerged in this period, combining the sensibility of the modest wood bungalow with the masonry building traditions of the 1920s-30s.

The pragmatic masonry homes of the 1930s set the stage for the dramatic increase in housing production after World War II. The housing boom was first evident in the frenzied construction of postwar bungalows, and then larger and more elongated ranch and split levels types – mainstays of Miami's early postwar suburbs. By the 1960s, the local adoption of townhomes, patio homes, and new types of mobile home and trailer communities, reflected important demographic and lifestyle changes, and signaled growing population density on Miami's suburban fringes. Further challenging the once-dominant single-family home as a suburban type, growing districts of low- and mid-rise garden apartments, and rising concentrations of slab-type towers, created even more density, and sometimes new urban centers. A new typology of postwar housing is necessary to account for the important changes that accompanied Miami's postwar transition from a city of homes to metropolitan center.

The Postwar Miami Bungalow

In the late-1940s, as housing development exploded in response to postwar demand, the modest masonry bungalow that evolved in the 1930s developed apace. Like its prewar precursors, it was generally rectangular, built of stuccoed masonry walls, and was usually covered by wood-framed gabled or hipped roofs, although monopitch (shed) and flat roofs were also introduced. Such homes, which may be called **Postwar Miami Bungalows**, were built with more efficient construction practices and mass-produced materials. Most sat on a concrete slab on grade, eliminating the need for costly foundations while lowering the vertical profile of the house. Stripped of style, they typically featured asphalt tile floors, plywood kitchen cabinets and the latest generation of steel casement, aluminum awning-type, or glass jalousie-type windows placed in precast concrete frames. Decorative notes were provided by built-in planters, breezeblock screening, shutters, and aluminum awnings. In popular variations found



Model Home in Westwood Lake (1953), HistoryMiami Museum, Mackle Scrapbooks, date unknown



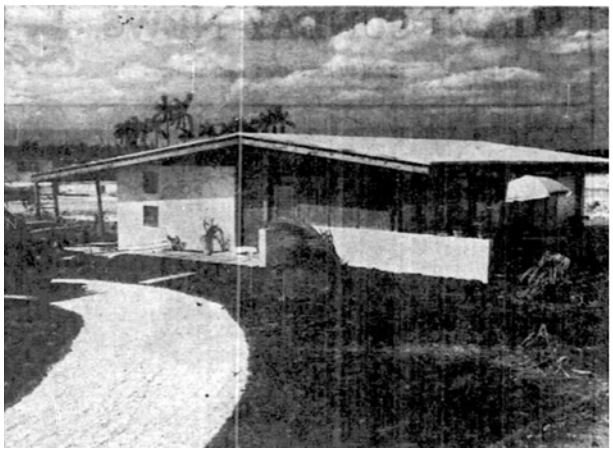
Model Home in Westwood Lake (1953), Miami-Dade County, July 1955



First House in Amvet City, from "1946 Could Bow Out Today," *Miami Herald*, December 29, 1946



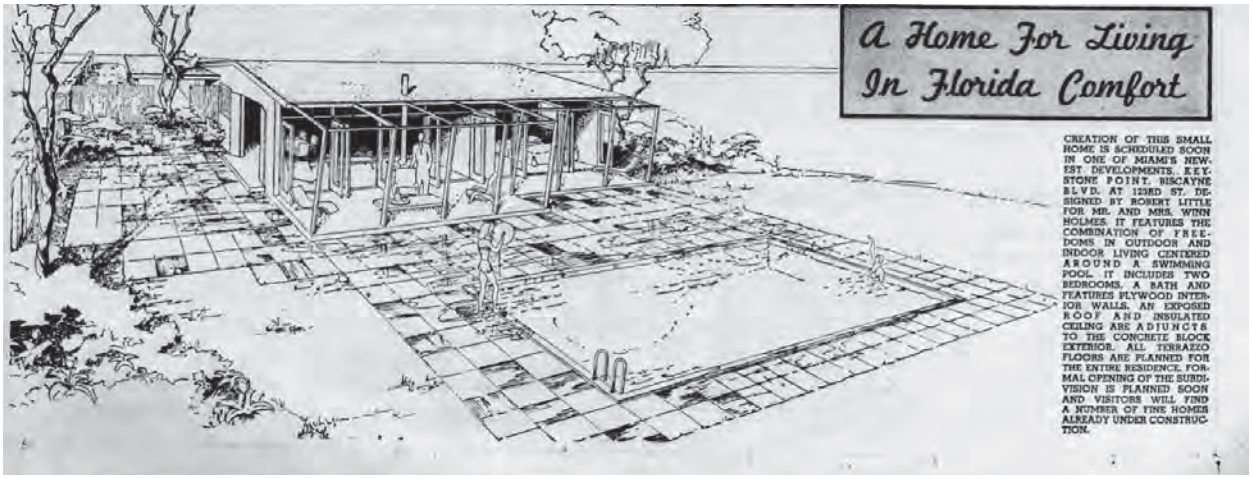
Model home in Florida Sundeck Homes (1946), from advertisement for Florida Sundeck Homes, *Miami News*, June 19, 1947



Home in Keystone Point (1950), from Peg Leithiser, "Keystone point A Fine Example of the Best in Residential Areas," *Miami News*, April 23, 1950



House in Essex Village Subdivision (1949), Alfred Browning Parker, HistoryMiami Museum, Rada Collection, 1949, photo by Rada Photography



Drawing of home in Keystone Point (1950), from "A Home for Living in Florida Comfort" ad, *Miami Herald*, February 5, 2024



HOMES SITE

Aerial view of Key Biscayne depicts the rapid growth of the island in the past two years. At present there are 600 families on the island, which is south of Crandon Park. On the left is the area where the Mackle brothers have started a new development of 350 CBS three-bedroom homes.

NEW DEVELOPMENT IN KEY BISCAYNE

Close-up view of the model home that will sell for $11,800 on Key Biscayne. Now open for inspection, each home will consist of three bedrooms, one bath, tile roof, steel windows, tile bath and screen porch. A community in itself, the Key has its own complete shopping center and is within 20 minutes of normal driving from downtown Miami.

Aerial view and model home in Hurricane Harbor (1952), from Ben Schneider, "Builders Turning Island Into Tropical Paradise," *Miami News*, November 30, 1952

throughout the county, **Duplex Homes** combined two units joined on a single lot to increase efficiency and reduce costs, while maintaining a low-density suburban character.

Postwar bungalows were designed to follow the Federal Housing Administration's (FHA) now decisive minimum design standards, which favored modular and scalable solutions to modern living. Efficiently planned and reduced to the most basic spatial requirements, they featured compact sleeping quarters, and open plan living areas to facilitate a family-oriented lifestyle. However basic, they also included modern amenities, like state-of-the-art electric appliances and built-in storage units. Repeated endlessly and built at scale by builder/developers, the postwar bungalow produced the county's first tract home subdivisions. In most of these, developers offered a variety of house models, varying the number of bedrooms, the specification of appliances, and the provision of a porch, patio, carport, or garage.

Close architect-developer collaborations yielded a few notable exceptions to the typical postwar Miami bungalow while still producing tract homes at scale. Developer Frank A. Vellanti and architect James deBrita sold their **Florida Sundeck Homes** through the prism of disaster preparedness. Their "fortresses of security" were engineered with steel-reinforced monolithic concrete construction to be hurricane proof, fireproof, and termite proof—and in response to national anxieties stoked by the Cold War, also claimed to offer protection against an Atomic bomb.[169] Their flat concrete roofs, called "sundeck platforms," were advertised with furniture, swing sets, and barbecue grills. More than 1,500 sundecks were produced at **Sundeck Village** in Hialeah (1946) and **Suntan Village** at Leisure City in Modello (1951).

In Hialeah, developer Thomas P. Coogan and architect Alfred Browning Parker created **Essex Village** (1949), blending modernist and vernacular lines to create a new and more open version of the bungalow. Its gabled roofs, built using heavy glue-laminated beams, were projected broadly over the exterior walls, protecting broad floor-to-ceiling windows. Parker staggered the homes along the street at various angles to create a more varied and dynamic streetscape.

Along Biscayne Bay in North Miami, developer Kermit Stanford worked with architect Robert Little to create a village of economical waterfront homes at **Keystone Point** (1950). Little's homes were narrow and rectangular but had expansive living areas that opened through a full wall of plate glass and jalousied glass doors to a shallow terrazzo-floored screened patio that ran the length of the structure.[170] According to the *Miami Herald*, the homes featured five times more glass than found in a typical tract home and were available in 25 variants to prevent the subdivision from seeming formulaic.[171]

The Postwar Ranch and Split Level

By the mid-1950s, as the pent-up housing demand of the prewar years and returning GIs was met, developers turned to attracting consumers with larger homes and with more amenities.[172] The "Ranch" type succeeded the postwar bungalow as a new and broadly accepted middle-class standard, and the building block of the county's late-postwar suburban expansion.

The ranch, as it evolved in the postwar era, amalgamated national influences circulating since the 1930s. Inspired by Spanish colonial missions and haciendas, the ground-hugging, elongated, California ranch was popularized by architects like Cliff May in San Diego and Los Angeles, and William Wurster in San Francisco. Through publications like *Sunset*, a magazine that promoted "Western living," the ranch home became associated with the California lifestyle and, by extension, the "good life." Ranch houses were also influenced by Frank Lloyd Wright's rustic low-slung Usonian houses, proffered in



Model home in Anderson Heights (1953), from advertisement for Anderson Heights, *Miami Herald,* August 23, 1952

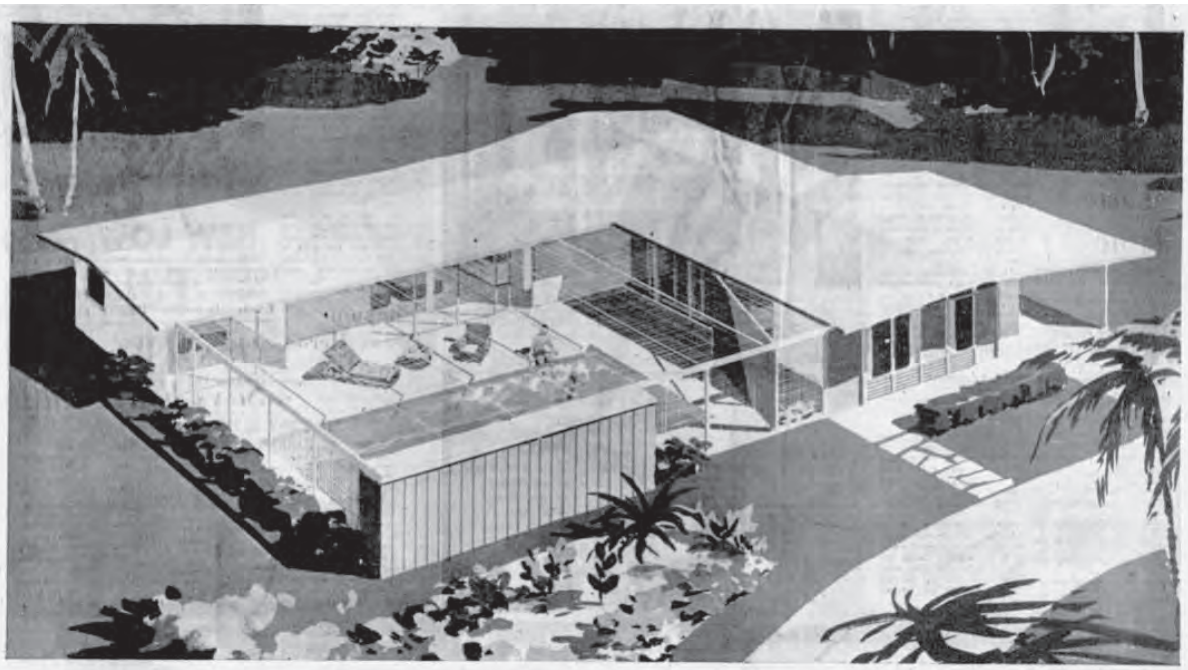
the 1930s as a national housing solution, which emphasized low-cost and rational building systems, flexible space arrangements, and strong connections to the surrounding landscape through the patio.

The ranch resonated strongly in postwar Miami, partly because it connected with local traditions of single-story houses, like earlier Bungalow, Mission, and Mediterranean Revival architectures, and especially the Postwar Bungalow, while offering a new synthesis. The Miami ranch was one-story and low-slung, 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, 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 relaxed modernism of simple forms and clean lines was usually devoid of historic stylistic references, but suggested luxury with a range of decorative flourishes, including stone or brick veneer, wood shutters, slump brick planter boxes, and geometric patterning over plain stucco or wood surfaces.

To accommodate the ranch's broader frontage, 75-foot-wide lots became a new postwar subdivision standard. The broad facades came to emphasize the distinct public-private worlds of what Robert Fishman called *Bourgeois Utopias*.[173] Their public face, linked to the representation of the neighborhood as a whole (even when ranch facades were varied to simulate diversity), emphasized a commitment to middle-class conformity, a discipline that implied lawn upkeep, house painting, and current-model automobiles parked in front. Front porches, where provided, were tokens, usually the excuse for decorative flourish around the front door. In the expansive front yards, circular driveways allowed the car to arrive right at the front door. The burgeoning role of the car in the front yard subverted traditional values about the street as a civic space, and the backyard soon replaced the front porch as the outdoor living area of choice. Sliding glass doors open the house toward the private world of the backyard, often through novel spaces like Florida rooms and screened pool and patio decks.

Ranch houses were initially designed around principles of cross-ventilation, but by the early 1950s the *Miami Herald* noted that developers were rushing central air-conditioning (and central heating) into new housing models.[174] Ducted central air conditioning systems had been introduced into U.S. houses as early as the 1930s, but it wasn't until after World War II that they became accessible to middle class Americans.[175] The adoption of air conditioning was especially remarkable in the American South where, as Raymond Arsenault has described, it quickly became a requirement for "civilized living," transforming everything from sleeping habits to regional cultural and architectural traditions.[176] The Mackle Company's upscale **Hurricane Harbor** development on Biscayne Key (1952) was one of the first in Dade County to offer air-conditioning as a standard feature. It transformed both the planning and appearance of the house, as windows, no longer required for natural ventilation, were reconceived to admit light or capture views. The cooling and filtering of air also made houses cleaner and drier, permitting the use of a broader and brighter range of finishes, furniture and fabrics.

Air conditioning was just one facet of the increasingly well-equipped ranch, and how it embodied the rising wealth of the American middle class; ranches grew to encompass more rooms, novel spaces, and lots of amenities. The family room, an informal living area, became standardized, part of a suite of living spaces that flowed into each other beneath spacious, open-beamed cathedral ceilings. Fireplaces, a feature of prewar homes that disappeared in the economy postwar bungalows of the 1940s-50s, returned as well. Private amenities expanded too, including primary bedrooms with private baths and Mr. and Mrs. walk-in closets.



Bel-Hampton Is $25,400 Including the Pool

Bel-Aire Offers New Look



Bel-Hampton Floor Plan . . . 40 Feet of Glass Doors

THAT RARE QUALITY called "something new in design" exists in Bel-Aire, the 4,400-home development opening today just south of Perrine on U.S. 1.

You'll find a parade of homes on a fully landscaped street that provides a look into the future of the community being developed by Lester Dworman and Associates.

Tandy & Allen, prize-winning home builders from California and New Jersey, worked with a South Florida architect on the basic design of the Bel-Aire homes. Francis Telesca of Kader & Associates started with an "L" and achieved a plan that wraps the indoor living areas around a screened patio or pool.

Included in the price of every home is central air conditioning and heating. You also get a complete line of RCA Whirlpool appliances including 13.5 refrigerator-freezer, washer-dryer, dishwasher and built-in wall oven and range.

Other prime features of Bel-Aire homes are cathedral ceilings with laminated beams that extend to the wide overhang, a new type of red cedar folding door that serves to separate the childrens' bedrooms in the larger homes, louvered closet doors, choice of wallpaper, electric fixtures and paints.

And in each Bel-Aire home is a complete hi-fi set with Bogen amplifier and Garrard record changer. The models open today were furnished and decorated by Waldo Perez of Burdine's. He has used a different decor in each house. These include Far Eastern, Early American, contemporary, Scandinavian, Spanish.

Loaded with appeal is the two-bedroom Bel-Dale. It features a large master bedroom with a wall divider consisting of louvered closets. There is a private bath with dressing area. The second bedroom and bath is at the other end of the house and has private entrance. The house was designed for the retired couple who are always expecting weekend guests.

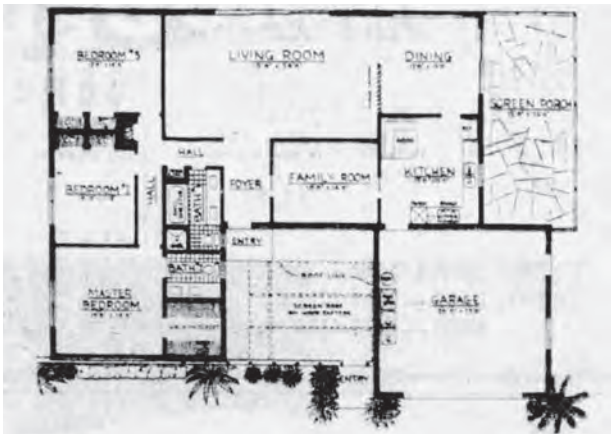
Prices on the eight models range from $19,990 for two bedrooms, two baths and screened patio to $25,990 for four bedrooms, three baths and screened swimming pool with filter. All prices are based on lot size of 75 by 110 feet.

Twenty-five per cent of the homes will be built on a network of canals connecting with Black Creek. Prices of these waterfront homes will run from $2,000 to $8,000 higher.

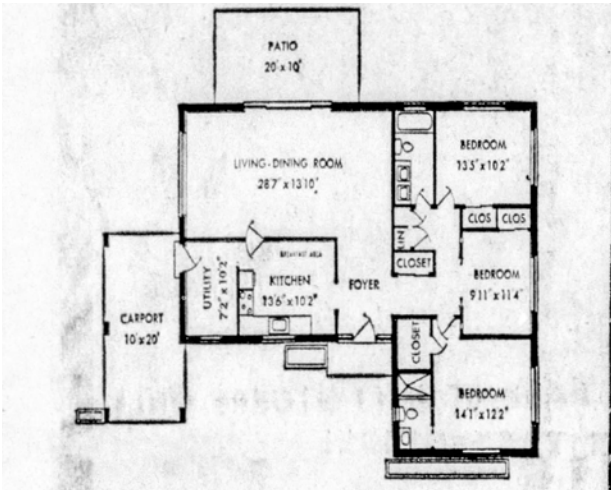
FHA terms are available. Down payments under the government-insured loan program will range from $2,390 on the two-bedroom model to $3,300 on the four-bedroom, three bath. Closing costs will be about $450. Monthly payments, including taxes and insurance, will run from $124.98 to $142.65.

Bel-Aire will have community water and sewage system, underground metered gas, sidewalks and sodded parkways.

Bel-Aire (1957), from "Bel-Aire Offers New Look" advertisement, *Miami Herald*, September 29, 1957



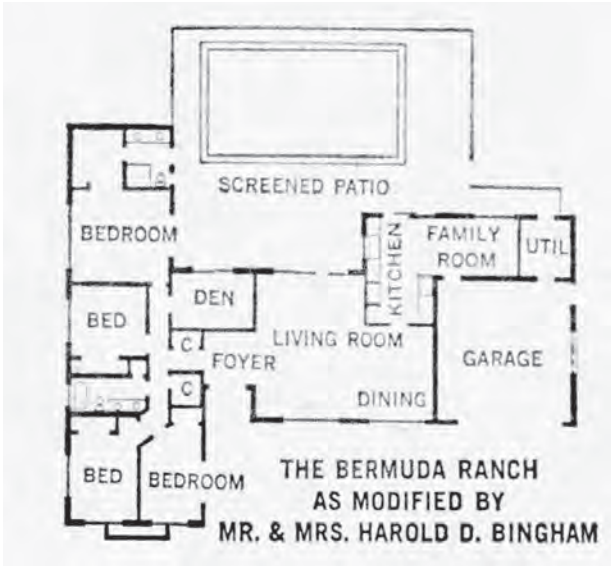
Happy Home model home in Coral Reef Estates (1957), from advertisement for Coral Reef Estates, *Miami News*, June 2, 1957



Brickell model home in Windward Estates, from advertisement for Windward Estates, *Miami Herald*, January 11, 1959



Bahama model home in Snapper Creek Park (1960), from ad for Snapper Creek Park, William C. Kreidt, *Miami Herald*, May 7, 1961



Bermuda Ranch home at Gale Ranch Estates (1959), from advertisement for Gale Ranch Estates, *Miami Herald*, June 10, 1962



Laurel II model home in Green Hills (1968), from advertisement for Green Hills, *Miami Herald,* March 1, 1964

More Room For Less Money

SPLIT-LEVEL PLANNING

Story-And-A-Half House Deserves A Good Look

By JOHN ROHRSON



Bedroom wing, the second level of this house, is above a carport and storage area on ground level.

MAYBE A SPLIT-LEVEL house is the answer to your building problem.

If you want the most space for the least money, if you have a small lot, if you like a view from a bedroom, if there is any difference in the contour of your building site, if you want plenty of convenient storage space for a variety of uses, this type of house deserves a good look.

The story-and-half house is becoming more popular all the time because it answers so many different building needs. For some years south Florida home-builders ignored possibilities of this type of planning. This end of the state is flat, with no little hills that naturally suggest splitting levels of a home.

Recently, though, architects and contractors find that the cost of making low hills, or terraces, with fill is more than paid for in savings that this kind of house affords.

Usual plan in a split-level house is to build garage, storage, laundry and play rooms on the first level, flush or almost flush with the ground. Go up low stairs, four or five feet to the living room area, which is usually one story in height. Then go up a few more feet to the bedrooms, above the service area.

Architect Irvin Korach, who has designed a number of homes of this type on Miami Beach recently, says that there are two basic reasons for their popularity. "The story-and-a-half home costs less per cubic foot than either a one-story cottage or a two-story residence. I've checked several contractors who have bid on all these types, and their figures bear me out.

"The decisive factors in cost are probably that one foundation and one roof serves the two-story section, and that finishes in the first floor level the service area—can be very inexpensive. If the overhead bedroom wing is big enough, it is possible to put a playroom or a low garden-terrace room on the first level. All rooms on this level can be finished with, perhaps, exterior masonry serving as the interior wall."

Since the war, the great demand in most Miami areas, Korach says, is for one-story homes. People seem suddenly conscious of the extra effort involved in going upstairs. For this reason it is much easier to re-sell a one-story home than it is a two-story home. But, he adds, split-level homes have such short flights of stairs that there does not seem to be nearly as much effort involved in getting around, as in the two-story home.

In this flat country, any elevation gives much better view and ventilation than a ground-level room affords. It is this elevation that is making these homes popular in the county, where ground space is no problem. If you have an acre, it is nice to overlook that acre from your bedroom window.

Certainly on narrow city lots, many home-builders turn to this type of house because they discover they want more room than can be build in one level on a 50-or 75-foot lot.

For a house-wife who is conscious of storage space, the split-level home is ideal. It puts an attic on the ground floor, where it is easily accessible for all sorts of indoor and outdoor storage.

Usual method in Dade county on city building lots is to provide elevation needed to stagger levels of this type of home by having fill hauled in. This fill may be handled on a slope so that it looks like a natural mound, or it may be terraced with a decorative stone retaining wall. On country acres, Korach suggests, a split-level house gives an excellent use of the bull-dozer pile that often remains after land-clearing.

If there is any natural difference in elevation on a lot, such as the rock ridge that borders the shoreline in many sections of Dade and Broward county, it is wise to consider a split-level home.

One of its chief advantages, one that seems to come naturally from the plan, is that such a house has what every woman wants— one point of control from which the whole home is easily accessible. The entrance area is usually this point, with living room, bedrooms and service area all branching off from it.

THIS IS A SPLIT-LEVEL HOUSE

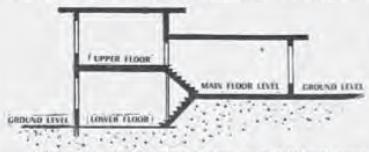


Illustration showing cross section of a split-level house shows main floor level placed midway between lower and upper levels. Ground level under main floor is built up with fill, or takes advantage of a natural land contour. Upper floor is usually a bedroom wing over garage and service area, with living, dining and kitchen areas on the main floor level.



A terrace was built up from fill to allow this split-level house to get best view of the bay beside it.



For this split-level house an artificial terrace was built up from fill, and blocked off with a low, decorative stone wall. This terrace supports the living area wing of the residence.

FLORIDA LIVING

Split-level homes, from John Rohrson, "Split-Level Planning," *Miami News*, April 4, 1953

The most notable improvements, however, came in the kitchen, which expanded to include an eat-in nooks and work islands. All electric surface-unit ranges, ovens, and refrigerators were flush-mounted into finished cabinets, and furnished in a variety of colors that could be matched to plastic laminate countertops and furnishings. Time-saving appliances, including the dishwasher and fanciful devices like the NuTone built-in food center, were not just practical – they were futuristic.

Two-car garages, which became commonplace in the 1960s, were among the most obvious (and public) expressions of the rising material standards of middle-class families. They allowed direct entry from the car into the home, but they also manifested the abundance of extra stuff that had to be stored. Around this time, the U.S. Census stopped asking about indoor plumbing, and focused instead on how many cars a family owned and whether they had air-conditioning, color TVs, Hi-fi radios, dishwashers, and a clothes dryer. As the *Miami Herald* noted, "There will be more questions on the 1960 census form than ever before because, it seems, we can own so many more things."[177]

As the most important house type of the 1960s, the ranch sponsored many variations, including the "**split-level.**" Featuring staggered floor levels and even more space, the split-level was pioneered by architect Charles Goodman in models developed for National Homes, the nation's largest prefabricated home manufacturer. In a typical split-level, the intermediate level living area was connected to a two-story volume comprising upper-floor bedrooms over the garage and service areas. The type had a logic all its own in Dade County, where raised bedrooms and intermediate-level living areas were substantially raised above the floodplain. As an added benefit, the artificial landscape of small hillocks around the raised living areas gave a sense of topography often lacking here, and broke up the monotony of suburban streetscapes.

The Townhouse

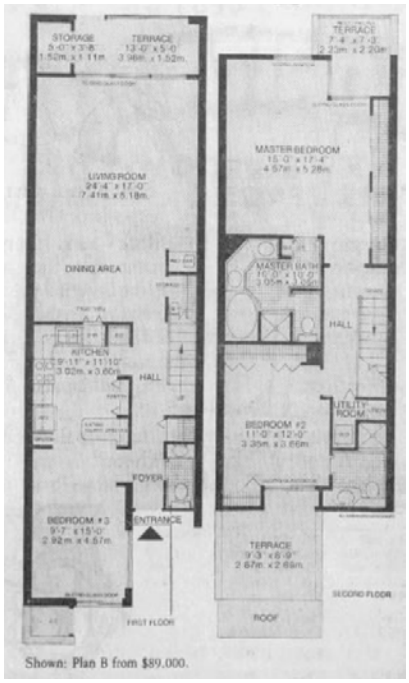
Townhouses were hardly a factor in Dade County's early development. The few models that were built were generally for tourists, like the maisonette units of L. Murray Dixon's Forde Ocean Apartments (1935), and the "studio apartments" of Igor Polevitzky's Wahl Studio Apartments (1948), both on Miami Beach. As vacation rentals, they were generally organized as private units around public amenities.

Starting in the late 1950s, however, attached townhouses emerged as a popular and economical model of suburban housing. Mort Adler developed the first commercial postwar townhouses in Florida in the late 1950s, constructing hundreds of one- and two-story townhouses around rockpit lakes in Hialeah. In a city still dominated by free-standing homes, Adler's continuous rows of homes introduced new and sometime complex representational challenges. To avoid the terrace effect of rowhouses in American cities like New York, Philadelphia, and Baltimore, his homes were staggered to create alternating courts on the street and water side. Architect Wahl Snyder also gave the townhouse a themed character by developing a varied palette of ornamentation based loosely on the "New Orleans style." Small gaps were also left between units so they would qualify as freestanding under the rules that governed Florida's homestead tax exemption, an important incentive toward home ownership.

In hearings before the Dade County Commission in 1965, townhouses were criticized by many as out-of-place throwbacks to obsolete northeastern cities, instant slums of "bunched-up dwelling units offering wall-to-wall neighbors" and lowering adjacent property values. Nevertheless, Zoning Director Robert F. Cook declared "This is a new way of living and I think Dade ought to have it;" that same year Metro-Dade adopted its first townhouse ordinance, including stipulations relegating them to commercial areas with high densities and regulating their design to



Town houses in Town n' Lake Estates, from advertisement for Town n' Lake Estates, *Miami Herald*, January 20, 1966



Plan B home in Delvista at Aventura, from advertisement for Delvista at Aventura, *Miami Herald*, May 7, 1978



Advertisement for The Adler New Orleans Town Houses, *Miami News*, July 7, 1964



Townhouses at Palm Springs Villas, from advertisement for Palm Springs Villas, *Miami News*, May 18, 1973

guarantee a suburban look.[178] Townhouses grew in popularity and by the late 1960s fee-simple townhouses had become a regular strategy for low-cost and middle-class housing in Dade County.

While the rockpit lakes of West Dade continued to serve as Dade County's townhome subdivision laboratory (for instance the Lake Royall Townhouses, designed by Reuben Schneider in 1965, Alesam Corp's **Town n'Lake Estates**, designed by Harvey Ehrlich in 1966, and the many townhouse project rising in Miami Lakes), by the late-1960s large townhouse concentrations were under construction throughout Dade County. Cliff Bretthauer's **Executive Manors** (1967) in North Miami mitigated the concerns and lawsuits of adjacent homeowners by deploying buffer zones, five-foot concrete separation walls, and off-street parking. **Palm Springs Villas** in Hialeah (1973), among the first large-scale townhouse settlements, was a compact 23-block subdivision of fee-simple townhouses organized around a gridiron of streets and narrow service alleys.[179] Designed and developed by Ray and Ellis Lovell, the Palm Springs townhouses offered arcaded facades like those of urban Havana, adapted to their U.S. context through the use of landscape buffers and off-street parking courts.

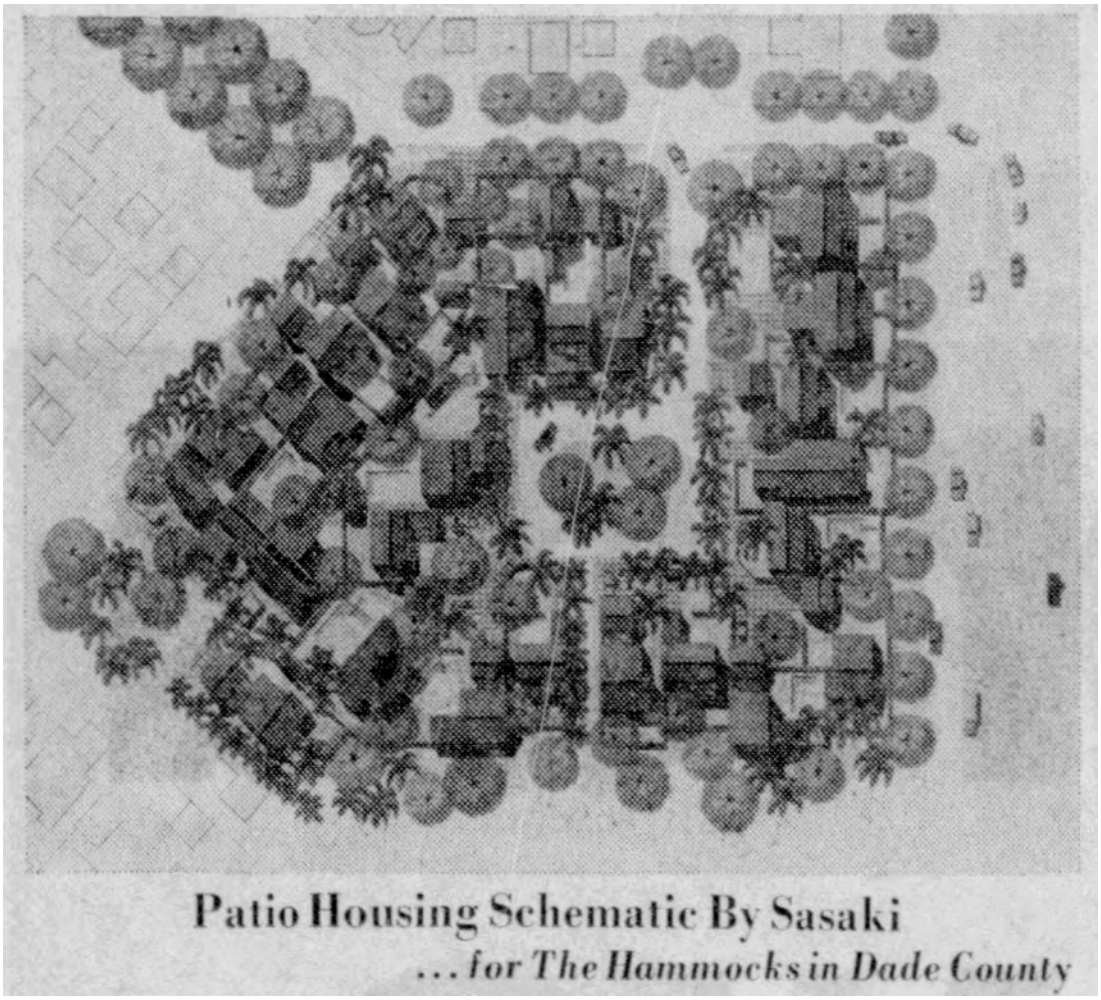
Initially marketed as affordable family housing, in the mid-60s most townhouse development shifted from fee-simple to condominium ownership, paving the way for projects that maintained a more consistent character and provided shared amenities. The lifestyle advantages of condominium townhouses were explored first in Broward County, where Charles Sumwalt's Townhouse Isle project (1962) in Wilton Manors, designed by Gamble, Pownall, and Gilroy, offered a sheltered island of two-story townhouse clusters with private front garden courts, no required maintenance, and amenities like a pool and dock space. Townhouse condominium developments offered a sense of community that proved attractive to part-time residents, retirees, and childfree families.

By the 1970s, most townhouses were built in the context of cluster-planned developments. Here developers organized units into smaller rows, and sometimes into compact pods of three or four units, called "cluster houses" or "quadrominiums." Following the logic of cluster-planned communities, these rows or pods floated in the landscaped seclusion of an urban superblock, with internal pedestrian greenway-systems that connected housing clusters to common amenities like a pool, clubhouse, and playground (see Planning Context above). For example, **The Oasis** (1975) in southwest Kendall featured connected pods of four-units each, comprising masonry site walls that enclosed private patios, and aggregated into U- and L-shaped groups. A village feel was emphasized by the intimate scale of the cubic building volumes, by the jaunty grouping of mono-pitch roofs and projecting balconies, and by the interconnected green spaces that linked the complex to its center.

The Patio Home

In Dade County, the postwar **Patio home** (also called cluster housing) did not refer to a home built around a patio, as in the Spanish tradition. Rather, patio homes, influenced by examples in California and appearing in Miami in the 1970s, used a variation of zero-lot line development made possible by cluster-planning to reduce suburban lot sizes and setback restrictions, and achieve higher densities and lower costs. The name likely relates to the small patio-like yards in the front, side, or back of the home (or some combination), private worlds defined by screens, fencing, or walls.

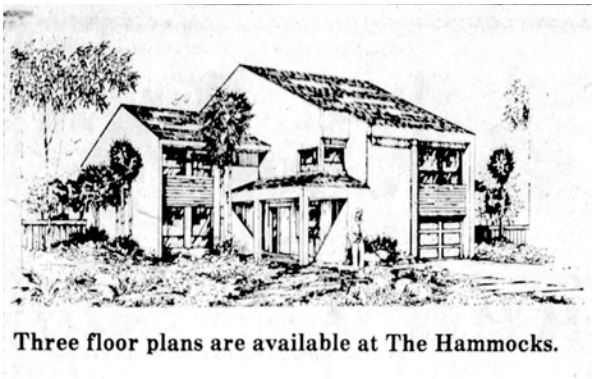
The patio home reflected changing suburban sensibilities that emphasized reduced maintenance, greater privacy, and more usable outdoor spaces. Tightly organized around courts and cul-de-sacs, patio homes suggested the urbanity of a small village, conveying a strong sense of community. An early version of the patio home was built by Heftler Construction in



Patio Housing Schematic by Sasaki for The Hammocks (1974), from Wayne Markham, "Does Miami Face Los Angeles' Fate?" *Miami Herald*, March 7, 1976



Patio Home at the Crossings (1976), from Wayne Markham, "How Do You Get More Home In Less Space?" *Miami Herald*, September 19, 1976



Three patio- home models to open at The Hammocks (1974), from advertisement for The Hammocks, *Miami Herald*, February 22, 1981

the **Sunset Park** district of South Miami (1968), using zero-lot line zoning to enhance security and privacy with completely walled side and rear yards. Heftler exploited the romantic idea of the Spanish patio home, using Mediterranean styling on rows of homes that formed continuous closed walls toward the street, and featured zaguan-type passageways protected by grilled gateways. More compact patio homes were pioneered by the Canadian developer Genstar and planners Sasaki Associates at **The Hammocks** in the late 1960s, and became particularly prevalent in Southwest Dade.[180]

By the 1970s, patio houses were nearly synonymous with the California Style, assembled with a strong expression of post and beam construction, sweeping roofs that evoked a sense of crisp geometry, broad windows, earthy colors and rustic wood siding (often California redwood). The western ranch house aesthetic continued inside, with wood-panelled living spaces, vaulted cathedral ceilings, and sunken conversation pits. Expansive glass walls opening onto walled front and rear patios expanded these interior space and emphasized indoor-outdoor connections.[181]

Low- and mid-rise garden apartments

Townhomes and patio homes weren't the only signal of rising suburban density. In the 1960s low- and mid-rise multi-family apartment buildings sprouted along the frontiers of Miami's postwar suburban development. Far from an outlier in the suburban context, thousands of apartment buildings came to define neighborhoods and new Florida lifestyles across the county. By 1962, 45% of all units built in Dade County were apartments, and by 1968 Dade and Broward Counties led the nation in apartment house construction.[182] Virtual multi-family villages formed across the county, from South Beach and North Beach in Miami Beach, to Liberty City and Brownsville in northwest Miami, to North Miami North Miami Beach, and Aventura in north Dade, to Kendall Drive and the US1 corridor in Southwest and South Dade.

Multi-family buildings appealed to newly emergent demographic groups, and those underserved by previous single-family home construction in Dade County. Among early adopters were a rising tide of elderly snowbirds and retirees, who appreciated their greater amenities, built-in maintenance, and sense of community. As Matthew Gordon Lasner and Deborah Dash Moore have pointed out, American retirees were living longer and better thanks to improved health care, union pensions, and Social Security. For this group, apartment living perpetuated a state of "permanent tourism" in Dade County.[183] Indeed, Miami's apartment living boom was, in some respects, a new resort trade.

The postwar growth of collective forms of home ownership, like cooperatives and condominiums, further boosted the development of multi-family buildings. Housing cooperatives, pioneered in late 19th century, had a corporate ownership structure, with residents as shareholders holding rights to a particular unit. In contrast, condominium ownership conveyed legal title to individual living units, allowing them to be individually mortgaged, and permitting owners to claim the advantages of Florida's Homestead Tax exemption. Already popular in Europe and Latin America, the first American experiments in condominium ownership were in Puerto Rico, where they were used to promote urban housing to middle-income families.[184] Condominiums came to Miami and the rest of the United States when Section 234 of the Federal Housing Act of 1961 authorized low-cost FHA-financed mortgages on individual condominium units.

While the role of FHA mortgage financing (and U.S. housing policies generally) in creating low-density suburban sprawl is well known, the Housing Act of 1961 demonstrates how these policies were liberalized and broadened to benefit higher-density housing too. FHA chief Neal J. Hardy, explaining the new policy, emphasized how expanding mortgage assistance to condominium ownership would emphasize the needs of "urban areas, low- and moderate-income families, the preservation and rehabilitation of existing

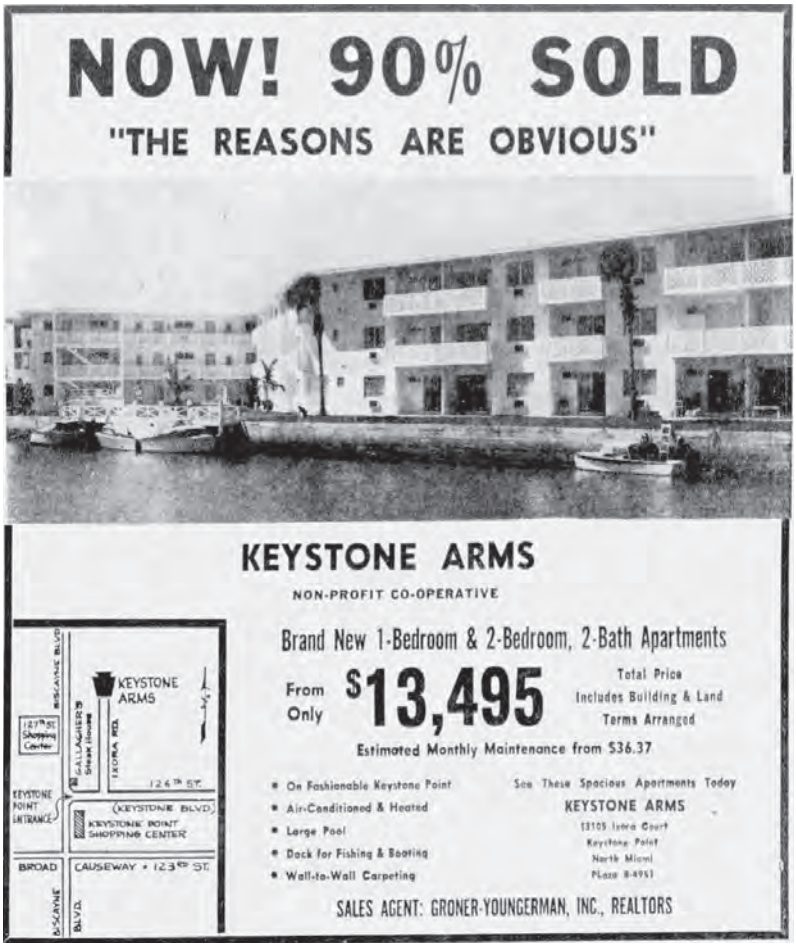
housing, greater efficiency in the production of new housing, and a broadening of opportunities for home ownership."[185] In an address to Miami realtors, Raymond T. O'Keefe, Vice-president of Chase Manhattan Bank of New York, predicted that the condominium would reverse migration to the suburbs and restore middle-income families to the cities.[186]

While it did little to stimulate development in the urban core, the Housing Act of 1961 stirred an apartment development frenzy in Dade County, creating new centers of density. As condominium ownership eclipsed cooperative ownership in the mid-1960s, condominium developers adopted various building types, including townhouses, patio homes, duplexes, and especially multifamily buildings.[187]

Many of the first condominium projects in Dade County were low- and midrise catwalk-type apartment buildings. These inexpensive and utilitarian housing types, first envisioned by Bauhaus planners in the 1920s, featured exterior circulation galleries – their defining characteristic – that were meant to be cost effective while also stimulating social contact among residents.[188] Easily scalable in height and length, and readily adapted to site conditions, catwalk types notably emphasized construction efficiency. For example, their vertical circulation cores (including stairs and elevators) were generally constructed independent of the main housing block and, sheathed in breezeblock, textured stucco, tilework, or even decorative metalwork, embodied the building's principal embellishment. Floor-through, cross-ventilated apartments opened directly to the open catwalks, emphasizing direct connections with the surrounding landscape and reinforcing the identity of these buildings as garden apartment housing – a type favored by the FHA in prewar guidelines and well-established throughout Miami in the 1930s as a popular and humane model of commercial housing .[189]

In Dade County, the catwalk type acquired different meanings, depending on factors like location and level of amenity. For example, a low-rise garden apartment variant popular in Miami Beach, which in-filled the city's urban grids in the 1950s, proved particularly attractive to retirees and became the dominant housing type in the city's North Beach district. As Liberty City and Brownsville transitioned toward higher densities in the 1950s, the catwalk type became ubiquitous there too. **Alberta Heights** (1950), an 80-unit garden apartment complex developed by W. B. Sawyer (the Black physician and real estate developer who also owned the Mary Elizabeth Hotel), was constructed on a spacious, campus-like green superblock. Such developments, with quality open space and industry-leading amenities, were promoted as examples of housing reform.[190] Yet most of the new catwalk types in the Liberty City area lacked amenity and were packed onto small residential lots. In their congestion, they followed the logic of the tenement. In reference to their poor quality, housing reform advocate Elizabeth Virrick labeled these buildings "Concrete Monsters."[191]

On spacious suburban sites throughout much of Dade County, catwalk-type developments grew in size and height to form full-service and highly amenitized residential communities. The T-shaped **Keystone Arms Cooperative Residences** (1959) at Keystone Point in North Miami, a three-story 60-unit co-op apartment building designed by Gilbert Fein, had long, narrow wings fitted to the triangular shape of the site, embracing parking on one side and amenities like the pool deck and boat docks on the other. Frese and Camner's 65-acre **Point East** (1967) in North Miami Beach, occupying a peninsula into Maule Lake, comprised more than 1,400 units in 17 mid-rise buildings. Loosely arrayed along the landscaped perimeter of the peninsula, and including a substantial community center and clubhouse, it was a marriage of density, amenity, and green space. **Skylake West** in North Miami Beach, one of the first master-planned high-density communities in Dade County, mixed low-rise garden apartment pods with taller catwalk-type condominium slabs, including the 360-unit **New Horizons** (1962), 560-unit **Rolling Green**



Apartments at Keystone Arms (1959), from advertisement for Keystone Arms, *Miami Herald*, May 5, 1960



Alberta Heights (1950), from Brownsville Historic Survey- permission pending

(1968), and 800-unit **Jade Winds**, which boasted an extraordinary amenity tower (see Northeast Corridor context). In attracting residents, size mattered because larger housing projects could afford more community and recreational amenity. Developments like Skylake West created a standard of suburban living akin to country club membership.

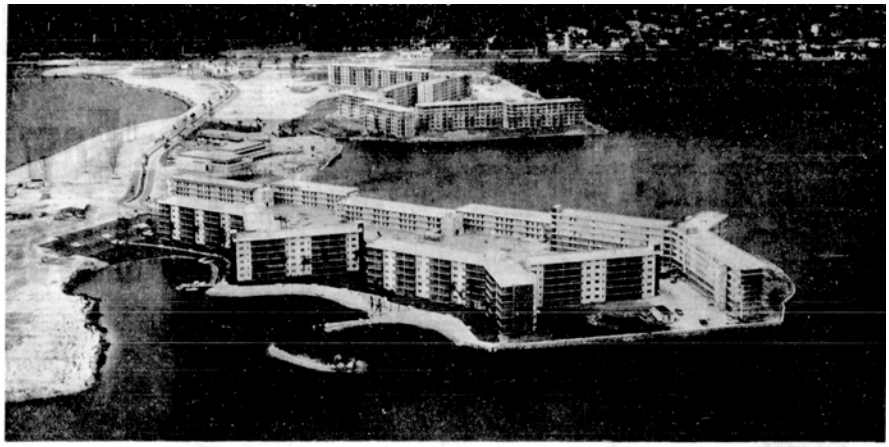
By the mid- to late 1960s a new and distinct form of catwalk type, known as the "Dingbat," flourished. Generally four- to five-story, and raised over an open-air parking area, the Dingbat evolved in response to the increasing importance of cars in postwar development, and on-site parking requirements codified into zoning codes in the 1960s. Critic Reyner Banham famously decried the related dingbats of postwar Los Angeles as symptoms of the city's "urban Id" coping with unprecedented residential densities.[192] In Dade County, these clumsy postwar specimens of urban infill more likely reflected a utilitarian compromise between lot size, allowable density, and parking requirements. Many were built in Miami Beach, where their functional facades stand in stark relief against the rich street architecture of the 1920s and 1930s.

Tower apartment buildings

Starting around the 1960s, tower blocks sprouted across the metropolitan area, especially along waterfronts and arterial corridors, and in emergent metropolitan districts: Brickell Drive, the oceanfront of Key Biscayne, downtown Coral Gables, the mid-beach section of Miami Beach, and along the Northeast Corridor of Dade County. The trend to larger, taller, and more efficient buildings was partly driven by land scarcity in the face of a growing population and rising construction costs. Yet high-rise housing also thrived for reasons particular to Miami's distinct demographics, climate, and combination of retirement and resort economies.[193] In contrast with many American cities, where the economy of high-rise construction frequently translated into affordable or public housing, the only high-rise public housing in Miami served the elderly. Most towers were constructed by mercantile builders, fulfilling the needs of an increasingly transient citizenry, including retired people and snowbirds to be sure, but also transnationals. Towers were marketed to middle-class consumers, emphasizing the prospect of aerial living in attractive locations. Height and density were translated into increased luxury, amenity, views, and a sense of community. Their spacious units boasted well-equipped kitchens, air conditioning, and individual balconies from which to survey the landscape. Built during the apex of automobile culture, towers offered plenty of parking, elaborate automobile arrival sequences, and luxuriously planted automobile drop-offs.

High-rise housing units were generally sold as cooperative or condominiums apartments. Ownership transformed high-rise living into another extension of the American Dream, and vertical suburban living created a new threshold of suburban density in Dade County. An explosion of tower development during the 1960s helped make Florida, as the *Miami News* reported, the "cradle of the condominium in America," with Miami as its "condominium metropolis."[194]

Towers were not new in Miami; they were a characteristic building type of the 1920s boom that persisted through the 1950s in various forms as hotels, residential buildings, and office blocks. Notably, tower hotels formed the iconic 1920s bayfront skyline of both Miami and Miami Beach. By the 1960s modernist tower slabs, seen as particularly cost-effective, inspired a new wave of high-rise development. The postwar tower slab benefitted from new construction technologies like flat-slab construction (allowing lower floor-to-floor heights), ready-mix concrete (providing faster curing), and "scatter columns" (permitting structures to be designed after the unit plans were optimized for marketing considerations).[195] The tower slab model also engendered higher plan efficiencies. Some early towers, like the 13-story **Robert King High Towers** (1964),



Rapid Growth of Point East Can Easily Be Determined by Comparing These Photos

A Building Boom on 65 Acres

Point East (1967), from Fred E. Fogarty, " A Building Boom on 65 Acres," *Miami Herald*, January 22, 1967



EVERY APARTMENT AT POINT EAST HAS A WATERFRONT VIEW . . . with its own screened Florida room . . . Favorite water sports at your door-step . . . Easy access to the Intracoastal Waterway . . . A picture-book private boardwalk along two miles of protected waterfront.

Apartments at Point East (1967), from advertisement for Point East, *Miami Herald*, February 26, 1967

erected by the Miami Housing Authority on the Miami River, incorporated catwalk-type circulation systems. Later, towers incorporated a double-loaded unit configuration – a more economical plan layout that also produced long interior corridors, deeper floor plates, and diminished access to light and cross-ventilation. No wonder the tower slab type arrived in sync with air conditioning.

Comprising from 150 to over 1,100 units each, tower slabs generally deployed a functional approach to image that could be described as mechanical, and in some cases tectonically numbing. Most employed compositional patterns derived from the interplay of solid wall and projecting balconies (often staggered to provide "interest" to the large expanse of walls).[196] Notwithstanding their functional exteriors, towers could be lavishly adorned, with sumptuous use of stone and precious metals, and patterned walls of screen-block and precast concrete panels that emphasized richness and complexity. Grounds were often festooned with sculptural luminaries, statues, tropical foliage, and elaborate waterworks that included grottoes and waterfalls.

The **Brickell Town House** (1962) was among Miami's earliest postwar residential towers. The Y-shaped 21-story tower, designed by Steward-Skinner, was steel-framed with projecting concrete floor slabs and balconies, continuous walls of glass on its main facades, and blank end walls. It was supported on columns over its ground level lobby, gardens and an extensive area of parking. The **Towers of Key Biscayne** (1970) raised its towers over structured parking decks, a more space-efficient alternative to grade-level parking. Architect Don Reiff (Reiff & Fellman) and landscape architect Taft Bradshaw concealed the two levels of automobile and service functions below a landscaped platform that established a "garden floor" for the tower nestled into the tropical foliage and dune system.[197]

Club condominium towers, a high-rise variant that thrived along the Northeast corridor, conjoined the iconic potential of towers with Miami's growing social stratification. The **Palm Bay Club** (1965), the first of this type, occupied the nine-and-a-half-acre estate of Miami's pioneer naturalist Charles Torrey Simpson, set between Biscayne Boulevard and Biscayne Bay. On this green retreat, futurist condominium structures like the 26-story **Palm Bay Tower**, a svelte rocket ship-like tower by Lawrence & Belk with James Deen, were organized around a lavish marina, clubhouse, and amenity complex. Conceived around the personality and connections of Cornelia Vandegaer Dinkler, a society figure newly arrived in Miami, the club was touted as a place for the "Jet Set" and "Yacht Batch."[198] The success of the Palm Bay Club spurred similar developments along the boulevard, like Walter Troutman's **Jockey Club** (Bleemer and Levine, 1968), and Alvin Malnick's **Cricket Club** (1975).[199] As each acquired thousands of members, the club condominium acquired a privileged social status.

While not strictly speaking a club, the redevelopment in 1981 of the unfinished 32-acre **Quayside** complex on Biscayne Boulevard (see above) achieved something similar, merging 1,000 new residential units in three 21- to 24-story with extensive club and resort facilities. Set in a lush green park, creating a sense of urban oasis, the complex included a health and spa facility, a private tennis complex, a market and coffee shop, marina, and a bayside specialty dining complex known as The Great House.[200]

Tower residences, and their assimilation of club or resort characteristics, reached an apotheosis in the master planned community of Aventura. Occupying 785 acres of landfill, Aventura was master planned by San Francisco-based Hall & Goodhue in 1970 to produce a total population between 17,000-23,900. Touted as a "total community," a term used by the homebuilding industry to indicate a positive balance of public



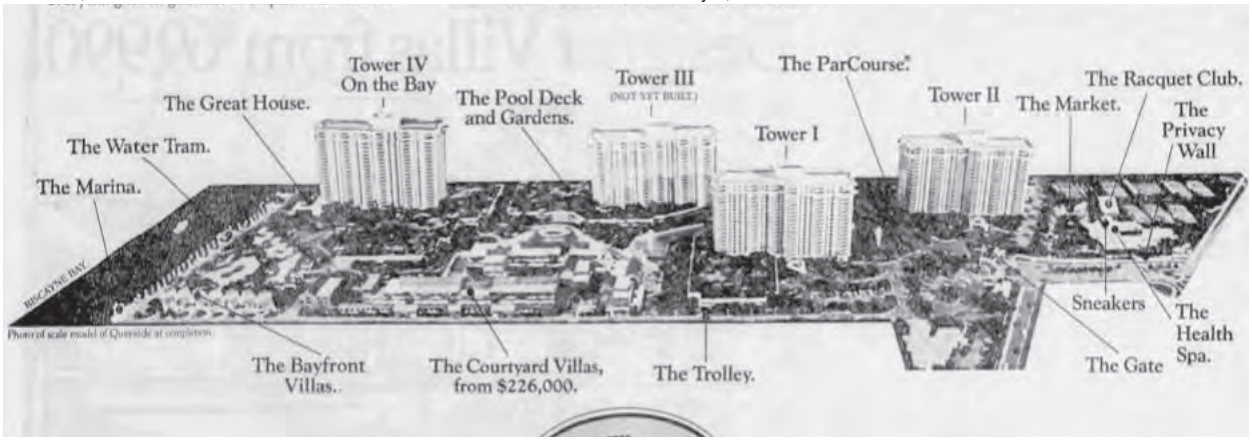
Robert King High Towers (1964), Smith and Korach, Pancoast Ferendino Grafton Skeels and Burnham, from Spillis Candela DMJM collection, date unknown



Robert King High Towers (1964), Smith and Korach, Pancoast Ferendino Grafton Skeels and Burnham, from Spillis Candela DMJM collection, date unknown



Rendering of Brickell Townhouse (1962), Steward-Skinner, from "Brickell Town House Wins FHA's Award for Design" ad, *Miami Herald*, January 5, 1964



Aerial of towers of Quayside, from Quayside advertisement, *Miami Herald*, April 15, 1984



Apartments in North Dade, from Vicki Salloum, "A new lease on life," *Miami Herald*, April 13, 1978

Buy now. Move now.

If you're ready to move, we can offer you immediate occupancy.

We have a very limited, and very choice, number of condominium apartments in two of our high rise neighborhoods, the 17-story Bonavida and the 18-story Bonavista.

The apartments come with one or two bedrooms. With all the luxuries you could want. With a posh recreation center right downstairs. And with a generous share of our incomparable views that range from sea, sand and sky to the Intracoastal Waterway to the Miami skyline and to our own private paradise.

That paradise is a 785-acre pleasure preserve (as large as Central Park).



And we're building on only 10% of it. The rest is for enjoyment. Lakes. Parks. Bicycle paths. A marina. A dazzling multi-million-dollar clubhouse nestled between two 18-hole golf courses and next to eleven tennis courts. And every resident is eligible to join, as long as memberships are still available.

It's all here. Right now. All you have to do is decide which part of our world is for you. The Bonavista is north of the north golf course and closest to the waterways. The Bonavida is west of the country club, and closest to the club and the shopping center. At either one, you can see your actual apartment today, and move in tomorrow. Apartments start at $33,500.

Condominium apartments at Bonavista (1972), from advertisement for Bonavista, *Miami Herald*, September 9, 1973

Watching Florida Grow



Phase two of the multi-million dollar Jockey Club on 118th Street and Biscayne Blvd. has just been completed. The 21-story structure representing an initial $10 million investment, will have a companion building of similar size which will make the total cost in excess of $20 million. Architect for the complex is James W. Voorhies, and the general contractor is Burk Builders Inc.

Jockey Club (1968), James W. Voorhies, from "Watching Florida Grow" advertisement, *Miami News*, January 2, 1969



Aerial photo of Aventura used as a city planning tool, source unknown, c. 1970s

and private amenity, it comprised clusters of low-, mid-rise and tall buildings surrounding a broad 40-acre park – an arrangement that developer Aventura Donald Soffer conceived as an allusion to Central Park in New York City.[201] The park included twin 18-hole championship golf courses and a country club, along with lakes, bicycle paths, landscaped walks and bird sanctuaries.[202] Country Club Drive, the beltway ringing this central green, was Aventura's main street, and was organized to provide continuous park views on one side and views of residential skyline on the other. The interaction of open green space and towers loosely realized the modernist "tower in the park" ideal pioneered by Le Corbusier in his 1923 Ville Contemporaine, but rarely achieved in Miami because of the smaller increment of private development tracts, the ubiquitous presence of zoning-mandated parking, and most of all the detachment of housing development from issues of social reform.

Mobile/trailer home communities

Among the housing types rising in postwar Dade County, trailer homes and trailer parks are generally overlooked in most planning. Yet the type has a deep resonance locally. Since the 1920-30s, transience, tourism, and poverty made Dade County a mecca for mobile home parks and trailer camps. They stretched along the byways of the county, from Biscayne Boulevard in Northeast Dade, to the Tamiami Trail in Southwest Dade and South Dixie Highway in South Dade. Economical camper trailers, and the trailer communities built to serve them, initially helped democratize and desegregate Miami's tourism industry, previously restricted to White, middle and upper-class tourists. Originally hitched to cars and considered recreational vehicles, trailers were reprogrammed during the depression as temporary homes. During WWII, at places like **Victory Park** (1944) in Miami Springs, the federal government deployed them as temporary worker housing.

Trailer development really took off in the late-1940s as manufacturers increased the size and amenity of the trailers. Trailers were progressively widened, from ten to twelve feet, and their size increased from about 220 square feet in the 1940s-50s to as much as 700 square feet in the 1960s. Manufacturers also began incorporating standard home-like amenities like bathrooms and kitchens, and architectural features like bay windows and decorative skins. By the 1970s tailers could be arranged as "double-wides," producing residences that approached site-built homes in size. As trailer sizes grew, they became less vehicular, towable only by commercial vehicles.[203] To accommodate these new manufactured residences, trailer camps became trailer parks and their designs began to mimic the best practices of suburban community design.

As trailers and trailer parks emerged in the postwar as low-cost alternatives to single-family homes, Miami emerged as a testing ground of new trailer-based lifestyles. **Trailer City** (1947), just east of Biscayne Boulevard, was advertised as a demonstration of the "trailerite way of life." Promising a rich community life, it was equipped with a central park (today **Highland Village Community Center**), and public facilities like a business center, food market, restaurant, drug store, barbershop, clinic, and a playground. It also boasted athletic facilities including tennis courts, shuffleboard courts, and horseshoe pits. In line with the machine-age trailers assembled there, the park's architecture was emphatically futuristic. Designed by Ashburn and C.E. Kirksey, Robert Law Weed, and Montgomery Atwater (alternately named as designers), the community center featured a streamlined design, and each lot had a pastel-painted bath and toilet cabana equipped with a rooftop deck. Most importantly, and in contrast with standard rental arrangements, Trailer City comprised 800 privately-owned lots sold under a cooperative arrangement with FHA support, making a trailer residence an alternative way in to the American Dream of suburban home ownership.

The 600-unit **Li'l Abner Trailer Park** in Sweetwater also set out to mimic the best qualities of suburban planning, and advance the trailer park as a form of community. Founded by Abner Wolf, a Detroit food merchant who believed community could play a role in reversing the dispersal of the family and emphasizing nuclear family life, Li'l Abner was conceived as a family-oriented development that included **Pioneer Corral**, a modern nursery school, as well as after-care facilities for kids in public school and ten acres of recreational park space. In order to offer different housing options, the 100-acre park also included a 63-unit apartment building.[204]

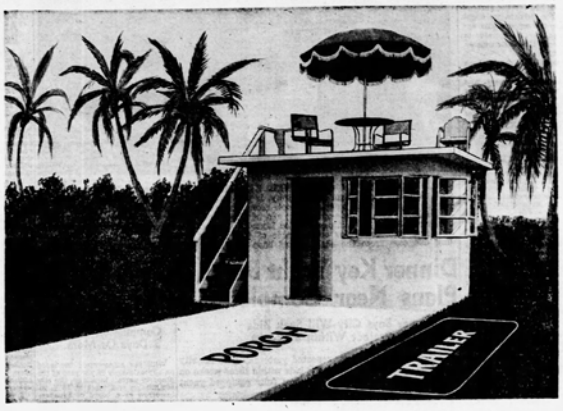
In Dade County, trailer parks were part of a constellation of housing options that blurred the lines between mobility and permanence. Like tourist courts (also known as motor courts and cottage courts), motels, and seasonally-rented apartment buildings, they functioned equally as touristic and low-cost housing. In South Dade, for example, many parks accommodated migrant workers and the overflow housing needs of Homestead Air Force Base. **Oasis Trailer Park**, **Tropical Raines,** and **Silver Palm Mobile Park** in Goulds specialized in migrant housing, and much like work camps, they were often the arrival point of new migrant communities in South Dade. Of the parks in South Dade that accommodated overflow housing for the Homestead Air Force Base, only the **Magnolia Trailer Park** and **Chandler Trailer Park** were open to Blacks in 1967, attracting the attention of the federal government and action in desegregating parks throughout the region.[205] Nearby, however, the **Goldcoaster, Southern Comfort**, and **Palm Garden mobile home parks** in Florida City, and **Larry and Penny Thompson Park** at Metrozoo (1974, renamed Zoo Miami in 2010) continued to function as touristic options, offering facilities like pools and shuffleboard courts, and well-equipped amenity buildings.

Notwithstanding their increasing amenity of trailer homes, and the community-oriented designs of trailer parks, these remained low-cost housing options synonymous with unsubsidized affordable housing.[206] Many trailer parks have endured and demonstrate a housing alternative to both the single-family home and multi-family options. Today, referred to as manufactured housing communities, they form a critical precedent for the 'modular homes' that hold promise of reducing housing costs.

Florida Trailer Parks, Inc.

Invites You to Attend
Ceremonies Marking Completion of First Units
in

Trailer City
AMERICA'S FINEST TRAILERCOACH
Community!



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(U. S. Highway No. 1)
AT
N. E. 138th ST.
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BARBEQUE
And Soft Drinks Will Be Served

SEE The most beautiful trailer lots in the United States, each lot with its own modernistic CBS toilet and shower building featuring attractive sundeck roofs.

SEE A display of brand new trailer-coaches arranged on the completed lots. These trailer-coaches, which have been provided by the greater Miami chapter, Florida Trailercoach Dealers assn., will be open for your inspection throughout the afternoon.

SEE The prizes awarded in our $3,500 Suggestion Contest. Some lucky trailerite will win a $2,000 lot in Trailer City and two others will win down payments on lots of $1,000 and $500, respectively, for the best suggestions to help us make Trailer City America's finest trailercoach community.

THERE ARE STILL SOME LOTS AVAILABLE IN THE FIRST SECTION OF THE TRAILER CITY
This section will be ready for occupancy next season

DE LUXE LOTS	**40x50 FEET ARE PRICED AT**	**$3000**
STANDARD UNITS	**30x40 FEET ARE SELLING FOR**	**$2000**

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Come out to TRAILER CITY today, look over the lots which are still available and choose yours NOW!

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Completion of first units in Trailer City (1947), from advertisement for Trailer City, *Miami News*, July 13, 1947



Miami Heights Trailer Park, State Archives of Florida, Florida Memory, January 1953, photo by Rand C. Lee



Miami Heights Trailer Park, State Archives of Florida, Florida Memory, November 1967, photo by Karl E. Hollan



Migrant Farm Workers, from "The Migrants," *Miami Herald*, March 21, 1965

End Notes

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3 Mark W. T. Harvey, “Taking the Postwar Seriously: The Environmental Significance of the Truman Years in Modern United States History,“ in Karl Boyd Brooks, ed., *The Environmental Legacy of Harry S. Truman*, The Truman Legacy Series, Volume 5, Truman and the Environment: Los Alamos to the Everglades, Key West, Florida, May 2007.

4 Thomas W. Hagan, “Need Grows for Biscayne Bay Plan,” *Miami Herald*, March 24, 1949.

5 I borrow the term “liquid landscape” from Michele Currie Navakas, *Liquid Landscape: Geography and Settlement at the Edge of Early America* (Philadelphia: University of Pennsylvania Press, Inc, 2017).

6 William D. Solecki and Robert T. Walker, “Transformation of the South Florida Landscape,” in *Growing Populations, Changing Landscapes: Studies from India, China, and the United States* (Washington, D.C., The National Academies Press, 2001).

7 Miami-Dade County Department of Planning and Zoning, Planning Research Section, “Demographic Profile Miami-Dade County, Florida 1960 – 2000,” September 2003, p.6. Accessed on.Miamidade.gov July 15, 2023. See also Amanda Briney, “The Sunbelt of the Southern and Western United States,” https://www.thoughtco.com/sun-belt-in-united-states-1435569. Updated on August 07, 2019

8 By 1980 1.26 million Miamians--nearly 80% of the county’s total population--lived in the suburbs. U.S. Department of Commerce, Bureau of the Census, 1980 Census of Population: Part 11: Florida, issued February 1982, p. 11-32. Accessed online at https://www2.census.gov/prod2/decennial/documents/1980a_flABCs1-01.pdf

9 Miami-Dade County Department of Planning and Zoning, Planning Research Section, “Demographic Profile,” p. 2.

10 Miami became the second-ranked Port of Entry into the United States In the 1930s. “Preview of Pan-American Studio and Beautiful Brandon Park,” *Miami Herald*, February 16, 1936. Regarding the experience of migrants to Miami, see Melanie Shell-Weiss, *Coming to Miami: A Social History* (Gainesville : University Press of Florida, 2009).

11 The Globalization and World Cities Research Network (GaWC) ranked Miami in 2020 as a "Beta+" city (cities with a moderate connection to the global economy), based on its economic, political, and cultural characteristics. See “Globalization and World Cities Research Network,” Wikipedia, https://en.wikipedia.org/wiki/Globalization_and_World_Cities_Research_Network.

12 Hector F. Burga, “Spatial Politics in Metropolitan Miami, 1980-1992: Cuban American Crisis, Community Development and Empowerment,” PhD dissertation, City and Regional Planning (University of California Berkeley December 18, 2012), p. 22. The role of racism in real estate is well covered in N. D. B. Connolly’s *A World More Concrete: Real Estate and the Remaking of Jim Crow South Florida* (Chicago: University of Chicago Press, 2016).

13 White Anglo dominance in civic affairs mirrored the dominant role the U.S. sought to play in the American hemisphere (a dynamic manifest starting in 1951 in the many plans for Interama, a proposed hemispheric-themed world’s fair proposed in North Miami – see Northeast Corridor section).

14 Burga, “Spatial Politics in Metropolitan Miami, 1980-1992,” p. 22.

15 See Colin Woodard's *American Nations: A History of the Eleven Rival Regional Cultures of North America*, (Viking, 2011). Woodard describes South Florida as being "outside what is now the United States [with] Cuban-dominated South Florida [being] the financial and transportation hub of the Spanish-speaking Caribbean."

16 The notion of border land seems appropriate to the study of Miami’s social context. I rely here on Chanelle N. Rose, *The Struggle for Black Freedom in Miami* (Baton Rouge: Louisiana State University Press, 2015), p. 9.

17 Richard Thornton, "Tekesta People,” Access Genealogy, 2014, accessed at https://accessgenealogy.com/florida/tekesta-people.htm.

18 Harry A. Kersey, Jr., “The Florida Seminoles in the Depression and New Deal, 1933-1942: An Indian Perspective,” *The Florida Historical Quarterly*, October, 1986, p. 175.

19 Ibid.

20 Marlin Billie, Panther Clan, son of Juanita Fewell Billie and Henry John Billi, “Florida, a tourist state; unconquered Seminoles, the tourism attraction,” *The Seminole Tribune*, October 3, 2019, accessed online at https://seminoletribune.org/florida-a-tourist-state-unconquered-seminoles-the-tourism-attraction/

21 Jim Crow laws were state and local laws that enforced racial segregation. Introduced in the Southern United States in the late 19th and early 20th centuries, they persisted until the civil rights era (1960s). "Jim Crow laws," Wikipedia. https://en.wikipedia.org/wiki/Jim_Crow_laws#:~:text=In%20practice%2C%20Jim%20Crow%20laws,others%2C%20beginning%20in%20the%201870s.

22 In 1941, developer and Coral Gables founder George Merrick noted the influence of Bahamian Black immigrants in South Florida: "I believe these Bahamian negroes had a most distinct and important influence, in that they brought inspiration to many of the first English, French, Northern and Southern planters; to all of those early settlers who at first were skeptical of the coral-rocky country, forbidding and desolate from the planting standpoint. In the Bahamas there is the same coral rock; and the Bahamian negroes knew how to plant on it; and how to use it: and they knew too that all kinds of tropical trees would grow and thrive on this rock. They, too, had a vital influence upon our civilization in bringing in their own commonly used trees, vegetables and fruits." George Merrick, "Pre-Flagler influences on the Lower Florida East Coast," Tequesta, 1(1), 1941, 1–10. p. 5. From Graylyn Swilley-Woods, Dissertation. Glocalizing Community Heritage Tourism in Two African American Communities in Miami, 2019.

23 Marvin Dunn has noted the example of Black workers laying the railroads of Miami, and the establishment near railroad towns (like Opa-locka) of Black settlements. Marvin Dunn, *Black Miami in the Twentieth Century* (Gainesville: University Press of Florida, 1997), p. 169.

24 As Graylyn Swilley-Woods notes, "It is worth noting that the early Bahamian and then American South Blacks who settled in Miami in Overtown and West Coconut Grove came largely to fill jobs in the budding tourism industry. The first major hotel in the Miami area, the Bay View House, was built in West Grove in 1882 and staffed and serviced largely by Bahamians of African descent." Graylyn Swilley-Woods, "Glocalizing Community Heritage Tourism in Two American Communities in Miami, Dissertation, 2019. p. 59. See also Raymond Mohl, "Black immigrants: Bahamians in early twentieth-century Miami," *The Florida Historical Quarterly*, 65(3), 1987, 271–297.

25 See map of "Negro Housing Areas," Standard Metropolitan District, Miami, Florida, Dade County 1951. From Reinhold P. Wolff and David K. Gillogly, *Negro Housing in the Miami Area* (Coral Gables, 1951). See also "Race Resident Occupation Areas," City Planning Board of Miami Florida, 1951.

26 Frederick Douglass, "The Color Line," *The North American Review*, June 1881, Vol. 132, No. 295 (Jun., 1881), pp. 567-577. The color line was also explored by the sociologist and social activist W.E.B. Du Bois in the early 20th century.

27 Duany Plater-Zyberk & Company, "Masterplan for Historic Overtown Folklife Village, Miami, Florida," May 1997. p. 3.

28 Susan Oltman Fink, *Politics and Prayer in West Perrine: Civic Engagement in the Black Church* (Rutgers University Press, 2009), p. 253.

29 Ibid, p. 29-30. See also Marilyn Mellowes, "The Black Church," *American Experience*, https://www.pbs.org/wgbh/americanexperience/features/godinamerica-black-church/

30 Rose, *The Struggle for Black Freedom in Miami*, p. 5.

31 Dunn, *Black Miami in the Twentieth Century*, pp. 89, 168.

32 Chanelle Rose has called Miami's veneer of civility in Black-White relations an "Illusion of moderation" concealing multiple efforts to contain Blacks and deny them rights. Rose, *The Struggle for Black Freedom in Miami*, pp. 1-11.

33 The connection between the race line, racial zoning, and real estate in Miami has been extensively explored by N. D. B. Connolly's *A World More Concrete*. See also Jordan Schucker, "An Analysis of 'The Color Line,' Frederick Douglass (1881)," posted December 3, 2021. accessed online at https://blogs.dickinson.edu/hist-117pinsker/2021/12/03/frederick-douglass-the-color-line-1881/. The theme of the color line was also famously explored by the sociologist and social activist W.E.B. Du Bois in the early 20th century.

34 Raymond Mohl, "Whitening Miami: Race, Housing, and Government Policy in Twentieth Century Dade County," *The Florida Historical Quarterly*, Vol. 79, No. 3 (Winter 2001), 319-345.

35 According to Raymond Mohl, "Dade County's black population grew from 49,518 in 1940 to 64,947 in 1950 and to 137,299 in 1960." Raymond A. Mohl, "The Settlement of Blacks in South Florida," in *South Florida: The Winds of Change*, ed. Thomas D. Boswell (Miami, 1991), 112-17. Somewhat different numbers are provided by Teresa Van Dike in "Miami's Second Ghetto." "Between 1940 and 1950 Dade county's white population grew from 217,909 to 415,857, while the black population grew from 47,549 to 79,227." Van Dike, "Miami's Second Ghetto," p. 9.

36 Dunn, *Black Miami in the Twentieth Century*, p. 161.

37 “The Answer to Negro Housing?” *Miami Herald*, January 27, 1952.

38 Van Dike, “Miami’s Second Ghetto,” 21.

39 Connolly, *A World More Concrete*, pp. 73-74. Luther Brooks, a white businessman, was a key figure among the landlords of Black residential units in Miami. Brooks’ Bonded Collection Agency managed 10,000 rental units in 1967, and Brooks took an activist role in the politics and the planning of Black communities.

40 Richard S. Sterne, *Social Problem Levels in City of Miami* (Miami: Welfare Planning Council of Dade County, 1965), v, 33-42, 63-73, 83; Miami Report, 1; see also Rose, "Metropolitan Miami's Changing Negro Population," 225, 227, quoted in Eric G. Tscheschlok, “Long Road to Rebellion, Miami’s Liberty City Riot of 1968,” thesis presented toward a Master of Arts, Florida Atlantic University, August 1995.”

41 Eric Tscheschlok, "Long Time Coming: Miami's Liberty City Riot of 1968," *Florida Historical Quarterly*: Vol. 74: No. 4, Article 6 (Tallahassee: Florida Department of State, 1995). Accessed online at https://stars.library.ucf.edu/fhq/vol74/iss4/6.

42 Chanelle Rose has pointed out how progressive touristic narratives “both aided and undermined the Black freedom struggle,” and obscured the deep racial divide that was part of the city’s Southern identity. Rose, *The Struggle for Black Freedom in Miami,* p. 7.

43 Josephine Baker famously refused to perform at Miami Beach’s Copa City Club. Laurent Gallissot quoted in Deborah Ramirez for ArtburstMiami.com, “Miami Beach Remembers Josephine Baker 70 Years After Her Stand for Civil Rights,” September 13, 2023. Accessed online at https://socialmiami.com/miami-beach-remembers-josephine-baker-70-years-after-her-stand-for-civil-rights/.

44 Dunn, *Black Miami in the Twentieth Century*, 168.

45 The boycott, as Graylyn Swilley-Woods notes, “took effect when Miami-Dade County’s elected officials rescinded a proclamation welcoming Mandela based on disapproval for praise he had previously expressed for the Palestine Liberation Organization Chairman Yasser Arafat and for Cuban President Fidel Castro.” Graylyn Swilley-Woods, Dissertation. Glocalizing Community Heritage Tourism in Two African American Communities in Miami, 2019, p. 63.

46 “Rent Aid May Spur New Housing Units,” *Miami News*, December 5, 1966.

47 “Critique Precedes HUD Suit,” *Miami Herald*, May 22, 1970.

48 “New $6.8 Million Center Opens in Model City Area,” *Miami Herald*, September 25, 1977.

49 Rose, *The Struggle for Black Freedom in Miami*, pp. 1-2, 7.

50 Dunn, *Black Miami in the Twentieth Century*, p. 175.

51 Marina Novaes, “Historic Virginia Key Beach Park,” Designation Report, City of Miami, November 2013

52 Historical Marker. Historic Negro Police Precinct and Courthouse Museum, Overtown. See also Connolly, *A World More Concrete*, 124-128.

53 Dunn, *Black Miami in the Twentieth Century*, p. 171.

54 Ibid, p. 195.

55 “Perrine Community,” Institute for Public History (IPH) Oral Histories Collection, Communities report. https://www.library.miami.edu/ohp-communities-perrine.html

56 Dunn, *Black Miami in the Twentieth Century*, p 201.

57 George B. Kirsch, “Municipal Golf and Civil Rights in the United States, 1910-1965,” *The Journal of African American History*, Vol. 92, No. 3 (Summer 2007), 371-391.

58 “Desegregation in the 1960s,” The University of Miami Commemorates 50 Years of Desegregation, accessed online at https://scholar.library.miami.edu/umdesegregation/60s.php.html

59 Fink, “Politics and Prayer in West Perrine,” pp. 61-63.

60 Joe Hall, “Integration in Dade County Public Schools, October 1966,” Research Report (Volume14, Number2, 1966-67). Dade County Public Schools, Miami, Fla., November 1966.

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62 Rose, *The Struggle for Black Freedom in Miami*

63 George Merrick, "Pre-Flagler influences on the Lower Florida East Coast," Tequesta, 1(1), 1941, 1–10. p. 5. From Graylyn Swilley-Woods, "Glocalizing Community Heritage Tourism in Two African American Communities in Miami." See also "Bahamian Americans," Wikipedia. Accessed online at https://en.wikipedia.org/wiki/Bahamian_Americans

64 "Puerto Rican Emigration to Florida," Encyclopedia of Puerto Rico, uploaded June 27, 2021. Accessed online at https://en.enciclopediapr.org/content/puerto-rican-emigration-to-florida/.

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67 Louis A. Perez Jr., *On Becoming Cuban: Identity, Nationality and Culture* (Chapel Hill: University of North Carolina Press, 1999) 432. In Rose, *The Struggle for Black Freedom in Miami*, p. 9.

68 Jo Werne, "The Big Five Club: Cuban Bluebloods Revive Social Life of Havana Days," *Miami Herald*, July 11, 1971.

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71 At the time of the Cuban Revolution, established architects like Adolfo Albaisa, Humberto Alonso, Ignacio Carrera-Justiz, Jose Feito, Pelayo Fraga, Enrique Gutierrez, Frank Martinez, Ermina Odoardo and Ricardo Eguillor, and Nicholas Quintana, had already emerged onto the scene with important works. In Miami, this group moved into established offices, created partnerships or their own offices, practiced in Miami and throughout Latin America, and taught in local schools of architecture. Pancoast Ferendino Grafton, Miami's largest and most prestigious architectural firm, hired many of the immigrants, including Hilario Candela, who emerged as one of the firm's most important designers and an important translator of Latin American architectural themes and the urban motifs of his native Havana. In the 1970s, a new generation of Cuban born architects, educated in American universities, also came on the scene, including Hernando Acosta, Willy Bermello, Jaime Borrelli, Willy Borroto, Donald Bouterse, Jaime Canaves, Antonio Cantillo, Hector Carillo, Andres Duany, Andres Fabregas, Jorge Khuly, Roney Mateu, Rafael Portuondo, Antonio Quiroga, Raul Rodriguez and Oscar Sklar. Some were graduates of the University of Miami's fledgling School of Architecture. I rely here on research and writing I produced for Metropolis to Global City: Architecture and Planning in Miami-Dade County 1940-1989 (Miami-Dade County: Miami-Dade County Department of Regulatory and Economic Resources, https://www.miamidade.gov/planning/library/historic-preservation/from-metropolis-to-global-city.pdf.

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125 In Miami, sections of the Land Ordinance are generally defined by 10 avenue blocks east to west, and 16 street blocks north to south.

126 The Chaille Plan, developed by City Councilman Joseph Chaille, divided the county into four sections (NE, NW, SE, SW), centered at today's Flagler Street (former Twelfth Street) and Flagler Avenue (former Avenue D). A competing street plan, the Brossier Plan, was also considered, but not selected. "Plans for Renaming Miami's Streets Now Before City Council," *Miami Herald*, September 23, 1920.

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128 Nolen's comments were made to the National Conference on City Planning (NCCP) in 1926. John Hancock, "John Nolen: New Towns in Florida, 1922-29," *New City No. 1*, Fall 1991, p. 69.

129 Van Dike, "Miami's Second Ghetto," p. 15.

130 "FHA, Underwriting Manual: Underwriting and Valuation Procedures under Title II of the National Housing Act," February 1938 (Washington, D.C.: U.S. Government Printing Office, 1938), paragraph 1378." In Andrew John Verhoff, "A Steady Demand for the Usual: The Federal Housing Administration's Effect on the Design of Houses in Suburban Indianapolis, 1949-1955, Thesis submitted to the faculty of the University Graduate School, Indiana University, November 1996, p. 13.

131 Federal Housing Administration, Technical Bulletin No. 7: Planning Profitable Neighborhoods (Washington D.C.: Federal Housing Administration, 1938); Federal Housing Administration, Successful Subdivisions: Planned as Neighborhoods for Profitable Investment and Appeal to Home Owners, Land Planning Bulletin Number 1 (Washington, D.C.: U.S. Government Printing Office, 1940); Seward H. Mott and Max S. Wehrly eds., Community Builders' Handbook, (Washington, D.C.: Urban Land Institute, Community Builders' Council, 1947).

132 Marc A. Weiss, "Developing and financing the 'garden metropolis': urban planning and housing policy in twentieth-century America," Planning Perspectives, 5 (1990) 307-319.

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nity," (Published as Monograph 1 in Vol. 7 of Regional Plan of N.Y. Regional Survey of N.Y. and Its Environs, 1929). See also Jason Brody, "The Neighborhood Unit Concept and the Shaping of American Land Planning 1912-1968," Journal of Urban Design, Volume: 18, Issue: 3, pp. 11-12. Retrieved from http://krex.ksu.edu. Weiss, "Developing and financing the 'garden metropolis." Clarence Perry's superblock model was developed further by Clarence Stein and Henry Wright during the 1930s in projects like Chatham Village in Pittsburgh, where attached houses enclosed an interior park, and at Radburn, New Jersey, where automobile and pedestrian circulation networks were split to support a continuous network of park spaces. These projects focused very much on the home as an affordable building block of middle-class neighborhoods. Stein developed these models further in Toward New Towns for America, including the development of a planned regional framework of greenbelts and parks. Yet, as Jean-Francois Lejeune has described, the socialist connotation of planned communities doomed both local and federal efforts, especially after the attacks of Senator Joseph McCarthy gave them an un-American tinge. Jean-Francois Lejeune, "Planning the Spectacle of Greater Miami," in Allan Shulman Ed., Miami Modern Metropolis: Paradise and Paradox in Midcentury Architecture and Planning (South Pasadena: Balcony Press, 2009), pp. 30.

135 The FHA published urban planning guidelines in a number of government bulletins and pamphlets, including Technical Bulletin No. 7: Planning Profitable Neighborhoods (1938), Successful Subdivisions: Planned as Neighborhoods for Profitable Investment and Appeal to Home Owners (1940). The Urban Land Institute published the Community Builders' Handbook (1947).

136 See for instance Ada Louise Huxtable, "American the Beautiful, Defaced, Mutilated," New York Times, January 12, 1964. Huxtable described the American urban scene as "amputation by expressway and slaughter by suburban sprawl."

137 I rely here on research and writing I produced for Metropolis to Global City: Architecture and Planning in Miami-Dade County 1940-1989 (Miami-Dade County: Miami-Dade County Department of Regulatory and Economic Resources, https://www.miamidade.gov/planning/library/historic-preservation/from-metropolis-to-global-city.pdf.

138 Matthew Gordon Lasner, "No Lawn to Mow: Co-ops, Condominiums, and the Revolution in

Collective Homeownership in Metropolitan America, 1881-1973," PhD dissertation presented to the Harvard University Department of Architecture, Landscape Architecture, and Urban Planning, 2007. p. 319. Accessed online. https://www.proquest.com/openview/bcd722f2000317f227e6dc4f44adf4b0/1?pq-origsite=gscholar&cbl=18750

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Politics in Metropolitan Miami," p. 35.

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155 Mohl, "Whitening Miami," 319-345.

156 W. B. Dickinson Jr., "Suburban migration". Editorial research reports, 1960 (Vol. II). Accessed http://library.cqpress.com/cqresearcher/cqresrre1960072000, August 18, 2022. As Dickinson writes, Max Lerner complained that what made suburbia's standardization even bleaker was "the uniformity of age, income and class outlook," while John Keats, in The Crack in the Picture Window, concluded that the physical monotony of mass suburban housing was "a leveling influence in itself, breeding swarms of neuter drones."

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158 Van Dike, "Miami's Second Ghetto," 21.

159 Mohl, "Whitening Miami," p. 322.

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161 Connolly, *A World More Concrete*, pp. 87-88.

162 Mohl, "Whitening Miami," 324. Mohl noted that the elements of the Negro Resettlement Plan were "…historically important for at least two reasons. First, they reveal the racial thinking of white civic leaders on housing issues, and the lengths to which they were willing to go to achieve their goals. Second, they provide insight into the purposes of subsequent policies and plans that Dade County ultimately implemented."

163 Ibid, pp. 331-332. On December 29, 1943, the commission designated two areas of Opa-locka known as Bunche Park and Magnolia Gardens to be "set aside for negro occupancy." On February 22, 1944, the commission approved a resolution establishing a boundary line "dividing White and Colored residents, in the town of Goulds, Florida." Three months later, the commission voted to change the zoning of an agricultural area of Opa-locka, declaring it "open to Negro occupancy." However, the Commission also stipulated that a planted "buffer strip at least sixty feet in width" be established along the eastern border of the property, walling off the new black residential area from nearby white commercial and residential property. Subsequently, Opa-locka experienced a rapidly rising black population in the years after World War II. All of these decisions culminated in an August 1945 zoning resolution that made manifest the commission's segregationist designs: The resolution was followed by instructions to the county zoning director to make necessary alterations to official zoning maps of the County.

164 Dickinson Jr., "Suburban migration."

165 "Pick Negro Area, Plan Board Told," *Miami Herald*, December 4, 1946.

166 Connolly, *A World More Concrete*, pp. 93-98. See also Mohl, "Whitening Miami," 325-328, and John Archer, Sennott R.S. *Encyclopedia of Twentieth Century Architecture*, Vol.3 (P-Z) (Fitzroy Dearborn, 2005), accessed online at http://architecture-history.org/schools/SUBURBAN%20PLANNING.html

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171 "Keystone Point Development Opens Model Home

Today," *Miami Herald*, December 11, 1949.

172 I draw here from research for my Metropolis to Global City: Architecture and Planning in Miami-Dade County 1940-1989 (Miami-Dade County: Miami-Dade County Department of Regulatory and Economic Resources, https://www.miamidade.gov/planning/library/historic-preservation/from-metropolis-to-global-city.pdf.

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175 For example, the Frigidaire House, 1934. "Weather: Clear and Cool," *Miami News*, August 5, 1934.

176 Raymond Arsenault, "The End of the Long Hot Summer: The Air Conditioner and Southern Culture," *The Journal of Southern History*, Nov., 1984, Vol. 50, No. 4 (Nov., 1984), pp. 597-628.

177 Edna Walls, "It's Census Time: Do You Have Pool? 2 Cars? Color TV Set?," *Miami Herald*, February 15, 1960.

178 Charles Whited, "Townhouse Builders Win Metro Approval," *Miami Herald*, Nov. 10, 1965.

179 "Grand Opening," advertisement for Palm Springs Villas, *Miami Herald*, July 7, 1974. The same developers also developed Palm Springs Villas South in Hialeah.

180 Wayne Markham, "Does Miami Face Los Angeles' Fate?" *Miami Herald*, March 7, 1976.

181 Wayne Markham, "How Do You Get More Home in Less Space," *Miami Herald*, September 19, 1976.

182 "Apartments Sprout Here, But Is There a Demand?" *Miami News*, February 13, 1963. See also "20 Years Ago You Couldn't Give an Apartment Away," *Miami Herald*, February 28m 1965; and Polly Redford, *Billion-dollar Sandbar: A Biography of Miami Beach* (New York: Dutton, 1970), 255.

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187 Lasner and Moore, "The Social Origins of the Miami Condo."

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200 Dee Wedemeyer, "Where Luxury Has No Bounds," *New York Times*, March 14, 1982.

201 Lasner, "No Lawn to Mow," p. 500.

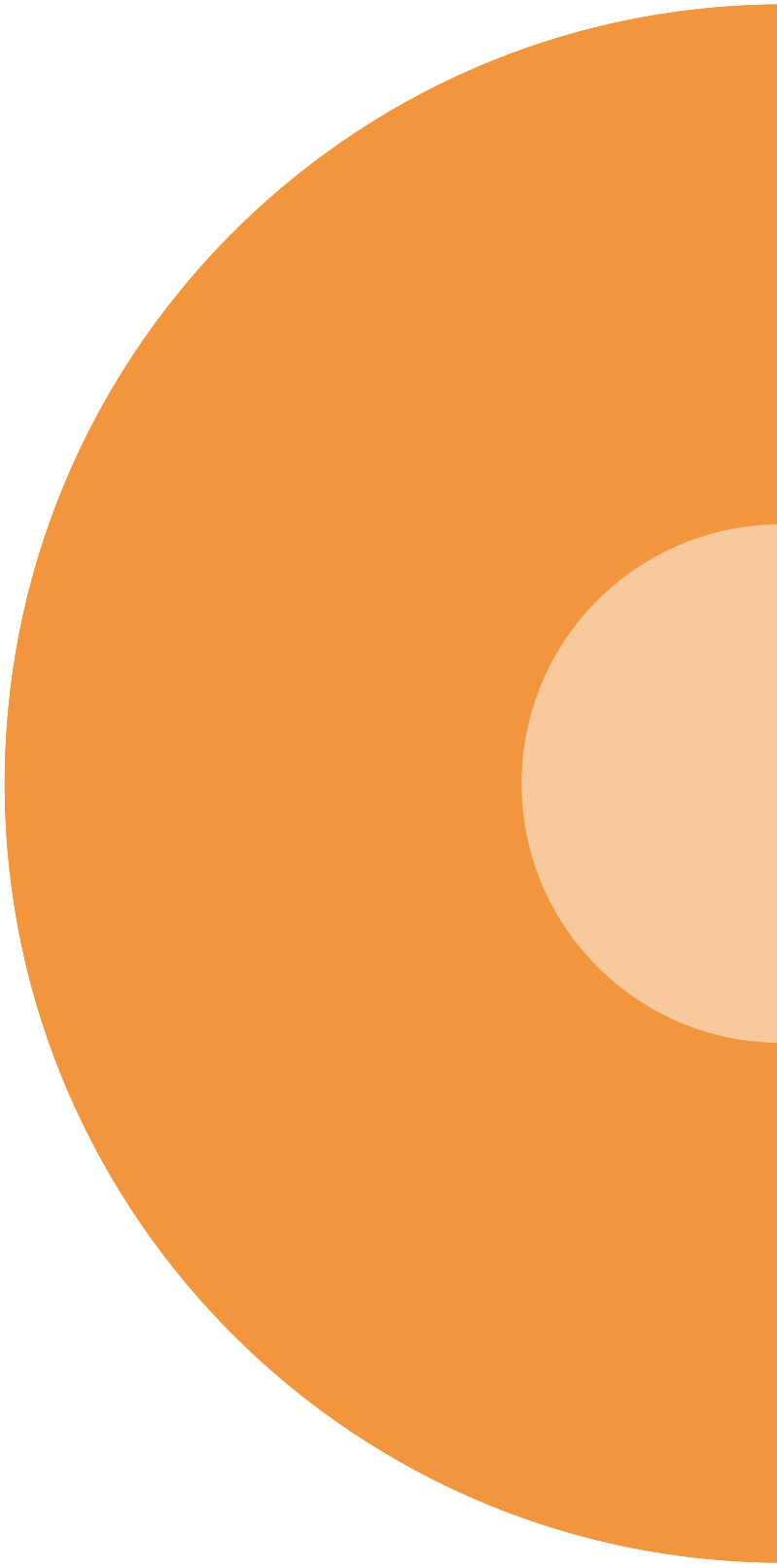
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205 Fred Bruning, "Trailer Parks Shut Me Out, Negro Tells Biracial Panel," *Miami Herald*, April 7, 1967.

206 Steven T. Anderson, "Trailer Park Residents," *Social Thought & Research*, Vol. 35, the promise and pitfalls of public sociology (2019), pp. 113-140



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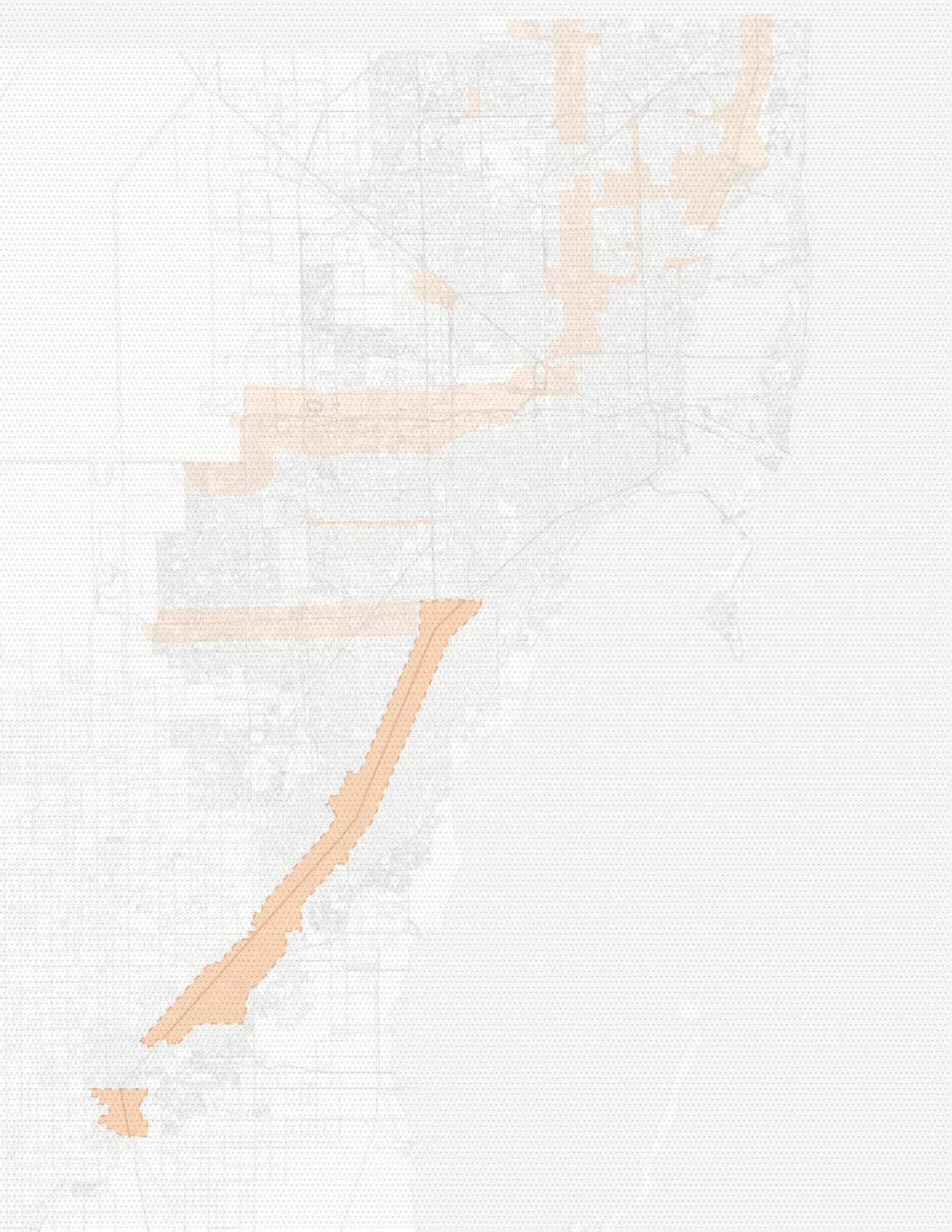
Geographical Focus Areas and Context Statements

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South Dade Corridor

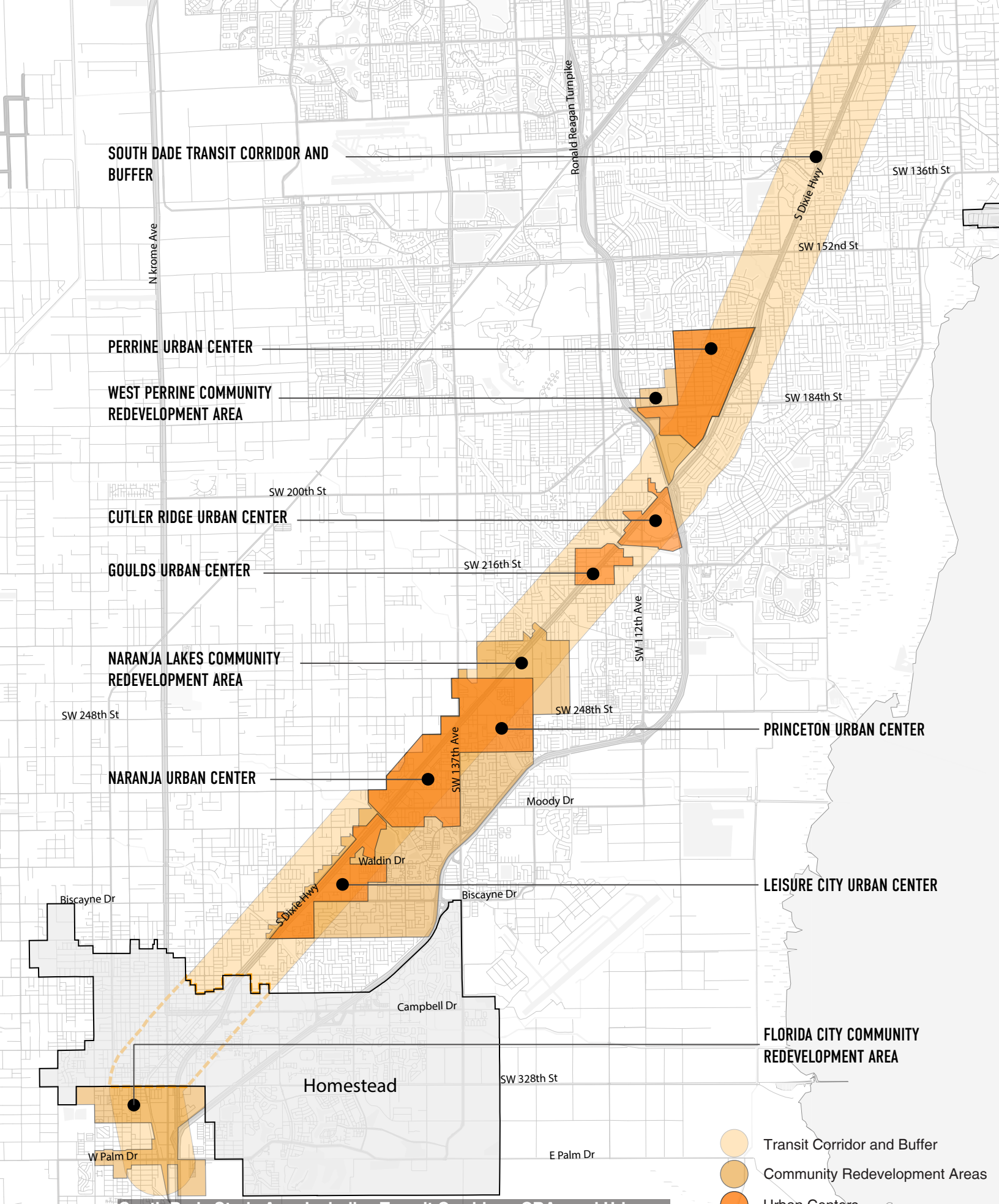
From Rural Spine To Suburban Artery

The South Dade study area corresponds with the South Dade TransitWay Corridor, established under Miami-Dade County's Comprehensive Development Master Plan's SMART Program, following the historic route of the Florida East Coast (FEC) Railway. The corridor and its adjacent buffer areas include US1, which roughly parallels the railroad. For the purposes of this study, the corridor extends from Flagler Groves Estates/Kendall Gardens (just south of Dadeland) to Florida City, and comprises areas under the jurisdiction of Community Redevelopment Agencies (CRAs) and areas designated by the county as Urban Centers. The CRAs include the West Perrine, Naranja Lakes, and Florida City. Several County-designated Urban Center districts also line the corridor, and are classified as either Community or Metropolitan Centers for regulatory purposes. These include the Downtown Kendall Urban Center District, Naranja Community Urban Center District, Goulds Community Urban Center, Princeton Community Urban Center, Perrine Community Urban Center, Leisure City Community Urban Center, and Cutler Ridge Metropolitan Urban Center. The study area encompasses sections of un-incorporated Miami-Dade County, as well the municipalities of Florida City, Cutler Bay, Palmetto Bay, and Pinecrest. Homestead, occupying a portion of the corridor between Florida City and Modello, has its own historic preservation jurisdiction and is excluded.

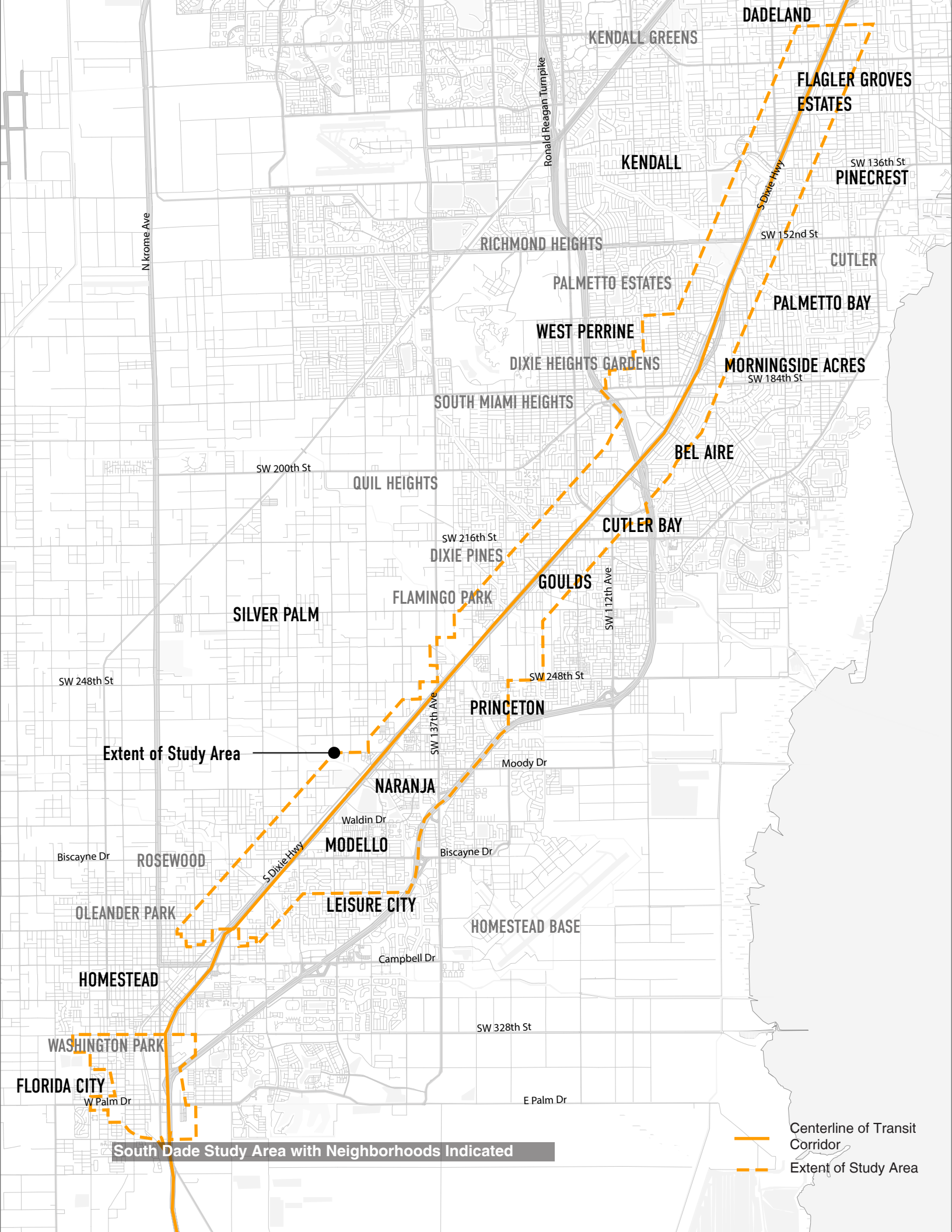
The FEC railway's Cutler Extension from Miami to Homestead, completed in 1904, opened up South Dade for development and became its inaugural organizational spine. Along it, a string of railroad towns formed, serving rural communities. Partly settled through the practice of homesteading, Miamians referred to South Dade as "homestead country." The southernmost towns on the FEC, Homestead (platted in 1904 and incorporated 1913), and Florida City (platted 1910, incorporated 1914), are the second and third-oldest municipalities in Miami-Dade County, developed independently and roughly in parallel timeframes with other early Dade County settlements like Lemon City, Coconut Grove, and Miami, which were more centrally located and would come to form the heart of the county's urban core. Because of their distance from the urban core, the forces that were at play in their development differed from those that influenced the development of Miami.

While the FEC laid the groundwork for agricultural and industrial development, the South Dixie Highway (US1) corridor that paralleled the railroad laid the groundwork for the area's subsequent residential and commercial development. Fed by the automobiles that by 1920s were becoming a primary means of transportation, the area progressively assumed a secondary role as a suburban extension of Miami. The establishment of the Homestead Army Air Field in 1941 and its remaking as Homestead Air Force Base in 1955 brought further development to South Dade. Yet, as the last area of Dade County to urbanize, rural uses persisted longer in South Dade, and still define the Redland area west of the corridor. The area also retains a cultural history that is distinct from Miami, formed not just by its agricultural industries, but by important Black, Latin American and Caribbean heritage, and the presence of migrant workers.

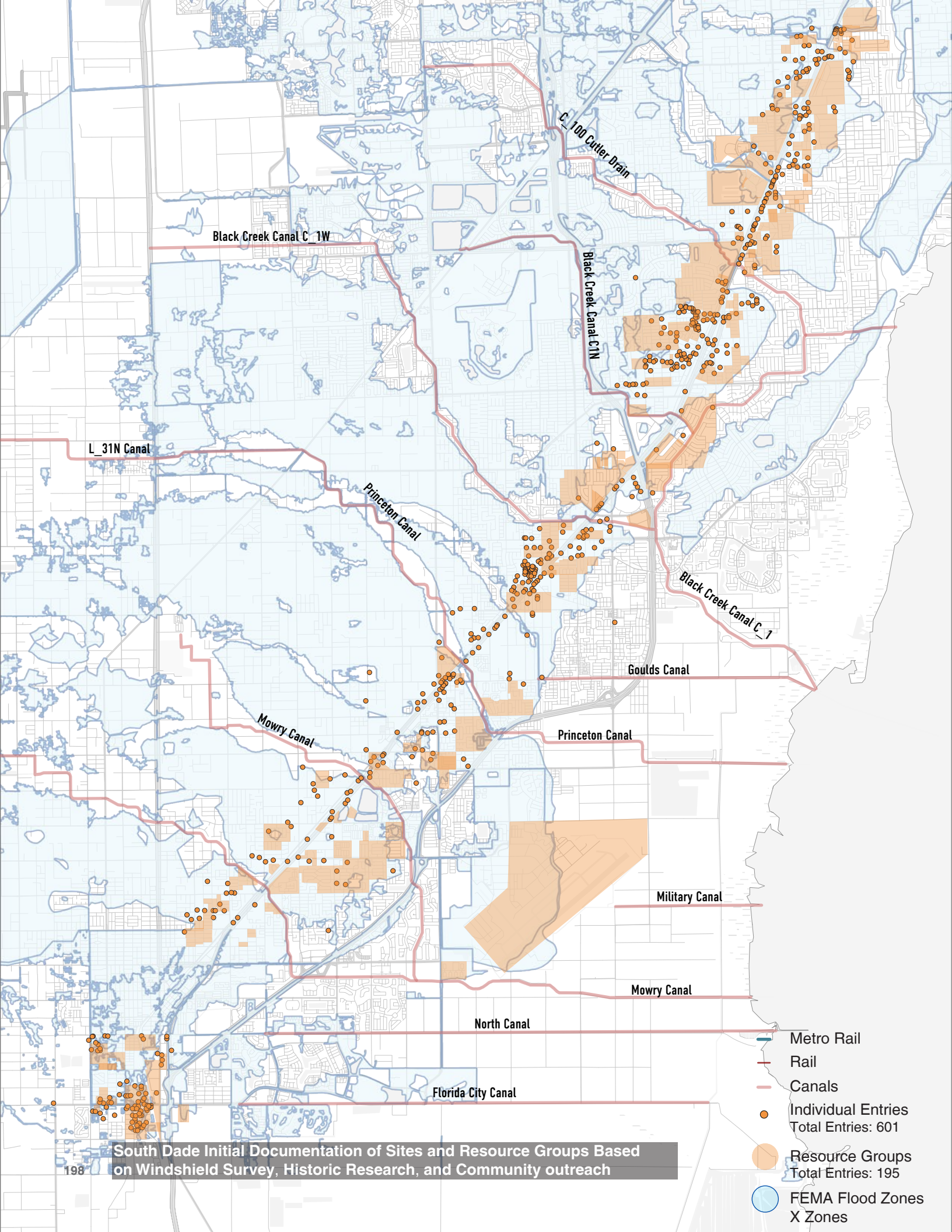
Tourism was an important economic engine that drove development in South Dade (just as it had throughout South Florida), but given its agricultural economy, the South Dade Corridor experienced little of the commercial resort and residential development that came to define postwar Biscayne Boulevard in North Dade (see Northeast Dade section). Following a series of battles between development interests, governmental authorities, environmentalists, and others, the bayfront and barrier islands were preserved as a wilderness. As South Dade's watery fringes became home to Biscayne National Park and Everglades National Park, the South Dade Corridor became a base for wilderness tourist excursions, populated with motor courts, motels, and specialty restaurants. It was also a spine for tourist sites that emphasized exotic flora, fauna and architecture, including the Monkey Jungle, Orchid Jungle, and Coral Castle.



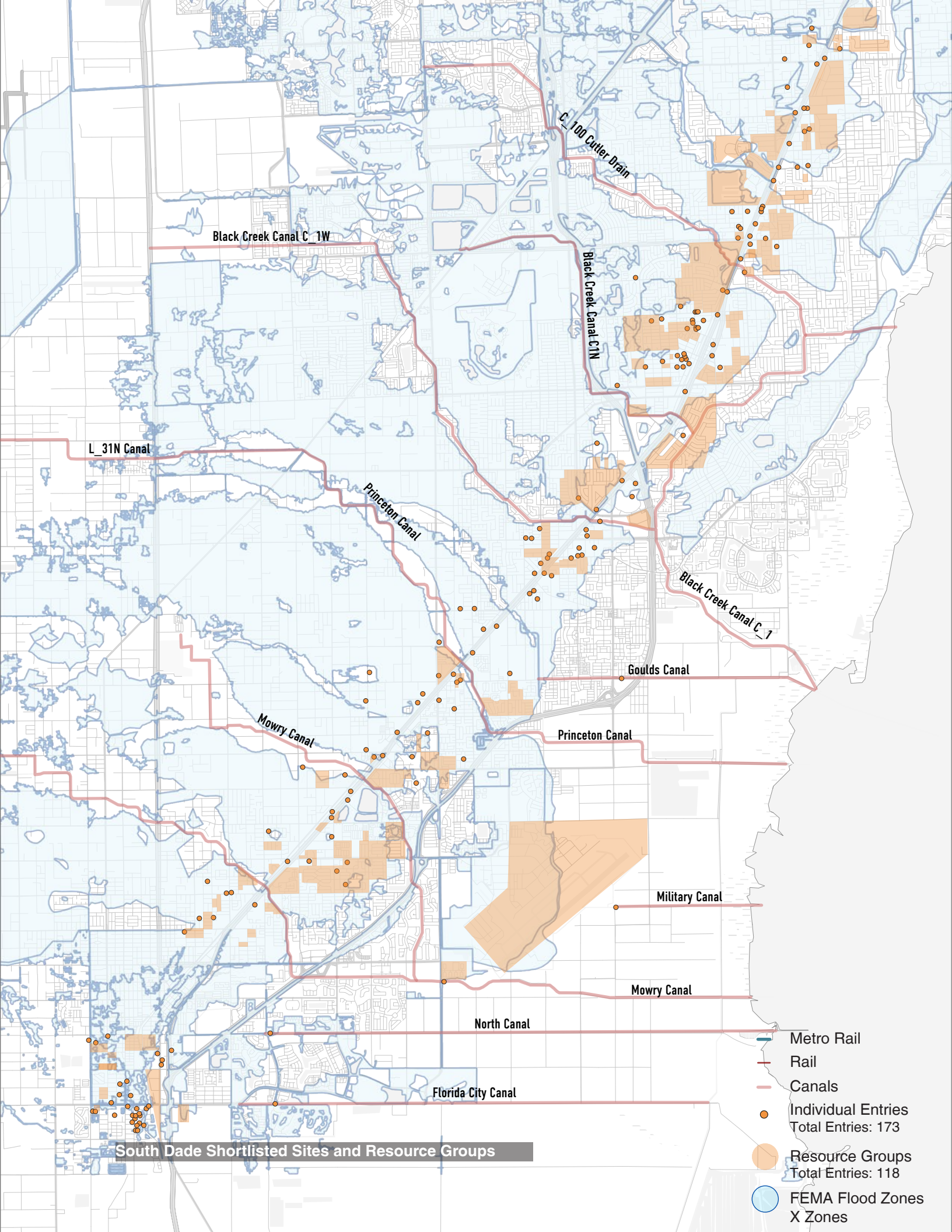
South Dade Study Area Including Transit Corridors, CRAs and Urban Center District Indicated

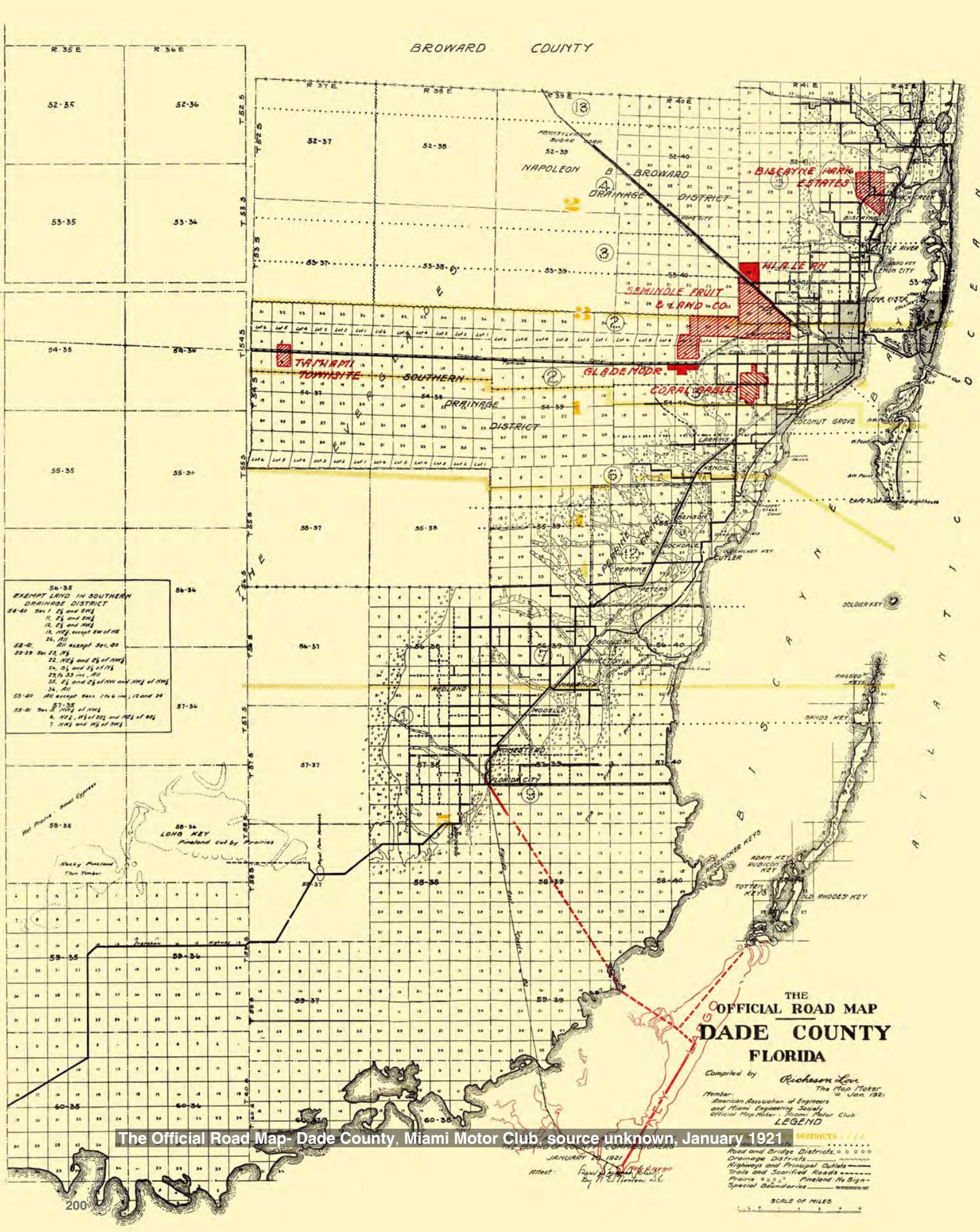


South Dade Study Area with Neighborhoods Indicated



South Dade Initial Documentation of Sites and Resource Groups Based on Windshield Survey, Historic Research, and Community outreach


C_100 Cutler Drain
Black Creek Canal C_1W
Black Creek Canal C1N
L_31N Canal
Princeton Canal
Black Creek Canal C_1
Goulds Canal
Mowry Canal
Princeton Canal
Military Canal
Mowry Canal
North Canal
Florida City Canal
South Dade Shortlisted Sites and Resource Groups
Metro Rail
Rail
Canals
Individual Entries
Total Entries: 173
Resource Groups
Total Entries: 118
FEMA Flood Zones
X Zones



The Official Road Map- Dade County, Miami Motor Club, source unknown, January 1921

South Dade Corridor
Part I - South Dade Context

Geographically, the South Dade Corridor corresponds with the southern end of the Atlantic Coastal Ridge, its higher elevations once covered with forests of South Florida slash pine and tropical hardwood hammock, and crossed by sloughs, or finger glades, that drained to the bay. The marl area on the east side of the ridge, initially known as the "front prairie," was a wet lowland prairie. To the west of the front prairie, pine rockland with numerous pot holes filled with a reddish-brown soil gave this productive land its name: the "Redland." Here, before the arrival of the railroad, Indigenous people hunted game, cultivated vegetables and harvested native plants for food. One of those plants, the coontie (zamia integrifolia), was used by Seminoles in the preparation of sofkee, a common dish. As late as the early 20th century, Indigenous peoples, most living further west in the Everglades, maintained camps in the area around today's Kendall and Palmetto Bay (some with archaeological resources dating to Paleoindians and the Tequesta).[1]

White and Black settlement started here on the Perrine Grant, a township of land (36 square miles as measured under the U.S. Land Ordinance of 1785) granted by an act of Congress in 1838 to horticulturalist Dr. Henry Perrine for the development of an agricultural colony to introduce subtropical plants.[2] Although not substantiated in historical records, according to the *Miami News* a community of 36 Bahamian families settled there in 1850 to cultivate the land. If true, this Black community, a forerunner of today's Perrine, was (although uncelebrated as such) among the earliest modern communities in Dade County.[3] Early settlers used a footpath along the high ridge – which they called "the reef" – to travel from Cutler, on the eastern edge of the Perrine Grant, to Coconut Grove.[4] The road was later called the **Cutler Road** (current Old Cutler Road). The **Homestead Trail** and the **Camp Jackson Trail** penetrated from Cutler even further south into South Dade wilderness. The former, which started in Perrine, ended at the temporary camp of Longview, established by William J. Krome during his Cape Sable Exploration Survey in 1902-03. The route of the Camp Jackson Trail is not known, other than it terminated at Camp Jackson, another temporary camp established by Krome near the present boundary of Everglades National Park. Early settlers used the Homestead Trail and then what is now known as Richmond Drive to go to the Brown & Moody or Tweedell stores in Cutler for supplies.

Homestead Farming, Land Drainage, and the Railroad

Two actions kicked off the creation of the South Dade Corridor: South Dade was opened to homesteading in 1896, and the FEC Railroad was extended southward to Homestead in 1904. As the name of its largest community suggests, homesteading played an important role in establishing South Dade's early identity. The area north of the Perrine Grant was also homesteaded, but Miamians came to refer to South Dade as the "homestead country." Initially authorized in the U.S. under the Homestead Act of 1862, homesteading was intended to settle land by transferring it to settlers who labored to improve it. To satisfy the terms of the initial grant, settlers were required to "prove-up" the land through the cultivation of a vegetable garden and the construction of a cabin. In South Dade, the confluence of land drainage, railroad buildings, and homesteading, set off a flurry of real estate speculation that enriched settlers at the expense of Indigenous peoples, who retreated further into the Everglades.

Farmers in South Dade exploited growing national demand for winter fruits and vegetables. All along the rockland terrain, stands of pine were eradicated by sawmill operators, fire and hurricanes, and replaced by avocado, mango, and citrus groves. Many of the fruits grown here were the result of plant experimentation and hybridization. Hezekiah Brooks, a successful Black fruit grower, cultivated here in 1910 his own cross between mango varieties mangoes: the

Brooks Mango.[5]

The Redland District, generally the area west of US1 between Eureka Drive and Florida City (but once considered to span from Biscayne Bay to the Everglades), comprised areas of rich red clay soil that supported a variety of crops. The first commercial crop in Dade County was the pineapple, but by around 1908 tomatoes became the king crop of South Dade. The heart of this vast agricultural landscape was initially known as Silver Palm, after the native silver palm, coccothrinax argenta. East of the railroad, the wetter front prairie comprised a soft, carbonate-rich soil known as marl, was developed first due to its ease of cultivation. The primary crop grown was tomatoes, but pole beans, snap beans, wax beans, peppers, potatoes, squash, and just about every other marketable vegetable was also grown. **The Peters tomato farm** in Perrine, a successful tomato-growing and packing business founded by "Tomato King," Thomas J. Peters around 1902, became the largest commercial operation in South Dade and the area's first million-dollar enterprise.[6] Even as Miami emerged as an American metropolitan center, agriculture thrived in South Dade in close proximity.

Like other states in the 19th century, Florida offered land for railroad development. That helped motivate Henry Flagler, a partner (with John D. Rockefeller) in the Standard Oil Company, to extend his Florida East Coast (FEC) railroad southward from Jacksonville to Miami (1896), then to Homestead (1904) and eventually over the Keys to Key West (1912). Flagler's railroad built sidings to transport crops and lumber to Northern markets, and to import equipment, fertilizer and consumer goods. It also stimulated the development of settlements around the sidings, further opening the surrounding areas for agricultural development and resource extraction. As in Miami, workers who helped build the railroad, many of them African American and Black Bahamian, were among the corridor's first settlers.

The FEC railroad became the primary means of communication between South Dade, Miami, and points north, replacing the waterways of Biscayne Bay and the Everglades (used by the Tequesta and later Indigenous peoples for thousands of years). Rail service to South Dade ended in the 1970s and the rails were removed in 1986, but the route lives on in the form of the South Dade Transitway, currently a Bus Regional Transit (BRT) connector.

Along with the land rights granted by Florida's Internal Improvement Fund to extend the Florida East Coast railway, Flagler became the most important player in the area's early economic and political development.[7] In 1896 Flagler created entities like the **Model Land Company** (MLC) and the **Perrine Grant Land Company** (PGLC) to manage his land tracts with the mission of increasing their value. The land companies built critical infrastructure, platted new settlements (including Homestead), managed settlement efforts on and around its lands, and became one of the area's primary development engines.[8] The Model Land Company, for instance, promoted rockland terrain for citrus farming by developing its own model citrus farm, Flagler Groves, at SW 100th Street.

East of the railroad, FEC interests sold low-lying glades land to interests who could undertake drainage efforts on the front prairie. Here, canal digging replaced diking and pumping as a way of protecting land from periodic inundation.[9] Tatum Brothers, the Miami development outfit whose Miami Land Development Company (M.L.&D. Co.) developed the new town of **Detroit** south of Homestead, was one of the first here to dig canals for drainage.[10] In 1912, the M.L.&D.Co. completed the **Central Canal** from Krome Avenue to Biscayne Bay, creating S.W. 344th Street in the process, originally conceived as the heart of its future settlement east of current Florida City. That canal created a new route for crops to reach the railroad in Detroit. By the time Detroit was incorporated as **Florida City**, the southernmost settlement on the mainland of the U.S., a second

canal, the **North Canal** (S.W. 328th Street)**,** was added in 1914. Although portions of both canals have been filled in, they are evidence of the infrastructure that made South Dade's early development possible.

Later, the difficult and expensive work of canal digging was left to government entities and the military. The **Goulds Canal,** completed in 1920 along SW 248th Street, was created as a result of petitioning by Goulds landowners who demanded that Dade County create the Goulds Special Drainage District No. 1 to drain 5,000 acres of fertile prairie that reminded locals of the famed Allapattah district near Miami (and was subsequently called "South Allapattah").[11] The **Mowry Canal** (S.W. 320th Street, current C-103) east of Homestead was dug to drain the land in that area, while the **Military Canal** (S.W. 304th Street), completed c. 1942, was dug to drain the area around Homestead Army Airfield (later Homestead Air Force Base – see below).

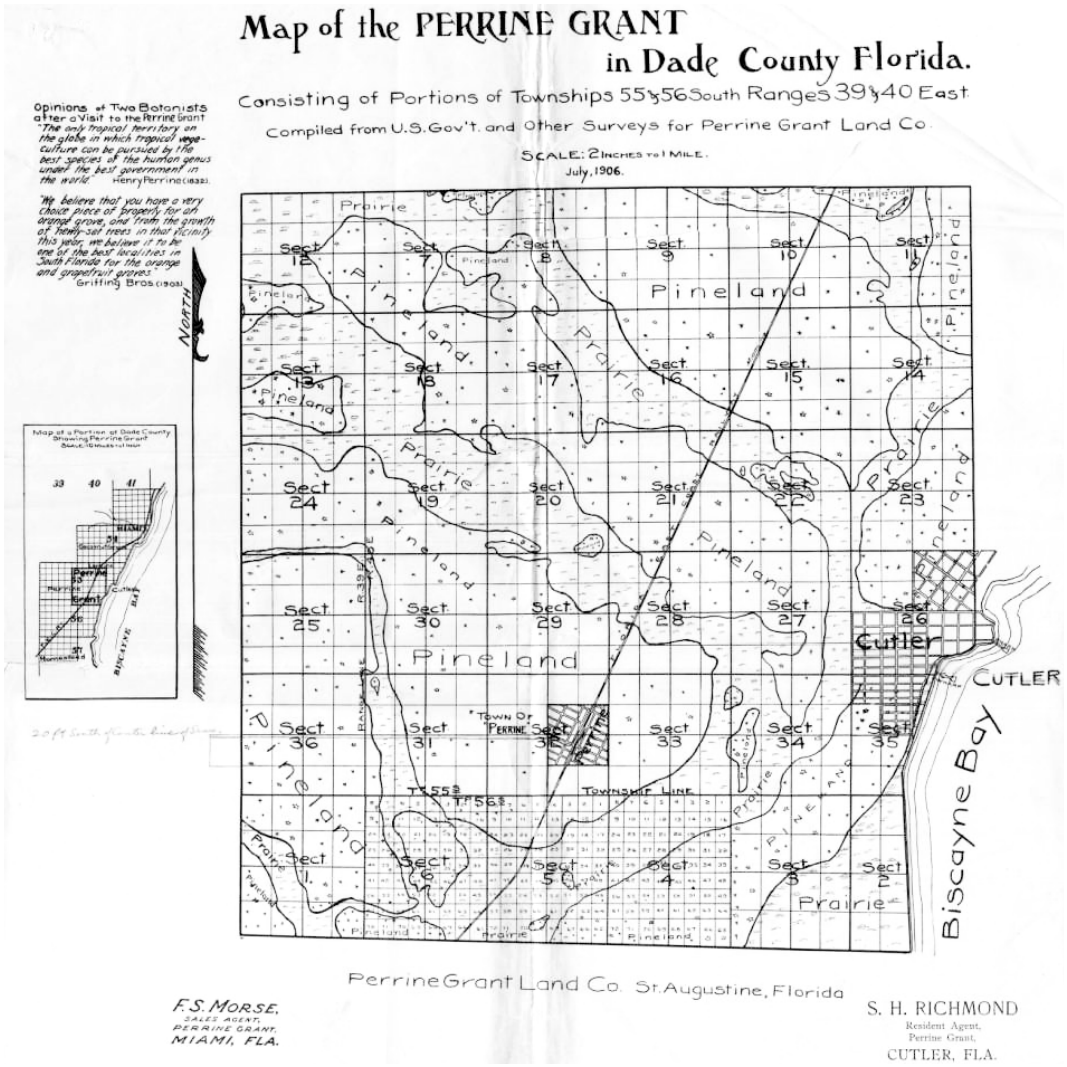
The five drainage canals dug before WWII greatly aided early South Dade agriculture, which became widespread in the east glade. As developers surveyed and cleared land (often quickly flipping it), the state's range and township grid filled with farms. By the 1930s it had become clear that canals were also the cause of increasing salinity in the fields, a condition only partly mitigated by the construction of canal locks (which were intended to maintain freshwater levels in the areas behind the canal gates). Today, crops like tomatoes, potatoes, beans and corn are no longer grown in those areas, having been replaced by tree nurseries and homes (the economics of cash crops having long since been eclipsed by home-building, and tropical tree and plant cultivation). As historian Jeff Blakley suggests, canal improvements unleashed real estate agents as much as it did agriculture.[12]

Railroad Towns and Early Industry

The success of agriculture in South Dade helped lay the foundations for new settlements along the railroad corridor. Homestead and Florida City, located more than 25 miles south of Miami, were among the earliest and most important new settlements, only the second and third towns incorporated in Dade County. **Homestead,** incorporated in 1913, was founded by the FEC's Model Land Co., taking its name from the surrounding "homestead country" and attracting local farmers and rail workers.

Florida City, incorporated in 1914, was founded as Detroit in 1910 by the **Miami Land & Development Company**, a division of the prodigious Miami development company Tatum Brothers Real Estate & Investment Co. The four Tatum brothers owned a web of industries and real estate development companies active in almost every area of Dade County. Beside the M.L.&D. Co., Tatum interests controlled the First Mortgage & Bond Co., Lawrence Estate Land Company, Tatum Land Company, Tatum Ocean Park Company, Miami Traction Company, Florida Title Company, Miami Abstract Company, Tatum Brothers Real Estate & Investment Company, the Tatum Brothers Company, and the Seminole Fruit and Land Company (see Southwest Dade section).[13] Originally named after the great Michigan city that also provided some of the town's first settlers, the M.L.&D. Co. marketed the town site nationally, pairing townsite properties on high rockland with agricultural land on the front prairie east of the tracks.[14]

The contrast between Homestead and Florida City, as well as between their promoters, was striking. On the one hand were the interests of homesteaders, almost entirely from the South, and on the other hand those of a private company that marketed its property nationally. The different types of migrants they attracted resulted in different approaches to development. The two towns developed independently and competed with each other, even as they were both funded with considerable capital from Miami, and the economies of both derived from the same industry: farming.



Map of the Perrine Grant in Dade County Florida, Perrine Grant Land Co., Miami-Dade County, July 1906



FEC Railway freight station in Princeton, State Archives of Florida, Florida Memory, 1965



Early stages of Ingraham Highway and canal, photo by John Kunkel Small, State Archives of Florida, Florida Memory, 1922



East line of Perrine grant, photo by John Kunkel Small, State Archives of Florida, Florida Memory, 1916



Sorting tomatoes at the Standard Growers Exchange packing-house, State Archives of Florida, Florida Memory, 1922



The Detroit Ice, Light & Power Company (1911), Historic South Dade



Drake Lumber Mill (1904), HistoryMiami Museum, HASF Collection, date unknown



Naranja Rock Co. (1915), 27495 S. Dixie Hwy, original Seminole rock pits, Miami-Dade County, 1954

Between Homestead and Miami, a number of smaller railroad settlements formed; those in the scope of this study include (from south to north) Modello, Naranja, Princeton, Black Point, Goulds, Peters, Perrine, Rockdale, Key, Benson, and Kendall. The character of the railroad towns were similar in many respects. Like Homestead, **Perrine** (1903) and **Modello** (1904) were platted by the Model Land Company, partly as camps for railway workers and as supply depots supporting railroad operations. Lots were sold to those who missed the opportunity to homestead. **Naranja** (1904), platted by George W. Moody, was named for the surrounding citrus groves, while **Goulds** (1903) and **Princeton** (1904, named for the alma mater of Gaston Drake, founder of the Drake Lumber Mill) formed around agriculture and the lumber industry. By-passed by the railroad, Cutler languished.

Most railroad settlements had their own post office and a small commercial center, like the Moody Store in Naranja, Cauley & Hill in Princeton, and the Cauley Store in Goulds. Redland, Silver Palm, Eureka, Murray Hill, Modello, Princeton and Goulds, had one-room school houses, although these were replaced by the more modern **Redland Farm Life School** in 1916.

Packing houses, shed-type structures where fruit and vegetables were packed for shipping, as well as produce refrigeration plants and canneries, were built near railroad sidings. Built of wood by nationally-known commission houses like Chase & Co., t8hese places provided employment for the many "fruit-tramps," or migrant agricultural workers, who came to South Dade each growing season.[15] In Florida City, a new industrial district was platted to accommodate facilities like the **Hardee & McFarland Company Packing House** and the **Simmons Packing Company**, and the **Detroit Ice, Light & Power Company** (established in 1911 by the Tatums).[16] In other areas, packing houses lined the railroad. Near Naranja, on the east side of the FEC, packing houses like **Hickson Packing Company**, the **George W. Moody Packing House,** the **R. O. Applegate Packing House**, and **Chase & Co** opened directly to the tracks. Goulds was home to **Goulds Growers Inc.** and the **Blue Goose** packing house.[17] Leveled in successive storms, many were rebuilt in the postwar era, usually in concrete and steel, until row-crop agriculture faded in the 1980s-90s. Only a few of these once dominant features of the corridor, used as markets or warehouses, remain.

Other industries were created to exploit South Dade's considerable natural resources. Naranja was home to the **Naranja Rock Company**, founded as the White Rock Quarry Company in 1915, where the oolitic rock substrata of Dade County was mined to provided materials for road construction. Eventually under the ownership of A.O. Greynolds (also owner of the Ojus Rock Co. in North Dade – see Northeast Section), the rockpits were later transformed into scenic water bodies for the Naranja Lakes development in the late 1970s.

Lumber mills emerged briefly as South Dade's most important industry, as the pineland that covered the area's high rockland was exploited to create valuable lumber. Florida Slash Pine (*Pinus Densa*), a particularly dense and insect-resistant wood, was successfully marketed as "Dade County Pine" and was in great demand locally and regionally. The **Zapf Lumber Mill** in Naranja was located near the FEC tracks to facilitate shipping. The **Drake Lumber Mill**, the area's largest and also located near the FEC, became the mainstay of Princeton, the surrounding community established on the homestead of John L. Murray. As pineland was not replanted, the lumber mills waned in the 1920s, and the mighty Drake Mill was out of business by 1922. The lumber rush transformed the South Dade landscape by removing the forest as a feature of high rockland, and today less than 1% of the original stands of pine forest remain.

As the lumber mills declined, their extensive lands often became the foundations of new communities and civic facilities. Several thousand acres owned by the **Tropico Lumber Co.**, established in the western part of the Perrine Land Grant, were purchased by the US Navy to create Naval Air Station Richmond, a major base for anti-submarine air missions. After the war, areas of the station were transformed into Miami MetroZoo. Nearby, more lumberland was transformed into Richmond Heights, a master planned suburb for Black GIs (see below).

From Railroad to Highway

Florida East Coast Rail service to Key West continued to operate until 1935, when the Labor Day Hurricane severely damaged the track and the railroad ceased operations below Florida City. Even after it ended service, the railroad, through its Model Land Company, continued to play an important role in South Dade communities through its land development and land management activities. The Seaboard Air Line Railroad (current CSX), extended from Miami to Homestead in 1927, created a new freight artery west of the FEC railway.

By the second decade of the 20th century, automobiles became more common in South Dade. In 1908, a 150 mile trunk line motorway that real estate promoter called "Dade County's Appian Way," linking Stuart (in present day Martin County) with Homestead – the antipodes of what was then Dade County – was planned, although never built.[18] It wasn't until the "highway fever" of 1915 that a South Dade connection was completed. In that year, the road portion north of Miami was incorporated into Carl Fisher's **Dixie Highway,** nominally linking Miami to the Midwest (but prompting South Dade residents to demand it continue all the way to Homestead). Also that year, new highways were initiated between Homestead and Cape Sable (completed in 1920 as the Ingraham Highway, named after J.E. Ingraham, president of the Model Land Company and 3rd VP of FEC), and between Miami and Tampa (completed in 1928 and dubbed the Tamiami Trail: "Tamiami" a portmanteau of the phrase "Tampa to Miami"). From that moment forward, the Miami Homestead Highway would be known alternately as Dixie Highway and the Ingraham Highway (current Harriet Tubman Highway), until it was renamed as US1 in 1927 when the U.S. Numbered Highway System was established.[19] US1 remains the South Dade region's most important artery.

1920s Boom-Era Residential Development

The extension of Dixie Highway into South Dade, requested by local leaders in 1915, helped transform the FEC corridor from agriculturally-focused villages into viable suburban districts. The highway itself was an important attraction, alluringly "the farthest point south" on the Dixie even before it was extended to Key West as the **Overseas Highway** in 1938.[20] During the Great Florida Land Boom of the 1920s, the new residential subdivisions sprouting "on the Dixie" included **Plaza Coronado** (1920), **Washington Park** (1923), **Kings Court** (1925), **Oleander Park** (1925), and **Rosewood** (1929). The latter three subdivisions were organized around **Kings Highway**, named for William A. King, and today remarkable for the line of Banyan trees the line both sides of the road – perhaps created as a screen toward the undeveloped areas to the north.[21]

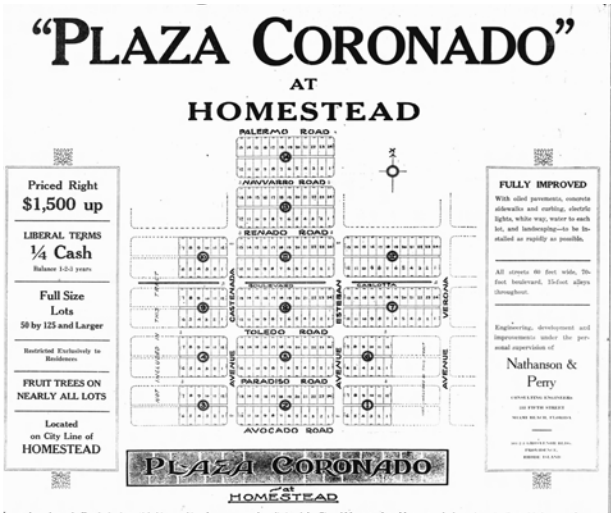
Other South Dade subdivision of the land boom include **Silver Palm Park** (1926) in Goulds; **Dixie Pines** (1925), **Flamingo Park** (1925), **Dixie Heights Gardens** (1925), and **South Miami Heights** ("Miami's Most Logical Suburb") in Perrine; and **Larkin Pines** (1925) and **High Pines** (1924) in Larkins (current South Miami). East of Dixie Highway in Goulds, **South Allapattah Gardens** was one of the first subdivisions built on the front prairie, transforming rich agricultural low land and the protective drainage of the Goulds Canal into a



Opening announcement for Dixie Pines (1925), from advertisement for Dixie Pines, *Miami News*, September 3, 1925



Opening for sale announcement for South Miami Heights (1920s), from advertisement for South Miami Heights, *Miami Herald*, February 5, 1926



Lots in Plaza Coronado (1920), from advertisement for Plaza Coronado, *Miami News*, January 27, 1926



Lots in High Pines subdivision (1924), from advertisement for High Pines, *Miami News*, January 8, 1923



Polly Mays in front of the bus, HistoryMiami Museum, South Florida Photographic Collection, c.1925



Main street, **Negro section. Homestead**, **Florida**, Library of Congress, 1939, photo by Marion Post Wolcott



Home, Richards Subdivision, Miami-Dade County, 1930



Goulds Theater (1937), 21800 SW 120th Ave, Miami-Dade County, 1959

garden suburb district. Among the subdivision's chief attractions a "whiteway boulevard," or illuminated right of way, was planned that would have followed the canal and linked Goulds to the Bayfront, although it likely was never built.[22]

Compared to the many similar subdivisions rising around Miami during these years, South Dade real estate was generally promoted for its affordability. **Dixie Pines**, for instance, offered 50-foot wide homesites "for the masses," advertising South Dade as the "pioneer investment locality of today."[23] As in most of the Dade County, relatively few of the South Dade subdivisions platted in the 1920s and 1930s were fully built, but they set the stage for an even larger home development boom after WWII.

Prewar Black Communities

Racial identity, racial exclusion and racial oppression, while common throughout Dade County, were built into South Dade's settlement patterns in locally distinct ways. Some Black settlement occurred on lands homesteaded by a small number of early Black pioneers. Other Black communities were organized around agriculture (like Perrineville, see above), or near the railroad and industry. The string of towns and settlements along the FEC were segregated. However, the entangled economic livelihoods of small agricultural communities more often meant that Black and White communities, while separated, remained in close proximity.

Often (as was the case in Miami), the railroad served as a physical "race line" (see General Context). Such was the case at Goulds, where the Black community came to occupy the east side of the track, and the White community the west side, In Perrine the geographical dispersion was flipped, resulting in Black West Perrine and a White area to its east. The rationales behind these geographical exigencies deserve further research, and explanation.[24]

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 (see General Context). As Susan Oltman Fink has argued, churches sometimes functioned as a kind of "invisible government" for their Jim Crow segregated communities.[25] 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. The demographic makeup of Bahamian immigrants was itself complex, as it included descendants of Black Seminoles who escaped Florida during the Indian Wars of the early 19th c. Before West Perrine became a "blended community," many Bahamians also lived in distinct settlements from Southern Black Americans – the so-called "Nassau Quarters," north of Perrine, a community of Bahamian immigrants, was an example. In this context, it was natural that Bahamians migrants retained some distinct cultural practices and church associations. 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 motivations of Black settlers in a tough physical and social environment.[26] Among the most important churches in West Perrine were the **Mt. Moriah Missionary Baptist Church** (1919), **Mt. Sinai Baptist Church,** the **Kerr Memorial United Methodist**, the **Hurst Chapel** (former **Pine Grove Church,** African Methodist Episcopal), the **First Holiness church** (1919), and the **First Born Church** (Holiness Church). In Goulds, **New Bethel AME**, **Church of Christ Written in Heaven**, and the **Mt. Pleasant Baptist Church** are particularly significant.[27] As late as the 1990s, West Perrine had as many as 48 churches.[28]

As Black children were not allowed to attend White public schools, and no schools were provided for the Black community, churches took education into their own hands, forming their own educational institutions. Remarkably,



PAGE SIX—E MIAMI TELEPHONE 2-7401 THE HERALD, MIAMI, FLORIDA HERALD TELEPHONE 2-7401 SUNDAY, DECEMBER 20, 1936

CCC Camp Located Near Kendall Is Thrown Open To the Public Today

IN 1421ST COMPANY ARE 200 PICKED MEN

Leader Tells How Uncle Sam Cares For Group Beautifying Matheson Hammock

EDWARD L. WALLACE, Leader Reader Writer for The Miami Herald

CCC Camp, from Edward L. Wallace, "CCC Camp Near Kendall Is Thrown Open to the Public Today," *Miami Herald*, December 20, 1936

the tradition of establishing schools in churches was often at the behest of Dade County School Board, presumably to absolve themselves of their own responsibility of providing permanent school facilities for Black residents. The **Pine Grove Church** in West Perrine, and the **Mt. Pleasant Baptist Church** in Goulds, were the first to provide public education to Black students in South Dade.

The first established schools for Black youth in South Dade came in 1914, when Arthur and Polly Mays, Black farmers and entrepreneurs, helped to organize the **Mt. Pleasant** Baptist Church and School in Goulds. In 1926, in parallel with the development of the **Redland High School** (for Whites), the Mays were instrumental in organizing the **Goulds Elementary and Agricultural School**, a four-room school house designed by DeGarmo and Varney, although the building wasn't built and the school existed for years in an informal assortment of temporary structures.[29] Finally, in 1935, a more modern facility, **Mays Elementary** (current library of Arthur and Polly Mays Middle School), was built using Depression-era Works Progress Administration (WPA) funds.[30] Still, until WWII educational opportunities for Black students in South Dade were limited. The **Dade County Training School** (later **George Washington Carver High School**) in Coconut Grove, 24 miles north of Florida City, was the only high school available to Black students in South Dade, and the Mays were hired to bus Black students around the region. Finally, in 1951, Mays Middle School was expanded with the new Mays Elementary and High School.

Racial segregation extended to all public facilities, including those dedicated to medical care. Black residents in South Dade were denied access to local hospitals and clinics, and forced to travel to Miami. There were no Black healthcare facilities between the Black ward of the Dade County Hospital in Kendall and Key West until 1948, when Arthur Mays organized the 20-bed Lincoln Memorial Hospital on land donated by Lincoln Memorial Park in Goulds. The building, financed by money's raised through a variety of local fundraising efforts, including canasta parties and an "old-fashioned Georgia barbecue, with Brunswick stew" for 5,000, was not completed until 1957.[31]

Far from Miami's touristic core, distinguished by its agricultural economy and combination of Southern white, Southern Black, and Bahamian settlers (numbering between 5,000-15,000 residents, depending on the season), Jim Crow was particularly harsh in South Dade.[32] Black labor was exploited in agriculture and in early industries, while many Black migrants were stuck in sharecropping arrangements. Homestead was a local headquarters of the Ku Klux Klan (KKK), and the pervasive and sometimes violent racism that reigned here was manifest in at least three recorded lynchings, including the lynchings of William (Grey-Eye) Simmons and Roy Gaines in January 1923.[33]

Cemeteries

As communities grew along the rail corridor, cemeteries grew alongside them; the race line that defined South Dade communities was inexorably extended to these necropolises. The expansive **South Dade Cemetery**, later **Palms Memorial Park Cemetery** (1912, current Caballero Rivero Palms Woodlawn) in Naranja, served South Dade's White community. It was established on land provided by the Model Land Company, motivated by the need to remove burial sites from expanding inhabited areas.[34] **Silver-Green Cemetery** on Silver Palm Drive (1905, also known as the Carver or Princeton Colored Cemetery), was the only Black cemetery in South Dade, and was purportedly created to serve workers at the Drake Lumber Mill.[35] Silver Green may have been the only cemetery south of Brownsville, where **Evergreen Memorial Park** (1913) and **Lincoln Memorial Park** (1924) were established in the early 20th century (see Northwest Dade section). The challenges of building cemeteries in South Dade were substantial. On the rockland, grave sites had to be excavated by pick, or dynamited, while in



Wayside park on South Dixie in Miami, **Florida**, State Archives of Florida, Florida Memory, c. 20th century, photo by George Washington Strickland

lowland areas burial sites had to be built above ground, due to the high-water table.

The location of other burial sites in South Dade requires further research. After World War II, Palms and Silver Green were joined by **Paradise Memorial Park** (c. 1959, later Pine Lawn Cemetery, current Graceland South Memorial Park), constructed on SW 117th Avenue near Richmond Heights. Its design as a "memorial park" reflected the postwar emphasis in these facilities on the continuity of landscape, and the picturesque.

Depression Era South Dade

The Great Hurricane of 1926, and the subsequent Great Depression, left far-ranging impacts in South Dade. In addition to wiping out real estate development (as in most of Dade County), it also affected agriculture, creating hardship in what was already a poor area. The area received a significant boost in the 1930s, as New Deal federal programs, like the Works Progress Administration (WPA), Federal Emergency Relief Administration (FERA), Civilian Conservation Corps (CCC), and Federal Housing Administration (FHA), seeded economic development, modernization, new amenities, and even new housing. The **Sylvia G. Martin Community Center** on Sunset Drive, for example, was completed by FERA in 1935. To support the agricultural industry, WPA constructed the **Florida City Farmers Market**, a 40-foot by 592-foot wood shed, in 1939. In order to improve medical services, the WPA built the **James Archer Smith Hospital** in Homestead in 1941, the first modern hospital south of Kendall, although it was not open to Blacks and other minorities (a situation not remedied until the Lincoln Memorial Hospital opened in 1957).

The Federal Government also established two work camps for migratory workers in South Dade. The racially segregated camps – the **Redland Labor Camp** (White) on US1 and the **South Dade Labor Camp** (Black) on Tallahassee Road south of Campbell Drive – were completed in 1942, in coordination with the development of Homestead Army Airfield east of Modello. Little is known today about life in these communities, a subject that deserves further research.

The development of new parks was one of the most important and lasting local impacts of the New Deal programs, which followed closely the establishment of the **Dade County Parks Department** in 1929. Directed by A.D. Barnes, Superintendent of Parks and Highway Planting, the department's mission was to beautify roads, and (in line with a national trends) to plan and develop a countywide metropolitan parks system. The department's work, especially the development of large county parks, was fast-tracked by programs like the CCC.[36]

In order to perform its work, at least three CCC camps were established in Dade County (part of nearly 2,000 camps established nationally). CCC Company 262, which established its camp on South Krome Avenue in Homestead in 1933, had at least 150 men working on the development of the 1,920-acre **Royal Palm State Park**, 12 miles southwest of Homestead and later incorporated into Everglades National Park located.[37] Company 1421, which assembled in 1935 at a camp at NW 7th Avenue and 26th Street, relocated after the hurricane that year to a new camp near the FEC tracks, south of North Kendall Drive.[38] This company assisted in the construction of 268-acre **Greynolds Park** (1934-36), and later the 400-acre **Matheson Hammock Park** (1935-42) and 83-acre **Fairchild Tropical Botanic Garden** (1938) on Old Cutler Road. In 1939, with the assistance of the WPA, the CCC also helped develop the 1,200-acre **Homestead Bayfront Park** (1939). These parks and gardens were not just recreational and social spaces, but windows into natural and human-made landscapes, many occupying sites originally settled by the Tequesta and other Indigenous groups and providing rare openings to the open bay and natural rivers.

The CCC and WPA also assisted in the development of **wayside parks**, through the transformation of roadside quarries, or "borrow pits," into scenic combinations of water and tropical plantings.[39] The US1 corridor became a natural focus for wayside park development, most repurposing the quarries used in the construction of the Florida East Coast Railroad and US1. Among the 11 wayside parks developed during the New Deal era were Seminole Wayside (1936) in Homestead, Perrine Wayside Park, and two wayside parks in Kendall (1940).

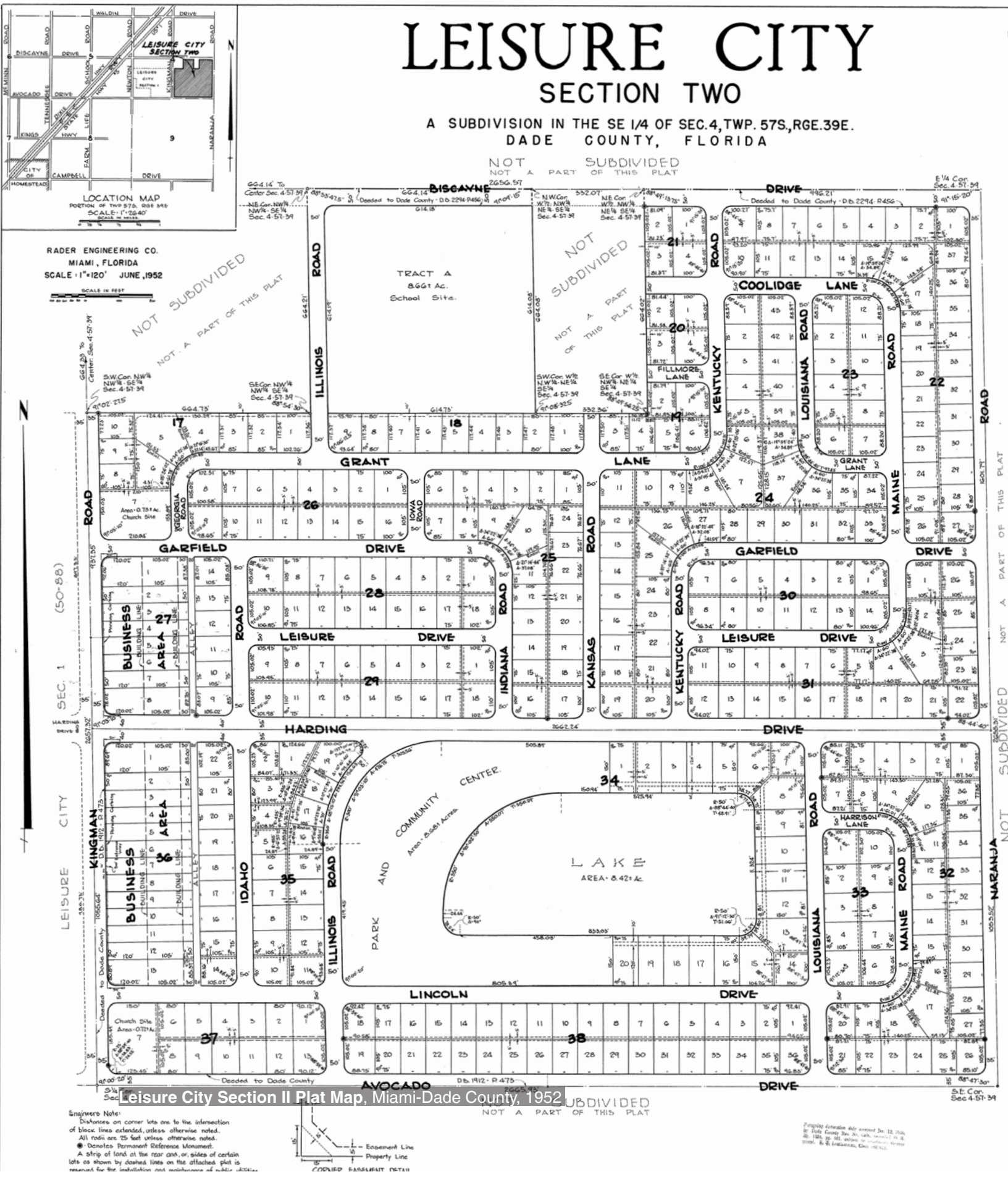
William Lyman Philips, formerly the Florida representative of Olmsted Brothers, the prestigious Boston-based landscape architectural firm, established himself in Miami as the CCC's designer and project superintendent for Royal Palm State Park (and later the other CCC-assisted parks).[40] James Sottile, a wealthy Charleston South Carolina businessman and important landholder in South Dade, was another important figure in these Depression-era programs, contributing land for Homestead Bayfront Park, as well as the Florida City State Farmers Market and the South Dade Labor Camp.[41]

In the late 1930s, a small housing boomlet was initiated in Dade County by a recovering economy, and financing available through the FHA. The boomlet, although more pronounced in North Dade, produced new subdivisions like **Kendall Green Home Sites** (1939), and **West Perrine** (1942), responding locally to the need for low-cost housing. At the same time, subdivisions like **Flagler Groves Estates** (1940) signified the growth of a more affluent housing market focused on the rockland near Dadeland. The project developed Henry Flagler's original agricultural demonstration groves near Larkins into prime homesites. Similarly, some early postwar subdivisions marketed large-acreage estate subdivisions in rural locations. At **Snapper Creek Groves** (1946) in Kendall, for instance, the "heavy bearing orange and grapefruit trees" of the existing citrus groves were part of the attraction.



Florida City Farmer's Market Ground Breaking, from HistoryMiami Museum, *Miami News* Collection, May 2, 1959, photo by Toby Massey

Postcard showing aerial view of Florida City State Farmers Market, Boston Public Library, The Tichnor Brothers Collection



Leisure City Section II Plat Map, Miami-Dade County, 1952

South Dade Corridor
Part II: Postwar South Dade (1940-1981)

The US1 Corridor, stretching 20 miles from Dadeland to Florida City, became the locus of South Dade's postwar growth. Modernized large-scale agriculture continued to thrive, stimulating the need for new packing houses and related industries; new infrastructure like drainage canals and expressways criss-crossed the corridor; suburban growth brought commercial and civic developments; Caribbean and Latin American farm labor laid the foundation of new migrant communities, and new models of housing; Homestead Air Force Base created a large-scale employment center; and the postwar dedication of two national parks bracketing the corridor attracted more tourists. Today's South Dade corridor, a generally chaotic mix of disparate buildings and landscapes, exists at the intersection of these multiple narratives.

Part of South Dade's postwar story is reflected in its population growth. Its independent and well-established communities were an important nexus of growth. Between 1940 and 1980, Florida City's population grew from 752 to 6,174; Homestead grew from about 3,000 to more than 20,000; and the Perrine area grew from less than 2,000 to more than 16,000.[42] The most explosive growth, however, occurred in new suburban tracts outside any traditional settlement areas. Kendall, Cutler, South Miami Heights, Palmetto Estates, Richmond Heights, Leisure City, and the Homestead Air Force Base all showed up on census data for the first time in the 1970s. By 1980, 174,000 out of 270,600 residents in South Dade lived in these new suburban districts, a transformation visible in the area's now remarkable physical sprawl.

A Linear Suburb

The South Dade Corridor was among the last important districts of the county to develop. By the 1950s, the area's rockland, mostly stripped of its pine trees, was the last undeveloped reservoir of high land in the county. Given the postwar growth of Dade County, and lacking any master plan to preserve agricultural districts, the corridor's urbanization was perhaps inevitable. New subdivisions began to sprawl alongside the corridor, stretching into the agricultural areas east and west and transforming rural arteries into suburban nexuses lined with shopping strips, fast food restaurants, and gas stations. As new development filled in along the highway, the once discrete settlements along the rail/highway corridor yielded a new urban form: a linear suburb.

The growth here was partly driven by the construction of new highways. The **Palmetto Expressway** was connected to US1 at Dadeland in 1961, the **West Dade Expressway** (current Florida Turnpike Extension) was completed in 1973-74, and the **South Dade Expressway** (current Don Shula Expressway) in 1975. The net of highways spurred metropolitan integration, but also further "flattened" the region, emphasizing suburban growth on unincorporated land under the purview of Metro-Dade County (the new county governance structure established in 1957). The county's customary one unit per five-acre agricultural/estate zoning soon gave way to a patchwork of subdivisions based on higher zoned densities and varied planning types.

In the meantime, the South Dade Corridor's role as an automotive artery became increasingly apparent in the 1950s. In order to expedite traffic flow and promote commercial development, in 1957 US1 was rerouted as a bypass around Homestead and Florida City. Its importance as an arterial was further heightened when Islandia, the proposed island chain city and highway running on barrier islands from Key Biscayne to Key Largo, slated to create a second major connection between Miami and South Dade, was cancelled in the late 1960s. As suburbs populated its edges, the corridor acquired a new character, more heavily trafficked, visually chaotic, and

centered increasingly on commercial uses. By 1963 the *Miami News* opined that "From South Miami to Florida City, U.S. 1 is the ugliest highway in Florida."[43]

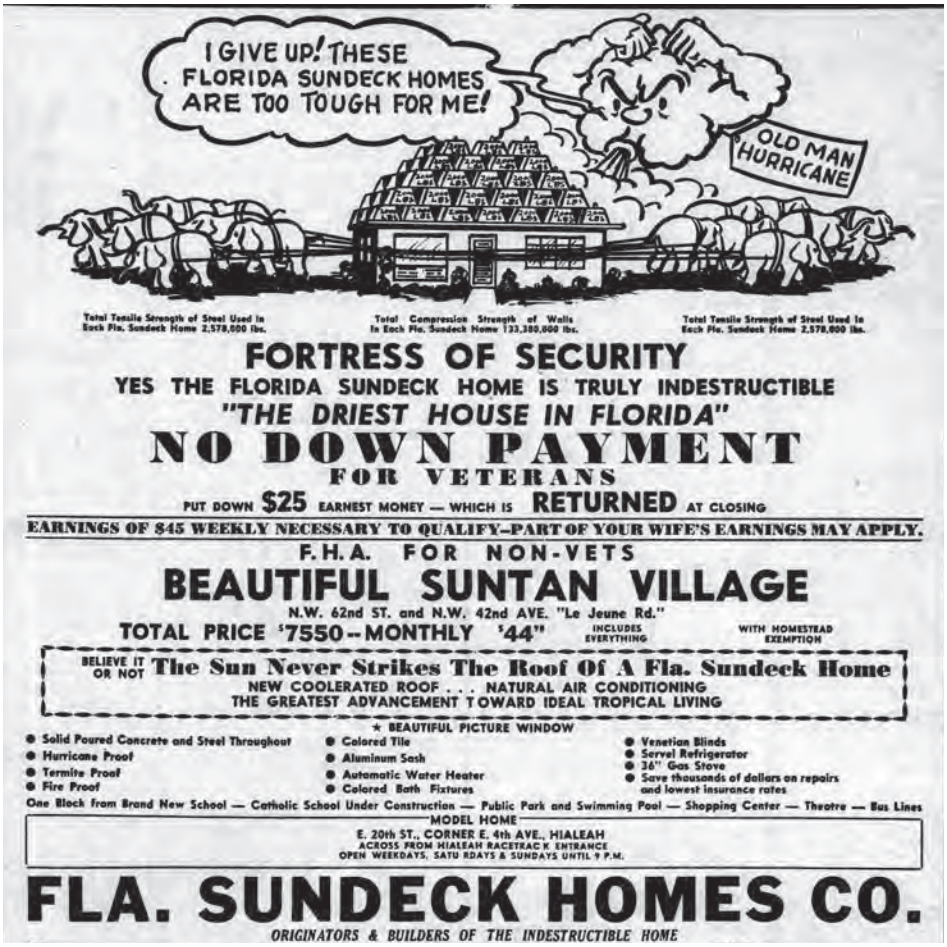
The Postwar Housing Boom: GIs, Retirees, and Young Families

After WWII, the national priority of creating affordable new housing for GIs focused most new housing development in Dade County. An early proposal in South Dade, **Amvet City,** would have created one of the county's largest GI housing developments over the site of the failed **South Miami Heights** subdivision (1920s), between Goulds and Perrine. The 2,100-unit veterans housing village was conceived in 1946 by Danish newspaperman Earnest T. Sahlman(n) in coordination with the GI advocacy group American Veterans of World War II (Amvets). Planned by the prestigious St. Louis-based firm Harland Bartholomew, intrigue erupted during the 1950s Red Scare when it was alleged the property was being held in trust for a Communist Party member.[44] The project languished until the late 1950s when, developer David Woolin reconstituted the subdivision as South Miami Heights, and completed it (see below). Indeed, in comparison with other areas of Dade County, little GI housing built in South Dade. **University Manor** (1946) in South Miami, near the growing University of Miami campus, where many GIs were enrolled, was a notable exception. The project offered GIs 120 two and three-bedroom homes designed by Leroy K. Albert.

By the late-1940s, the housing market in South Dade was oriented more toward snowbirds and retirees. **Goulds Estates** (1949) in Goulds advertised a "professionally planned development, ideally located for your winter vacation home, retirement, or year-round easy living."[45] **Leisure City** (1951) near Modello was one of the area's most ambitious postwar projects, and a pioneering effort to address America's growing regiments of retirees. Developers Frank A. Vellanti and Thomas F. Palmer developed a variety of compact and no-nonsense concrete houses. One of the most popular models was the **Sundeck Home**, a compact, flat-roofed rectangular house built of steel-reinforced monolithic concrete construction and advertised as a "fortress of security."[46] Designed by James deBrita (and pioneered at Vellanti's earlier Sun-Tan Village in Hialeah in the late 1940s), the Sundeck had the additional benefit of providing a rooftop platforms for outdoor living. According to the *Miami Herald*, Leisure City" drew a cosmopolitan mix of retirees from around the U.S.: "physicians, bankers, school teachers, railroad men, police officers, farmers and civil service employees," furthering the transformation of the area's once mainly southern and rural population.[47]

By the 1950s, South Dade's relatively lower costs, planned highways, and industrial development, made development profitable and accelerated the housing boom, further transforming the region. Suburban development was further encouraged by new drainage canals like the **Biscayne Everglades Greenway (**C -103, 1965), the **Cutler Drainage Canal** (1960), the expansion of the **Black Creek Canal** (1962), and the **Bel-Aire Canal** (1967). After Homestead Air Force Base opened on the site of the former Homestead Army Air Field east of Modello in the 1950s, the southern end of the corridor swelled with new suburban developments. **Leisure City,** conceived initially for retirees, grew substantially as housing for military families. Near Naranja, **Melody Manor** (1956) offered 3-4 bedroom air-conditioned homes on half acre lots. Frank Navilio's **Coral Bay Manor** (1955) provided multi-family housing, motels, and a commercial strip with its own bowling alley.

Closer to Miami, the high pineland southwest of Perrine became another center of new development. David and Martin Woolin's **South Miami Heights** (1956, see Amvet City above) created thousands of low and middle-priced homes based on 13 models designed by Samuel Kaplan, and a new masterplan by



Model home in Florida Sundeck Homes Co., from advertisement for Florida Sundeck Homes, *Miami News*, January 29, 1950



Leisure City (1951), from Ben Schneider, "Leisure City is Aiming at Goal of 6,000 Attractive Homesites" *Miami News*, March 22, 1953



Postcard of Florida Sundeck Homes, **Hialeah and Homestead**, 1946-51, photo by James deBrita, Larry Wiggins Collection



Ranchero Homesites home, from Ben Schneider, "Martin Now Building Homes in S. Miami," *Miami News*, June 14, 1953



The Modern Rambler model in Naranja Park (1952), from advertisement for Naranja Park, *Miami News*, August 30, 1953



Model homes at Suniland Ranch Estates, from advertisement for Suniland Estates, *Miami Herald*, June 12, 1950



Duplex, Oleander Park, Miami-Dade County (1952)



Duplex, R J Clark Manor, Miami-Dade County, 1955



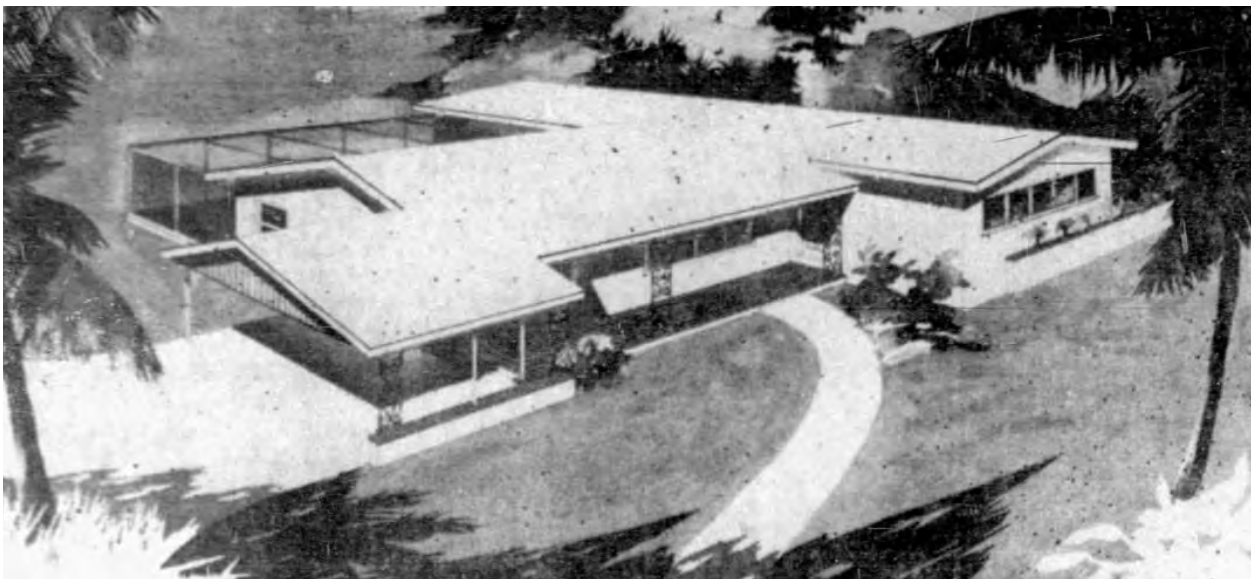
Home, Sky Vista, Miami-Dade County, 1957



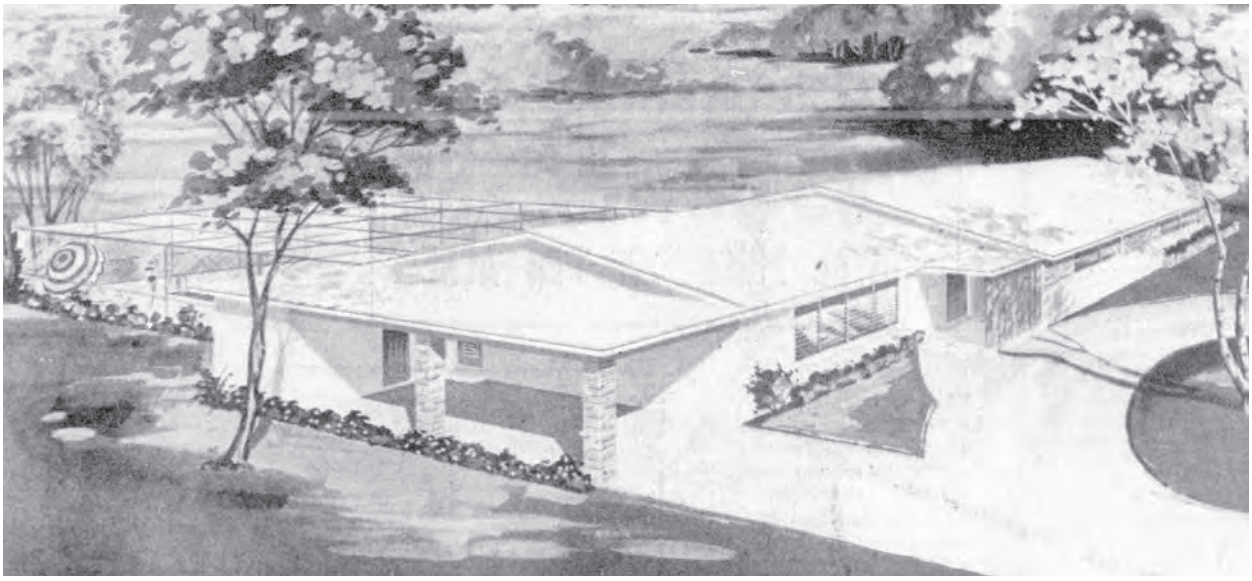
Duplex, Naranja Park, Miami-Dade County, 1959



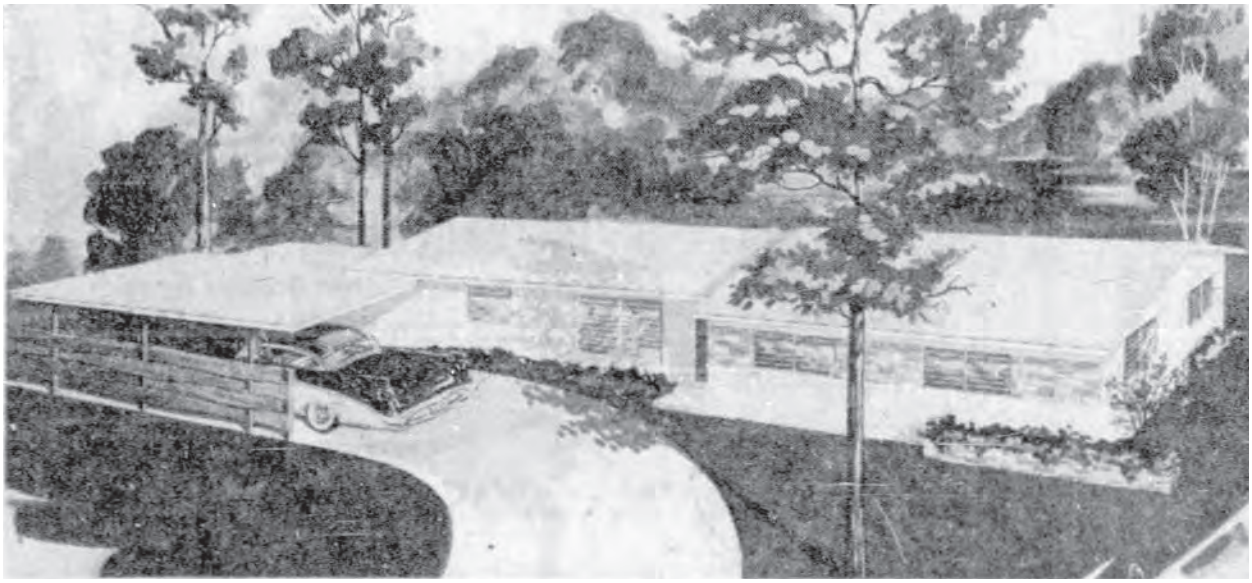
Model home in Naranja Park (1952), from advertisement for Naranja Park, *Miami News*, March 25, 1956



Concerto Model in Melody Manor (1956), from advertisement for Melody Manor, *Miami News*, November 11, 1956



Breakers model home in Pool N Patio Subdivision (1957), from advertisement for Pool N Patio, *Miami Herald*, August 4, 1957



Sunliner model home in Pool N Patio Subdivision (1957), from advertisement for Pool N Patio, *Miami Herald*, August 4, 1957

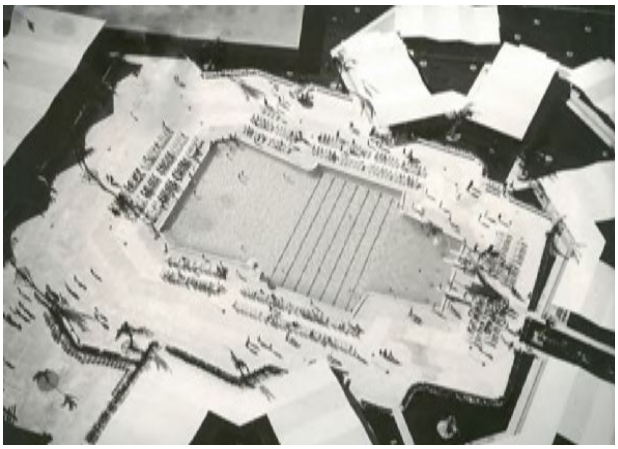
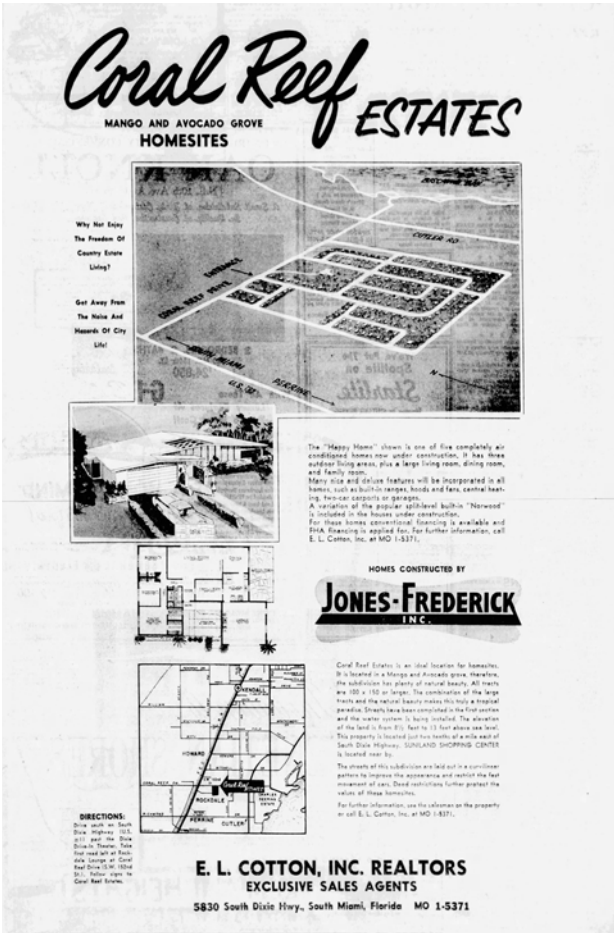


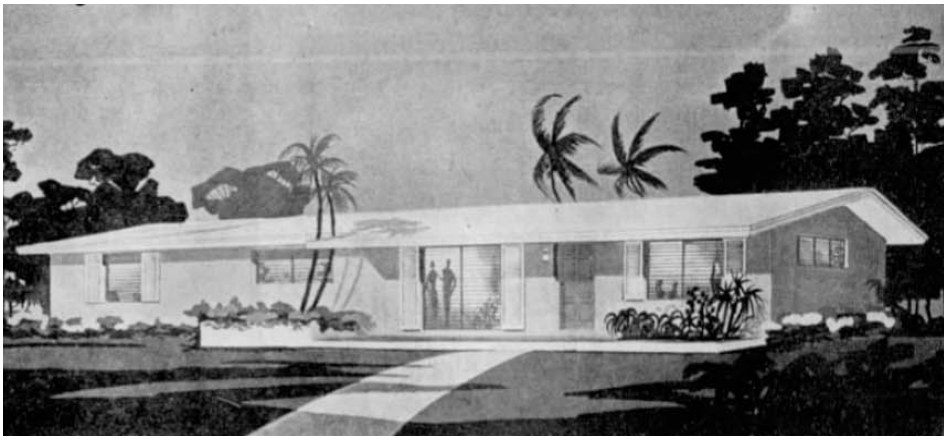
Photo of South Miami Heights Cabana Club (1956), source unknown, November 1, 1964



Happy Homes model in Coral Reef Estates (1957), from advertisement for Coral Reef Estates, *Miami News*, June 2, 1957



The Lotus and The Oslo model homes in Sun Coral Estates (1958), from advertisement for Sun Coral Estates, *Miami News*, June 14, 1960



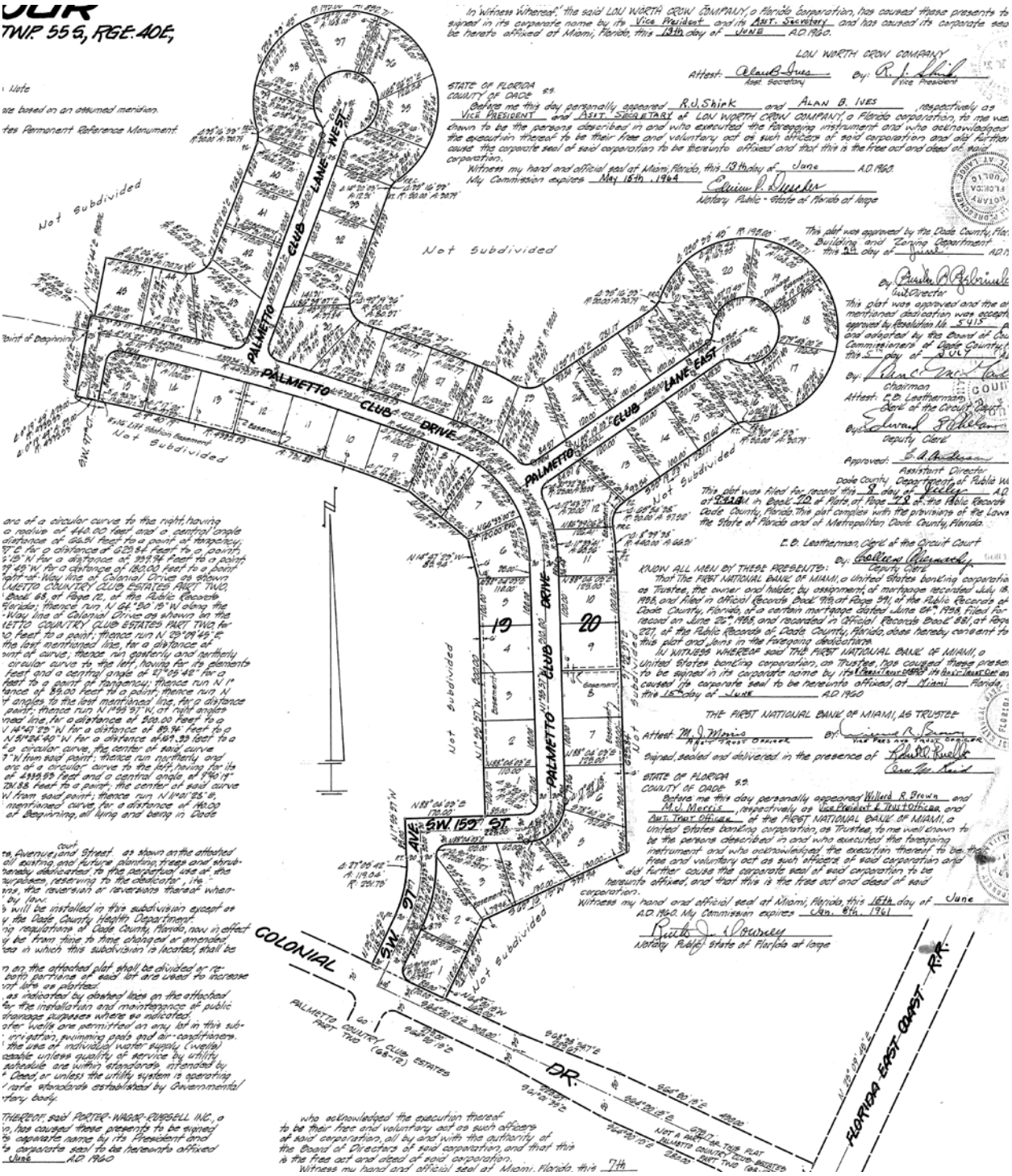
From advertisement for Palmetto Country Club Estates (1958), *Miami News*, February 15, 1959



Greenbriar model home at Palmetto Country Club Estates (1958), from ad for Palmetto Country Club Estates, *Miami News*, February 8, 1959



The Gulfstream model home in Orchard Estates (1957), from advertisement for Orchard Estates, *Miami Herald*, February 15, 1959



Palmetto Country Club Estates Plat Map (1958), Miami-Dade County, 1960



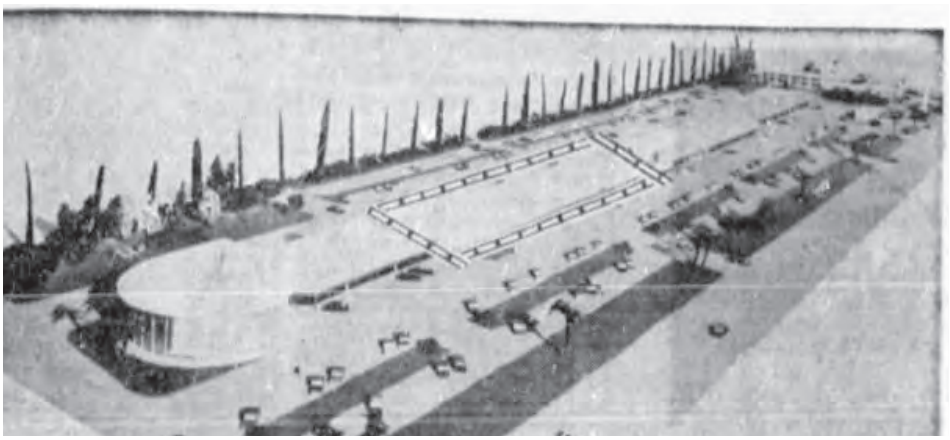
The Neptune, Pleander, Marvel and Laurel III model homes at Green Hills (1968), from ad for Green Hills, *Miami Herald*, March 1, 1964



Custom designed homes in Laurel Hill (1963), from advertisement for Laurel Hill, *Miami News*, March 13, 1964



From advertisement for Laurel Hill (1963), *Miami Herald*, September 1, 1963



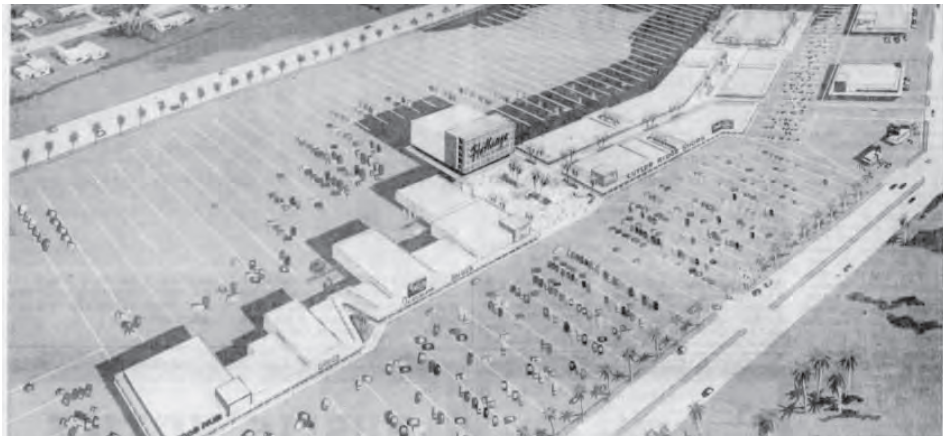
Suniland Mall addition (1955), from advertisement for Suniland Mall, Tony Sherman, *Miami News*, March 11, 1956



Perrine Central Shopping District (1956-57, demolished), Harry E. Penney, from Frederic Sherman, "Blue Chips Wagered on South Dade," *Miami Herald*, July 21, 1957, photo by Mike Freeman



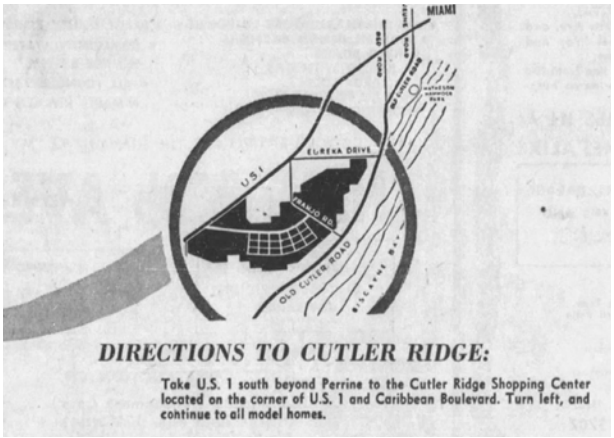
Richards at Cutler Ridge Shopping Mall (1960), source unknown



Architect's rendering of Cutler Ridge Shopping Mall (1960), from "Cutler Ridge Ready to Go with Center," *Miami Herald*, July 6, 1958



Cinema at Cutler Ridge Shopping Mall (1960), from ad for Cutler Ridge Cinema, source unknown



Directions to Cutler Ridge Shopping Mall (1960), from advertisement for Cutler Ridge Shopping Mall *Miami News*, September 16, 1956



American Gems (1951), 9775 S Dixie Hwy, Miami-Dade County, 1961



Auto Shop (1956), 24141 S Dixie Hwy, Miami-Dade County, 1957



Life of Georgia (1965), 16590 S Dixie Hwy, Miami-Dade County, undated



Shopping Plaza (1961), 17641 US-1 N, Miami-Dade County, undated



Dade Federal (1963), 10301 S Dixie Hwy, Miami-Dade County, 1963



60 Minute Cleaners (1967), 9595 SW 160th St, Miami-Dade County, Miami-Dade County, undated



Royal Castle (1964), 12401 Pinecrest Parkway, Miami-Dade County, undated



Atlantic (1961), 9700 SW 168th St, Miami-Dade County, 1967



South Kendall Animal Clinic (1971), 9501 SW 160th St, Miami-Dade County, undated



Buning The Florist (1972), 15657 S Dixie Hwy, Miami-Dade County, 1972



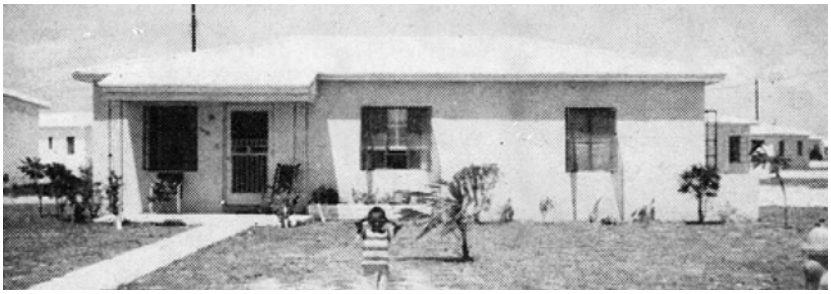
Shopping Plaza (1981), 15365 S Dixie Hwy, Miami-Dade County, undated



Aerial photo of Richmond Heights (1949), from Reinhold P. Wolff and David K. Gillogly, Negro Housing in the Miami Area (Coral Gables, 1951), *22*, c1950, photo by Hamilton



Electric Homes in Rose Haven, from ad for Rose Haven, *Miami News*, April 7, 1950



V.A. financed house in Richmond Heights (1949), from Reinhold P. Wolff and David K. Gillogly, Negro Housing in the Miami Area (Coral Gables, 1951), 7, c1950, photo by Hamilton



Mt. Sinai (1946), Miami-Dade County, 1968



Hurst Chapel (1954), Miami-Dade County, 1968

Harland Bartholomew. Woolin succeeded by re-assembling the many lots subdivided in the 1920s, replatting them to accommodate compact 2- to 4-bedroom suburban homes, most with carports and screened porches. He also created amenities like parks, and especially the South Miami Heights Cabana Club (c. 1962, current Cabana Club Apartments), a "community country club" with recreational facilities, meeting rooms and dining options like the Bali Bar, Safari Lounge, and the infamous Ungawa Lounge (where the menus were covered in fur and the walls with mounted trophies.[48] Another unusual feature of the community, likely planned by Bartholomew, is Roberta Hunter Park, the linear park that stretches 1 ½ miles along SW 117th Avenue between US1 and Quail Roost Road. By 1980, South Miami Heights had grown to a community of nearly 20,000.

North of Perrine, Porter-Wagor-Russell's **Palmetto Country Club Estates** (1958) featured curved streets, its own small shopping district, a swimming club, and the 18-hole **Palmetto Golf Course** (1953), a championship course designed by prestigious designer Dick Wilson. The 630 air-conditioned homes designed by Gerald West were on spacious 1/3-acre homesites and named after famous golf courses.

More large suburban estates began to grow east of US1, on the lands of the former Perrine Land Grant. Maston G. O'Neal's **Pine Tree Estates** (1952) boasted ½ and 1-acre lots and houses designed by Miami modernist Alfred Browning Parker with interior designer James Merrick Smith. David Blumberg and Joshua Segal's **Cutler Ridge**, advertised as a "complete city," included schools, parks, a regional-class shopping center, and 3,500 homes organized along curved streets. Jones & Frederick's **Coral Reef Estates** (1957) was built on land formerly planted as avocado and mango groves, and featured large lots, curvilinear streets, proximity to the new Suniland Shopping Center, and more than 200 air-conditioned homes designed by Joel Meyer, some inspired by the California Modern homes of Joseph Eichler.[49] At Coral Reef Estates, the Eichler company's signature front patio was adapted to Florida with a screened porch. The 5,000-home **Bel-Aire Subdivision** (1957), developed by Lester Dworman, emphasized a novel cooperation with the Burdines Department Store, offering model homes designed by Francis E. Telesca and furnished in motifs as diverse as Spanish, Early American, Modified Italian Provincial, Formal Italian Provincial, Scandinavian, and "Florida-made."[50] These developments form the heart of today's Kendall, Pinecrest and Palmetto Bay communities.

Not surprisingly, these housing subdivisions were followed by a flurry of large-scale shopping malls. One of the first was **Suniland Shopping Center** (1955) in Kendall, designed by Tony Sherman and stretching nearly half a mile along US1 and including a continuous covered porchway and street-front parking. True to the idea that such shopping plazas might approximate town centers, Suniland included neighborhood shops, a supermarket, a medical center, a 52-room motel, and a movie theater designed by cinema architect Robert E. Collins. The **Perrine Central Shopping District** (1956-57, demolished), located in the space between the north and southbound lanes of US1, designed by Harry E. Penney, comprised 200 shops, departments stores, and 2,000 parking spaces. Following the segregated lives of South Dade residents, the Perrine shopping district was imagined not as a downtown for adjacent Black Perrine (this was on Homestead Avenue), but as a destination serving the suburban Palmetto Bay and Cutler districts that sprawled to the northeast.

The corridor's largest shopping center, the **Cutler Ridge Shopping Mall** (1960) was created by David Blumberg, the developer of the adjacent Cutler Ridge subdivision. In 1956 Blumberg announced plans for a regional-class shopping mall, the first such mall below Dadeland, strategically centered not just at the midpoint of the South Dade Corridor, but in the heart of its burgeoning suburbs, and at convergence of its

most important roads (the intersection of US1 and the planned **South Dade Expressway** in particular). Designed by Gamble, Pownall & Gilroy, the firm responsible for the 163rd Street Mall (see Northeast Dade section), it opened in 1960 in a spectacle was witnessed (according to wild estimates by the *Miami News*) by 75,000-90,000 people.[51] In planning terms, Cutler Ridge was unique, featuring an unusual pairing of neighborhood convenience shopping center with an enclosed regional mall.[52] Like Suniland, it was a virtual town center, including shops and major anchors, including a Richards Department Store, a Food Fair supermarket, and a Liggett Drug Store. It also had a bank, automotive center, motel, drive-in theater, medical and professional plaza, and an 8,000 sf civic center intended to serve religious communities that had not yet established their own church in the area. The mall continued to grow into the 1970s, receiving major additions in 1978. Other businesses clustered around Cutler Ridge, including the popular **Cutler Ridge Bowling Lanes** (1957), a **Holiday Inn** (1979), and most importantly the **South Dade Government Center Complex** (1970s)**.**

West Perrine, Goulds and the development of Postwar Black Suburbs

While new White subdivisions sprawled along the South Dade corridor in the postwar era, a contrary consolidation channeled Black residents into fewer, but larger, suburban centers. Indeed, older and smaller Black communities along the Corridor seemed to collapse into larger suburban blocks around Florida City, Goulds and Perrine.[53] The consolidation of Black areas was partly fueled by pressure from neighboring White property owners, and by racial tensions stoked by Ku Klux Klan activity.[54] However, planning based on racial segregation, initiated formally in the 1930s and managed by Dade County's Planning Board, was the main framework and agent of these changes (see General Context). Under the aegis of the Planning Board, the postwar creation of suburban opportunities in South Dade meant more, not less, racial segregation. The proximity that once governed agricultural life in South Dade gave way to a new race line that, as in Northwest Dade, was painted in broader (and more official) strokes across the corridor.

West Perrine was one of many older Black settlements along the corridor but its postwar development as a Black center can be traced back to the Dade County Commission's 1936 "Negro Resettlement Plan," a planning document that envisioned relocating Miami's Black population to peripheral and even autonomous agricultural settlements, including Perrine. In 1946, the Dade County Planning Board followed the spirit of this document, establishing tracts in Perrine and Goulds when instructed by County Attorney Fred W. Cason to set aside new tracts of land for Black development. As suburban development took off during and after World War II, the impact of Dade County's racial planning became readily apparent (see General Context).[55]

Perrine embodies some of the dynamics and boundaries of postwar racial planning in the making of suburban South Dade. In the late 1940s, it was the location of a rare Jim Crow-era attempt to incorporate as a new bi-racial city with Black voter participation. Perrine did eventually incorporate as a city in 1948, following strong Black support led by community leader Ben Shavis, who by some accounts was elected as the new city's mayor. The participation of Black voters in creating a mixed-race city so incensed political leaders of the time that Florida dissolved Perrine's charter in 1949.[56] The 1978 dedication of **Ben Shavis Park** partly memorializes the area's "Incorporation Story."

As Black families poured into West Perrine from elsewhere in South Dade (and even Miami), the area became the hub a new Black suburbia. The commercial hub of the area was Homestead Avenue, which grew to include a half-mile long nightlife district known as "The Midway," with taverns, dance halls, and pool rooms (many referred to in the press as "juke joints" – a name often given to Black-operated clubs and

establishments). Among the most popular were **Iceman's Paradise Nightclub** and **Ossie B's Place.**[57] According to local papers, Bolita, an illegal game of chance brought from Cuba in the late 19th century, was a popular distraction here, and the subject of many police raids. Small markets like **Chappy's** and **Nat's Grocery** also proliferated here,[58] as did service establishments like **J.J.'s Gulf Service**, listed in the 1963-64 Florida Green Book (a travel guide for Black motorists). Homestead Avenue also functioned as a civic center. **Robert Rusa Moton Elementary School**, named for the Black American educator who served as principal of Tuskegee Institute after the death of founder Booker T. Washington, was established here in 1952. The school included a small clinic serving the needs of local residents (otherwise severely lacking), its dual role pointing to the increasing role of schools as points of delivery for public services in the postwar era.

The east half of Goulds was another important center of Black community life on the South Dade Corridor, founded on the lands of William Randolph, a Black homesteader in the area. West Old Cutler Road became the postwar home to some of the area's foundational churches, including the Mount Pleasant Missionary Baptist Church and the New Bethel A.M.E. Church. Along or near 216th street were popular entertainment establishments, like **Ms. George Café**, **Zigler Café** (now a church), and **Ms. Cora's Bar**, **The Lounge**, the **The Down Beat**, and the **Goulds Theater** on SW 120th Avenue.[59]

Goulds was also where the struggle for public services like education and healthcare took early form. The drive to open educational facilities to South Dade's Black community, led by Arthur and Polly Mays, local Black pioneers and property owners, resulted first in the creation of a school at the Mt. Pleasant Missionary Baptist Church, then in the development of modern educational buildings. At the instigation of the Mays, **Goulds Elementary** (current library of the Mays Middle School), the first modern school for Black students along the corridor, was established in 1935. Goulds Elementary became the hub of a larger educational complex after WWII, including **Arthur and Polly Mays Elementary-Junior High School**, (1951, current Arthur and Polly Mays Conservatory of the Arts), designed by Edward T. Rempe Jr., and **Pine Villa Elementary** (1960).

The Mays also led the fight for modern health services for the Black residents of South Dade (as well as non-White migrant workers), organizing the drive to finance and build the community's first facility, **Lincoln Memorial Hospital** (c. 1957). In 1971, Bahamian-born Doris Ison, another community leader, established **Community Health of South Dade Incorporated** (CHI) on SW 216th Street, with assistance from the U.S. Office of Economic Opportunity. In 1973, CHI expanded to a second clinic in Homestead, the **Martin Luther King Jr. *Clinica Campesina***.[60] Today Ison is memorialized by the Doris Ison Health Center of Community Health of South Florida, Inc. The **Lincoln Memorial Nursing Home** on SW 216th Street and **Goulds Home for the Aged**, on SW 122nd Avenue, were similarly pioneers in development of community care. Once completely neglected by Dade County, by the 1950s the financing and development of civic facilities in Black South Dade came increasingly under the purview of the Dade County, then Metro-Dade. Still, community action remained the driver in efforts to attain equality in facilities and services.

Around the core of West Perrine and Goulds, the development of new suburbs was another face of the Black community's postwar growth and geographical realignment. Within the lines established by the Planning Board (the lines themselves testaments to racial planning), new suburbs designed to serve Black GIs, and later workers at the Homestead Air Force Base, grew. Daniel Frankel's 84-unit subdivision at **Rosehaven** (1949), South of Perrine, was one of the first. In coordination with Florida Power & Light, Rosehaven promoted an all-electric approach to home equipment and appliances. Frank Martin's **Richmond Heights** (1949), north of West Perrine, was much larger than

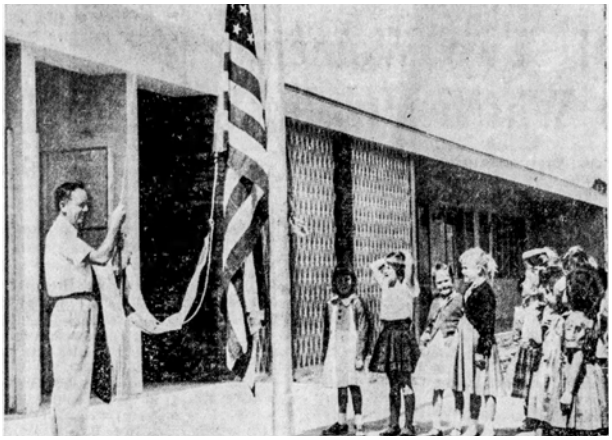
Rosehaven and was master planned with all the elements of a complete community – the first major Black suburb in South Dade, and among the first master planned Black communities in the United States.[61] Martin, a White Pan Am pilot (memorialized today by the town's **Martin Memorial Church**) created Richmond Heights by deploying FHA and Veterans Administration-guaranteed financing, filling a gap in Black housing under these programs made real by exclusionary practices.[62] In an era characterized by expedient quantity development, Richmond Heights was distinguished by its careful planning, focus on quality home construction, and engagement with Black community leaders, including David Douglas, Rev. Edward T. Graham, Father Theodore R. Gibson, Associate Judge L.E. Thomas, and Charles Radcliff, as well as the Negro Service Council.[63] Martin's subdivision envisioned 475 nearly-identical 25- by 40-foot three-bedroom masonry homes. Designed by Robert M. Nordin, the homes were dignified with tiled roofs and flat concrete canopies that sheltered entrances and carports. The town layout showed a rare attention to natural land features, following an elevational rise of rockland with gently curving roads that traced the lines of an adjacent slough. The fanning streets centered on a park and elementary school. The community also had a main street, Lincoln Boulevard, with churches, civic and commercial buildings, and a water tower, and which served to divide the town's single-family homes from a discrete area of apartment buildings and townhouses. The mixed residential types, along with built-in civic and commercial planning, recognized the needs of a Black subdivision that could not rely on the offerings in nearby White communities. But it also represented the type of well-balanced garden city suburb advocated by 20th century housing reform advocates, one of the few of its type in Dade County. The Miami Herald called it "Shangri-la for Negroes [sic}."[64]

Another cluster of Black suburbs grew near Goulds, including Murray W. Lazarus's **Lincoln City** (1948), and Edward E. Beals' **Bunchville** (1950). Lincoln City would have been the largest, with plans to develop as many as 2,000 houses on 75-foot lots, leveraging the nearby development of Black schools, parks, swimming pools, and the Lincoln Memorial Hospital (see above). A more modest community was eventually built here, although the full extent of the proposal deserves further research. Bunchville, just west of Lincoln City, was platted in 1950, but its development came in the mid-1950s as the need of Black workers and personnel at Homestead Air Force Base became apparent.[65]

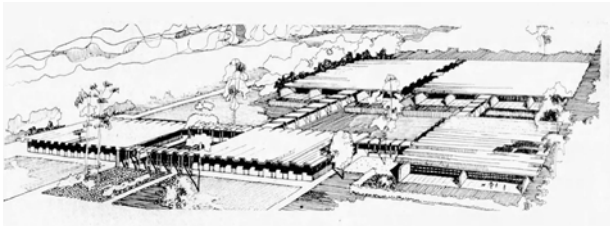
Cluster Planning, Townhouses, and Other Late Postwar Housing Developments

By the late 1960s, the rising cost of single-family home subdivisions limited new development in South Dade to especially desirable waterfront locations. Among the most important, along the eastern flank of Cutler Bay, were Saga Development Corporation's **Saga Bay** (1970), a planned community of 50,000 people designed by planner John Simonds (the planner of Miami Lakes, see General Context), on 3,000 bayfront acres, and Cadillac Fairview's **Lakes by the Bay** (1982), designed by Sasaki Associates (the planner of The Hammocks in Kendall, see Southwest Dade section).

Meanwhile, driven by high costs, the environmental effects of sprawl, and changes in American lifestyles, most housing production shifted toward higher-density, cluster-planned urban development models. Cluster planned communities offered new and more affordable housing types like townhouses, patio homes, and multi-family dwellings, organized in tight proximity to reserve land for common green space and recreational amenities, and increasingly marketed as condominiums (see General Context). Most of these developments exhibited a new architectural language defined by the primacy of the mansard roof, with additional facade decoration provided in the articulation of windows, doors and balconies, often with projecting fins. The emphasis in these



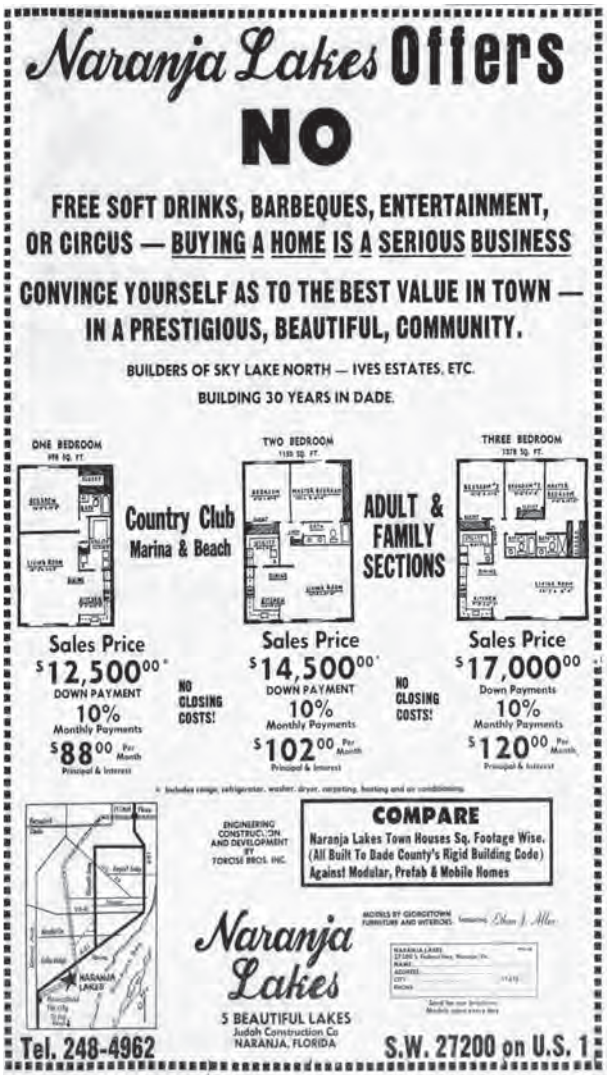
Flag raising at Florida City Elementary (1960), from "A Proud Day" advertisement, *Miami Herald*, February 2, 1961, photo by Earl Dehart



Rendering of Avocado Elementary (1957), Robert Bradford Browne, from Phil Meyer, "We are Breaking Even in School Construction," *Miami Herald*, September 6, 1959



Furnished model apartments open at Casa Granada (1968), ad of Casa Granada, Dick Tugg, *Miami Herald*, September 13, 1968



Naranja Lakes (1971), from advertisement for Naranja Lakes, *Miami News*, February 26, 1971

new communities on efficient land use, common amenity, and visual conformity, updated notions of "Florida living" once set by the single-family tract home subdivision.

By the late 1960s, small cluster-planned communities were popping up around the US1 corridor. One example was Dick Tugg's **Casa Granada** (1968) in the Kendall Estates area, an "adult community" of 11 mansarded garden apartment buildings, each comprising eight-units, and composed around a landscaped campus. At the heart of the complex, amenities like a pool, sauna, health club, and a special pavilion for playing card games, were gathered, while all parking was relegated to the perimeter.

Fleeman Builders' much larger **Green Hills Park West Condominium** (1968) was similarly adult-only. Its 500 one-story townhouse units were organized along a clover-leaf formation of streets that threaded a campus-like environment of continuous lawns centered on the clubhouse and recreational facilities. The triplex and quadplex units, designed by Joel Meyer, were broken by intervening courtyards, and articulated with mansard roofs. Judah Construction's **Naranja Lakes (**1971) a townhouse and condominium development planned around the artificial lakes of the Naranja Rock Company pits (see above), offered a scenic lakefront development of winding avenues, with low-cost housing and plenty of amenities. The 450-unit complex had no-nonsense townhouses, designed by Friedman & Lackey architects, and 25 condominium buildings designed by Reiff-Fellman & Associates. Victim of Hurricane Andrew, most of Naranja Lakes was demolished.

Alec Courtelis's 356-acre **Briar Bay Urban Park** was among the most significant developments of this period. It comprised 1,641 units in a mix of townhouses, patio homes, and garden apartments like the 487-unit **Briarwood Apartments (**1972). Designed by Reiff-Fellman, Briarwood combined mansard-styling with powerfully-sculpted vertical fins that embraced terraces, balconies and window bays, and boasted a two-story recreational facility with lighted tennis courts and a swimming pool.

The Briar Bay complex also comprised a park, golf course, and 80 acres dedicated to a regional shopping center. The latter was eventually developed by Courtelis as **The Falls Shopping Center (**1979), a themed "specialty center" and entertainment venue that followed in the spirit of contemporary retail projects like Mayfair in the Grove in Coconut Grove, and Loehmann's Fashion Island in North Dade (see Northeast Dade Corridor), both completed in 1979. Designed by Ocala architect Hal Thomas Reid, The Falls demonstrated striking new trends in retailing and experience marketing, including an idealized tropical setting of man-made lagoons and gardens surrounded by covered walkways and gazebos. The structures were covered in exposed cedar siding to communicate a "California style."

Dade County's postwar suburbs, often imagined as a mid-century sprawl of single-family home subdivisions, indeed comprise a more substantial diversity of housing than meets the eye. These "other suburbias," planned communities of townhouses, patio homes and garden apartments, which were developed under growth management legislation and define broad areas of the county, produced surprisingly high intensities of suburban settlement (see Planning Context).

Schools: Modernization, Segregation, and De-segregation

Urban expansion and postwar suburban growth meant the construction of many new public schools in South Dade, replacing old wood-frame school houses of a once-agricultural community with modern facilities. Even where more modern schools existed, many were filled beyond capacity, and burdened with wooden portable classrooms brought in to meet demand.





Miami Serpentarium (1946), *Sun Sentinel*, January 20, 1921



Pamphlet for Homestead Bayfront Park (1939), from "Jim Crow at the Beach", National Park Services, December 2012



Rare Bird Farm (Miss Barbara Lee Smith feeding flamingos) (1938), State Archives of Florida, Florida Memory, 1947



Homestead Bayfront Park (1939), History Miami Museum, Metro-Dade County Parks and Recreation Department Photoprints, September 3, 1953



Coral Castle (1936), State Archives of Florida, Florida Memory, c. 1923, photo by Kobel Feature Photos

The "annual race to build enough classrooms to take care of Dade County's ever-bulging school population," as the *Miami Herald* put it, was complicated by the district's profound social issues, including legacies of racial segregation, seasonal waves of migrant children, and the influx of Cuban refugees.[66]

South Dade, with its wide geographic distribution and development in distinct stages, illustrates well the postwar evolution of school design and construction. The tone was set in the early 1950s, under the county's bond-funded postwar schools modernization program. The program was directed by James Garland, hired in 1950 as the county's Director of School House Planning. As the *Miami Herald* described, Garland favored efficient school models, "discarding the ivy-covered Gothic tradition of school construction, in favor of simple, almost austere, maximum of light, air and space in which to swing an educational cat."[67] For its initial school buildings, Garland chose Miami's leading modernist architects: Robert Law Weed, John Edwin Petersen, Iving E. Horsey, Robert M. Little, Frank E. Watson, Robert Fitch Smith, Wahl Snyder, Carl Lump, Russell Pancoast, Edward T. Rempe, Marion Manley, Robert Bradford Browne, Polevitzky & Johnson, Scott B. Arnold, James L. Deen, and William D. Bordeaux.

New school model types, specifically adapted for South Florida's subtropical climate, became apparent in the county's first generation of postwar schools. Edward T. Rempe's **Goulds Elementary** (1951, current Isaac A. Withers Head Start) on SW 122nd Avenue and **Florida City Elementary** (1960) on NW 6th Avenue, for instance, were low-slung concrete frame structures designed to optimize cross ventilation through walls of panelized aluminum awning or jalousie-type windows, and louvers. Larger schools, like Marion Manley's **Leisure City Elementary** (1958) on SW 288th Street, and Rempe's **Naranja Elementary/ Macarthur South Senior High** (1959) on SW 264th Street, deployed a serial repetition of narrow bar-shaped buildings – like fingers – around intervening courtyards, gardens, and outdoor instruction spaces. Scott B. Arnold and James L. Deen's **Vineland Elementary** (1959) on SW 119th Street in Kendall, developed this model further by thickening the fingers in order to incorporate landscape courtyards separating the classrooms within. Robert Bradford Browne's **Avocado Elementary** (1957) on SW 294th Street in Modello, was even more experimental, using folded or pleated precast channels, only 3 inches thick, to create strong, undulating, long-span roofs that allowed open plan interiors.

School design shifted remarkably in the 1960s, as the School Board began to introduce popular elements of the "Free-Schools" philosophy, an educational reform movement that emphasized a less-structured approach to education. Starting in 1963, supported by a Ford Foundation-funded **Education Facilities Laboratory** grant and led by architectural consultants Ferendino, Skeels and Burnham, the county developed a generation of new school types that emphasized progressive teaching accommodations, open-plan classrooms and pod-type building design.[68] In these designs, technical considerations like efficient space planning, increased use of pre-fabricated construction systems, and air-conditioning, were often determinative. Kenneth Treister's **Colonial Drive Elementary School** (1966) on SW 160th Street in the Palmetto Estates area, had a crystalline honeycomb of hexagonal pods organized around a central courtyard, with each pod comprising a mix of specialized function areas surrounding general use areas. Ferendino Grafton Spillis and Candela's **Bel-Aire Elementary** (1969), on SW 194th Street in Cutler Bay, had a more compact arrangement of pentagonal pods around a central open room. While creating expansive interior landscapes, these open plan schools were increasingly introverted and windowless, offering little connection to the surrounding suburban residential context.

By the 1970s, another generation of school

design emerged as Dade County schools became increasingly focused on construction efficiency and internal flexibility. In South Dade. **William A. Chapman Elementary** (1977) on SW 140th Avenue in Naranja Lakes, and **Pine Lake Elementary** (1977) on 109th Avenue in Palmetto Estates, both designed by Alfred Browning Parker, featured a large and internalized, multi-story central block, built with prefabricated window-less wall panels. Circulation elements like stairs, which might break the continuity of standardized structural elements, were attached to the outside of the building. Connell, Peirce, Garland, Friedman's **Centennial Junior High** (1976, current Cutler Bay Senior High) on SW 212th Street just east of Cutler Bay, had a cruciform organization with circulation cores organized at each corner of the crossing. The building derived its character from a bold expression of exposed structure, from the play of building volumes (including a second floor volume that was cantilevered over the ground floor to create covered walkways), and from the articulation of drainage scuppers that projected from the building facades. Ferendino Grafton Spillis Candela's **Southridge High** (1976), on SW 114th Avenue in South Miami Heights, was a low-slung multi-story structure whose various volumes are differentiated by varying techniques of concrete finishing, including the use of stucco, pre-finished ribbed concrete masonry units, and bush hammered concrete – a technique in which finished concrete is hammered to achieve a rougher and more weathered texture.

Private schools often broke the orthodoxy of school construction programs, and explored other design approaches. John Totty's extraordinary **Alexander Montessori School** (1973) on Old Cutler Road, for example demonstrated an unusual open-pod design, with clerestory-lit classrooms organized around landscaped courtyards, and connected by covered walkways.

Segregation, and then desegregation, were also part of the school design program. After denying educational opportunities to South Dade's Black children for many years, the School Board began to provide them in the postwar era. It did so initually under the "separate but equal" provisions governing most civic facilities in the county. In fact, Black schools were not equal to those in White neighborhoods, and South Dade's Black community had to fight for quality facilities and programs. Acknowledging the role of Arthur and Polly Mays in taking up the charge of organizing Black student education, and the role of Mays Middle School (later Goulds Elementary, Middle and High School, current library of Mays Conservatory of the Arts) as the first public school serving Black students in 1935, the Mays complex was expanded into a broader educational campus, including Edward T. Rempe Jr.'s **Mays High School** (1951, current Arthur and Polly Mays Conservatory of the Arts) on SW 216th Street, the first high school for Blacks south of Carver Senior High School in Coconut Grove, and Pancoast Ferendino Grafton Skeels's **Pine Villa Elementary** (1960) on SW 117th Court.

It was not until 1966 that Dade County Schools began desegregating (see General Context). Educational transport, facilities, and extracurricular activities were officially integrated as schools moved from a dual (Black and White) to a unitary system. Patterns of segregation, however, ran deep, reflecting not just school segregation but the built-in segregation of South Dade's neighborhoods.[69] According to a 1970 lawsuit, the Board's desegregation plans left 36 schools all- or virtually all-Black, comprising 64% of the Dade's Black student population. To facilitate integration in these districts, Dade's School Board made available Majority-to-Minority (M/M) transfers as a means of voluntarily providing desegregated experiences for those students.[70]

South Dade High School (1952, Russell Pancoast) on SW 167th Avenue in Modello became an early case study in desegregation when it was integrated in 1968. Numerous articles in the *South Dade News Leader* traced the often-contentious desegregation effort, evoking

the passions of students, faculty, alumni and the community at large. Black students complained of discrimination by faculty and administrators, the absence of Black teachers, and lack of access to school clubs and sports. Controversy also focused around the school's traditional symbols, including Confederate symbols and the school's "Rebel" mascot. As the school and community resisted efforts to adapt school culture to the new multiracial student body, Black students formed a new organization, the "Student Organization for Unity and Liberty" (SOUL) comprised of approximately 100 students, with the objective "to cleanse South Dade High of its racist policies."[71]

Making Nature Accessible: Ocean Beaches and Landscape Preserves

Given its open land resources late into the postwar period and its diverse natural landscape, South Dade became a focus of postwar parks development. Foremost among the goals of Dade County's Parks Department was the development of an ocean beach in South Dade consistent with the development of new beach parks like Haulover, Matheson Hammock, Crandon and Virginia Key Beach. **Homestead Bayfront Park**, originally dedicated in 1939 (but taken by the U.S. government for military use and not returned to the public until the late 1940s) and offering a rare portal to the open waters of Biscayne Bay, became the focus of modernization efforts. A 640-acre section, reserved for White patrons, was re-dedicated in 1951 and included a South Seas atoll-type beach, refreshment stand, picnic areas and meeting shelters, and a marina. A smaller 200-acre section with its own entrance, known as **Homestead Bayfront Park North**, was dedicated in 1955 and reserved for Black patrons. The segregated parks were a powerful evocation of Jim Crow-era "separate, but equal" doctrine in South Dade. The "Black Beach," as it was referred to locally, was largely abandoned after the Civil Rights Act in 1964, and subsequently incorporated into Biscayne National Monument in 1968, see below).[72]

The Parks Department also began to emphasize the preservation of native and improved landscapes, creating a new category of park preserve devoted to outdoor education and camping (instead of traditional recreational programs).[73] One of the most unusual was the 37-acre **Fruit and Spice Park** (1944), conceived by Redlands horticulturist Mary Calkins Heinlein to celebrate South Dade's agricultural heritage. The 110-acre **Bauer Drive Hammock** (1954, later Camp Owaissa Bauer) near Homestead, and the 112-acre **Castellow Hammock** (1962) in the agricultural Redland, were dedicated to preserving islands of original Rockland pine forest and hardwood hammock both from agricultural encroachment and suburban sprawl.

A Region Framed by National Parks

As late as World War II, most of South Dade remained open space, a combination of agricultural lands or wetlands. In a way consistent with the rest of the county, it might have filled in with new residential, commercial and industrial development. Instead, a combination of local, metropolitan and national interests, concerned about diminishing natural resources and inspired by a growing appreciation for local ecosystems, helped channel the creation of two large and transformative national parks: **Everglades National Park** (1947) and **Biscayne National Monument** (1968, later Biscayne National Park, 1980). The postwar dedication of the parks, sandwiching much of South Dade in swathes of protected (if altered) natural ecosystems, created destinations for environmental tourism. The parks became mega-attractions, "playgrounds of the people"[74] that offered new horizons to Miami's tourist industry. Among planners, the wilderness captured within the county's borders could also be construed as a necessary complement to urbanization.[75] The result, particularly evident in South Dade, was to place the city in decided contrast with the aqueous landscapes of the



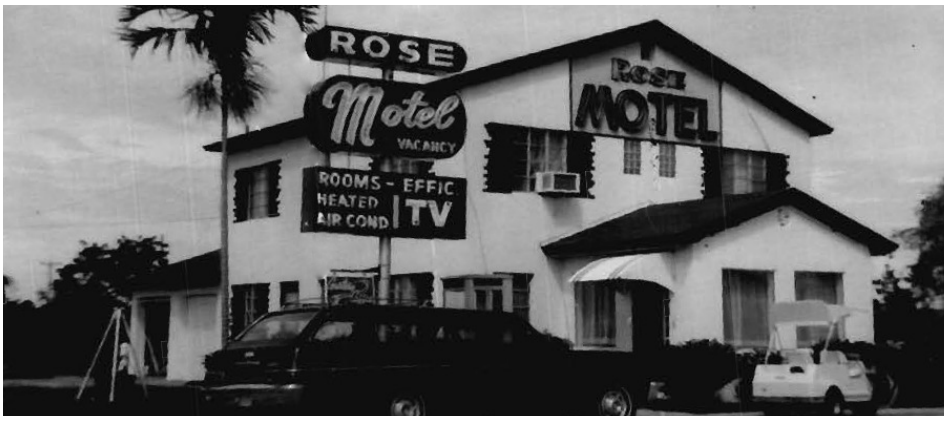
Flamingo Lodge (1941), 20 SW 2nd Ave, Miami-Dade County, undated



Biscayne Court (1953), 23455 S Dixie Hwy, Miami-Dade County, undated



Royal Tern Motel (1968), 26480 S Dixie Hwy, Miami-Dade County, undated



Rose Motel (1951), 27940 S Dixie Hwy, Miami-Dade County, 1951

Everglades and Biscayne Bay. Miami, one of America's most artificial cities, explicitly founded on *tabula rasa* urban development, was effectively framed in perpetuity by natural landscapes that approximated the regional context in the late 19th century.

The first part of this transformation, the designation of Everglades National Park, encompassed a large portion of the western part of Dade County. Efforts to preserve the vast Everglades wilderness as a "tropical park" were longstanding and incorporated one of the most important early conservation efforts here – the development of Royal Palm State Park (Florida's first state park) by the Florida Federation of Women's Clubs in 1916. But it also captured a rising postwar consciousness of native environmental systems that were central to the identity and hydrological functioning of the region. Books like John Kunkel Small's *From Eden to Sahara: Florida's Tragedy* (1929), and Marjory Stoneman Douglas's *Everglades, River of Grass* (1947), evoked the history, diversity and complex interconnectivity of its landscape, water, people, birds, fish, and animals. The park tapped into the rising wilderness movement, inspiring the idea of maintaining the Everglades in a "pristine state" as a unique "artifact," a kind of emotional scenery whose beauty was "linked with a sense of power and vastness in nature."[76] The 2,500 square-mile park rivaled in size the great Eastern parks (Great Smoky Mountains National Park in Tennessee, Acadia National Park in Maine, and Shenandoah National Park in Virginia), and Yellowstone and Yosemite as well.

The second element of the transformation, the dedication of **Biscayne National Park** (1968-80), was more closely tied to the processes of urban development. It was instigated by a long battle over development in south Biscayne Bay, and in particular the fight over Islandia, a proposed causeway city that would have forever altered the barrier islands bridging between Key Biscayne to Key Largo and enclosing the lower part of Biscayne Bay. Conservationists, led by the Florida Audubon Society, battled Islandia's developers throughout the mid-60s, a period when public consciousness of landscape despoliation had reached a high. Dante Fascell, a U.S. Representative whose congressional district included Islandia, became an important advocate for a "great national water park" in the heart of metropolitan Dade County, and labored to make it a reality.[77] The effort culminated with the recognition that South Dade's eastern frontier was, like the Everglades, a great wilderness. Designated as Biscayne National Monument in 1968 (and eventually Biscayne National Park in 1980), its territory eventually stretched more than 20 miles from Sands Key in north to John Pennekamp Coral Reef State Park in the south, covering 33 islands and occupying more than 150 square miles – most of it underwater as a protected complex of submerged living coral reef and sheltered bay bottoms.[78] Biscayne National Park essentially shut down waterfront development along the shores of Biscayne Bay in South Dade, resulting in a natural landscape that stands in contrast to the bay's northern reaches.

On a practical level, the national parks opened South Dade to tourism, with Homestead and Florida City serving as portals where tourists dined and rested between their trips eastward to Biscayne National Park, and westward to the Coe Visitors Center at the entrance to Everglades National Park.

US1 as Tourist Corridor: Motor Courts, Motels and Trailer Camps

After the completion of the Dixie Highway to Homestead in the late 1910s, South Dade developed its own allure as a place for roadside touristic attractions. Early examples include the **Orchid Jungle** (1926), just west of US1 in Naranja, where Lee Fennell mixed exotic jungle scenography and the colorful drama of orchids mixed with botanical research and commerce, **Bonita Grove** on Hainlin Mill Dr., George W. Kosel's **Jungle Garden** on Redland Road, H.

Wallace Johnston's **Tropical Lodge** on Avocado just east of Krome Avenue, and Cina Stewart's **Candy Factory** on the grounds of what is now the Redland Fruit and Spice Park. Tourism in the Florida Keys increased with the conversion of the FEC railroad there to a highway after the company abandoned its tracks following the Labor Day hurricane of 1935. The new road, an extension of US1 southward to Key West, was named, as the Overseas Highway when it opened in 1938. More attractions followed, including the **Coral Castle** (1936) at SW 157th Avenue, **Rare Bird Farm** (1938, demolished) at SW 102nd Street, **Monkey Jungle** (1935) at SW 216th Street, and the **Miami Serpentarium** (1946, demolished) at SW 128th Street. In the postwar era, the opening of **Everglades National Park** and **Biscayne National Monument**, and the development of **Metrozoo** (1975-80) on the site of the former Richmond Naval Air Station, helped define South Dade as a place of natural beauty.

A second touristic corridor through South Dade was planned as well, but never built. **Islandia** would have combined nearly 50 offshore islands into a second overseas highway connecting Key Biscayne with Key Largo. Comprising beach and bayfront developments of hotels and motels, it might have rivaled beachfront developments in Miami Beach, Surfside and Bal Harbour in Northeast Dade County. Metro-Dade, in its first master plan, even projected a population of 59,000 on the islands, but the contentious project failed in the late 1960s when the islands were incorporated into **Biscayne National Monument** (current Biscayne National Park).[79] Its failure guaranteed that US1 would remain South Dade's main touristic corridor, and its main highway (at least until the extension of Florida's Turnpike to Florida City was completed in 1974).

To serve the rising number of automotive tourists, motor courts, motels and recreational vehicle parks appeared along US1. Tourism never played the role it did in other areas of Dade County, but by 1966 there were 700 motel rooms in South Dade, most along US1.[80] The multitude of motels attests to the importance of the automobile in postwar tourism.

Motor courts like the **Kent Motel** (1950, current Nexx Motel) in Goulds and the **Rose Motel** in Naranja (1951, named for the wife of John Ulric Free III, current Pedro Pan Campus of Camillus House – see below), with their clustered cabins, are among the few remaining examples of the type in Dade County. Among the earliest motels here were the **Deluxe Inn Motel** (1952) at SW 284th Street in Modello, a one-story terrace of rooms that wrapped a parking lot, and the crescent-shaped **Biscayne Court Motel** (1953) at 234th Street, capped at each end by slump brick pylons. The **Quality Inn** (1972) at 146th Street in Palmetto Bay had prominent tray-like cantilevered balconies and roofs, and concrete-framed open enclosures for elements like stairs. In Florida City and Homestead, points of access to both national parks and Florida Keys, a more concentrated group of motels rose along Krome Avenue, including the **Holiday Motel** (1953), **Coral Roc Motel** (1966), **American Best Inn** (1969), and **Super 8 Motel** (1979).

The way motels and motor vehicle courts were interspersed with other uses along US1 in South Dade, draws connections with the character of US1 in North Dade (see Northeast Dade section). The postwar modern motels on the Biscayne Boulevard corridor in the City of Miami are now celebrated in the 2006 designation of the **MiMo/ Biscayne Boulevard Historic District** (although most of the motor courts and motels located further northward have been demolished). Although stylistically more sober than examples in North Dade, the motels along the South Dade Corridor are reminders of a once-vibrant tourist culture there.

Mobile home parks and trailer camps also attracted tourists, sometimes competing with motels by including amenities like swimming pools, club houses and tropical landscaping. In Florida City, the **Southern Comfort** (1966), **Palm Garden** (1975), and **Goldcoaster Mobile**

Home Park (1972), were especially notable for their amenities and sense of community. **Larry and Penny Thompson Park and Campground** near South Miami Heights (1974), on the other hand, is remarkable for its planning, which took inspiration from cluster planned communities, organizing trailers into circular pods surrounded and interconnected by landscaped greenways.

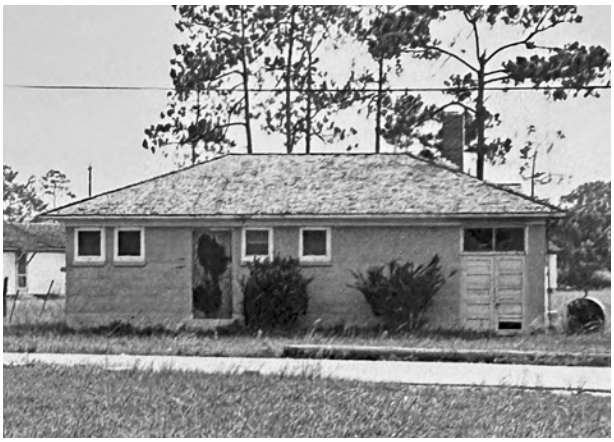
Trailer courts in Dade County generally served as low-cost housing, accommodating military personnel from Homestead Air Force Base and serving as housing for Puerto Rican and Mexican migrant workers. Such trailer courts, like the **Magnolia Trailer Park** and **Chandler Trailer Park** in Florida City, and the **Oasis Trailer Park** and **Tropical Raines** were often the first point of arrival for new migrant communities in South Dade. Like South Dade's housing subdivisions, most were segregated. In 1967, the *Miami Herald* reported that in the vicinity of Homestead Air Force Base, only Magnolia Park and Chandler Park were open to Black residents, prompting Federal efforts to desegregate the parks.[81]

The Business of Agriculture (and Other Schemes)

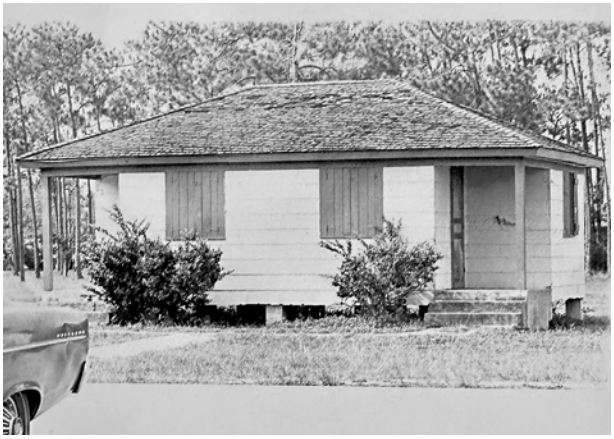
In contrast with declining agriculture in other areas of Dade County, by the 1940s South Dade had become a primary site of the large-scale perishable fruit and vegetable industry that grew in the U.S. after WWII, a by-product of prosperity and urbanization. By the 1950s, the area acquired a reputation as America's "Winter Salad Bowl" (a moniker it shared with other Florida farm districts). Farms stretched throughout the Glades and the Redland, producing prodigious crops of tomatoes, potatoes, beans, and corn. According to the *Miami Herald*, the area was also the nation's foremost producer of subtropical fruits like citrus, avocado and mango.[82] 70% of all limes harvested in the US were grown on South Dade farms by large scale growers like Harold E. Kendall, Calavo-Florida Inc., and Limeco. **Packing House Row**, a narrow strip on either side of the Florida East Coast railroad tracks between Goulds and Princeton, served as a distribution center for these growers.[83] The largest tomato packing house in the world, the **Bryant and Lounsbury Building**, was constructed in Princeton in 1955, and is now the home of the Redland Marketplace. There were many more packing houses along the FEC tracks between Perrine and Florida City, including the Homestead Pole Bean Coop in Naranja, Williams in Modello, Chase & Company in Homestead, Strano Farms in Florida City, and DiMare, which started in Boston in 1928 and now is one of Florida's largest citrus and vegetable operations. A number of firms once operated from the Florida City Farmer's Market as well.

Arthur Vining Davis, the aluminum magnate who was chairman of the board of the Aluminum Company of America (ALCOA) until 1958, acquired 65,000 acres of land in an arc from Kendall to Florida City during the 1950s and became a major force in South Dade's postwar agricultural development.[84] Davis saw agriculture as both an industry and a placeholder for future real estate development, but his initial farm enterprises went big; at one point, Davis's **Dawal Farms** was cultivating over 2,600 acres of tomatoes in Dade, a commanding position in the tomato market that alarmed smaller-scale farmers. To complement his farms, Davis built the **Dawal Packing Plant** in Princeton and modern labor camps in Naranja. Davis also planned to convert 20,000 acres of his holdings to pastureland, which would have instantly created the largest cattle ranch on the east coast, although the plan was abandoned.[85]

Even as his enterprises began to dominate and define large-scale agriculture in South Dade, Davis helped initiate the transformation of South Dade agriculture lands toward the potentially more valuable industries of tree nurseries and ornamental tropical plant cultivation. One of his new businesses, **Arvida Nurseries**, developed tree plantations in Kendall, advising the growing cohort of suburban dwellers (on Arvida lands) that "good landscaping is an investment," and



Migrant Worker Housing, HistoryMiami Museum, Coral Gables Times Guide Photographic collection, photo by Scott Kramer



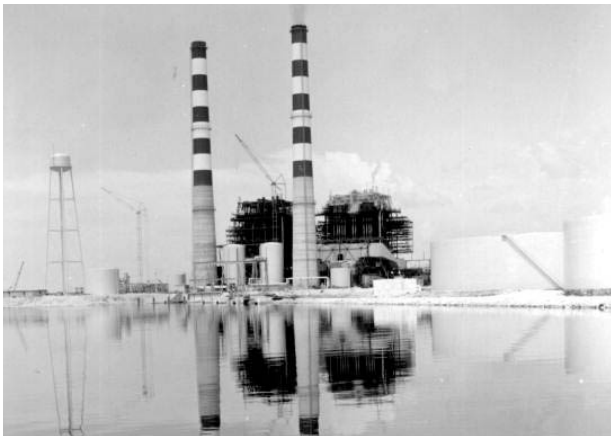
Migrant Worker Housing, HistoryMiami Museum, *Coral Gables Times Guide* Photographic collection, photo by Scott Kramer



Migrant Worker Housing, HistoryMiami Museum, Coral Gables Times Guide Photographic collection



Arvida's Investor-Farm Plan, advertisement for Arvida Realty Co., *Miami Herald*, April 8, 1960



Turkey Point Nuclear Power Plant under construction - Homestead, **Florida (1973)**, State Archives of Florida, Florida Memory, 1967



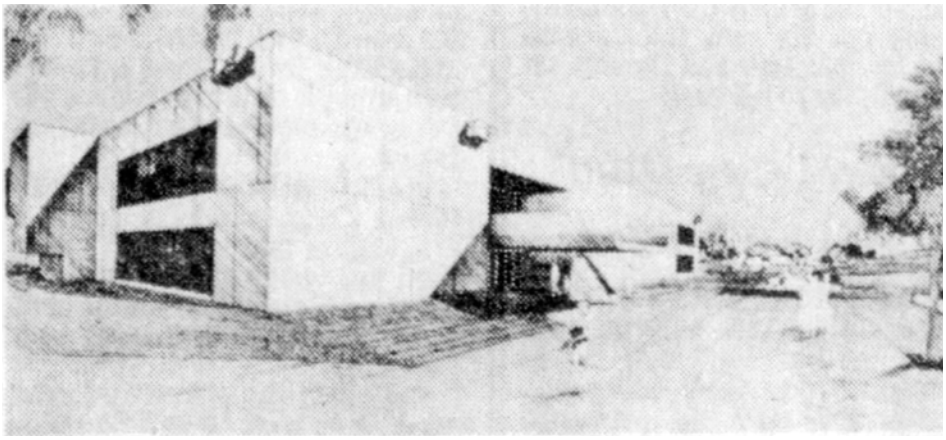
T**omato fields - Homestead**, **Florida**, State Archives of Florida, Florida Memory, 1954

reminding homeowners that shade trees cool Miami homes.[86] Another Davis business, **Arvida Orchids**, had 10 acres of orchids growing under glass, aluminum slat or plastic mesh greenhouses in the Redland. Davis backed another tropical plant nursery, the Ritter Nursery, putting more than 30 acres of plantings under shade. These nurseries plugged into more than just orchids, feeding (or creating) the booming market for indoor foliage in the 1950s, especially varieties like *Philodendron Cordatum*. The houseplant growing operations of Arthur Vining Davis were largest in the world, but spawned others, including **Oskierko Nurseries**, **Vosters Nursery**, **Macaw Brothers** of Perrine, and **Evergreen Nurseries** in Goulds. In the proliferation of nurseries, aluminum slat houses and screened shade houses became part of the rural landscape of South Dade.

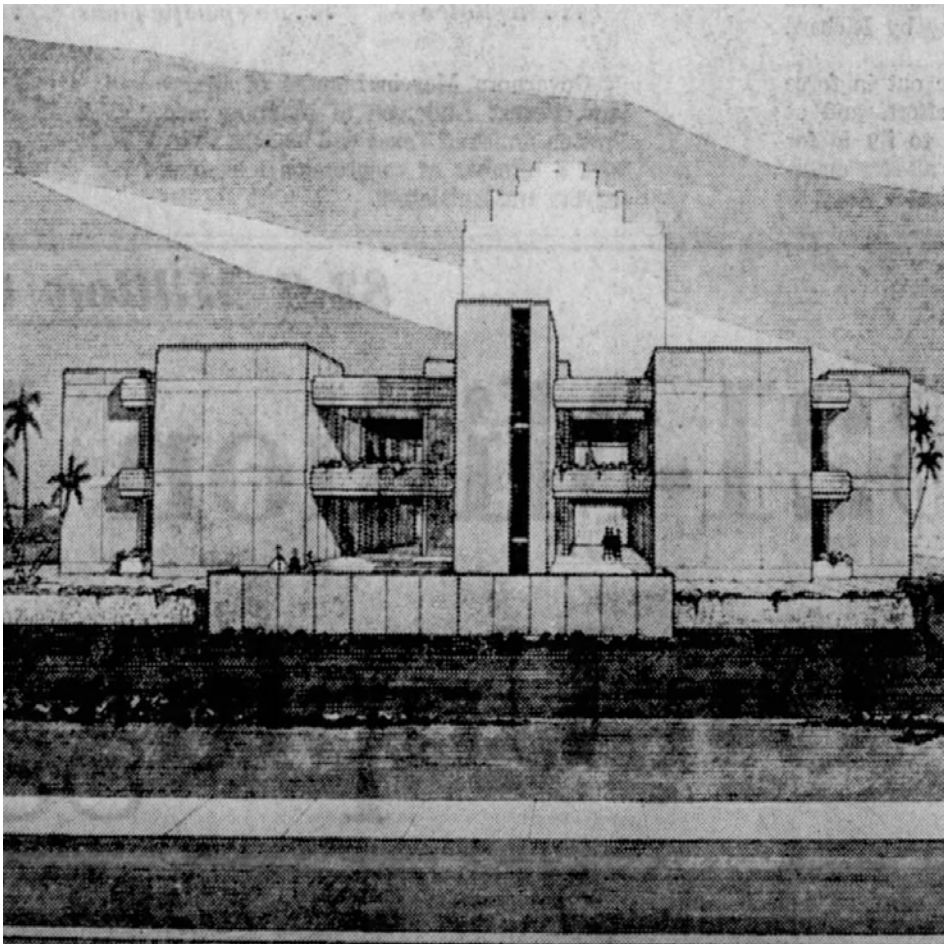
Davis's fluid conception of agricultural land also inspired the development of **Arvida**, a real estate land development arm of his business empire, to which most of his land holding were transferred in 1958. Davis was already an important local developer, with projects ranging from Dadeland and Northside Malls (see Southwest and Northwest sections) to exclusive housing subdivisions like **Gables Estates** (1956) and **Snapper Creek Lakes** (1956) east of Dadeland. In 1958 Arvida created its "Investor-Farm Plan," setting aside 6,400 acres of Arvida land near Homestead. Under the plan, to be financed by insurance companies, 80-acre tracts suitable for the development of tomatoes, pole beans, potatoes, avocados, grapefruit, oranges, and "in the direct path of population growth," would be sold to future developers. The plan's sales pitch touted: "its farmland now but its good investment land for the future."[87]

By the 1960s, challenges to the agriculture industry, including freezes, pests, drought, labor troubles, and urban encroachment, had diminished the profit potential of cash crop farming. Gradually, tree farms and shade houses replaced traditional produce as the region's leading industries. Agricultural uses complementary with nearby urban and suburban settlements, like U-pic fields, and small farm stands, also thrived.[88] Examples include Burr's Berry Farm on SW 216th Street in Goulds, and Knaus Berry Farm on SW 248th Street in Homestead. Still, agriculture persisted in South Dade, in contrast to other parts of Dade County, where by 1974 the *Miami Herald* found "… tropical horticulture is making its last stand on a 10-by-14-foot concrete slab [of a residential terrace]."[89] Today, solar farms, many supported by the Department of Energy (DOE), have replaced some of the agricultural uses.

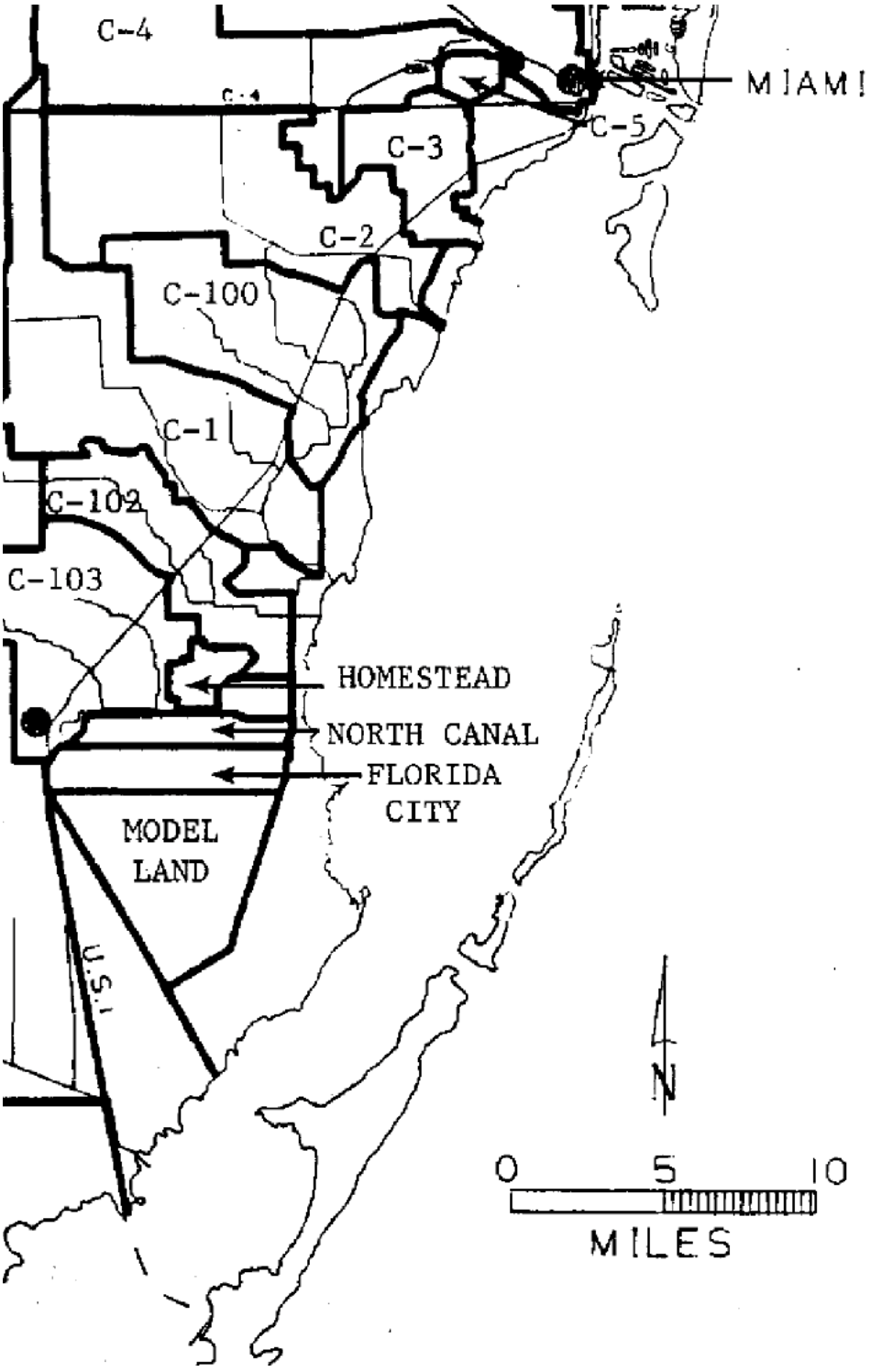
At the same time, South Dade's abundant open land attracted developers seeking to build large-scale industries. **SeaDade**, planned in 1959 for an 18,000-acre site southeast of the Homestead Air Force Base, would have created the world's largest oil refinery and shipping port to refine the boom in crude oil imported from Venezuela.[90] While that project never moved forward, in 1961 **Aerojet-General**, an aerospace concern, purchased 75,000 acres (117 sq. miles) south of Florida City to produce the world's largest solid rocket motor as part of what the *Miami Herald* called "the man-on-the-moon program." Promising to hire 11,000 workers, Aerojet dug the C-111 canal to the site (to permit barging), and conducted static-fire tests between 1965-67, producing extensive contamination in the surround lands.[91] Power plants were built along the bay as well. Florida Power and Light's (FPL) **Cutler Ridge Plant** was completed in 1947, and FPL's 1,800-acre **Turkey Point**, including Dade County's first atomic reactors, was opened in 1973. Environmental controversy over elevated water temperatures in lower Biscayne Bay caused by discharges of cooling water plagued FPL until the company built a network of cooling canals south of the plant, and Turkey Point is now a major source of power for the county. In the meantime, opposition to industrial development in areas seen by many as the last frontier of Biscayne Bay wetlands galvanized touristic and conservation interests, spurring the creation of



Rendering of South Dade Regional Library (1976), from advertisement for South Dade Regional Library, Watson, Deutschman, Kruse & Lyon, *Miami Herald*, May 5, 1976



Artist sketch of South Dade Government Center (1970s), from Bruce Giles, "Governmental Center Building Delay Looms," *Miami Herald*, February 5, 1970, photo by Joe Schuppe



An Atlas of Eastern Dade County Surface Water Management Basins, Richard M. Cooper and Jim Lane, South Florida Water Management Resource District Planning Department, October, 1987

Biscayne National Monument in the late 1960s.

Migrant Workers and Labor Camps

Until the 1960s, South Dade's agricultural industry was built on seasonal harvests and the mobility of migrant workers. In 1957, the *Miami News* estimated 40,000 migrant workers and their families arrived here during harvest season.[92] The seasonal migration of farm labor was a problematic mirror of Dade County's other seasonal migrations: tourists and snowbirds. Unlike tourists, migrants were poor, were most often minorities, and they often arrived with families in need of public services. While investment poured into accommodations for vacationers and new residents, migrant laborers confronted chronic housing shortages and a lack of available services.

The housing shortage was reflective of broader hardships facing migrant. Daily life for migrant workers in South Dade was harsh. Transient farm workers were subject to the whims of weather and harvests. Floods, freezes, and severe drought, meant no work. Migrants struggled for steady work and income, housing, health care, and education for their children.[93] While essential to a functioning agricultural economy, migrants were frequently criticized nationally and locally as a drain on public tax-supported resources. Further, the primarily non-White migrant workers, including Latin and Caribbean workers, were confronted with the social indignities of life in the Jim Crow South.

Labor migrations in South Dade increasingly reflected global population flows and changes in U.S. immigration law, laying the groundwork for increasing racial and ethnic diversity in South Dade. Until the 1940s, most migrant workers were Southern American Whites and Blacks, who the *Miami News* found "following the crops in Grapes of Wrath fashion."[94] However, by the late 1940s, a new wave of migrants from Puerto Rico arrived, replacing some of the formerly Black workers. The *Miami News* called these Spanish-speaking American citizens "the new Okie's of the East Coast, wayfaring strangers in their own nation."[95] The arrival in South Dade of Mexican workers after World War II preceded the surge of Latin and Caribbean migration experienced elsewhere in the county.[96]

To house seasonal laborers, as many as 40-50 privately-owned labor camps were built around South Dade. Among these were the **Princeton** and **Tallahassee (Campbell), H.D. Cross**, **Borinquen**, **H. C. Cox & Sons**, **Little Mexico**, and **Far South** camps. Little is known about the planning of these camps, and none are known to survive today in their original form.[97] The Princeton Mexico City camp built by Bryant & Lounsbury, likely typical, comprised 16-foot square wood cabins divided into two 16 x 8-foot units.[98] The lightweight wood cabins provided a minimal dwelling for the families of migrant workers.

Farm labor camps declined in importance in the 1950s. In 1950, the federally-funded **Homestead Housing Authority** was established to manage the Redland Labor Camp and South Dade Labor Camp, both built by the federal government in 1942 and accommodating as many as 2,250 workers and their families. The development of the authority acknowledged the camps as a form of public housing, although little was done at first to improve or expand them. In 1968, the Homestead Housing Authority, under pressure from the federal government to act more like a housing authority (ie. assuming a role clearing slums and building quality housing), finally proposed a sweeping redevelopment aimed at creating a "model farm labor camp" (although the project was strongly opposed by nearby property owners who feared it would "stifle nearby residential development").[99] The Housing Authority provoked change in other ways as well; in order to receive federal funding, the camps were desegregated. Against a background of declining agriculture and the replacement of farm labor by mechanized farming, the authority finally

managed in the 1970s to build new housing, and while no longer serving their intended purpose both camps continue today as suburban "neighborhoods." In the meantime, the declining group of migrant farmers, mainly Haitian now, were left to fend for themselves.

By the 1960s, migrant advocacy groups became a growing force in migrant housing development. Likely inspired by the activism of Cesar Chavez and the foundation of the United Farm Workers (UFW) labor union in California in the late 1960s, migrant advocacy groups became a force in South Dade. For example, **Organized Migrants in Community Action** (OMICA) was created around 1967 by Rudy Suarez, a Florida migrant leader. Operating from a base in Homestead, in 1972 OMICA formed the **Farm Workers Center**, or ***Centro Campesino***, to further fair labor practices and living conditions for farmworkers. Centro Campesino advocated medical treatment for farmworkers at the South Dade Labor Camp when a typhoid epidemic broke out there in 1973, and in 1974 for the creation of **Everglades Village**, a new housing settlement near Benito Juarez Park (Parque Licenciado Benito Juarez), southwest of Florida City, touted as public housing alternative where tenants could rent clean trailers directly from Centro Campesino. Centro Campesino, along with the OMICA Housing Corp, Metro-Dade's Little HUD, and the University of Miami Center for Urban and Regional Studies, also developed **Heritage Village** (1982), a settlement of 30 cluster-planned and affordable gabled homes distinguished by walled courtyards.[100]

Other labor organizations, community associations and government initiatives were formed around efforts to improve conditions for South Dade migrant communities. In 1967, the Dade County Health Department began offering health services to migrants at the **Perrine Neighborhood Center** (1967). Churches and church affiliates were also instrumental in improving the condition of migrant workers and their families, often providing food, education, and spiritual fellowship. Of note was the Voluntary Service/Alternative Service project of the of the Lancaster Mennonite Conference, established at the Redland Labor Camp in 1951 and later reorganized as the **Homestead Mennonite Church** (1967) in Modello.[101] Another organization, the **Ministry to Migrants**, sponsored and supported by the Council of Church Women of Florida and the Florida Council of Churches (and including many Mennonite members), was also active in supporting migrant groups living in labor camps.[102]

Gradually, many migrant farm workers migrated into more stable construction jobs, settling in South Dade as a permanent labor force, and transforming the region into one of the county's most diverse areas. The important history of migrant labor, and labor camps, including their role in building the economy of South Dade, requires more in-depth and focused study as windows into immigration, ethnicity, migrant lifestyles, and labor organization.

Decentralized Governance: Metro-Dade's South Dade Government Center

Metropolitan governance, established in Dade County in 1957, was intended to manage countywide growth, but also to manage local affairs in the county's unincorporated areas. Because of the distance to Metro's developing government center in downtown, South Dade became the first county experiment in decentralized government services. The 32-acre **South Dade Government Center Complex**, bordering Black Point Creek (dredged into a canal), was located to optimize centrality within the South Dade Corridor and connectivity to the future **South Dade Expressway** (current Florida Turnpike Extension). Importantly, it was also situated in close proximity to the **Cutler Ridge Regional Shopping Center**, South Dade's only regional shopping complex. Initiated in 1967, the complex took definitive form in the 1970s with the construction of the government center, regional

library, and the regional fire and police stations.

The **South Dade Government Center** (1970), housing the courthouse, building-zoning offices, Metro-Dade HUD and Welfare offices, was first to rise. The bold composition of expressed, poured-in-place balconies with precast concrete wall panels was raised on a plinth that provided a welcoming wrapping plaza. The **South Dade Regional Library** (1976, Watson, Deutschman, Kruse & Lyon), was a more introverted and abstract structure, a taut concrete skin with large rectangular windows, and a recessed entrance marked projecting U-shaped canopy. The **South Dade Regional Fire Station** (1976) and **Police Station** (1976), were more functionalist in character, finished in painted stucco that emphasized structural components, and additive elements like vertical and horizontal fins, stair and elevator cores, and the exposed exterior stair leading to the hose tower. Civic art, under the auspices of the Art in Public Places program (established in 1973), also played a role in the elaboration of these public facilities. a two-figure Corten™ steel statue by William King, *Conscience*, in front of the Police Station and the concrete pillars of Ervin Dixon's *The Link* in front of the fire station. The 1970s-era Brutalist architecture and artwork shaping the downtown civic center was repeated here in subdued notes, differentiating the complex from the surrounding commercial fabric, even as the lack of any unifying planning, preponderance of parking, as well as its location behind the Cutler Ridge Mall, gave the complex a haphazard appearance. Nevertheless, the South Dade Government Center became a prototype for other regional centers that would rise in West Dade Center, North Dade, and Model City.

Public Housing

Public housing was first developed in Dade County in the 1930s, but it wasn't until around the late-1960s that Metro-Dade began to expand its placement outside the urban core. The need along the US1 corridor in South Dade was great, owing to both poverty in older communities and the presence of migrant agricultural workers. During the 1970s-80s, a substantial amount of public housing was completed here, and its distinctive planning and architectural strategies became part of the fabric of South Dade communities.

As elsewhere in Dade County, the primary targets of public housing development were majority Black settlements, mostly falling between Perrine and Florida City. Tellingly, almost no public housing was developed in the new suburban band rising between East Perrine and South Miami. The first project in South Dade was proposed in 1967 in West Perrine, which housing activist Elizabeth Virrick called the "number one tinderbox in Dade County."[103] It wasn't until 1975, however, that the first project, **Perrine Gardens/ Circle Plaza West** was completed. Located at SW 172nd Street in the old Kerr Quarters (after Robert R. Kerr, a large tomato grower in Perrine in the 1930s), the 158 units complex was designed for a mix of families and the elderly, and comprised clusters of attached one and two-story units, set among lawns and walking paths. Although architecturally austere, the playful back-and-forth of shed roofs gave the community visual interest. Near the complex's amenities pavilion, the powerful concrete form of Rolando L. Dirube's **Little Labyrinth** stood as evidence of the county's emergent Art in Public Places program. Perrine became a center of public and affordable housing, including the 64 affordable units of **Perrine Rainbow** (1979) at SW 173rd Terrace, organized like an agricultural village around a central community axis, and the 20-units **Perrine Villas** (1983) on W. Jessamine Street, a group of duplex buildings clustered around a central parking area.

By the late 1970s, public housing and assisted housing were spreading across the corridor. The 32-unit **Richmond Homes** (1980) at SW 168th Street in Perrine comprised single-family structures organized on cul-de-sac streets that blended with the surrounding homes but were set in a continuous park-like green that lacked

any definition of private lots. Near South Miami Heights at SW 192nd Street, **Southridge 1 & 2** in (1982) provided 106 family units in duplex structures with private walled patios. In Goulds, the 184 townhouse-type units of **Arthur Mays Villas** (1976) were organized in protective courtyard clusters around a cross axes of public greenways and amenities.

Naranja boasted several projects, including 130 family units at **Pine Island 1 & 2** (1980), the 34 elderly units at **Moody Gardens** (1981), 64 family units at **Moody Village** (1983), and 52 family units at **Heritage Village 1 & 2** (1982, see Migrant Workers and Labor Camps section above). The **Little Bear Subdivision** (1971) had 140 units affordable housing spread in 28 modest two-story blocks whose compound mansard roofs convey the sense of a small village. In Modello, 30 units of family housing at **Wayside Gardens** (1980) were organized in duplex houses set along a meandering street. Another 52 units for the elderly were provided at **Biscayne Plaza**, a 3-story apartment block organized around an internal courtyard (1983). Along Biscayne Drive, a cluster of assisted housing projects included **Keys Apartments** (1963), **Homestead Gardens** (1971), and the **Biscayne Palm Club** (1972).

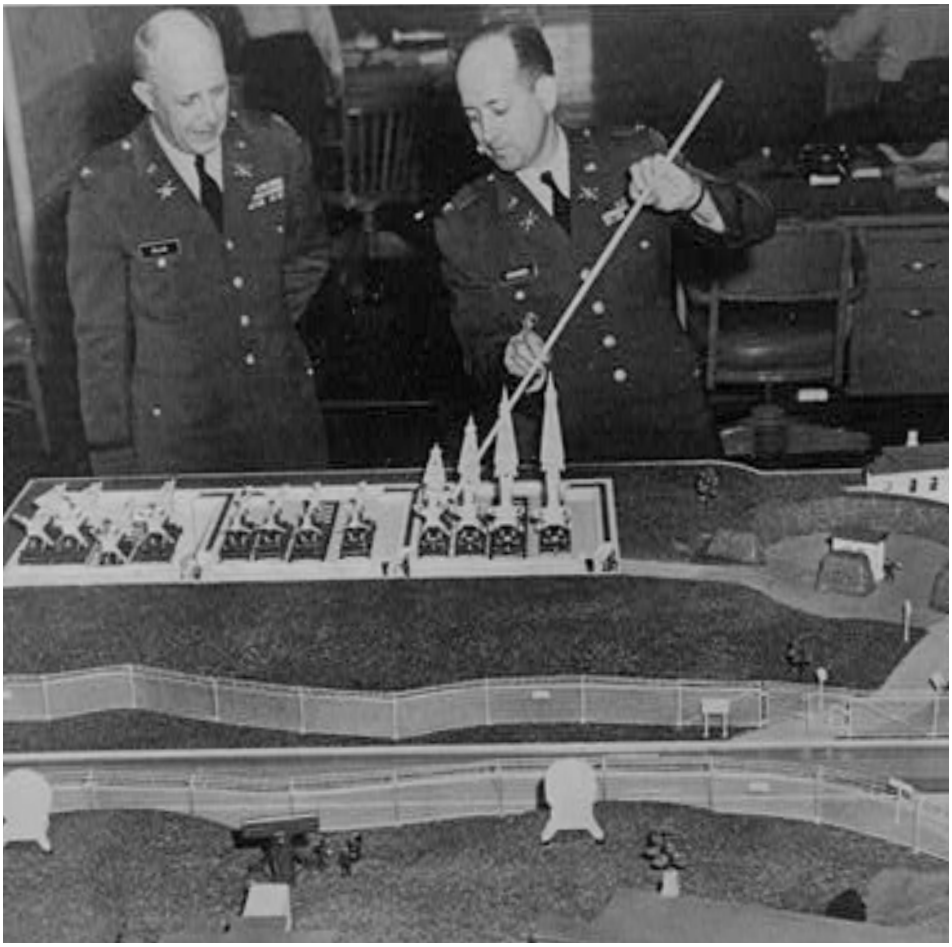
South Dade during World War II and the Cold War

As the closest frontier to the waters of the Caribbean, South Dade played a role in U.S. military conflicts from World War II to the Cold War. As part of the coordinated air defense system built around Miami during WWII, the **Richmond Naval Air Station Blimp Base** (1942) and **Homestead Army Airfield** (1942), were built near the US1 Corridor. The Blimp Base, west of Perrine, was a center for anti-submarine warfare and home to the Navy's largest airship squadron of K- and L-type blimps. To house the blimps, three parabolic hangars, 16-stories high and more than 1,000 feet long (among the largest blimp hangars in the world), built entirely of Douglas fir, were constructed here. East of Modello, the Army Air Field, played a part in long-range logistics as an element of the 12,000-mile Pan American Air Ferries network, organized by Pan American Airways for the delivery of military aircraft to Africa.

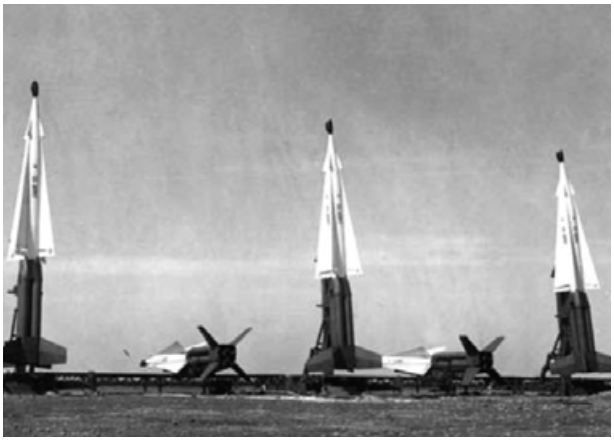
After a massive Hurricane in 1945, both facilities were heavily damaged. As elsewhere in the county, sprawling airfields became incubators for new types of facilities, from Cold War defense sites to parks and universities. The decommissioned Richmond Naval Air Station acquired several new uses, as the **University of Miami South Campus**, as a **CIA Miami Station Headquarters** between 1961 to 1968 (under the cover name *Zenith Technical Enterprises*), as the **Larry And Penny Thompson Memorial Park And Campground**, and most importantly as a new home for the county's zoo, **Metrozoo** (1975-80). *104*

The Army Airfield was reactivated in 1955 by the newly formed Strategic Air Command (SAC) as **Homestead Air Force Base** (1955-1992). As airpower became a focus of America's strategic deterrence during the Cold War, Homestead became one of the nation's first SAC bases.[105] Completed in 1958, an important element of the base design were the 1,255 modern suburban homes designed by Norman M. Giller & Associates, provided under the provisions of the [1955] Capehart Housing Act.[106] As an anchor facility in the postwar development of South Dade, the base also employed many who settled in the surrounding area, stimulating housing and commercial development.

After the 1959 Cuban Revolution, and especially following the Cuban Missile Crisis of 1962, South Dade acquired additional strategic importance as Miami and the Strategic Air Command Base in Homestead (less than 100 miles from Cuba) became frontline targets of the Cold War.[107] The **Homestead-Miami Defense Area** (1962-79), created to defend against Cuban-launched missiles and planes, included multiple anti-tactical



NIKE Hercules firing battery, **ARADCOM Argus**, Institute for Military History, Carlisle Barracks, Carlisle, PA, March 1, 1961



Cold War missiles, Thematic Research Study for Miami-Dade County, August 5, 2019



Homestead Air Force Base, USAF Museum Archives, October 11, 1957



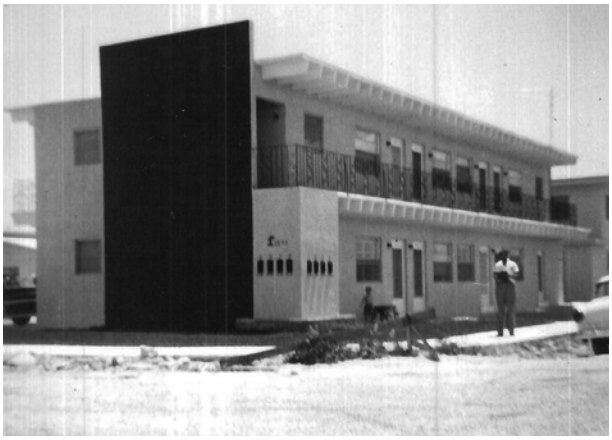
"The Little Labyrinth" at Perrine Gardens, designed by Ronaldo Lopez Dirube, from "Art's in the Right Place to See, *Miami Herald*, July 23, 1978, photo by Marlin Levinson



Little Bear - Miami Dade Housing Agency (1971), Miami-Dade County, 1980



Arthur Mays Villas (1976), Miami-Dade County, 1974



The Florida City Camp for Cuban Children at Coral Bay Manor (1961-65), Miami-Dade County, July 1957



The Florida City Camp for Cuban Children at Coral Bay Manor (1961-65), Operation Pedro Pan Group, date unknown

ballistic missile bases housing **Nike** and **HAWK** missile batteries – some equipped with nuclear warheads. Missile barns, radar installations, and above-ground missiles batteries quickly became a part of South Dade's rural landscape. South Dade also became an important base, intelligence center, and spring-board for anti-Castro forces, who used its air fields, training camps and intelligence centers as operations and logistics bases. The dispersed defense and logistical networks which played a critical role in Cold War thinking have been well covered in recent research by the National Park Service and Miami-Dade County.[108]

Among its Cold War roles, South Dade also became an important center for **Operation Pedro Pan**, the transit and receiving of unaccompanied Cuban children to the U.S. Organized in 1960 by the Diocese of Miami's Catholic Welfare Bureau and the U.S. Government, 14,000 Cuban children were eventually brought to Miami under the program. In 1961, the Welfare Bureau established a network of way stations for the arriving children, including **Camp Matecumbe** (see Southwest Dade section) in Kendall and the **Florida City Camp**. The camp in Florida City was the largest, occupying 18 separate buildings in **Coral Bay Manor**, a subdivision of apartment buildings and motels originally developed by Florida City mayor Frank Navilo in 1955 to serve the nearby Homestead Air Force Base.[109] In order to create the Florida City Camp, which served up to 700 children, apartment buildings and motels were adapted as dormitories, a dining hall, a school, and an infirmary, the latter staffed by physicians, nurses, psychologists, and social workers.[110] NW 2nd Avenue, an otherwise ordinary north-south residential street that bisected the ad-hoc campus came to serve as a plaza for the children. The camp closed in June 1966, but Camillus House, a Catholic charity, maintains transitional housing for the airlift's alumni ats its **Pedro Pan Campus**, occupying the cabins of the old **Rose Motel** in Naranja.

End Notes

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Home, Realty Securities Corp Addn (1928)



Home, no data (1930)



Home, no data (1927)



Home, Realty Securities Corp Addn (1930)



Home, Richards Sub (1930)



Home, Florida City Proper (1939)

Miami-Dade County Historic Sites and Prewar Religious Buildings in South Dade



Florida City Limestone Cottage, Miami Dade County Historic Site (1927, current Florida City Hall)
1927



Cuchiella Home, Miami-Dade County Historic Site (1930, current COFFO - Coalition of Florida Farmworker Organization)



Perrine Community House, Miami-Dade County Historic Site (1935, current Chamber South)



Mt. Moriah Missionary, 16900 SW 100th Ave (1919)



Mt. Sinai, 10041 W Jessamine St (unknown)

Single Family Homes and Duplex Homes in South Dade



Home, Florida City Proper (1946)



Home, Greene Sub 1st Addn (1950)



Home, Greene Sub (1949)



Home, Silver Palm Park (1950)



Home, Florida City Proper (1950)



Home, Richards Sub (1956)



Home, Sky Vista 5th Addn (1957)



Home, Naranja Park Rev (1956)



Home, Lawil Sub (1958)



Home, Tallamoody Amd (1959)



Home, Dixie Pines 2nd Rev (1960)



Home, No Data (1950)



Home, Leisure City Sec 1 (1952)



Home, Leisure City Sec 1 (1952)



Home, Southland Homes Manor (1952)



Home, Leisure City Sec 2 (1953)



Home, No Data (1953)



Home, Coral Bay Manor (1955)



Home, Rose-Wood Amd (1955)



Home, Bunchville (1955)



Home, Helds Sub (1956)

Single Family Homes and Duplex Homes in South Dade



Home, Florida City Proper (1956)



Home, Engelwood Ests (1967)



Home, Florida City Proper (1955)



Home, Ridgewood Ests (1955)



Home, Ehmann Homesites (1963)



Home, Slachter Sub (1963)



Home, Marsh Estates (1971)



Home, Lucerne Gdns (1957)



Home, Leisure City Sec 3 (1956)



Home, Naranja Park Rev (1956)



Home, Naranja Park Rev (1956)

Single Family Homes and Duplex Homes in South Dade



Home, Bel-Aire Sec 2 (1959)



Home, Bel-Aire Sec 2 (1959)



Home, Carver Park (1960)



Home, Carver Park (1960)



Home, Sunny Haven (1963)



Home, Harriel Ests (1979)



Home, Meadow Wood Manor Sec 4 (1983)



Home, Tripletts Addn (1981)



Home, Florida City Proper (1982)



Home, Meadow Wood Manor Sec 4 (1983)

Single Family Homes and Duplex Homes in South Dade



Duplex, Mays Addn (1951)



Duplex, Carver Park (1953)



Duplex, Diane Park Sub (1960)

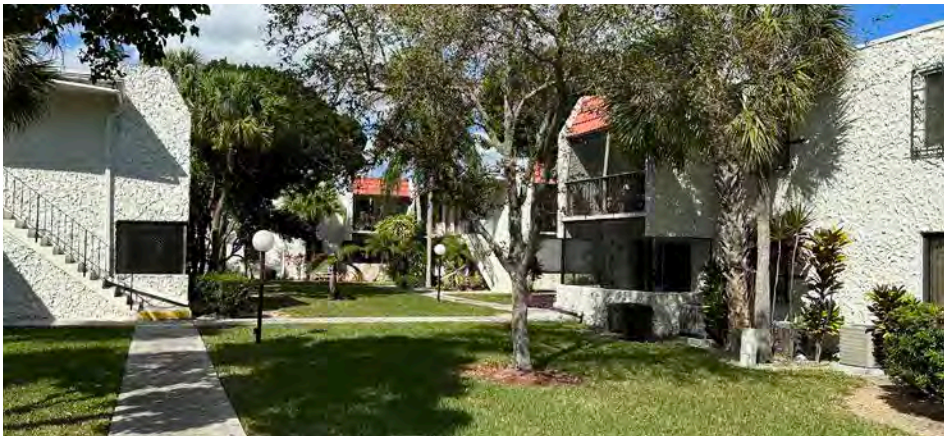


Duplex, H Brookers Sub (1971)

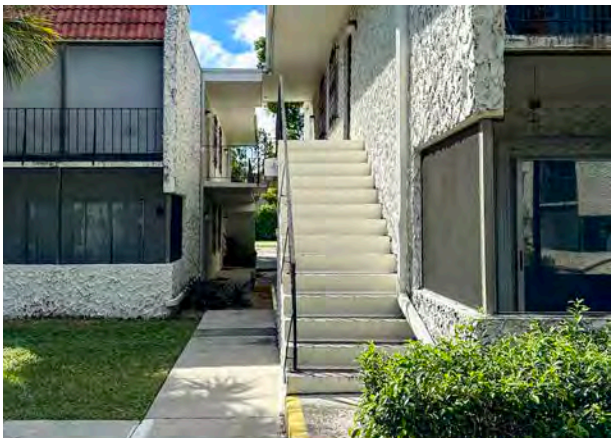


Duplex, West Perrine (1969)

Townhomes and Cluster housing in South Dade: Casa Granada



Casa Granada, 8701 SW 141st St (1968)



Casa Granada, 8701 SW 141st St (1968)



Pinebrooke Condos, 15807 SW 90th Ct (1979)



Briar Bay Townhouses, 9223 SW 130th St (1980)

Multifamily Housing in South Dade: Coral Bay Manor



Coral Bay Manor, 1406 NW 2nd Ave (1956)



Coral Bay Manor, 1405 NW 2nd Ct (1956)



Coral Bay Manor, 1453 NW 2nd Ave (1957)



Naranja Villas, 26900 SW 145th Avenue Rd (1956)



Keys Apartments, 15417 SW 288th St (1963)



Units,17010 SW 100th Ave (1957)



Cambria Heights, 8762 SW 145th St (1972)



Apartments, 567 W Palm Dr (1968)



Cutler Wood complex, 10990 SW 202nd Dr (1965)



South Point Apartments, 17810 SW 107th Ave (1971)



Carib Villas, 11051 SW 197th Ave (1966)



Townhouses - Mixed use, 27742 S Dixie Hwy (1973)



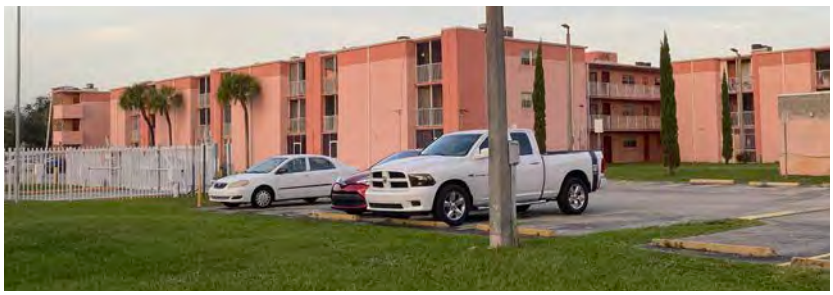
Courtyards at Cutler Bay (Caribbean Apartments), 19800 SW 110th Ct (1966)



Carib Villas Apartments,11105 SW 200th St (1972)



Card Sound condos Apartments, 27801 S Dixie Hwy (1975)



Point South Condo Association, 19801 SW 114th Ave (unknown)

Multifamily Housing in South Dade



Sunrise Point Condos, 8261 SW 128th St (1974)



Heritage Square Condos, 9400 SW 170th St (1974)



Sunrise Point Condos, 8261 SW 128th St (1974)



Residences at the Falls Condos, 13934 SW 90th Ave (1972)



Apartments, 8851 SW 152nd St, 1967



Country Club Apartments South, 15957 SW 95th Ave (1967)



Venetian Palms, 7941 SW 104th St (1971)



Apartments, 15959 SW 95th Ave (1967)



Timbercreek Apartments,19600 SW 110th Ct (1981)



Royal Coast Apartments in Palmetto Bay, 9021 SW 156th St (1969)



Village at the Falls Condos , 13100 SW 92nd Ave (1974)

Public Housing in South Dade



Heritage Villas at Omica, 14024 SW 268th St (1976)



Heritage Villas at Omica, 14024 SW 268th St (1976)



Perrine Gardens, 10148 Circle Plz E (1975)



Homestead Gardens, 15451 SW 288th St (1971)



Miami Dade Housing Agency, 26019 SW 139th Ct (1971)



Tallamoody Homes, 26916 SW 135th Ave (1981)



Tallamoody Homes, 26842 SW 135th Ave (1983)



Arthur Mays Villas, 22141 SW 115th Ct (1974)

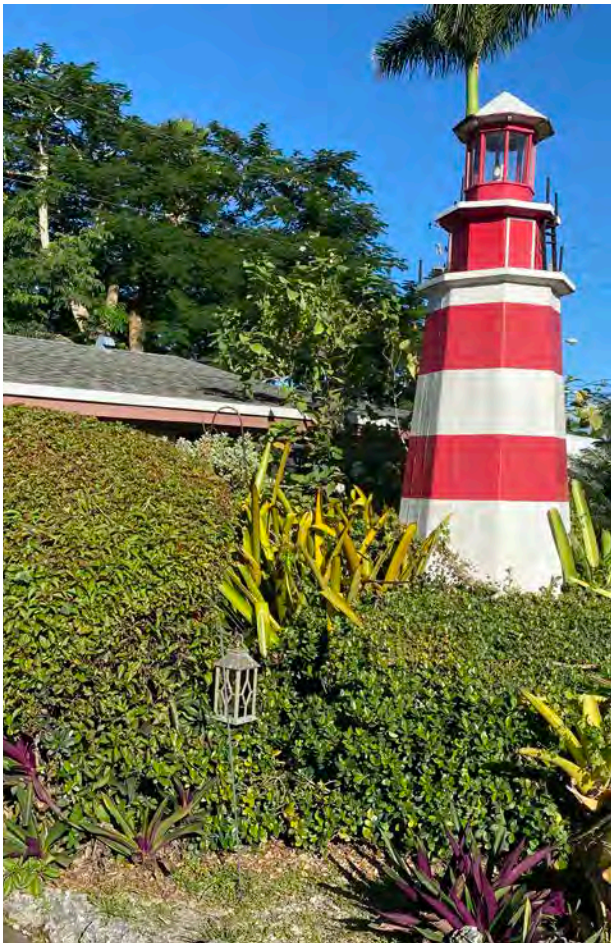


Arthur Mays Villas,11331 SW 216th St (1974)

Trailer Parks in South Dade



Southern Comfort RV Resort, 345 E Palm Dr (1972)



Southern Comfort RV Resort, 345 E Palm Dr (1972)



Princetonian Mobile Home Park, 25242 SW 128th Ct (1972)



Sister to Palm Gardens, 28300 SW 147th Ave (1975)



Palm Garden, 28501 SW 152nd Ave (1966)



Palm Garden, 28501 SW 152nd Ave (1966)



Palm Garden, 28501 SW 152nd Ave (1966)



Palm Garden, 28501 SW 152nd Ave (1966)

Shopping Plazas in South Dade



Kendall Plaza, 9625 SR-5 (1957, current Howard S Reeder Inc)



Kendall Plaza, 9655 S Dixie Hwy (1971, current Paul F. Penichet, P.A.)



Shopping Plaza, 20900 S Dixie Hwy (1972)



Apollon Plaza, 13801 S Dixie Hwy (1978)



Apollon Plaza, 13801 S Dixie Hwy (1978)



Suniland Mall, 11293 S Dixie Hwy (1955)



Suniland Mall, 11293 S Dixie Hwy (1955)



Suniland Mall, 11293 S Dixie Hwy (1955)

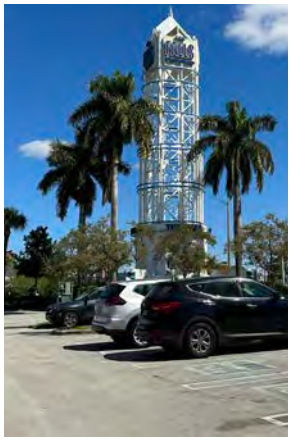
Shopping Centers in South Dade: The Falls



The Falls, 8888 SW 136th St (1980)



The Falls, 8888 SW 136th St (1980)



The Falls, 8888 SW 136th St (1980)



The Falls, 8888 SW 136th St (1980)

BBQ in South Dade



Shivers BBQ, 28001 S Dixie Hwy (1952)



Shorty's BBQ - Dadeland-South Dixie, 9200 S Dixie Hwy (1973)

Commercial in South Dade



Publix in Suniland Mall, 11701 S Dixie Hwy (1962, Current Milam's Market)



60 Minute Cleaners, 9595 SW 160th St (1967, Current Tiagos Tacos)



Tarnow Realty Corp., 20302 S Dixie Hwy (1965, current Autobuy / Vape&Smoke)



Commercial building, 8935 S Dixie Hwy, Miami, FL 33156 (1981, current Casa Contemporanea)



Realty Office, 27230 S Dixie Hwy (1962, current Miami Mattress)



Commercial building, 27835 S Dixie Hwy (1979, current South Point Academy)



Buning The Florist,15657 S Dixie Hwy (1972, current Miami's Vice)



Flagler Federal Savings Loan, Alfred Browning Parker, 8898 SW 144th St (1980, current AYR Cannabis Dispensary Palmetto Bay)



Bank,15101 S Dixie Hwy (1967, current Chase)

Banks in South Dade



Royal Trust Bank, 14801 S Dixie Hwy (1963, Current Wells Fargo)



Coral Gables Federal Savings and Loan Association, 17401 SW 97th Ave (1958, Current Wells Fargo)



Dade Federal Savings and Load Association,10808 Caribbean Blvd (1966, Current Chase)



Dade Federal, 10301 S Dixie Hwy (1963, current Chase)

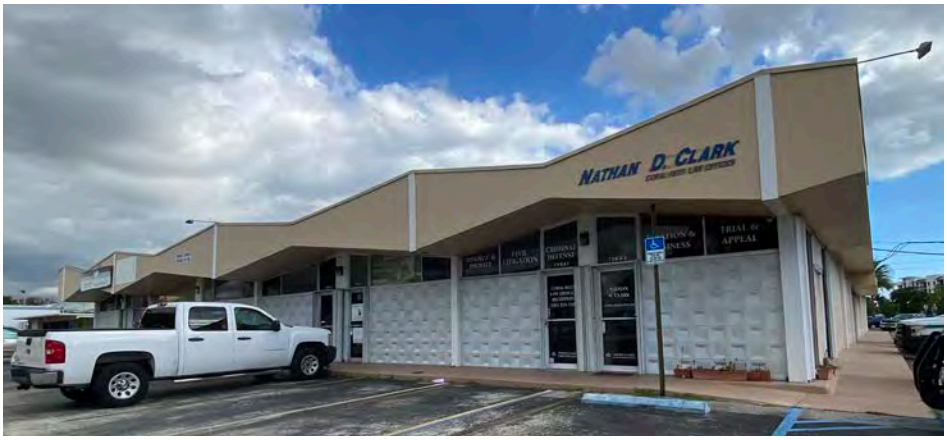


Value Pawn, 18494 S Dixie Hwy (1967)



Dixie National Bank, 13001 S Dixie Hwy (1965, Current BB&T)

Offices in South Dade



Commercial building, 17641 S Dixie Hwy (1960, Current Nathan D. Clark, Esq. - Coral Reef Law Offices, PA)



Palmetto Bay Professional Plaza, 9002 SW 152nd St (1981)



Sunrise Point, 8251 SW 128th St (1973)



Office Building, 9500 SW 180th St (1973)



Coral Reef Medical Park II, 9275 SW 152nd St (1970)

Religious buildings in South Dade



Princeton Church of the Nazarene, 24800 SW 134th Ave (1928-1953)



Mount Sinai Missionary Baptist Church, 10041 W Jessamine St (1946)



Kerr Memorial United Methodist Church, 10066 W Indigo St (1947)



Iglesia Pentecostes Beth-El inc., 22101 SW 124th Ave (1940)



Center of Hope Church of God of Prophecy, 10331 SW 179th St (1950 and 1979 addition)



New Beginnings Church, 15300 SW 288th St (1954)



Pentecostal Church of our Lord and Savior Jesus Christ, 10223 SW 180th St (1946)



Triumphant Church of God Of Prophecy, 21450 SW 112th Ave (1951)



Somerset Academy at Princeton Main Campus, 24795 SW 134th Ave (1955)



Mt Pleasant Baptist Church, 11591 SW 220th St (1952)



Temple Of Praise Worship Center, 17801 SW 107th Ave (1956)



Kendall Presbyterian Church, 8485 SW 112th St (1958)



The Beautiful Zion Temple Of God, 21739 SW 120th Ave (1956)



Masjid ul Mumineen, 25201 SW 137th Ave (1957)



New Bethel AME Church, 11695 SW 220th St (1958)



Hurst Chapel Ame Church, 10080 W Jessamine St (1954)



Iglesia De Dios Pentecostal,10801 SW 184th St (1959)



First Grace and Truth Pentecostal, 24637 SW 137th Ave (1959)



Concordia Lutheran Church and School, 8701 SW 124th St (1960)



Concordia Lutheran Church and School, 8701 SW 124th St (1960)



Concordia Lutheran Church and School, 8701 SW 124th St (1960)



Naranja Park Baptist Church, 13295 SW 268th St (1961)



St Ana Mission,13875 SW 264th St (1961)



Homestead Church Of Nazarene, 300 NE 15th St (1963)



Bethel Seventh-Day Adventist Church, 32900 SW 187th Ave (1967)



Grace Church, 8100 SW 104th St (1969, current Metro Life Church – Dadeland)



St Peters Missionary Baptist Church,17901 SW 107th Ave (1970)



Florida City Elementary, 344 NW 6th Ave (1960)



R R Moton Elementary School, 18050 Homestead Ave (1951)



Somerset Academy Silver Palms at Princeton, 13390 SW 248th St (1953)



Miami Douglas Macarthur South Senior High School, 13990 SW 264th St (1959)



Vineland k-8 center Elementary School, 8455 SW 119th St (1959)



Leisure City K-8 Center, 14950 SW 288th St (1960)



Isaac A Withers School, 21300 SW 122nd Ave (1962)

Motor Courts and Motels in South Dade: Rose Motel



Rose Motel, 27940 S Dixie Hwy (1951, current Camillus House)



Rose Motel, 27940 S Dixie Hwy (1951, current Camillus House)



Rose Motel, 27940 S Dixie Hwy (1951, current Camillus House)



Rose Motel, 27940 S Dixie Hwy (1951, current Camillus House)



Motor court, 22345 S Dixie Hwy (1950, current Nexx Hotel)



American Best Inn, 26480 S Dixie Hwy (1969)



Econo Lodge Inn & Suites,1223 NE 1st Ave (1970)



Quality Inn Miami South (Quality Inn South),14501 S Dixie Hwy (1972)



Country Lodge, 651 N Krome Ave (1975)

Industrial in South Dade



Florida City Industrial Site, 300 N Krome Ave (1940)



Florida City Industrial Site, 300 N Krome Ave, Industrial Addn No 2 **(**1940)



Florida City Industrial Site, 300 N Krome Ave, Industrial Addn No 2 (1940)



Redlands Market Village, 24420 Packinghouse Rd (1946)



Florida City Industrial Site, 300 N Krome Ave (1940)



Homestead Pole Bean, 26000 S Dixie Hwy (1953)



Coast Tropical Florida, 13855 SW 252nd St (1975)



Supermix - Perrine Plant, 9795 SW 170th St (1959)



South Kendall, 12951 SW 89th Ct, Industrial No 8 (1972)



Di Mare 48 SW 1st St, Industrial Addn No (1988)

Civic in South Dade



South Dade Regional Library, 10710 SW 211th St (1970)



Coral Reef Branch Library, 9211 SW 152nd St (1980)



Naranja Community Resource Center, 13955 SW 264th St (1980)



South Dade Government Center, 10710 SW 211th St (1970)



West Perrine Senior Center, 17801 Homestead Ave (1961)



West Perrine Senior Center, 17801 Homestead Ave (1961)



Loyal Order of Moose, 15490 SW 288th St (1950)



Goulds United States Postal Service Goulds Branch, 22320 Miami Ave (1963)



Cutler Ridge Fire Department Station, 10850 SW 211th St (1975)



FPL Electrical, 12250 SW 82nd Ave (1968)

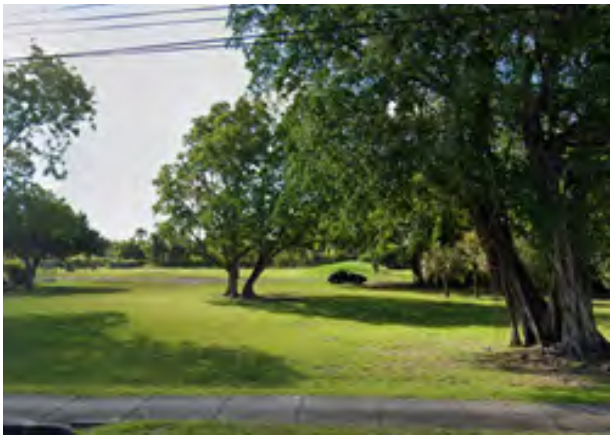
Preserves/ Wayside Parks in South Dade



Rockdale Pineland Preserve, SW 152nd St (unknown)



Florida City Pineland Preserve, SW 8th Ave (unknown)



Goulds Wayside Park, 22650 SW 123rd Rd (unknown)



Veterans Wayside Park, 11111 Pinecrest Pkwy



Seminole Wayside Park, 29901 S Dixie Hwy (unknown)

Parks in South Dade



Rockdale Park, 9325 SW 146th St (unknown)



Roberta Hunter Park, SW 117th Ave (unknown)



Palmetto Bay Park, SW 180th St (unknown)



Wilbur B. Bell Park, 10301 SW 170 Ter (1962)



Live like Bella Park, 29305 Illinois Rd (1966)



Park, 21805 SW 114th Ave (1978)

Canals and rock walls in South Dade

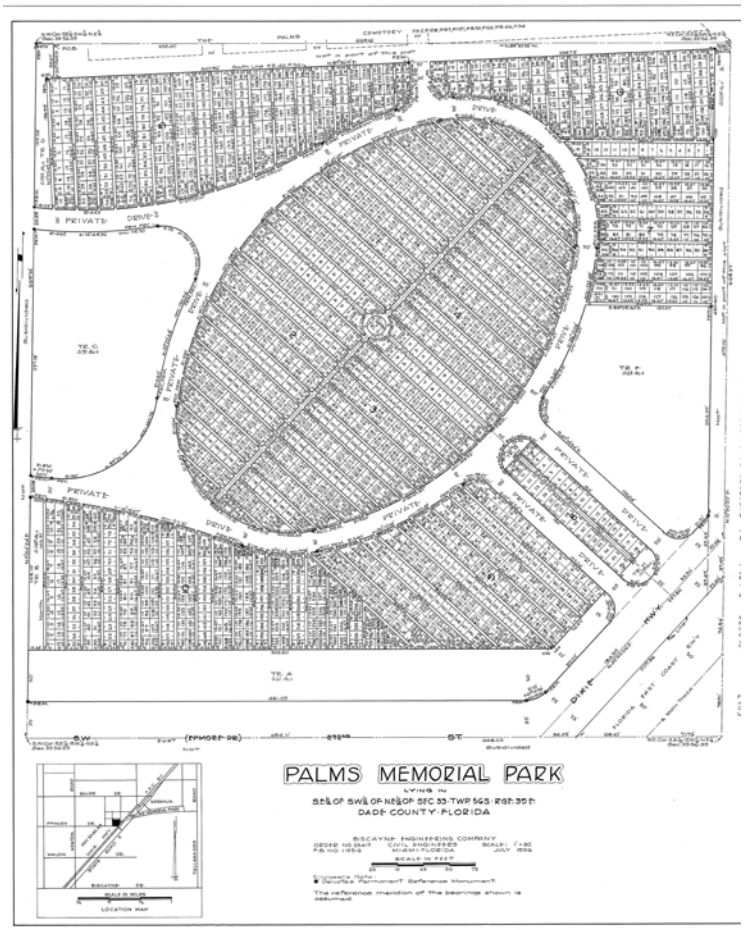


Florida City Canal, Historic South Dade, permission pending



Coral Rock Wall, Miami-Dade County Historic Site (1919)

Cemeteries in South Dade



Palms Memorial Park Plat Map, Miami-Dade County, July 1956



Silver Green Cemetery, 13701 SW 204th St (1905) Designated African American Heritage site



Silver Green Cemetery,13701 SW 204th St (1905) Designated African American Heritage site

South Dade Shortlist

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA02707	House	246 SW 1st St	Florida City Proper	Florida City	1920	O	Masonry Vernacular	Prewar Single Family Home	Medium
DA07013	The Arc of South Florida Child Development	756 W Palm Dr	No Data	Florida City	1947	X	Bungalow	Postwar Single Family Home	Medium
DA11444	Flamingo Lodge (Current: Hoosville Hotel)	20 SW 2nd Ave	Florida City Proper	Florida City	1941	O	Art Deco	Motel	High
DA11658	Coral Bay Manor (Resource Group)	Various	Coral Bay Manor	Florida City	1952	X	Mixed	Postwar Subdivision	High
DA15229	Florida City Industrial Site (Resource Group)	Various	Industrial Addn No 2 Industrial Addn To Florida City Strano Sub	Florida City	1952	X	Industrial Vernacular	Industrial Park	High
DA19712	Budget Host Inn-Florida City	815 N Krome Ave	- WAIVER OF PLAT	Florida City	1989	O	Postwar Modern	Motel	Medium
DA19713	House	301 SW 4th St	Florida City Hgts	Florida City	1965	O	Ranch	Postwar Single Family Home	Medium
DA19714	House	245 SW 5th Ave	Florida City Proper	Florida City	1926	O	Wood Frame Vernacular	Prewar Single Family Home	High
DA19715	Apartments	567 W Palm Dr	Florida City Proper	Florida City	1968	O	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA19716	House	330 SW 5th Ave	Florida City Proper	Florida City	1968	O	Ranch	Postwar Single Family Home	Medium
DA19717	House	505 SW 5th Ave	Florida City Proper	Florida City	1955	O	Ranch	Postwar Single Family Home	Medium
DA19718	House	385 SW 5th St	Florida City Proper	Florida City	1957	O	Ranch	Postwar Single Family Home	Medium
DA19719	House	364 SW 4th St	Florida City Proper	Florida City	1956	O	Ranch	Postwar Single Family Home	Medium
DA19721	House	353 SW 2nd St	Florida City Proper	Florida City	1962	O	Minimal Traditional	Postwar Single Family Home	Medium
DA19722	House	206 SW 5th Ave	Florida City Proper	Florida City	1952	O	Masonry Vernacular	Postwar Single Family Home	Medium
DA19723	House	435 SW 2nd St	Florida City Proper	Florida City	1951	O	Postwar Modern	Postwar Single Family Home	Medium
DA19724	House	360 SW 2nd St	Florida City Proper	Florida City	1946	O	Minimal Traditional	Postwar Single Family Home	Medium
DA19725	House	385 SW 4th St	Florida City Proper	Florida City	1956	O	Postwar Miami Bungalow	Postwar Single Family Home	Medium
DA19726	House	430 SW 1st St	Florida City Proper	Florida City	1930	O	Bungalow	Prewar Single Family Home	Medium
DA19728	House	527 NW 2nd St	Florida City Proper	Florida City	1939	X	Masonry Vernacular	Prewar Single Family Home	Medium
DA19729	Miami Community Charter School - Elementary School	101 S Redland Rd	H Brookers Sub	Florida City	1966	O	Masonry Vernacular	Religious	Medium
DA19730	Duplex House	934 NW 14th St	Howard Park	Florida City	1953	X	Masonry Vernacular	Duplex Homes	Medium
DA19731	House	664 NW 2nd St	Lucerne Gdns	Florida City	1957	X	Contemporary	Postwar Single Family Home	High
DA19732	Econo Lodge Inn & Suites	1223 NE 1st Ave	Miami Land & Development Cos Sub	Florida City	1970	X	Postwar Modern	Motel	Medium
DA19733	Coral Roc Motel	1100 N Krome Ave	No Data	Florida City	1966	X	Postwar Modern	Motel	Medium
DA19734	Bethel Seventh-Day Adventist Church	32900 SW 187th Ave	No Data	Florida City	1967	O	Postwar Modern	Religious	Medium
DA19735	Water Tower and Water Treatment Plant	461 NW 6th Ave	No Data	Florida City	1942 - 1963	X	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA19737	Florida City Elementary	344 NW 6th Ave	No Data	Florida City	1960	X	Postwar Modern	Education	High
DA19738	Florida City Pineland Preserve	SW 6th Ave	No Data	Florida City	1950s	O	Not Applicable	Landscape Preserve	High
DA19739	Pentecostal Power Church Inc	809 W Lucy St	Sunny Land Park	Florida City	1961	X	Postwar Modern	Religious	Medium
DA19740	Florida City Christian School	925 SW 1st St	Sunny Terrace 1St Addn	Florida City	1971	O	Mansard	Adapted Use	Medium
DA19741	Country Lodge	651 N Krome Ave	Waiver Of Plat	Florida City	1975	O	Postwar Modern	Motel	High
DA20407	Carver Park (Resource Group)	Various	Carver Park	Florida City	1952	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20410	Mac Arthur Homesites (Resource Group)	Various	Mac Arthur Homesites	Florida City	1945	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20411	Marsh Estates (Resource Group)	Various	Marsh Estates	Florida City	1970	X	Contemporary	Postwar Tract Home Subdivision	Medium
DA20412	Florida City Canal (Resource Group)	Florida City Canal	No Data	Florida City	1912	X	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20413	Royal Palm Ridge (Resource Group)	Various	Royal Palm Ridge	Florida City	1957	X	Masonry Vernacular	Postwar Tract Home Subdivision	Medium

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20414	Sunny Terrace (Resource Group)	Various	Sunny Terrace 1St Addn	Florida City	1925	O	Mansard	Multifamily/Garden Apartments	Medium
DA20415	Washington Park (Resource Group)	Various	Washington Park	Florida City	1925	X	Mixed	Prewar Subdivision	High
DA20506	South Dade Labor Camp (Resource Group)	31220 SW 134th Ave	Miami Land & Dev Cos Sub Sec 14 -	Florida City	1900	X	Mixed	Migrant Camp/Housing	High
DA20507	North Canal (Resource Group)	North Canal	No Data	Florida City	1920s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20525	Military Canal (Resource Group)	Military Canal	No Data	Florida City	1942	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA19742	House	29064 Georgia Rd	Leisure City Sec 2	Leisure City	1966	X	Masonry Vernacular	Duplex Homes	Medium
DA19743	Live like Bella Park Pavilion	29305 Illinois Rd	Leisure City Sec 2	Leisure City	1966	X	Postwar Modern	Civic	Medium
DA19744	Leisure City K-8 Center	14950 SW 288th St	Leisure City Sec 2	Leisure City	1960	X	Postwar Modern	Education	High
DA19745	Homestead Church of Nazarene	300 NE 15th St	No Data	Leisure City	1963	X	Postwar Modern	Religious	Medium
DA19746	Seminole Wayside Park	29901 S Dixie Hwy	Seminole Hgts No 1	Leisure City	1967	X	Not Applicable	Park	High
DA19861	Loyal Order of Moose	15490 SW 288th St	No Data	Leisure City	1950	X	Postwar Modern	Civic	Medium
DA20416	Dixie Cup Manor (Resource Group)	Various	Dixie Cup Manor	Leisure City	1953	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA20417	Lee Bell Homes (Resource Group)	Various	Lee Bell Homes	Leisure City	1969	X	Masonry Vernacular	Postwar Tract Home Subdivision	High
DA20418	Leisure City (Resource Group)	Various	Leisure City Sec 1 Leisure City Sec 2 Leisure City Sec 3 Leisure City Sec 5	Leisure City	1951	X	Mixed	Postwar Tract Home Subdivision	High
DA20419	Palm Garden (Resource Group)	Various	No Data	Leisure City	1966	X	Pavilion	Trailer and Mobile Home Park	Medium
DA20420	Redland Camp (Resource Group)	29355 S Federal Hwy	No Data	Leisure City	1970	X	Mixed	Migrant Camp/Housing	High
DA20421	Mowry Canal (Resource Group)	Mowry Canal	No Data	Leisure City	1920s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20422	Homestead Air force Base (Resource Group)	Homestead Air Force Base	No Data	Leisure City	1942	X	Mixed	Military	High
DA20423	Pleasure Village (Resource Group)	Various	Pleasure Village Sec 1 Pleasure Village Sec 2	Leisure City	1960	O	Mixed	Postwar Subdivision	Medium
DA20424	School House Subdivision (Resource Group)	Various	School House Sub	Leisure City	1972	X	Masonry Vernacular	Postwar Tract Home Subdivision	Medium
DA20425	Seapines (Resource Group)	Various	Seapines	Leisure City	1974	O	Masonry Vernacular	Multifamily/Townhouses	Medium
DA20426	Sky Vista (Resource Group)	Various	Sky Vista 1St Addn Sky Vista 5Th Addn	Leisure City	1954	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA19747	Shivers BBQ	28001 S Dixie Hwy	Coles Sub	Modello	1952	X	Masonry Vernacular	Commercial/Retail	Medium
DA19748	South Point Academy	27835 S Dixie Hwy	No Data	Modello	1979	X	Contemporary	Education	High
DA19749	South Dade Skill Center	28300 SW 152nd Ave	No Data	Modello	1975	X	Late Modern	Education	High
DA19750	Modello Wayside Park	28850 S Dixie Hwy	No Data	Modello	1940	X	Not Applicable	Park	High
DA20427	Keys Apartments (Resource Group)	15417 SW 288th St	No Data	Modello	1963	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA20428	Assisted Housing (Resource Group)	Various	No Data	Modello	1972	X	Mansard	Public Housing/Assisted Housing	Medium
DA20429	Homestead Gardens (Resource Group)	Various	No Data	Modello	1971	X	Mixed	Public Housing/Assisted Housing	Medium
DA19751	Avocado Elementary School	16969 SW 294th St	Morris Homesites No 5 Rev	SW 296th St/W Dixie Hwy	1959	X	Postwar Modern	Education	High
DA19752	House	16625 SW 296th St	No Data	SW 296th St/W Dixie Hwy	1924	X	Mediterranean Revival	Prewar Single Family Home	Medium
DA19753	House	16715 SW 296th St	No Data	SW 296th St/W Dixie Hwy	1930	X	Mediterranean Revival	Prewar Single Family Home	Medium

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA19876	House	30111 SW 169th Ave	Lawil Sub	SW 296th St/W Dixie Hwy	1958	X	Postwar Miami Bungalow	Postwar Single Family Home	Medium
DA19877	House	30150 SW 170th Ave	No Data	SW 296th St/W Dixie Hwy	1980	X	Mansard	Postwar Single Family Home	Medium
DA20430	Busch Gardens South (Resource Group)	Various	Busch Gdns South Busch Gdns South 1St Addn	SW 296th St/W Dixie Hwy	1979	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20431	Paradise Pines (Resource Group)	Various	Paradise Pines Paradise Pines 1St Addn	SW 296th St/W Dixie Hwy	1977	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20520	Helds Subdivision (Resource Group)	Various	Helds Sub	SW 296th St/W Dixie Hwy	1952	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20521	Kings Highway Site (Resource Group)	Various	Kings Highway Homesites Kings Highway Homesites 1St Addn Rosewood Rev Rose-Wood Amd Southland Homes Manor	SW 296th St/W Dixie Hwy	1948	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20522	Little Bear (Resource Group)	Various	Little Bear Sub	SW 296th St/W Dixie Hwy	1980	X	Ranch	Public Housing/Assisted Housing	Medium
DA19754	House	28121 SW 161st Ave	Waldin Park Est	SW 280th St/SW 164th Ave	1976	X	Ranch	Postwar Single Family Home	Medium
DA20519	Prestwick Estates (Resource Group)	Various	Prestwick Ests	SW 280th St/SW 164th Ave	1972	X	Ranch	Postwar Tract Home Subdivision	Medium
DA19755	American Best Inn	26480 S Dixie Hwy	G W Moodys Sub	Naranja	1969	O	Neo Colonial	Motel	Medium
DA19756	Former: Naranja Rock Co. Quarry (Current: All Uniform Wear)	27495 S Dixie Hwy	Naranja Lakes Shopping Plaza	Naranja	1988	X	Mixed, none dominant	Resource Extraction	Medium
DA19757	House	27742 S Dixie Hwy	No Data	Naranja	1973	X	Postwar Modern	Multifamily/Townhouses	Medium
DA19758	Miami Mattress - Former Realty Office	27230 S Dixie Hwy	No Data	Naranja	1962	X	Contemporary	Office Building/Professional	High
DA19759	House	13831 SW 260th St	No Data	Naranja	1953	O	Postwar Miami Bungalow	Postwar Single Family Home	Medium
DA19760	Miami Douglas Macarthur South Senior High School	13990 SW 264th St	No Data	Naranja	1959	X	Contemporary	Education	High
DA19865	William A. Chapman Elementary	27190 SW 140th Ave	Naranja Lakes Sec Two	Naranja	1977	O	Postwar Modern	Education	Medium
DA20432	Naranja Lakes (Resource Group)	Various	Naranja Lakes	Naranja	1950	X	Mixed	Postwar Subdivision	Medium
DA20433	Card Sound Condo (Resource Group)	27801 S Dixie Hwy	Card Sound Condo	Naranja	1974	X	Catwalk/Postwar Modern	Multifamily/Garden Apartments	High
DA20434	HUD FLORIDA Affordable Housing (Resource Group)	Various	Hud Florida	Naranja	1982	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20435	Miami Dade Housing Agency (Resource Group)	Various	Miami-Dade Housing Agency	Naranja	1971	o	Mansard	Public Housing/Assisted Housing	High
DA20436	Naranja Park (Resource Group)	Various	Naranja Park Rev Naranja Park 1St Addn Naranja Park 2Nd Addn Naranja Park 2Nd Addn Replat	Naranja	1956	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20437	Rose Motel (Current: Camillus House) (Resource Group)	27940 S Dixie Hwy	No Data	Naranja	1951	X	Mixed	Motor Court	High
DA20438	Heritage Villas at Omica (Resource Group)	Various	Omica Housing Dev Omica Housing Dev Pb 104-33	Naranja	1976	X	Masonry Vernacular	Migrant Camp/Housing	High
DA20439	Sunny Haven (Resource Group)	Various	Sunny Haven	Naranja	1946	O	Mixed	Postwar Subdivision	Medium
DA05893	Palms Memorial Park Cemetery	27100 Old Dixie Hwy	The Palms Cemetery Amd & Extnd	Silver Palm	1920	X	Not Applicable	Cemetery	High
DA06463	Orchid Jungle (Hattie-Bauer Preserve)	26715 SW 157th Ave	No Data	Silver Palm	1922	X	Masonry Vernacular	Attraction	High
DA20512	Ridgewood Estates (Resource Group)	Various	Ridgewood Ests	Silver Palm	1955	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20443	Princetonian Subdivision (Resource Group)	Various	Princetonian Sub Sec 1 Princetonian Sub Sec 2 Princetonian Sub Sec 3 Princetonian Sub Sec 4 Princetonian West	SW 252nd Ter/127th Ave	1975	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20518	Princetonian Mobile Homes (Resource Group)	Various	No Data	SW 252nd Ter/127th Ave	1972	X	Mixed	Trailer and Mobile Home Park	Medium

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA02834	House	13301 SW 232nd St	No Data	Princeton	1930	X	Queen Ann	Prewar Single Family Home	High
DA06793	Silver Green Cemetery	13701 SW 240th St	No Data	Princeton	1932	X	Not Applicable	Cemetery	High
DA19763	Warehouse - Mineral Processing	14550 Mable St	G W Moodys Sub	Princeton	1964	X	Industrial Vernacular	Industrial	Medium
DA19764	Deco Truss Co INC	13980 SW 252nd St	No Data	Princeton	1957	X	Industrial Vernacular	Industrial	High
DA19765	Former Lucerne (Current: Coast Tropical Florida)	13855 SW 252nd St	No Data	Princeton	1975	X	Industrial Vernacular	Industrial	Medium
DA19766	Homestead Pole Bean	25840 S Dixie Hwy	No Data	Princeton	1953	X	Postwar Modern	Industrial	Medium
DA19767	House	13317 SW 266th St	No Data	Princeton	1920	X	Wood Frame Vernacular	Prewar Single Family Home	Medium
DA19768	House	26390 SW 147th Ave	No Data	Princeton	1920	X	Masonry Vernacular	Prewar Single Family Home	High
DA19769	House	24595 SW 147th Ave	No Data	Princeton	1964	O	Ranch	Postwar Single Family Home	Medium
DA19771	Iglesia Bautista Manantial De	13155 SW 232nd St	No Data	Princeton	1976	X	Neo Mediterranean	Religious	Medium
DA19772	House	25410 SW 134th Ave	No Data	Princeton	1927	X	Masonry Vernacular	Prewar Single Family Home	Medium
DA19774	Masjid ul Mumineen	25201 SW 137th Ave	No Data	Princeton	1957	X	Masonry Vernacular	Religious	Medium
DA19775	First Grace and Truth Pentecostal	24637 SW 137th Ave	No Data	Princeton	1959	X	Masonry Vernacular	Religious	Medium
DA19776	House	12024 SW 220th St	No Data	Princeton	1953	X	Masonry Vernacular	Duplex Homes	Medium
DA19777	House	22110 SW 122nd Ave	No Data	Princeton	1955	X	Postwar Modern	Duplex Homes	Medium
DA19778	Water Tower	13000 SW 232nd St	No Data	Princeton	1973	X	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA19779	United States Postal Service	22390 Old Dixie Hwy	Realty Securities Corp Addn	Princeton	1963	X	Postwar Modern	Civic	Medium
DA19870	House	25210 SW 147th Ave	No Data	Princeton	1935	X	Ranch	Prewar Single Family Home	High
DA19875	Princeton church of the Nazarene	13390 SW 248th St	No Data	Princeton	1928 - 1953	X	Gothic Revival	Religious	High
DA20440	Dixie Pines (Resource Group)	Various	Dixie Pines Dixie Pines 2Nd Rev	Princeton	1925	X	Mixed	Prewar subdivision	High
DA20441	G W Moody Subdivision (Resource Group)	Various	G W Moodys Sub	Princeton	1910	X	Masonry Vernacular	Prewar subdivision	Medium
DA20442	Somerset Academy Silver Palms at Princeton (Resource Group)	13390 SW 248th St	No Data	Princeton	1953	X	Ranch	Education	High
DA20444	Redland Market Village (Resource Group)	24420 Packinghouse Rd	Redland Market Village	Princeton	1950s	X	Industrial Vernacular	Industrial Park	Medium
DA20445	Tallamoody (Resource Group)	Various	Tallamoody Amd	Princeton	1958	X	Masonry Vernacular	Postwar Tract Home Subdivision	Medium
DA20446	Tallamoody Homes Public Housing (Resource Group)	Various	Tallamoody Homes	Princeton	1983	X	Masonry Vernacular	Public Housing/Assisted Housing	High
DA20447	Willis Subdivision (Resource Group)	Various	Willis Sub	Princeton	1957	X	Masonry Vernacular	Duplex Homes	Medium
DA06451	Goulds Pineland Preserve	22400 SW 120th Ave	No Data	Goulds	2016	X	Not Applicable	Landscape Preserve	High
DA11591	Pine Villa Elementary School	21799 SW 117th Ct	No Data	Goulds	1955	X	Postwar Modern	Education	High
DA11592	Isaac A. Withers School	21300 SW 122nd Ave	Knowles	Goulds	1962	X	Postwar Modern	Education	High
DA11595	Kent Motel (Current: NEXX Hotel)	22345 S Dixie Hwy	Willis Sub	Goulds	1950	X	Masonry Vernacular	Motor Court	Medium
DA13149	Goulds Canal (Resource Group)	Goulds Canal	No Data	Goulds	1920	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA19762	Former Goulds Theatre (Current: Women of Power Restoration Program)	21910 SW 120 Ave	Dixie Pines 2Nd Rev	Goulds	1937	X	Art Deco	Theatre	High
DA19780	Goulds Park Pavilion	21805 SW 114th Ave	Goulds Park	Goulds	1978	X	Late Modern	Civic	High
DA19782	House	11470 SW 215th St	La-Gree Sub	Goulds	1961	X	Contemporary	Postwar Single Family Home	Medium
DA19783	Duplex House	11493 SW 214th St	Mays Addn	Goulds	1951	X	Postwar Modern	Duplex Homes	Medium

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DA19784	Goulds Wayside Park	22650 SW 123rd Rd	Miller & Bailes Addn	Goulds	1955	X	Not Applicable	Park	High
DA19786	The Holiness Church Of Florida	12301 SW 216th St	No Data	Goulds	1945	X	Masonry Vernacular	Religious	Medium
DA19787	House	12355 SW 216th St	No Data	Goulds	1944	X	Masonry Vernacular	Prewar Single Family Home	High
DA19788	Mt Pleasant Baptist Church	11590 SW 220th St	No Data	Goulds	1952	X	Masonry Vernacular	Religious	High
DA19789	New Bethel AME Church	11695 SW 220th St	No Data	Goulds	1958	X	Masonry Vernacular	Religious	High
DA19790	Church of Christ Written In Heaven	11760 SW 220th St	No Data	Goulds	1959	X	Masonry Vernacular	Religious	Medium
DA19792	Roberta Hunter Park	SW 117th Ave	No Data	Goulds	1996	X	Not Applicable	Park	High
DA19793	Mays Middle School	11700 SW 216th St	No Data	Goulds	1955	X	Postwar Modern	Education	High
DA19794	House	22801 SW 123rd Ct	Silver Palm Park	Goulds	1950	X	Postwar Miami Bungalow	Postwar Single Family Home	Medium
DA19795	House	22935 SW 122nd Pl	Silver Palm Park	Goulds	1958	X	Contemporary	Postwar Single Family Home	Medium
DA20448	Bunchville (Resource Group)	Various	Bunchville	Goulds	1950	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA20449	Arthur Mays Villas (Resource Group)	Various	Mays Gardens Sub No 1 Bunchville Miami-Dade Housing Agency Bunchville 1St Addnmiami-Dade Housing Agency	Goulds	1974	X	Mixed	Public Housing/Assisted Housing	High
DA20450	Black Creek Canal (Resource Group)	Black Creek Canal	No Data	Goulds	1962	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20451	Richard's Subdivision (Resource Group)	Various	Richards Sub	Goulds	1949	X	Mixed	Postwar Subdivision	Medium
DA19797	Southland Mall/ Cutler Ridge Mall	20505 S Dixie Hwy	Cutler Ridge Mall Sub Sec 1	Cutler Bay	1959	O	Postwar Modern	Shopping Mall	Medium
DA19798	Southridge Senior High School	19355 SW 114th Ave	South Miami Hgts School Site	Cutler Bay	1974	X	Postwar Modern	Education	Medium
DA19799	Dade Federal Savings and Load Association (current: Chase)	10808 Caribbean Blvd	Unplatted	Cutler Bay	1966	X	Postwar Modern	Office Building/Bank	Medium
DA20111	Farm Store (County Wide)	10760 Caribbean Blvd	Unplatted	Cutler Bay	1965	X	Mimo Commercial	Commercial/Retail	High
DA20452	South Dade Government Center (Resource Group)	Various	Unplatted	Cutler Bay	1970	O	Mixed	Civic/Governmental	High
DA19873	Shopping Plaza	20920 S Dixie Hwy	Cutler Gate	SW 203rd Ter/SW 114 Ct	1972	O	Postwar Modern	Shopping Plaza/Office Mixed Use	Medium
DA19874	Tarnow Realty Corp (current: Autobuy/Vape&Smoke Shop)	20302 S Dixie Hwy	Unplatted	SW 203rd Ter/SW 114 Ct	1965	X	Concrete Shell	Office Building/Professional	High
DA20455	Cabana Club Garden: Curtlerwood Apartments & Cutler Wood complex (Resource Group)	Various	Cabana Club Gdns Apts Sec 1 Cabana Club Garden Apts Sec 2	SW 203rd Ter/SW 114 Ct	1965	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA19800	Bel-Aire Elementary School	10205 SW 194th St	Bel Aire School Site	Bel Aire	1969	O	Postwar Modern	Education	High
DA20111	Farm Store (County Wide)	10265 Marlin Rd	Farm Stores-Marlin Road	Bel Aire	1980	O	Mimo Commercial	Commercial/Retail	High
DA20453	Bel-Aire Subdivision (Resource Group)	Various	Bel-Aire Sec 1 Bel-Aire Sec 2 Bel-Aire Sec 3 Bel Aire Sec 4 Bel Aire Sec 5 Bel Aire Sec 2d	Bel Aire	1951	O	Contemporary	Postwar Tract Home Subdivision	Medium
DA20454	Point Royale (Resource Group)	Various	Point Royale Sec 4 Point Royale Sec 5	Bel Aire	1964	O	Mixed	Postwar Tract Home Subdivision	Medium
DA20456	Carib Villas Apartments (Resource Group)	11105 SW 200th St	Caribbean Apts	South Miami Heights	1972	X	Catwalk/Mansard	Multifamily/Apartment Building and Complex	Medium
DA20457	South Miami Heights (Resource Group)	Various	So Miami Hgts Addn J So Miami Hgts Addn N South Miami Hgts 2Nd Addn South Miami Hgts Addn K South Miami Hgts Addn Q South Miami Hgts Addn R South Miami Hgts Addn T South Miami Hgts Addn U	South Miami Heights	1960	O	Ranch	Postwar Tract Home Subdivision	Medium
DA19872	South Miami Heights Church of the Nazarene	11001 SW 184th St	No Data	SW 112th Ave/SW 176th St	1959	X	Postwar Modern	Religious	Medium

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DA20459	Morningside Acres (Resource Group)	Various	Morningside Acres	Morningside Acres	1946	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20508	Franjo Park (Resource Group)	Various	Franjo Park Sec 1 Franjo Park Sec 2	Morningside Acres	1957	X	Mixed	Postwar Tract Home Subdivision	Medium
DA19862	Office Building	9500 SW 180th St	Franjo Park 1St Addn	Morningside	1973	X	Late Modern	Office Building/Professional	Medium
DA19863	Nathan D. Clark Law Offices	17625 S Dixie Hwy	Map Of Perrine	Morningside	1958	X	Postwar Modern	Office Building/Professional	High
DA19864	Perrine Wayside Park	16425 S Dixie Hwy	Unplatted	Morningside	1940	O	Not Applicable	Park	High
DA20111	Farm Store (County Wide)	9700 E Hibiscus St	Lillian	Morningside	1961	X	Mimo Commercial	Commercial/Retail	High
DA20458	Cutler Drain Canal (Resource Group)	Cutler Drain Canal	No Data	Morningside	1960	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air; Telephone, Water & Sewer	High
DA20509	Harriel Estates (Resource Group)	Various	Harriel Ests	Morningside	1977	X	California	Postwar Tract Home Subdivision	Medium
DA20510	Heritage Square Condos (Resource Group)	9400 SW 170th St	Heritage Square Condo	Morningside	1974	X	California	Multifamily/Townhouses	High
DA19801	Mt Moriah Baptist Church Inc	16900 SW 100th Ave	Charleston Sub	West Perrine	1976	X	Masonry Vernacular	Religious	Medium
DA19802	Former Russom Realty (Current: State Farm)	16896 S Dixie Hwy	E C Mills Addn	West Perrine	1972	X	Industrial Vernacular	Commercial/Retail	Medium
DA19803	House	10070 SW 171st St	Greene Sub 2Nd Addn	West Perrine	1950	X	Masonry Vernacular	Postwar Single Family Home	Medium
DA19804	Units	10015 SW 170th Ter	Greene Sub 2Nd Addn	West Perrine	1957	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA19805	Mount Sinai Missionary Baptist Church	10041 W Jessamine St	Map Of Perrine	West Perrine	1946	X	Masonry Vernacular	Religious	Medium
DA19806	Kerr Memorial United Methodist Church	10066 W Indigo St	Map Of Perrine	West Perrine	1947	X	Masonry Vernacular	Religious	Medium
DA19807	House	10095 W Indigo St	Map Of Perrine	West Perrine	1953	X	Ranch	Postwar Single Family Home	Medium
DA19808	HURST CHAPEL AME CHURCH	10080 W Jessamine St	Map Of Perrine	West Perrine	1954	X	Masonry Vernacular	Religious	High
DA19809	Perrine Community House	900 Perrine Ave	Map Of Perrine	West Perrine	1935	X	Masonry Vernacular	Prewar Single Family Home	High
DA19810	R R Moton Elementary School	18050 Homestead Ave	No Data	West Perrine	1951	X	Postwar Modern	Education	High
DA19811	Ethel F. Beckford/Richmond Elementary School	16929 SW 104th Ave	No Data	West Perrine	1962	X	Postwar Modern	Education	High
DA19812	House	17720 SW 102nd Ave	No Data	West Perrine	1950	X	Postwar Miami Bungalow	Postwar Single Family Home	Medium
DA19813	Pentecostal Church of our Lord and Savior Jesus Christ	10223 SW 180th St	No Data	West Perrine	1946	X	Masonry Vernacular	Religious	Medium
DA19814	House	17101 SW 100th Ave	No Data	West Perrine	1924	X	Wood Frame Vernacular	Prewar Single Family Home	Medium
DA19815	House	17131 SW 100th Ave	No Data	West Perrine	1963	X	Masonry Vernacular	Duplex Homes	Medium
DA19816	House	17101 SW 99th Ct	No Data	West Perrine	1961	X	Contemporary	Postwar Single Family Home	Medium
DA19817	Value Pawn & Jewelry	18494 S Dixie Hwy	No Data	West Perrine	1967	X	Postwar Modern	Commercial/Retail	Medium
DA19818	Ben-Shavis Park	10381 SW 179th St	Perrine Gdns Sub No 4	West Perrine	1978	X	Not Applicable	Park	High
DA19819	Supermix - Perrine Plant	9795 SW 170th St	Perrine Industrial Sub	West Perrine	1959	X	Not Applicable	Industrial	Medium
DA19820	West Perrine Senior Center	17801 Homestead Ave	Perrine Neighborhood Center	West Perrine	1961	X	Postwar Modern	Retirement Home	High
DA19821	Double House	17921 SW 107th Ave	West Perrine	West Perrine	1969	X	Masonry Vernacular	Duplex Homes	Medium
DA19822	House of God Church	10495 SW 170th St	West Perrine Addn	West Perrine	1968	X	Masonry Vernacular	Religious	Medium
DA20460	Diane Park Subdivision (Resource Group)	Various	Diane Park Sub	West Perrine	1960	X	Masonry Vernacular	Postwar Duplex Subdivision	Medium
DA20461	Dixie Heights Gardens (Resource Group)	Various	Dixie Hgts Gdns	West Perrine	1925	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA20462	Greene Subdivision (Resource Group)	Various	Greene Sub Greene Sub 1St Addn	West Perrine	1948	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20463	South Point Apartments (Resource Group)	17810 SW 107th Ave	P C E Tr	West Perrine	1971	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20464	Perrine Gardens Complex (Resource Group)	Various	Perrine Gdns Sub No 2	West Perrine	1975	X	California	Public Housing/Assisted Housing	High
DA20465	Perrine Gardens Subdivision (Resource Group)	Various	Perrine Gdns Sub No 5	West Perrine	1974	X	Masonry Vernacular	Duplex Homes	Medium

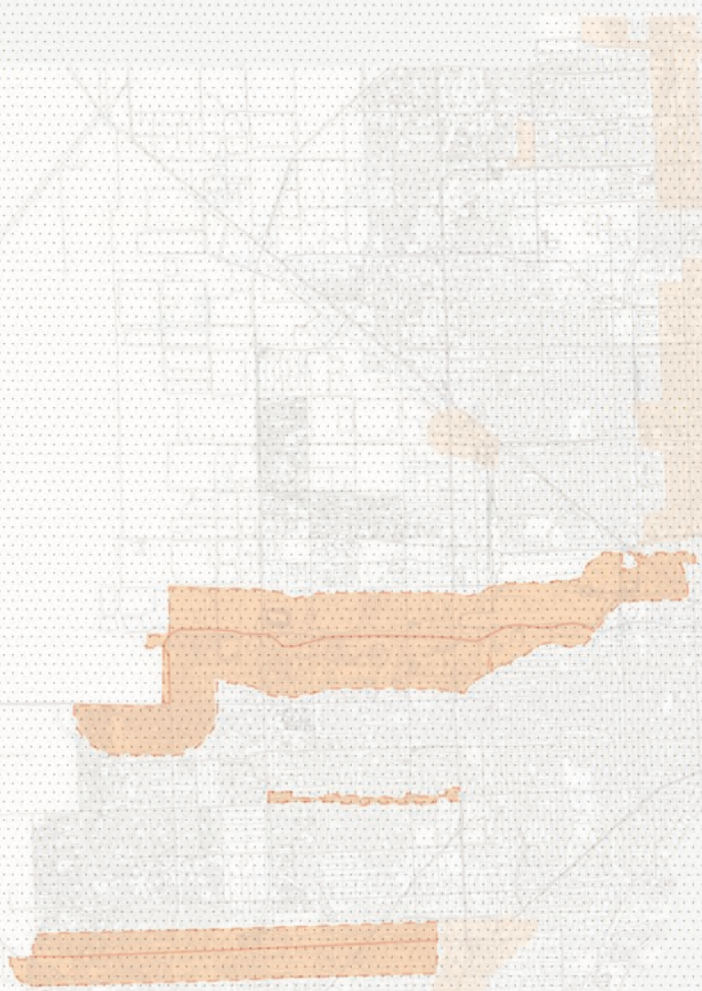
Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20466	Perrine Gardens Public Housing (Resource Group)	Various	Perrine Gdns Sub No 7	West Perrine	1979	X	California	Public Housing/Assisted Housing	Medium
DA20467	Perrine Housing Project (Resource Group)	Various	Perrine Housing Project	West Perrine	1975	X	California	Public Housing/Assisted Housing	High
DA20468	Rose Haven (Resource Group)	Various	Rosehaven	West Perrine	1949	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20469	Southland Pines (Resource Group)	Various	Southland Pines	West Perrine	1972	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20470	Oriole Homes (Resource Group)	Various	Southland Pines East	West Perrine	1976	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20471	West Perrine (Resource Group)	Various	West Perrine Addn	West Perrine	1942	X	Mixed	Postwar Subdivision	High
DA20499	Perrine Heights (Resource Group)	Various	Perrine Hgts	East Perrine	1925	X	Mixed	Multifamily/Garden Apartments	Medium
DA19823	House	8851 SW 152nd St	Carol Hill Ests	Palmetto Bay	1967	X	Mansard	Postwar Single Family Home	Medium
DA19824	Royal Trust Bank (current: Wells Fargo)	14801 S Dixie Hwy	Laurel Hill Park Replat	Palmetto Bay	1963	X	Postwar Modern	Office Building/Bank	High
DA19825	Apollon Plaza - Shopping Plaza	13801 S Dixie Hwy	Unplatted	Palmetto Bay	1978	O	Postwar Modern	Shopping Plaza	Medium
DA19826	AYR Cannabis Dispensary Palmetto Bay - Former Flagler Federal Savings Loan	8898 SW 144th St	Unplatted	Palmetto Bay	1980	X	Late Modern	Office Building/Bank	High
DA19827	Quality Inn Miami South (Qualtiy Inn South)	14501 S Dixie Hwy	Unplatted	Palmetto Bay	1972	X	Postwar Modern	Motel	High
DA19828	Shopping Plaza	14441 S Dixie Hwy	Unplatted	Palmetto Bay	1972	X	Postwar Modern	Shopping Plaza	Medium
DA19829	Chase Mortgage	15101 S Dixie Hwy	Unplatted	Palmetto Bay	1967	X	Late Modern	Office Building/Bank	Medium
DA19867	Buning The Florist (current: Miami's Vice)	15657 S Dixie Hwy	Buning Sub	Palmetto Bay	1972	X	Concrete Shell	Commercial/Retail	High
DA19868	Palmetto Bay Professional Plaza	9002 SW 152nd St	Dixie Plaza Condo	Palmetto Bay	1981	X	California	Shopping Plaza	Medium
DA19869	House	8700 SW 153rd Ter	Unplatted	Palmetto Bay	1941	X	Georgian Revival	Prewar Single Family Home	Medium
DA20111	Farm Store (County Wide)	9050 SW 152nd St	Unplatted	Palmetto Bay	1965	X	Mimo Commercial	Commercial/Retail	High
DA20472	Cambria Heights (Resource Group)	Various	Cambria Hgts Cambria Hgts 1St Addn	Palmetto Bay	1968	X	Mixed	Postwar Subdivision	Medium
DA20473	Casa Granada (Resource Group)	Various	Casa Granada Condo Desc	Palmetto Bay	1968	O	Mansard	Multifamily/Garden Apartments	Medium
DA20474	Colonial Palms Manor (Resource Group)	Various	Colonial Palms Manor	Palmetto Bay	1971	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20475	Coral Reef Estates (Resource Group)	Various	Coral Reef Ests Coral Reef Ests 2Ne Addn	Palmetto Bay	1959	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20476	Country Club Grove (Resource Group)	Various	Country Club Grove Pt 2 Country Club Grove Pt 3 Country Club Grove Pt 4 Country Club Grove Pt 5	Palmetto Bay	1965	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20477	Fairway Manors (Resource Group)	Various	Fairway Manors	Palmetto Bay	1962	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20478	Golf View Heights (Resource Group)	Various	Golf View Hgts	Palmetto Bay	1960	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20479	Laurel Hill Park (Resource Group)	Various	Laurel Hill Park	Palmetto Bay	1963	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20480	Mitchell Center (Resource Group)	Various	Mitchell Center	Palmetto Bay	1952	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20481	Orchard Estates (Resource Group)	Various	Orchard Ests	Palmetto Bay	1957	X	Ranch	Postwar Tract Home Subdivision	High
DA20482	Palmetto Estates (Resource Group)	Various	Palmetto Ests	Palmetto Bay	1970	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20483	Sun Coral Estates (Resource Group)	Various	Sun Coral Ests Sun Coral Ests 1St Addn	Palmetto Bay	1959	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20511	Pinebrooke Condos (Resource Group)	Various	Pinebrooke Condo V Pinebrooke Condo Z	Palmetto Bay	1977	O	California	Multifamily/Townhouses	Medium
DA19830	House	9895 Richmond Dr	No Data	Palmetto Estates	1940	X	Masonry Vernacular	Prewar Single Family Home	Medium
DA19831	House	9877 SW 168th St	No Data	Palmetto Estates	1918	X	Masonry Vernacular	Prewar Single Family Home	Medium
DA19832	House	9865 SW 168th St	No Data	Palmetto Estates	1922	X	Wood Frame Vernacular	Prewar Single Family Home	Medium
DA19833	Dixon Worldwide Logistics	16201 SW 95th Ave	Palmetto Country Club Ests Pt 2	Palmetto Estates	1971	X	Postwar Modern	Office Building	Medium
DA19834	House	16611 SW 101st Ave	Samson Highlands 1St Addn	Palmetto Estates	1967	X	Contemporary	Postwar Single Family Home	Medium
DA19866	Colonial Drive Elementary School	10755 SW 160th St	No Data	Palmetto Estates	1966	X	Postwar Modern	Education	High

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DA20111	Farm Store (County Wide)	9601 SW 160th St	No Data	Palmetto Estates	1966	X	Mimo Commercial	Commercial/Retail	High
DA20150	Dinner Maid/Lelly's Drive-in Photo	15950 SW 96th Ave	No Data	Palmetto Estates	1972	X	Postwar Modern	Commercial/Retail	Medium
DA20484	Fairway Park (Resource Group)	Various	Fairway Park Sec 2 Fairway Park Sec 3	Palmetto Estates	1959	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20485	Palmetto Country Club Estates (Resource Group)	Various	Palmetto Country Club Ests Pt 1 Palmetto Country Club Ests Pt 2 Palmetto Country Club Ests Pt 4 Palmetto Country Club Ests Pt 6 Palmetto Country Club Ests Pt 7 Palmetto Country Club Ests Pt 10	Palmetto Estates	1955	X	Mixed	Postwar Tract Home Subdivision	Medium
DA17263	ROIG HOLDINGS LLC-The Roig Academy	8000 SW 112th St	Kendal Green Homesite	Pinecrest	1958	X	Ranch	Education	Medium
DA19835	House	8190 SW 108th St	Kendal Green Homesite	Pinecrest	1963	X	Ranch	Postwar Single Family Home	Medium
DA19837	House	7720 SW 109th St	Moss Hammocks Ests	Pinecrest	1981	O	Mixed, none dominant	Postwar Single Family Home	Medium
DA20486	Flagler Groves Estates (Resource Group)	Various	Flagler Groves Ests Sec 2	Pinecrest	1940	X	Mixed	Postwar Subdivision	High
DA20487	Kendall Park Estates (Resource Group)	Various	Kendall Park Ests 1St Addn Kendall Park Ests 2Nd Addn	Pinecrest	1965	O	Mixed	Postwar Tract Home Subdivision	Medium
DA20488	Miriam Joy Subdivision (Resource Group)	Various	Miriam Joy Sub	Pinecrest	1969	O	Contemporary	Postwar Duplex Subdivision	Medium
DA20489	Palmetto Duplexes (Resource Group)	Various	Palmetto Duplexes Palmetto Duplexes 1St Addn	Pinecrest	1968	O	Ranch	Duplex Homes	Medium
DA20490	Sunrise Point Condos (Resource Group)	8261 SW 128th St	Sunrise Point Condo	Pinecrest	1974	X	Mansard	Multifamily/Apartment Building and Complex	High
DA19838	Rockdale Park	9325 SW 146th St	No Data	Kendall	1980	X	Not Applicable	Park	High
DA19839	Rockdale Pineland Preserve	SW 152nd St	No Data	Kendall	1985	X	Not Applicable	Landscape Preserve	High
DA19840	House	9245 SW 149th St	Slachter Sub	Kendall	1960	X	Ranch	Postwar Single Family Home	Medium
DA19841	House	9220 SW 149th St	Slachter Sub	Kendall	1963	X	Ranch	Postwar Single Family Home	Medium
DA19842	Coral Reef Branch Library	9211 SW 152nd St	Yale Sub	Kendall	1980	X	Late Modern	Civic	Medium
DA20491	Coral Reef Medical Park II (Resource Group)	9299 SW 152nd St	Coral Reef Medical Park Condo Coral Reef Medical Park Ii Condo	Kendall	1970	X	Late Modern	Office Building/Professional	Medium
DA20492	Lakeshore (Resource Group)	Various	Lakeshore Sec 2 Lakeshore Sec 3	Kendall	1971	X	Ranch	Postwar Tract Home Subdivision	Medium
DA15261	Bank of America Former Intercontinental bank	13595 S Dixie Hwy	Spector Subdivision	Pine Tree Estates	1962	O	Postwar Modern	Office Building/Bank	Medium
DA19843	Sunrise point	8251 SW 128th St	Cowan Sub	Pine Tree Estates	1973	X	Mansard	Postwar Single Family Home	Medium
DA19844	House	12700 SW 82nd Ave	Cowan Sub	Pine Tree Estates	1974	X	Ranch	Postwar Single Family Home	Medium
DA19846	FPL Electrical Transformer Screen	12250 SW 82nd Ave	Unplatted	Pine Tree Estates	1968	X	Postwar Modern	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	Medium
DA19847	House	8205 SW 136th St	Unplatted	Pine Tree Estates	1939	X	Minimal Traditional	Prewar Single Family Home	Medium
DA19848	Shopping Plaza	12253 S Dixie Hwy	Unplatted	Pine Tree Estates	1979	X	Mansard	Shopping Plaza	Medium
DA19849	Dixie National Bank (current: BB&T)	13001 S Dixie Hwy	Unplatted	Pine Tree Estates	1965	X	Neo Colonial	Office Building/Bank	Medium
DA19850	House	8375 SW 136th St	Unplatted	Pine Tree Estates	1926	O	Masonry Vernacular	Prewar Single Family Home	Medium
DA20111	Farm Store (County Wide)	12075 S Dixie Hwy	Unplatted	Pine Tree Estates	1960	X	Mimo Commercial	Commercial/Retail	High
DA20494	Pine Tree Estates (Resource Group)	Various	Pine Tree Ests	Pine Tree Estates	1952	X	Ranch	Postwar Subdivision	Medium
DA20495	Suniland Mall - Shopping Plaza (Resource Group)	11293 S Dixie Hwy	Suniland Center 1St Amd Suniland Center 3Rd Amd	Pine Tree Estates	1955	X	Postwar Modern	Shopping Mall	High
DA20496	Suniland Manor (Resource Group)	Various	Suniland Manor	Pine Tree Estates	1955	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20517	Suniland Estates (Resource Group)	Various	Suniland Ests Suniland Ests 1St Addn	Pine Tree Estates	1950	X	Ranch	Postwar Tract Home Subdivision	Medium
DA19851	Kendall Presbyterian Church	8485 SW 112th St	Kendal Green Homesite	Dadeland	1958	X	Postwar Modern	Religious	Medium
DA19852	Metro Life Church - Dadeland	8100 SW 104th St	No Data	Dadeland	1969	X	Late Expressionism	Religious	High
DA19853	Auto Shop - Old Motel (Biscayne Court)	23655 S Dixie Hwy	No Data	Dixie Hwy/SW 127th Ave	1953	X	Masonry Vernacular	Motel	Medium

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA19854	Nice Drive	24141 S Dixie Hwy	No Data	Dixie Hwy/SW 127th Ave	1956	X	Postwar Modern	Commercial/Retail	Medium
DA19855	The Fireworks Lady & Co.	24625 S Dixie Hwy	No Data	Dixie Hwy/SW 127th Ave	1955	X	Prairie	Commercial/Diner	High
DA19856	House	24625 SW 127th Ave	No Data	Dixie Hwy/SW 127th Ave	1940	X	Masonry Vernacular	Prewar Single Family Home	High
DA19857	House	13345 SW 248th St	Princeton Park	Dixie Hwy/SW 127th Ave	1939	X	Wood Frame Vernacular	Prewar Single Family Home	Medium
DA20498	Somerset Academy at Princeton Main Campus (Resource Group)	Various	Princeton Park	Dixie Hwy/SW 127th Ave	1955	X	Neo Mediterranean	Education	High
DA19858	Kendall Wayside Park (Veterans Wayside Park)	11111 S Dixie Hwy	Unplatted	Flagler Grove Estates / Kendall Gardens	1940	X	Not Applicable	Park	High
DA19859	Vineland k-8 center Elementary School	8455 SW 119th St	Country Ests	Hawley Heights	1959	X	Postwar Modern	Education	High
DA19860	Former: Glades professional building (Current: Towncare Dental of Pinecrest)	8353 SW 124th St	Glades Professional Property	Hawley Heights	1971	X	Mansard/ Hollywood Regency	Office Building/Professional	Medium
DA20493	Ranchero Homesites (Resource Group)	Various	Ranchero Homesites Ranchero Homesites First Addn	Hawley Heights	1952	X	Mixed	Postwar Subdivision	Medium
DA20497	Ehmann Homesites (Resource Group)	Various	Ehmann Homesites Ehmann Homesites Replat	Hawley Heights	1960	X	Ranch	Postwar Tract Home Subdivision	High
DA20500	Southern Comfort RV Resort (Resource Group)	345 E Palm Dr	Miami Land & Development Cos Sub In Sec 30	Hawley Heights	1972	X	Mixed	Trailer and Mobile Home Park	High
DA20501	Briar Bay Townhouse Estates (Resource Group)	Various	Briar Bay Townhouse Ests 2Nd Add	Hawley Heights	1973	O	California	Multifamily/Townhouses	High
DA20502	Briar Lake (Resource Group)	Various	Briar Lake	Hawley Heights	1979	O	California	Patio Homes	Medium
DA20503	The Falls Shopping Center (Resource Group)	8888 SW 136th St	Falls Amd	Hawley Heights	1980	X	California	Shopping Mall	High
DA20504	South Kendall Industrial Park (Resource Group)	Various	So Kendall Ind No 1 South Kendall Industrial No 2 South Kendall Industrial No 3 South Kendall Industrial No 4 South Kendall Industrial No 10 South Kendall Industrial No 11	Hawley Heights	1950	X	Mixed	Industrial Park	High
DA20505	Concordia Lutheran Church and School (Resource Group)	8888 SW 136th St	South Kendall Sec A	Hawley Heights	1960	X	Postwar Modern	Religious	High
DA20513	Timbercreek Apartments (Resource Group)	19600 SW 110th Ct	A A Dooley Sub	South Miami	1981	O	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20514	Cabana Club (Resource Group)	19801 SW 110th Ct	Cabana Club Towers	South Miami	1969	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20515	Point South Condo Association (Resource Group)	19801 SW 114th Ave	Point South Condo	South Miami	1974	O	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA20516	Point West Industrial Park (Resource Group)	Various	Point West 3Rd Addn	South Miami	1979	X	Mansard	Industrial Park	Medium



Cauley Square Historic District, 2240 Old Dixie Hwy (designated 1994)



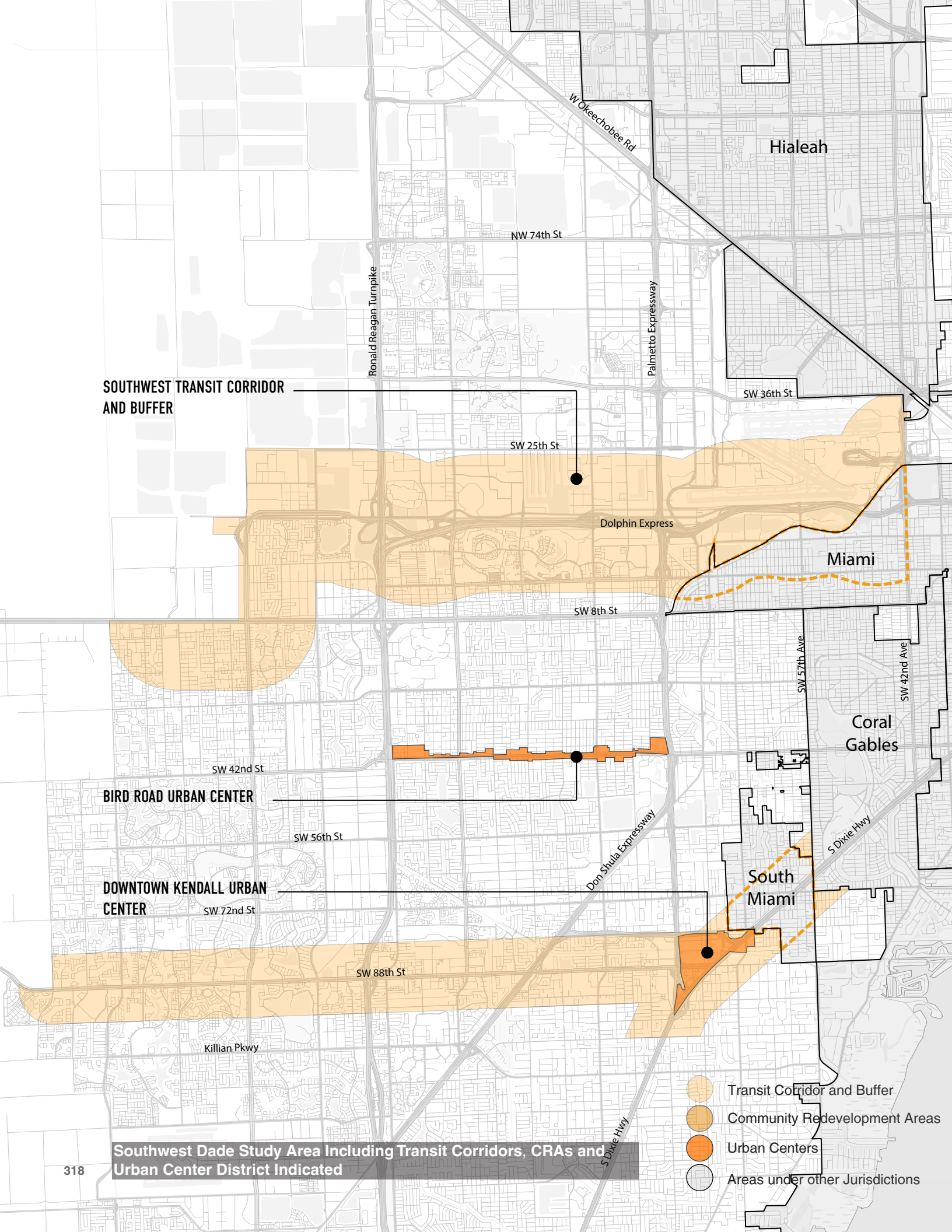
Southwest Dade

La Sagüesera

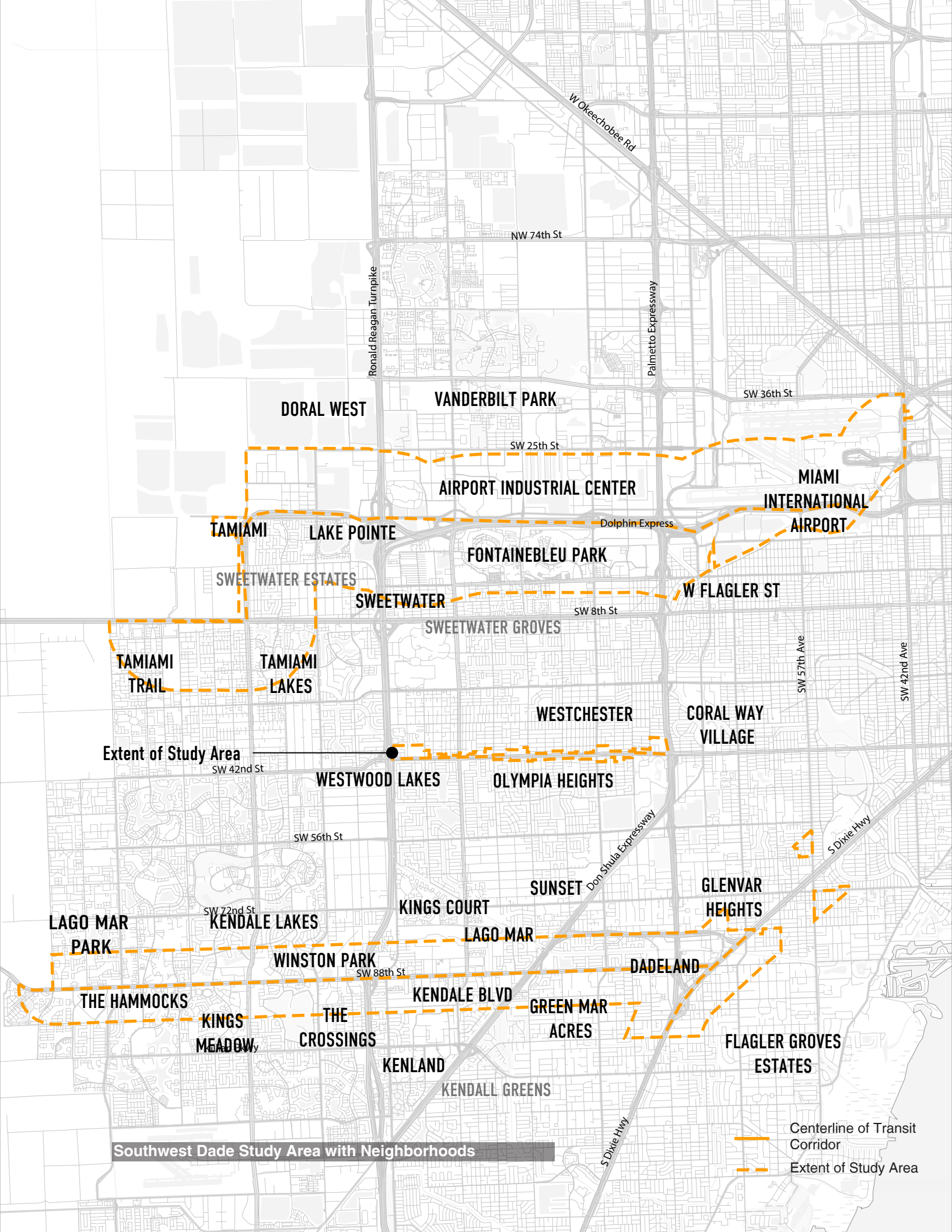
The Southwest Dade study area focuses on three E-W suburban corridors: SR 836, Bird Road and Kendall Drive. Two of these align with transit corridors and buffer zones identified by the Miami-Dade County Comprehensive Development Master Plan's SMART Program: State Route 836, from Miami International Airport to the beginning of the Tamiami Trail in West Miami forms the East-West Corridor, while the Kendall Drive from Dadeland westward to the edge of the Everglades Corridor (SW 88 Street) comprises the Kendall Corridor. The third corridor extends along Bird Road (SW 44 Street) from the Palmetto Expressway to the Florida Turnpike Extension, and aligns with the county-designated Bird Road Corridor Urban Area (BRCUA). Areas of the East-West corridor within the City of Miami fall under that city's historic preservation jurisdiction and are not included in this study.

Moving from north to south, the three east-west corridors represent distinct and separate lines of prewar and postwar suburban expansion in Miami Dade County. Further, considered from east west, they cut through agglomerated layers of postwar development. Preceding the development of State Highway 836, Flagler Street (Miami's "decumanus maximus," or E-W main street) defined the northern edge of Southwest Dade, extending west from downtown to suburbs like Flagami and Winona Park, and then to the once remote community of Sweetwater. This corridor was transformed by the arrival of the East-West Expressway (State Road 836), and the growth of postwar western suburbs like Westchester, Fountainebleau, and Doral. Bird Road, at the center of the southwest district, extended from Coconut Grove, through Coral Gables, and was the commercial spine of 1950s suburbs like Westchester, and later Westwood Lakes. The Kendall Drive Corridor, defining the southern flank of Southwest Dade, initially ran west from the early railroad settlement of Kendall. Late in the postwar period, it ran straight into Dade County's western agricultural heartland; today the corridor extends from Dadeland, through several generations of suburban subdivisions, to the great cluster-planned suburban Utopias like Kendale Lakes and The Hammocks.

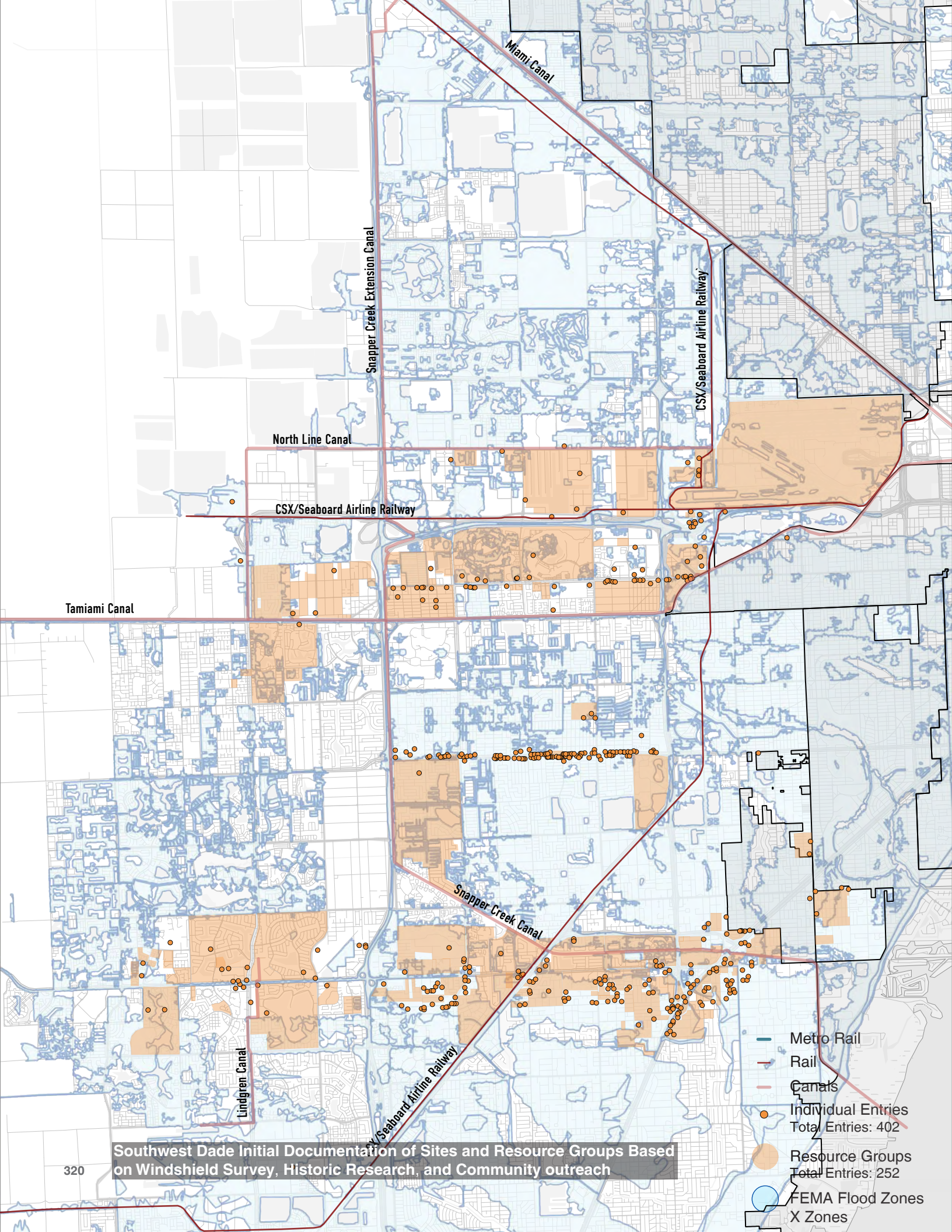
Southwest Dade illustrates well Miami's suburban evolution, stretching from 1920s Boom-era developments to early postwar suburban tracts and cluster-planned communities of the 1970s. It comprises some of the county's most important educational facilities, commercial corridors, shopping centers, office parks, industrial tracts, and civic infrastructures, touchstones to the area's development. It also became Dade County's geographic and demographic center of gravity, and a focal point of ethnic transformation. The area is distinguished for welcoming generations of immigrants, including most prominently the Caribbean and Latin America migrations that transformed Miami since the 1960s. Known among Latin immigrants as ***La Sagüesera***, a slang or neologism for "Southwest Dade," this district encompasses well the settlement, assimilation, and subsequent suburban migrations of migrant communities, and embodies a wide variety cultural adaptations.



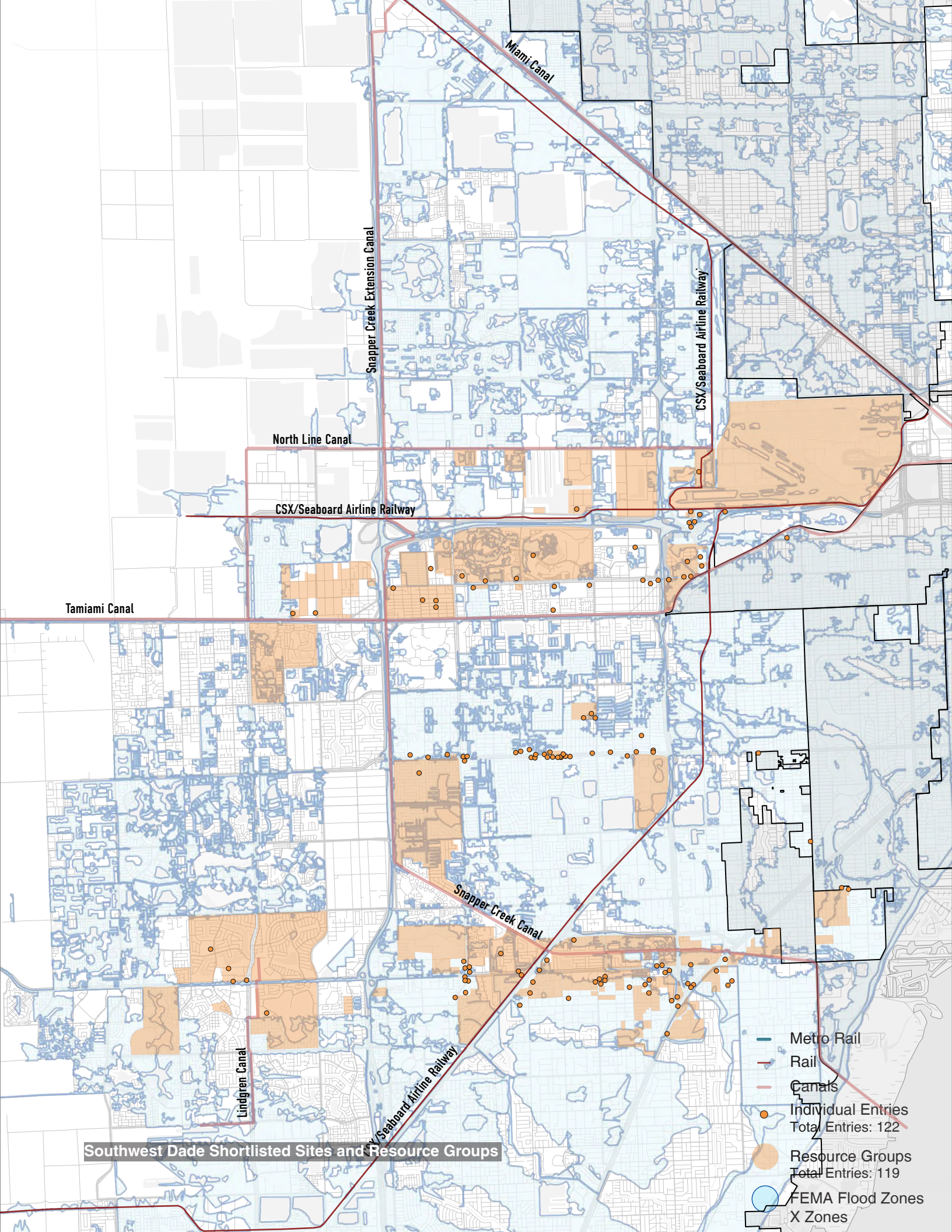
Southwest Dade Study Area Including Transit Corridors, CRAs and Urban Center District Indicated



Southwest Dade Study Area with Neighborhoods



Southwest Dade Initial Documentation of Sites and Resource Groups Based on Windshield Survey, Historic Research, and Community outreach


Miami Canal
Snapper Creek Extension Canal
CSX/Seaboard Airline Railway
North Line Canal
CSX/Seaboard Airline Railway
Tamiami Canal
Snapper Creek Canal
Lindgren Canal
CSX/Seaboard Airline Railway
Southwest Dade Shortlisted Sites and Resource Groups
Metro Rail
Rail
Canals
Individual Entries
Total Entries: 122
Resource Groups
Total Entries: 119
FEMA Flood Zones
X Zones



NOTE:
ALL DISTANCES REFER TO CENTER OF ROADS

Miami Dade Development Company Plat Map, Miami-Dade County, 1914

SUBDIVISION OF SECTION 20 AND WEST ½ OF SECTION 28

FOR THE DADE COUNTY DEVELOPMENT COMPANY

LLEWELLYN ENGINEERING COMPANY

MIAMI, FLORIDA — DEC. 15, 1914.

SCALE 1" = 800'

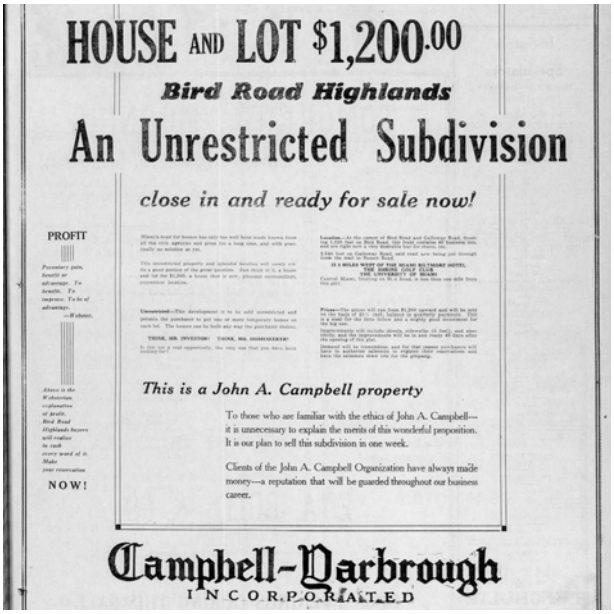
Southwest Dade Corridor
Part I - Southwest Dade Context

In contrast to the other districts that are a part of this study, Southwest Dade's development hinged on westward development. When early Miami was defined by its Everglades frontier, development westward represented an act of manifest destiny: the conquest of civilization over wilderness. Despite, and with little regard for the presence of indigenous peoples throughout the area, Southwest Dade was transformed in the early 20th century, first into an agricultural Utopia, and then into a suburban extension of the growing city.

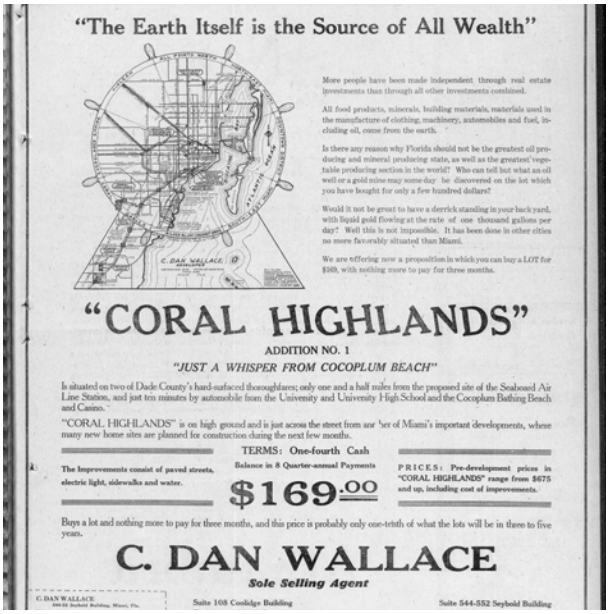
Before World War II, developments in Southwest Dade proceeded slowly, primarily because of its lowland topography, which precluded homesteading. The area was effectively opened to development in 1883 under the provision of the "Swamp Act," which transfered federal wetlands to the State Government of Florida in order to promote its agricultural development. Initially, its provisions opened territory west of Red Road, from the Perrine Grant to NW 7th Avenue.[1] To serve the territory, early rock highways were built on Section and Range lines of the U.S. Land Ordinance that were, *de facto*, the area's first planning. Flagler Road, Bird Road and Kendall Drive were among these early arterials. When the Florida East Coast (FEC) railroad was extended south of the Miami River in 1904, the areas around the crossing with Bird Road and North Kendall Drive were marked by packing houses and commercial establishments. Still, Southwestern Dade County remained largely unoccupied until the postwar era.

Rock mining was an important early industry in Southwest Dade. The **Seminole Rock and Sand Co.** and the **Maule Ojus Rock Company** (later Maule Industries, the most important concrete producer in Dade County), were among the largest rock companies in South Florida. Their rockpits form today's Blue Lagoon, a necklace of lakes south of SR 836. Maule, founded by Evert P. Maule in 1913, produced ballast rock for both railroad and road construction, but under the later leadership of the Ferré family became the regional leader in producing high-quality concrete and concrete products – the building blocks of Miami's development.[2]

Agriculture also played an important role in early Southwest Dade, especially after the Everglade wetlands here were "improved" by land drainage. Florida Governor Napoleon Bonaparte Broward plan to wring "every last drop of water out of the pestilence-ridden swamp,"[3] embodied in the creation of the Everglades Drainage District in 1905, was the tip of the iceberg of a larger local drainage network, much of it built by private enterprise: the **Tamiami Canal** (1915-28), the **Venetian Canal** at Winona Park, the **FEC Canal**, the **Coral Gables Canal**, the **97th Avenue Canal**, the **Snapper Creek Canal** (1911), the **Westchester Canal**, and the **Coral Park Canal**. Large land holding companies tied to Governor Broward's land reclamation efforts, including the **Seminole Fruit and Land Company** (whose lands included the site of present MIA), the **Dade County Development Company** (in present day Kendall), were among the first to promote or develop the land for agricultural development.[4]



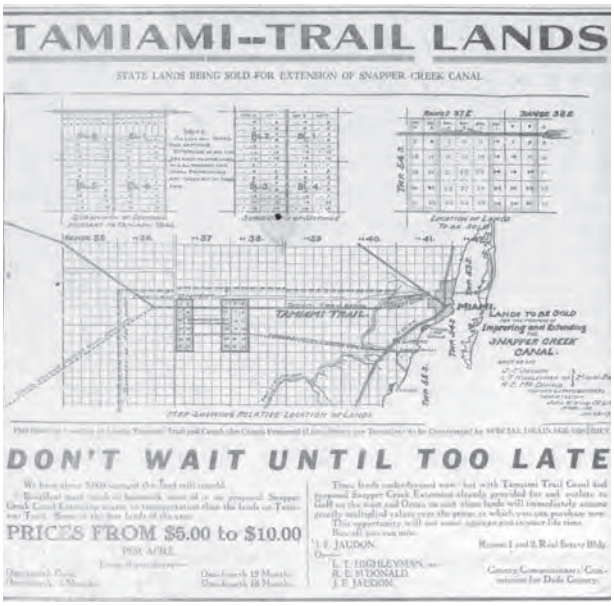
House and lots for sale at Bird Road Highlands (1925), from ad for Bird Road Highlands, *Miami Herald*, November 10, 1925



Lots for sale at Coral Highlands (1925), from advertisement for Coral Highlands, *Miami Herald*, January 6, 1926



Pre-development stage at Winona Park (1925), from advertisement for Winona Park, *Miami News*, April 22, 1925



Tamiami Trail (1928) & Canal (1915-28), from ad for state lands being sold for extension of Snapper Creek Canal, *Miami Herald*, April 2, 1917



Location map of Miami Villas (1926), from advertisement for Miami Villas *Miami Herald*, January 3, 1926



Ten Little Midgets--

and then there were none

By JOHN FIX

bling information from a weathered sign half buried in the sawgrass. "ACREAGE" it read. "CLYDE 'ANDY' ANDREWS...SWEETWATER GROVES, FLORIDA." He put the paper in his pocket. "Won't do any harm to find out."

Indeed it did a lot of good. The land wasn't expensive and Andy Andrews proved to be an affable fellow who was very much interested in the projected Midget Village. "With all the tourists pouring into Miami each winter," he said. "I don't see how it can fail." Andy was to be Sweetwater's second mayor and his daughter, Mrs. Charles Pastore, is wife of the town's present chief executive.

When the troupe came off the road in the fall of 1940, ten of the Midgets moved onto the land that Joe had arranged to purchase for them at Sweetwater Groves. And, in one portion of it, they built their little homes adjoining a full-sized one in which Joe Sanderlin resided. They maintained a common kitchen and dining room.

About their houses they planted strawberries and vegetables and each evening they met to talk excitedly of their plan to bring Little People from all

Midget Village (1940-41), from John Fix, "Ten Little Midgets-- and then there were none," *Miami News*, July 7, 1962

Early E-W Corridors: Flagler Street Corridor, the Tamiami Trail and Tamiami Canal

Before the era of expressways in Dade County, Miami's first east-west corridors included 12th Street and 20th Street (renamed **Flagler Street** and **SW 8th Street** after Miami's streets were renumbered by the 1921 Chaille Plan). Flagler, honorifically named for the industrialist and FEC railroad builder Henry Flagler, acquired early importance as Miami's main street – its "Broadway." originating at Biscayne Bay downtown, it was the heart of Miami's early commercial and civic development, the city's first "main artery reaching to the Glades," and eventually the central axis of north-south development.[5]

SW 8th Street grew in importance as it was extended to the Gulf of Mexico as the **Tamiami Trail**, becoming the first cross-state, or trans-peninsular, highway connecting Miami and Tampa. Promoters rapturously named this purpose-built highway "the world wonder road, passing straight as a crow flies through the Everglades and the haunts of the Seminole, to Marco on the gulf."[6] First proposed in 1915 and completed in 1928, the trail coincided with projects like the Dixie Highway and Ingraham Highway in reflecting the growing importance of the car in early Miami.

Parallel to and alongside the Tamiami Trail, the **Tamiami Canal** was excavated to provide the necessary fill for road construction. The canal had other purposes though, including Everglades drainage, and as a potential means of cross-peninsular barge navigation (at this point, the environmental effects of road and canal development in damming the Everglades were not yet appreciated). Where the canal entered Miami on its east end, it was connected to the Miami River via a series of diversions and the rockpit lakes of the Seminole and Maule mining operations. This connection would form the foundation of the current Blue Lagoon district.

Boom-era developments of the 1920s followed Flagler Street and 8th Street westward. Subdivisions like **West Flagler Park**, **Westgate**, **Fairlawn**, **Fairlawn Terrace**, and **Westlawn** advanced the metropolitan toward the Everglades. **Flagami** (1924), "Where Flagler Meets The Trail," was by the early 1920s the last frontier of development before a large area of wetlands stretching to the west. However, spurred by a new wood bridge over the Tamiami Canal at Milam Dairy road and the extension of Flagler Street 11 miles westward in 1924 (as well as on-going work to complete the Tamiami Trail), suburban development pushed even further. The Hammond Realty Co.'s **Winona Park** (1925) was one of the first subdivisions on this new frontier. It featured a 100' central boulevard, and a spur off the Tamiami Canal alluringly called the Venetian Canal, affording waterfront lots.

Even further west were the pioneering Everglades subdivisions of the Miami-Pittsburgh Land Company, including **Sweetwater Grove** (1923), **Sweetwater Golf Town Site** (1925) and **Sweetwater Estates** (1927). These remote settlements on the fringe of civilization, located between Flagler and Tamiami Trail at the intersection of the Tamiami Canal and Snapper Creek Canal, were aptly publicized as the "Gateway to the Everglades." Originally settled by an outlier population of rugged individualists, it became famous as a retirement village for the Russian Royal Midget Troupe, a circus group that found Sweetwater while crossing the Tamiami Trail.[7] The so-called "Midget Village," especially its miniature houses scaled to their inhabitants and organized as a village around the larger home of troupe manager and show business promoter Joe Sanderlin, was a local attraction.[8] Plans for a Midget Theater, intended to draw tourists from the Tamiami Trail, never materialized, and in the late 1930s developer Clyde Andrews took over much of the land and in 1941 incorporated the area as **Sweetwater**.

Miami's western frontier, remote but well connected by the Tamiami Trail, drew other groups considered "marginal." Indigenous peoples, whose livelihoods were increasingly linked to both spectacle and trade, congregated

in new villages along the Trail itself. The area was also included in Dade County's 1936 **Negro Resettlement Plan**, the project to relocate Miami's Black community outside the city limits. One leg of the plan was a new model Black settlement in the yet to be developed Flagami area. Floyd Davis and John Gramling, the group of developers involved in the 1930s Liberty Square development (see Northwest Dade section), purchased land around the current Miami International Airport north of Flagami, and formed the New Myami Development Corporation in an attempt to build one such settlement.[9] The plan failed when organized protests from residents and realtors in nearby suburbs, and plans to expand the airport, caused the area to be rezoned for industrial use.



Cars on the new Tamiami Trail, Historic Miami, 1927- permission pending



Opening at Tropical Park (1931), Paist & Steward, from advertisement for Tropical Park, *Miami News*, December 26, 1931



Opening at Tropical Park (1931), Paist & Steward, from Jack Bell, "Tropical Race Plant Opens Saturday," *Miami Herald*, December 20, 1931

Bird Road Corridor

Bird Road (SW 44 Street) has existed since at least 1914; in 1916 it was extended west to the Snapper Creek Canal (and the current Florida Turnpike Extension), the extent of our study area. Like many of Dade County's arterial streets, it was named after early settlers, in this case Reverend C. S. and Molly Piercy Bird. Once a mix of pineland and farmland, by the 1920s it became an important axis of Miami's Boom-era expansion westward. **Bird Road Terrace** (1925) and **Bird Road Estates** (1925) near Ludlam Road, and **Olympic Heights** (1924), **Coral Pines** (1925), **Central Heights** (1925), and **Bird Road Highlands** (1925), were among the earliest new suburban subdivisions here. Bird Road Highlands, perhaps because of its remoteness, was conspicuously advertised as "unrestricted," or unencumbered by racially and ethnically-restrictive covenants, a contrast to many other developments in Miami at the time.[10]

Also in this area was the Gables Racing Association's Coral Gables Kennel Club, which raced greyhounds (a popular spectacle first practice in Emeryville California in 1919, and based on the earlier sport of "coursing," in which dogs hunted by sight rather than scent).[11] In 1931, Frank J. Bruen and the Gables Racing Association replaced the Kennel Club with **Tropical Park**, one of Miami's premiere horse racing tracks. Remarkably, Tropical was developed in the wake of the 1926 hurricane and stock market crash of 1929, demonstrating how entertainment facilities like racetracks were bright spots in an otherwise difficult Depression Era economy. Conceived to compete with Hialeah Park and Gulfstream Park in the winter racing circuit, Tropical Park (also the working name of Everglades National Park in the 1930s) was designed by the prestigious Miami firm Paist & Steward. The picturesque yet modern clubhouse reflected the great age of racetracks in Miami, advertising the "Glamour of Old Spain" with facilities that were "homelike and comfortable in the afternoon sun of the Southland."[12] Until its closure in 1972, the track played an important role in the tourist culture of Miami, where such clubs were national leaders in the sport and in clubhouse design.

Before much development occurred here, **Seminole villages** occupied the area around Kendall Drive**.** The endurance of these villages into the 20th century was remarkable, given U.S. efforts during the various Seminole Wars, and through the provisions of the 1830 Indian Removal Act, to drive indigenous communities out of the region.[13] Yet fragments of this "unconquered people" continued their ways under the protection of the Everglades wilderness. One Seminole Village was reported in the area west of what is now Baptist Hospital; another was noted occupying a tree-island at the current location of **Kendall Indian Hammocks Park**.

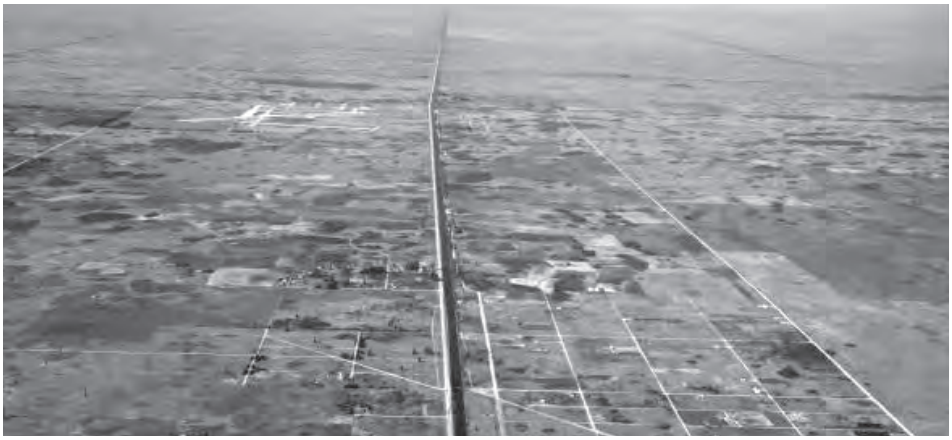
North Kendall Drive was named for Henry John Broughton Kendall, the land manager of the **Florida Land and Mortgage**, which purchased much of the land in this area from Florida in 1883. After the arrival of the FEC railroad in 1904, the settlement of **Kendall** formed near the tracks, between Rockdale (on the South) and Snapper Creek.

Further west along the alignment of North Kendall Drive, agricultural subdivisions of the **Dade County Development Company** (DCDC), one of the large landowners connected with the land drainage schemes of Governor Napoleon Broward, were laid out as early as 1913. DCDC was established in 1911 by entrepreneurs R.J. Bolles, E.A. Kellett, and ex-Florida governor W.S. Jennings, with plans to colonize recently drained West Dade lands with farms. In 1911, *The Daily Metropolis* helped promote the company's work: "The time is very near when the vast area of virgin land, which for centuries has been growing harvests of ungathered crops of strange vegetation, will be covered with comfortable homes and beautiful gardens."[14]

Boom era developments, like dry land, were sparse here. **Coral Highlands** (1925) and **Miami Villas** (1926), near SW 117th Avenue, were among the few early plats here. The latter advertised high ground in the path of progress, but little was built. As late as 1938, when Dade County initiated zoning in the area, local residents considered the land "only suitable for farming." Nevertheless, at that time North Kendall Drive was zoned for one-acre estates, prompting the development of estate home projects like Kenneth Keyes's **Flagler Grove Estates** (1937-41, on the site of 170-acre Flagler Grove), **Kendall Villas** (1942), and **Snapper Creek Groves** (1949).

Depression Era Southwest Dade

Among the most important New Deal-era developments in Southwest Dade were additions to the Dade County Hospital, and the development of a Civilian Conservation Corp (CCC) camp, both in Kendall. The hospital, described as located in "the middle of a vast Everglades Prairie" at SW 107th Avenue (current Indian Hammocks Park), was expanded with the addition of the **Kendall Home for Children** (1935) using Federal Emergency Relief Administration (FERA) funds.[15] **Civilian Conservation Corp Camp 1421** (1936), built to accommodate 200 officers and men, was one the southernmost of the CCC's 2,000 national camps. From this camp on the west side of the FEC line south of North Kendall Drive, the CCC helped develop Dade County's parks system, in particular the development of Greynolds, Matheson Hammock, and Homestead Bayfront Park (all designed by William L. Philips, who served as project superintendent for the CCC). Described as "a showplace among civilian conservation corps camps," an assemblage of portable buildings organized neatly on carefully-maintained lawns. The structures included an infirmary, barracks, a recreation hall with canteen, library and lounging room, the mess hall, and the company showers and laundry, and were modified for protection against hurricanes, and stained or painted white.[16]



Aerial view of the Tamiami Trail at Miami (1928), State Archives of Florida, Florida Memory, 1947, photo by Sherman M. Fairchild



Bird Road (1914), State Archives of Florida, Florida Memory, 1953



Datran Center Project (Dadeland South) (1983), Nichols & Associates, HistoryMiami Museum, *Miami News* Collection , April 16, 1984

Southwest Dade Corridor
Part II - Postwar Southwest Dade (1940-1981)

Southwest Dade acquired a distinct character after World War II, first as Miami's newest and fastest growing suburban frontier, then as an focal point for immigrants, initially welcoming Cubans and then a more diverse Latin diaspora. In its postwar development, the area's three primary east-west corridors, Flagler Street (later supplanted by State Route 836), Bird Road, and Kendall Drive played distinct but interrelated roles as axes of metropolitan expansion and development.

La Sagüesera (SW Miami)

Miami's first growth toward the southwest in the 1920s-30s, into early suburbs like Shenandoah and Westchester, reflected the increasing diversity of the county fed by national and international migrations. During the late 1950s-early 1960s, churches and synagogues attest to the growth here of Greek, Jewish, and later Italian communities (a particular highlight here is the so-called "whale church" at SW 16 Street and 87 Avenue, designed as a synagogue for Temple Or Olom by Isaac Sklar in 1970). This ethnic character was further diversified in the 1960s, as Miami's growing Cuban diaspora transformed the area's east-west corridors – including Flagler Street to Tamiami Trail (SW 8 Street, aka Calle Ocho, Coral Way (SW 23rd Street), and Bird Road (SW 40th Street) – into main streets of a new ethnic enclave, **Little Havana**. Along Calle Ocho were strip malls lined with Cuban bakeries, specialty shops, botanicas, small office buildings, medical centers, Latin restaurants and ventanitas (serving windows offering coffee and pastelitos). Coral Way became home to Spanish language radio stations like Radio Caracol (WAME, 1958), WQBA (1968), and Radio Mambi (WAQI, 1987), whose strong radio signals were beamed into Cuba.

The Latin migration that transformed Little Havana soon spilled into nearby suburbs. As it did, the surrounding Southwest Dade area acquired a new popular designation: ***La Sagüesera***. As Nelson Trekker has defined it, it was an incubator of the Cuban-American experience. "You could call this the comfy den of Miami, a place of familiarity for those that grew up in the Hispanic/Cuban enclave here."[17] Distinct from other centers of Cuban and Latin/Caribbean migration such as Hialeah (also largely Cuban), Wynwood and Allapattah (largely Dominican and Puerto Rican), and Naranja (largely Mexican farmworkers), *La Sagüesera* developed its own pan-Latin flavor – a microcosm of Miami's transformation as a multi-cultural metropolis.

La Sagüesera also encompassed its own internal migrations. From from Calle Ocho and Miami's urban core, Cuban immigrants moved westward, to Westchester, Fontainebleau, and Sweetwater (known colloquially as "Swampwater" because of its distance from the city).[18] Many later moved southward, to the subdivisions around Bird Road, and then to Kendall (formerly considered "El culo del mundo"). Just as it did among North American migrants, American suburban ideals and the American Dream of a single-family house held sway among the first generations of immigrants. Later generations, on the other hand were more interested in amenitized apartment and townhouse living, and gravitated toward late mid-century developments like those at Fontainebleau Park, and around Kendall.[19] In both cases, as immigrants followed North American migrations from the urban core to the suburbs, they transformed new subdivisions, like those surrounding Kendall Drive, into "ethnoburbs," a term that typically refers to a suburban area inhabited by a particular ethnic minority, but in emergent middle-class communities like Calusa Club, Kendale Lakes and the Hammocks, comprised pan-Americans.

Another layer of *La Sagüesera* was manifest in the 1970s, as a wave of Nicaraguan immigrants gravitated toward the Fontainebleau and Sweetwater areas. A variety of Nicaraguan specialty restaurants opened along the Flagler Street corridor, including **Fritanga Moninbó**, **Los Comales** and **Yambo**. at 107th Avenue and

Flagler Street. The **Centro Comercial Managua**, at 104th Avenue, combined Nicaraguan specialty shops, travel agencies and medical offices. The area hosted *la griteria*, a Nicaraguan festival that celebrates the Virgin Mary, described by the Miami Herald as "a screaming block party."

By 1975, the area between SW 8th Street and NW 25th Street, was 67% Latin. That same year, in order to serve this population, **Our Lady of Divine Providence**, a new parish church, was also established at Flagler and 96th Avenue. Its unusual fundraising campaign to build a new church building began , as the *Miami Herald*'s Miguel Perez reported, "To the Latin beat of bongo drums, maracas, trumpets and guitars… They'll be singing Cuban and American folk songs, in English and Spanish, adapted to religious lyrics by the Rev. Ernesto Garcia-Rubio, a young Cuban-born priest ordained in Miami in 1963, whose rhythmic and happy-sounding masses attracted hundreds of young Latins to Miami's Sts. Peter and Paul Catholic Church several years ago."[20] When the new church was completed in 1979 at Flagler and SW 107th Avenue, it became a center of the Nicaraguan community.

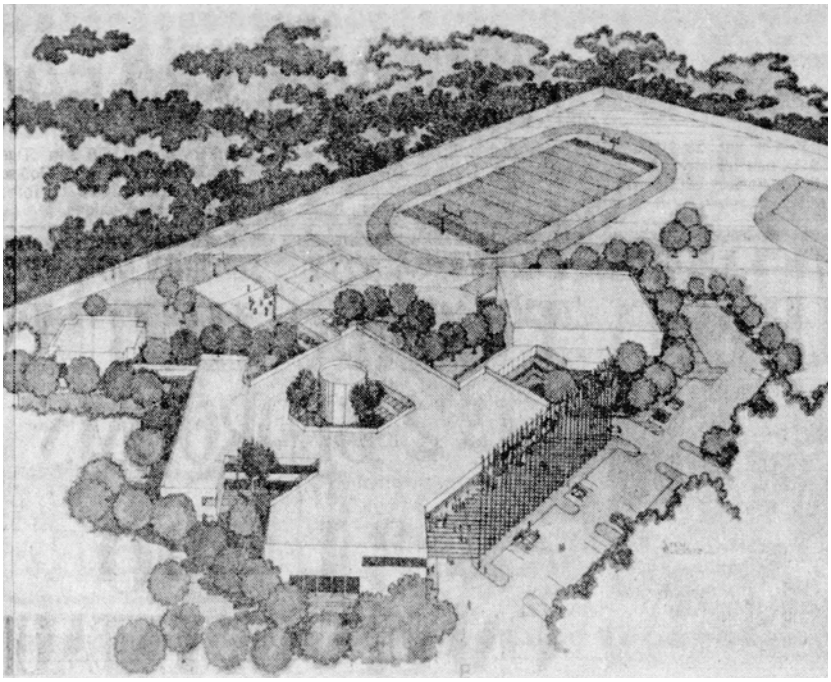
Another ingredient of *La Sagüesera* was the presence of distinctly Cuban social and educational institutions. For example, exiled residents of Havana's five largest social clubs formed the **Big Five Country Club** (1967), re-establishing traditional Cuban cultural norms on a site just south of Fontainebleau Park (see General Context).[21] Featured in *Life Magazine* under the title "Making It in Miami: Cuban Style," the Big Five became an important social center.[22] Another elite institution was the **Belen Jesuit Intercultural Center** (1980, current Belen Jesuit Preparatory School), the Miami reconstitution of Havana's elite *Colegio de Belén*, re-established in Miami in the early 1960s, then on a new campus near Tamiami Trail and SW 127th Avenue. Designed by Adolfo Albaisa, a Cuban emigré and partner in the firm of Pancoast Albaisa, with Arc-Tech**,** the new school initially accommodated 1,000 students in modish windowless academic units that pinwheeled around an open central courtyard. The school's 10-acre site was donated by Bacardi Imports, (the Cuban Rum giant in exile, whose U.S. headquarters was established in Miami since 1963), and money was raised from among the 2,800 Belen graduates already living in the U.S.[23]

East-West Corridor

The northmost corridor in postwar Southwest Dade was the **East-West Expressway** (contemporary **State Route 836**), completed in 1969 and replacing Flagler Street and the Tamiami Trail as the county's most important east-west byway. Originally conceived in 1964 as the **Twentieth Street Tollway** to create a high-speed connection between the Midtown Interchange (near downtown) and the **Palmetto Bypass Expressway**, it was extended as far as the **Florida Turnpike Extension** in 1974, at which time it was renamed the **Dolphin Expressway** (following the success of the Miami Dolphins in Super Bowl championships in 1973 & 1974). At its east end, the expressway was extended in 1971 as **Interstate-395** to Miami Beach. Plans to extend the expressway westward to a proposed Everglades Jetport, and then to Naples, as **Interstate-75**, were scrapped over environmental concerns, and the interstate was eventually was extended to South Florida via **Alligator Alley** instead. Despite the failure of I-75, SR 836 remains a suburban and regional connector.

Miami International Airport (MIA)

As historian and author Antolin Garcia Carbonell has pointed out, Miami was a "cradle of aviation;" the development of airfields played an outsized role in the city's early construction, and aviators like Glenn Curtiss played a dual role as town developers.[24] After World War II aviation played an even larger role, priming Miami for touristic,



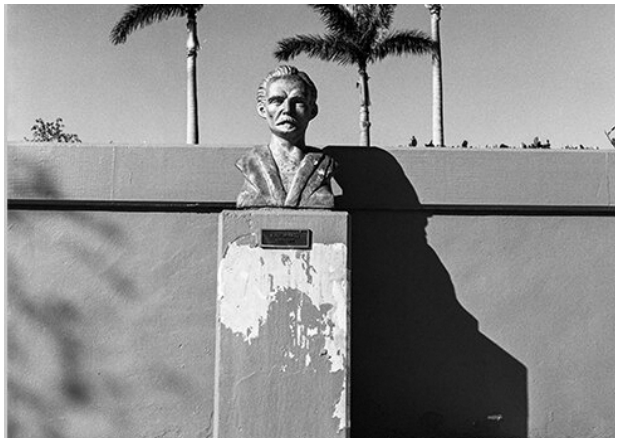
Drawing of Belen Jesuit Intercultural Center (1980), Pancoast Albaisa Architects, from "New School" advertisement for Belen Jesuit Intercultural Center, *Miami Herald,* February 25, 1979



Father Ernesto Garcia-Rubio, standing in front of the bell tower of Our Lady of Divine Providence (1975), *Miami Herald,* April 9, 1981



Our Lady of Lourdes Academy (1963), miamiarch.org, date unknown



Statue of José Martí bust at The Big Five Country Club, "Legacy in Stone," Jorge Perez Photography, 2017



The Big Five building, the locker rooms (1970), Miami-Dade County, 1971



Pan American's Overhaul Shops, permission pending



Advertisement for Pan American, Collier's Magazine , December 20, 1941



Miami International Airport (1945), Steward and Skinner Associates, Miami-Dade Aviation Department (1956)



Postcard of Miami International Airport Hotel (1959), State Archives of Florida, Florida Memory



Pan American, permission pending



National Airlines Nose Hangar (1959), source unknown, date unknown



The "Taj Mahal", **Pan American World Airways' Latin American Division Regional Headquarters**, **Miami International Airport (1962)**, Maurice Conell, State Archives of Florida, date unknown

business and eventually industrial development, and becoming an important artery into the city for new migrants. The development of a new international airport emerged as one of the city's primary objectives.

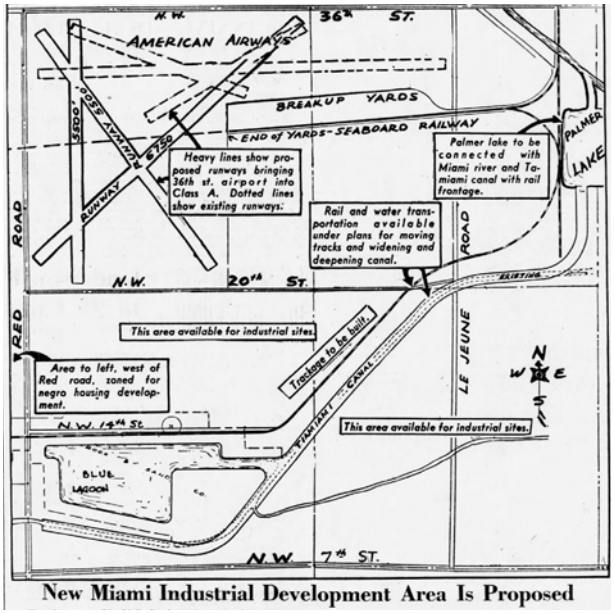
In 1945, the Florida legislature established the Dade County Port Authority to manage and modernize Miami's ports and airports; its first act was to consolidate commercial aviation at one location: Miami's Pan Am Field. This centrally-located airfield south of NW 36th Street was the most important facility in Dade County following the expansion of its infrastructure and transshipment facilities by the Army during WWII. Renamed **Miami International Airport (MIA)**, it became the focus of not only of rapidly increasing passenger traffic, but also of a growing trade hub and aviation maintenance center.

The need for a new terminal became apparent in the early 1950s, as aviation growth quickly exceeded the capacity of existing prewar facilities. When completed, the new **MIA Terminal** (1959), on the eastern flank of the field followed the relatively common two-level horseshoe-type arrangement, with finger terminals extending toward the airfield to increase docking space.[25] Designed by Steward and Skinner, it was conceived as a generic and understated facility for a working city in the age of jet travel – only its sea foam green exterior walls and a continuous wrapping canopy with a coral-hued fascia, communicated any local identity. The interiors were equally anonymous, more a waypoint for business travelers than a gateway to the Americas. Terrazzo floors and acoustical tile ceilings framed a well-lit environment of wood-grain Formica desks, wall-mounted clocks and backlit plexiglass signage.[26]

Perhaps the terminal's most prominent and novel feature was its hotel, a broad, six-story structure located directly over the center of the low-slung horseshoe. The **Miami International Airport Hotel** (1959) was the first of its kind in the U.S., its 270 soundproofed rooms equipped with rooftop pool, viewing decks, as well as a restaurant and cocktail lounge that extended the drama of flying into the hotel's public spaces.[27] The hotel's broad facades spoke the languages of international modernism, articulated with folded-plate concrete canopies and an eggcrate of concrete fins that did more to dissimulate its tiny windows than as effective window shading. The unusual attachment of a hotel to an airport terminal prompted the *New York Times* to observe a diversification of hospitality in Dade County, away from established resort centers like Miami Beach and toward the new and scattered sites of international business. The hotel's most important role, however, was civil – providing a facility for a multiracial international traveling public in the Jim Crow South. As Carbonell has described, "by treating the hotel as an 'International House' college dormitory, where students of all races could live, city officials assured that these discriminatory laws did not apply."[28]

While not inspiring architecturally, MIA became one of the nation's most important centers in the movement of people and air cargo between North, Central, and South America, and a catalyst for hemispheric trade, tourism and eventually immigration – as the airlift of Cuban émigrés that began the year of its completion vividly demonstrated. In the ensuing years, the horseshoe arrangement proved a functional scaffold for decades of continuous and piecemeal growth, including new terminals, garages, mass transit, and other facilities that continuously modernized the complex.

Around the airport, the auxiliary headquarters and maintenance facilities of its onetime constituent airlines, including Pan-Am, Eastern Airlines, and National Airlines were clustered These facilities, capitalizing on Miami's ideal conditions for aircraft maintenance and hub operations, constituted in themselves and industrial and business hub. Among the most architecturally notable were Steward and Skinner's Pan American Airways **Regional Headquarters for Latin America** (1962),



Miami Industrial Development Area (current Blue Lagoon), from "New Miami Industrial Development Area Is Proposed", *Miami News*, March 1, 1942



Sketch of Dade Central Service Building (1972), Klements & Associates, from ad "Condominium Service Center Being Built," *Miami Herald*, October 15, 1972



Aerial photograph of expressway Industrial Park area (1972), from "Industry and Shops Planned in Park," *Miami Herald*, March 12, 1972



Sketch of expressway Industrial Park concept (1972), from "Industry and Shops Planned in Park," *Miami Herald*, March 12, 1972



Aerial photograph of Palmetto International Center (1973), Bell & Norfleet, from Eli Adams, "New Industrial Park to Cost $50 Million," *Miami Herald*, August 30, 1973

Weed Russell Johnson's **National Airlines Headquarters** (1956) and **Nose Hangar** (1959, demolished), and Greenleaf/Telesca's late 1960s semi-circular hangar for National (current **Building 3095**), which could accommodate two 747s in the fully-enclosed jet maintenance space beneath a remarkable 212-foot cantilevered roof. The hangar project remains one of the most daring and innovative work of industrial architecture in Dade County.

Airportlandia: a Corporate and Industrial Complex

Miami International Airport serves many roles in Miami, as a hub of pan-American travel, a gateway for tourists and immigrants, and as a bustling cargo/logistics center. This last role is manifest in the sprawling metropolis of corporate and industrial facilities extending west and southwest of MIA, a technical landscape threaded with rails, highways, viaducts, lakes and canals.

The logistics hub here was initiated during World War II with the construction in 1943 of the **Miami Air Depot Headquarters**, a complex of railroad sidings, warehouses, and shops. The logistics hub emerged as attractive location in the 1950s-60s with the business revolution of Miami's economy, as industrial development focused around rail corridors, road infrastructure and airfields. The completion of Miami International Airport in 1959 set the stage for the area's rapid expansion.

The expansion of the airport logistics hub mainly comprised zoned industrial and office parks. Such parks – located outside the city, fed by infrastructure, and providing modest facilities – met the needs of Miami's small business ecosystem. The **Sunshine State Industrial Park**, established along the Seaboard Air Line tracks in North Dade in 1957, had already demonstrated a progressive model for such facilities, mixing modern industrial plant, landscaping, and amenities into a planned and cohesive environment.[29] Corporate offices followed industry to the suburbs, and into similar campus-like centers. One of the first and largest "office parks" in Dade County was the 120-acre **Koger Executive Center** (1971), located just west of the Palmetto Expressway and the airport. Also near the airport was the **Dade Central Service Building** (Klements & Associates, 1972), an unusual arrangement of multipurpose industrial, commercial, and professional condominium support buildings that eschewed the campus paradigm, and was organized around a central parking court.

By the 1970s, the area around Miami International Airport, based on its infrastructure and centrality within the county, was blossoming with new business development. Spurred by the extension of State Route 836 westward, millions of square feet of industrial plants were under development. Most industrial subdivisions, like residential subdivision, were layed out empirically around infrastructure and existing rockpit lakes, demonstrating little overall planning. Among the first to rise were Venusa Development Corp's **Expressway Industrial Park** (1972) and Bell & Norfleet's **Palmetto International Center** (1973), where warehouse and industrial facilities were organized around gridded streets and loop roads. **Finger Lakes Industrial Plaza** (1977-79), one of the most unusual, was built on five narrow finger-shaped peninsulas. Other parks here include **America's Gateway Park** (1979), **The Landing Industrial Park**, **Goya Industrial Park** (1980), **Lago Industrial** (1980), and **Airport Lake Industrial Park** (1981). Further north, the 2.5 million square foot **Westside Corporate Center** became the home of Ryder System, the Miami-based highway transportation and aviation service company.

Miami's centrally located logistics hub was particularly attractive to foreign firms. In 1976, the **Miami Free Trade Zone** (FTZ) was established here, allowing businesses within the zone to receive, warehouse, and re-export products duty-free. The 166-acre facility was the largest

such zone in the US, and only one operated by a private company.[30]

Architecturally, the industrial parks are mostly unremarkable, although they offer trenchant demonstrations of current stylistic motifs, and sometimes work as cohesive building groupings. The functional characteristics of low-slung, one-story warehouses were generally accessorized with modernist architectural features like projecting eyebrows, geometrically or curved window frames, deeply recessed window bays and mansards. What impressed contemporary observers most about these warehouses was their "Mr. Clean" image. In a 1980 *Miami Herald* feature, architect John Haynes described how the new breed of industrial park was easy to recognize: "graphics, landscaping, lighting, [and] a continuity of architectural feeling."[31]

More than 20 million square feet of multi-story corporate centers were rising in Airportlandia too, seamlessly blended among the industrial parks. The growth of office space here might have been an outgrowth of the saturated market in Downtown and on Brickell, but more likely related to the growing need among American corporations for suburban office space, especially for back-office spaces. Here, also, office space could be combined with warehouse, medical and research facilities in one complex.

Among the first offices in the area were Planned Development Corp and David Blumberg's **Airport Executive Towers 1 & 2** (1977, 1980), around Milam Dairy Road south of the airport, where precast concrete facades were used to articulate structural fins and deeply inset windows that shaded the facades. Prudential Life Insurance Company and Tishman Speyer's **Airport Corporate Center** (1980), designed by Rentcher, Haynes, Spencer, Richards, featured a mix of plate glass-clad towers and low-rise "hybrid office showrooms," the latter discarding the loading docks and incorporating broad glass walls. Michael Adler and Richard Zinn's **Miami International Commerce Center** (1980) had low-rise commercial spaces arranged like townhouses, comprising showroom/warehouse space on the ground floor and office lofts above. Among the largest were Armando Codina's 205-acre **Beacon Center** (1987), which combined more than 30 buildings, and Edward J. DeBartolo's nearly 5 million square foot **Miami International Corporate Park** (1985) between NW 97th and 107th Avenues, described by the *Miami Herald* as a small city, a mix of showroom and distribution space, and office space that alone exceeded by 50% all the square footage on Brickell Avenue.[32]

By the 1980s, the office airport around Miami's airport was touted as the hottest office market in the U.S.[33] One of the largest business parks grew south of State Route 836, around the necklace of rockpit lakes – Red-shouldered Hawk Lake, Red-tailed Hawk Lake, Lake Joanne, Lake Mahar, and Maule Lake – known as the **Blue Lagoon**. These once remote rockpit lakes, formed by the excavations of the Seminole Rock and Sand Co., had been incorporated into the Tamiami Canal in the 1920s. By the 1940s, the triangle of infrastructure formed by navigable canals, rails and highway, inspired plans to transform the area into an industrial basin and maritime hurricane refuge. When industry initially failed to develop here, the area was used for sailing, motorboating and rowing, becoming home to the **Miami Rowing Club** (1974) and to the **Academia Cubana de Remos**, or Cuban Rowing Academy. The necklace of lakes was even re-envisioned as part of a postwar parks corridor, but the construction of 836 foreclosed this possibility.

The Blue Lagoon area was re-envisioned again in the late 1970s as **Waterford**, a master-planned corporate center developed by ICC Associates and Hogan Group, and conceived as a picturesque, upscale, waterfront rival to Brickell. The complex was organized around the curving profile of Blue Lagoon Drive, it main street, the south end of which was anchored by the **Hilton Miami Airport** (1983).

West of Blue Lagoon at NW 107th Avenue, a more mixed-use center was shaping up**.** Developed by



'Contemporary art deco' at Patios West (1983), Nelson Mallo, Jorge L. Estavanez and Jose Blanco of Urban Architects, from "Florida Housing Designs Drawing More Attention," *Miami Herald*, July 31, 1983



Sketch of Patios West (1983), Nelson Mallo, Jorge L. Estavanez and Jose Blanco of Urban Architects, from ad for Patios West, *Miami Herald*, July 31, 1983

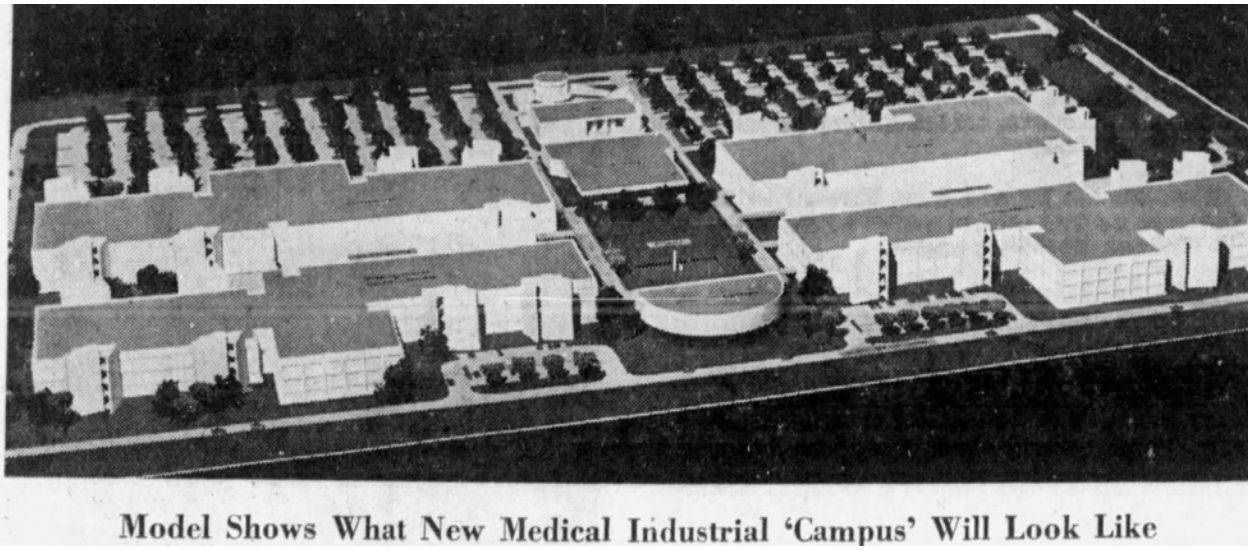


Patios West land plan clusters building off greenbelts.

Land plan for Patios West (1983), from "Florida Housing Designs Drawing More Attention," *Miami Herald*, July 31, 1983



Model home at Tamiami Lakes (1977), from advertisement for Tamiami Lakes, *Miami Herald,* 1977



Model Shows What New Medical Industrial 'Campus' Will Look Like

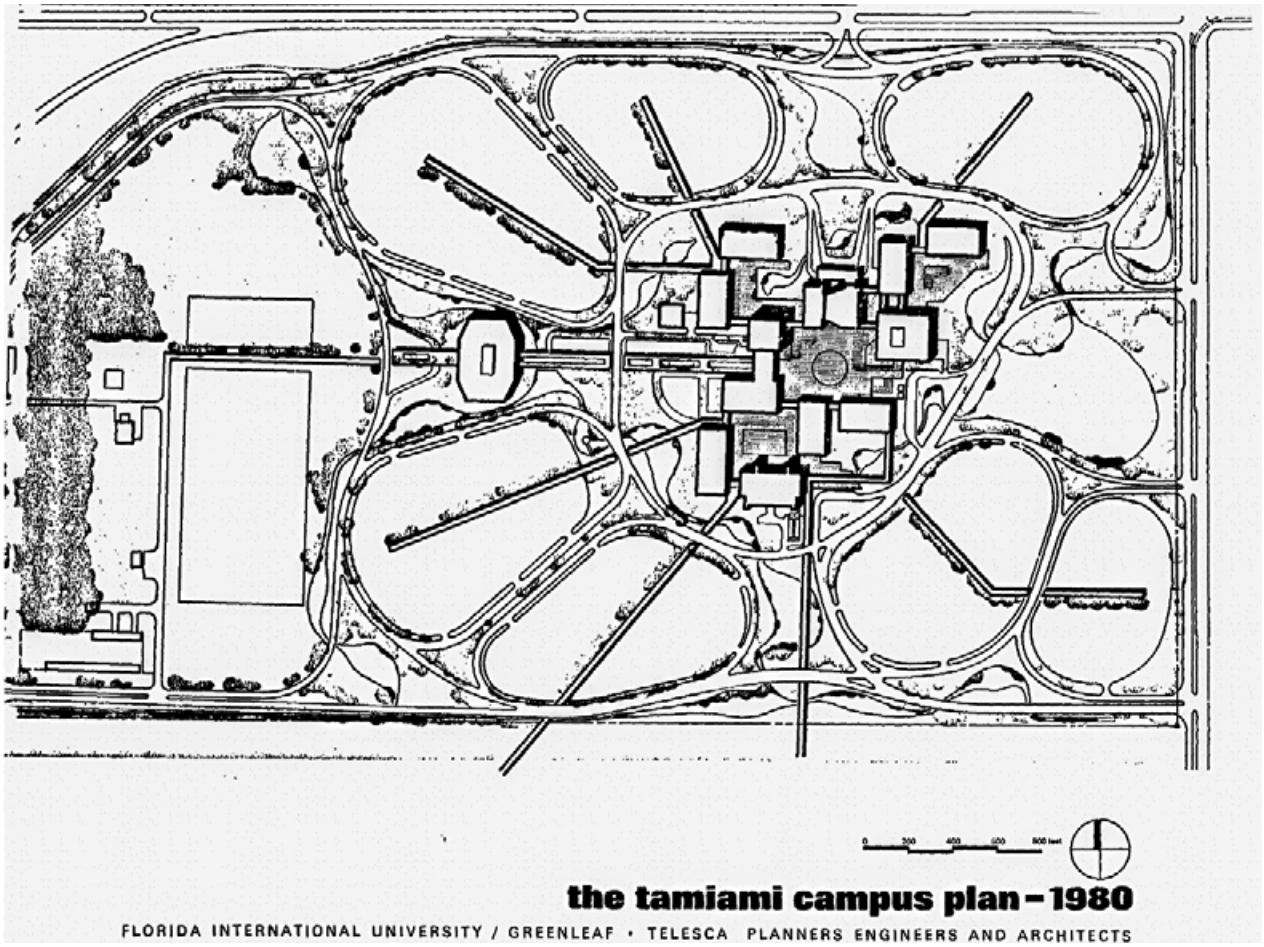
Model of Carlos Albizu University (1980), Ferendino, Pancoast and Grafton, from Larry Birger, "Hospital Supply Company to Build $8 Million Plant Here," *Miami News*, July 23, 1969



Taking Shape

American Hospital Supply Company's new building at NW 97th Avenue and 25th Street is taking shape as workmen guide large pre-cast concrete hood panels into place. These wall panels, each measuring 29 feet in length by 9½ feet in width are manufactured by the Stresscon Division of Maule Industries, Inc. They are pre-stressed in gray concrete with rib design and sandblasted for a textured appearance. The building's architects are Ferendino-Grafton-Pancoast. General contractor is M. R. Harrison Construction Corp.

Pre-cast construction at Carlos Albizu University (1980), Ferendino, Pancoast and Grafton, from "Taking Shape," *Miami News*, March 29, 1970



The Tamiami Campus Plan-1980/ Florida International University, Greenleaf, Telesca, c. 1970. From "FIU: The Birth of a University… And Plans for its Development," FIU and Greenleaf/Telesca Planners, Engineers, Architects, 1970. p. 97



Rendering of Multi-Purpose Building at Florida International University (1972), Greenleaf, Telesca, HistoryMiami Museum, Miami News Collection, 1970



The first day at Florida International University (1972), Greenleaf, Telesca, HistoryMiami Museum, *Miami News* Collection, September 20, 1972 photo by Charles Trainor

Lennar, Miami's largest local developer, it included the 300,000 square foot **Lennar Corporate Center** (1982), a four-story office complex of Class "A" office buildings offering giant 19,000 square foot floor plates and a "corporate climate" centered around multi-story interior atria with "tropical interscaping" (see the earlier but related **Lennar Executive Center** on Kendall Drive, below). The elegant modern buildings were surrounded by plenty of free parking, advertising "Best Access to X-ways, Minutes From Airport and Miami International Mall."[34] Around this corporate core, thousands of condominium projects were built, including Interland Corp.'s **Patios West**, and **Torremolinos West**. Both were advertised only in Spanish, reflecting demographic trends in this area of La Sagüesera. In a direct appeal to Latin buyers, Patios West, a patio-home complex, called itself "el patio de Miami." While Torremolinos emphasized its Colonial Spanish styling, Patios West emphasized a more contemporary image. According to its promotions, "el patio de mi casa es particular… es moderno y tropical y me da privacidad" (The patio of my house is private… it is modern and tropical and it gives me privacy)[35] Designed by Nelson Mallo, Jorge L. Estavanez and Jose Blanco of Urban Architects, the townhouse project included greenbelts.[36]

The airport corporate and industrial complex arose amid other large infrastructural, commercial, recreational, and educational amenities forming on the west end of the county. The extension of **State Route 836** helped stimulate the development of higher education here, including **Florida International University** (FIU) and **Carlos Albizu University** (see below). It also made this area the regional shopping nexus of ***La Sagüesera***, with new malls like **Midway Mall** (1970, current Mall of the Americas), developed by Herbert Sadkin and Edward M. Strawgate as Miami's first enclosed shopping center, and named for its ambition to occupy the center of the county. Architects Donald Reiff and Mort Feldman created a one-story center that included a Woolco discount mart, a J.B. Hunter, a Richards department store, F.W. Woolworth 5 & 10, and 68 smaller establishments.[37] The idea of a county-central mall had occurred periodically, including the much larger **Miami International Mall** (1981), with 5 anchor stores, and the even later Dolphin Mall (2000)**.**

The conjunction of road infrastructure and the area's central location also drew the **Doral Country Club**, a major social and recreational amenity for the area. Stretching southwest, west and northwest of the airport, encompassing an area nearly 7 miles east to west and 5 miles north to south, and comprising as many as 16,000 acres (or 25 sq miles) of logistical, warehouse, industrial, office, commercial and even academic facilities (mostly focused on airborne and international trade), Airportlandia is a virtual city with the city.

Carlos Albizu University

Carlos Albizu University (1980), the first U.S. university named in honor of an Hispanic educator, is located within the corporate and industrial complex behind MIA. The Albizu University campus is an adaptive use, occupying the corporate and industrial campus originally designed for the **American Hospital Supply Corporation** (1970), a maker of laboratory glass ware and biological agents for human diagnosis.[38] The complex was formed when AHSC, a beneficiary of massive increases in American healthcare spending after World War II, selected Miami as the location of its new corporate headquarters, industrial plant, and laboratories, citing the city's ability to attract engineering talent and reputation for clean industry.[39] The 76-acre corporate campus, designed to face NW 99th Avenue, was designed by Ferendino, Pancoast and Grafton, Miami's leading corporate and institutional design firm. Along its central axis were the administration building, cafeteria, and amphitheater, and a structure housing the complexes extensive water supply and sewerage facilities. The laboratories and production areas were distributed into four wings straddling the axis, and employed an unusual skin of 29' high prestressed and ribbed cast concrete panels with hooded windows. Only a portion of two wings, and

the support facilities, were developed, and form the core of the university.

Only 10 years after its completion, drawn by Miami's growing Hispanic population, an 18-acre section of the AHSC campus was transformed in 1980 into the **Miami Institute of Phsychology**, the Miami extension of San Juan-based **Caribbean Center for Advanced Studies** (current Carlos Albizu University). Founded in 1966 as the **Instituto Psicológico de Puerto Rico** by Puerto Rican educator Carlos Albizu-Miranda (the first graduate programs in clinical psychology on the island), the institution was born of the fraught social conditions in Puerto Rico during its postwar industrialization, and noted for its focus on socio-culture sensitivity.[40] In 2000, the institute changed its name to Carlos Albizu University. Fortuitously, the campus design by Ferendino, Pancoast and Grafton, the coordinating architects of Dade County's public schools, the multiple campuses of Dade Junior College, and buildings at University of Miami and FIU, functions well as works well as an educational facility. A portion of the original laboratories, facing NW 99th Avenue and characterized by the detached and cranked stair towers, is also used as the **Doral Academy & K-8 Charter**.

Florida International University's Tamiami Campus

Florida International University (FIU) was conceived in the mid-1960s as a new state university to serve Miami, but also as a multi-nodal "University of the Americas," whose initial campus was to be built in conjunction with the Interama fair on its campus in Miami's Northeast Corridor.[41] When Interama plans were delayed, the 342-acre Tamiami Campus, on the site of the former Kendall-Tamiami Airport, opened in 1972 as the university's inaugural campus.[42] While it dropped the notion of a pan-American institution, FIU is notable as the largest Hispanic-serving university in U.S.

FIU was intended to expand educational opportunities locally, part of the postwar national agenda of building a more democratic society through higher education. Like Dade Junior College, the other major state university system in Dade County, FIU deployed modern planning and the language of Brutalist modern architecture in seeking to convey public purpose. The initial master plan by Greenleaf & Telesca depicted the campus as a tight cluster of bold and sculptural concrete buildings organized around paved and landscaped courts, and connected by covered walkways and bridges. This pedestrian-oriented central academic park was surrounded by parking lots that fed commuting students into the central pedestrian area – a design inspired by the example of contemporary shopping centers, which were understood as progressive models of urban space.

The concrete architecture was designed to convey unity and civic purpose.[43] The first campus building, Greenleaf and Telesca's **Primera Casa** (1970), set the tone – a nearly windowless five-story structure clad with textured, precast concrete wall panels, and featuring exposed concrete structural elements braced by the powerful volumes of attached exterior stairways. A broad cascading stair linked the building to the plaza through a wide open-air portal. Above this portal was a striking and resonant piece of civic art, Miami sculptor Al Vrana's 100-foot long cor-ten steel sculpture *Las Cuatro Razas* (The Four Races), celebrating the cross-cultural and transnational ambitions of the university (and the city at large). Today, FIU is one of the largest American Universities, and the campus is a sprawling assemblage of academic buildings representing more than 50 years of development (see also FIU's Bay Vista Campus in Northeast Section).

Fontainebleau Park

A landmark early development under Metro-Dade's first Cluster Zoning Ordinance, the



Mobile homes for sale at Li'l Abner Mobile Home Park (1968), from advertisement for Li'l Abner, *Miami Herald,* December 15, 1968



Mobile homes at University Lakes (1971), from "'The Other Choice' - That's Motto at University Lakes," *Miami Herald*, March 26, 1972



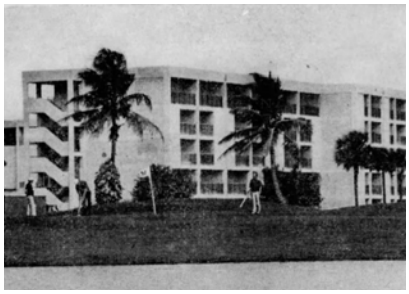
Clubhouse building at University Lakes (1971), from "On Waterfront," *Miami Herald*, December 13, 1970



Pinewoods at Fontainebleau Park (1970), from "Pinewoods Puts Condominium Ownership Within Easy Reach" ad, *Miami Herald,* February 24, 1974



Fernwoods at Fontainebleau Park (1970), from "Fernwoods Invites Adults Only" ad, *Miami Herald,* February 24, 1974



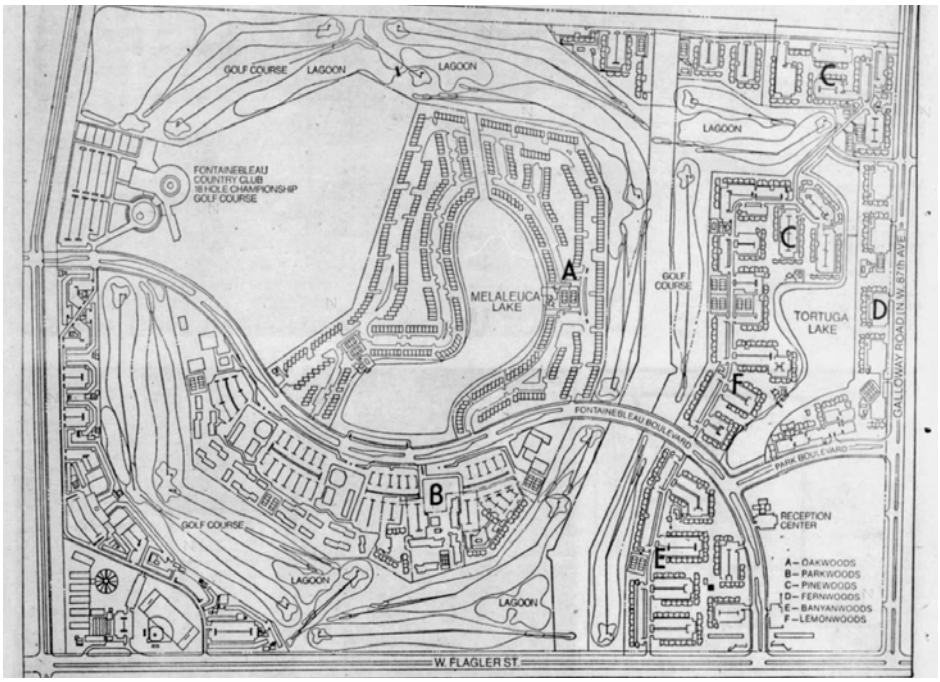
Parkwoods at Fontainebleau Park (1970), from "Three Ways to Look at the Parkwoods" ad, *Miami Herald,* February 29, 1974



Oakwoods at Fontainebleau Park (1970), from "The Townhouse Story." ad, *Miami Herald*, February 24, 1974



E.W.F. Stirrup Elementary (1976), Miami-Dade County, 1988



Fontainebleau Park Masterplan (1970), Victor Gruen, from "The Communities at a Glance" advertisement, *Miami Herald*, February 24, 1974

community of **Fontainebleau Park** (1970) rose west of Miami between Flagler Street and the recently completed East-West Expressway (current State Route 836). Initially advertised as a "New Town" with a country club environment (emulating the success of Miami Lakes in North Dade), Fontainebleau was developed by Trafalgar Developers (a subsidiary of General Electric Credit Corp.) and Prudential Life Insurance Company, according to a master plan by the influential mid-century planner Victor Gruen.[44] It comprised two square-mile land sections, each a compact settlement with a lake at its heart, surrounded and wrapped by the "greenbelts" of championship golf courses. The compact, almost medieval amoeboid urban form of these settlements (recalling perhaps the core of Gruen's native Vienna), each comprising clusters of housing, offered a strong contrast with Dade County's surrounding gridirons. Fontainebleau Boulevard, a broad and winding tree-lined "collector road" that served to distribute traffic from the community's local streets, joined Fontainebleau's two sections and formed the spine of the community.

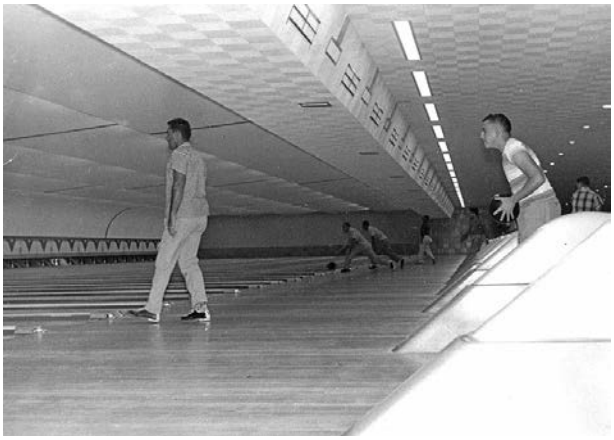
Consistent with the ideals of cluster planning, Fontainebleau's 21 distinct residential villages, each with its own park, comprised a range of housing options, including mid-rise apartments, garden apartments, townhouses, patio apartments, clustered village homes and garden homes, along with schools, religious buildings, and some retail areas. The overall complex was mainly orchestrated by Cuban émigré architects like Pelayo Fraga, Jorge Khuly, and others with a congruous menu of austere modernist and California-style architectural treatments.

The planned 600-room **Fontainebleau Hotel and Country Club**, conceived by Ben Novack of the eponymous Miami Beach "megahotel" as a competitor to the Doral Beach and Golf Club, and as the community's central amenity never materialized; instead, the complex quickly evolved into a socially and racially mixed blue-collar utopia, attracting a younger generation of Cubans and later Nicaraguan immigrés looking for alternatives to the single family home. The *Miami Herald's* Norma Orovitz found there a "modern-day Levittown," albeit a high-density one. "There is a Disney World…a monotonous blur of vanilla concrete punctuated by shots of brown wood (California Style) and barrel-tile roofs… there is something to be said for a neat, clean, manicured, condominium-maintained, integrated, make-believe town."[45] Fontainebleau captures well the intersection of emergent 1970s-era cluster housing and demographic change at the heart of the La Sagüesera.

New schools serving the Fontainebleau community demonstrate changing educational architectural, and cultural influences. **E.W.F. Stirrup Elementary School** (1976), named after Ebenezer Woodberry Franklin Stirrup, the Bahamian-born pioneer builder and developer of homes in Coconut Grove, employs a unique checker board organization of classroom blocks and courtyards surrounded by exterior open-air galleries. Next door, **Rubén Darío Middle School** (1989), named for the Nicaraguan Poet and reflecting the demographic transition underway in Fontainebleau and Sweetwater in the 1980s, was consistent with the more compact and windowless schools developed by the School Board in the 1980s. Also in this area were the **Airpark Plaza Shopping Center** (1971), and especially **Our Lady of Divine Providence**, the parish church that also encompassed the cultural change taking place here at the northern edge of La Sagüesera.

Sweetwater "on the edge"

The transformation of Sweetwater, once a dusty, zoning and tax-free outpost on the county's western edge known for its bars, into its current suburban character, came with the expansion of Miami westward and then later the development directly south of Florida International University.[46]



Bird Bowl lanes (1956), Bird Bowl Vintage Photo Archive, date unknown



Bird Bowl mixed league (1956), *Miami Herald,* July 12, 1981



Bird Bowl entrance (1956), International Bowling Museum Hall of Fame Collection, 1950s



Aerial photograph of Concord Shopping Center (1962-63), from ad for Concord Shopping Center, *Miami Herald,* November 15, 1962



Bird Bowl opening (1956), from ad for Bird Bowl, *Miami Herald,* September 21, 1956



Little Shaver (1968), 11165 SW 40th St, Miami-Dade County, 1969



Burger Bar (1967), 8747 SW 40th St, Miami-Dade County, undated



The Copa (1964), 7895 Bird Rd, Miami-Dade County, undated

In 1959, the town comprised three bars and a Baptist church, clustered around 109th Avenue, which crossed the Tamiami Canal via a wooden bridge (currently a county historic resource). That year, a Dade County Grand Jury recommended the town be abolished, finding it existed only for the purpose of permitting liquor licenses and collecting motor vehicle inspection fees.[47]

However, the area filled in quickly. Sweetwater Groves, the eastern part of the town, was developed in the 1960s with single-family houses, and following the construction of FIU new apartment buildings clustered around 109th Avenue (the axis connecting across a bridge to the campus) as well. The **Li'l Abner Mobile Home Park** (1968) at the north end of Sweetwater Groves represented a third housing option.[48] Founded by Abner Wolf, a Detroit food merchant, and named after the long-running comic strip by Al Capp (featuring a "fictional clan of hillbillies"), Li'l Abner was among those few trailer parks mimicking the best qualities of suburban planning, and advancing a more complete conception of the trailer park as community (See also Trailer City in Northeast Corridor section). Believing community could play a role in reversing the dispersal of the family and emphasizing nuclear family life, Wolf conceived Li'l Abner as a family-oriented development, and included a modern nursery school (Pioneer Corral), after-care facilities for kids in public school, and ten acres of recreational park space. The 100-acre spread also included space for trailer 600 units (Wolf offered 19 mobile home options), and a 63-unit apartment building.[49] Li'l Abner was followed by Alec Courtelis's **University Lakes** (1971), a "luxury mobile home community" offering space for 1,200 trailers on the south side of the Tamiami Trail. Planned by John Simmonds with landscape architect Sanford Sevel, it included a community recreational island with "island-style" pavilions (designed by William Arthur) for civic use, and a dozen pocket parks of differing character around a series of lakes.[50]

Bird Road Corridor

The Bird Road Corridor encompassed in this study area is a mostly commercial strip developed between the early 1950s-70s. Developed quickly at mid-century, it represents well the commercial architecture of the 1950s-60s, the period when most of the surrounding housing was built. A landmark in this group, among the earliest centers rising here, was Nat Sokolow and Bob White's **Bird Bowl** (1956), the full-scale entertainment complex serving Southwest Dade designed around the explosive popularity of bowling in the 1950s (considered by many the golden age of bowling). National interest in bowling exploded as new equipment, like American Machine and Foundry's automatic pinsetter machines, invisible ball return and automatic pin spotters, came online.[51] More importantly, bowling alleys responded to the need for suburban entertainment by creating places for both family entertainment and clubs or league gatherings. Notably, they were also early integrators; in the 1950s, bowling clubs and tournaments were among the first sporting facilities opened to African Americans and other minorities.[52] Bird Bowl, when completed, comprised 40 state-of-the-art lanes amidst a column-free layout, promoting "every known device to enhance your enjoyment in the kegling game."[53] The fully air-conditioned and carpeted concourse also featured novelties like meeting rooms, a restaurant and lounge, a roller rink, and a children's nursery. Impressive in its modernity and immensity, it was considered the largest and finest in the south (see also Tropical Lanes and Cloverleaf Lanes in Northwest Dade section).

Much of Bird Road in this area amounts to various types shopping centers. Robert Bookbinder and Alex Fisher's **Concord Shopping Center** (1962-63), a 23-acre "shopping city," was initially the most important of these. The Concord occupied the site designated for the much touted but never-built Westwood Lakes Shopping Center at 112th Avenue and Bird, a key element of Westwood's self-promotion

(by the Mackle Company) as a "complete city." While Mackle's Westwood ads of the 1950s illustrated a full-scale regional shopping center designed around a central pedestrian concourse, The Concord evolved instead as a hybrid strip center organized around a parking lot surrounded by a butterfly roof canopy. It comprised major chains, like a Grand Union supermarket, an F.W. Woolworth, and a Liggetts drugstore, as well as **The Concord Theater** (1963). An arcade-style professional building, a popular feature typical of many outdoor shopping centers in Miami, was added soon after completion. The center's design, by Don Reiff (who also designed the **Westchester Shopping Center** on Coral Way in 1959, evolved from an initial U-shaped complex of discrete but interconnected retail buildings, toward an L-shaped strip center with a coordinated arcaded front.

Freestanding restaurants and retail establishments, most modest but a few of the type of eye-popping genre popularly considered "Googie," were interspersed among the shopping strips. One of the first, and most popular, was the Tropicaire Drive-In (1949), opposite Tropical Race Track. The spirit of mid-century experimentalism and structural provocation is evident in the Little Shaver's Day Care Center at 112th Avenue, which featured ferro-cement concrete structures with domed and conical roofs **(**1968), in the hexagonal **Milk Maid Dairy Store** (1961) that is topped by folded plate concrete roofs at 94th Avenue, and the gull-winged **Farm Store** at 107th Avenue. The Farm Store, one of more than 100 drive-thru outlets of fresh dairy started in 1958 in Dade County, once served as markers of convenience along Miami arterials. The Farm Store's reductive design by architect Lloyd Frank Vann featured a concrete butterfly roof that cantilevered over the drive lanes on either side, supported on brick piers and sheltering the glass walls of the retail area. The shop-from-your-car retail outlet gave motorists a quick way to stock up, dressed in "Any attire, from a tuxedo to a bikini."[54] Further east, **Frankie's Pizza**, one of Miami's oldest and best known pizzerias, opened its 1957 at 91st Avenue, and the tall gabled roof at 89th Avenue was an **L & L Hawaiian Barbecue** (1967), one of a successful chain of drive-in restaurants with a reputation for "serving fresh plate lunches throughout the Hawaiian islands," a popular mid-century specialty.[55] Nestled among the strip shopping centers and honky-tonk retail establishment, was the more sober **Coral Gables Federal Building** (1964) at 96th Avenue, a drum-shaped banking lobby surrounded by an elegant wrapping collonade.

The completion of the Florida Turnpike Extension in 1973 spurred a second surge of shopping strip development in the 1970s, including **Westbird Center** (1977). The mall, comprising specialty shops, a supermarket and drug store, was described as "handsomely Californian with its entire façade trimmed with redwood strips," and was equipped with a redwood gazebo, "inviting shoppers to sit and rest their weary feet, [among] ample greenery and piped-in music…"[56] Westbird also anchored new cluster housing development, like the California-style patio homes at **Hacienda Estates** (1977).

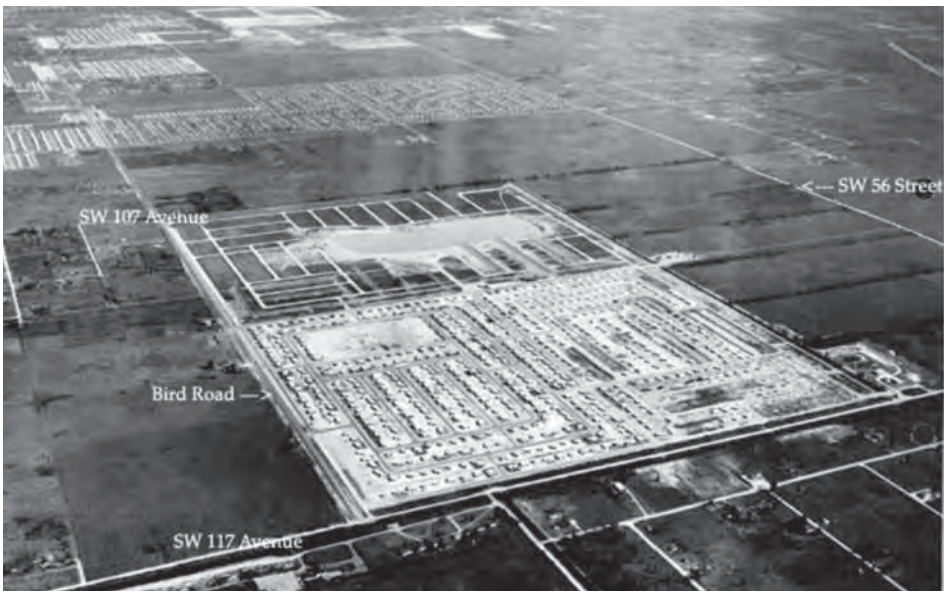
Notably, the Bird Road corridor appears to have become a center for Asian migrants sometime in the 1970s-80s, and Bird Road host to specialty shops and a supermarket, Lucky Oriental Mart, at SW 84th Avenue. The **Tropical Chinese Restaurant** opened here in 1984, and remains a popular destination. More research is needed to explore this theme further.

Mid-century Neighborhoods

The postwar development of the Bird Road Corridor as a commercial artery proceeded from the growth of surrounding suburban residential areas. That growth started with the filling in of prewar subdivisions like **Olympic Heights**, **Olympia Gardens**, and **Bird Road Highlands**, where development was cut short by the 1926 hurricane and the Great Depression. By the 1950s, new subdivisions began to push into the



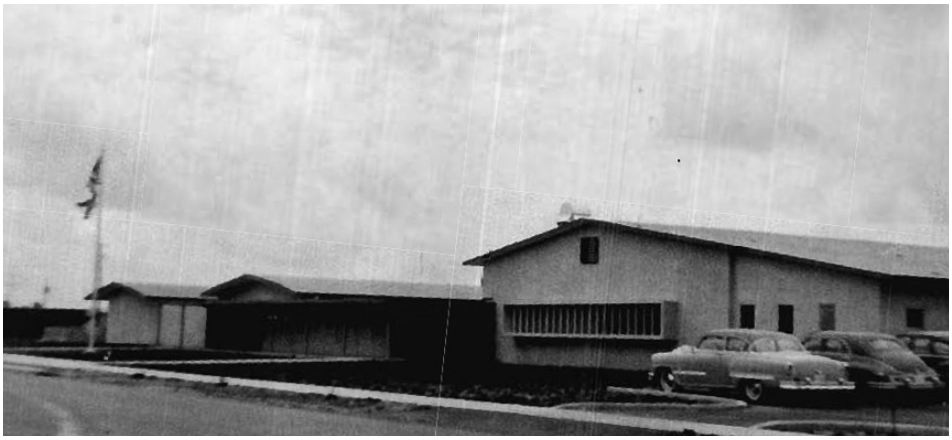
Model home in Tropical Estates (1951) Levitt & Sons, from advertisement for Tropical Estates, The Mackle Company, 1952



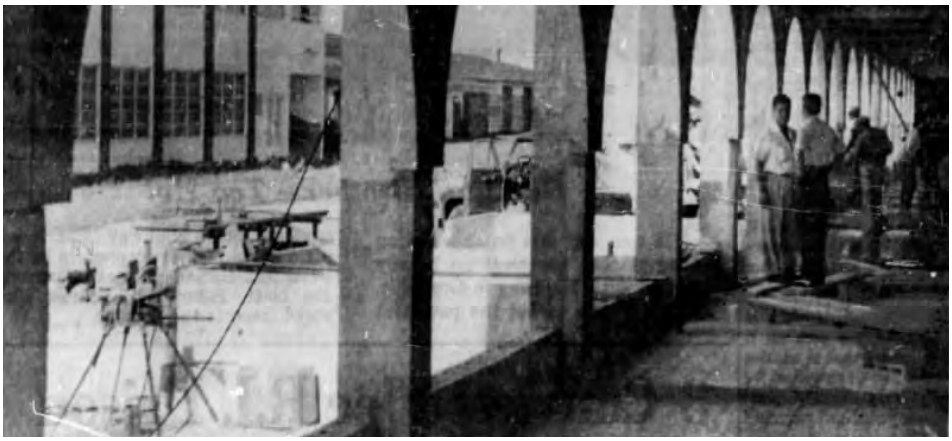
Aerial photo of Westwood Lakes (1953), Levitt & Sons, Sunbird Photos by Don Boyd, 1957



Emerson Elementary School (1955), 8001 SW 36th St, Miami-Dade County, 1955



Royal Palm Elementary (1956), 4200 SW 112th Ct, Miami-Dade County, 1957



St. John Vianney Seminary and Chapel (1967), Alfred D. Reid, from "Seminary on Way," *Miami News*, August 1, 1959



At last, Tropical is a park

It cost almost $20 million to turn the unused, decaying thoroughbred race track . . .

Former track opens with 'something for everyone'

275 acres of family fun

One of Tropical Park's greatest assets is that it tries to offer something for everyone.

Park manager Pete Dingler says that the purpose of the park's facilities is to provide some form of entertainment for every member of the family — not only sports enthusiasts.

Here's a quick look at what the 275 acre park has to offer:

- ✓ Football and soccer stadium with a 400-meter all-weather track.
- ✓ Three lakes for fishing, boating, sailing and swimming.
- ✓ Equestrian center.
- ✓ 12 tennis courts.
- ✓ 8 racquetball and handball courts.
- ✓ 4 baseball fields.
- ✓ 2 softball fields.
- ✓ 4 basketball courts.
- ✓ Boxing center.
- ✓ 13 picnic pavilions.
- ✓ A seven-mile vita course and jogging path.
- ✓ A three-mile bicycle path.
- ✓ Kiddie playground.

For information concerning the park, call 226-8315.

. . . into Dade County's showpiece park, which has its official grand opening next Wednesday, July 4

LEO SUAREZ
Miami News Reporter

It was 1929. That year the bottom fell out from under the stock market, Tropical Park opened as a greyhound track and tall, stern Australian pines adorned the area of SW 40th Street and 78th Avenue.

Local residents complained about the dirt roads and ditches that were part of the wilderness the park was located in, but despite the inconveniences, crowds of people traveled two-lane Bird Road to get to the park.

Fifty years later, some local residents still complain about the ditches and dirt roads surrounding the park, but it won't be long before many of them will be admiring Tropical like they did in the '30's, when the park was converted into a thoroughbred track.

Recently, the ditches and dirt roads were part of the construction which has turned the 275-acre park into one of the most modern and diversified in South Florida. The Tropical Park management expects a big boom — of families rushing to the park and its fireworks — when it opens July 4.

The park will open at 10 a.m. with a kid's fishing contest and will close with fireworks at 9 p.m. and a "street dance" at 10 p.m. Numerous other activities have been scheduled throughout the day.

"We're planning on having just one big show with something for everyone," said Pete Dingler, the park's manager.

The park offers "a little of everything," according to Dingler. It's intended for a family

See TROPICAL, 4PS

Tropical Park opening (1979), Post, Buckley, Schuh and Jernigan, from Leo Suarez, "At last, Tropical is a Park," *Miami News*, December 27, 1979



A Real Tropical Park Opens With a Ka-Boom

By BEA L. HINES
Herald Staff Writer

The Dec. 26, 1931 newspaper ad announced the opening: *Tropical Park . . . Everything the name implies . . . The glamor of Old Spain brought to you in Florida. A beautiful, picturesque clubhouse, homelike and comfortable in the afternoon sun of the Southland . . . The last word in track construction . . .*

In those days, women wore their hair bobbed and waved. And skirts were mid-calf and clingy. But on that bright, warm winter afternoon, Louise Barnes wore a long-waisted, sleeveless dress that "hit me just above the knees.

"It was a beige, pleated number — with a hem-stitched front," she remembers. "I can still

Tropical was special. The country's newest playground had survived The Depression and the killer hurricane of 1926.

The economy was picking up. The Herald put out a special invitation Edition that year, urging tourists to "come on down."

"I USED TO pass the track every morning on my way to work," says A. D. (Doug) Barnes. "I had just been hired to organize the Roadside Beautification Program, and our office was just south of Bird Road.

"It was all woods out there — a few houses — but mostly woods. And it seemed like the construction period would go on forever. Thought they would never stop hauling marl (the clay used for

Tropical Park opening (1979), Post, Buckley, Schuh and Jernigan, from Bea L. Hines, "A Real Tropical Park Opens With a Ka-Boom," *Miami Herald*, July 4, 1979

once-agricultural lowland prairie as far west as Snapper Creek. With the GI market (both World War II and later Korean War) in mind, small subdivisions began to fill the area around the corridor, including **El Dorado Plains** (1946), **Breezy Acres** (1947), **Ascot Park** (1953), **Rich Heights** (1953), and **Tropical Highlands** (1953-54). Later mid-century subdivisions like **Lakeview Manors** (1955), **Fairlawn Estates** (1955), **Gottlieb Sub** (1956), **Lee Manor** (1958), **Heftler Homes** (1958), **Miller Heights Estates** (1959), and **Camner Terrace** (1959), offered larger and more amenitized single-family homes.

The subdivisions here, especially those developed by the Mackle Company (Miami's largest homebuilder in the 1950s), were some of the biggest in Dade County at the time. As the Mackle family would later recall, it was a gamble for them to move into lands so far out you could not see the Dade County Courthouse or the Biltmore Tower.[57] It was also a risk to develop floodable lands, a process that required the dredging of two 30-foot deep lakes comprising 62 acres, and a mile of canals connected to the Snapper Creek Canal, providing the necessary fill to raise the land. To develop at scale, the 1,100-home **Tropical Estates** (1951) and 3,500-home **Westwood Lakes** (1953) subdivisions were the first local demonstration of the type high-volume housing production made famous by Levitt & Sons at Levittown, New York in the late 1940s. Similarly, the Mackle Company experimented, and publicized, mass-production techniques that were "were carried forward and refined in later projects," transforming Mackle into Florida's largest "volume home builder," renamed the General Development Corporation of Miami (GDC) in 1954.[58]

Westwood Lakes, the larger of the two Mackle subdivisions here, became one of Dade County's most representative postwar communities. *Miami News* writer Dick Holland described it in 1980 as a microcosm of Dade's urban postwar sprawl, upward mobility, and demographic transformation. "The homes of Westwood Lakes wind around the lakes and a network of canals, with the houses row-on-row. The courts and terraces and drives often halt abruptly… A visitor can easily get lost at night…"[59] It was originally populated by a mix of GIs, Pan Am employees, Homestead Air Force Base personnel, and out-of-state Southerners, but by the 1970s the inhabitants were increasingly Latin immigrants. By 1980, the area was almost entirely Latin, and Holland found physical an interesting complexity developing there. "The houses, all quite similar when first built, have taken on individual faces with age. Some are much expanded, imaginatively remodeled, lovingly kept up."[60]

Like the communities themselves, the public schools built to support the Bird Road Corridor show a remarkable commonality of modernist approach representative of Dade County's 1950s approach to the architecture of public education. **Olympia Heights Elementary** (1948), perhaps the earliest in this area, had an egg-crate type two-story façade designed to permit maximum windows while also shading the classrooms. By the 1950s, the efficient and modernist tone set by the schools modernization program of James Garland, Dade County's Director of School House Planning (see also South Dade Corridor), was especially evident in the planning approach of the schools, organized as a repeating series of low-slung rectangular fingers capturing intervening courtyards, gardens, and outdoor instruction areas. The facades featured concrete building frames infilled with panelized aluminum window and louver systems, designed to optimize cross ventilation. The type was repeated throughout the area: in Tropical Estates, **Tropical Elementary** (1958) and **Riviera Middle School** (1958); in Westwood Lakes, **Royal Palm Elementary** (1956) and **Westwood Lake Elementary** (1957, current Cypress K-8); in Olympia Heights, **New Tropical Elementary** (1958, current Blue Lakes Elementary School) and **Southwest Miami Senior High School** (1957); In the Olympic Heights area, **Emerson Elementary School** (1955), **Banyan Elementary** (1957) and **Rockway Middle School** (1959); further north



Zoning ...

What's the Pattern On N. Kendall Dr. In Next Few Years?

By Fred E. Fogarty
Herald Real Estate Editor

THE MECHANICS that work involved in rezoning a parcel of land have become a highly complex, often costly, and sometimes mysterious function in Dade County and its several dozen municipalities.

With the exceptions of Golden Beach and Bay Harbor Island, where the word "zoning" sends city officials into deep shock, most of the area's communities have taken a pretty bad buffeting in the past few decades.

Hurt, single-family neighborhoods have been turned into strips of gasoline stations and hot-dog stands. And unless the opposition can muster a sizable meeting section, zoning applications keep right on being approved despite the fact the end result may be another NW 27th Ave. or a new 79th St.

After decades of disastrous zoning and planning decisions, Metro zoning officials have been given a chance to offer a prime example of good zoning. Maybe.

North Kendall Dr., a lifeless strip of concrete that is rapidly heading somewhere, is only a couple of years old. It could be a showcase of good planning and zoning.

* * *

Spot Zoning on Its Way?

BUT DESPITE NORTH Kendall's newness there are already indications that long before the 10-mile strip is developed it may become another honky-tonk strip.

The zoning and planning boards are receiving a flurry of rezoning applications and property is changing hands at a brisk pace in the area. It's a speculators' market and the big, quick profit hinges on successful rezoning. And the requests range from gas stations to restaurants.

One application, which is particularly intriguing, is a request for a variance to build a twin drive-in theater. In a rather unusual recommendation the Metro Planning Dept. has given the project its full approval.

But the Building and Zoning Dept. isn't quite as enthusiastic. Director Robert Cook in his report said, "I do not feel that a drive-in theater is essential in the area." He urged that the application be denied.

The case, scheduled to go before the Zoning Appeals Board, was recently delayed until Nov. 7. Instead the Metro Commission will hold a hearing on the case on Oct. 25.

* * *

Homes or Gas Stations?

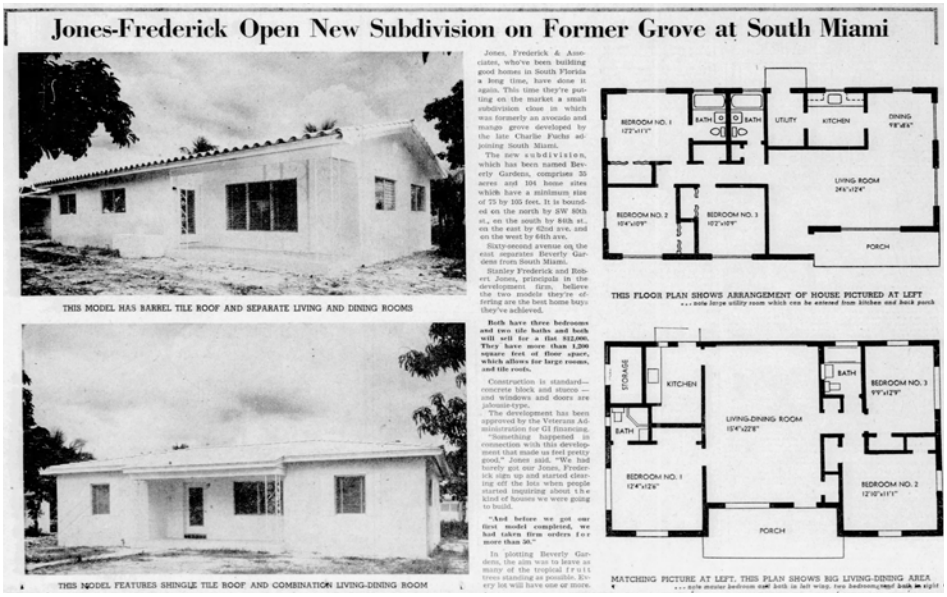
A DRIVE-IN THEATER enjoys about the same popularity in a residential neighborhood as a junk yard, cemetery, or gas station. Although there are few single-family homes in the vicinity of the 80-acre parcel now, it seems reasonable to assume the area will become a desirable residential area in the not-too-distant future.

But the Metro Planning Dept. said it has given its approval to the project because the overall planning has included a buffer zone between the theaters and adjoining property owners.

Turn to Page 4

N. KENDALL DRIVE, once just a two-lane road through a vast undeveloped South Dade area, is now one of the fastest growing areas in Dade County. The four-lane highway was built several years ago and critics frequently called it "The Road to Nowhere."

Aerial photo of Kendall Drive, from Fred E. Fogarty, "Zoning... What's the Pattern On N. Kendall Dr. In Next Few Years?," *Miami Herald*, October 2, 1966



Jones-Frederick Open New Subdivision on Former Grove at South Miami

THIS MODEL HAS BARREL TILE ROOF AND SEPARATE LIVING AND DINING ROOMS

THIS MODEL FEATURES SHINGLE TILE ROOF AND COMBINATION LIVING-DINING ROOM

Jones, Frederick & Associates, who've been building good homes in South Florida a long time, have done it again. This time they're putting on the market a small subdivision close in which was formerly an avocado and mango grove developed by the late Charlie Fuchs adjoining South Miami.

The new subdivision, which has been named Beverly Gardens, comprises 35 acres and 104 home sites which have a minimum size of 75 by 105 feet. It is bounded on the north by SW 80th st., on the south by 84th st., on the east by 62nd ave. and on the west by 64th ave.

Sixty-second avenue on the east separates Beverly Gardens from South Miami.

Stanley Frederick and Robert Jones, principals in the development firm, believe the two models they're offering are the best home buys they've achieved.

Both have three bedrooms and two tile baths and both will sell for a flat $12,000. They have more than 1,200 square feet of floor space, which allows for large rooms, and tile roofs.

Construction is standard—concrete block and stucco — and windows and doors are jalousie-type.

The development has been approved by the Veterans Administration for GI financing.

"Something happened in connection with this development that made us feel pretty good," Jones said. "We had barely got our Jones, Frederick sign up and started clearing off the lots when people started inquiring about the kind of houses we were going to build.

"And before we got our first model completed, we had taken firm orders for more than 50."

In plotting Beverly Gardens, the aim was to leave as many of the tropical fruit trees standing as possible. Every lot will have one or more.

THIS FLOOR PLAN SHOWS ARRANGEMENT OF HOUSE PICTURED AT LEFT
... note large utility room which can be entered from kitchen and back porch

MATCHING PICTURE AT LEFT, THIS PLAN SHOWS BIG LIVING-DINING AREA
... style exterior bedroom size both in last wing, two bedrooms and bath in right

Model homes at Beverly Gardens (1954), from "Jones-Fredrick Open New Subdivision on Former Grove at South Miami" advertisement, *Miami Herald*, August 8, 1954



Sun Royale and Sun Haven model homes in Sunset Park (1968), from Advertisement for Sunset Park, *Miami Herald*, April 1, 1962



Classic I, II, III, IV, V model homes in Hyde Park, from advertisement for Hyde Park, *Miami Herald*, May 3, 1959

was Robert Law Weed's **Fairlawn Elementary School** (1951).

Interrupting the continuity of commercial frontage, a small number of modernist churches were also built along the corridor. Near SW 107th Avenue, **Trinity Presbyterian Church** (1971, current Hope Chapel) had a broad gabled front with tall, slotted stained glass windows. Along 97th Avenue near Bird Road, the facade of the **Olympia Heights United Methodist Church** (1955) featured exposed structural finials rising to a cantilevered roof. At the sanctuary, the roof became a stepped ziggurat, denoting the taller space within. A tall and slender crucifix-shaped pylon identified the entrance. Just east of this section of Bird, the wood-constructed **Hope Lutheran Church** (1962, Alfred Browning Parker) in South Miami is a striking landmark, notable for its tall shingled body, and its interior glue-laminated vaulted arches that mimicked the skyward orientation of a traditional cathedral – a warm and encompassing communal space.

The most important religious facilities in the area belonged to Miami's Catholic Diocese, created in 1958. In 1959, the Diocese, under the leadership of Bishop Coleman F. Carroll, broke ground on a 30-acre tract adjoining Christopher Columbus High School, **St. Brendan Catholic Church** (1963, named for the Irish saint who was a pioneer of foreign missions)**, St. Brendan Elementary School** (1955), and **St. Brendan High School** (1959). Facing SW 87th Avenue just a few blocks north of Bird Road, the **St. John Vianney Seminary and Chapel** (1967) was constructed with the help of Mary Louise Maytag (of the Maytag appliance family), who was a major donor.[61] The seminary, staffed with Vincentian Fathers and named for French saint St. John Vianney (patron of priests), was the first minor seminary dedicated to the education of priests in the southeast. Motivated by the creation of the Diocese in the late-1950s, the construction here arrived just in time for a vast influx of Cuban, Caribbean and other Latin immigrants. The first Cuban immigrant to graduate from the seminary, Daniel Sanchez, was ordained to the priesthood in Miami Beach in 1962.

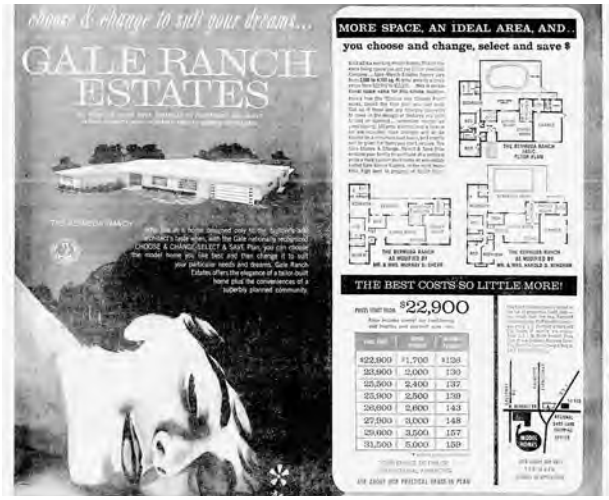
The architectural quality of the diocesan education complex was high overall, but the seminary and chapel, designed by Pittsburgh architect Alfred D. Reid, a specialist in church design, are particularly notable. The Chapel of St. Raphael, a tall concrete structure whose thin roof projected in elegant up-sweeping vaults,[62] sat the head of a formal axis comprising lawns and a reflecting pool, and surrounded by the seminary's academic buildings.

Tropical Park becomes a park

Tropical Park, the racetrack and onetime anchor of the Bird Road Corridor, closed in January 1972. In part, it was replaced by the more modern (and air-conditioned) Calder Race Track in North Dade, co-developed by Tropical Park's owner William McKnight (with Stephen A. Calder, see Northwest section). In 1979, Tropical was transformed into an important county park as part of the county's plans to develop a network of major regional parks (other examples include Metro-Zoo in South Dade and Amelia Earhart Park in Hialeah). Plans developed by Post, Buckley, Schuh and Jernigan in 1974 show the extraordinary diversity of facilities the park was designed to accommodate, including lakes for boating and skiing, tennis courts, baseball fields, basketball courts, boat docks, fishing piers, picnic shelters, bike baths, and a 20,000 seat stadium for concerts, horse shows, and high school football. As the *Miami Herald* noted, "One of Tropical Park's greatest assets is that it tries to offer something for everyone."[63] When it opened, Tropical was considered the last of the great recreational parks; the county subsequently moved to develop less expensive passive parks, emphasizing green space and picnicking.[64] Of note, while the track and clubhouse were demolished, elements of the stadium remained, along with Australian Pines and an equestrian center, while the tracks stables were converted into picnic pavilions.



The Bahama model home in Snapper Creek Park (1960), William C. Kreidt, from ad for Snapper Creek Park, *Miami Herald,* May 7, 1961



The Bermuda Ranch model home in Gale Ranch Estates (1959), from advertisement for Gale Ranch Estates, *Miami Herald*, June 10, 1962



Home (1959), Pool N Patio Estates, Miami-Dade County, 1961



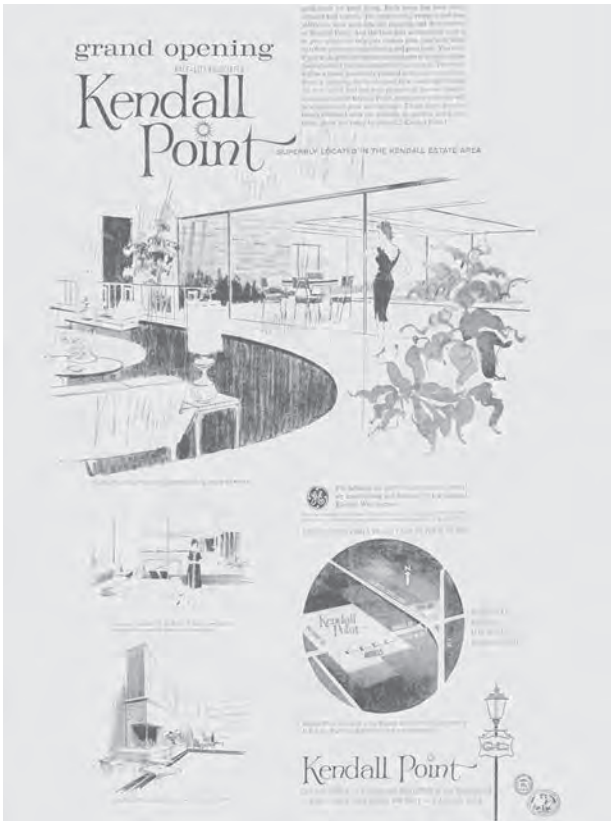
Rendering of Snapper Creek Park (1960), William C. Kreidt, from advertisement for Snapper Creek Park, *Miami Herald*, May 7, 1961



Ranch home at Kendall Ranches (1951), Robert Nordin, from advertisement for Kendall Ranches, *Miami Herald*, July 18, 1954



Advertisement for Cherry Grove (1963), *Miami Herald*, September 8, 1963



Kendall Point opening (1962), Howard Ahern and Don Reiff, from advertisement for Kendall Point, *Miami Herald,* October 14, 1962

Tropical Park's size and significance to Southwest Dade has made it a center for both formal and informal spectacle. The stadium, for instance, made the park relevant as a location of political rallies. In 1978, Tropical became the first stop for arriving Cuban political prisoners, released following negotiations between the Castro government and Miami's exile community – a first step toward the release of an estimated 3,600 political prisoners, 12,000 former political prisoners, and thousands of their family members. During the event, 70 just-released Cuban prisoners and 107 family members "staggered out of airport buses and into the dazzling floodlights of Tropical Park… their puzzled expressions giving way to grins of joy as they recognized loved ones shouting in welcome from the grandstand above."[65] The richly landscape park has also hosted less formal and even spontaneous spectacles, from weekly soccer, birthday parties and picnics, to cultural festivals and the religious practices of Miami's Santeros, followers of Santeria, the African diasporic religion that developed throughout the Caribbean (see General Context).

North Kendall Drive

North Kendall Drive (SW 88th Street), running nearly 13 miles from the Everglades to Biscayne Bay, was a defining artery of Miami's postwar suburban expansion. Once derided as "the road to nowhere,"[66] the one-time rural road was four-laned and landscaped between US1 and Krome Avenue (SW 177th Avenue) in 1964 at the request of Arthur Vining Davis, who created Dadeland Mall on its east end, and owned most of the land westward as well.[67] The widening of Kendall Drive facilitated development, setting off zoning battles and spawning a potpourri of spot-zoned strip shopping centers, filling stations, apartment houses, townhouses, a hospital and convalescent home, and even a golf course. The drive is synonymous in many ways with the expansion of Kendall, a large and unincorporated suburb where housing, infrastructure, commercial, industrial and civic works evolved according to ever-shifting economic priorities, planning models and social values. While not a main street in any traditional sense, Kendall Drive forms one of the great suburban axes of Miami, cutting across and connecting generations of suburban sprawl.

One impression of the drive might be formed by the experience of crossing multiple lines of county infrastructure. Moving westward from the suburban crossroads of Dadeland (on US 1), the drive travels beneath the overpasses of the Palmetto and Don Shula expressways, as well as the Florida Turnpike Extension. The importance of the road itself derived partly from its access to these highways. Kendall Drive also passes over multiple canal structures, including the Snapper Creek, S121, Kendale Spur, Sunset Park, Lindgren, and Tradewinds canals, making plain the drainage that was a foundation of this corridor's development on the metropolitan fringe.

Kendall Drive offers a non-linear cross section through distinct suburban planning patterns and development paradigms. The so-called **Kendall Estate** area, occupying the highlands between the Palmetto Expressway and Don Shula was the first to develop and was considered a "prestige location." Among the first postwar subdivisions here was Harry Davis's **South Miami Garden Heights** (1948), which offered acre lots on pineland. During the 1950s, the area was progressively zoned from acre to half-acre lots and eventually quarter-acre lots, spurring more and denser development. In the process, the area's open landscape, farms and groves, transitioned into up-scale single-family subdivisions, most meeting Kendall Drive without any intervening commercial frontage or with decorative walls (in deference, perhaps, to Davis's original vision of Kendall Drive as a landscaped parkway). The 140 homes proposed in Gerald Conrad's **Kendall Ranches** (1951), designed by Robert Nordin, included flat-roofed modern ranch and split-level models equiped with large screened porches to emphasize outdoor living. Robert & Stephen Gale's **Gale Ranch Estates** (1959) offered three- and four-bedroom



Wellington Manor (1968), from advertisement for Wellington Manor, *Miami News*, December 7, 1968



The $4 Million Spanish Trace Apartment Project
. . . it will be on a nine-acre tract

Spanish Trace Project Set for N. Kendall Dr.

A $4 million club apartment project — Spanish Trace — will be constructed in the fast moving N. Kendall Dr. area.

The project will be on a nine-acre tract at 10798 N. Kendall Dr. and will include 200 units in the first phase of construction. The total project will have 376-units.

Being developed by the Atlanta firm of Crow, Pope and Carter, the community will be aimed at adults. Eight floor plans will be available, having a price range of $150 to $285 a month.

Mrs. Marguerite Hollingsworth, resident manager, said there will be 1½ parking spaces for each unit. Also, the total electric concept will be followed in the apartments. Each unit will be equipped with a dishwasher, garbage disposal, air conditioning, heat, wall to wall carpet, drapes and a color television antenna system. Small pets will be acceptable, but they will be on a separate lease, Mrs. Hollingsworth indicated.

Spanish Trace will have a club facility which will include a full time director, a social director and include a variety of features. Three swim pools will be available as will tennis courts.

Units which will be available include one-bedroom, one-bath, up to three-bedroom, two-bath facilities.

Rendering of Spanish Trace (1968), James Deen, from "Spanish Trace Project Set for N. Kendall Dr., *Miami Herald*, January 26, 1969



Sketch of Ken-Dade Condominium, from advertisement for Kend-Dade Condominium, *Miami Herald,* October 3, 1965



Kendall Acres West opening announcement (1974), from advertisement for Kendall Acres West, *Miami Herald,* July 8, 1973



Taracomo Townhomes (1974), from advertisement for Taracomo Townhomes *Miami Herald,* November 13, 1977



Drawing of Dadeland Capri recreation building, from "Apartments Welcome Kids, Pets" advertisement, *Miami News*, August 2, 1968



Kendall House (1965), James Deen, from "Ehmann Dispels Gloom, Rockets Along At Big Money Clip," *Miami News*, July 4, 1965



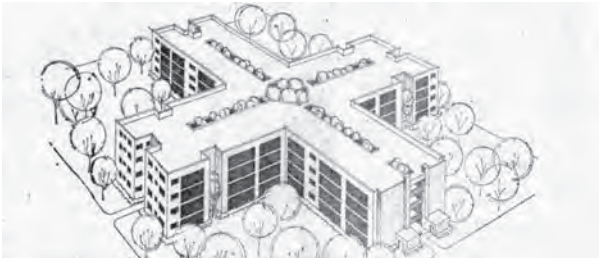
Rendering of Kendall Village (1969), James Deen, from "Builder puts welcome mat out for kids," *Miami News*, July 3, 1970



Rendering of The Village of Kings Creek Condominium (1971), from advertisement for Kings Creek Condominium, *Miami Herald*, December 27, 1981



Sketches of condominiums, homes, and townhomes in Kings Creek Village (1971), from ad for Kings Creek, *Miami Herald*, November 5, 1972



Drawing of Horizons West (1980), Lennar Development Company, From "Dade, Broward Builders Open New Home Models," *Miami Herald*, February 3, 1980

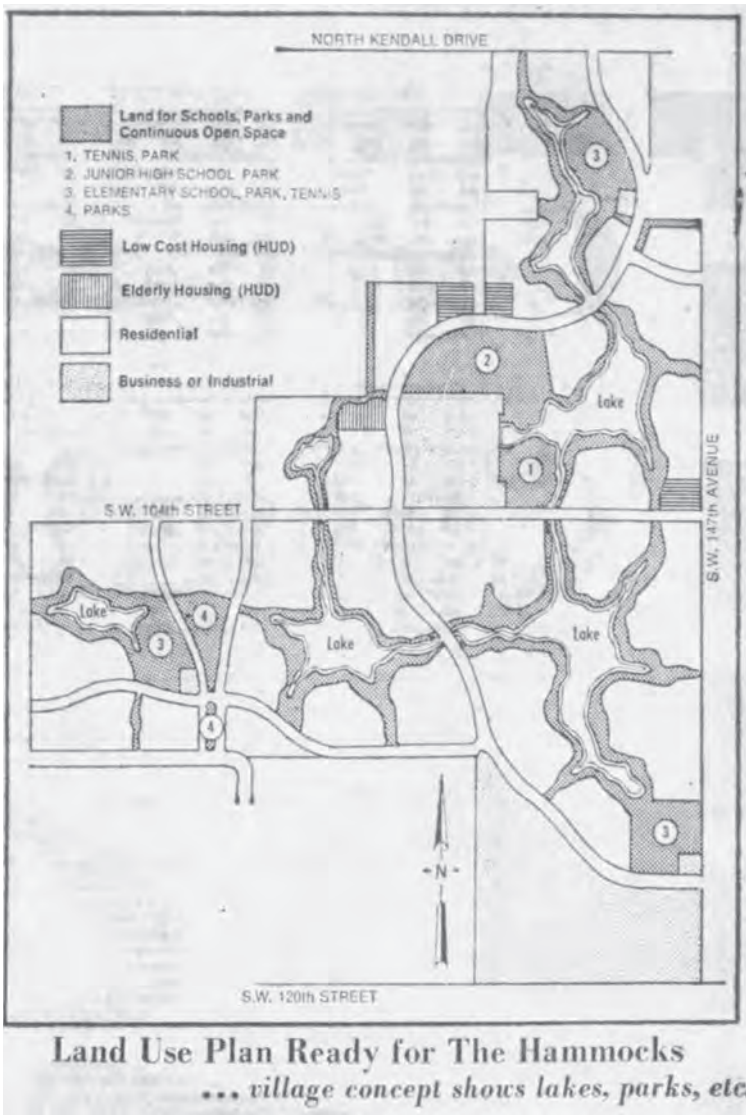
estate homes, varying between 2,500-4,100 square feet, on half-acre lots. The 140 homes in Gale and Arthur Litt's **Kendall Point** (1962), a walled community of half-acre lots, were designed by Howard Ahern and Don Reiff and equipped with paneled dens, giant eat-in kitchens, double garages, and three separate screened terraces. Further west were the four-bedroom homes of **Neil Schiff's Snapper Creek Park** (1960), designed by William C. Kreidt, and **Kendale** (1965), developed by Janis Corp's, one of Miami's largest land developers (Kendalwood, Living House, Norwood, and Lakewood).

Baptist Hospital (1960), one of the first postwar facilities conceived to bolster the early development of Kendall, was also in the Kendall Estate area. Developed at the instigation of Arthur Vining Davis on a 55-acre tract he donated, the complex quickly became one the most important medical facilities in the region. The facility has a County Club appearance, its architecture a modern version of the grand Mediterranean Revival style, and its planning offered a picturesque landscaped frontage of greenswards and ponds. Next door, the three low-rise buildings of the **Lennar Executive Center** (1971) provided some of the first dedicated office space in the area. The center's precast concrete walls, radiused into broad recessed window areas, were topped by projecting cornices of precast concrete panels – a local variation of corporate modernism (the complex has a sister development at the Lennar Corporate Center off SR 836, see above). **K-Land,** another significant site in this area of Kendall drive, was developed on the **North Kendall Drive Fairgrounds** in 1965 by the Kiwanis Club as a Disneyland-type youth center.[68]

In 1966, the rezoning of Kendall Drive for apartment buildings opened the door to a vast growth of low- and mid-rise multi-family housing in the area west of the Don Shula Expressway. Garden apartments, many themed, were among the first to proliferate here. **Wellington Manor** (1968), a two-story complex, had tall high-peaked and conical roofs, stucco and stone half-timbered facades, and an "English Tudor style clubroom, [that] harkened merily to "the tradition of old England." Atlanta-based Crow, Pope & Carter's 376-unit **Spanish Trace Condo** (1968), designed by James Deen, had walk-up flats behind abstractedmission-style facades seemingly derived from the surrealist work of Giorgio De Chirico. **Kendall Village** (1969, current Legacy Harbour Key), also designed by James Deen, was organized so that its family apartment units opened to a zig zagging pedestrian greenway connecting Kendall Drive to SW 84th Street. The greenway organized all the amenities, including tots lot, a kiddie pool, a teen recreation center, the main pool, and an adult recreation clubhouse with sunken conversation pit and hearth fireplace. All parking was relegated to a perimeter road outside the greenway. The complex is notable for its use of mansards and cutaway fins to highlight windows and doors, using the sun to cast powerful geometric details across the facades. James Deen was an early advocate of the mansard, which by the late 1960s, had become the defining style of most townhouse and multi-family developments.

Another popular apartment type organized flats into clustered pods. The **Inwood Condo** (1972), for example, defined like Kendall Village by a jogging line of mansard roofs broken by powerful vertical fins, had units organized around individual courtyards. **Legacy at The Palms** (1968) was similarly clustered around pool and amenity patio, and featured full-floor mansard roofs over the apartment buildings, and compound mansard roofs over amenity structures.

Kendall Drive also became an important corridors of townhouse development. The **Kendall Lakes Condo** (1972), and the **Lake Laura Homes** (1973), demonstrate how large cutaway mansards, or the use of powerful vertical fins to divide the units, could achieve important architectural effects in terraced townhouses. The **Lake Laura Clubhouse**, where the terra-cotta tiled mansard roofs nearly touch the surrounding



The Hammocks Land Use Plan (mid-1970s), Sasaki Associates, from "Hammocks to Be City of 20,000," *Miami Herald*, October 30, 1977



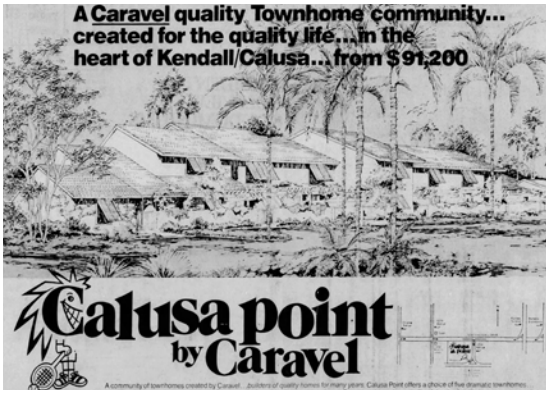
The Hammocks (mid-1970s), Miami-Dade County, date unknown



Tree Top (1972), Miami-Dade County, 1974



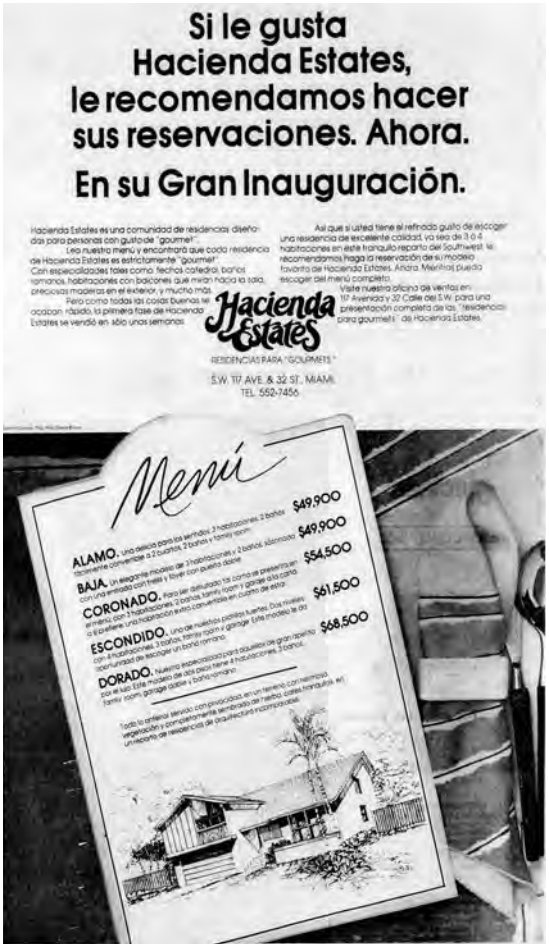
Tree Top (1972), Miami-Dade County, 1974



Drawing of Calusa Point (1980), from advertisement for Calusa Point, *Miami Herald,* March 29, 1981



Photo of Califlorida at Snapper Village (1975), from advertisement for Califlorida at Snapper Village, *Miami Herald*, March 19, 1976



Model homes in Hacienda Estates (1977), from advertisement for Hacienda Estates, *Miami Herald*, April 9, 1978

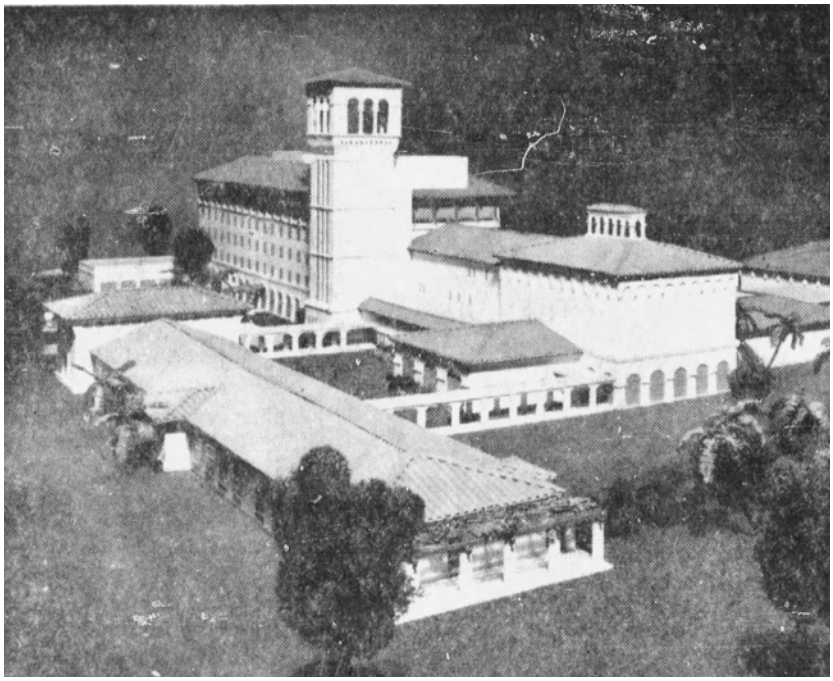
planters at the ground floor – broken only by a concrete hood marking the entrance – is a particularly good example. **Kendalltown on the Lake** (c. 1972), partly secluded by and organized around its own geometric lake, is notable for its prominent unit-dividing fins. At both **Sunset Kendall Villas** (1976) and **Taracomo Townhomes** (1974), expressed fins divide the units and project to create semi-enclosed courtyards, and even private parking courts. Taracomo achieves another effect by the use of tapered cantilvered roofs that seem to hover over the housing block – perhaps a reference to the contemporary work of architect Gio Ponti (ie. the Villa Planchart in Caracas in 1957). By the late 1970s, the California-style became a prominent architectural style of new townhouses. **Shadywood Villas** (1979) demonstrates one version of the style, combining a stuccoed ground floor with vertical wood siding on the second. Each unit blended one and two-story sections, so that the second story stood independently, and prominently.

Notwithstanding Arthur Vining Davis's vision of a landscaped parkway through a suburban oasis, by the 1970s, Kendall Drive was becoming one of Dade County's most important conduits of residential density. Aerial views of the drive reveal an eclectic, chaotic, and diverse assemblage of building types and forms – from garden apartments, to townhouses and multi-story apartment buildings – most expressed as free-standing pods, long bar shapes, perimeter blocks, and U's, L's and Y-shaped structures. Their stepping, zig-zagging, and pin-wheeling forms added to the visual discord of the corridor.

As Kendall Drive evolved toward larger residential buildings, the competing forces of amenity and economy became apparent. Near 77th Avenue, Herbmore Corp's Ken-Dade Apartments (1965) was one of the first in condo projects in Kendall planned for family living. Although only 2 buildings were completed, Puerto Rican-born Lemuel Ramos and Mumbai native Aspee Irani designed a 10-acre complex with 800 units in mind, centering the complex around a recreation complex and relegating parking to the perimeter along the cloverleaf of the Palmetto Expressway.[69] Just north of Dadeland Mall, across Snapper Creek, developer Steven Brown added Dadeland Capri (1968), similarly designed for family living. Architects Brown and Carson Bennett Wright designed the complex around a spacious courtyard, comprising gardens, a 55-foot pool, and a raised recreation pavilion containing card, meeting and party rooms.[70] Projecting shingled mansard roofs, walls of oolitic stone and balconies faced with cypress rails gave the complex a warm feel.

The 306-unit **Dadeland Breezes** complex (1965, current Paradise at Dadeland) offered single-loaded garden apartment living around a substantial complex of interconnected landscape courtyards that included four separate swimming pools. Heftler's **Puerta del Sol of Kendall** (1968) at SW 102nd Avenue took a similar approach, creating two and three-story blocks of "patio court units" around a tight extended courtyard. Heftler's 600-unit **Kendall Acres West Condominium** (1974) at SW 107th Avenue enclosed even more garden space. The giant articulated courtyard building reminds of the urban reformist housing blocks of 1920s Vienna, with their protective interior gardens, and even Le Corbusier's well-known and generic "redent" type, its closed framework of interior gardens developed. Similarly, Kendall Acres's four stories single-loaded structures, nearly 1,200-feet from west to east, enclosed an enormous series of interconnected courtyards and amenities (The Karl Marx Stadt of Kendall condos!).

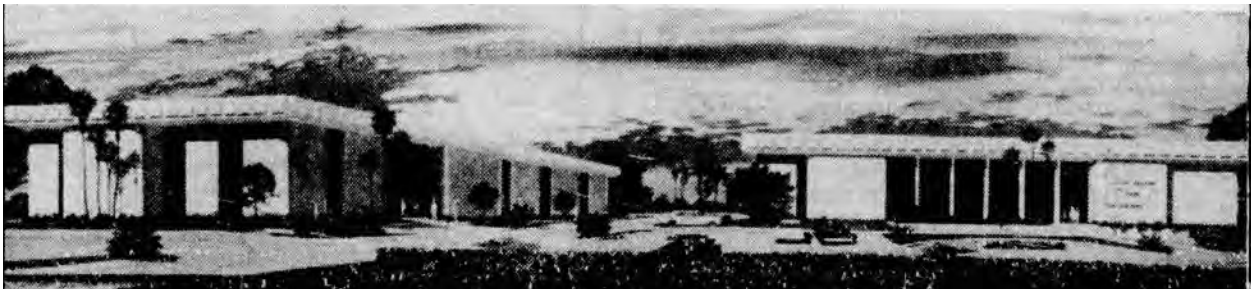
The **El Conquistador Condominiums** (1973), west of Florida Turnpike Extension in the Kendale Lakes area, was similarly focused on enclosure, but the three- and four-story catwalk apartment building were organized around parking courts. The most notable structure here was the amenity building. The "two-story ultra-modern clubhouse" was an ode to the German émigré architect Mies van der Rohe, its glass-walled upper level



Model of Baptist Hospital (1960), *Miami News*, October 31,1958



Photo of Baptist Hospital (1960), from Jack Oswald, "Hospital Goes for Baroque- On Outside Only!, "*Miami News*, November 6,1960



Offices at Lennar Executive Center (1971), from advertisement for Lennar Center, *Miami Herald*, January 17, 1971

cantilevered over a recessed ground level. Along the trend-line that placed parking front and center, the six separate structures of the 600-unit **Villages of King's Creek** (1969-1974), designed by James Deen, had little appreciable green space, and were surrounded instead by parking. The complex tellingly advertised the economics of condominium living, suggesting that "You'll Never See a More Beautiful Tax Shelter."[71]

The increasing need for parking is also visible at Lennar Corp's **Horizons** (1981) and **Horizons West** (1980) complexes, probably the largest housing developments along Kendall Drive. Horizons West comprised 960 apartments in 10 buildings, each a 4-story cruciform block composed of single-loaded residential wings mirrored about narrow linear gardens. The cruciform arrangement resulted in four radial courtyards pivoting from an intimate central courtyard. The approach created a lovely series of vertical gardens directly related to the circulatory catwalks, but lacked any significant open space, except around the amenities area.

One of the most important outcomes here of Dade's Cluster Zoning ordinance were the planned unit developments that joined many housing types in a single complex with shared amenities. One of the smallest of these, the **Colony at Dadeland** (1967), offered 427 units in a mix of apartment types, including flats and maisonettes in a variety of mansarded low- and mid-rise buildings. Charles I. Babcock's 173-acre **King's Creek Village** (1969), designed by Marchesani & Cohen, included a full range of housing type: townhouses, condominium apartments, rental apartments, quadraminiums, and single-family homes. "Keep the city out," King's Creek Village advertisements read, with an internalized system of parks, bicycle paths and recreational facilities, and community amenities.

West of the Florida Turnpike Extension, the world of even larger, cluster-planned communities defined the metropolitan fringe: **Kendale Lakes** (1969-73), **Winston Park** (1973), **Club Estates** (1974), **The Hammocks** (mid-1970s), **The Olympic** 1975-76, **Calusa Point** (1980), and **The Kenlands** (Kenland Bend, Kenland Court, and Kenland Point, early 1980s). The latter, occupying a 90-acre campus-like setting of greenways and parking lots at 124th Avenue, mixed townhomes, patio homes, and multistory apartment buildings in a style that blended Spanish revival arches, bold cantilevered balconies, and contemporary California influences. Taken together, west Kendall's internal complexes of lakes, canals, parkways, and golf courses are a dominant feature of the landscape in maps and aerial views. Moreover, each represents a mixed-use, mixed-density concept, making them discrete urban settlements in their own (although less comprehensive as an urban unit than New Towns like Miami Lakes).

Janis Homes, one of Miami's largest home-builders, developed the cluster-planned **Kendale Lakes** (1970) district with the intention of creating a community 25,000 people.[72] Seeing themselves as community builders rather than developers, they invited a diverse coalition of designers and builders to construct various components (including houses, townhomes, apartment buildings, shopping, offices, and recreational amenities), lending diversity to their suburban colony. As with most developments in southwest Dade lowlands, the lakes and waterways excavated in the process of raising the site became its primary features. So were the two golf courses, which formed a U-shaped greenbelt of almost 170 acres around the core of the community.

The Hammocks, located Just north of Tamiami Airport and following Kendale Lakes, was the most enlightened project of the period. Reflecting the wane of golf courses in the mid-1970s, its developers explored other types of public amenity, like networks of pedestrian and landscaped greenways woven around housing clusters, integrated with the subdivision's central park, schools and recreational facilities. Developed initially by Abbey Glen Properties

International (1974, later by Genstar Eastern Development Corporation), The Hammocks was projected as a self-contained mini-city of around 20,000 residents. The Canadian developers commissioned Sasaki Associates, the acclaimed designer of corporate landscapes for John Deere and Upjohn, but also of the innovative cluster-planned development at Sea Pines Plantation at Hilton Head Island, 1964, to master plan the community. Sasaki divided the 1,100-acre site into three distinct villages clustering around a system of naturalistic lakes, and tied together with a greenway system. Although not the first in Dade County, the greenways of The Hammocks were unique in the way they formed continuous "linear parks" that served as an internal pedestrian traffic system. Extending eight miles without a single street crossing, the network connected parks, schools, a library, police and fire stations, recreational areas and a town center, as well as all the component neighborhoods. Significantly, all lake frontages were incorporated into this greenway network.

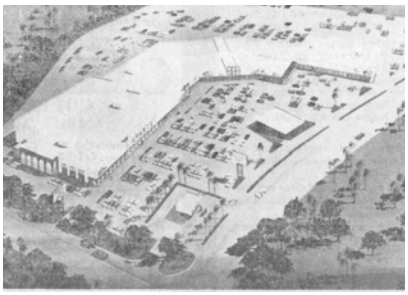
The Hammocks was also significant for the variety of housing created, which included townhouses as well as the first "patio homes" in Dade County. As part of the approval of the project, the development also included more than 500 units of moderate cost and federally-financed low-cost housing, along with housing for fixed-income seniors – an arrangement incentivized by zoning advantages that allowed more density in return.[73]

The Hammocks, and other cluster-planned communities like, **Calusa Club Estates** (1976) and **Calusa Corners** (1978) in Kendall (both designed by Thomas M. Kruempelstaedter, a specialist in the genre), were testing grounds for stylistic influences that came, like the planning and housing types, from the West Coast. California's postwar ascendance in popular culture spread from planning and architecture to the state's mythology of wide-open spaces, the glamour of its movie industry, the swankiness of resorts like Palm Springs, and its progressive social culture (especially after the 1967 Summer of Love). Translated to Miami, the California Style comprised character features that specifically evoked postwar western ranch houses, like broad sweeping roofs, the visual expression of post and beam construction, facades clad in rustic wood siding (often California redwood), projecting wood beams, and broad window areas that spanned both vertically and horizontally between structural members. Calusa Club's Malibu model, for instance, faced the street with stucco piers, wood beams and board and batten wood paneling. Its steep gables were stepped back to add a sense of complexity, and the sloping roof extended over the tall entrance as a trellis.

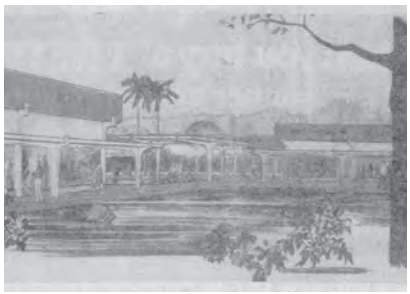
A related California theme was developed at the aptly named **Califorida** at **Snapper Village** (1975), a gated community where every house had tall gabled roofs, and was covered in western red cedar and hand-split cedar shakes. Snapper Village created the fiction of clustered building volumes, each identified by shed roofs placed in varying orientations, a scheme that surely related to another powerful California motif: the iconic Sea Ranch community in northern Sonoma County of the mid 1960s by Joseph Esherick and MLTW (Charles Moore, Donlyn Lyndon, William Turnbull and Richard Whitaker).

The Malling of Kendall Drive

In the late 1960s, the character of Kendall Drive was rapidly shedding its moniker as the "road to nowhere" (see above), but where it was going was still an open question. As the *Miami Herald* described in 1966, "North Kendall Dr., a ten-mile strip of concrete that is rapidly leading somewhere, is only a couple of years old. It could be a showcase of good planning and zoning"[74] The *Herald* contrasted the emerging scene to analogue arterials in Dade County, most prominently NW 27th Avenue or NW 79th Street in Northwest Dade (see Northwest Dade Section), where "Quiet single-family neighborhoods have been turned into strips of gasoline stations



Rendering of Kendall Mall, from "$5.5 Million Mall Due on N. Kendall Drive" ad, *Miami Herald,* August 17, 1969



Rendering of Kendall Lakes Mall, from Wayne Markham, "Kendall Lakes Mall Underway" *Miami Herald,* April 24, 1977



Design for Plaza West (1976), William Hamilton Arthur, from "Kendall Mall Project Starting Construction," *Miami Herald,* February 8, 1976



The malling of S. Dade: moving to center stage

Dadeland isn't on the 'road to nowhere' anymore. In fact, it's leading the way for several new malls springing up as fast as new families can move into the area.

By DOROTHY STEIN
Herald Staff Writer

When Arthur Vining Davis announced in 1957 plans to build a $15 million giant regional shopping center just west of U.S. 1 on N. Kendall Drive, not everybody thought highly of the real estate tycoon's decision.

"I think Davis will have to put more homes in himself to warrant such a shopping center," predicted E.I. Cotton Sr., a prominent Realtor and developer of the Sunland Shopping Center two miles to the south. "The number of people at the completion time will not do the capacity of trading he expects."

Anyone who has attempted to park or shop at Dadeland between Thanksgiving and New Year's needs no sales figures to know that the 50-acre, 1 million-square-foot mall is in no imminent danger of failure. All year, regardless of weather, economic conditions or Superbowl games, people flock to the mall to purchase diamonds and refrigerators, munch crepes and croissants, have T-shirts printed and ears pierced, or just hang around the wide central corridor, window-shopping and people-watching.

They go to Dadeland on Sunday afternoon when it's too hot for the beach, or Saturday after dinner, when it's too early to go home. And whatever the reasons, they usually spend money.

But six or seven miles west on N. Kendall Drive — in the heart of one of the nation's busiest real estate markets — luxurious new shopping centers seem to ge going up as quickly as the surrounding housing developments, and residents and merchants are wondering how each one can expect to compete with Dadeland and capture enough of the local business to survive.

Since 1976, three major shopping centers — Shops of Kendall, Plaza West and Kendale Lakes Mall — have opened within less than two miles of one another, with a fourth — Higate Square — scheduled for completion early in 1979.

Whether California-rustic or contemporary-cool, all are lavishly landscaped and environmentally planned to fit in with the surrounding communities. And all are geared to a young and affluent consumer group.

"What we're striving for is not competition from other shopping centers," says Pam Haines, mall manager for the Janis Company's Kendale Lakes Mall, which opened its

— MIKE STEINBACHER/Miami Herald Staff

Dadeland is located at the junction of U.S. 1 and the Palmetto Expressway
... skeptics said the giant mall would never pay for itself

sparkling new malls in the Kendall area mean more competitive prices, or will the unwary consumer end up paying for all the sparkle?

"First of all, the buyer is not that un-

across the street, or the newer Kendale Lakes Mall two miles further west. But he says he knows other shopkeepers are hurting.

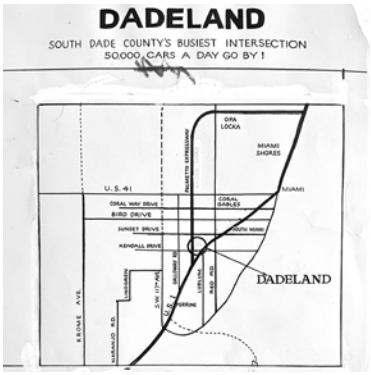
"This is just not a tremendously walked

its identity," adds Wiles. "Since it was built in 1970, Kendale Lakes had to depend on shopping east of them ... Now people from as far as Homestead and Perrine can get on the turnpike and get (to the new West Ken-

Aerial photograph of Dadeland Mall (1960), from Dorothy Stein, "The Malling of S. Dade Moving to Center Stage," *Miami Herald,* August 13, 1978



Rendering of the Savoy Mall (1983), Hatcher, Ziegler, Gunn & Associates, from "Mall/ offices set for Dadeland," *Miami Herald*, July 19, 1981



Dadeland Mall (1961), Weed-Johnson Associates, History Miami Museum, *Miami News* Collection, December 8, 1957



Dadeland Mall (1961), Weed-Johnson Associates, History Miami Museum, *Miami News* Collection, July 4, 1961



Sign at Dadeland Mall (1961), Weed-Johnson Associates*, Miami Herald*, September 12, 1962, photo by Bob East



Rendering of Dadeland Mall (1960), Weed-Johnson Associates, from advertisement for Dadeland Mall, *Miami News*, September 30, 1962

and hot dog stands." Instead, as North Kendall Drive became the heart of one of the nation's busiest real estate markets in late 1970s, a flurry of re-zoning requests resulted in retail uses springing up all along the west end of the drive. The outcome of Dade County's extensive zoning reviews processes was not the control of such uses, but mainly the provision of buffer zones to separate them from surrounding housing.

Shopping malls in particular began to crowd in among the residential complexes. The opening of so many malls in close proximity to each other – the most aggressive mall development in the county at that time – tested real estate development assumptions about retail saturation. One argument for the malls was that they worked together to entice increasingly mobile and leisure-oriented consumers westward from the gigantic Dadeland Mall. The so-called "cluster concept," a theory that drew draw serious attention in the 1990s, suggested that geographic concentrations of interconnected uses increased overall performance.

Another explanation for the concentration of malls here has to do with changes in suburban lifestyles, especially the need to fill consumers' growing leisure time. In 1978, the *Miami Herald*'s Dorothy Stein described how "people flock to the mall to purchase diamonds and refrigerators, munch crepes and croissants, have T-shirts printed and ears pierced, or just hang around the wide central corridor, window-shopping and people-watching… They go to Dadeland on Sunday afternoon when it's too hot for the beach, or Saturday after dinner, when its too early to go home."[75]

West of Dadeland, a number of neighborhood shopping centers were already in development in the 1970s. By 1978, there were seven major new malls either built or rising within a 65-block stretch of Kendall Drive. The first, two miles west of Dadeland, was Jay Kislak and Alex Courtelis's **Village Mall** (c. 1969, current UHealth at Kendall) at 97th Avenue, developed in conjunction with the adjacent Cherry Grove subdivision, which included 278 townhouse, duplex and multi-family units. Kislak and Courtelis were the team that developed Skylake West in North Dade (See Northeast Dade Corridor), and knew well the importance of shopping in community development. Marchesani and Cohen,designed the skylit and mansarded mall, which was Miami's first enclosed and air-conditioned mall. Across from the mall was the new **Kendall Branch Library** (1978), the striking design featuring textured concrete walls cut by deep slots for the windows, which were covered by arcing metallic sunshades. Reflecting the composition of the neighborhood, more than half of the library's 14,000 square feet was devoted to children's books.[76]

By the mid-1970s, the trend had shifted toward modestly-sized (about 100,000k), unenclosed and architecturally enticing neighborhood specialty malls. Wayne Ginter's **Shops of Kendall** at 125th Avenue (1974), a strip center, was conceived to serve the young (avg. age 28) and substantially Jewish population of surrounding Calusa Country Club, Winston Park, Kendale Lakes, neighborhoods. It had 60 small shops, including a butcher, a fish market, a delicatessen, and a maternity clothes shop. According to Ginter, "The idea is to go back to a community oriented shopping area."[77] A simulated wood façade adorned the façade, and the complex featured covered walkways of chattahoochee gravel. Harlan Laner and Oscar Baisman's **Plaza West** at 127th Avenue (1976, current Kendall Corners), designed by William Hamilton Arthur, was constructed in two parts around a central landscaped patio, and featured a rustic look with wood siding, split cedar shingles, coral rock, terra cotta tile, and shaded walkways. Its storefronts featured an unusual offset design that allowed pockets of landscaping in small patios in front of store entrances.

Kendale Lakes Mall (1977, current Kendale Lakes Plaza) at 137th Avenue, developed by Kendale developer Janis in coordination with

their nearby communities, was an exception to the mid-1970s neighborhood mall concept. While designed in the manner of a strip center, it was intended to be a complete community shopping center and an anchor to west Kendall Drive, including everything needed by suburban dweller at the edge of the metropolis. Fellman-Reiff clustered free-standing structures around a landscaped 1,650 car parking lot, and connected them with a 40-foot wide landscaped pedestrian esplanade covered with concrete canopies.[78] Set back 250-feet from Kendall Drive it included department stores, movie theaters, a roller skating rink and disco lounge.[79]

The emphasis on lavish landscaping, aesthetics, and coordination with neighboring communities continued to play out in the late 1970s. Abe Seiderman, Leo Martin, Lee Leshaw, and Simon Lowy's 45-55 store **Dadeland Plaza** (1979), on US1 at SW 94th Street, designed by Leff & Alexander, fulfilled its parking requirement with a rooftop deck for 300 cars.

The most interesting and unusual of the Kendall Drive malls was undoubtedly Emile Gould's **Savoy/Dadeland Square** at 77th Avenue (1981), Miami's first combined shopping mall and office complex. Gould, also a developer in the fashionable Miami Design Plaza (current Miami's Design District), envisioned a spatially-dramatic, Bal Harbour-type specialty shopping center integrated with an eight story office tower. Architects Hatcher, Ziegler, Gunn & Associates created what they called a "unique relationship" between the uses, with the raised office lobby overlooking the mall's wood-beamed cathedral ceilings and continuous clerestories.[80]

Dadeland – Metropolitan Hub

The once rural and then suburban crossroads of North Kendall Drive, Palmetto Road (SW 77th Avenue), and the FEC/US1 corridor, was transformed between the 1960s-80s into one of Dade County's fastest growing urban hubs: Dadeland. Dadeland's genesis stems from the development plans of Arthur Vining Davis, then Chairman of the Aluminum Company of America (Alcoa), who acquired 65,000 acres of land in Dade County, mostly in areas south and southwest of current Dadeland, transferring most of his land to a new real estate concern called Arvida in 1958. (Davis is also covered in the South Dade section of this report).

Kicking off development here in 1957, Davis announced the development of **Dadeland Shopping City**, the second of a pair of regional shopping centers (the other was Northside, see Northwest Corridor). Both were based on the latest generation of compact regional malls organized around protected and well-landscaped pedestrian enclaves, intended as an alternative to messy shopping strips. As Jean-Francois Lejeune has observed, these malls were designed to be "functional in terms of organization, merchandising and especially parking."[81] Dadeland was planned to serve the half-million people in South and Southwest Dade projected to live within a fifteen-minute drive of the mall by 1970."[82]

Eventually developed by the Joseph Meyerhoff Corporation of Baltimore and opened in 1962, the Dadeland Shopping Center had a central, open-air pedestrian esplanade anchored by the regionally important Burdines and Jordan Marsh department stores.[83] Designed by Weed Johnson, who also designed Northside, the esplanade was shaded by gravel-washed precast concrete panels fascias, and the landscaped center was bridged at intervals by butterfly-shaped concrete canopies. The sculpted figure of a red horse-dragon, located in a fountain at one end of the mall, became its enduring symbol. A tall pylon-type sign announced its presence to the surrounding byways.

In a nearly parallel development (influenced by Davis), the Palmetto Bypass Expressway (Current State Route 826) was constructed between 1958-61, connecting Kendall to North Dade and



Rendering of first Metrorail Car Design, HistoryMiami Museum, *Miami News* Collection, undated



Rendering of Datran Center Project (Dadeland South) (1983), Nichols & Associates, HistoryMiami Museum, *Miami News* Collection, April 16, 1984

terminating at Dadeland Mall. The confluence of roads, highway and shopping mall proved a powerful attraction for further commercial and residential development. Even before the planning and rebranding of here of “Downtown Dadeland” in 2005, a concentration of middle-and large-scale apartment buildings to the malls north, west and south. After the mall was fully enclosed and air-conditioned in 1969, it became even more of an attraction, drawing from the growth of Kendall and Pinecrest, and attracting Latin tourists as well. By the late 1970s, Dadeland had developed into more than a comprehensive suburban center; it was beginning to transform into an urban hub.

The arrival of Metrorail to this important suburban junction in 1983 played a decisive role in its next steps. Here, at the southern terminus of the Metrorail system, the suburban junction was reconceptualized as the natural business and commercial hub of Miami’s southwestern suburbs; University of Miami urban geographer Ira Sheskin even described Dadeland as a “counterweight” to downtown Miami.[84] The power of metrorail to sponsor urban development was highlighted in the new **Datran Center** (1983), a mega-structure of offices, shopping and hotel attached to the Dadeland South station, and organized around a spacious glassed-in garden and concourse. In 1984, the *Miami Herald* credited Metrorail with producing “high-rises in suburbia, office towers in Kendall” and noted that “around the stations of Dade's new transit line, little downtowns are in the making.”

Datran’s nearly 1-million square foot office, hospitality, and retail was a partnership between the Green Companies and Metro-Dade County. Planners considered the developed a type of intermodal hub, a pedestrian nucleus at the intersection of Metrorail, a 3,000-space parking garage, a mall and office complex. The 17-story office buildings and retail atrium, designed by Nichols & Associates, employed a vocabulary of sand-colored stucco walls punctured by square windows with reflective glass and cutaway corners. The heart of the project was the glass-skylit retail atrium, a festive interior urbanism of soaring spaces, rich plantings, water basins, and park-like walks. The addition of the 275 room, 28-story Marriott hotel demonstrated not only that suburban districts were “ripe for hotel development,” but how hotels could be deployed to support emerging suburban hubs.[85]

Such urban megastructures reverberated Miami’s traditional polycentric nature in a new way, not with new towns but in emergent concentrations of intensity, uses, and increasingly vertical development. The shopping center, as a still-nascent and evolving urban model, inspired many of these developments, which while localized manifested a growing sense of metropolitanism, and became destinations in the larger mosaic of county growth.”[86]

Camp Matecumbe and Camp Kendall

Two sites in the Kendall area, **Camp Matecumbe** and **Camp Kendall**, played significant roles in Operation Pedro Pan, a significant chapter of Miami’s Cold War history. Pedro Pan began in 1959, following the Cuban Revolution, when the Catholic Welfare Bureau of the of the newly formed Miami Diocese, under the leadership of Monsignor Bryan O. Walsh, arranged foster care for arriving Cuban children (then called the Unaccompanied Cuban Children’s Program). The program expanded in 1961 into an effort to facilitate and coordinate the arrival of larger numbers of children whose parents feared their communist indoctrination. **Operation Pedro Pan** (nicknamed by Miami Herald reporter Yanez) eventually received as many as 14,000 Cuban children, requiring a network of receiving facilities. Coordinated between 1961 and 1964 by the Catholic Welfare Bureau, a network of eight camps were developed in Dade County. Notable among these was the **Florida City Camp** (see South Dade Corridor), **Camp Matecumbe** and **Camp Kendall**.



Camp Matecumbe dining hall showing wood siding, trees in vicinity, and children from Operation Pedro Pan (1956), Operation Pedro Pan Group

The 165-acre Camp Matecumbe, located south of North Kendall Drive on the north side of the **Kendall-Tamiami Airport** (1967), was initially opened as a summer youth camp in 1956 by the Roman Catholic Diocese of St., Augustine.[87] Named for the Matecumbe, "the only Indigenous Peoples in South Florida evangelized by Spanish missionaries," the site included wooden dormitories, a dining hall and a chapel (1956).[88] Repurposed by the Catholic Welfare Bureau, the site came to include an on-site high school, Matecumbe High School, operated by the Miami Diocese in coordination with the De La Salle Brothers, as well as a new Gym/multipurpose building (1962).

Following the end of Operation Pedro Pan, the Catholic Welfare Bureau restored Camp Matecumbe to use as a camp under the Boystown program. As Alex Dambach has noted, the program started in 1917 in Omaha, Nebraska by Father Edward J. Flanigan, and was made famous in a 1938 movie starring Spencer Tracy. Under Boystown, further dormitories were added (1967-68).[89] The site has now been designated a Miami-Dade County historic resource.

North of Kendall Drive, between SW 107th Ave. to 117th Ave, **Camp Kendall** (current **Kendall Indian Hammock Park**), a girls camp managed by the Ursuline Sisters, was located in a county-owned forested hammock that was once a Seminole (and perhaps Tequesta) camp. Before Operation Pedro Pan, it had been the County's home for Black children (although the County had desegregated its facilities in the early 1960s)."[90] Camp Kendall later came to house a large complex of schools and institutions.

Once located in remote areas of Southwest Dade, both camps were by the 1970s engulfed in suburban development. SW 80th renamed "Pedro Pan Street" in 2013.

Dade Junior College South Dade Campus

Dade Junior College South Dade Campus (1964), located South of Kendall Drive facing Killain Parkway (SW 104th Street) was the second decentralized unit of Miami's first state community college, following the North Campus, completed in 1959 (see Northwest Corridor). Campus development began in 1964, in line with the southwest trajectory of Miami's growing population. Designed to serve 10,000 students, or "expressway commuters," the importance of the car was reflected in campus planning that assimilated lessons of contemporary shopping center arrangements, in particular the development of buildings around protected pedestrian cores, surrounded by expansive parking districts.

Designed by Pancoast Ferendino Grafton Burnham, the campus followed on the Brutalist concrete construction language first developed at the North Campus. Each building featured the expression of strong concrete roof plates, either waffle slab or exposed beams, carried on powerful concrete piers; by pulling in the enclosed spaces below, the roofs provided welcome pools of shade and natural ventilation around the classrooms. For Hilario Candela, who co-led the design, this environmental approach to the tropical climate was "a question of civic and cultural responsibility"[91] The bold roofs appear to float over the flat landscape. Below these, programmatic features of the buildings were featured, and stair and elevator cores were pulled out of the building and expressed as vertical shafts. Dade County Junior College reflected a new indoor-outdoor duality that would play out in South Florida's educational institutions. Major public spaces were open air and covered, while classrooms, offices, labs were air conditioned.

What really distinguished South Campus was its more open planning system, which deployed buildings in a virtual checkerboard of solids and voids. Candela, whose strong convictions about the potential of buildings to create urban spaces (a legacy of his upbringing in Havana and experience with Latin American cities), described the system as "a small city of interconnected geometric masses and urban

plazas."[92] An important aspect of the design are the interlocking systems of paths, nodes, and covered walkways that were not only functional, but seen as social generators…[93] Each patio featured a distinct modeling of pavement, gravel and grass, furnished with public furniture, and organized to form amphitheaters, stages and meeting areas, emphasizing the truly public nature of the spaces.



Kendall Drive, HistoryMiami Museum, *Miami News* Collection, January 31, 1984

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18 Author interviews with Jorge Malagon, February 3, 2023 and June 2, 2023.

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27 Ibid, pp. 203-204.

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Single Family Homes and Duplex Homes in Southwest Dade



Home, Westwood Lake (1955)



Home, Kendall Point (1963)



Home, Kendall Point (1964)



Home, Kendall Point (1964)



Home, Kendall Point (1964)



Home, Kendale Sec 1 (1965)



Home, Carand Homesites (1964)



Home, Heftler Homes Sunset Park Sec 3 (1968)



Home, Kings Creek (1974)



Home, Coral Highlands (1974)



Home, Kings Creek (1974)



Home, Pepperwood (1978)



Duplex, Cherry Grove Part 7 (1969)

Townhomes in Southwest Dade



Villas Townhouses of Sweetwater, 10902 SW 2nd St (1974)



Townhomes, Sunset Park Townhouses (1968)



Townhomes, 10287 SW 88th St (1970)



Home, Cherry Grove Townhouses (1970)



Sherwood West, 11175 SW 88th St (1970)



Home, Cherry Grove Townhouses (1970)



Dadeland Walk, 8148 SW 86th Ter (1980)



Home, Kings Creek (1972)



El Conquistador Condo, 14195 SW 87th St (1973)



Kendall Glenn Condo, (1981)



Kendall Glenn Condo, (1981)



ChateauBleau Villas, 3822 SW 107th Ave (1979)

Patio homes in Southwest Dade



Home, Camino Circle Condo (1973)



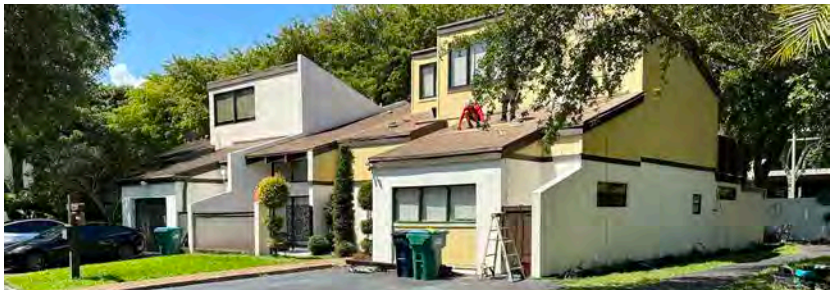
Home, Pepperwood (1978)



Home, Sweetwater Gdns Amd (1981)



Home, Sweetwater Park (1981)



Home, Cherry Grove Club Ests Amd Pl (1978)



Home, Sweetwater Villas (1981)

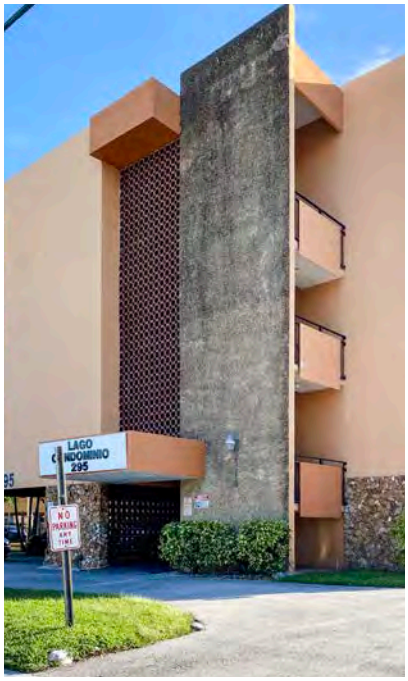


Home, Sweetwater Villas (1981)



Taracomo Townhomes, 13705 SW 84th St (1974)

Multifamily Housing in Southwest Dade



Lago Condominium, 295 NW 72nd Ave (1973)



Swiss Chalet, 10952 SW 3rd St (1975)



Aquarius North, 225 NW 72nd Ave (1971)



GolfView Club Condominium, 9678 Fontainebleau Blvd (1977)



Arts 88 Apartments, 8855 Fontainebleau Blvd (1971)



Versailles Gardens II, 9410 W Flagler St (1976)



Indian Lake Village Condo, 10290 NW 9th St Cir (1979)



Southwinds West, 9350 W Flagler St. (1974)



Indian Summer Village, 241 W Park Dr (1981)



Home, Laguna Club Condominiums (1982)



Spring Tree Apartments, 3940 SW 102nd Ave (1970)

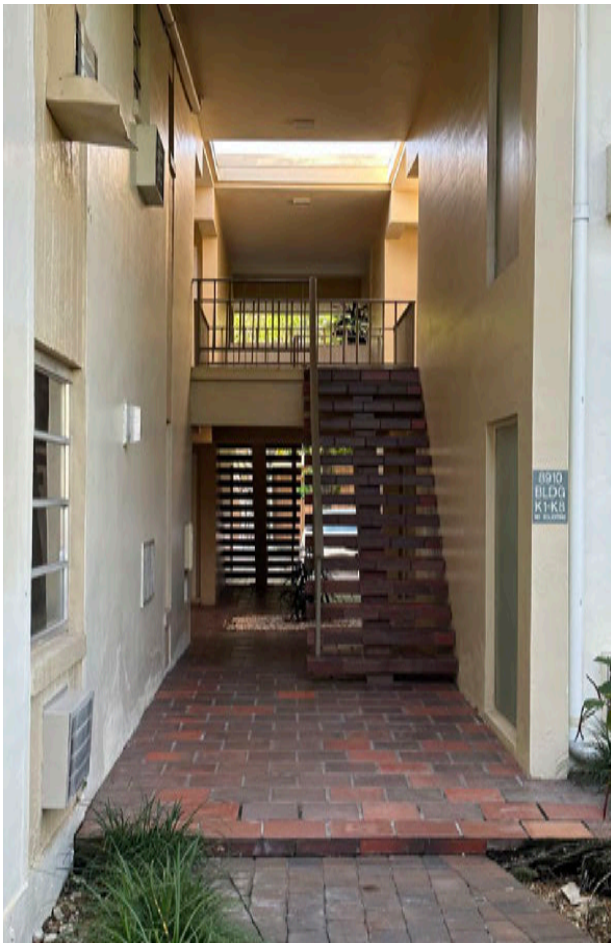


Spring Tree Apartments, 3940 SW 102nd Ave (1970)



Spring Tree Apartments, 3940 SW 102nd Ave (1970)

Multifamily Housing in Southwest Dade: Gardens of Pinecrest



Gardens of Pinecrest, 8800 SW 68th Ct (1963)



Gardens of Pinecrest, 8800 SW 68th Ct (1963)



Gardens of Pinecrest, 8800 SW 68th Ct (1963)



Jade Gardens, 8200 SW 65th Ave (1965)



Jade Gardens, 8200 SW 65th Ave (1965)

Multifamily Housing in Southwest Dade: Village at Dadeland



Village at Dadeland, 7440 SW 82nd St (1969)

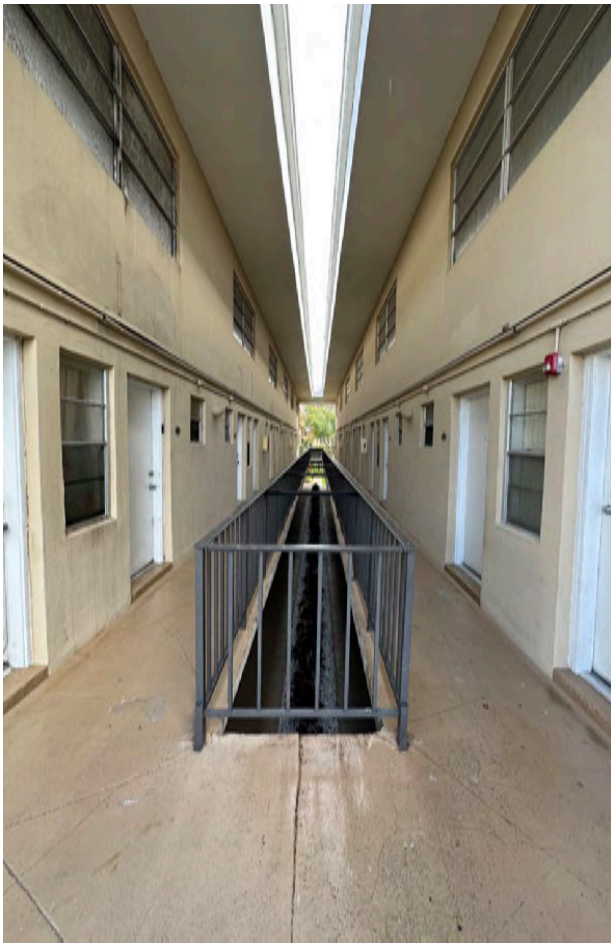


Village at Dadeland, 7440 SW 82nd St (1969)



Village at Dadeland, 7440 SW 82nd St (1969)

Multifamily Housing in Southwest Dade: Colony at Dadeland / Wellington Manor



Colony at Dadeland Apartments, 9345 SW 77th Ave (1967)



Wellington Manor, 8655 SW 109th Ave (1968)



Colony at Dadeland Apartments, 9345 SW 77th Ave (1967)



Wellington Manor, 8655 SW 109th Ave (1968)

Multifamily Housing in Southwest Dade: Kendall Acres West Condo



Kendall Acres West Condos, 8401 SW 107th Ave (1974)



Kendall Acres West Condos, 8401 SW 107th Ave (1974)



Kendall Acres West Condos, 8401 SW 107th Ave (1974)

Multifamily Housing in Southwest Dade



Kendall House Apartment, 9117 SW 72nd Ave (1966)



Villas of Pinecrest, 6701 N Kendall Dr(1966)



Kendade Apartments, 9159 SW 77th Ave (1966)



Dadeland Park Condo, 7505 SW 82nd St (1967)



Dadeland Park Condo, 7505 SW 82nd St (1967)



Kendade Apartments, 9159 SW 77th Ave (1966)



Spanish Trace Condominium, 10766 SW 88th St (1968)



Spanish Trace Condominium, 10766 SW 88th St (1968)



Pine Grove Condominium, 11251 SW 88th St (1969)



Woodside, 9701 SW 77th Ave (1967)



Legacy at Pinecrest Apartments, 6751 N Kendall Dr (1967)



Legacy at the Palms, 10771 N Kendall Dr (1968)



Brittany House Condo, 9360 SW 87th Ave (1968)



Puerta del Sol of Kendall, 9958 N Kendall Dr (1968)



Legacy Harbour Key, 11003 SW 88th St (1969)

Multifamily Housing in Southwest Dade



Luxury Condominium / Castle Apartment Condo, 10901 SW 88th St (1970)



Inwood Condo, 9225 SW 87th Ave (1972)



Camino Court Condo, 8000 Kings Creek Dr (1973)



Kings Creek Village, 7701 Camino Real (1971)



Kings Creek Village, 7701 Camino Real (1971)



Kendall Gate, 10850 SW 88th St (1974)



Nob Hill West, 10427 SW 88th St (1977)



Nob Hill West, 10427 N Kendall Dr (1977)

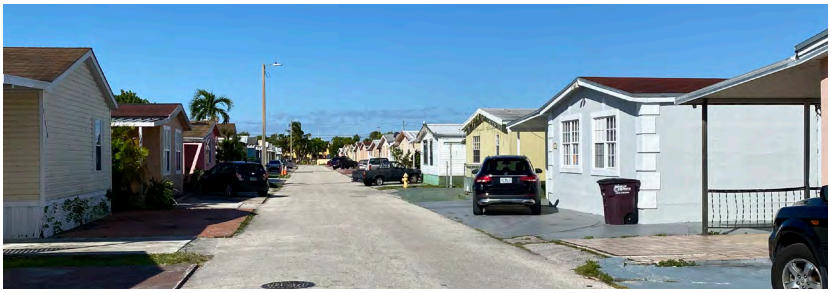


Four Quarters Habitat, 8217 SW 107th Ave (1978)



Horizons East Condo, 8035 SW 107th Ave (1980)

Trailer Parks in Southwest Dade



Li'l Abner Mobile Home Park, 11239 NW 4th Terrace (1968)



Li'l Abner Mobile Home Park, 11239 NW 4th Terrace (1968)

Offices in Southwest Dade



My Glow Beauty Studio, 8250 Bird Rd, Miami, FL, 33155, USA (1966)



Commercial Building - Maruchi Clothing Outlet, 7855 Bird Rd (1972)



Future Care Solution, LLC. (Clinical Trials), 10101 SW 40th St (1954)



Orthopedic & Traumathrology, 9950 SW 40th St (1984)



Elite Sales Inc, 9445 SW 40th St (1972)



Dr. Teresita D. Hernandez, 10020 SW 40th St (1984)



MDs of South Florida, 9045 SW 87th Ct (1968)



Redwood Medical Pavilion, 9115 SW 87th Ave (1972)



Galloway Plaza Condos, 9055 SW 87th Ave (1973)

Offices in Southwest Dade



Florida Power and Light Co. , 9250 W Flagler St (1974, Current The Current Miami)



Dadeland Towers Executive Office Park, 9300 S Dadeland Blvd (1971)



Dadeland Towers Executive Office Park, 9300 S Dadeland Blvd (1971)



Office Building - Eastern National Bank, 9400 S Dadeland Blvd (1979)



Airport Executive Tower 1, 1150 NW 72nd St (1973)



Overseas Tower, 9600 NW 25th St (1981)



Airport Executive Tower 2, 7270 NW 12th St (1981)



Lennar Executive Center, 760 NW 107th Ave (1982, Current QUATTRO)



Capital Plaza, 10700 SW 88th St (1982, Current Office Building)



Office Building, 10691 N Kendall Dr (1982)

Shopping Mall and Plazas in Southwest Dade



Dadeland Mall, 7535 N Kendall Dr (1961)



Natalie Plaza, 9895 SW 88th St (1963)



Kings Creek Shopping Plaza, 8100 SW 81st Dr (1974)

Shopping Plaza in Southwest Dade: Dadeland Square / The Greenery Mall



The Savoy, 7700 N Kendall Dr (1983, Current The Greenery Mall)



The Savoy, 7700 N Kendall Dr (1983, Current The Greenery Mall)



The Savoy, 7700 N Kendall Dr (1983, Current The Greenery Mall)



The Savoy, 7700 N Kendall Dr (1983, Current The Greenery Mall)

Shopping Plazas in South Dade



Shopping Plaza - Blue Grotto, 9626 Fontainebleau Blvd (1973)



Biltmore Plaza Shopping Center, 10302 W Flagler St (1977, Current Flagler 103 Shoppes)



Shopping Plaza - All Bakery, 300 SW 109th Ave (1973)



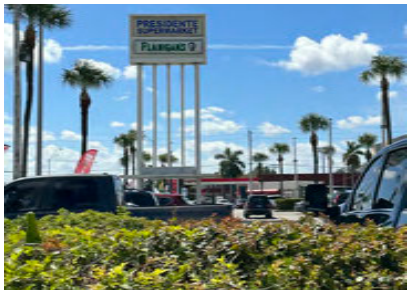
Biltmore Plaza Shopping Center, 10302 W Flagler St (1977, Current Flagler 103 Shoppes)



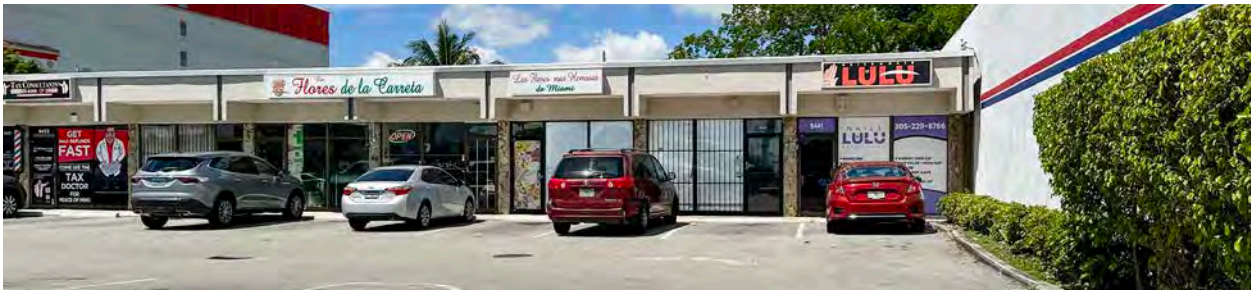
Triangle Shopping Center, 7285 W Flagler St (1981)



Shopping Plaza, 9857 SW 40th St (1953)



Shopping Plaza, 9857 SW 40th St (1953)



One Westar Plaza - Shopping Plaza, 8463 SW 40th St (1978)



Bird Bowl Center, 9275 SW 40th St (1956)



Bird Bowl Center, 9347 SW 40th St (1956)

Shopping Plazas in South Dade



Shopping Plaza, 9501 SW 40th St (1959)



Bird Galloway Center, 8672 Bird Rd (1955)



Concord Shopping Plaza, 11397 SW 40th St (1962)



La Moda Store, 9207 SW 40th St (1956)



Iris Plaza, 8173 SW 40th St (1972)



Reliable Radio & TV, 9195 SW 40th St (1963, Current Casa Blanco Mattress & Furniture Gallery)



J&B Building, 9270 SW 40th St (1975, Current Shopping Plaza)

Commercial in Southwest Dade



Asados El Paisa, 9401 SW 40th St (1961)



Hamburgers Restaurant, 8747 SW 40th St (1967, Current Arbetter's)



Bird Road Car Accessories, 9000 Bird Rd (1967)



Kinney Shoes, 9370 SW 40th St (1970, Current Bird Road Shoppes)



Midas, 8498 Bird Rd (1971)



Little Shavers, 11165 SW 40th St (1968, Current Little Heroes Academy)

Commercial in Southwest Dade



Crest Quality Cleaners, 9200 SW 40th St (1966)



Magic Hearts PPEC, 3925 SW 82nd Ave (1965)



Van Orsdel's Mortuary, 9300 SW 40th St (1972, Current Southeast Veterinary Neurology)



Arthur's Bar and Package Store, 8215 Bird Rd (1973, Current Bernardo Garcia Funeral Homes)



Pizza Hut, 10691 Bird Rd (1965)



Pizza Cubana, 9350 SW 40th St (1971)



China Maid Restaurant, 9280 SW 40th St (1969, Current Don Pan Bird Road)



Denny's, 8503 SW 40th St (1980)



Dairy Queen, 8545 S Dixie Hwy (1954)



Food Spot, 9611 N Kendall Dr (1968, Current Fluent Cannabis Care)

Hotels and Motels in Southwest Dade



Ramada Inn, 7250 NW 11th St (1973, Current Days Inn)



Executive Airport Hotel, 6700 NW 12th St (1956)

Industrial in Southwest Dade



Sefa Stone & Porcelains, 1777 NW 72nd Ave (1968)



Reliatex, 2201 NW 72nd Ave (1968)



Comep USA, **Inc.**,1301 NW 89th Ct (1972)



Seaboard Marine, 2150 NW 70th Ave (1972, Current Jetset Foods Warehouse)



Sunshine Cordage Corporation, 7190 NW 12th St (1974)



Pan Atlantic Lines, 1775 NW 70th Ave (1974, Current Apollo Ship Chandlers)



Air Sea Shipping, 1955 NW 72nd Ave (1976)



Industrial area – Fingerlakes, 1400 NW 94th Ave (1994)



El Dorado Furniture - Airport Boulevard, 7311 NW 12th St (1980)



The Landing Airport Corporate Center, 7205 NW 19 St (1981)



Ruben Dario Middle School, 350 NW 97th Ave (1976)



E.W.F. Stirrup Elementary School, 330 NW 97th Ave (1976)

Education in Southwest Dade: Albizu University



Albizu University, 2173 NW 99th Ave (1969)



Doral Academy Elementary and Just Arts and Management Middle School, 2450 NW 97th Ave (2001)



Albizu University, 2173 NW 99th Ave (1969)



Albizu University, 2173 NW 99th Ave (1969)

Education in Southwest Dade



Royal Palm Elementary, 4200 SW 112th Ct (1956)



Emerson Elementary School, 8001 SW 36th St (1955)



Dade County Public Schools Building, 9300 SW 79th Ave (1956)



Kenwood K-8 Center, 9300 SW 79th Ave (1956)



Kendall Greens High School, 8610 SW 107th Ave (1960)



Kendall Greens High School, 8610 SW 107th Ave (1960)

Education in Southwest Dade: Sunset Park Elementary



Sunset Park Elementary, 10235 SW 84th St (1970)



Sunset Park Elementary, 10235 SW 84th St (1970)



St. John Vianney College Seminary, 2900 SW 87th Ave (1963)



St Brendan Catholic Elementary School, 8755 SW 32nd St (1965)

Medical in Southwest Dade



Lennar Executive Center, 9555 N Kendall Dr (1971, Current Oncology Massage Center, Inc.)



Baptist Hospital, 8900 N Kendall Dr (1959)

Religious in Southwest Dade



Our Lady of the Divine Providence Catholic Church, 10205 W Flagler St (1979)



La Iglesia de Jesucristo de los Santos de los Últimos Días
9900 W Flagler St (1996)



Sweetwater Chapel, 11132 SW 3rd St (1950, Current Sweetwater Baptist Church/Iglesia Bautista de Sweetwater)



Single Family Home, 7350 NW 3rd St (1958, Current Miami Masjid)



Single Family Home, 7350 NW 3rd St (1958, Current Miami Masjid)



Olympia Heights Methodist Church, 3801 SW 97th Ave (1963, Current True Vine Christian Church)



St Brendan Catholic Church, 8725 SW 32nd St (1963)



Sweetwater Park (1981)



Saint Catherine of Siena Catholic Church, 9200 SW 107th Ave (1972)



Saint Catherine of Siena Catholic Church, 9200 SW 107th Ave (1972)



Saint Catherine of Siena Catholic Church, 9200 SW 107th Ave (1972)



Bethel Church, 7901 N Kendall Dr (1967, Current St Andrew Greek Orthodox Church)

Civic in Southwest Dade



Kendall Branch Library, 9101 SW 97th Ave (1978)



Tropical Park Stadium, 7900 SW 40th St (2013)



Tropical Park, 7900 SW 40th St, Miami (1979)



Kendall Indian Hammocks Park, 11395 SW 79th St



Kendall Indian Hammocks Park, 11395 SW 79th St



Kendall Indian Hammocks Park, 11395 SW 79th St

Southwest Dade Shortlist

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA02775	Kenwood K-8 Center	9300 SW 79th Ave	Kendall Villas Rev	Dadeland	1956	X	Postwar Modern	Education	High
DA17291	Main Street Orthodontics of Kendall	7887 N Kendall Dr	Jazstech Sub	Dadeland	1954	X	Postwar Modern	Office Building/Professional	Medium
DA17292	St Andrew Greek Orthodox Church	7901 N Kendall Dr	No Data	Dadeland	1967	X	Postwar Modern	Religious	High
DA17630	Woodside in Kendall Condominiums (Resource Group)	9601 SW 77th Ave	Woodside In Kendall Condo	Dadeland	1950	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA17632	Paradise at Dadeland Condos (Resource Group)	7725 N Kendall Dr	Paradise At Dadeland Condo	Dadeland	1965	X	Catwalk	Multifamily/Garden Apartments	Medium
DA17634	Village at Dadeland (Resource Group)	Various	Village At Dadeland Condo	Dadeland	1968	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA19878	House	8230 SW 92nd St	Charm-Aire	Dadeland	1960	X	Ranch	Postwar Single Family Home	Medium
DA19879	Datran Center	9100 S Dadeland Blvd	Dadeland South Station	Dadeland	1984	X	Corporate Modern	Office Building	High
DA19880	Shorty's BBQ - Dadeland-South Dixie	9200 S Dixie Hwy	Garden Place Amd	Dadeland	1973	X	Wood Frame Vernacular	Commercial/Retail	Medium
DA19881	Eastern National Bank	9700 S Dixie Hwy	Hinsons 2Nd Addn	Dadeland	1982	X	Postwar Modern	Office Building/Bank	Medium
DA19884	Dade County Public Schools	9300 SW 79th Ave	Kendall Villas Rev	Dadeland	1956	X	Postwar Modern	Education	High
DA19885	Greater Miami Youth for Christ	9350 SW 79th Ave	Kendall Villas Rev	Dadeland	1949	X	Masonry Vernacular	Religious	Medium
DA19886	The Hand Institute	8905 SW 87th Ave	No Data	Dadeland	1971	O	Postwar Modern	Office Building	Medium
DA19887	Galloway plaza condos	9055 SW 87th Ave	No Data	Dadeland	1973	X	Wrightian	Office Building/Professional	High
DA19888	Redwood medical pavilion	9175 SW 87th Ave	No Data	Dadeland	1972	X	Pavilion	Office Building/Professional	High
DA19889	MDs of South Florida	9049 SW 87th Ct	No Data	Dadeland	1968	X	California	Office Building/Professional	Medium
DA19891	Aloft	7600 N Kendall Dr	No Data	Dadeland	1975	X	International Style	Hotel	Medium
DA19892	The Greenery Mall	7700 N Kendall Dr	No Data	Dadeland	1983	O	Mansard	Shopping Mall/Office Mixed Use	High
DA19893	Dadeland Bank (current: Truist)	7545 N Kendall Dr	Palmetto-Kendal Hgts	Dadeland	1961	X	Brutalism	Office Building/Bank	Medium
DA19896	Shopping Plaza - Montanha Jiu Jitsu Academy	9300 S Dixie Hwy	Garden Place Amd	Dadeland	1959	X	Postwar Modern	Shopping Plaza	Medium
DA20526	Racket Club Estates (Resource Group)	Various	Cherry Grove Club Ests Amd Pl	Dadeland	1978	X	California	Multifamily/Townhouses	Medium
DA20527	Continental Homes (Resource Group)	Various	Continental Homes	Dadeland	1964	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20528	Dadeland Capri Condominium (Resource Group)	7473 SW 82nd St	Dadeland Capri Condo	Dadeland	1968	X	Mansard	Multifamily/Garden Apartments	High
DA20529	Dadeland Park Condo (Resource Group)	7505 SW 82nd St	Dadeland Park Condo	Dadeland	1967	X	Mansard	Multifamily/Garden Apartments	High
DA20530	Gale Ranch Estates (Resource Group)	Various	Gale Ranch Ests	Dadeland	1961	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20531	Inwood condo (Resource Group)	9225 SW 87th Ave	Inwood Condo	Dadeland	1972	X	Mansard	Multifamily/Apartment Building and Complex	High
DA20532	Ken-Dade Condominiums II (Resource Group)	9159 SW 77th Ave	Ken-Dade No 2 Condo	Dadeland	1965	X	Postwar Modern	Multifamily/Apartment Building and Complex	High
DA20533	Kendal Ranches (Resource Group)	Various	Kendal Ranches	Dadeland	1951	X	Contemporary	Postwar Tract Home Subdivision	Medium
DA20534	Kendall Glenn Condos (Resource Group)	7840 SW 86th St	Kendall Glenn Condo	Dadeland	1981	X	California	Multifamily/Townhouses	Medium
DA20535	Kendall Oaks (Resource Group)	Various	Kendall Oaks	Dadeland	1979	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20536	Kendall Point (Resource Group)	Various	Kendall Point Kendall Point 1St Addn Kendall Point 2Nd Addn	Dadeland	1962	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20537	Ledges Condominium (Resource Group)	8305 SW 72nd Ave	Ledges Condo	Dadeland	1969	O	Wrightian	Multifamily/Apartment Building and Complex	High
DA20538	Mitchell Estates (Resource Group)	Various	Mitchell Ests	Dadeland	1956	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20539	New Continental (Resource Group)	Various	New Continental Sec 1 New Continental Sec 2 New Continental Sec 3	Dadeland	1969	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20540	MCH Medical Center (Resource Group)	8720 N Kendall Dr	No Data	Dadeland	1972	O	New Formalism	Office Park	High
DA20541	Nomad professional Building (Resource Group)	8955 SW 87th Ct	No Data	Dadeland	1974	X	New Formalism	Office Building/Professional	High
DA20542	Colony at Dadeland Apartments (Resource Group)	9345 SW 77th Ave	No Data	Dadeland	1967	O	Mansard	Multifamily/Townhouses	High

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20543	One More Child Miami (Resource Group)	7748 SW 95th Ter	No Data	Dadeland	1954	O	Masonry Vernacular	Social Housing	High
DA20544	Imperial at Kendall Apartments (Resource Group)	Various	No Data	Dadeland	1966	X	Mixed	Multifamily/Apartment Building and Complex	Medium
DA20546	Pepperwood (Resource Group)	Various	Pepperwood	Dadeland	1977	X	California	Patio Homes	High
DA20547	Pool N Patio Estates (Resource Group)	Various	Pool N Patio Ests	Dadeland	1959	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20624	Dadeland Office Park (Resource Group)	9300 S Dadeland Blvd	Dadeland Towers	Dadeland	1971	X	Postwar Modern	Office Park	High
DA20625	Dadeland Mall (Resource Group)	7535 N Kendall Dr	Palmetto-Kendal Hgts	Dadeland	1961	X	Postwar Modern	Shopping Mall	Medium
DA14283	FedEx Office Print & Ship Center	8603 S Dixie Hwy	Unplatted	Glenvar Heights	1962	X	Postwar Modern	Office Building	Medium
DA17633	Kings Creek Condo (Resource Group)	7735 SW 86th St	Kings Creek South Condo	Glenvar Heights	1969	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20549	Beverly Gardens (Resource Group)	Various	Beverly Gdns	Glenvar Heights	1954	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20550	Camino Circle and court (Resource Group)	Various	Camino Circle Condo Camino Court Condo	Glenvar Heights	1973	X	Mixed	Multifamily/Apartment Building and Complex	High
DA20552	Kings Creek Development (Resource Group)	Various	Kings Creek Kings Creek West Pb 102-55	Glenvar Heights	1972	X	Mansard	Multifamily/Townhouses	High
DA20553	Jade Gardens - "Oriental" Garden Apartments (Resource Group)	8200 SW 65th Ave	No Data	Glenvar Heights	1965	X	Catwalk/Chinese	Multifamily/Garden Apartments	High
DA20554	Snapper Creek Groves (Resource Group)	Various	Snapper Creek Groves	Glenvar Heights	1946	X	Mixed	Postwar Subdivision	High
DA20555	Dairy Queen in Miami Dade County (Resource Group)	Various	Unplatted	Glenvar Heights	1954	X	Mimo Commercial	Commercial/Retail	High
DA20557	Villas of Pinecrest (Resource Group)	Various	Various	Glenvar Heights	1966	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA10754	Snapper Creek Canal (Resource Group)	Snapper Creek Canal	No Data	Sunset	1910s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA19898	House	8024 SW 91st Ave	Dwellings Park	Sunset	1976	X	Pavilion	Postwar Single Family Home	Medium
DA19899	Natalie Plaza	9895 SW 88th St	Heftler Homes Sunset Park Sec 2 Replat	Sunset	1963	X	Postwar Modern	Shopping Plaza	Medium
DA19900	Sunset Park Elementary	10235 SW 84th St	No Data	Sunset	1979	X	Late Modern	Education	High
DA19901	K-Land Park/Boys and Girls of Miami	9475 SW 88th St	No Data	Sunset	1955	X	Postwar Modern	Park	Medium
DA19902	Food Sport (current: Fluent Cannabis Care)	9611 N Kendall Dr	Plat Of Miami Dade Development Company	Sunset	1968	X	Postwar Modern	Commercial/Retail	Medium
DA20111	Current: Mienzza Pizza & Grill (Former: Farm Store)	9605 N Kendall Dr	No Data	Sunset	1967	X	Mimo Commercial	Commercial/Retail	High
DA20558	Cypress Cove Estates (Resource Group)	Various	Cypress Cove Ests Sec 1 Cypress Cove Ests Sec 2 Cypress Cove Ests Sec 3 Cypress Cove Ests Sec 4	Sunset	1963	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20559	Heftler Homes Sunset Park (Resource Group)	Various	Heftler Homes Sunset Park Sec 2 Heftler Homes Sunset Park Sec 2 Replat Heftler Homes Sunset Park Sec 3 Heftler Homes Sunset Park Sec 5	Sunset	1963	O	Mixed	Postwar Tract Home Subdivision	High
DA20560	Office Building Block - Kendall (Resource Group)	Various	No Data	Sunset	1970	X	New Formalism	Office Building/Professional	Medium
DA20562	Snapper Creek Park (Resource Group)	Various	Snapper Creek Park Unit No 1 Snapper Creek Park Unit No 2	Sunset	1960	O	Ranch	Postwar Tract Home Subdivision	High
DA20563	Sunset Park Townhouses (Resource Group)	Various	Sunset Park Town Houses	Sunset	1968	O	Mansard	Multifamily/Townhouses	High
DA19903	Kendall Branch Library	9101 SW 97th Ave	Cherry Grove Part 7	Green Mar Acres	1978	X	Late Expressionism	Civic	High
DA19904	House	9811 SW 96th St	Greater Miami Dev Sec A	Green Mar Acres	1974	X	Split Level	Postwar Single Family Home	Medium
DA19905	Medical park building	9090 SW 87th Ct	No Data	Green Mar Acres	1962	X	Postwar Modern	Office Building	Medium
DA19906	House	9245 SW 97th Ave	No Data	Green Mar Acres	1959	X	Ranch	Postwar Single Family Home	Medium
DA19907	House	9040 SW 94th St	No Data	Green Mar Acres	1968	X	California	Postwar Single Family Home	Medium
DA20564	Brittany House Condo (Resource Group)	9360 SW 87th Ave	Brittany House Condo	Green Mar Acres	1968	X	Mansard	Multifamily/Apartment Building and Complex	Medium

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20565	Cherry Grove (Resource Group)	Various	Cherry Grove Part 1 Cherry Grove Part 2 Cherry Grove Part 5 Cherry Grove Part 6 Cherry Grove Part 7 Cherry Grove Part 8 Sunset Park Townhouses 1St Addn	Green Mar Acres	1966	X	Mixed	Duplex Homes	High
DA20566	Cherry Grove Townhouses (Resource Group)	Various	Cherry Grove Townhouses Cherry Grove Townhouses West 1St Addn To Cherry Grove Town	Green Mar Acres	1974	X	Mixed	Multifamily/Townhouses	High
DA20567	Baptist Hospital (Resource Group)	Various	No Data	Green Mar Acres	1959	X	Neo Mediterranean	Hospital	High
DA19908	Office building - Day and Night Security	10691 N Kendall Dr	Dadeland West	Lago Mar	1982	X	Late Modern	Office Building/Professional	High
DA19909	Office building - Bankers Choice	10651 N Kendall Dr	Dadeland West	Lago Mar	1973	O	Late Expressionism	Office Building	High
DA20568	Four Quarters Habitat (Resource Group)	Various	4 Quarters Habitat	Lago Mar	1977	X	Mansard	Multifamily/Townhouses	High
DA20570	Kendall Acres West Condos (Resource Group)	8401 SW 107th Ave	Kendall Acres West Condo	Lago Mar	1974	X	Postwar Modern	Multifamily/Garden Apartments	Medium
DA20571	Horizons East condo (Resource Group)	8035 SW 107th Ave	Kendall Town 504	Lago Mar	1980	X	Catwalk	Multifamily/Garden Apartments	Medium
DA20572	Sunset Kendall Villas (Resource Group)	Various	Sunset Kendall Villas	Lago Mar	1976	O	California	Multifamily/Townhouses	Medium
DA19910	Southern Bell Current: Kendall Greens High School	8610 SW 107th Ave	Kendall Greens	Kings Court	1960	X	Prairie	Office Building	Medium
DA19911	The Oaks	8440 SW 107th Ave	No Data	Kings Court	1969	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20352	AT&T	10701 N Kendall Dr	No Data	Kings Court	1973	X	Brutalism	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	Medium
DA20573	Castle Apartments (Resource Group)	10901 SW 88th St	Castle Apts Condo	Kings Court	1970	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20574	Coral Highlands (Resource Group)	Various	Coral Highlands	Kings Court	1974	X	Mixed	Patio Homes	High
DA20575	Kendall Village (Current:Legacy Harbour Key) (Resource Group)	Various	Harbour Key Tract	Kings Court	1969	X	Mansard	Multifamily/Apartment Building and Complex	High
DA20576	Sherwood West (Resource Group)	11175 SW 88th St	No Data	Kings Court	1970	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20577	Legacy at the Palms (Resource Group)	10771 N Kendall Dr	No Data	Kings Court	1968	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20578	Wellington Manor Apartments (Resource Group)	Various	No Data	Kings Court	1968	X	Catwalk /Neo Tudor Style	Multifamily/Garden Apartments	High
DA20579	Kendall Indian Hammocks park (Resource Group)	Various	No Data	Kings Court	1930	X	Not Applicable	Civic	High
DA19912	Regions Bank	8900 SW 107th Ave	Kendale State Bank Tr	Century Gardens Villas	1973	X	Late Modern	Office Building/Bank	Medium
DA19913	Capital Plaza	10700 SW 88th St	Kendaliand Tr	Century Gardens Villas	1982	X	Postwar Modern	Office Building	Medium
DA19914	Saint Catherine of Siena Catholic Church	9200 SW 107th Ave	No Data	Century Gardens Villas	1972	X	Postwar Modern	Religious	High
DA20580	Shadywood Villas (Resource Group)	Various	Shadywood Villas	Century Gardens Villas	1981	X	California	Multifamily/Townhouses	Medium
DA19915	Chase Bank	13701 SW 88th St	Kendale Lakes Center	Kendale Lakes	1981	O	Postwar Modern	Office Building/Bank	Medium
DA19916	A New Smile - Kendall	14050 SW 84th St	Kendale Lakes Commercial Center	Kendale Lakes	1985	O	Mansard/Hollywood Regency	Office Building	High
DA19917	FedEx	13901 SW 88th St	Kendale Lakes Plaza	Kendale Lakes	1977	O	Late Expressionism	Commercial/Retail	High
DA19918	Kendale Lakes Elementary	8000 SW 142nd Ave	Kendale Lakes Section 6	Kendale Lakes	1979	O	Postwar Modern	Education	Medium
DA20582	Kendale Lakes (Resource Group)	Various	Kendale Lakes Sec 1 Kendale Lakes Sec 3 Kendale Lakes Sec 5 Kendale Lakes Sec 6	Kendale Lakes	1969	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20583	Kendale Lakes West Townhouses (Resource Group)	Various	Kendale Lakes West Townhouses	Kendale Lakes	1977	O	Masonry Vernacular	Multifamily/Townhouses	Medium
DA20584	Lake Laura (Resource Group)	Various	Lake Laura Condo No 1 Lake Laura No 2 Condo	Kendale Lakes	1973	O	Mansard	Multifamily/Townhouses	High
DA20585	Taracomo Townhomes (Resource Group)	Various	Taracoma Townhomes Condo	Kendale Lakes	1974	O	Late Expressionism	Multifamily/Townhouses	High
DA20569	Kendale Lakes Master Townhouses (Resource Group)	Various	Kendale Lakes Th Condo 1 Kendale Lakes Townhouse Condo 2	Winston Park	1971	O	Mansard	Multifamily/Townhouses	Medium

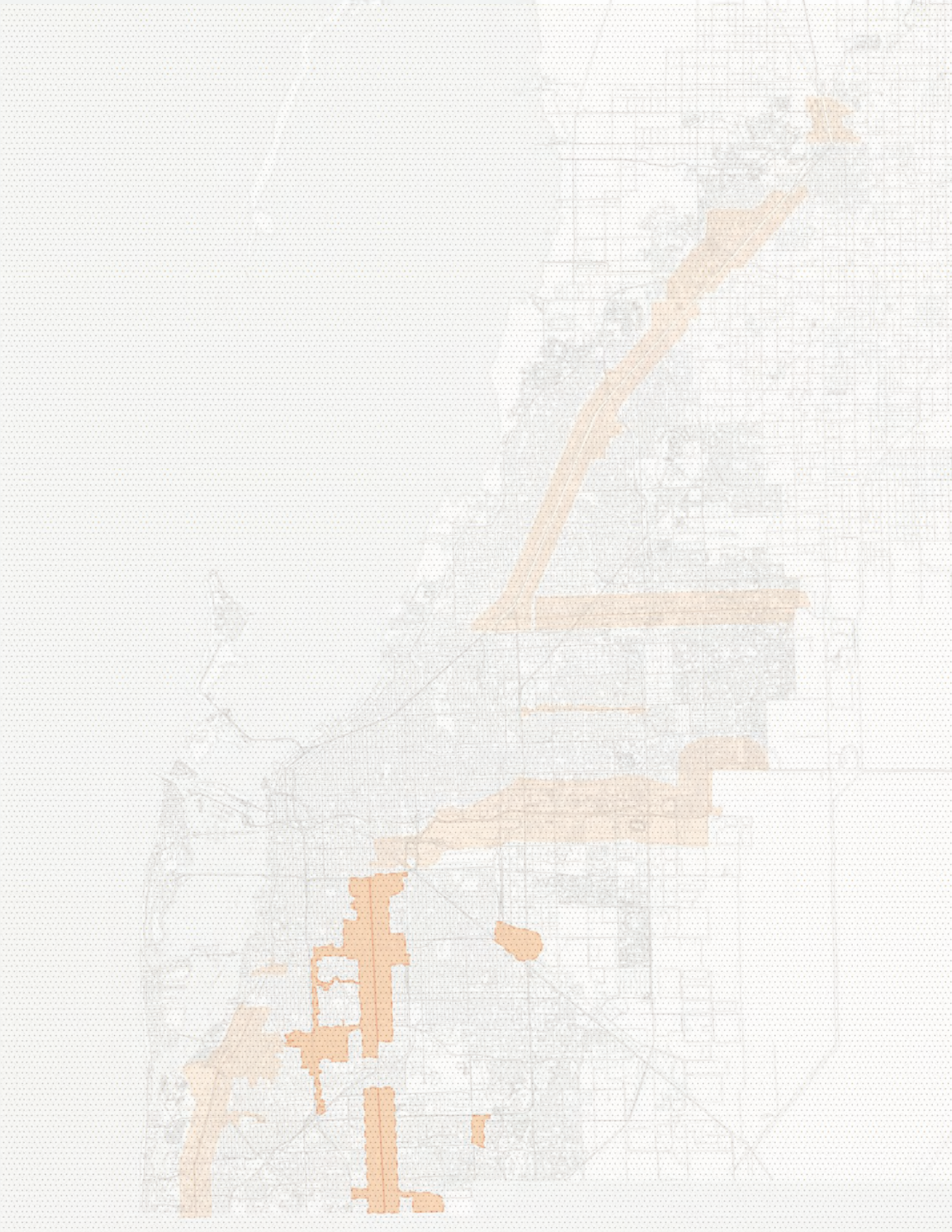
Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20586	Horizons West (Resource Group)	Various	Horizons West Condo 2	Winston Park	1981	O	Catwalk/Postwar Modern	Multifamily/Garden Apartments	Medium
DA19919	Calusa Club Elementary School	9508 W Calusa Club Dr	Calusa Club Ests 3Rd Addn	The Crossings	1981	O	Postwar Modern	Education	Medium
DA20588	Calusa Club Estates (Resource Group)	Various	Calusa Club Ests Calusa Club Ests 2Nd Addn Calusa Club Ests 6Th Addn Calusa Club Ests 7Th Addn	The Crossings	1976	O	Mixed	Postwar Tract Home Subdivision	Medium
DA20589	Lindgren Canal (Resource Group)	Lindgren Canal	No Data	The Crossings	1960s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20590	Camelot (Resource Group)	Various	Camelot One Condo Camelot Three Condo	Kings Meadow	1971	O	Mansard	Multifamily/Townhouses	High
DA20591	The Hammocks (Resource Group)	Various	Hammocks Sec 1 Pb 108-98 - Additional	The Hammocks	1980	X	California	Community Planning	High
DA20592	Kendall Walk (Resource Group)	Various	Kendall Walk	The Hammocks	1981	X	California	Multifamily/Townhouses	Medium
DA02902	Alexander Montesson School	6050 SW 57th Ave	No Data	City Center	1929	X	Mediterranean Revival	Education	Medium
DA20352	AT&T (Bellsouth Corporation)	6100 SW 57th Ave	University Manor	City Center	1973	X	Brutalism	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	Medium
DA17271	Dade Federal Current: Chase Mortgage	10301 S Dixie Hwy	Flagler Groves Ests Sec 1	Flagler Grove Estates / Kendall Gardens	1963	X	Postwar Modern	Office Building/Bank	Medium
DA19922	Miami Healthy Smiles	8861 SW 69th Ct	North Kendall	Flagler Grove Estates / Kendall Gardens	1975	X	Late Modern	Office Building/Professional	Medium
DA20626	Kendall Plaza (Resource Group)	Various	Kendall Plaza	Flagler Grove Estates /Kendall Gardens	1957	X	Mixed	Shopping Plaza	High
DA20627	Kendall House Apartments (Resource Group)	9101 SW 72nd Ave	Unplatted	Flagler Grove Estates /Kendall Gardens	1966	X	Mansard	Multifamily/Garden Apartments	High
DA20628	Gardens of Pinecrest (Resource Group)	8800 SW 68th Ct	Unplatted	Flagler Grove Estates /Kendall Gardens	1963	X	Mansard	Multifamily/Garden Apartments	Medium
DA19923	House	6735 SW 92nd St	Ludlam Acres	Flagler Groves Estates	1959	X	Ranch	Postwar Single Family Home	Medium
DA19924	House	6800 SW 92nd St	Unplatted	Flagler Groves Estates	1956	X	Mansard	Postwar Single Family Home	Medium
DA20629	Breezeswept Acres (Resource Group)	Various	Breezeswept Acres	Flagler Groves Estates	1955	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20631	Hillmont (Resource Group)	Various	Hillmont	Flagler Groves Estates	1957	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20632	North Kendall (Resource Group)	Various	North Kendall	Flagler Groves Estates	1946	X	Ranch	Postwar Subdivision	Medium
DA19925	$7 Carwash	9750 N Kendall Dr	Greater Miami Dev Sec A	Kendale	1969	X	Mansard	Commercial/Retail	High
DA19926	Financial Federal (Current: Bank of America)	8991 SW 107th Ave	Kendale Sec 1	Kendale	1971	X	Postwar Modern	Office Building/Bank	High
DA19927	Kendale Elementary	10693 SW 93rd St	Kendale Section 1	Kendale	1968	X	Postwar Modern	Education	High
DA20636	Kendale Country Club Estates (Resource Group)	Various	Kendale Country Club Ests Kendale Country Club Ests 1St Addn	Kendale	1966	O	Mixed	Postwar Tract Home Subdivision	Medium
DA20637	Kendale (Resource Group)	Various	Kendale Sec 1 Kendale Sec 2 Kendale Sec 3	Kendale	1965	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20638	Puerta del Sol of Kendall (Resource Group)	9958 N Kendall Dr	Puerta Del Sol Condo	Kendale	1968	X	Mansard	Multifamily/Garden Apartments	High
DA20639	Habitat Estates (Resource Group)	Various	Habitat Ests Sec 1 Habitat Ests Sec 2 Habitat Ests Sec 3	Kendale	1979	O	California	Postwar Tract Home Subdivision	Medium
DA04658	Bilingual Cooperative Preschool	1205 Sunset Dr	No Data	Sunset Acres Estates	1901	X	Masonry Vernacular	Prewar Single Family Home	High
DA19928	Riviera presbyterian Church	5275 Sunset Dr	No Data	Sunset Acres Estates	1967	X	Beaux-Arts	Religious	High
DA20640	High Pines (Resource Group)	Various	High Pines Amd High Pines 2Nd Amd Rev	Sunset Acres Estates	1945	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20641	Our Lady of Lourdes Academy (Resource Group)	5525 SW 84th St	W T Hardee-S Sub	Sunset Acres Estates	1951	X	Mixed	Education	High

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DA20587	Winston Park (Resource Group)	Various	Winston Park Unit 1 Pb 95-10 Winston Park Unit One 1St Addn Winston Park Unit 2 Pb 96-27 Winston Park Unit 7 Winston Park Unit 8 Winston Park Unit 9 Pb 110-51	Winston	1973	O	Mixed	Postwar Tract Home Subdivision	Medium
DA19930	Emerson Elementary School	8001 SW 36th St	No Data	Coral Way Village	1955	X	Contemporary	Education	High
DA19931	Apartment Complex	3900 SW 78th Ct	No Data	Coral Way Village	1963	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA19932	Commercial Building - Maruchi clothing Outlet	7855 Bird Rd	No Data	Coral Way Village	1972	X	Postwar Modern	Shopping Plaza	High
DA19933	Burger Bar (Current: Arbetters Chili Dog)	8747 SW 40th St	Bird Road Highlands	Westchester	1967	X	Postwar Modern	Commercial/Retail	Medium
DA19934	Iris Plaza	8157 SW 40th St	Brandon Mijares Tr	Westchester	1972	X	Postwar Modern	Shopping Plaza	Medium
DA19935	One Westar Plaza - Shopping Plaza	8443 SW 40th St	Landmans 2Nd	Westchester	1978	X	Late Modern	Shopping Plaza	Medium
DA19962	Asados El Paisa	9401 SW 40th St	Breezy Acres	Westchester	1961	X	Postwar Modern	Commercial/Retail	High
DA19963	My Glow Beauty Studio	8250 Bird Rd	The Perry Gazlay Rlty Co	Westchester	1966	X	Pavilion	Commercial/Retail	High
DA20111	Farm Store	8801 SW 40th St	Bird Road Highlands	Westchester	1957	X	Mimo Commercial	Commercial/Retail	High
DA20644	St. John Vianney College Seminary (Resource Group)	2900 SW 87th Ave	St Brendan St John Vianney Plat	Westchester	1963	X	Mixed	Religious	High
DA20593	Tropical Park (Resource Group)	7900 SW 40th St	Tropical Park	SW 82nd Ave/SW 56th St	1970	X	Mixed	Park	High
DA11587	Wells Fargo	9600 Bird Rd	El Dorado Plains Subdivision	Olympia Heights	1964	X	Postwar Modern	Office Building/Bank	High
DA19936	Crest Quality Cleaners	9200 SW 40th St	Ascot Park	Olympia Heights	1966	X	Postwar Modern	Commercial/Retail	High
DA19937	Medical Offices	9230 SW 40th St	Ascot Park	Olympia Heights	1965	X	Postwar Modern	Office Building/Professional	Medium
DA19938	J&B Building (current: Shopping Plaza)	9252 SW 40th St	Ascot Park	Olympia Heights	1975	X	Mansard	Shopping Plaza/Office Mixed Use	Medium
DA19939	Former: Van Orsdel's Mortuary (Current: Southeast Veterinary Neurology)	9300 SW 40th St	Ascot Park	Olympia Heights	1966	X	Postwar Modern	Commercial/Retail	Medium
DA19940	Kinney Shoes (Current: Bird Road Shoppes)	9370 SW 40th St	Ascot Park	Olympia Heights	1970	X	Mimo Commercial	Commercial/Retail	High
DA19941	Trulieve Olympia Heights Dispensary	9578 SW 40th St	El Dorado Plains Sub	Olympia Heights	1965	X	Postwar Modern	Commercial/Retail	High
DA19943	Bird Road Car Accessories	9000 Bird Rd	Olympia Gardens	Olympia Heights	1967	X	Mimo Commercial	Commercial/Retail	High
DA19944	Frankie's Pizza	9118 SW 40th St	Olympia Gdns	Olympia Heights	1950	X	Masonry Vernacular	Commercial/Retail	Medium
DA19945	Reliable Radio & TV (current: Casa Blanco Mattress & Furniture Gallery)	9193 SW 40th St	Olympic Hgts	Olympia Heights	1963	X	Mansard	Commercial/Retail	High
DA20642	Bird Bowl Bowling Center (Resource Group)	9209 SW 40th St	No Data	Olympia Heights	1956	X	Postwar Modern	Commercial/Retail	High
DA11586	Royal Palm Elementary	4200 SW 112th Ct	Westwood Lake	Westwood Lakes	1956	X	Contemporary	Education	High
DA19946	Little Shaver. Current: Little Heroes Academy	11165 SW 40th St	No Data	Westwood Lakes	1968	X	Concrete Shell	Commercial/Retail	High
DA19947	Hope Chapel Miami	10600 SW 40th St	No Data	Westwood Lakes	1971	X	Postwar Modern	Religious	High
DA20111	Current: La Variada Flowers Store (Former: Farm Store)	10737 SW 40th St	No Data	Westwood Lakes	1959	X	Mimo Commercial	Commercial/Retail	High
DA20594	Westwood Lake (Resource Group)	Various	Westwood Lake	Westwood Lakes	1955	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA19949	Olympia Heights Elementary	9797 SW 40th St	No Data	SW 34th St/SW 104th Ave	1953	X	Postwar Modern	Education	Medium
DA19950	Pizza Hut	10691 Bird Rd	No Data	SW 34th St/SW 104th Ave	1965	X	Pavilion	Commercial/Retail	High
DA19951	Goldland Plaza	10501 SW 40th St	No Data	SW 34th St/SW 104th Ave	1982	X	Mansard	Shopping Plaza	Medium
DA19952	Shopping Plaza	9801 SW 40th St	No Data	SW 34th St/SW 104th Ave	1953	X	Postwar Modern	Shopping Plaza	Medium
DA19953	Southern Bell (Current: Schoolhouse Preparatory Wolfpack)	3800 SW 108th Ave	Fryd Center	SW 34th St/SW 109th Ave	1970	X	Mansard	Adapted Use	High
DA19954	Concord Shopping Plaza	11241 SW 40th St	Shell Sub	SW 34th St/SW 109th Ave	2011	X	Postwar Modern	Shopping Mall	Medium
DA20595	Apartmentos Asturias Court (Resource Group)	3995 SW 108th Ave	No Data	SW 34th St/SW 109th Ave	1971	X	Mission	Multifamily/Garden Apartments	Medium

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DA19955	Yesterday and Today Records	6340 SW 40th St	Bird Road Ests Amd	Out of Bound	1975	X	Late Modern	Shopping Plaza	Medium
DA19956	Olympia Heights Methodist Church (current: True Vine Christian Church)	3801 SW 97th Ave	Breezy Acres	SW 93rd Ct/SW 32nd St	1963	X	New Formalism	Religious	High
DA19957	Shopping Plaza	9501 SW 40th St	Breezy Acres	SW 93rd Ct/SW 32nd St	1959	X	Postwar Modern	Shopping Plaza	Medium
DA19959	Christopher Columbus High School	3000 SW 87th Ave	Christopher Columbus High School	West Coral Gables	1963	X	Postwar Modern	Education	High
DA19960	St Brendan Catholic Church	8725 SW 32nd St	St Brendan St John Vianney Plat	West Coral Gables	1963	X	California	Religious	High
DA19961	St Brendan Catholic Elementary School	8755 SW 32nd St	West Coral Gables	West Coral Gables	1965	X	Postwar Modern	Education	High
DA20005	Christopher Columbus/St Brendan/St. John Vianney (Resource Group)	Various	Christopher Columbus High School	West Coral Gables	1963	X	Postwar Modern	Education	High
DA10049	Executive Airport Hotel	6700 NW 13th St	Semrocsa 4Th Addn	Miami International Airport	1956	O	Mansard	Motel	Medium
DA19964	St. Dominic Catholic church	5909 NW 7th St	No Data	Miami International Airport	1963	X	Postwar Modern	Religious	High
DA20596	Milam Warehouse (Resource Group)	7251 NW 12th St	Milam Warehouse Condo	Miami International Airport	1978	X	Late Modern	Industrial Park	Medium
DA20597	Miami International Airport and International Cargo Center (Resource Group)	Various	No Data	Miami International Airport	1928	X	Mixed	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA19966	Comep USA, Inc.	1301 NW 89th Ct	Mayan Sub	Airport Industrial Center	1972	O	Postwar Modern	Industrial	Medium
DA19967	El dorado furniture ofc bldg	1255 NW 72nd Ave	No Data	Airport Industrial Center	1968	X	Postwar Modern	Industrial	Medium
DA19968	Air Sea Shipping	1955 NW 72nd Ave	No Data	Airport Industrial Center	1976	X	Postwar Modern	Industrial	Medium
DA19969	El Dorado Furniture - Airport Boulevard	1260 NW 72nd Ave	No Data	Airport Industrial Center	1980	X	Brutalism	Industrial	High
DA20598	The Landing (Resource Group)	Various	Airport Corporate Center	Airport Industrial Center	1981	O	Late Modern	Office and Industrial Park	High
DA20599	America's Gateway Park Industrial Park (Resource Group)	Various	Americas Gateway Park Sec 1 Americas Gateway Park Sec 2	Airport Industrial Center	1979	O	Mixed	Industrial Park	Medium
DA20600	Dade Central Service Building Complex (Resource Group)	9300 NW 13th St	Dade Central Service Centers Amd Plat	Airport Industrial Center	1972	O	Industrial Vernacular	Industrial Park	High
DA20601	Expressway Industrial Park (Resource Group)	Various	Expressway Industrial Park	Airport Industrial Center	1976	O	Mixed	Industrial Park	Medium
DA20602	Miami Airport Industrial Park (Resource Group)	Various	Miami Airport Industrial Park First Addn To Commerce Park	Airport Industrial Center	1968	X	Industrial Vernacular	Industrial Park	Medium
DA20603	Lago Industrial (Resource Group)	Various	Lago Industrial	Airport Industrial Center	1980	O	Mixed	Industrial Park	Medium
DA20605	Miami International Commerce Center (Resource Group)	Various	Miami International Commerce Center Sec 4 Miami International Commerce Center Sec 5 Miami Intl Commerce Ctr Sec 13	Airport Industrial Center	1981	O	Mixed	Industrial Park	Medium
DA20606	Albizu University/Doral Academy Elementary (Resource Group)	2173 NW 99th Ave	Dade Division A H S Corporation Beacon At Nw 97 Avenue	Vanderbilt Park	1969	X	Brutalism	Education	High
DA20607	Miami Free Zone Industrial (Resource Group)	Various	Miami Free Zone Replat	Vanderbilt Park	1979	X	Postwar Modern	Industrial Park	Medium
DA19970	La Gran Colombia Travel	7630 W Flagler St	Flagami 2Nd Addn Corrected Plat	W Flagler St	1961	X	Contemporary	Postwar Single Family Home	Medium
DA19971	Aquarius	225 NW 72nd Ave	No Data	W Flagler St	1971	X	Catwalk/Neo Greek Revival	Multifamily/Garden Apartments	High
DA19972	Apartment Complex	399 NW 72nd Ave	Villas San Miguel Condo	W Flagler St	1973	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA19973	Miami Masjid	295 Northwest Dr	Winona Park 1St Addn	W Flagler St	1950	X	Ranch	Religious	Medium
DA19974	Triangle Shopping Center	7301 W Flagler St	Winona Park 1St Addn	W Flagler St	1981	X	Late Modern	Shopping Plaza/Office Mixed Use	Medium

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DA19975	Food City Market (Current: Latin American Market)	7365 W Flagler St	Winona Park 1St Addn	W Flagler St	1946	X	Masonry Vernacular	Commercial/Retail	Medium
DA19976	Airport Executive Tower 1	1150 NW 72nd Ave	Wood Farms	W Flagler St	1973	O	Postwar Modern	Office Building	High
DA19977	Airport Executive Tower 2	7270 NW 12th St	Wood Farms	W Flagler St	1981	X	Postwar Modern	Office Building	High
DA19978	Ramada Inn Current: Days Inn	7250 NW 11th St	Wood Farms	W Flagler St	1973	X	International Style	Hotel	Medium
DA20608	Apartment Complex (Resource Group)	525 NW 72nd Ave	Almeida Tr Rev	W Flagler St	1975	X	Late Modern	Multifamily/Apartment Building and Complex	Medium
DA20609	Flagami (Resource Group)	Various	Flagami 2Nd Addn Flagami 2Nd Addn Corrected Plat	W Flagler St	1925	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA20610	Lago Condiminio (Resource Group)	295 NW 72nd Ave	Lago Condo	W Flagler St	1973	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20611	Winona Park (Resource Group)	Various	Winona Park 1St Addn	W Flagler St	1925	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA19990	Shopping Plaza - All Bakery	300 SW 109th Ave	J L L P Sub	Sweetwater	1973	O	Mansard	Shopping Plaza/Residential Mixed Use	Medium
DA19991	Biltmore Plaza Shopping Center (current: Flagler 103 Shoppes)	10300 W Flagler St	Le Mans Sub	Sweetwater	1977	X	Mansard	Shopping Plaza/Office Mixed Use	Medium
DA19992	Jose Marti statue	SW 115th Ave	No Data	Sweetwater	1981	O	Not Applicable	Public Art	High
DA19993	Belen Jesuit Preparatory School (Resource Group)	500 SW 127th Ave	No Data	Sweetwater	1981	O	Brutalism	Education	High
DA19994	Conchita Espinosa Conservatory Of The Arts	12975 SW 6th St	Sweetwater Ests Sub	Sweetwater	1979	O	Postwar Modern	Education	Medium
DA19995	Sweetwater Police Station	500 SW 109 Ave	Sweetwater Groves	Sweetwater	1977	O	Late Modern	Civic	High
DA19996	Miami Christian School	200 NW 109th Ave	Sweetwater Groves	Sweetwater	1958	O	Brutalism	Education	Medium
DA19997	Sweetwater Baptist Church/Iglesia Bautista de Sweetwater	11132 SW 3rd St	Sweetwater Groves	Sweetwater	1950	O	Postwar Modern	Religious	Medium
DA20111	Farm Store	11190 W Flagler St	Sweetwater Groves	Sweetwater	1977	O	Mimo Commercial	Commercial/Retail	High
DA20612	Casa Grande Condo (Resource Group)	Various	Casa Grande Condo	Sweetwater	1979	O	California	Duplex Patio Homes	Medium
DA20613	Laguna Club Condominiums (Resource Group)	318 NW 107th Ave	Laguna Club Condo	Sweetwater	1981	X	Mansard	Multifamily/Townhouses	High
DA20614	Sweetwater Estates (Resource Group)	Various	Sweetwater Ests Sub	Sweetwater	1927	O	Mixed	Postwar Subdivision	Medium
DA20615	Sweetwater Groves (Resource Group)	Various	Sweetwater Groves	Sweetwater	1925	O	Mixed	Prewar Subdivision	Medium
DA20616	Sweetwater Park (Resource Group)	Various	Sweetwater Park	Sweetwater	1979	O	California	Duplex Patio Homes	Medium
DA20617	Sweetwater Villas (Resource Group)	Various	Sweetwater Villas	Sweetwater	1980	X	California	Duplex Patio Homes	Medium
DA20618	Villas Townhouses of Sweetwater (Resource Group)	Various	Villas Townhouses Of Sweetwater Condo	Sweetwater	1974	O	Mansard	Multifamily/Townhouses	Medium
DA20643	Lil Abner Mobile Home Park (Resource Group)	Various	Sweetwater Groves	Sweetwater	1971	X	Mixed	Trailer and Mobile Home Park	High
DA06453	Tamiami Canal (Resource Group)	Tamiami Canal	No Data	Tamiami	1920s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA11528	North Line Canal (Resource Group)	North Line Canal	No Data	Tamiami	1930s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20621	University Lakes (Resource Group)	Various	No Data	Tamiami Lakes	1971	O	Mixed	Trailer and Mobile Home Park	High
DA20622	Tamiami Lakes (Resource Group)	Various	Tamiami Lakes Sec 1 Tamiami Lakes Sec 2 Tamiami Lakes Sec 4 Tamiami Lakes Sec 5 Tamiami Lakes Sec 6	Tamiami Lakes	1977	O	Mixed	Patio Homes	High
DA20623	Tamiami Lakes Townhouse (Resource Group)	Various	Tamiami Lakes Townhouse Sec 1	Tamiami Lakes	1980	O	California	Multifamily/Townhouses	High
DA19998	Krome Detention Center	18201 SW 12th St	No Data	Tamiami Trail	1965	X	Mixed, none dominant	Civic	High
DA19979	The Centre at Waterways	8700 W Flagler St	8700 Flagler Sub	Fontainebleau Park	1980	O	Postwar Modern	Office Building	High

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DA19980	Shopping Plaza - Blue Grotto	9610 Fontainebleau Blvd	Bleau Grotto Villas	Fontainebleau Park	1973	O	Mansard	Shopping Plaza	High
DA19981	E.W.F. Stirrup Elementary	330 NW 97th Ave	Fontainebleau Park West Sec 5	Fontainebleau Park	1976	X	Postwar Modern	Education	High
DA19982	Florida Power and Light Co. (Current: The Current Miami)	9250 W Flagler St	Fp&L Center	Fontainebleau Park	1974	X	Late Modern	Office Building	High
DA19983	The Big Five (Resource Group)	600 SW 92nd Ave	No Data	Fontainebleau Park	1970	O	Mixed, none dominant	Civic	High
DA19984	Tropical Telco Federal Credit Union	8000 NW 7th St	Tropical Telco	Fontainebleau Park	1981	O	Brutalism	Office Building	Medium
DA20633	Fairway Lakes Village (Resource Group)	Various	Fontainebleau Park West Villas	Fontainebleau Park	1981	X	California	Patio Homes	Medium
DA20634	Fontainebleau Park (Resource Group)	Various	The Pineside Sub Indian Summer Vlg Condo Ph 1 Thru 6 Indian Lake Village Ii Condo Ph 1 Thru 6 Golfview Club @ Fontainebeau Pk Condo	Fontainebleau Park	1979	X	Mixed	Community Planning	High
DA20635	Lennar Executive Center (Current: QUATTRO) (Resource Group)	Various	Lennar Executive Center 2Nd Addn	Fontainebleau Park	1982	X	New Formalism	Office Park	High
DA19985	Seminole Elementary	121 SW 78th Pl	Flagami 3Rd Addition	Fountainebleau	1955	O	Postwar Modern	Education	High
DA19986	Bank of America	7760 W Flagler St	Flagami 3Rd Addn Corrected Plat	Fountainebleau	1974	O	Late Modern	Office Building/Bank	Medium
DA19987	FIU-Engineering Center	10575 W Flagler St	Richardson-Kellett Land Co Sub	Fountainebleau	1980	X	International Style	Office Building	High
DA19988	Truist	7900 W Flagler St	Flagami 3Rd Addn	Fountainebleau	1981	O	Late Modern	Office Building/Bank	Medium
DA19989	Sweetwater Chapel (current: Our Lady of the Divine Providence Catholic Church)	10205 W Flagler St	Our Lady Of The Divine Providence Tract	Fountainebleau	1979	O	Masonry Vernacular	Religious	High



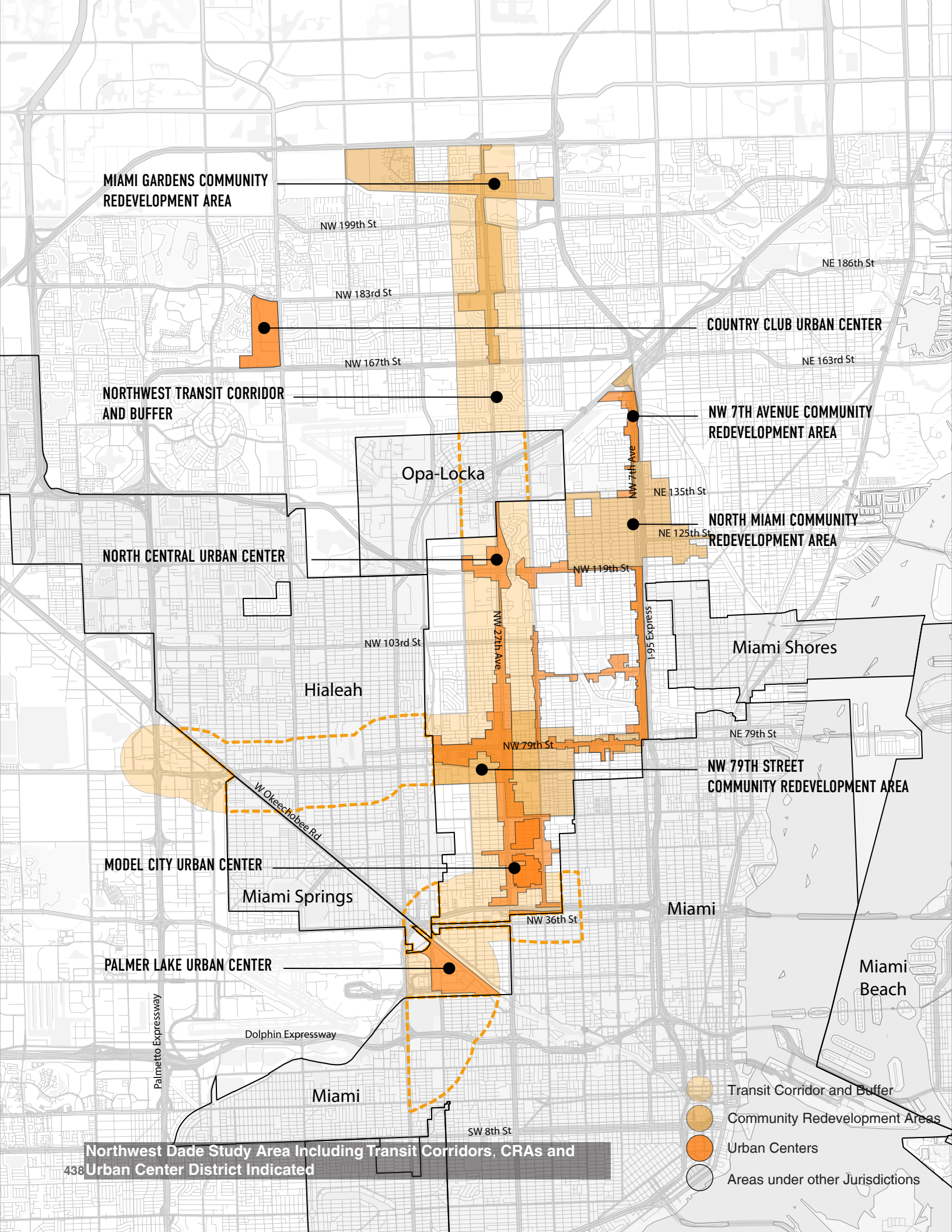
Northwest Dade

Early Postwar Suburban Growth and Black Migration

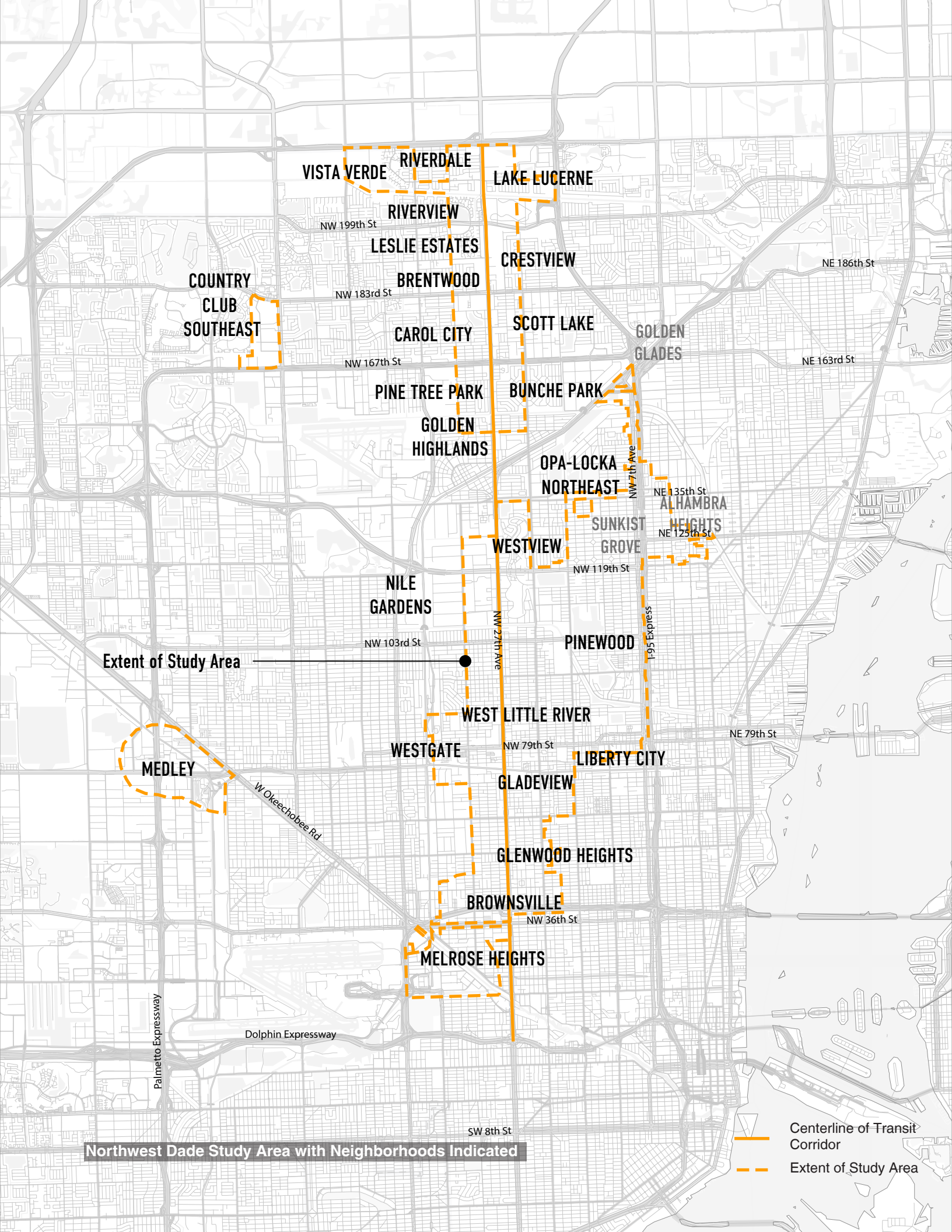
The **North Corridor** in northwest Miami-Dade County stretches along NW 27th Avenue from Melrose Heights near Miami International Airport to Miami Gardens on the County's northern border. Identified under Miami-Dade County Comprehensive Development Master Plan SMART Program, the corridor and its buffer areas form a spine augmented by districts under the jurisdiction of Community Redevelopment Agencies (CRAs) or designated by the County as Urban Center Districts. The CRAs include the **NW 79th Street Corridor CRA**, the **Northwest 7th Avenue CRA**, and the **North Miami CRA**. The Urban Centers include the **North Central Urban Area District** (NCUAD), the **Model City Urban Center District** (MCUCD), and **Country Club Urban Area District** (CCUAD). The study area encompasses sections of un-incorporated Miami-Dade County, as well the municipalities of North Miami, Miami Gardens and Medley. The City of Opa-locka, also located on the North Corridor, has its own historic preservation jurisdiction, and is not included in this study.

Today's Northwest Miami is a product of suburban growth. It comprises some of Miami's most diverse communities but is especially relevant to Black life and history in Dade County. In the early 20th century, Black settlement grew west of Lemon City in the area once known as Orange Ridge, in subdivisions like Para Villa Heights, Brown's Subdivision and Liberty City. The area's future as home to segregated Black communities, under an increasingly apparent system of Jim Crow racial planning, became more pronounced after it was consecrated/dedicated for Black settlement by the Dade County Commission in the 1930s. Liberty Square, Miami's first public housing, financed by the Public Works Administration (PWA) and developed in 1937 for Black families, was located in Liberty City, helping to make the area the core of more Black settlement, as well as future public housing. Even in the late 1960s, as the federally-designated Model City program "rebranded" areas of Liberty City and Brownsville into a new entity, the area was cast an official Black entity. From Liberty City, growth sprawled northward. Following an axis from downtown Miami through Liberty City to the north end of the county, GI-Bill funded suburban subdivisions like Eleanor Park, Biscayne River Gardens, and Bunche Park grew. Northward Black suburban expansion helped confirm Northwest Dade, with NW 27th Avenue as its main artery, as the primary center of Black life in Dade County, demonstrating a legacy of racial planning but also the continued promise of the suburban dream.

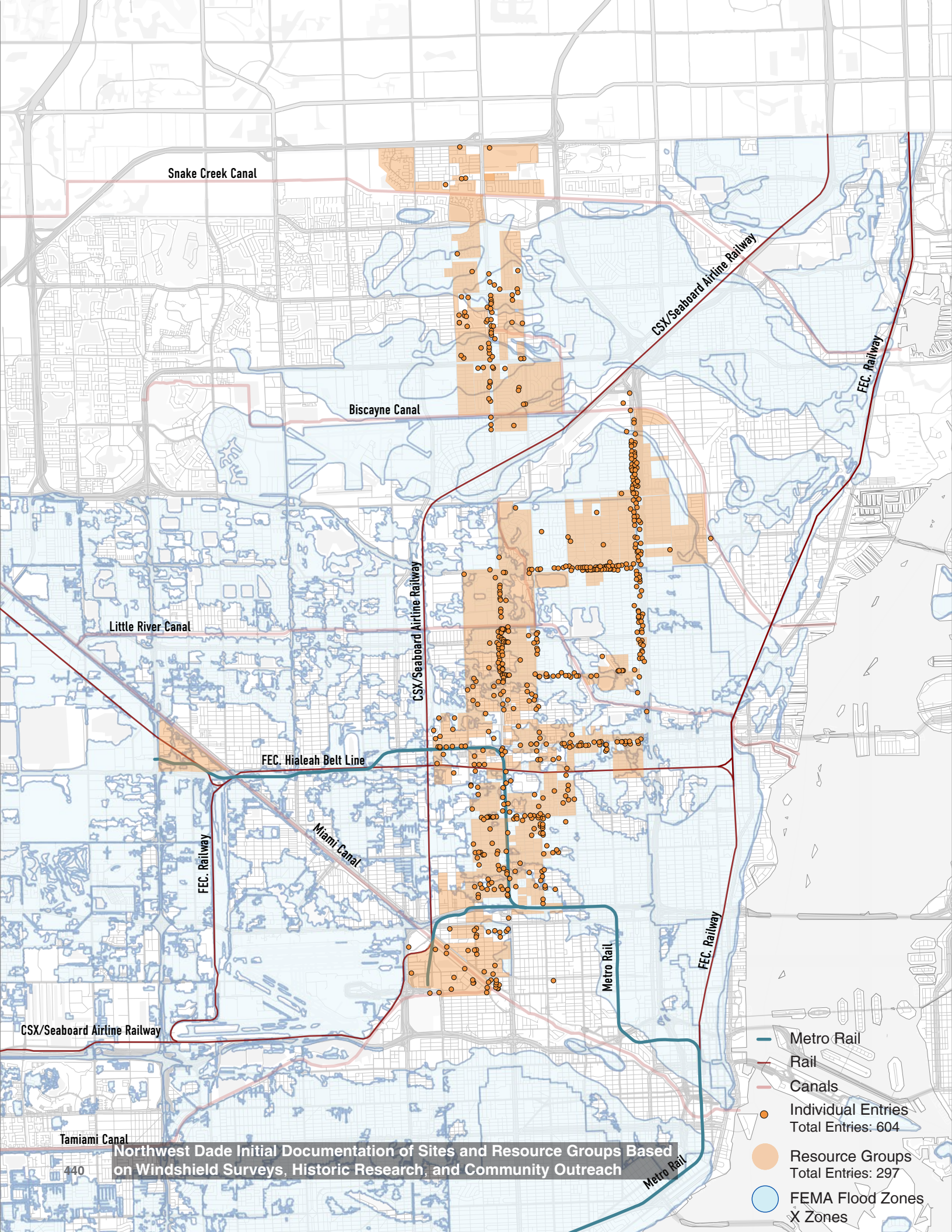
Other settlements were established around in the northwest area, including 1920s master-planned developments like Hialeah, Opa-locka, and Golf Park. These were joined by a multitude of small independently platted subdivisions before and after WWII. The northern edge of the area, once wetlands, was the last to be developed. The many neighborhoods here, built from suburban tracts of single-family homes, and later apartment complexes, duplex and triplex tracts, and some cluster-planned developments, spawned the development of commercial frontage along its principal arterials. Most important among these is the North Corridor itself, a mainly commercial strip anchored by the Northside Shopping Center at NW 79th Street and Miami Gardens Plaza at NW 183rd Street. From the Golden Glades southward, the Seaboard Airline railway, which skirts the area's west side, became an important postwar industrial corridor, supporting the growth of nearby areas with employment. Larger sites spawned important institutions and attractions, like Dade Junior College (today Miami-Dade College), and Calder Race Course.



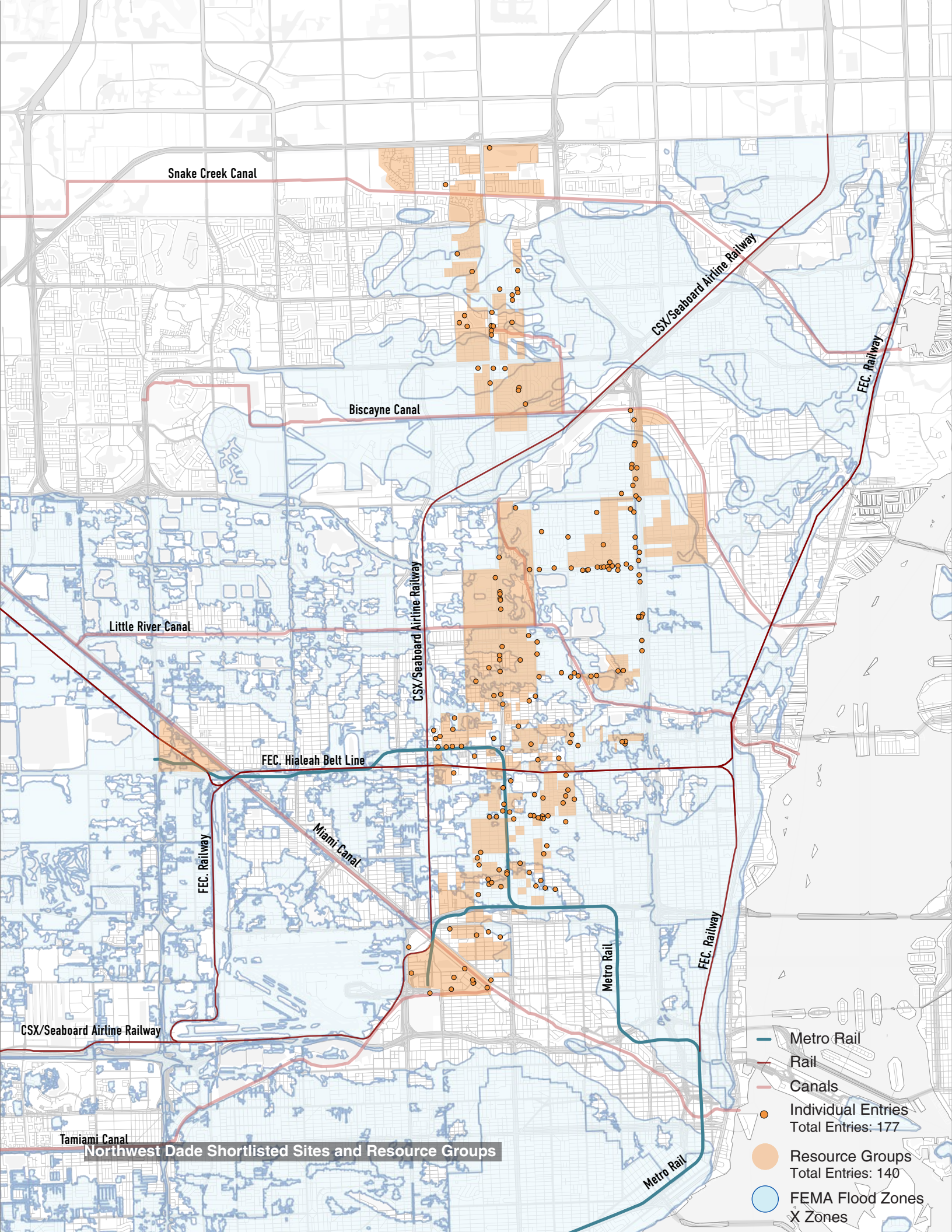
Northwest Dade Study Area Including Transit Corridors, CRAs and Urban Center District Indicated



Northwest Dade Study Area with Neighborhoods Indicated



Northwest Dade Initial Documentation of Sites and Resource Groups Based on Windshield Surveys, Historic Research, and Community Outreach


Snake Creek Canal
Biscayne Canal
Little River Canal
Tamiami Canal
CSX/Seaboard Airline Railway
FEC. Railway
FEC. Hialeah Belt Line
Miami Canal
Metro Rail
Northwest Dade Shortlisted Sites and Resource Groups
Metro Rail
Rail
Canals
Individual Entries
Total Entries: 177
Resource Groups
Total Entries: 140
FEMA Flood Zones
X Zones



N.W. 27th Ave, HistoryMiami Museum, *Miami News* Collection, May 28, 1954

Northwest Dade Corridor
Part I - Northwest Dade Context

Background: Sugar, Orchards, Dairyland and Boom-era Subdivisions

Before Northwest Dade developed its suburban identity, the frontier wilderness here was briefly cleared and cultivated for agricultural purposes. Among the first plans here were those of the **Everglades Sugar and Land Company,** one of the large land-holding companies spawned in South Florida by Governor Napoleon Broward's 1905 Everglades drainage and reclamation projects. In 1908, Everglades Sugar purchased a 30,000-acre land tract spanning two townships, or 72 square miles, stretching northward from present day NW 199th Street to the present-day New River in Fort Lauderdale (then Dade County). Everglades Sugar sought to unlock the agricultural potential of the region by cultivating cotton, rice, indigo, potato, and beets, but especially by growing and refining sugar. In the early 20th century, sugar was considered a vital commodity, part of a national strategy of sugar self-sufficiency. Subtropical South Florida was considered a key element of the nation's "Sugar Bowl."[1] If practices already established in Central Florida were any guide, sugar was also a profitable enterprise. In preparing Everglades lands for cultivation, the company built the **Snake Creek Canal**, which extended west from the natural watershed of Snake Creek at Fulford, draining the land. Everglades Sugar's cultivation plans were always experimental, and problems of scale, climate, economic feasibility, as well as the unsuitability of plantation-like systems in South Florida, made sugar production here illusory. Competition from Spanish Caribbean islands, rebranded as the "American Sugar Kingdom" when they came under American dominion following the Spanish American War, produced a sugar glut in the 1920s, further dooming the sugar enterprise. Snake Creek Canal stands as the principal testament to the dream of sugar in North Dade. Meanwhile, as attention shifted to urban development, the onetime lands of Everglades Sugar would be the last areas of northwest Dade to be developed, and bear the imprint of large-scale 1970s cluster planning.

Other modes of agricultural development were more successful in northwest Dade. Beginning in the 1890s, homesteads were established along area's high pine rockland ridges. As C. V. Blackman described in the *Miami Herald*, "Pine woods have given way to thrifty citrus and other fruit trees, comfortable to palatial homes have been erected, and there is a prosperity which is as lasting as the granite hills."[2] Threading through and around these rocklands, lowland areas like the Allapattah, Poco Moonshine, and Humbuggus prairies proved ideal for "truck farms," the small farms producing produce for local markets, and especially for the development of pastureland. A dairy industry became viable and profitable here following a series of technical breakthroughs, including the discovery of grasses acclimatized to marly soils (Para, Bermuda, Rhodes, and Japanese Cane), the breeding of cow stock that could survive Florida's heat, and the suppression of insects. By the 1920s, as American milk consumption spiked, Miami counted 60 dairies with 7,000 dairy cows, with the dairy industry centered in the prairies of northwest Dade.[3]

Among Dade's most significant dairies were the 1,000-acre **White Belt Dairy** at NW 30 Ave and 54th Street, the **Milam Farm Dairy** at NW 72nd Avenue (current Milam Dairy Road) and 36th Street, and the 1,500-acre **Ives Dairy**, west of Ojus (near current Ives Dairy Road). Smaller dairies proliferated around NW 27th Avenue, including the **Anderson's Dairy** at 79th Street, **Happy Farms Dairy**, and the **Melrose Dairy**, all of which gave their names to future residential subdivisions, and in some cases, major roadways. West of Fulford and Arch Creek were the **Enrico Dairy**, **Graham's Dairy** (future Town of Miami Lakes), **D.E. Blanton Dairy**, **W. M. Bennett Dairy**, **Gustafson Dairy** and the **Everglades Dairy**. Only decades after their founding, these large-acreage dairies became the foundations for efficient suburban development, and as the example of Miami Lakes illustrates, even the development of new towns.

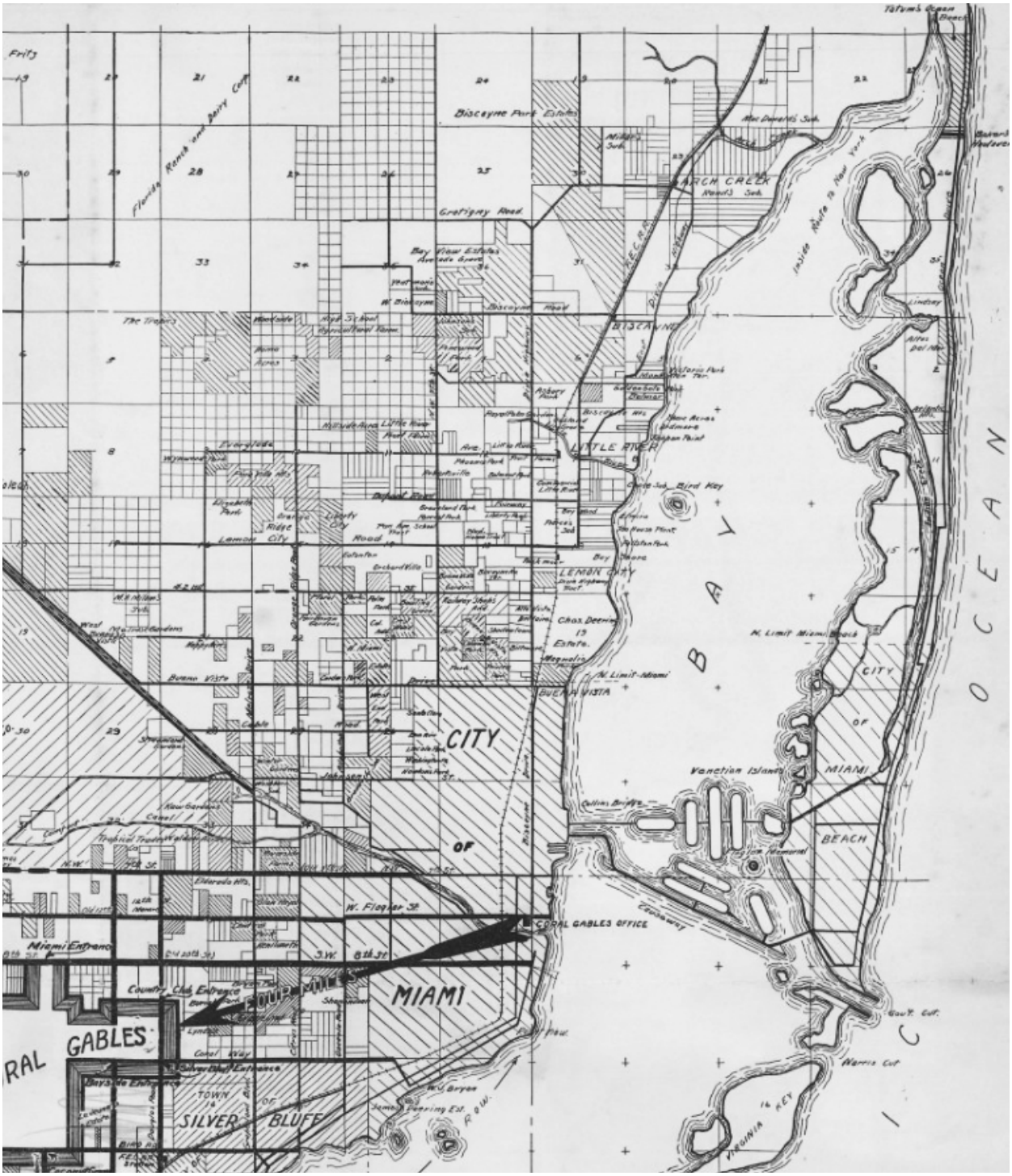
Foundations of Urban Development

Canal building, once state policy and responsible for South Florida's agricultural development, also laid the foundations for urban development. In addition to Everglades Sugar's **Snake Creek Canal** (1908-1913, aka Royal Glade Drainage Canal, or C-9), the **Little River Canal** (c. 1916, C-7), and the **Biscayne Canal** (c. 1923, C-8) were cut through northwest Dade, draining the land and protecting it from floods. Similarly, the railroads once crucial to agro-business development found new relevance as urban-industrial corridors. The **Hialeah Belt Line,** a branch of the Florida East Coast Railroad, was extended into northwest Dade in 1924, and the **Seaboard Air Line** Railroad was completed there in the late 1920s. Today, the canals and railroads retain most of their original form and function.

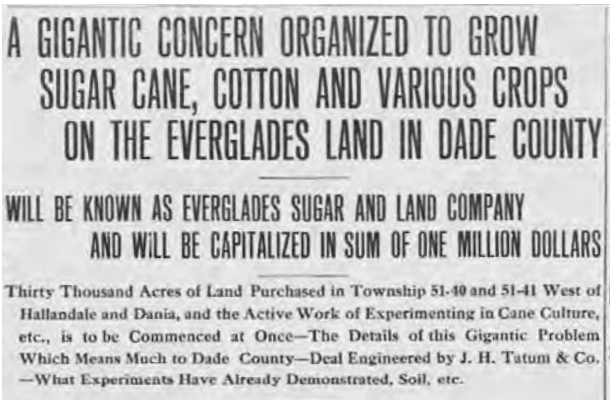
The county's primary arterial roads were extended into northwest Dade in the 1920s, further spurring its urban development. Lateral feeders came west from railroad towns along the FEC railroad, their original names now largely forgotten but their alignments still critical: from Buena Vista and Allapattah, **Buena Vista Drive** (current NW 36th Street); from Lemon City, **Lemon City Road** (current NW 62nd Street); from Little River, **Everglades Avenue** (current NW 79th Street); from Biscayne, **Biscayne Road** (current NW 95th Street); from Arch Creek, **Gratigny Road** (current NW 119th Street); from Fulford-by-the-Sea, **Golden Glades Road** (current NW 167th Street); and from Ojus, **Miami Gardens Drive** (current NW 183rd Street).

North-South feeders were especially important, as they connected the northwest to the growing center of Miami. **Grapeland Boulevard** (NW 27th Avenue) was among the most important of these early roads; connecting Coconut Grove to Miami as early as 1914, it crossed the Miami Canal in the early 1920s and was extended up the rock ridge to become a primary axis of north-south traffic. North of the Miami Canal, it acquired various names as it passed through a patchwork of emerging subdivisions: Musa Island Road near the river, Melrose Drive in **Melrose Heights**, Cypress Avenue in the **Garden of Allah Subdivision**, Section Street in **Elizabeth Park**, and Grove Avenue in **Brown's Sub**. In some parts, Grapeland Boulevard was 90-feet wide, including a 30-foot wide planted median (1920). It was rebadged as State Route 9 in 1946, and extended northward from 183rd Street (Miami Gardens Drive) in 1960, further increasing its importance as it opened northern sections of the county. Parallel with Grapeland Boulevard, to the east were **Orange Ridge Road** (current NW 22nd Avenue) and **Allapattah Drive** (current NW 17th Avenue). Along these arterials, real estate development began to mingle with agricultural uses.

NW 7th Avenue, another major north-south arterial, ran along the high elevation of what used to be Piney Woods. This axis, which connected northward to Palm Beach County, was once called the "up-state thoroughfare;" it was later incorporated into the federal highway program as US 441, at which point it connected as far north as Rocky Top Tennessee.[4] The importance of this axis would become clear in the 1960s, when it was chosen as the alignment of the North-South Highway (current I-95). Along this route, the elegant **Seventh Avenue Church of Christ** (c. 1942, current Masjid Al-Ansar) was built south of NW 55th Street. Just north of where it crossed Everglades Avenue (NW 79th Street) in Little River, the new communities of **Little River Highlands** (1925), **Pinewood Park** (1920-21), and **West Biscayne** (1922) were established. Around Gratigny Boulevard (NW 119 street, the lateral that connected East Dixie Highway to Hialeah), another group of subdivisions clustered, including **Parkwood Terrace** (1925), **Pinewood Terrace** (1925), **Gratigny Park** (1925), **Alhambra Heights** (1925), and **North Silvercrest Manor** (1925). One of the most interesting was **Sunkist Grove** (1925), where 880 lots were organized around five diamond-shaped parks.



Map of Metropolitan District, source unknown, December 1922



A GIGANTIC CONCERN ORGANIZED TO GROW SUGAR CANE, COTTON AND VARIOUS CROPS ON THE EVERGLADES LAND IN DADE COUNTY

WILL BE KNOWN AS EVERGLADES SUGAR AND LAND COMPANY AND WILL BE CAPITALIZED IN SUM OF ONE MILLION DOLLARS

Thirty Thousand Acres of Land Purchased in Township 51-40 and 51-41 West of Hallandale and Dania, and the Active Work of Experimenting in Cane Culture, etc., is to be Commenced at Once—The Details of this Gigantic Problem Which Means Much to Dade County—Deal Engineered by J. H. Tatum & Co. —What Experiments Have Already Demonstrated, Soil, etc.

Everglades Sugar & Land, *Miami News*, June 5, 1908



Jerseys

Pedigreed—pure bred—and carefully selected, and from them has been built the high reputation of Milam Dairy pure Milk and Rich Cream.

Pure-bred Jersey stock insures the finest quality of Milk and Cream—always.

For nearly 15 years this model Dairy has provided exceptional Milk and Cream to discriminating Miamians.

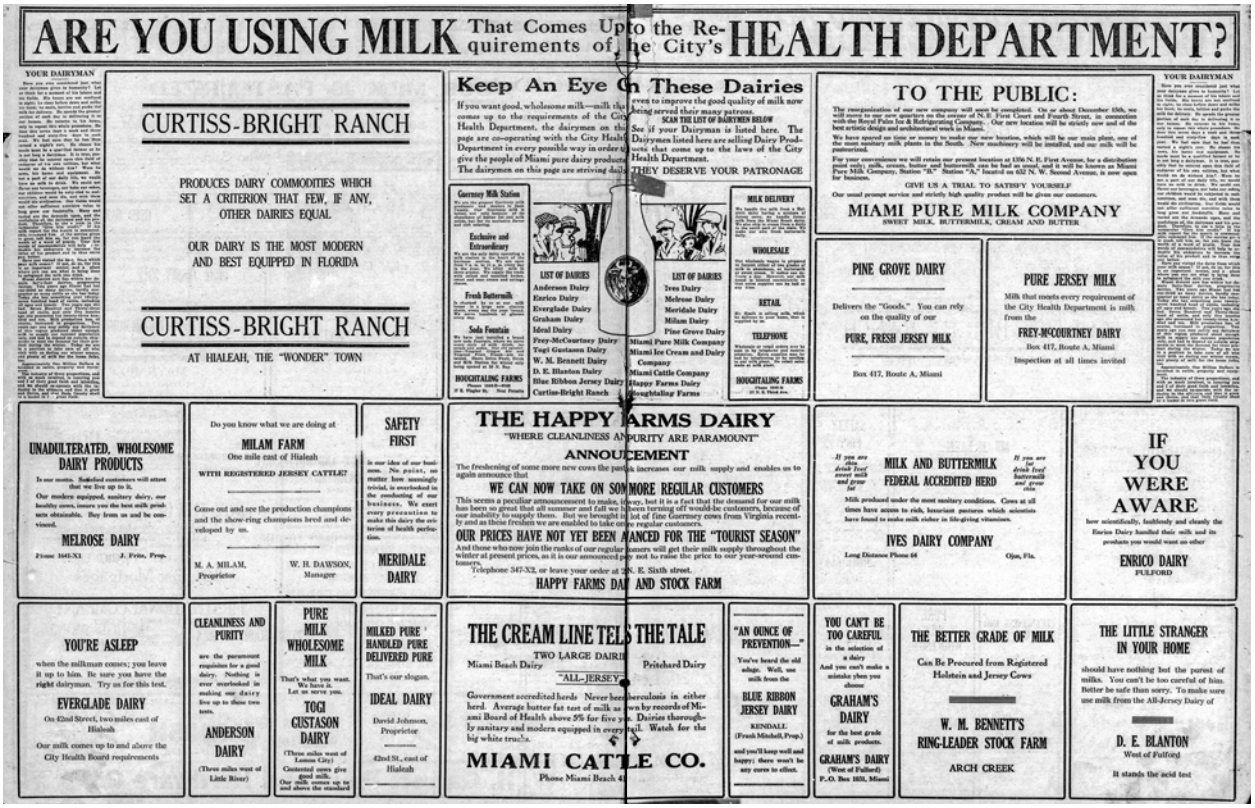
Use Milam Dairy products daily on your table. Phone us today—and let our delivery service take care of your needs.

MILAM FARM DAIRY

Breeders of Pure-Bred Jersey Cattle and Dispensers of Pure Jersey Milk and Cream

PHONE 2-3188 MIAMI P. O. BOX 2006

Milam Farm Dairy, *Miami Herald*, September 28, 1930



ARE YOU USING MILK That Comes Up to the Requirements of the City's HEALTH DEPARTMENT?

CURTISS-BRIGHT RANCH

PRODUCES DAIRY COMMODITIES WHICH SET A CRITERION THAT FEW, IF ANY, OTHER DAIRIES EQUAL

OUR DAIRY IS THE MOST MODERN AND BEST EQUIPPED IN FLORIDA

CURTISS-BRIGHT RANCH

AT HIALEAH, THE "WONDER" TOWN

Keep An Eye On These Dairies

SCAN THE LIST OF DAIRYMEN BELOW

THEY DESERVE YOUR PATRONAGE

LIST OF DAIRIES
Anderson Dairy
Enrico Dairy
Everglade Dairy
Graham Dairy
Ideal Dairy
Frey-McCourtney Dairy
Togi Gustason Dairy
W. M. Bennett Dairy
D. E. Blanton Dairy
Blue Ribbon Jersey Dairy
Curtiss-Bright Ranch

LIST OF DAIRIES
Ives Dairy
Melrose Dairy
Meridale Dairy
Milam Dairy
Pine Grove Dairy
Miami Pure Milk Company
Miami Ice Cream and Dairy Company
Miami Cattle Company
Happy Farms Dairy
Houghtaling Farms

TO THE PUBLIC:

MIAMI PURE MILK COMPANY
SWEET MILK, BUTTERMILK, CREAM AND BUTTER

PINE GROVE DAIRY

Delivers the "Goods." You can rely on the quality of our

PURE, FRESH JERSEY MILK

Box 417, Route A, Miami

PURE JERSEY MILK

Milk that meets every requirement of the City Health Department is milk from the

FREY-McCOURTNEY DAIRY

Box 417, Route A, Miami

Inspection at all times invited

UNADULTERATED, WHOLESOME DAIRY PRODUCTS

MELROSE DAIRY

MILAM FARM
One mile east of Hialeah
WITH REGISTERED JERSEY CATTLE?

M. A. MILAM, Proprietor
W. H. DAWSON, Manager

SAFETY FIRST

MERIDALE DAIRY

THE HAPPY FARMS DAIRY
"WHERE CLEANLINESS AND PURITY ARE PARAMOUNT"

ANNOUCEMENT

WE CAN NOW TAKE ON SOME MORE REGULAR CUSTOMERS

OUR PRICES HAVE NOT YET BEEN ADVANCED FOR THE "TOURIST SEASON"

HAPPY FARMS DAIRY AND STOCK FARM

MILK AND BUTTERMILK
FEDERAL ACCREDITED HERD

IVES DAIRY COMPANY

IF YOU WERE AWARE

ENRICO DAIRY

YOU'RE ASLEEP

EVERGLADE DAIRY

ANDERSON DAIRY

CLEANLINESS AND PURITY

PURE MILK WHOLESOME MILK

TOGI GUSTASON DAIRY

MILKED PURE HANDLED PURE DELIVERED PURE

IDEAL DAIRY

THE CREAM LINE TELLS THE TALE

TWO LARGE DAIRIES
Miami Beach Dairy
Pritchard Dairy
"ALL-JERSEY"

MIAMI CATTLE CO.

"AN OUNCE OF PREVENTION..."

BLUE RIBBON JERSEY DAIRY

KENDALL (Frank Mitchell, Prop.)

YOU CAN'T BE TOO CAREFUL

GRAHAM'S DAIRY

GRAHAM'S DAIRY
(West of Fulford)
P. O. Box 1031, Miami

THE BETTER GRADE OF MILK

Can Be Procured from Registered Holstein and Jersey Cows

W. M. BENNETT'S RING-LEADER STOCK FARM

ARCH CREEK

THE LITTLE STRANGER IN YOUR HOME

D. E. BLANTON
West of Fulford

Milk / Dairy, from "Are You Using Milk That Comes Up to the Requirements of the City's Health Department?" advertisement, *Miami Herald*, November 30, 1921

A Growing Black Center

Black settlement began early in the areas west of Lemon City, where productive orchards gave this district its first name: **Orange Ridge.** Here, two miles northwest of downtown and outside the hub of Miami's Central Negro District (current Overtown), a new Black center of settlement began to form.

Para Villa Heights (1915), developed by the Para Land Company and located in the Humbuggus Prairie west of Little River, was one of the earliest subdivision here. The company, founded by White developers J. H. Swink, W. Frank Blanton, and A. A. Brown, transformed thousands of acres into five-acre farms, one-acre truck farm tracts, and residence lots for Black settlers. Further south, on the edge of the Allapattah Prairie, W. L. Brown and Martha Brown, a Black couple, developed **Brown's Subdivision** (1916), similarly comprising acreage tracts and more modest single-family home lots. Also in this area, the **Railroad Shops Colored Addition** (1915), currently in the City of Miami but originally just north of the Miami city limits, offered "reasonably close to the new F.E.C. Railway Shops' tract… yet retired enough not to interfere with the white subdivisions."[5] A park and a site for an industrial school.[6] **Liberty City** (1922), developed by Floyd Davis, a White businessman, proposed a more urban subdivision planned around a central commercial thoroughfare, Broadway (current 18th Avenue), and running north from the Lemon City Road (current NW 62nd Street). By 1925, only three years after it was platted, the *Miami News* found prosperity on Broadway, which had "groceries, restaurants, rooming houses, churches, tailor and dry good shops, soft drink stands and billiard halls, everything in fact that goes to make up a growing community."[7] There was also a swimming pool and dance hall, and a population of 1,500. Around the same time, **Lincoln Memorial Park** (1924) in Brown's Subdivision was dedicated as the area's first Black cemetery, considered by many the most beautiful Black cemetery in the South.[8]

To some degree, all of these new northwestern suburban settlements were seen to be in line with the natural expansion of Miami's Overtown. Under the increasingly controlled systems of racial zoning that governed pre- and postwar development in Dade County, Para Villa Heights, Brown's Subdivision, and Liberty City helped lay the foundation for an important Black center here after World War II.

The Land Boom in Northwest Dade

During the Great Florida Land Boom of the 1920s, northwest Dade grew as housing subdivisions sprawled northward and westward from Miami, anchored by large developments in Hialeah, to the west, and Opa-locka, to the north. Grapeland Boulevard (current NW 27 Avenue) became the primary north-south axis connecting these developments. The crossroads of Grapeland Boulevard and Buena Vista Drive (current NW 36 Street), then among the most highly trafficked streets in NW Dade, became a hub of new subdivisions collectively known as "Uptown Miami": **Riverside Manor** (1925), **Grapeland Gardens** (1925), **36th Street Highlands** (1925), and most famously **Melrose Heights** (1924-5). Developed by German émigré Joachim Fritz on farmland he earlier developed as the Melrose Dairy, Melrose Heights was advertised as Miami's "largest close-in new suburb" and, with deference to Coral Gables, the "Subdivision Beautiful."[9][10] Like in Coral Gables, Fritz in 1925 initiated construction of a grand 350-room hotel as the centerpiece of the development. Named **The Fritz**, the hotel was intended to stand as a monument on Dade's bucolic northwest plains, and Fritz spared no expense. The two block-long "Riviera-type" hotel, designed by H. George Fink, featured carved stone walls, Spanish tile roofs, a mix of "Spanish, Italian, Moorish, Persian, and French motifs," and a 400 foot-long veranda facing Grapeland Boulevard.[11] In order to accommodate column-less ground floor lobby and ballroom spaces, and as many as 30 shops, the structure's upper floors were built over 72-foot long plate girders.

Fritz's hotel was never completed as planned, a victim of the crash of the real estate market in 1926. The unfinished hotel became home to the federal Works Progress Administration (WPA) in the 1930s, and later was used for raising chickens, spurring the moniker "Million Dollar Chicken Coop," and the joke that the hotel accommodated about 60,000 laying guests."[12] The building was acquired by the Embry-Riddle School of Aviation in 1940, which finished the grand structure and put it into use as a training center for their Technical Division. It was commandeered by the Navy in 1943 for use training American flyers during WWII. After the war, the building, then known as the **Aviation Building**, was occupied by a mix of tenants, including Miami-based National Airlines, and the U.S. Weather Bureau, which installed a giant radar dish in a fiberglass dome on the roof. The landmark was ultimately demolished to create Miami-Dade School's Police Department and Dade Juvenile Detention Facility (see below).

West of the Fritz Hotel site, the 5,000 seat **Miami Jai-Alai Fronton** (1926, current Casino Miami), built by the Miami Beach Amusement Company, established another prominent Uptown Miami landmark. The fronton was only the second in the U.S. after the Basque sport of Pelota was introduced to Americans at the St. Louis World's Fair in 1904.[13] It replaced the first fronton built at the Hialeah Race Track in 1924, and anticipated the development of a much-touted amusement and business district along the road to Hialeah at NW 36th Street. Known as the "The Yankee Stadium of Jai Alai," the fronton grew in the 1960s to accommodate more than 15,000 fans and is still a prominent feature in this area.[14]

From NW 36th Street northward along Melrose Boulevard, small builders and developers established a constellation of smaller subdivisions, including **Centerville** (1917), **Garden City** (1921), and the **Garden of Allah** (1921), whose alluring name reflected both the popular eponymous novel and play, also used as alternate moniker for Miami. At the height of the boom, between 1924-25, more than 30 subdivisions were laid out in this section. **Evergreen Lawns**, **Roosevelt Park**, **Craftsmen's Homes**, **Mead Manor**, **Seminole Lawn**, **Seminole Lawn Heights**, **Glenwood Heights**, **Causeway Park**, **Allapattah Heights**, **Monnah Park**, and **Earlington Heights,** were among the better known.

Above NW 54th Street, the most important boom era subdivision was **Hialeah Heights** (1925), a 420-lot development on dairy land purchased by the developers of adjacent Hialeah for the purpose of making an "eastern suburb."[15] Around 95th Street, the Walter E. Peach organization developed late-Depression era subdivisions like **Gulfair** (including Gulfair Estates 1938, East Gulfair 1940, Acme Gulfair 1941-45), part of the brief building boom between 1938 and 1941 that took advantage of a first generation of FHA-supported development support, and helped ease Miami's severe housing shortage.

Golf Park (1925), the only major golf course community developed in this corridor, sprung up at the western end of Gratigny Road, between the Little River Canal and Snake Creek Canal. Its centerpiece was the **Golf Park Country Club** (demolished, current site of Westview Gardens Apartments), founded in 1926, by five Jewish members of the recently-founded Temple Israel in Miami: Louis Nathan, L.W. Brady, Morris Plant, Harry Simon and Samuel Pearlman.[16] As an American past time, golf was considered by many an avenue toward assimilation, but the restricted world of golf clubs was generally closed to Jews who, as Jenna Weissman Joselit observed, "preferred to construct a parallel universe of country and golf clubs rather than make a fuss."[17] One of 58 Jewish-founded country clubs nationally in the late 1920s, Golf Park declared it was open to people of all religions.[18]

Opened in 1930, the clubhouse on Gratigny Road was an impressive structure, described as "an artistically-combined mix of neo-Spanish, Mediterranean, Moorish, and Renaissance style."



Notice---Colored People

Will Sell a Limited Number of Lots as Follows:

All $125.00 Lots . . . $25.00
All $150.00 Lots . . . $30.00

Either Choice High Residence Lots or Choice High and Cleared Truck Lots

All Lots 50X140 Feet or 7,000 Square Feet

FREE---High Grade Truck Land to all Buyers Without Cost.

Judge
Criminal Court

J. L. BILLINGSLEY
Lawyer
11-12-13-14 Biscayne Bank Building
Miami, Fla.

August 16, 1915.

Mr. B. C. Lighter, Chief Executive Officer,
Para Land Company, Miami, Florida.

Dear Sir:

I have examined the records covering the land in which your Company is interested in township 53 Range 41 in Dade County, Florida, and have also checked the same from an official map and find that these lands lie approximately two miles northwest of the city limits of the city of Miami.

The records show that the chain of title covering these lands begins in the King of Spain and was vested in the United States Government under the terms of the treaty with Spain which was finally ratified in 1821, and passed from the United States Government to the Government of the State of Florida under the terms of the Arkansas Swamp Act passed by Congress September 28, 1850, and from the State Government into the Internal Improvement Fund of Florida and the hands of the Trustee of such fund under the Act of January 6, 1855.

The title of the land then passed from the Trustees of the Internal Improvement Fund to the Florida Coast Line, Canal and Transportation Company and from that Company to the Model Land Company, which said Company holds a record title from that time, unimpaired.

I have also examined the form of agreement for deed executed by the Model Land Company and am familiar with the form of agreement for deed executed by E. C. McAllister and find that such forms are regular, legal and binding and in my opinion any person who holds one of these agreements has a perfectly legal and binding contract for a deed and that a deed will be issued upon the payment of the purchase price.

The parties named are entirely responsible both morally and financially and transactions are all open and above board.

I am entirely familiar with the legal aspect and present status of the Para Land Company, a Florida Corporation, and a deed executed by this Company on its printed forms or otherwise is regular and binding when signed by B. C. Lighter, its duly authorized Chief Executive Officer.

Yours very truly,
(Signed) J. L. BILLINGSLEY.

J.L.B.-C.

See PARA LAND COMPANY, Box 344

D. A. Dorsey, 119 Avenue G
J. H. Howard, 312 Avenue G
W. D. Davis, 106 Avenue G

Lots from Para Land Company, advertisement for Para Land Company, *Miami News*, September 7, 1915



RSC

A FIVE ACRE PARK and SCHOOL SITE

RAILROAD SHOPS

COLORED ADDITION

The new addition to the City of Miami laid out and designed exclusively for colored people will have some attractive features not heretofore considered in connection with such additions.

There will be a FIVE ACRE PARK to which all lot owners will have access. It will be planted to trees and shrubbery with space left for play-grounds.

There will be a SCHOOL SITE donated, so that provision can be made for schools later on. With these features the lots will sell rapidly.

LOW PRICES—It is a part of the plan to sell these lots at low prices, so that they can be paid for quickly and homes erected. BOUGHT AT WHOLESALE, they can be retailed at good profits at once. Investors can erect homes and make good money.

AGETS CAN MAKE MORE MONEY handling this addition for quick returns than anything else in the city at this time.

REALTY SECURITIES CORPORATION

1114 Ave. C Phone 479

Railroad Shops, advertisement from Realty Securities Corporation, *Miami Herald*, July 4, 1915

With its sprawling dining hall and dining terrace, 60-foot by 60-foot square Women's Lounge, and 45-foot tall, 80 by 120-foot ballroom, described as the grandest in the south, the clubhouse was among the most impressive in Miami.[19] From its tower, club members could view the growth of north Dade, from Opa-locka to Hialeah and Miami Shores. The surrounding 1,000-acre **Golf Park Subdivision**, part of the original development package, was designed to accommodate substantial homes in the Mediterranean Revival style and had sites for four hotel and apartment buildings overlooking the golf course. Although the club's fate is still shrouded in mystery, in 1930 the Golf Park Country Club and grounds were purchased by the **Tri Club** of Miami, which combined it with the Tri Club of Miami (downtown), and the Card Sound Fishing Lodge on Key Largo to create an innovative multi-facility organization. The Tri-Club eventually failed as well, and the club grounds were transferred several times. Although the property for a time regained its resonance as a Jewish country club following World War II, the breaking down of exclusionary practices against Jews was a factor in its ultimate demise, and the clubhouse was ultimately demolished. The southern portion of the golf course has now been redeveloped as the Eastview Commerce Center, and a subdivision of homes is replacing the greenways north of Gratigny Road.

Across from Golf Park, and connected with the Seaboard Airline tracks, was the 870-acre **All American Airport** (c. 1930), where Helen Cox Clohecy, a veteran of the Air Corps during World War I, founded an air school for women only.[20] In 1938, in one of the few Depression-era works in Northwest Dade, the airfield was improved by the Works Progress Administration to serve all airlines and become Miami's principal airport, at which point it was renamed **Miami International Master Field**.[21] The airfield was located just east of another airfield, Glenn Curtiss Field (home of Glenn Curtiss Flying School, and later Miami Municipal Airport), which was on the west side of the Seaboard Air Line tracks. During the war, it became part of **Naval Air Station Miami**, and was home to the U.S. Navy Women's Reserve, **WAVES** (Women Accepted for Volunteer Emergency Service), a WWII-era service initiated in 1942 that was also at one point housed at the Golf Park Country Club. After the war, the site reverted to **Masters Field**, but Miami International Airport at NW 36th Street replaced it as the city's principle airfield and it closed in the 1950s, yielding its land to the future Dade Junior College and a set of industrial parks.

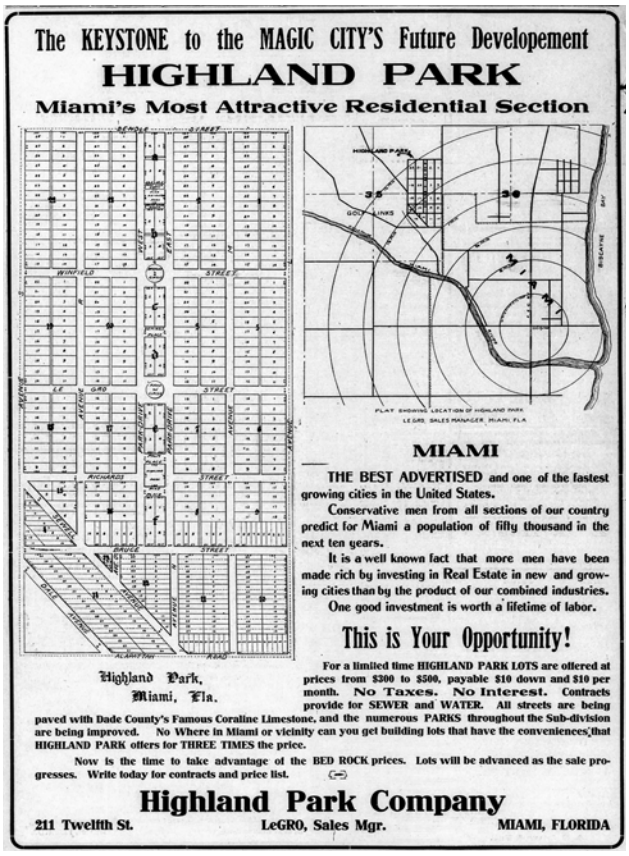
In 1927, NW 27th Avenue was extended north of Golf Park and Masters Field, to the rising town of **Opa-locka,** Glenn Curtiss's 1926 Arabian Nights-themed development along the Seaboard Air Line tracks (not in the scope of this study). Above Opa-locka, the few prewar developments, **Radio Gardens** (1923), and nearby **Golden Glades Park** (1936-39), were oriented eastward. The northward march of boom-era subdivisions along Grapeland Boulevard established the primary lines of northward settlement; in the racially-segregated context of Dade County, these primarily White subdivisions, in close proximity to established and growing Black communities in the Liberty City, Para Villa Heights, and Brownsville areas, set the stage for territorial conflicts that would become apparent during the dramatic growth following WWII.[22]



Melrose Heights and The Fritz Hotel announcement, George H. Fink, *Miami Tribune*, June 15, 1925



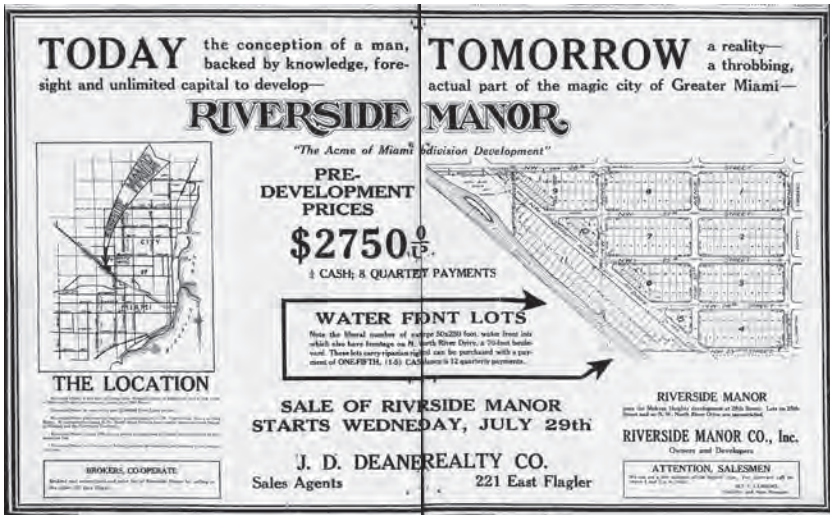
Aerial of Melrose Heights & The Fritz Hotel (unbuilt), George H. Fink, Embry-Riddle Aeronautical University, 1925



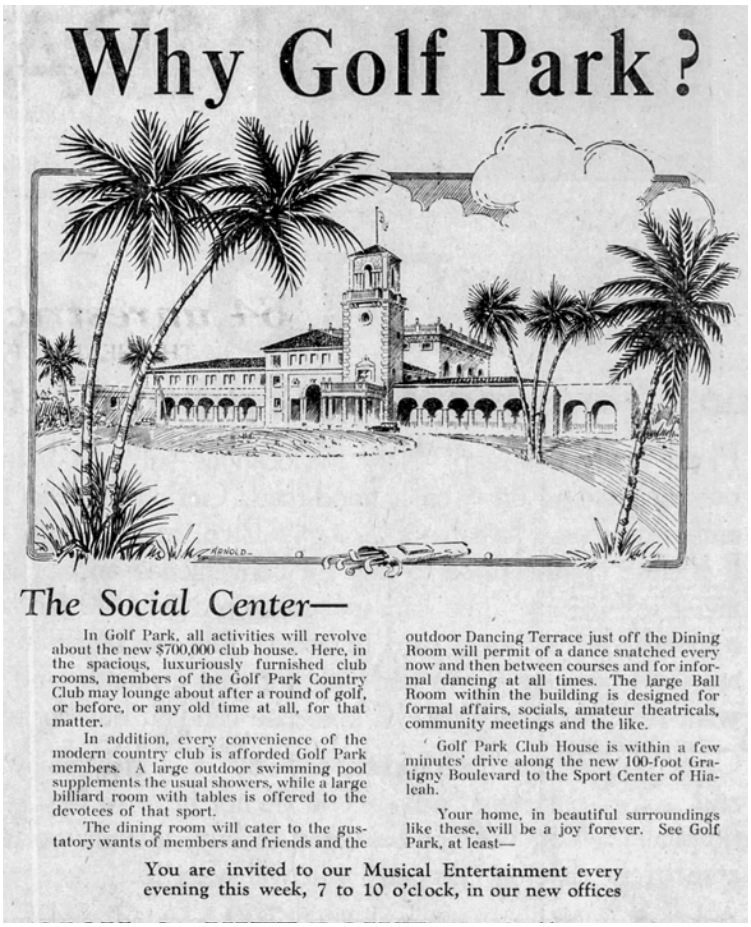
Highland Park lots, from advertisement for Highland Park, *Miami News*, January 6, 1911



Alhambra Heights (1925), from "16 Reasons Why!" ad, *Miami News*, December 20, 1925



Riverside Manor lots (1925), from advertisement for Riverside Manor, *Miami Herald*, July 28, 1925



Why Golf Park?

The Social Center—

In Golf Park, all activities will revolve about the new $700,000 club house. Here, in the spacious, luxuriously furnished club rooms, members of the Golf Park Country Club may lounge about after a round of golf, or before, or any old time at all, for that matter.

In addition, every convenience of the modern country club is afforded Golf Park members. A large outdoor swimming pool supplements the usual showers, while a large billiard room with tables is offered to the devotees of that sport.

The dining room will cater to the gustatory wants of members and friends and the outdoor Dancing Terrace just off the Dining Room will permit of a dance snatched every now and then between courses and for informal dancing at all times. The large Ball Room within the building is designed for formal affairs, socials, amateur theatricals, community meetings and the like.

Golf Park Club House is within a few minutes' drive along the new 100-foot Gratigny Boulevard to the Sport Center of Hialeah.

Your home, in beautiful surroundings like these, will be a joy forever. See Golf Park, at least—

You are invited to our Musical Entertainment every evening this week, 7 to 10 o'clock, in our new offices

The Social Center at Golf Park (1926), from advertisement for Golf Park, Edwin Friedman, with Maurice Connel and Associates, *Miami Herald*, November 21, 1925



Announcing—

the ORGANIZATION and the POLICY of . . . .

GOLF PARK AND COUNTRY CLUB

CARD SOUND FISHING LODGE

TRI CLUB of MIAMI

CITY CLUB

The TRI-CLUB of MIAMI

GOLF PARK and COUNTRY CLUB

The CITY CLUB

CARD SOUND FISHING LODGE

Here is available a great opportunity in every sense of the word, for your assurance of the continued enjoyment, of the Finest Golf and Country Club in the country, the Magnificent City Club and a Gorgeous Fishing Lodge in the Florida Keys, all for the one membership for your family and yourself. May we have the privilege of furnishing you additional information?

W. H. RICKERT, *President*
Tri-Club of Miami
Executive Office
Tri-City Club
229 N. E. First Street
Miami, Fla.

Tri-Club of Miami announcement (1930), from ad for Tri-Club of Miami, *Miami Herald*, July 13, 1930



Miami Jai-Alai Fronton (1926), Start Archives of Florida, Florida Memory, 1926



Aerial photo of suburban developments in North Miami. HistoryMiami Museum, Miami News Collection

Northwest Dade Corridor
Part II: Postwar Northwest Dade (1940-1981)

Northwest Miami, lightly populated before WWII, became one of the county's most important population centers in the postwar era. Subdivisions established in the 1920s boom but abandoned in the late 1920s, prominently including **Alhambra Heights**, filled in. **Biscayne Gardens**, established before the war as garden and farm tracts bordering the Biscayne Canal, was notable for its postwar redevelopment with new home subdivisions between 1945 and 1949. At the same time, new subdivisions were laid down as the city grew westward from the Northeast Corridor, and northward from Downtown to the Broward County line. The area is notable for the large number of small subdivisions created here, many no larger than a single urban block, or even a portion of a block, reflecting the smaller parcels of land available. Also, the Northwest Corridor's inland position, straddling arterials that connected directly to downtown Miami, helped determine its character as a center of affordable middle- and working-class housing.

Particularly notable, in the context of postwar racial segregation, was the growth here of Black settlements, first around the core of existing developments like Liberty City, Brownsville and Para Villa Heights (current West Little River), and then in new suburban areas north of Opa-locka. Northwest Dade's demographic transformation, once organic, was increasingly managed by racial planning and zoning efforts that were initiated in the 1930s through both federal programs and local planning policies, and continued after WWII. Progressively, northwest Dade replaced the historic center of Overtown as the center of Black Miami, comprising 85% of the county's Black population in 1980.[23]

Arterial roads were the conduits of postwar growth, and became the primary centers of retail outlets and shopping centers as population grew around them. It soon became synonymous with honky-tonk shops and strip centers.[24] However, North Dade's burgeoning postwar growth also triggered the development here of civic uses, like the **North Shore Hospital** (1955). Designed by Start and Moeller, it replaced North Dade Hospital on the site of the Opa-locka Marine Base as an alternative to Jackson Memorial Hospital in Miami and St. Francis on Miami Beach. Northwest Dade was also the site of Miami's first regional community college campus, **Dade Junior College North Campus** (see below). The area's mid-way location between Miami and Fort Lauderdale later sponsored regional facilities like the **Calder Race Track** (1971); the development here of **Sun Life Stadium** in 1987 (later Joe Robbie, current Hard Rock Stadium) followed a similar logic.

Highway and rail infrastructure played a key role in the postwar development of Northwest Dade. The Golden Glades Interchange, near the intersection of Golden Glades Road and NW 7th Avenue, became a sprawling hub Miami's new expressway system, redrawing lines of connection and placing North Dade in better proximity to both downtown (via the North-South Highway, current I-95), South Dade, (via the Palmetto Bypass Expressway, current SR 826), and Broward County (via the Sunshine State Parkway, current Florida Turnpike and I-95). The Seaboard Air Line Railroad became a spine of Dade County's business and industrial development, attracting industrial and office parks, and employment.

Center of Low-cost Housing

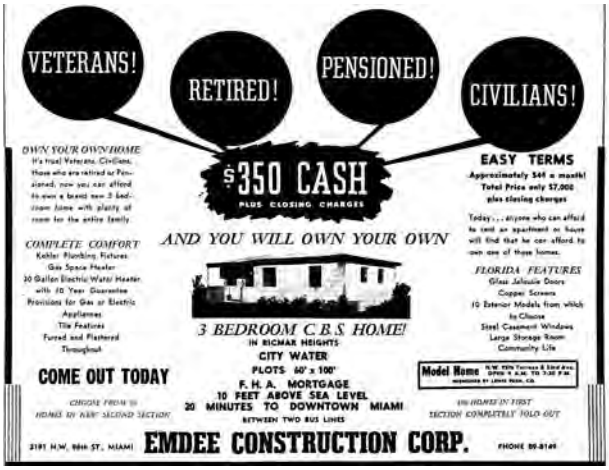
Northwest Dade populated quickly after World War II. A first wave of postwar development was initiated with homes for returning veterans. South of 79th Street, where most land was platted before WWII, new subdivisions like **Midway Homes** (1946), **Thomson Park** (1947), and **Marilynda Homes** (1950), filled gaps in the prewar land development pattern. The latter offered cottages for veterans on 60'x110' lots… "built the way we built them before the war, with tile roofs, ventilated attics, double hardwood floors 32 inches off of the ground."[25]



Miami Modern Manors (1954), Seymour Pivar, Michael Field and Nat Teller *Miami News*, May 29, 1955



Model home in Marilynda Homes (1950), from advertisement for Marilynda Homes, *Miami Herald*, September 16, 1950



C.B.S. model home in Ricmar Heights (1953), from advertisement for Ricmar Heights, *Miami News*, January 11, 1953



Model home in Anderson Heights (1953), from advertisement for Anderson Heights, *Miami Herald*, March 1, 1953

The new subdivisions rising here appealed directly to veterans, but also to retirees and blue-collar workers, many with jobs in the new industrial centers being developed along the Seaboard Air Line. Most new housing was in the form of low or moderately-priced homes, developed by builders who became specialists in the genre, like Gaines Construction, Albert Construction, and Emdee Construction (and later Janis, Lifter, Heftler, and F&R Builders). These builders honed formulas of low-cost construction, using simple shapes, slab-on-grade construction, masonry wall systems with precast window frames, and simple wood-framed gabled, hipped or flat roofs. High land elevations in the areas initially developed lowered costs by requiring little drainage infrastructure.

These economies became even more apparent during the larger "postwar" boom that followed the end of American involvement in the Korean War (1950-53), and which included the end of wartime restrictions, a reprise of economic development, and a new crop of veterans eligible for VA loans. Most of the new development during this period happened north of 79th Street. Anderson's Dairy, Happy Farms Dairy, and the Melrose Dairy all succumbed to eponymous subdivisions. As the *Miami Herald* observed in 1954, "The last cow has grazed on the old Anderson Dairy, one-time northwest section landmark, and now the land is growing homes."[26] Replacing it was Rood Construction's 260-home **Anderson Heights** (1953), where the homes featured spacious interiors with cathedral ceilings, and were organized in a zigzag pattern to maximize use of the breezes. Swedish-born Dairyman Edward Anderson, former owner of Anderson's Dairy, sponsored the development here of **Covenant Palms of Miami** (1953, current Elizabeth Gardens), a community for the aged sponsored by the (Nordic) Evangelical Mission Covenant Church, and an early example in Miami religious-affiliated retirement homes. The 10-acre campus comprised eight duplex houses, and a central building comprising the chapel, dining room, and kitchen. An additional 45 cottages were later added to the site. Around 95th Street, Emdee Construction's **Ricmar Heights** (1953) comprised more than 200 modest homes. As the builder described: "my houses are designed to meet the modest living standards of the veteran, the retired couple, those living on a pension and the civilian, or non-veteran."[27]

Just south of 79th Street, the Hi-Lu-Wa subdivision (1942) was developed as the **Tropical Trailer Park** (1949), offering an even less expensive form of residential development. Connected with the trailer park was architect Manfred Ungaro's **Miami Heights Motel** (1955), offering 22 efficiency apartments around a swimming pool and shuffleboard court, and an all-glass rotunda-type lobby topped by a sundeck.

The development of new housing stimulated the creation of new schools, developed in close coordination with James E. Garland, the school board's consulting architect, and following his emphasis on economical postwar construction techniques. At least two of these attracted national attention for their functional and straightforward planning and construction. Watson & Deutschman's design for the **North Dade Junior High School** (1954, current Madison Middle School) on NW 87th Street, featured multiple wings of classrooms (the popular finger-type design) separated by gardens for outdoor instructions, and tied together by two covered circulation paths. The complex had a tilted orientation, promoting best ventilation from the Southeast trade winds, and allowing classrooms to take advantage of northeast natural light. The location of facilities like the auditorium and cafeteria in a head-building close to the street allowed their use by the public during off-hours. Polevitzky, Johnson & Associates' design of **Miami Central High School** (1959), around 95th Street, designed to serve the West Little River neighborhood, was a striking demonstration of prefabricated construction and architectural modernism. Waffle slab-type concrete roofs were used to improve acoustical performance, and precast concrete skin components were



Model home in Guava Grove Estates (1951-52), from ad for Guava Grove Estates, *Miami Herald*, January 6, 1952



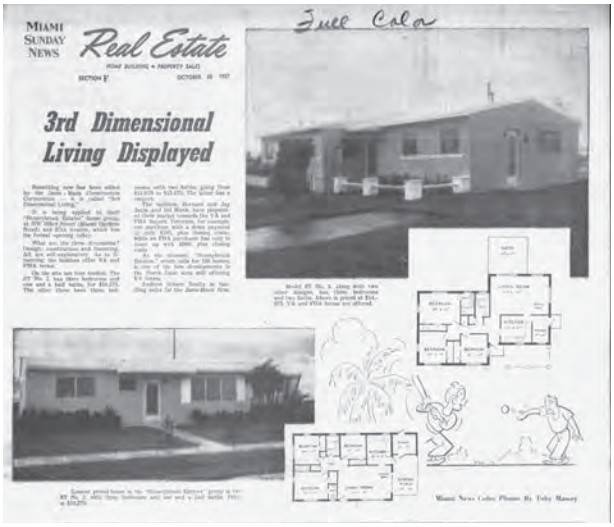
Model home in Golf Park Homes (1950), from ad for Golf Park Homes, *Miami Herald*, May 28, 1950



Model home in Golden Highland Estates (1953), from ad for Golden Highland Estates, *Miami Herald*, April12, 1953



Model home in Greenville Manor (1953), from ad for Greenville Manor, *Miami News*, December 12, 1954


MIAMI SUNDAY NEWS

Real Estate

Full Color

3rd Dimensional Living Displayed

Model home No. 2 and No. 5 in Stoneybrook Estates (1957), from advertisement for Stoneybrook Estates, *Miami News*, October 20, 1957


CROWDS VIEW GOLF PARK MODEL HOMES

Unprecedented, declared John F. McCluskey (seated at table), president of Golf Park Homes, Inc., as hundreds of home seekers flocked to the model home at NW 114th St. and NW 27th Ave., last Sunday. McCluskey; his associate, Wally Waldbaum and Fred Kaiser, of Kaiser and Lee, sales agents, were kept on the go until after dark, answering questions. Most important of all, the trio affirmed, were the number of deposits taken on the two and three bedroom homes selling for $8,300 and $10,500 respectively. Both have two baths.

Model home in Golf Park Homes (1950), "Crowds View Golf Park Model Homes" advertisement, *Miami News*, June 7, 1953


Veterans . . . only a few homesites NOW available in the third section of the beautiful, rapidly-growing Community of . . . .

"Myrtle Grove Estates"

with Complete Sewerage System! No Septic Tanks!

A delightful, well-planned community with paved, curvilinear streets . . . . . and with schools, playgrounds and churches to be built right on the site! Definitely, a community you'll be proud to live in! Only a few homesites remaining. . . . . so choose NOW! 18 different Exterior Designs! 9 different Floor Plans! 3 Bedroom Homes with, 1, 1½ or 2 Baths! All electric kitchens (optional)! All homes spaced to take full advantage of prevailing breezes! AND, ... all yours for absolutely . . . .

NO DOWN PAYMENT!!

(Qualified Veterans)

3 Bedrooms • 1, 1½, or 2 Baths

Featuring GENERAL ELECTRIC APPLIANCES

- G.E. SPEED COOKING RANGE
- G.E. SPACE MAKER REFRIGERATOR
- G.E. UNDER-COUNTER DISHWASHER
- G.E. AUTOMATIC WASHER
- G.E. 35-GAL. HOT WATER HEATER

Any or All of these General Electric Appliances may be included in your Home Mortgage. Completely furnished.

Homes feature:

- Ceramic Tile Bathroom with colored tile throughout
- Colored fixtures and chrome fittings.
- Bathroom cabinets built-in
- Ventilation
- Stainless Steel Construction.
- 3 Bedrooms — large wardrobe closets with folding doors (all-the-ground storage).
- Ceramic Tile Cabinets with Wrought Iron Hardware.
- Jalousie Exterior Doors — Aluminum.
- Oil Space Heater (25,000 B.T.U.) completely installed.
- All Formica Breakwalls with 18-in. backguard
- Sound Walls
- 30-Gal. G.E. Hot Water Heater, (10 year warranty)
- Screening throughout aluminum.
- Large Utility Room-Washing Machine Hook Ups.
- Exterior Outlets Planned.
- Minimum Size Lot 7,500 Sq. Ft.

PRICED FROM $9,325. PAY MONTHLY—APPROX. $57.

$50. Deposit Refunded on Closing!

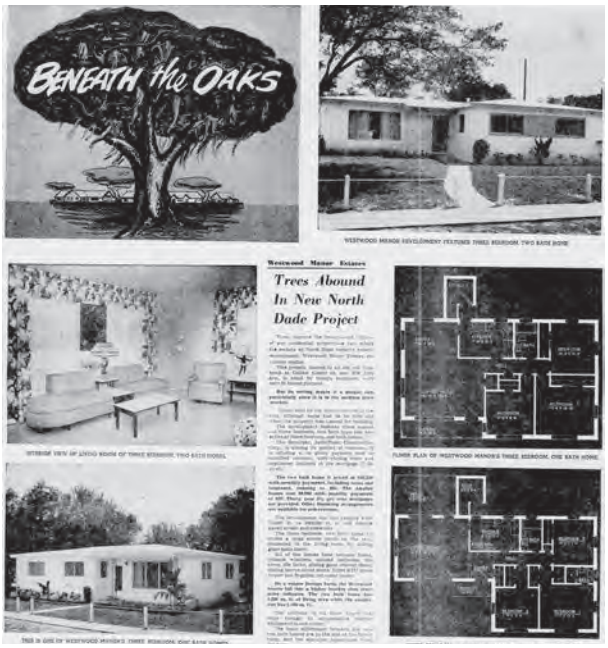
3 MODELS NOW OPEN 10 A.M. TO 9 P.M.

MYRTLE GROVE ESTATES

at N.W. 27th AVE. & N.W. 171st ST.

CONSTRUCTED BY: BOOD CONSTRUCTION CORPORATION, CORAL GABLES, FLA.

Model home in Myrtle Grove (1953-58), *Miami News*, June 6, 1954


BENEATH the OAKS

Westwood Manor Estates

Trees Abound In New North Dade Project

Three bedroom model homes in Westwood Manor (1954), from advertisement for Westwood Manor, *Miami Herald*, September 26, 1954



Home (1958), Sunshine Village, Miami-Dade County, 1958



Home (1952), Halock No 2, Miami-Dade County, 1962



Brickell and Delta Model Homes in Windward Estates, from advertisement for Windward Estates, *Miami Herald*, January 11, 1959



Lake Tahoe model home in Lakewood Estates (1962), from advertisement for Lakewood Estates, *Miami Herald*, November 14, 1962



Community center and model homes in Brentwood Park (1960), from advertisement for Brentwood Park, *Miami News*, April 24, 1960



Seventh Avenue Church of Christ (1942), from advertisement for Seventh Avenue Church of Christ, *Miami News*, November 13, 1949



Bible Baptist Church (1953), from advertisement for Bible Baptist Church, *Miami News*, August 16, 1952



Rendering of North Shore Hospital (1955), Start and Moeller, from "North Shore Hospital Planned For Future Expansion" advertisement, *Miami News*, April 27, 1952



Hi Lu-Wa Park Motel and Trailer Park (1942), from advertisement for Miami Heights Motel, M. M. Ungaro, *Miami Herald*, January 30, 1955



Sunday, Sept. 6, 1959 THE MIAMI HERALD 5-G

High School Has a Look That's New

A HIGH SCHOOL with a brand new look has gone up at NW 95th St. and 19th Ave.

It is Miami Central High, Dade County's new "no-nonsense" school which will pass up football until it gets its brand new technical education program on a firm footing.

The $1,400,000 school is built like a college campus in miniature, with small clusters of classrooms, offices and shops arranged on a 280 by 440-foot concrete campus. Tying them together is a single waffle-shaped concrete roof covering both the room clusters and the open spaces between.

Where it covers a room, the waffle pattern, aided by acoustical tile, serves as an echo trap. Over the patios between, it is perforated to let light through the waffle grids.

* * *

"THIS SCHOOL should be practically maintenance free," said Verner Johnson of Polevitzky Johnson Associates, the designers. "It will require very little painting, ever."

Outside the classrooms, only the pillars supporting the roof are painted. The ceiling is left bare and the walls are of Japanese tile set in precast concrete.

Precasting is a new feature for Dade schools. One other school, Avocado Elementary, 16969 SW 294th St., also built this year, has precast roof panels.

Precasting permits use of a single metal form which is used repeatedly, Johnson explained. The tile is laid in the bottom of the form before the concrete is poured. This saves the trouble of installing it after the wall is erected.

* * *

BESIDES THE WALLS of the main building, the frame and roof of the still-uncompleted gymnasium are being precast.

"It's put together like a giant jigsaw puzzle," said Johnson, pointing to the eight concrete arches already in place. They were hauled to the site in two 80-foot sections, then fastened into place.

Notches on the arch will hold the roof, composed of four by 16-foot concrete slabs, precast with green tile. Precast terrazzo posts support precast concrete slabs for a covered walkway between the gym and the main building.

—Herald Staff Photo by John Walther

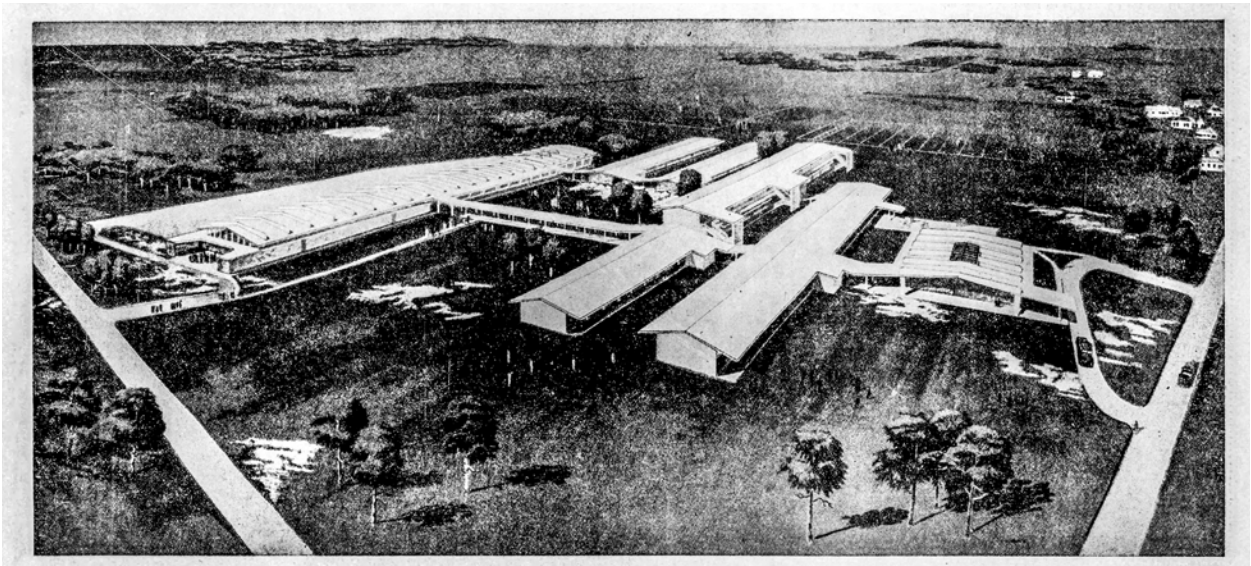
Precast Concrete Arches Frame the Gymnasium for Dade's New Central High School

. . . they are cast in forms at the factory and then are fitted together at the site; roof slabs fit into the notches

Central High School (1959), Polevitzky, Johnson & Associates, from "High School Has a Look That's New," *Miami Herald*, September 6, 1959, photo by John Walther



Central High School (1959), Polevitzky, Johnson & Associates, photo HistoryMiami Museum, Igor Polevitzky Collection, date unknown



New Dade School Is Attracting National Interest

By JOHN T. BILLS
Herald Real Estate Editor

North Dade Junior High School is attracting national interest in architectural and school circles for two compelling reasons—design and cost.

The design, by the Miami architectural and engineering firm Watson & Deutschman, has been described by the Florida Department of Education as "a definite contribution to progressive school plant design."

It also won an award as an outstanding school plant at the American Institute of Architects south Atlantic regional conference and has greatly influenced the planning of other schools in South Florida.

The cost, however, is generating the keenest interest.

The school board budgeted $1,000,000 for the 80,000 square foot plant and equipment, or $12.50 per square foot. Thompson & Polizzi, Coral Gables construction firm, bid the job for $725,309, or just at $9 per square foot.

The bid didn't include the cost of reinforcing steel, which the school board already owns and will furnish. This will add $64,000 to the cost, increasing the breakdown to $9.50 per square foot.

★ ★ ★

EVEN SO, this is $3 per square foot less than the school board had expected the new plant to cost. And, according to James E. Garland, consulting architect to the school board, it is $1 per square foot less than the board has ever paid for construction of a junior high plant.

Two national trade magazines recently published articles on school plant design and construction in California and New York, making much of the fact that cost of construction had been held to $20 in California and $18.50 in New York.

The school will be built on a 20-acre site at NW 83rd st. and 34th ave., in a rapidly developing area of Northwest Dade County. It will have 40 classrooms, library, auditorium, cafeteria, shops, band room, science rooms, arts and crafts, and other facilities.

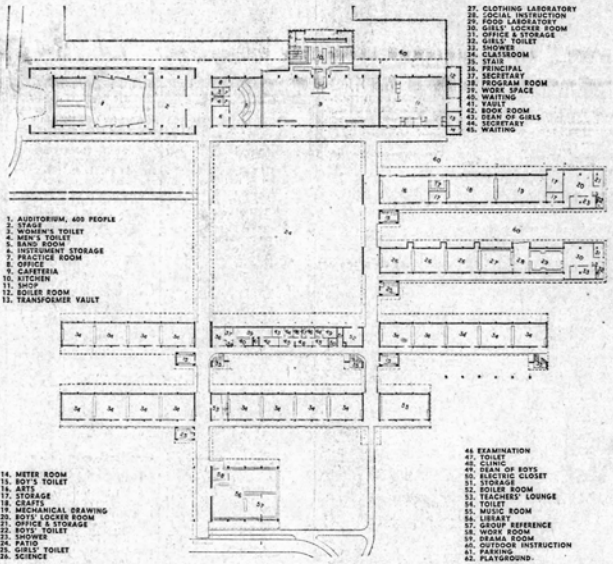
It is so planned that these facilities may be used for community activities in addition to their more direct use.

★ ★ ★

THE SCHOOL is simple and straightforward in its planning and construction. The plan has three main divisions or zones of activity — the classrooms or home rooms, special purpose rooms, and group use rooms.

Classrooms, special purpose rooms, and group rooms are located in wings divided functionally along two main roofed-over corridors on which no rooms face. This reduces pupil disturbance from mass movement of students at period changes. It also minimizes distance of travel between the various parts of the school plant.

Auditorium, band room, cafeteria and shops are located in a continuous line at the end of the two corridors, readily accessible to students and the public. These rooms are 46 feet wide. The special rooms are 29 feet wide and classrooms, music room, drama room and administrative offices are 24 feet wide.



★ ★ ★

ALL THE classrooms and special activity rooms are oriented to the northeast. Ample protection for the large window areas is provided by wide, projecting eaves which are eight feet to 16 feet.

It is possible with this design, said Architect Frank E. Watson, for a student to stand anywhere in the rooms and not be bothered by the strong contrast caused by the glare of the tropic sky. This contrast, he added, is the cause of most of the eye strain leading to faulty vision.

Relation of the wings to the prevailing southeasterly breeze, whose annual average velocity is 10 miles per hour, permits free circulation of air between the wings and through the buildings.

★ ★ ★

VENTILATION, which is kept at the breathing line of students, is through low louvers to the south. Watson said his firm's research had found that large windows to the north sky and small high windows to the more intense south tends to equalize the light distribution throughout the room.

All spaces in the plant are heated from a central heating plant. The cafeteria, auditorium and band room are provided with mechnical ventilation.

In planning the architecture and engineering on the new junior high school plant, Watson and Deutschman worked in close collaboration with Garland and his staff.

The drawings prepared for exhibit at the A.I.A conference and elsewhere were made by Joseph N. Smith, H. Samuel Kruse and William J. Lyon of the Watson and Deutschman staff.

★ ★ ★

WHEN THE drawings and specifications came back from Tallahassee with State Board of Education approval, they were accompanied by a letter from Chester Lee Craft, assistant state school architect. Craft said in part:

"In the design of this school, it looks like Dade County's school system hits the jackpot again for an outstanding school plant. The highly desirable features included in this proposed plan are so innumerable and, from an aesthetic standpoint this school plant is to simple and straightforward and well composed, that I consider it a definite contribution to progressive school plant design.

"Features of the classrooms are near ideal, and if it is possible to make a teacher happy these rooms ought to do it."

North Dade Junior High School (1954), Watson and Deutschman, from John T. Bills, "New Dade School is Attracting National Interest," *Miami Herald*, July 11, 1954

pre-finished with Japanese tile. The vaulted gymnasium was the piece de resistance, its giant open volume cleanly spanned by precast concrete arched frames and 16-foot roof panels, the whole assembled like a jigsaw puzzle to achieve economies of scale.

North of Opa-locka, Pine Tree Park Inc.'s **Pine Tree Park** (1947-48) near Golden Glades Drive, advertised a "park community," "Country Living with City Conveniences," and "sensible restrictions to protect your valued property…" likely a reference to racial and ethnic covenants limiting ownership to White gentiles. Gaines Construction's 300-home **Golden Highlands** (1953) and 275-home **Guava Grove Estates** (1951-52) were also in the area. Always in search of efficiency, Gaines experimented with building elements like aluminum-frame windows, acoustical perlite plaster interiors, and cement enamel window sills. Most houses were slab-on-grade, with brick pillars holding a porch roof and built-in planter, tile roofs, jalousie windows and doors. For National Home Week in late September 1953, a major event among local home sellers, Gaines built a Home Fair tent to exhibit the latest techniques. He also shared information about these techniques through "Operation Trade Secrets:" a kind of builders' intelligence exchange network.[28]

Even further north, the development of the Palmetto Expressway made possible more housing for Korean War veterans. Janis-Mank Construction's **Westwood Manor Estates** (1954) comprised 95 homes located in a forested hammock, advertised as "Beneath the Oaks" in a campaign that emphasized the role of the trees in increasing property value. The homes featured terrazzo floors, jalousie windows, and large screened porches accessed through sliding glass patio doors.[29] Janis-Mank's nearby 120-home **Stoneybrook Estates** (1957) featured what it called "3rd Dimensional Living," comprising in-house vertical integration of design, construction and financing. Increasingly, new developments on Northwest Dade's frontier were built on low land, including man-made lakes that provided the necessary fill for residential development. For instance, Rood Construction's 700-home **Myrtle Grove Estates** (1953-58) was developed around a series of interconnected lakes, the largest of which was 18-acre Myrtle Lake.

Near the rapidly developing NW 7th Avenue corridor, **Arcola Gardens** and **Arcola Lake** (1944-54), just north of Miami's Little River neighborhood, and **Twin Lakes** (1950-53), at 95th street, cultivated more single-family home development. Along NW 125th Street, Robert H. Goldman's **Breezeswept Estates** (1955) advertised "patio-homes" (ranch) and split-levels. North of 125th Street were **Highview Gardens** (1946), **Biscayne Village Heights** (1947), **Overbrook Shores** (1949-50), and **Nichols Heights** (1949). Nichols Heights was supported by the FHA's Land Planning Division, incorporating broad, curved, tree-lined drives, large lots, and a neighborhood shopping center with a theater, drug stores, a food market, a service station, and other shopping facilities."[30]

The largest subdivision in Northwest Dade was **Carol City** (1954), on 3,200 acres of agricultural lowlands at the North end of Dade County and planned to accommodate a staggering 10,000 homes. Imagined as a blue-collar Coral Gables – a tract-built Utopia where "the average family could make a start on more-than-average ambitions" – Carol City was originally named "Coral" City, but it was renamed in response to threatened lawsuits by George Merrick. G-W Ten, Inc., a division of Gaines Construction, the original developer, hired the prestigious St. Louis planners Bartholomew and Associates to plan the community;[31] their design included lakes and more than 9 miles of canals connected to Snake Creek (and by extension to Biscayne Bay). Development really took off in the late 1950s under a new developer group, Desser and Garfield, when connectivity via the Palmetto and North-South expressways, as well as proximity to the burgeoning industrial center at Hialeah, became selling points.

What distinguished Carol City was its size and its inclusion of parks, schools, churches, and shopping. The **Carol City Center** (c. 1958, current Miami Gardens Plaza) a regional shopping center at the corner of NW 27th Avenue and NW 183rd Street, opened there in 1960 with anchor tenants J. C. Penney, Kress, Kresge, and Grand Union supermarket. The arcaded mall, designed by Gamble, Pownall and Gilroy, leaders in commercial architecture and architects of the 163rd Street Shopping Center, included a 2-story "shopper's arcade," the Carol City Town Hall, and a "Kiddy Corral" that provided baby tending service for mothers. Within 20 years of its founding, the *Miami Herald*'s Beth Dunlop found in this former White, anglo and blue-collar development a "suburban melting pot," a community that had evolved into one of NW Dade's most racially balanced communities, with a near-equal mix White, Black, and Latin residents, but whose ethnographic transformation was unsettling to many residents.[32]

Black Suburban Migration

Dade County's Black population grew from 47,500 to almost 80,000 between 1940 and 1950, in line with dramatic patterns of growth and in-migration that transformed Miami during World War II and the early postwar boom.[33] The boom featured a tremendous geographic realignment, with people on the move from the urban core to rapidly expanding suburban areas. The pressing need for more housing came up against deeply rooted policies of racial segregation, and layered policies that denied new housing opportunities to Black Miamians by restricting Black settlement or channeling it into narrow sanctioned areas – see General Context). The resulting shortage of good housing there was compounded by the large displacement of people from Overtown, Miami's traditional Black center, by a combination of urban renewal and "slum clearance," expressway construction, and planning devised to clear the area for downtown expansion.

Racial zoning, and the legal fight to end it, formed a critical backdrop to 1940s Black suburban migration. The modern version of county-led racial planning was initiated with its 1936 "Negro [sic] Resettlement Plan," which envisioned relocating Blacks to peripheral areas of the County, including parts of Northwest Dade County. Although never implemented, such plans informed the containment of Black settlement. In 1946, the case of two Black couples accused of violating the County's zoning ordinances by purchasing homes in then-White areas led a Circuit Court to determine that Dade County did not have the power to enforce racial zoning. The decision was upheld by the Florida Supreme Court, which also found the County's racial zoning ordinance unconstitutional, and by the U.S. Supreme Court, which found racial zoning and restrictive covenants contrary to public law and unenforceable by court action.[34] The County, however, simply adapted its racially motivated housing practices under different terms. In 1946 County Attorney Fred W. Cason conceded that while the county cannot zone for racial segregation, "…it can have an 'understanding' that the designated tracts are for negros [sic]."

Racial zoning was also to be transferred from county policy to the subdivision plats themselves, which were instructed to embed necessary racial restrictions.[35] Further, as envisioned by the county, new Black settlement areas were to be conceived not as suburbs, but as "subsistence villages," self-contained communities with up to 1,000 acres, comprising parks, playgrounds, and shopping areas, and separated from surrounding development by green strips of parks at least 100-feet wide.[36] Under this understanding, Dade County's Planning Board was instructed to designate new areas for Black settlement.

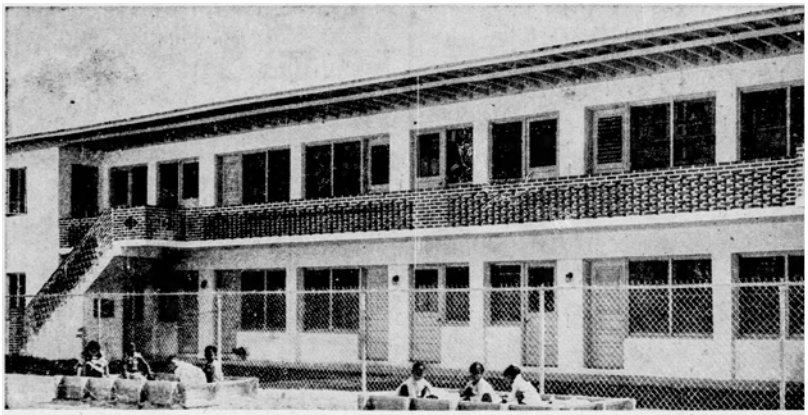
In 1947, Dade Planning Board endorsed areas in Northwest Dade (as well as around Perrine) as new hubs of Black settlement, initiating new patterns of development in these areas. Under this form of racial planning, FHA-support, and the GI Bill, which offered crucial financing, were used



Sample home at Eleanor Park (1946), from advertisement for Eleanor Park, *Miami Herald*, January 29, 1950



Grand opening of Liberty Farms (1951), from advertisement for Liberty Farms, *Miami Herald*, February 24, 1951



NEGRO HOUSING AT REDUCED RENTS was announced recently by Sam Sacks, president of Lincoln Fields, Inc., which operates apartments like these, at NW 62nd st., between 20th and 21st aves. Sacks said rent cuts amount to $2 and $3 a week on family units. The firm has completed six buildings with a total of 72 units. Twenty-two more buildings—228 more units—are under construction. The buildings are concrete block, semi-fireproof and electric laundries and a parking lot are to be provided near each group of units. There are also playgrounds for children.

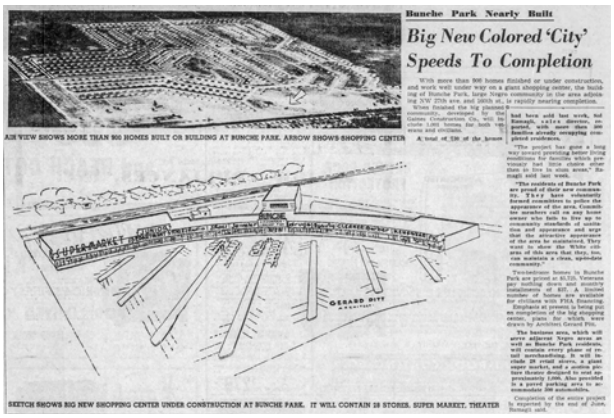
Housing in Lincoln Fields (1946-49), from "Negro Housing at Reduced Rants" advertisement, *Miami Herald*, March 12, 1950



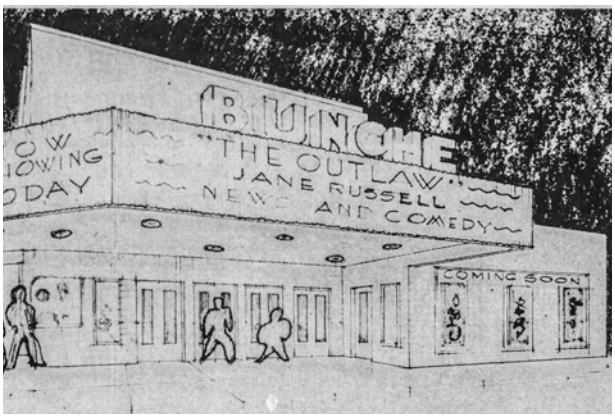
Aerial view and model home in Bunche Park (1949), Gerard Pitt/ Gaines Construction Company, from advertisement for Bunche Park, *Miami Herald,* August 7, 1950



Arnold's Food Center at Bunche Park (1949), Gerard Pitt/ Gaines Construction Company, from "Modern Supermarket" advertisement, *Miami Herald,* August 27, 1950



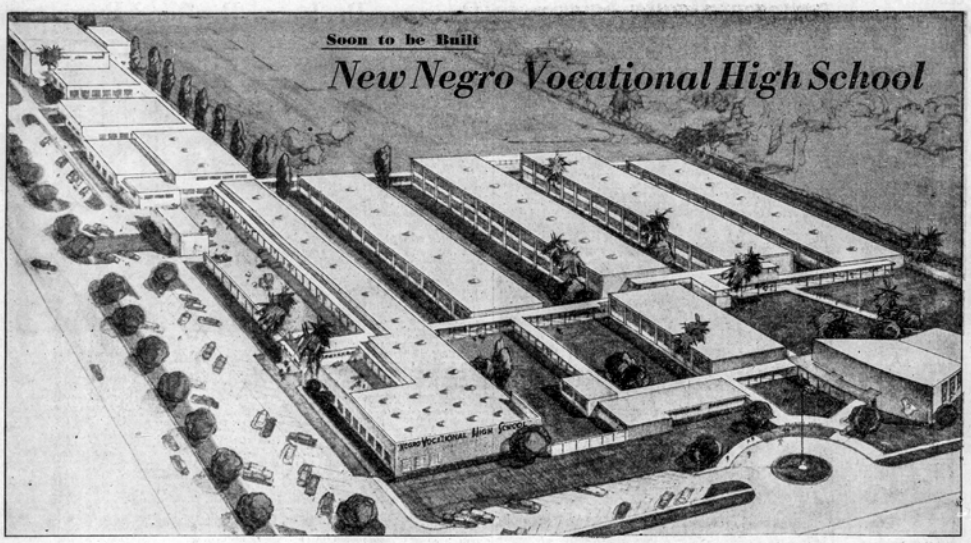
Aerial view and sketch of Bunche Park (1949), Gerard Pitt/ Gaines Construction Company, from "Big New Colored 'City' Speeds to Completion" ad, *Miami Herald*, April 16, 1950



Sketch of theater in Bunche Park (1949), Gerard Pitt/ Gaines Construction Company, from "Big Bunche Theater" ad, *Miami Herald*, August 6, 1950

Soon to be Built

New Negro Vocational High School



CLASSROOMS IN THE NEW VOCATIONAL SCHOOL ARE LOCATED IN THREE WINGS AT RIGHT CENTER; SHOPS ARE IN OTHER WINGS WITH ADMINISTRATIVE OFFICES IN FRONT BUILDING, LOWER CENTER

Bids on Huge School Project To Be Taken by Board Nov. 17

Four years of working, planning and legal fighting will apparently end within the next year with construction of a $1,800,000 Negro vocational high school in northwest Miami.

Bids on the huge project—one of the largest single building jobs ever undertaken by the Dade school board—are due Nov. 17.

The school design itself, is the joint product of Architects William Merriam and Stephan Zachar, working in cooperation with school board architect James Garland and a Negro citizens' committee.

When completed it will have facilities for "a comprehensive school" encompassing both academic and vocational high schools.

It will offer both day school and night school classes—aiming the latter at adults in particular.

Specialized training courses will include trades such as tailoring, power sewing, dry cleaning, cabinet and millwork, auto trades, cosmetology, graphics, cooking and baking, radio and television the building trades and landscape gardening.

The school will offer commercial courses in typing, shorthand, business machine operation and bookkeeping.

Industrial arts courses will include science, physics, chemistry and art. Nurses training and hotel training will also be available.

Homemaking courses will be offered in clothing, foods, living and dining.

The history of the Negro vocational high school—it has no other name as yet—has been a stormy one since the idea was first formulated in 1950.

A citizens advisory committee named to help set the requirements for the school recommended purchase of a 26 acre site in Knight's Manor—bordering a White residential area.

A group of property owners in the area, headed by David Hawthorne, immediately filed suit, the first in a series filed in an effort to halt the project.

Early this year the planning was interrupted when the original architect on the job, William Bordeaux, died unexpectedly.

Originally the school was envisioned as a $440,000 project—the money to come from a district one bond issue.

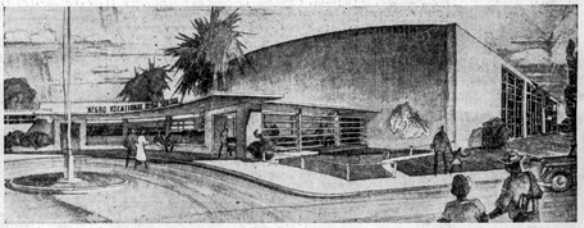
However later the board expanded the project, earmarking $1,110,000 of amendment one funds—money derived from bonds sold with a pledge of future vehicle tag revenue—for it.

This means $1,550,000 is available for a project estimated to cost $1,800,000. Alternates—eliminating certain features of the school—are included in the bid form so that there are certain to be bids approximating available funds.

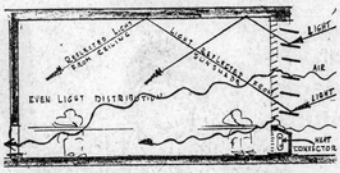
However the architects and school officials are hoping that bidding will be sufficiently competitive as to bring bids on the entire project well under the estimated cost.

The building, itself, contains all facilities necessary for a complete school plant—auditorium, gymnasium, cafeteria, outside athletic facilities, administrative offices in addition to the vocational training rooms and 26 academic classrooms.

Those who worked with Merriam and Zachar in the design of the building are Jorgenson and Schreffler, structural engineers and R. L. Duper, mechanical engineer.



ARCHITECT'S SKETCH SHOWS FRONT ENTRANCE OF SCHOOL WITH AUDITORIUM AT EIGHT



UNUSUAL WINDOW DESIGN WILL BE FOLLOWED THROUGHOUT BUILDING

Unusual Window Design Solves 2 Big Problems

Two things are of utmost importance in today's schools —proper lighting and proper ventilation.

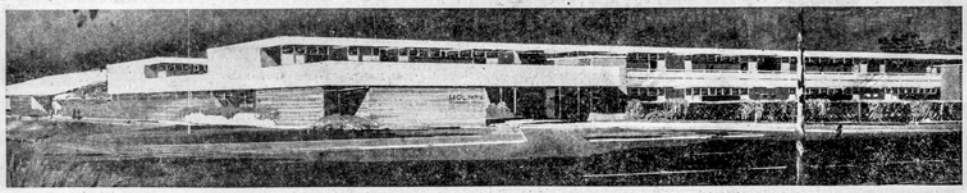
The unusual window design at left is one way to solve both problems, deflecting sunlight to the ceiling to light the classroom indirectly while still sending air currents through the lower part of the classroom.

The light is controlled by wide aluminum louvres on the outside—slanted to best reflect sunlight onto the ceiling.

Inside the louvres are glass jalousies which change the upward flow of air currents to a downward flow, while still allowing light to pass through to the ceiling.

Making use of the wide wall resulting from this design, the architects have planned heating convectors in a precast concrete cavity at floor level.

New Holmes Elementary School Is a Lesson in Esthetic Beauty for Its Students



THIS IS THE NEW HOLMES ELEMENTARY SCHOOL LOCATED ON SIX ACRE TRACT ADJOINING THE SITE OF THE PROPOSED NEW NEGRO VOCATIONAL HIGH SCHOOL

When he designed the new Holmes elementary school, Architect Robert Fitch Smith was striving to create a building which would imbue young school children with an appreciation of esthetic beauty.

The result, developed in cooperation with school board architect James Garland, is what can best be called a patio school.

The wings of the school, along with fences on the two opposite sides, surround a playground.

The entrance to this center area is through an entry patio which includes a fountain and various plantings.

The color and character of every integral section of the building is as it is because of Smith's determination to demonstrate esthetic beauty to the children.

In the building itself the classroom has been the prime factor in basic design.

Every room is so oriented in the 30-classroom school so that the major light source is from the north.

Smith has provided cross ventilation of each room through two doors and high and low jalousies on the south side of each classroom.

This also augments the light source from the north and provides bilateral lighting.

The Holmes school is located at NW 10th ave. and 62th st. on a six acre tract adjoining the proposed new Negro vocational school.

Built to accommodate 900 elementary grade students, the school was built by Morris Burke for approximately $575,000.

In addition to the 30 classrooms it includes a cafetorium, administration and library wing—including a clinic—a book room and teacher's lounge.

There are four half-classrooms, one for the physical education instructor, one for audio-visual education and two for exceptional children.

Each classroom has ease of circulation to all parts of the building via outside, single loading corridors.

The overall plan of the school is such that separate play areas are provided for grades 1 through 3 and for grades 4 through 6.

There are several innovations in the Holmes school including an unusual experimental classroom.

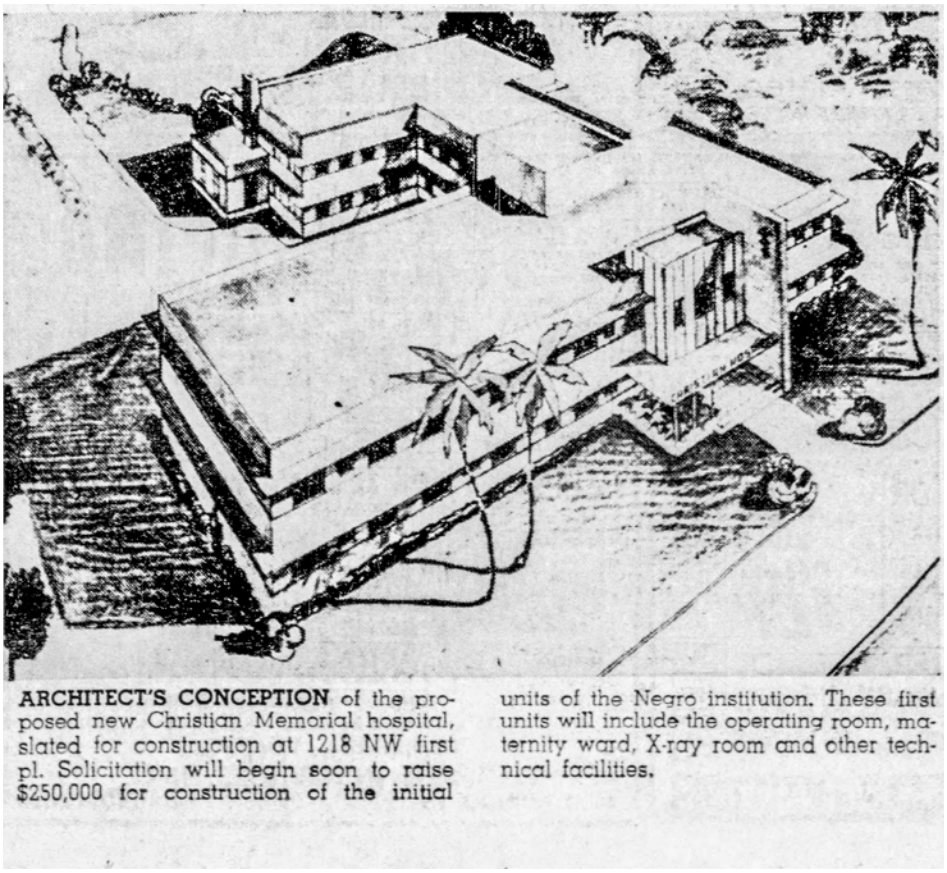
Overhead tilting doors covered with green translucent fiberglass were used in place of windows in this one room. When these doors are opened the entire north side of the classroom opens into an enclosed garden area.

Exterior walls of all classrooms are surfaced chalkboard for display and murals by the children.

The cafetorium is so arranged that the kitchen serving lines are separate from the meeting room so they are not evident when meetings are held in the auditorium.

All classrooms on the first floors are for elementary grades—the first three—and each has its own sinks, toilet facilities, drinking fountains and garden area.

Dorsey High School (1954), William Merriam and Stephan Zachar with school board architect James Garland, from "Bids on Huge School Project to Be Taken by Board Nov. 17," *Miami Herald*, November 7, 1954



ARCHITECT'S CONCEPTION of the proposed new Christian Memorial hospital, slated for construction at 1218 NW first pl. Solicitation will begin soon to raise $250,000 for construction of the initial units of the Negro institution. These first units will include the operating room, maternity ward, X-ray room and other technical facilities.

Christian Memorial Hospital (1960), Luther Avery, from "Architects Conception" advertisement, *Miami Herald*, May 9, 1954



Lincoln Memorial Park (1924), from "History of Miami's black cemeteries: Lincoln Memorial Park," *Miami Herald*, July 27, 2018

as leverage directing development into Black subdivisions consecrated by local planners.

In the high pineland east of NW 27th Avenue near Opa-locka, the first new band of Black suburbs emerged in Eleanor Park, Biscayne River Gardens, and especially Bunche Park. The plan for subsistence villages was abandoned, although these new suburbs were somewhat self-contained. The 223-home **Eleanor Park** (1946) and **Biscayne River Gardens** (1949) group, the County's first major FHA-supported Black subdivisions, were indeed circumscribed by the Biscayne Canal and Seaboard Air Line tracks.[37] Developed by A.F. Three Inc. (the Albert Construction Co.), they were approved over the violent protests of white neighboring areas, especially in Opa-locka.[38] The *Miami Herald* noted that the houses there incorporated a "number of features unusual in the low-cost field,"[39] including landscaped yards, metal sash windows, substantial porches, factory-built kitchens and spacious laundry rooms equipped with electrical water heater.

In 1949, just north of Eleanor Park, the Gaines Construction Company developed the even larger and better-planned **Bunche Park** (1949) subdivision. Named for Dr. Ralph Bunche (an American diplomat who played an important role in both the U.S. civil rights movement and mid-century U.N. decolonization processes), Bunche Park had more than 1,000 units of FHA supported and VA-guaranteed masonry homes. In line with the county's direction for self-contained communities, but also with the progressive land development policies of the FHA's Land Planning Division (which likely assisted in the design), it featured internally-focused road networks, a centrally-located school and park, and integral shopping center, forming a particularly well-developed neighborhood unit (nearly identical planning was used at Melrose Park (1951) in Fort Lauderdale). The shopping center, at the south end of the subdivision along NW 22nd Avenue, became a center of public life for the community. Designed by Gerard Pitt, the center featured a broad curving front, equipped with 28 retail stores, a supermarket (Arnold's Food Center), and the Bunche Theater, a cinema seating 1,500.

Bunche Park also had its own churches including the **St. Philip Neri Catholic Church** on NW 20th Avenue Rd. At its south end, **North Dade High School** (1961, current North Dade Junior High), the first Black high school in Northwest Dade County was constructed, an advantage for students who were formerly bussed to Liberty City. The Masonry Vernacular houses, which featured front porches and gently sloped roofs, were criticized by housing advocate Elizabeth Virrick for their poor construction quality (a contrast with the contemporary development of Richmond Heights in South Dade).[4041] However, the sense of community was strong. As Marvin Dunn has described, when completed there was "no need for police," and volunteers were organized to enforce community standards of maintenance and appearance.[42] Today, Bunche Park remains remarkably intact and retains a strong sense of neighborhood identity.

In its 1951 study of "Negro Housing" in Miami, Dade County found Miami's Black population increasingly decentralized as it moved out of Overtown (the "Central Negro District") into houses, mainly in unincorporated areas of Dade County. Home ownership increased dramatically, with more than 4,000 new homes built after 1945, in large part between 1949 and 1950, with most of those new homes being financed by Federal V.A. programs. The study also noted that most of these houses were mainly two or three-bedroom homes of about 700 to 900 square feet on 5,000 square foot lots.[43] Sal Ramagli, the real estate agent directing sales of homes in Bunche Park, in a letter to the *Miami Herald*, noted a community of 10,000 Black Miamians living in the suburban areas centered on Bunche Park.[44]

Liberty City and Brownsville

As Black suburbs took root in the upper reaches of Northwest Dade, a large upwelling of development simultaneously transformed Liberty

City and Brownsville, areas closer to the urban core, into a deferent type of Black urban center. Black settlement there was no less a product a racial zoning, selective financing and federal housing assistance (as the prewar development of Liberty Square, Miami's first public housing, had demonstrated). County planning efforts corresponded with the actions of Miami's Planning Board, which linked "slum clearance" and downtown expansion into Overtown to the relocation of its residents. Liberty City's future was, in many ways, tied to Overtown's demise.

Although the Liberty City / Brownsville area still comprised only a series of small Black enclaves in 1945, it grew quickly in the late 1940s-50s until a more continuous Black center spanned from NW 43rd Terrace to 79th Street, and from NW 12th Avenue to NW 27th Avenue.[45] As the area grew in both size and population, it became by the 1960s a burgeoning new urban hub.

The Liberty City / Brownsville area, a middle class neighborhood, became a prime target for postwar development, especially following passage of the Federal Housing Act of 1949 (Taft-Ellender-Wagner Bill), and its goal of assuring "a decent home and a suitable living environment for every American family."[46] One result of the bill was the development of the James E. Scott Homes, a large public housing project in the Para Villa Heights area in 1953 (See Public Housing). However, with the market for White housing now saturated after several years of dramatic growth, mercantile builders soon began to focus on the underserved market for Black housing, especially multi-family housing, seen as a profitable investment (and in the minds of some, including the Miami Housing Authority, a guard against the expansion of public housing).[47]

At first, new development favored suburban home construction, like the 22-home **Bethune Homesites** (1944, named for the American educator and civil rights activist Mary Jane McLeod Bethune, who founded the Daytona Literary and Industrial Training School for Negro Girls) and 28-home **Liberty Heights** (1946), both near 74th Street. The latter notably included a green-belt buffer toward the White district on its north side, likely as a concession to the Planning Board.

By the early 1950s the pressing need for more housing sparked the development here of multi-family housing. Public housing projects like Liberty Square likely influenced the planning of these developments, which although developed by mercantile builders, were similarly organized on park-like "superblocks," generally comprising two-story masonry and concrete garden apartment-type buildings. **50th Street Heights** (1947) in Brownsville, developed by Malcolm Wisehart, John Bouvier and Helen Harris, comprised 29 eight-unit buildings on two blocks. Sam Sacks's **Lincoln Fields** on NW 64 street (1946-49), at 300 units in 24 buildings, one of the largest apartment projects for Blacks in Miami and the first to include a swimming pool and parking.[48] **Lincoln Gardens** (1948), a complex of 37 4-unit garden apartment buildings developed by the Gaines Construction, and **Lincoln Heights** (c. 1948), a 51-unit duplex apartment complex (now demolished) are typical examples. **Alberta Heights** (1949), developed by Overtown millionaire and philanthropist Dr. W. B. Sawyer, was one of the first of these projects to be financed by the FHA, and its more extensive garden space made it one of the most progressive. **Brownsville Gardens** (1952), offered single-story garden apartment units with large porches that opened onto cross-block mews. By the mid-1950s, the **James E. Scott Homes** (see Public Housing) opened, with nearly 750 units.

By the 1950s, a surge of smaller concrete 2- and 3-story apartment buildings, mostly built on discrete, platted residential lots, replaced the development of larger apartment tracts. Based loosely on the type of garden apartment buildings that were rising all over Miami in the 1950s, the catwalk-type buildings took on a complex symbolism. The three-story apartments

buildings in Beuchler Sub (1958) on NW 26th Avenue are an example. As N.B.D. Connolly has demonstrated, such structures were a "concrete" improvement on crowded wood frame shotgun-type housing in Overtown, but they were organized on tight lots without amenity or parking.[49] Just as crowded and tenement-like as the shotgun, they were memorably branded by housing activist Elizabeth Virrick as "concrete monsters."[50]

Liberty City and Brownsville, one-time residential suburbs transformed by multi-family housing into more complex urban identities, created hybrid postwar landscape where single-family homes and apartment buildings mingled loosely. The surge of population growth there required new public infrastructure, including schools, commercial areas, hospitals, and even cemeteries. Severe overcrowding at Liberty City Elementary, which had grown to as many as 1,600 students in 1948, requiring double shifts in mostly portable classrooms, led to the creation of a new **Liberty City Elementary School** (1949). Designed by James W. Voorhies, the school was celebrated for its "clean and simple lines" and elimination of "mid-Victorian ginger-bread" frills, as well as for its planning efficiency, which eliminated corridors and staircases.[51] Among the features celebrated for their efficiency were the "cafetorium," which saved space by combining the cafeteria and auditorium.

The overwhelmed 12-room **Bethune Elementary School** was replaced by the **Bethune-Cookman School** (1951, named after Florida's first institution of higher learning for African Americans in Daytona Beach) on NW 43rd Terrace in Brownsville. **Dorsey High School** (1954, current D.A. Dorsey Technical College, named for Black Miami millionaire and real estate developer Dana A. Dorsey) was also expanded as both an academic and vocational program (including a veterans-oriented program). Architects William Merriam and Stephan Zachar worked with James E. Garland and a Black citizen's committee to develop the facility at the north of Broadway in Liberty City. A new Black cemetery, **Evergreen Memorial Park**, was developed in 1950, only a few blocks north of Lincoln Memorial, and on NW 32nd Avenue in Brownsville, the 40-bed **Christian Memorial Hospital** (1960), designed by Luther Avery, opened to replace the original hospital in Overtown.

As Northwest Miami filled in, segregated Black and White urbanization increasingly came into contact, stirring powerful territorial frictions, outright opposition, and even violent opposition, driven by White fear of mixing and encroachment from neighbors in similarly new subdivisions. In the vicinity of Brownsville for instance, residents of **Glenwood Heights**, **Causeway Park**, **Seminole Lawn Heights**, **Seminole Crest**, and **Lorah Park,** attempted to restrict re-zoning for Black occupancy with racial zoning provisions of the type already declared unconstitutional in 1946. In 1947, eminent domain was used to clear thirty-five Black families from their homes in the **Railroad Shops Addition** at 13th Street and N.W. 45th Avenue, under the guise of creating a new White school for an adjacent community.[52] In 1948, in an attempt to block the County's approval of **Lincoln Heights**, a Black Subdivision, the residents of the Earlington Heights east of Brownsville tried, unsuccessfully, to incorporate.

Where Blacks purchased or rented in White areas, violence often ensued, as was the case at Carver Village apartment complex, bombed in 1951 after they began admitting Black tenants. Real estate companies were often accused of profiting from prejudice-driven property value reductions, a process called "blockbusting."[53] In 1955, the *Miami Herald* covered what it called a "…house selling ruckus in the Ala-Pat subdivision of northwest Miami, where residents accused real estate agents of creating a "Negro panic" by listing homes in the White area for sale to Blacks.[54]

Racial "buffer strips" were a more physical demarcation of Jim Crow-era territorial

segregation. At the federally-supported Liberty Square public housing project, architects created a 100-foot wide strip along NW 12th Avenue to separate Black Liberty City from neighboring White Edison. The buffer comprised a four-foot high masonry wall combined with an Australian Pine hedge and Gumbo Limbo trees, screening parallel Black and White streets on either side. The "race wall" as it is known today, partly survives as a concrete inscription of Dade's prewar race line.[55] Although physical walls proved rare in postwar development, the race wall was a model for the for the use of canals, rail lines, industrial zones, and landscape buffers to isolate postwar Black subdivisions.[56]

Brownsville as Touristic Center

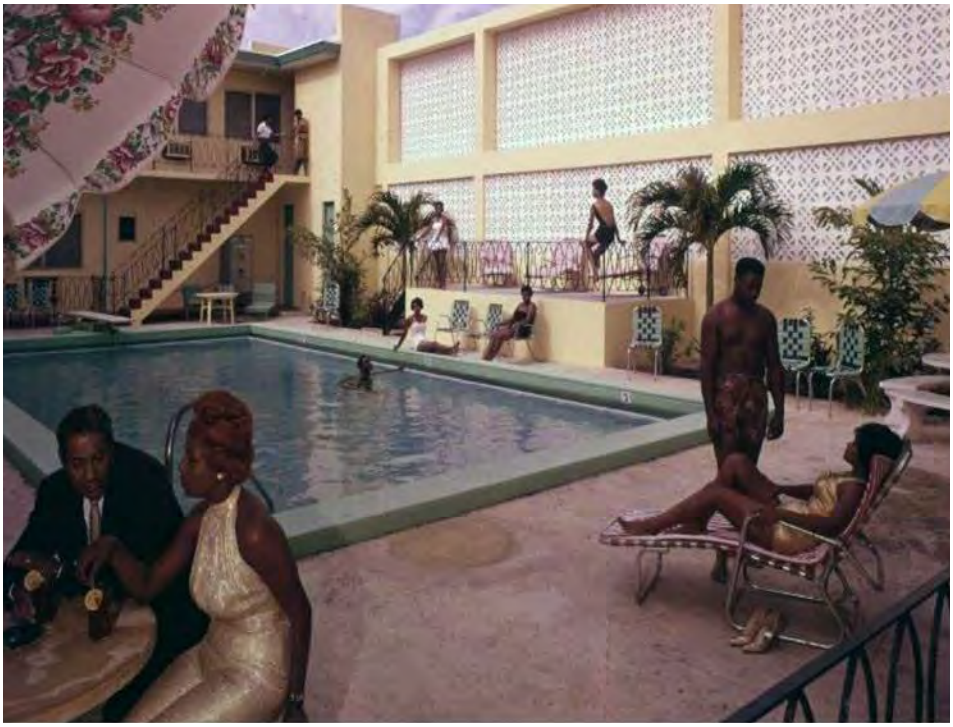
Miles from the beach but increasingly central to Black Miami, suburban Brownsville became home to pre- and postwar touristic hotspots driven by both local needs and a surge in Black visitors. Even in the racially segregated society of postwar America, Miami was a powerful magnet for Black tourists, both American and international, drawn by the city's multiple roles as resort city, a Caribbean hub, cultural center, and as a destination for Black performers in Miami's many segregated hotels and other venues. Miami drew 300,000 Black tourists a year in the early 1950s, notwithstanding the fact that tourist sites and public amenities could be points of conflict, and Black residents and visitors alike were generally excluded from public beaches, golf courses, and public pools, or had to use segregated facilities.[57] Protests to open up these facilities, as historian Marvin Dunn has documented, were among the earliest acts of the Civil Rights Movement in Miami.[58]

Although Overtown was the center of Black tourism and nightlife, the appeal of suburban Brownsville, especially to the aspirations and expectations of an affluent Black middle class, grew in the 1940s-50s.[59] **Georgette's Tea Room** (1940), one of the earliest attraction there, was originally created as a guest house for Black entertainers. Owned by Georgette Scott Campbell, who formerly ran a Harlem tea room, it combined entertainment and dining facilities with a rooming house in a discreet and specially-designed two-story modern structure that merged seamlessly with the surrounding single-family homes. The presence of an exclusive club/rooming house behind a mask of suburban regularity produced a fascinating new model of hospitality in a city defined by touristic establishments.

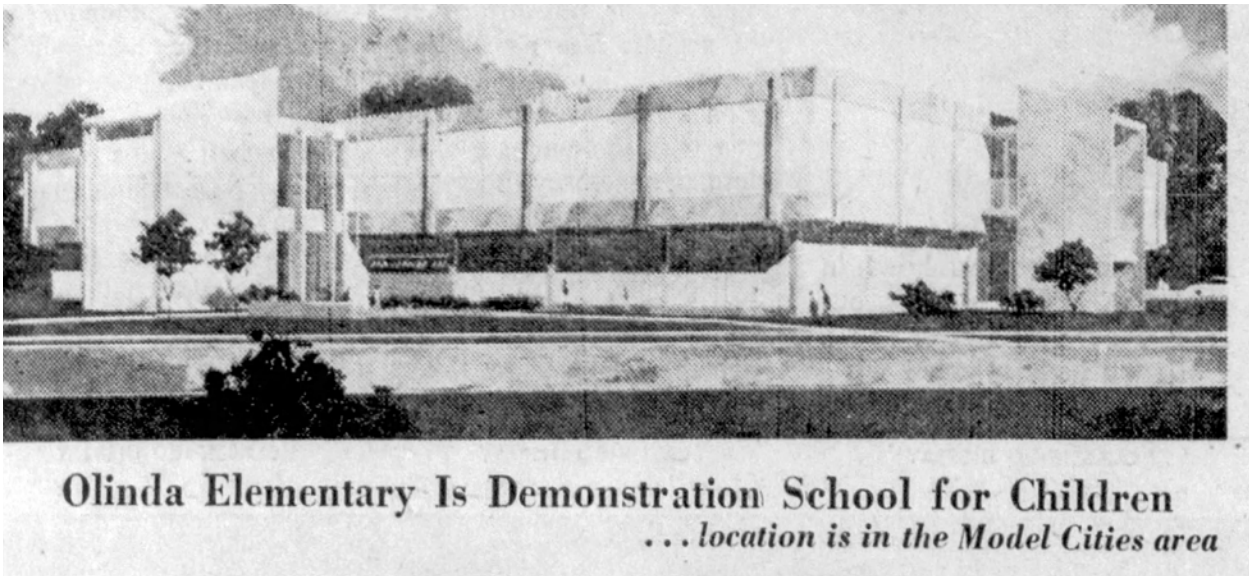
Booker Terrace Motel (1954, later Hampton House Motel and Villas; current Historic Hampton House Cultural Center) was, along with the Lord Calvert Hotel in Overtown, among the largest and best outfitted hotels in Black Miami. With its swimming pool, patio, restaurant, and lounge, Booker Terrace blended motel architecture with resort amenities and a residential feel. Architect Robert Karl Frese organized the motel's components around a series of enclosed courtyards, concealed behind a block-long façade of quarry keystone pylons and breezeblock panels that screened the secluded pool and patio area. In the constrained urban environments of Jim Crow-era Miami, hotels like Booker Terrace also functioned as elite apartment-hotels, mixing larger units with touristic amenities and appealing to well-heeled locals as well as visiting dignitaries and entertainers (including Malcolm X, Dr. Martin Luther King Jr, Sam Cooke, Muhammad Ali, and others).[60] The motel's lounge became a center of nightlife, with performances there carried live to the city over WMBM.[61] Indeed, through performances, hotels like the Hampton House nurtured emergent forms of integration, as white tourists were drawn from Miami Beach to the vibrant and racially integrated entertainment ecosystem of Black Miami. The Hampton House became a designated historic site in 2002, and added to the National Register of Historic Places in 2023.



Hampton House Night Club (1954, **formerly Booker Terrace Motel)**, Robert Karl Frese, Hampton House Community Trust, date unknown



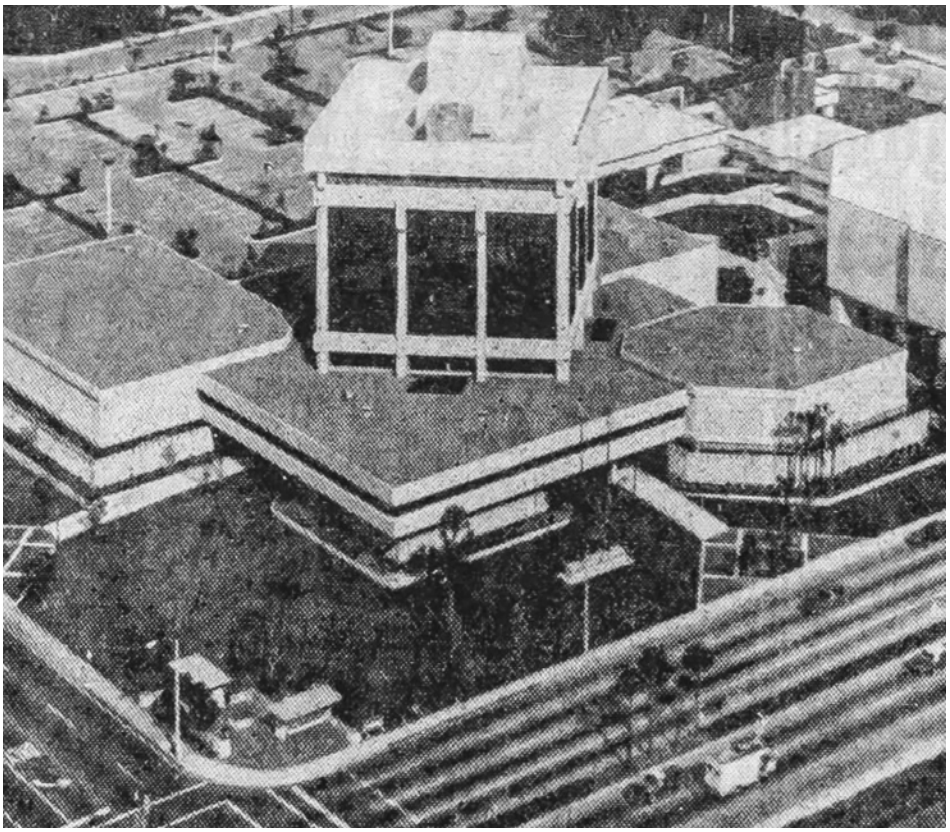
Hampton House (1954, **formerly Booker Terrace Motel)**, Robert Karl Frese, HistoryMiami Museum, 1953



Olinda Elementary Is Demonstration School for Children

. . . location is in the Model Cities area

Olinda Elementary School (1969), Murray Blair Wright, from "Two New Elementary Schools to Open" advertisement, *Miami Herald*, February 8, 1970



Joseph Caleb Center (1977), Donald E. Frazier, Hatcher Ziegler Gunn, and Harold L. Sanders, from "New $6.8 Million Center Opens in Model City Area" advertisement, *Miami Herald*, September 25, 1977

Model City

By 1967, Liberty City and Brownsville had become home to one third of metropolitan Miami's Black population. Built with government sanction but little public investment, it also acquired some of Dade County's most intractable urban problems: overcrowded and deficient housing, low rates of home ownership, lack of civic amenities like sewer service, sidewalks, lighting and open space, and poor educational opportunities. This once quiet area had become an important center of Black life in Miami, but also an economically distressed district with a poverty level double the county's rate.[62]

As a spur to redevelopment, in 1967 a 1,000-block area here was selected for inclusion in the Federal **Model City Program**, a keystone of President Lyndon Johnson's Great Society programs (see General Context). Bounded south to north by the Airport Expressway and NW 79th Street, and east to west by I-95 and NW 37th Avenue, Model City encompassed 80,000 residents, most in unincorporated Dade County. In this "model community," efforts focused on social infrastructure, like the development of schools, parks, and public health and recreation facilities. Educational facilities in particular were considered progressive "showcases," and designed to improve the quality of education for disadvantaged students. For example, the **Neighborhood Educational Cultural Centerette** (current Thena Crowder Early Learning Center, 1967), was one of a number of "Little schools," which mixed pre-school education with health and dental clinics. The **Olinda Demonstration School** (1969, current Agenoria S. Paschal Olinda Elementary School), designed by Murray Blair Wright, featured a flexible open-plan layout where "adaptive, exemplary and innovative instructional programs could be introduced and evaluated in an efficient and flexible setting."[63] The **Model City Cultural Arts Center** (1975, current African Heritage Cultural Arts Center), conceived to support the role of the arts in education, opened in time for the nation's bicentennial with playwright William Mackey and lyricist Chapman Roberts' production of "Saga," a play that related the role of Blacks in the US between 1776 and 1976.[64]

Under Model City, parkland in the Liberty City area increased from five to 40 acres, including vest pocket parks and **African Square Park**, (1976), which comprised an open-air marketplace and theater. NE 62nd Street, once a thriving commercial corridor but damaged during the riots associated with the 1968 Republican National Convention, was reconceived as **Dr. Martin Luther King Jr. Boulevard** (1982), a three mile-long parkway, designed to be lined with apartment towers, community service establishments, entertainment and cultural facilities, and parks.[65]

Another model facility here was the **Economic Opportunity Family Health Center** (1968), Miami's first federally-qualified center and a joint project of the Economic Opportunity Office (part of Johnson's war on poverty) and University of Miami School of Medicine. Conceived as three facilities in Model City area (eventually expanded to 16 centers), its novel mission was to address physical, psychological and social illnesses in the community by going directly into neighborhoods and homes, and addressing a spectrum of pediatric, family planning maternity and immunization care. Jessie Trice, a specialist in pediatric nursing and graduate of University of Miami Nursing School, became Senior Supervisor of the center's 46th Street Health Unit. Trice, whose pink three-bedroom home in the Riverdale section was vandalized in 1964 by Carol City residents who objected to news stories that placed her home in their neighborhood, was a staunch believer in bringing health care to Dade County's poor.[66] Trice eventually became President and Chief Executive Officer of the Economic Opportunity Family Health Center, which was later renamed the **Jessie Trice Community Health Systems**.

The most important and symbolic addition to Model City was the **Joseph Caleb Community Center** (1977), a multi-use civic-cultural center located on NW 22nd Avenue at 54th Street, completed as part of Dade County's planned government decentralization effort. Named for the leader of the International Union of North American Laborers, a Black construction union, the center comprised a 1,000-seat auditorium, a daycare center, library, and eight-story tower, all organized around a landscaped courtyard with a reflecting pool and tiled seating.[67] Also a part of the center was **Black Archives History & Research Foundation** – founded by Dr. Dorothy Jenkins as a repository of memory devoted to identifying early Back settlements and architectural landmarks, and reflecting the African American experience in Dade County, further defined this facility as a critical center of Black Miami.[68] Designed by a consortium of architects, including Ronald E. Frazier, Hatcher Ziegler Gunn, and Harold L. Sanders, the Caleb Center's Brutalist architecture mixed architectural concrete, split-face masonry blocks, and bronze-toned metals to form what the *Miami News* called a "huge, handsome fortress".[69]

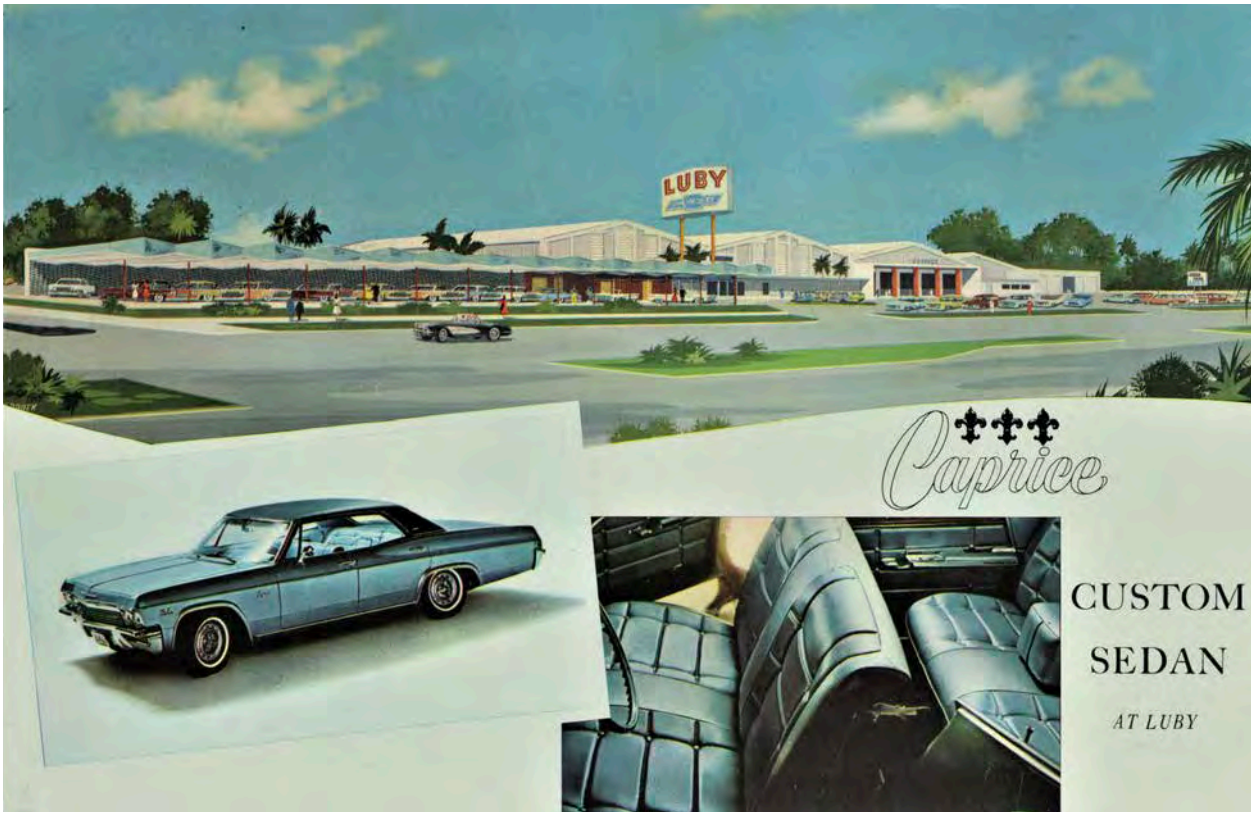
On the Strip – The Heart Of Black Economic Activity During Segregation

As Northwest Miami urbanized after World War II, NW 79th Street and the area's major north-south arterials – NW 7th Avenue (extended in 1940s to Stuart), NW 22nd Avenue, NW 27th Avenue and NW 32nd Avenue – were transformed into nearly continuous commercial strips. Both NW 27th Avenue and NW 79th Street became synonymous with the "ugly" landscape of strip centers, gas stations, car lots and stand-alone food, beverage and retail establishments. This same chaotic environment produced the type of eye-catching and evocative commercial architecture that is sometime referred to as "Googie." Drive-in curb-service restaurants offered some of the era's most intriguing roadside architecture. Igor Polevitzky's design for **Frank N' Bun** (1950) on NE 79th Street near 27th Avenue, conceived as a prototype for the new hot dog franchise was, according the *Miami Herald*, "designed to make a dramatic impact upon the fast-growing motoring community."[70] Most of the structure could be described as a marquee approximation of a hot dog bun, carried aloft on twin buff-colored glazed brick pylons that framed the ordering window.

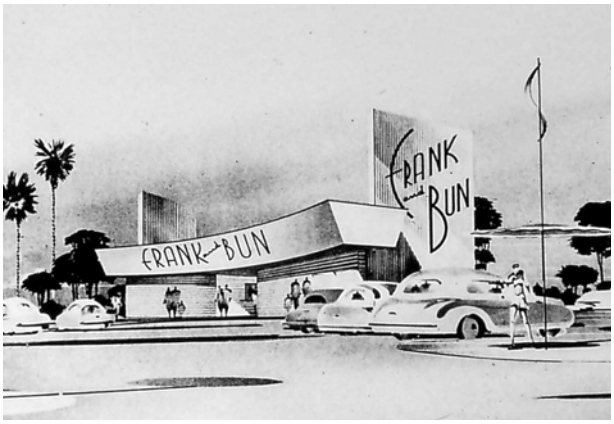
Bowling alleys were an important pillar of the postwar suburban arterial road, and of postwar social life. **Tropical Lanes** (1955), just off NW 27th Avenue at 119th Street, had 16 automatic air-conditioned lanes, described as "the newest of Miami's tenpin emporiums."[71] **Cloverleaf Lanes** (1958), located near entrance to Florida turnpike in James Albert's Miami Industrial District, was designed by leading modernist architect Alfred Browning Parker. Bigger than a football field, the complex achieved large column-free interior space thanks to the undulating, precast concrete roof structure that Parker emphasized in the façade design. Such centers helped make Miami in the 1960s an "international bowling hub."[72]

Auto dealerships, another mainstay of the postwar suburban arterial road, clustered on NW 27th Avenue. One of the most striking, at NW 92nd Street, was **Luby Chevrolet City** (1961), a seven-acre complex described as the nation's largest Chevrolet sales and service center. Designed by A. Herbert Mathes, it fronted the avenue with a long geometrically-undulating loggia in which Chevy's latest auto line-up was displayed against a geometric screen of breezeblocks.

Nightclubs, while more discreet and less celebrated than those found on Miami Beach and in downtown Miami, also clustered on Northwest Dade's suburban arterials. Their diverse crowds and "Bohemian atmosphere" were an unscripted and sometimes controversial complement (contested morality) to the conformity of the surrounding suburban districts. Many, like the **5 Star Club** on 79th Street and the **Terrace Club** at



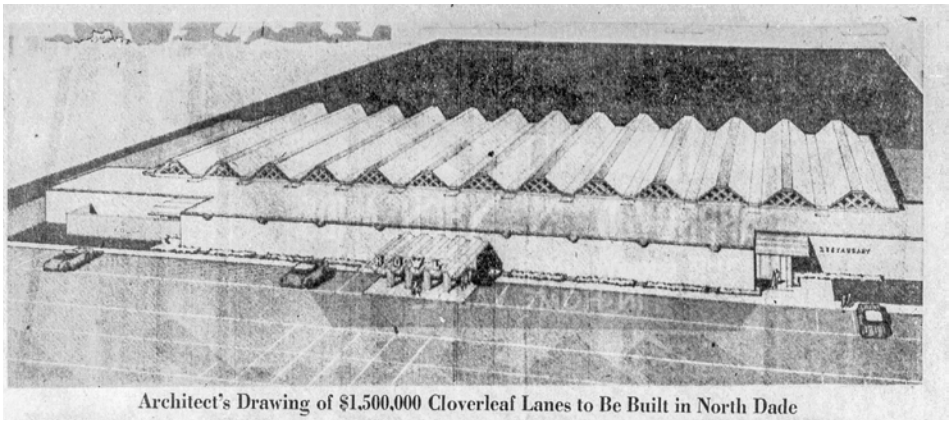
Advertisement for Luby Chevrolet City (1961), A. Herbert Mathes, source unknown, 1965



Frank N Bun (1950), Igor Polevitzky, HistoryMiami Museum, Igor Polevitzky Collection, 1950



Cloverleaf Lanes (1958), Alfred Browning Parker, *Miami Herald*, July 13, 1966



Architect's Drawing of $1,500,000 Cloverleaf Lanes to Be Built in North Dade

Drawing of Cloverleaf Lanes (1958), Alfred Browning Parker, from "Building Costs Coming Down" advertisement, *Miami Herald*, April 13, 1958



Model of Northside Shopping Center (1960), Weed & Johnson Associates, HistoryMiami Museum, *Miami News* Collection, 1960



Northside Shopping Center (1960), Weed & Johnson Associates, Johnson Associates Architects, Inc. Archives



Northside Shopping Center (1960), Weed & Johnson Associates, photo by DuPont Plaza Photography, Johnson Associates Architects, Inc. Archives

119th Street were considered "torching hotspots," referring to their swanky musical entertainment. They also were the subject of state and local scrutiny over "immoral performances," generally referring to nude dancing and drag performance. **Club Baghdad**, on NW 36th Street, just off NW 27th Avenue opposite the Biscayne Fronton, and decorated in the manner of a Moorish Temple, advertised its "snappy dance band" and "imported revue." Nearby, **Kelly's Torch Club** (originally "Kelly's Jook"), which called itself "the Greenwich Village of the South," advertised strip artists, a bubble dancer, a dancer of the veils, and "Female Impersonating At Its Best."[73] **La Paloma**, on 79th Street, was particularly noted for drag performances. The club rose to prominence in 1937 when it was raided by the Ku Klux Klan, a raid apparently tied to a KKK induction ceremony. The raid created a "Stonewall-type" moment for queer communities in Miami.[74] La Paloma was eventually replaced by the **Pleasure Isle Club** in 1940,[75] but well into the 1960s clubs were the subject of constant raids and lawsuits, alleging public nuisance (see General Context).[76]

The area's most important commercial hot spot, **Northside Shopping Center** (1960), was located at the crucial intersection NW 27th Avenue and 79th Street, Northwest Dade's most important arterials. Northside was developed by the aluminum magnate/Florida land baron Arthur Vining Davis in collaboration with real-estate impresario L. Allen Morris, the same team developing Dadeland Mall at the southern end of the county. Like Dadeland, Northside reflected the rising residential density and middle-class character of Northwest Miami, while also demonstrating the capacity of a new breed of shopping center to function like a town center. Overall, the mall was designed to meet the needs of the community. Anchored by a Sears Roebuck department store, the mall also included two prominent general merchandise stores, an F. W. Woolworth store and cafeteria, a S.S. Kresge's with its own "dinette," and a Walgreens drug store with its own "Food & Fountain Luncheonette." In addition to more than 50 general merchandise stores, it contained civic facilities like an auditorium and a small chapel. The **William Goldman Northside Theatre** was added on the north side in 1968, and a Jackson's-Byron's department store was added in October 1969.[77]

Designed by architect Weed Johnson Associates, Northside is distinctive among its peers in postwar Miami. The "cluster-type" arrangement, organized around generous landscaped patios and interior streets, branched to the expansive parking lots that surround the mall. The patios were embellished by terrazzo animal statues, created by artist Earl La Pan, the artist responsible for pre-war murals in Miami Beach hotels, and the design of the famous Zebra Bar at the Mary Elizabeth Hotel in Overtown. Unlike most other malls, however, the shops opened both inward toward the patios and outward toward the surrounding parking areas, which were fronted with elegant modernist arcades. To accomplish this double-sided frontage, service traffic was shunted to an upper deck accessed by ramps on either side of the mall.[78] As Northwest Dade transitioned increasingly into a Black center, NW 27th Avenue and 79th Street became the commercial axes of the community.

Public Housing in Northwest Dade: Segregated and Suburban

Public housing was an important face of Northwest Dade's postwar urbanization. Dozens of public housing and assisted housing projects were established there with federal funding between 1937 and 1981, yielding what is likely the county's highest concentrations of such housing.

Public housing in Dade County, and its relevance to Miami's Black community, was initiated with the **Liberty Square** project in Liberty City, financed by the Depression-era Public Works Administration (PWA) and completed in 1937. Designed by Paist and Stewart with associate architects Robert Law Weed, Vladimir Virrick and

E.L. Robertson, the 243 units of one- and two-story rowhouse-type family units were organized around communal gardens in a park-like "superblock," a planning strategy traced to garden city planning practices promoted by early 20th century housing reformers.

While creating comparatively high-quality housing, Liberty Square's meaning lies also in its role in support of slum clearance and racial planning. Touted publicly as a way to relieve overcrowding in Overtown, Liberty Square was also intended to promote the relocation of Black families out of Miami, northward into segregated, county-sanctioned areas. It set the stage for postwar developments, in which federal priorities of fair public housing development, filtered through local politics and the often-parochial interests and objectives of civic leaders, reinforced existing racial boundaries, or engineer new ones.[79]

The completion of Liberty Square coincided with the establishment of the **Miami Housing Authority** (MHA) under the provisions of the National Housing (Wagner-Steagall) Act. The model of Liberty Square (and Edison Courts, the related White public housing that followed in neighboring Edison in 1941) established the pattern of most 1940s-70s public housing in Dade. Effectively, super-block planning and low-scale buildings, conceived to fit the county's predominantly suburban contexts, were reproduced in various formats all over the county. Because the MHA located much of its new public housing in Black or transitional neighborhoods, Northwest Miami became the heart of a large postwar public housing enterprise in Dade County, and a primary testing ground for new types of public housing.

The context of public housing development after World War II was increasingly polemical, and the results more contested. On the one hand, public housing was increasingly driven by public concern and moral outrage over slum conditions, especially in Overtown where vast areas of compact shotgun shacks lacked most basic services and were considered unsanitary. On the other, strong public opposition to a public role in housing construction played out in the form of fear of socialist influences (evoked in particular by a group called the Committee Against Socialized Housing), and fights in the courts over whether public housing was in fact a public purpose.

The Taft-Ellender-Wagner Housing Act of 1949, which increased federal support for "slum clearance" and new housing, gave powerful impetus to postwar developments in Dade County, spurring the development of a plan to build as many as 1,000 low-rent housing units for Blacks in the Para Villa Heights (current Gladeview) area. The project, in one of Northwest Dade's earliest Black settlements, was opposed by property owners, who did not want to sell their property or have it condemned. Their opposition included a 1952 petition against the rezoning necessary for public housing use, and the creation of the Para Villa Improvement Association, formed in 1953 to build alternative low-cost, non-profit housing – a home-grown neighborhood attempt to clear and redevelop the slums.[80][81]

Notwithstanding the opposition, the 754-unit **James E. Scott Homes** (1953-55), the county's largest, was completed, transforming the neighborhood (and overloading local schools). Designed by architects Steward & Skinner with Robert Law Weed, substantially the same team that developed Liberty Square and Edison Courts, its linear row-house structures were austere and pragmatic, featuring long hipped roofs over masonry walls with awning-type windows, and continuous one-story roof porches supported on pipe-columns. The project employed superblock planning but eschewing the well-formed garden courts of Liberty Square, the buildings were organized in a repetitive linear fashion, creating narrow intervening open spaces offering less green area and few amenities.

The complex meanings behind the James E. Scott Homes, as home, as community, as racial enclave, continued into the 21st century. In spite of their poor design and deplorable state of repair, the houses remained relevant among residents and neighbors. The complex was mainly demolished under the premise that a new housing development under the federal government's Hope VI housing initiative (conceived to replace concentrated public housing with low-scaled mixed-income neighborhoods) would be constructed to replace it, thereby limiting resident displacement; still, the sites remain largely vacant today. Indignation over resident erasure, and the unhousing of over 1000 residents, spurred initiatives like **The Find Our People Name Wall**, established by the Miami Worker Center (MWC) and Low-Income Families Fighting Together (LIFFT). The Name Wall became a meeting center for displaced community members, and community pressure eventually led to the preservation of the sole remaining structure, which was designated in 2007, restored by Dade County's Public Housing & Community Development Department, and reopened with four new units of public housing in 2023. The mural on one side of the building, produced during the outcry against demolishing the entire housing development, was preserved as well. It features Dr. Martin Luther King Jr exclaiming "Justice for Scotts!"[82]

Much more public housing came to Northwest Miami during the 1960s-70s under the county's new **Scattered-Site Housing** program, which was initiated in 1964. **Metro-Dade County Department of Housing and Urban Development** (known as "Little HUD"), which eventually replaced the Miami Housing Authority, used scattered-site housing to avoid the creation of large-scale public housing blocks, dispersing these smaller housing groups throughout a neighborhood, or several neighborhoods. Although scattered-site housing has different meanings nationally, in Miami the scattered-site approach was implemented out of concerns over concentrating poverty, and with the intention of making public housing less identifiable and less institutional.[83] About 40 sites in Northwest Dade were chosen, most in neighborhoods where Black settlement was either established or trending under private development.[84] This led to challenges by Dade County's Fair Housing Agency, and state and local offices of the NAACP, that scattered site housing perpetuated segregation when they were supposed to be encouraging integration.[85]

The scattered-site housing program notably employed many of Miami's leading architects, and while the social and urban implications of the approach are debatable, the approach led to a fair amount of experimentation in housing design and construction. **Gardner Park, Orange Ridge Park** (1966), and **Annie Coleman Gardens** in Brownsville (all completed 1966) were among the largest scattered site projects. Particularly notable were Igor Polevitzky and Verner Johnson's designs for Annie Coleman Gardens on NW 58th Street and 25th Avenue, elevated by heightened attention to architectural quality and issues of constructability. The architects exploited mass production to produce high-quality components and customized finishes, developing their own pre-fabricated kit of parts, including tilt-up concrete end walls, modular door and window panels, and precast stairways and guardrails.[86] The parts incorporated customized patterns of textured concrete and specialty aggregate finishes, while the mix of panel types was syncopated to inexpensively achieve diversity. Alfred Browning Parker's nearly 745-units on **15 scattered building sites** (1969) varied in size from duplex lots to tracts of multiple acres. As prototypes, Parker developed both garden apartment buildings and duplex townhouses, conceived to look, according to Parker, "as little like public housing as possible." The small cubic townhouse units had exterior stairs and projecting private balconies and roofs, and were organized to create well-defined paved and landscaped courts."[87]

Elderly housing also began to proliferate in Northwest Miami after it rose to the top of the national agenda in the early 1960s during the Kennedy Administration. **Jolivette Plaza** (1962) at NW 24 Ave, a 66-unit complex for the Black elderly, was designed to emulate the appearance of ranch or "rambler"-type houses, with generous windows,



James E Scott Homes (1953-55), Steward & Skinner with Robert Law Weed, Miami-Dade County, 1955



James E Scott Homes (1953-55), Steward & Skinner with Robert Law Weed, Miami-Dade County, 1955



Elizabeth Park Public Housing (1965), Miami-Dade County, 1965



New Construction Technique Used in Miami

Pre-Fab Walls a Key to Public Housing?

New Construction Technique Used in Public Housing

Workmen Form Panels From Master Mold

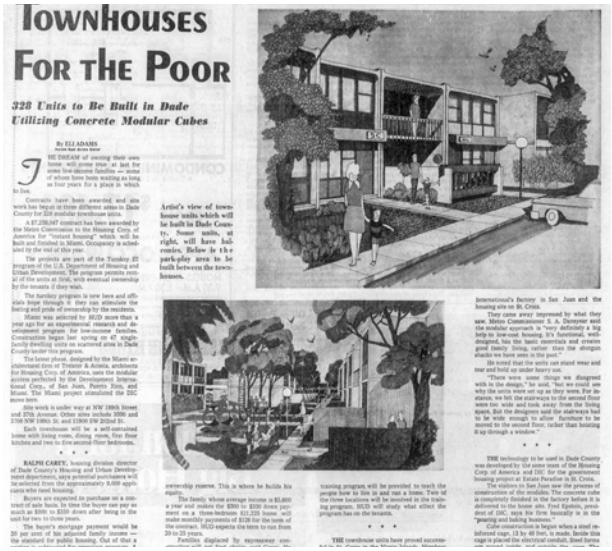
Furring Strips Attached During Casting

Two-Story Wall Panels Are Hoisted Into Position

Workmen Put in Second Floor Slab

Precast Concrete Stairway Is Lowered Into Place

Annie Coleman Gardens (1966), Igor Polevitzky and Verner Johnson, from "Pre-Fab Walls a Key to Public Housing?" ad, *Miami Herald*, March 20, 1966



TOWNHOUSES FOR THE POOR

328 Units to Be Built in Dade Utilizing Concrete Modular Cubes

Artist's view of townhouse units which will be built in Dade County. Some units, at right, will have balconies. Below is the park-play area to be built between the townhouses.

Public Housing, from Eli Adams, "Townhouses for the Poor," *Miami Herald*, March 14, 1971

recessed porches, and easy garden access. The complex was, in the segregated framework of the early 1960s, an analogue to the Whites-only **Donn Gardens** complex in Allapattah (1961).

Another layer of public housing development came under the **Turnkey Housing** approach, authorized by the Johnson-era Housing and Urban Development Act of 1965, the same act that created HUD (Housing and Urban Development) as a cabinet level agency of the federal government. Under HUD, Turnkey was conceived to expedite speed and efficiency in the construction of new public housing, while addressing the role of private enterprise in housing construction. Miami was selected as an experimental research and development center for the rent-to-own **Turnkey III** program. One group of **Turnkey III housing** (1971, demolished) was developed just south of Honey Hill Road (NW 199th Street) in Carol City, comprising 146-units out of 328 such housing units created on three sites countywide. The project was developed by the **Housing Corporation of America** (HCA), a partnership between Alcoa Corporation, architect Kenneth Treister, Leonard Treister, and Treister & Acosta architects. It comprised a low-rise cluster of townhouses made from prefabricated 12-foot by 40-foot tubular concrete modules with open end walls that could be infilled with a mix of louvered wall panels, sliding glass doors, balconies, and doors. The "instant housing" modules were produced at a factory in Medley in Northwest Dade, shipped to the site and arranged in variable combinations.[88]

Northern Limits

The extension of NW 27th Avenue from NW 183rd Street across Snake Creek to the Broward County line in 1960 opened the last undeveloped territory in Northwest Dade (while also extending the arterial into neighboring Broward County). During the 1960s, large-scale Miami developers like Bernard Janis, Bennett Lifter, California-based Heftler Construction, and F&R Builders (Dade County's largest builder of single-family homes and a subsidiary of Lennar Corp.)[89] were busy filling the newly opened areas. Janis's **Lakewood Estates** (1962) and Lifter's **Lake Lucerne** (1960-62) were among the first to open. Lake Lucerne's **Charm Crest Manor** had 700 three- and four-bedroom homes, some opening to an internal lake and some to the Snake Creek Canal. In contrast to most Miami home subdivisions, Charm Crest sold units under the FHA's Title 213 program (created in 1950 and amended in 1961), which allowed the financing of cooperative houses that could be purchased for as little as 3% down. An interesting feature of Title 213 was the "communities facilities program," a family-oriented policy that required the development of recreational centers in areas distant from municipal and county facilities.[90] Charm Crest accordingly included facilities not found in most home subdivisions – a clubhouse, picnic and BBQ areas, tennis, handball and shuffleboard courts, docks, and a fishing pier.[91] The program produced even more dramatic results at Heftler's 900-unit **Brentwood Park** (1960), in Carol City. Under the community facilities program, Heftler created the **Brentwood Park Playdium** (1960), publicized as the first of its type in the nation, with activities conceived to attract the whole family. Entered beneath a soaring folded-place concrete roof, the Playdium comprised a mix of meeting and recreational rooms organized around an Olympic-sized swimming pool, and surrounded by shuffleboard courts, tennis, handball and racquetball courts, picnic areas and playground. When the subsequent maintenance of recreational facilities was disputed by Heftler, the Playdium complex was eventually closed in 1966, and plans to open the complex as a community park never materialized.[92]

Development here corresponded with Dade County's approval of cluster planning in 1970, which allowed a new generation of mixed housing communities to spring up on the Northern expanse of the County. Developers were free to blend single-family houses with townhomes, patio homes, and even multi-family dwellings, stimulated new models of low-cost housing here

in the 1970s. Development here also coincided with recent success of the Civil Rights movement, including **Equal Opportunity Housing**, a Kennedy-era federal policy that leveraged both direct and indirect federal housing support to promote non-discrimination based on race, creed, color or national origin. At the same time, some developers in Northwest Dade committed to "open occupancy" policies in their new housing as a guard against block-busting and panic selling. By 1965, Equal Opportunity Housing commitments were common in real estate advertisements.

The **Fair Housing Act of 1968** went even further, prohibiting discrimination concerning the sale, rental, and financing of housing.[93] As racial zoning gave way to legal integration, new cluster housing in Northwest Dade, including Carol City and the areas forming contemporary City of Miami Gardens, became one of the first areas of the county where non-discrimination was standardized in home development, open the way to a more diversified population. Carol City, once all white, saw an influx of Black and Latin residents. By 1972, with its population split evenly between Blacks, Whites and Latinos, Carol City was referred to as Dade County's "most integrated community." The area would later become a magnet for Afro-Caribbean migrants.[94]

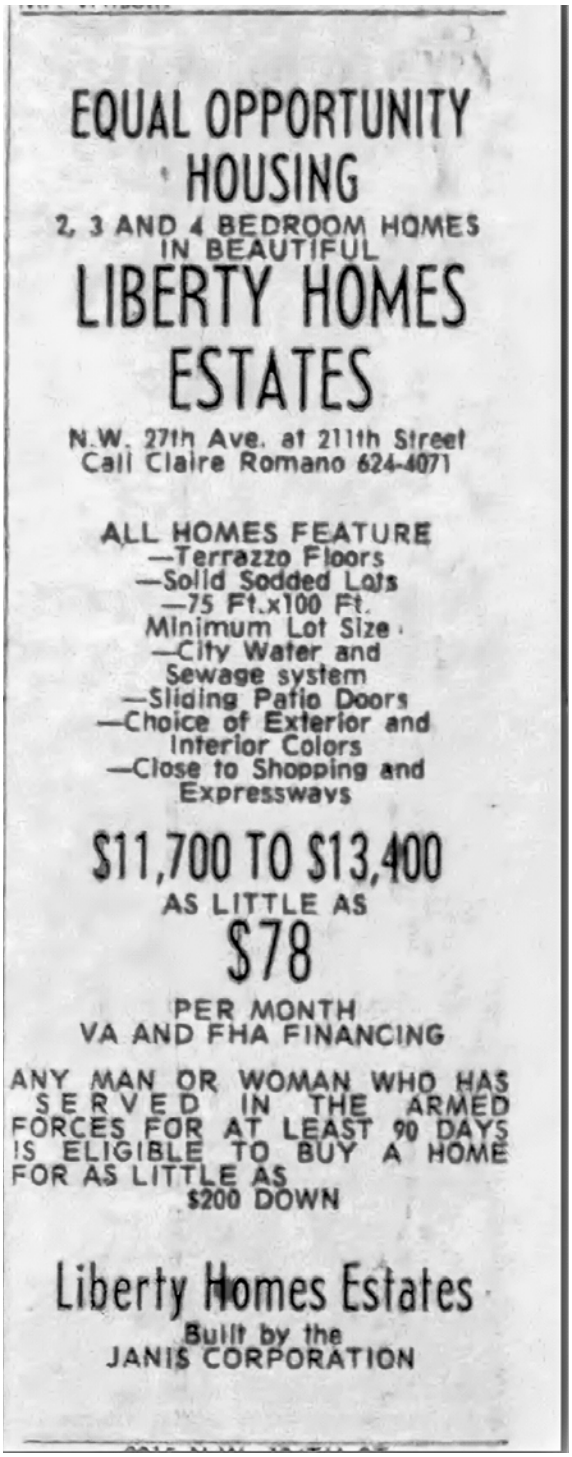
By the 1970s, most of the housing produced in Northwest Dade was cluster-type, advertised under the "Equal Opportunity Housing" logo, and "se habla español." **Vista Verde** (1971-72), developed by Paul Kapelow and G.A. Vigliotti's Carol Housing Corporation, built more than 1,000 mixed housing units, including 810 townhouses organized in clusters around semi-private parking courts, as well as single family houses and a central park. At **Windsor Park Townhouses** at **Leslie Estates** (1972-73), one-story townhomes and patio homes were organized in campus-like super-blocks, interconnected by green space. Low and moderate-income housing, under the FHA's 235 program, came to the far north portion of the County at this time. By 1971 Carol City was home to 34% of Dade's FHA-subsidized housing.

Several new subdivisions in the area were not just advertised under the "Equal Opportunity Housing" banner, but specifically targeted toward the booming Black market, which in 1964 represented 12% of homes built in Dade County.[95] For instance, around the acreage tracts of the previously-developed Black **Liberty Farms** subdivision (1951), communities like **Riverdale** (1960) and Janis's **Liberty Homes Estates** (1965-69) at NW 211th Street offered 2-, 3- and 4-bedrooms homes targeted to Black service men and women.

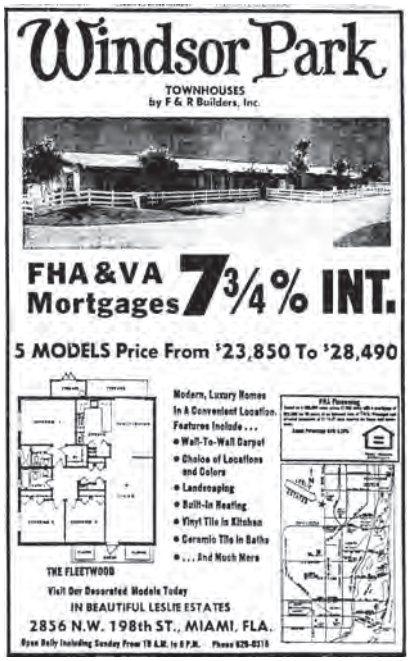
Norwood Elementary School (1969), designed by George F. Reed and located in the Norwood neighborhood of Northwest Dade was a particularly good example of how school design was changing in the era of air-conditioning, and how architects responded to the school board's 1970s preference for window-less structures. In order to animate the façade, Reed exposed the school's exterior concrete frames and used bright orange tiles on the panels in-between structural elements, and entrances were denoted by playful circular or semi-circular concrete 'tube' canopies (a design approach shared with Miami Lakes Elementary, also designed by Reed).

The Seaboard Air Line and Miami's Industrialization

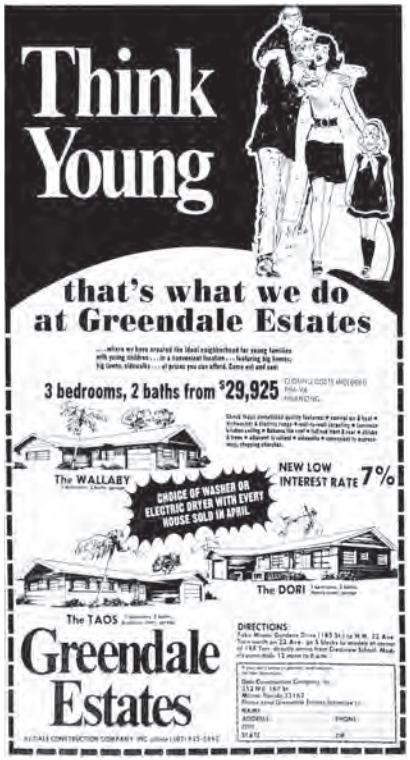
Industrialization, as a postwar theme, had particular relevance in Northwest Dade, where the Seaboard Air Line (SAL) Railroad bisected the area as it ran from the Broward County line to the Golden Glades Interchange, then Southwest to Opa-locka, and South to Miami International Airport; as it moved southward, the SAL line intersected with expressways, canals, and airfields, laying the framework for critical intermodal hubs. The arc of rail infrastructure across Northwest Dade made this area a primary hub of Miami's industrial development, which generally came in the form of "industrial parks." These products of the practice of zoning and suburban development were successful because they were particularly well-suited to the light and medium industry that thrived in Miami.



Equal opportunity housing at Liberty Homes Estates (1965-69), from ad for Liberty Homes Estates, *Miami Herald,* December 5, 1965



The Fleetwood model home in Leslie Estates (1972), from ad for Leslie Estates, *Miami Herald*, July 28, 1974



The Wallaby, Taos, and Dori model homes in Greendale Estates (1969), from ad for Greendale Estates, *Miami News*, April 23, 1971



Equal housing opportunity at Vista Verde (1971-72), from advertisement for Vista Verde, *Miami Herald*, April 21, 1974

The **Sunshine State Industrial Park** (1956), at the crucial junction of the railway, the Sunshine State Expressway, the Palmetto Bypass Expressway and North-South Highway in Miami Gardens (the node known as the Golden Glades Interchange), was the most design-forward among Northwest Dade's new industrial parks. Developed by Sapphire Petroleums, Ltd. of Canada and the Webb Construction Company, its 150 factories were to be arranged as a cohesive showcase of striking architecture, plush landscaping, and amenities.[96] William C. Webb, the entrepreneurial force behind the complex, even conceived the industrial park to promote the "Florida lifestyle" through amenities like an Executive Club with swimming pool, tennis courts, and a putting green.[97] In order to facilitate plant development, Webb built most of the plants according to a package plan under which he coordinated all design, engineering and construction work. Webb's modern "instant plants" could be customized, furnished, decorated, and delivered for occupancy within 45 days, mirroring the convenience found by purchasers of the mercantile homes.[98] Visually, the plants were a curated assemblage of modernist imagery, from breezeblock screenwalls, folded plate and butterfly-shaped concrete roofs, and built-in planters, to adventuresome canopies held aloft on sculptural columns. The most eye-catching element of the park was its entrance, conceived in the spirit of a World's Fair: a 110-foot parabolic arch, covered in yellow Vermont marble chips embedded in an acrylic-epoxy matrix and gold aluminum fleck that produced a glittering effect.[99] Designed by Charles Giller and Walter C. Harry Associates, Webb labeled it the **Arch of Industry** (1963), and it was meant to symbolize Miami's impending industrial future.

Less design-forward industrial parks flourished along the rail corridor as well, including the **Miami Industrial District** (1955) at NW 183rd Street, the **Seaboard Industrial Center** (1957) at 54th Street, the **Seaboard Industrial Park** (1960s-70) at 106th Street (occupying part of Master Field), and the **Lejeune North Industrial Park** (1973) at 135th Street. The **Poinciana Industrial Park** (1984, formerly Liberty City Industrial Park), the last planned park, was motivated by federally-funded Model City initiatives in Liberty City, and cooperatively developed by Miami-Dade County and New Century Development. Located just west of the Scott Homes, it brought together a multi-cultural group of entrepreneurs and enterprises, like Leasa Industries, the food concern created in Miami by Chinese-Jamaican immigrant George Yap.

Northwest Dade's industrial parks were mostly a multitude of small factories, workshops, warehouses and back offices – the type of small enterprises that were the mainstay of Dade County's economy.[100] These informally organized, and in some cases physically inchoate suburban magnets of activity, many built in parallel with surrounding housing subdivisions, were among the most important centers of employment outside Miami's urban core (although far smaller than the corporate industrial complex behind Miami International Airport). A few corporate headquarters were also located in these parks, like the **Velda Farms Offices and Manufacturing Plant** (c. 1966), in the Miami Industrial District at 181st Street. Wray G. Succop's formal design, featuring precast white concrete panels, a loggia of vaulted concrete canopies, and decorative metal screens, was organized to face prominently toward the North-South Highway (current I-95). Other commercial and civic institutions found home in industrial park, like **Cloverleaf Lanes**, (1958, current Bethel Evangelical Baptist Church), and the **Trinity Christian Academy** on NW 2nd Avenue, both in the Miami Industrial District.

Also during these years, Amtrak's **Miami Station** (1978), one of the few major postwar civic works related to railroads, came to be located in the Lejeune North Industrial Park. When passenger train service in the U.S. was nationalized in 1972, the Seaboard Air Line service (Miami's last passenger line after the FEC railroad closed its passenger service in 1968) came under the

purview of **Amtrak**, which planned a new Miami Station to replace the old Seaboard station on NW 7th Avenue in Miami.[101] The decision to situate the station in an industrial park was controversial to say the least, opposed by county and city leaders who preferred a site closer to Miami's urban core and served by the county's planned Metrorail. Nevertheless, with federal rail service in jeopardy, the industrial site moved forward. The new station design followed Amtrak's Standard Stations Program (specifically its type 300a model), a federal attempt to put a modern and progressive face on railroad travel after decades of disinvestment.[102] Miami Station had split-faced concrete block walls topped with clerestories, bronze glass curtainwalls, and cantilevered roofs with deep metal-clad fascias. On the interior, the double-height waiting room featured a winding stair that led to a mezzanine waiting room. Ominously, completion of the station was accompanied by the cancellation of two out of the three long-distance lines still serving Miami in the 1980s, a sad coda for the County's once bustling rail industry, depleted by the age of jet travel. By 1978, the station served just one train per day, the Silver Meteor from New York.

Dade Junior College North Campus

As NW 27th Avenue emerged as the heart of Miami's burgeoning northwestern suburbs, several of the largest sites along this corridor were appropriated in the 1960s-70s for public facilities. The largest of these was the **Dade Junior College North Campus,** constructed in the 1960s on the site of Masters Field (at one time slated as Miami's principal airport, but abandoned after World War II). Dade Junior, a public community college, was Miami's first state college, created with Federal support in 1959 to expand higher education and opportunity to the greatest number, as a path toward social equality.[103] The college was originally conceived as a segregated institution, with separate White and Black units; indeed, a Black unit was already developed at Miami Northwestern Senior High in 1959.[104] By the time North Campus, the college's first, opened in 1962, it had become the first integrated Junior College in Florida. As it was further transformed by demographic changes in the 1960s-70s, it became not only the fastest-growing junior college system in the nation, but also a profoundly multi-cultural institution.[105]

North Campus was designed by Pancoast Ferendino Grafton Burnham, commissioned as master planners and architects of the college's multiple campuses (see South Campus in the Southwest Dade corridor). The firm, which was working concurrently with the Dade County Board of Education on public school innovation efforts, employed a unified use of Brutalist architecture throughout the campus to symbolize the public, tropical and modern character of this novel campus. Cast concrete structural elements like columns, waffle-slabs, beamed floor and roof slabs, and expressed concrete stairs were exposed, and mixed with precast concrete wall panels and window frames. To further unify the various buildings, covered walkways, also constructed in concrete, formed a network of "loggias" that surrounded the lake and penetrated between and even through the buildings. The campus design notably dispensed with the pastoral aesthetic of most American collegiate campuses. Instead, monumentally-scaled concrete academic buildings were composed around a long rectangular lake. The importance of the car was also reflected in the overall campus planning, which placed large parking districts in a ring around the pedestrian core of the campus. The campus remains among the best examples of late mid-century Brutalist architecture in Florida.

Dade Juvenile Detention Facility

Another large tract along NW 27th Avenue, the site of the former Fritz Hotel/Embry-Riddle Aviation School at NW 33rd Street, was

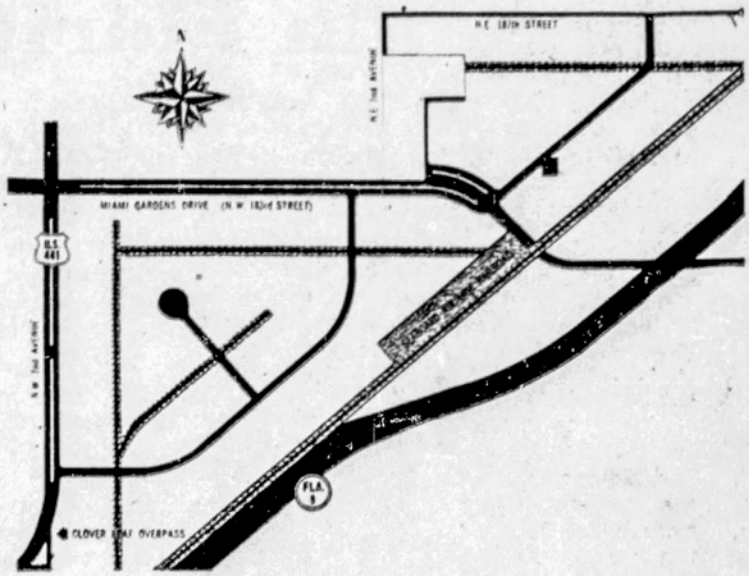
Plans for Huge North Dade Industrial Area Disclosed

Plans for the area's first fully planned industrial development — 250 acres near the southern terminus of the Florida turnpike in North Dade County — were announced Saturday.

James M. Albert, president of Miami Industrial District, Inc., owner of the land, announced that he is launching a national sales campaign to attract industry to the district.

"When completed the Miami Industrial District will consist of 20 to 25 million dollars worth of well-planned architecturally harmonious industrial plants — giving employment to perhaps 10,000 people," he said.

Albert reported that preliminary negotiations are already underway with some of the largest concerns in the country, as well as with local manufacturers, to acquire industrial sites.



PLOT PLAN OF MIAMI INDUSTRIAL DISTRICT

Miami Industrial District (1955), from "Plans for Huge North Dade Industrial Area Disclosed," *Miami Herald*, August 28, 1955



Rendering of Amtrak's Miami Station (1978), rendering by Scheffer Studio, date unknown



Miller Industries, Sunshine State Industrial Park Archive, date unknown



ARCH OF INDUSTRY is scheduled to be put in place this week William Webb's Sunshine State Industrial Park on the Palmetto Bypass. The 120-foot arch has been constructed by Gemcote International, Inc., of Fort Lauderdale and is made of reinforced concrete. A plastic material with marble chips is sprayed on the surface to give it a golden, glittering surface. The spray process was developed by Richard A. Weir and Scott Campbell, both of Fort Lauderdale.

Arch of Industry (1963), Charles Giller and Walter C. Harry Associates, Sunshine State Industrial Park, *Miami Herald*, 1963



Arch of Industry (1963), Charles Giller and Walter C. Harry Associates, from "Skyhook," *Miami Herald*, 1963, photo by Mark Peterschmidt



Sunday, July 8, 1956 THE MIAMI HERALD 3-B

The Builder With a Plan For Industry

By FREDERIC SHERMAN

TAKING UP where I left off on the cover page story re. Sunshine State Industrial Park in North Dade, I'd like to tell you something about William C. Webb, the man heading the group making a big cash bet on the industrial growth of South Florida.

The first time I came across his name was in The Herald's farm and garden section which is edited by Nixon Smiley. This was a story, with pictures, about the Webb Construction Co. putting up light manufacturing plants that looked like some of the fancy motels along Biscayne Boulevard and Collins Avenue. Smiley was impressed by the landscaping and he also went into detail about the clean, modern architecture, lighting and decoration.

On this page are examples of work he has done and has planned for the new industrial park.

Apprentice Carpenter to Boss

WEBB WAS BORN in Key West in 1926. His father was a pioneer employe with Pan American. His mother is Mrs. Bertha Webb, principal at Coral Gables Elementary School.

Webb was studying dentistry at the University of Florida when the Navy called him to active duty in World War II. He returned to the university, but dentistry no longer held any charm. He wanted to be a builder.

He started with Frank Feeney as an apprentice carpenter, became a foreman before he moved over to Hamilton Construction as a superintendent. In 1951, he formed his own company.

Webb has a feel for design and styling, but he hires experts to carry out those ideas. Architects, engineers, decorators and landscapers have joined to create the 20 factories that bear the Webb label.

He is an active member of civic groups in North Miami where he lives with his wife, Alice, and their two sons.

Trend of Decentralization

WHAT IS IT he is going to build in North Dade near the terminus of the Florida Turnpike? What is an industrial park?

Well, they aren't new. There are more than 120 in this country. There are two in England. And a $12 million one is planned in Fort Lauderdale. According to Webb, it all started back in the 1930s when the Chevrolet Industrial District was formed in Chicago. And a little later the North Kansas City Industrial District was organized. Webb, who has researched the thing carefully, said the industrial centers originated because of the general trend of decentralization in business.

Large companies realize the value of having branches near sources of raw material and labor supplies. And there are the savings to be made in shipping costs.

The management of such a district can offer services that include architectural design, construction, financial help, public warehousing, banking facilities, police and fire protection, recreation and restaurants.

Why Industry Is Attracted

WEBB HAS COMPILED this list of the advantages of the industrial park to the community:

It tends to segregate industrial activity into desirable locations. You avoid a lot of zoning scraps. And you tend to avoid the trouble Los Angeles got into with industrial strip zoning along railroad tracks.

Outside industry is encouraged to move in because of ready facilities. And a higher type of business is attracted.

The cost of extending utilities to fringe areas is lessened by this package deal.

Congestion is reduced in the downtown business district.

The Big Boys Look Our Way

SOUTH FLORIDA is growing faster than any other major state in the Union. Industrial leaders have been watching this growth carefully. Certainly last month's news of a $25 million cement plant west of Miami indicates industry is ready to spend big money to take advantage of this ripe labor and consumer market.

The industrial park offers the industrialist compatible neighbors, freedom from transportation and shipping problems, one-story straight line production. It solves the zoning problem in advance and it rules out the crackerbox building.

And Webb is not unmindful that tourism is still our greatest industry. "The industrial park must be geared to tourism," he said. "The park must not only be functional, but esthetic in design. It must add beauty to an area. In fact it must be an attraction."

This statement takes on meaning when you see that the Webb's master plan calls for only 30 per cent of the land being devoted to buildings. The other half will be for parkways and green areas.

The Present and The Future

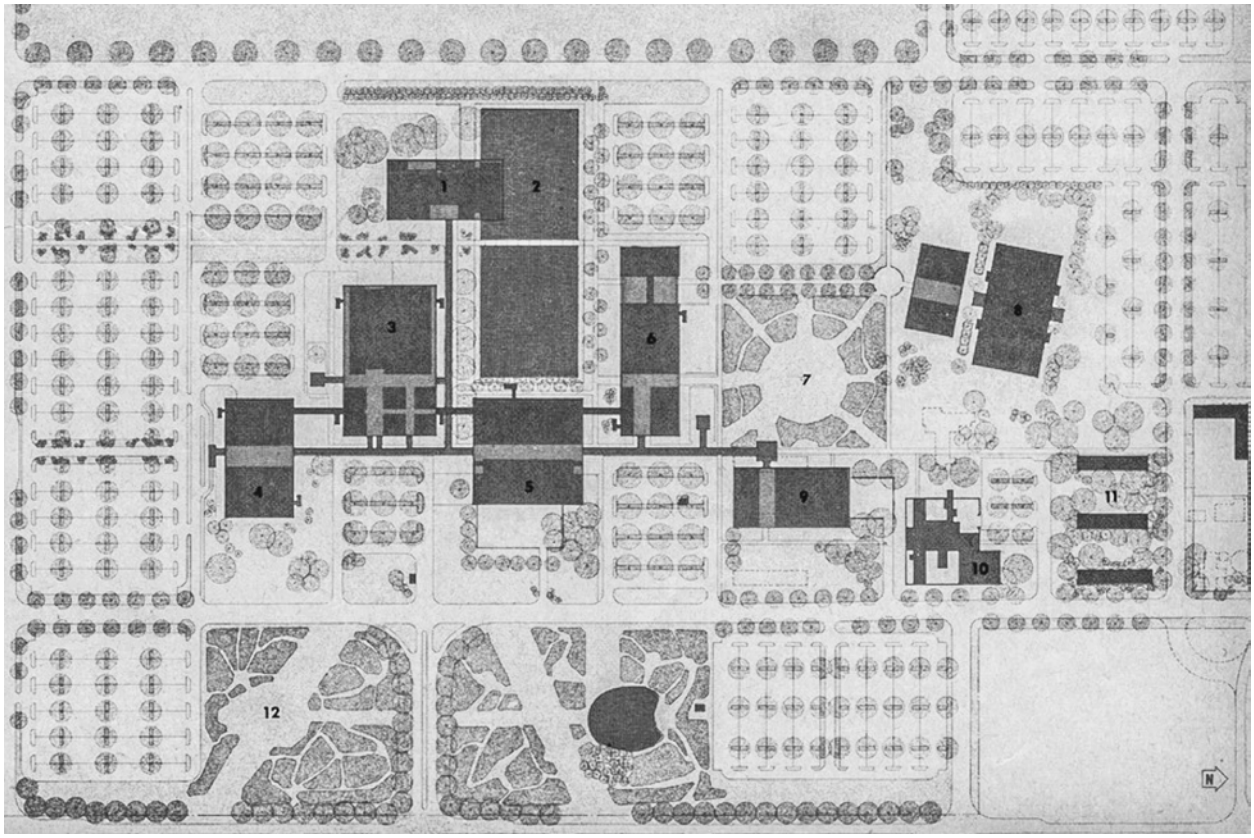
Webb Construction Co. Headquarters in North Miami

At Left is the Executives Club for Industrial Park. Covered Walkway Leads to the Bowling Alley

This Factory in North Miami is Typical of the Work Done by William Webb's Company

Architect Charles Giller's Rendering of the Bank Planned for the Industrial Park

Industrial buildings, from Fredric Sherman, "the Builder With a Plan for Industry, *Miami Herald*, July 24, 1956



Miami-Dade Junior College North Campus Master Plan (1960s), Pancoast Ferendino Grafton Burnham, Architectural Record, November 1967, p. 163



Miami-Dade Junior College North Campus (1960s), Pancoast Ferendino Grafton Burnham, Miami Dade College Archives, 1964

appropriated to create the **ht** (1977). Pancoast Ferendino Grafton, the prominent Miami firm that designed the nearby Dade Junior College campus, used a related architecture of exposed concrete, geometric architectural forms, and internalized patios to create a campus devoted legal process and to detention.

The two-story School Police Building sat behind a large plaza facing NW 27th Avenue, which was connected through an open loggia to the building's central patio. The rear portion of the complex was devoted to the novel detention facility, which deployed nine semi-circular residential pods clustered around four small courtyards, and one large central green. The "cottage-type concept" had a monastic quality. Painted white and cinnamon-brown, the complex was, according to the *Miami Herald,* "a bright sprawling project full of clever architectural solutions to confinement problems – opened."[106]

Golf Park Becomes Westview, a Jewish Social Center

The Golf Park County Club and surrounding residential subdivision, among Northwest Miami's most ambitious Boom-era projects, were also among its most notable Depression-era failures. Their reinvention following WWII demonstrates both the enduring social segregation of postwar era, and the strikingly different postwar context of residential development.

The grand country club, mostly finished by the late 1920s, had been largely abandoned in the 1930s-40s. During this time, it was used as a gambling casino, and during the war as housing, while the golf course had became a trailer park for workers at nearby Masters Field. In 1948, however, the club building and golf course were purchased anew by a group of Jewish businessmen, including Arthur Ungar, Mitchell Wolfson and Leonard Abbess, and reopened as the **Westview Country Club**. Despite the great social changes that reduced Jewish exclusion in resorts and upscale subdivisions, Jews remained restricted from private clubs like the Riviera Country Club in Coral Gables, and the La Gorce Country Club and Bath Club in Miami Beach. Westview quickly gained prominence as a Jewish social center (see General Context). Its updated and expanded golf course were opened to guests at Miami Beach's Fontainebleau and Americana hotels, which also catered to a strongly Jewish clientele.[107] With the gradual opening of Miami's other clubs, the need for a Jewish social club waned, and Westview was closed in 1908. A phased redevelopment of the golf course into industrial and residential development began in the early 2020s.

Around the golf course, meanwhile, the grand pretensions of the unbuilt Golf Park Subdivision were abandoned after WWII. The subdivision was re-platted in the spirit of the day (and context) by James Albert, a pioneer in low-cost construction in South Florida. **Golf Estates** (1951), a modest community of 276 GI homes,[108] was designed by Edward T. Rempe, and offered 700-square foot structures with masonry walls, glass jalousie windows and doors, and shallow gabled roofs.

Calder Race Track

In 1971, on the northern frontier of Dade County, the **Calder Race Track** was built in the rising Lake Lucerne neighborhood. Before construction of the Hard Rock Stadium in 1987, touristic facilities of this scale were rare in North Dade, an area better known for its housing and industry (the prewar Miami Jai Alai Fronton and it surrounding clubs were built much farther south on NW 36th Street, serving the touristic axis between downtown Miami and Hialeah). Highways, however, changed the mobility calculus, and the intersection near the Broward County line of the **Sunshine State Parkway** (1957, current Florida Turnpike) with the planned **South Dade Expressway** (1975, current Florida Turnpike Extension) were suddenly at the center of a high-speed network serving both Dade and Broward counties.

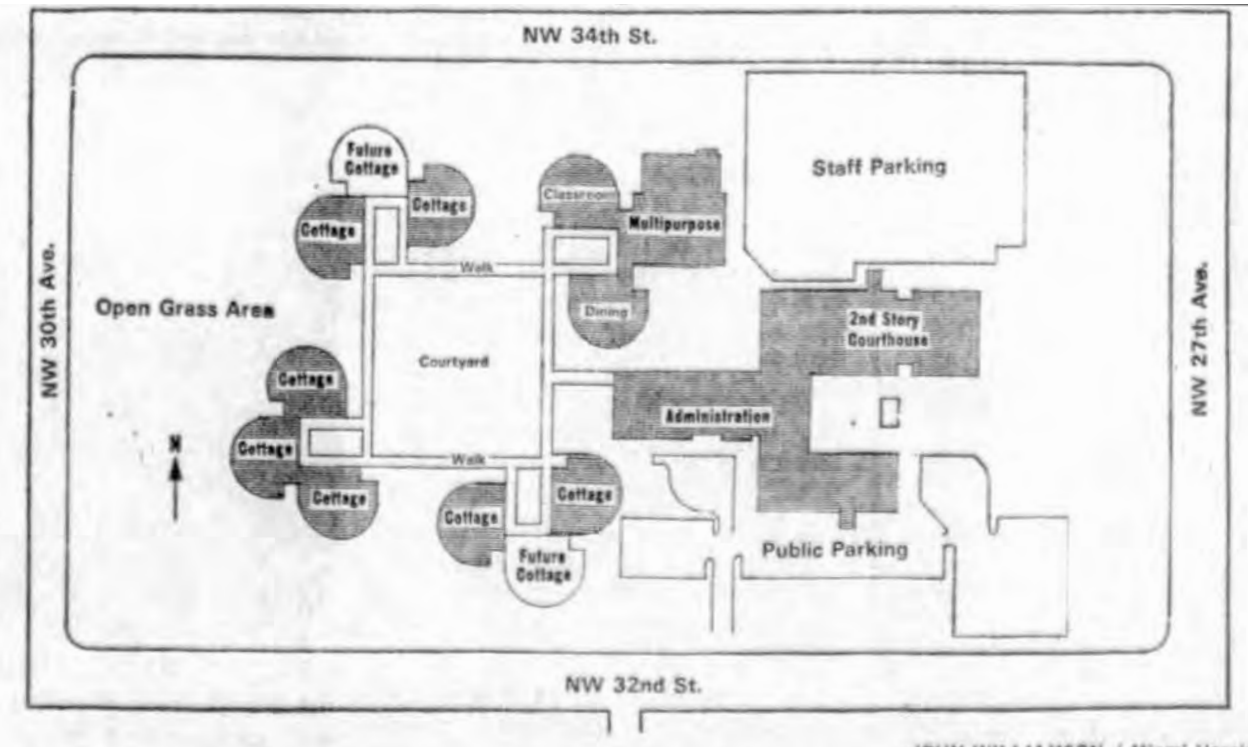
The only major postwar hippodrome built in Dade County in the postwar era, Calder was built to meet rising tourist expectations of climate-controlled experiences. The smooth glass cube of architect Stefan Zachar's nearly 10-story high clubhouse enclosed fully air-conditioned tiers of grandstand as well as the park's pari-mutuel betting emporium (thanks to four 285-ton AC chillers in the basement). Even the track's 1,200 horse stalls, built to boost the local thoroughbred horse breeding industry were, like most Miami condominiums, air-cooled. The climate controlled equestrian complex, built by developer Stephen Calder and William L. McKnight, the former chairman of Minnesota Mining and Manufacturing Company (3M), was conceived as a summer racing venue and as a replacement for Tropical Park, also owned by McKnight (See Tropical Park in Southwest Corridor). McKnight's 3M corporation contributed a novel synthetic all-weather track surface called Tartan, making Calder an innovator in modern track racing. Zachar's glass clubhouse was torn down in 2015, and the track and ancillary facilities were demolished during the writing of this report.



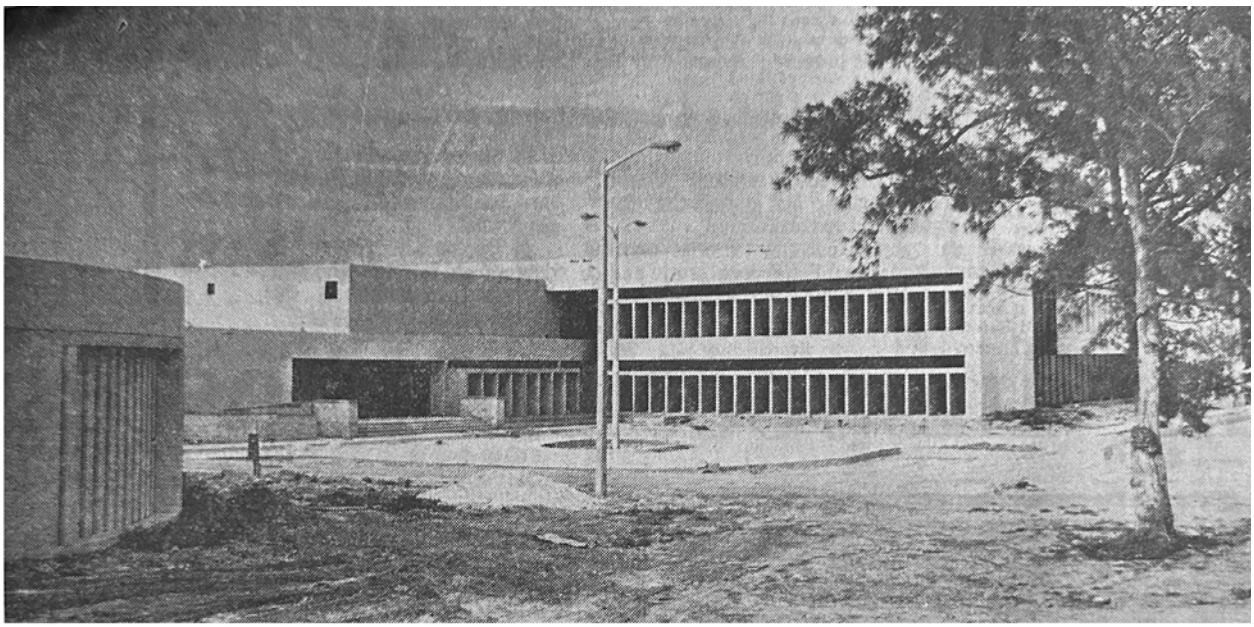
Crowd at Calder Race Course (1971), HistoryMiami Museum, *Miami News* Collection, July 4, 1973, photo by Leo Frutkoff



Calder Race Course (1971), HistoryMiami Museum, *Miami News* Collection, 1989, photo by Miami-Metro Department of Publicity and Tourism



Drawing of Juvenile Justice Center (1977), Pancoast Ferendino Grafton, from John Williamson, "New 112-Bed Youth Hall Will Be Outmoded in 20 Years, Experts Say," *Miami Herald*, May 16, 1976



Juvenile Justice Center (1977), Pancoast Ferendino Grafton, from Rob LaBrecque, "Youth Hall: From Bad to Waste?," *Miami Herald*, January 6, 1977, photo by Bob wast

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8 Jacqueline Charles, “Did you know?,” *Miami Herald*, February 9, 1995.

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10 “For Big Profits Buy Land In Melrose Heights,” *Miami News*, September 27, 1924.

11 “Roof Finished on $1,500,000 Fritz Hotel,” *Miami News*, October 4, 1925.

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31 Originally named Coral City, the name was changed to accommodate the concerns of Coral Gables. Miami Herald, Sept 23, 1954.

32 Beth Dunlop, “The Three Faces Of Carol City,” Miami Herald, November 19, 1978.

33 Between 1940 and 1950 Dade county's white population grew from 217,909 to 415,857, while the black population grew from 4 7, 549 to 79,227. Reinhold P. Wolff and Irving Zimmerman, Miami Residential

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48 “Ground Is Broken For Big Negro Project,” Miami Herald, November 7, 1948.

49 N.D.B Connolly, A World More Concrete: Real Estate and the Remaking of Jim Crow South Florida (Chicago: University of Chicago Press, 2016), p. 185.

50 Raymond A. Mohl, “Elizabeth Virrick and the ‘Concrete Monsters’: Housing Reform in Postwar Miami,” Tequesta 51 (2001). See also Raymond Mohl, Matilda Graff, and Shirley M. Zoloth, South of the South : Jewish activists and the civil rights movement in Miami,1945-1960 (Gainesville : University Press of Florida, 2004).

51 “County’s New Low-Cost Grade School Unveiled,” Miami Herald, May 22, 1949.

52 Van Dike, “Miami’s Second Ghetto,” p. 28.

53 “Blockbusting,” found on BlackPast, January 7, 2013. https://www.blackpast.org/african-american-history/blockbusting/. See also N.B.D. Connolly, A World More Concrete.

54 “Some Homes Still For Sale,” Miami Herald, March 12, 1955.

55 “Buffer Strip Arrangement For Housing Projects Outlined By Architect,” Miami News, July 16, 1939. Found in Chat Travieso, “A Nation of Walls: The Overlooked History of Race Barriers in the United State,” Places Journal, September 2020, found online at https://placesjournal.org/article/a-nation-of-walls/?cn-reloaded=1.

56 Connolly, A World More Concrete, pp. 86-87.

57 Connolly, A World More Concrete, p. 124.

58 Marvin Dunn, Black Miami in the Twentieth Century (Gainesville: University Press of Florida, 1997) p. 160. “In early May 1945 Miami blacks began agitating for a permanent bathing beach in Dade County… With this event, the civil rights movement in Dade County began, more than a decade before it did in other cities in the south.” See also Chanelle Rose, The struggle for Black Freedom in Miami : civil rights and America's tourist paradise, 1896-1968

(Baton Rouge : Louisiana State University Press, 2015).

59 Kathy Hersh, “High Cotton: Jazzing It Up at the Hampton House,” in Allan Shulman Ed., Miami Modern Metropolis: Paradise and Paradox in Midcentury Architecture and Planning (South Pasadena: Balcony Press, 2009) p. 276

60 The Hampton House was listed on the National Register of Historic Places in 2023. The listing provides

a detailed narrative on the site's history and significance.

61 Hersh, "High Cotton," p. 276.

62 Model City profile (Miami: Metropolitan Dade County (Fla.). Community Improvement Program, the Model City Program (Metropolitan Dade County, Fla.), and the Metropolitan Dade County (Fla.). Model Cities Division, 1973.

63 "Two New Elementary Schools to Open," *Miami Herald*, February 8, 1970.

64 Dorothy Gaiter, Playwright, Lyricist Hired By Model Cities," *Miami Herald*, January 27, 1975.

65 Leo Adde, "62nd Street Will Never Be the Same," *Miami Herald*, February 16, 1973. See also Sylvan Meyer, "Editor's Corner: boulevard idea needs more help," *Miami News*, July 28, 1972.

66 "Help For Mom," *Miami News*, April 2, 1964.

67 "New $6.8 Million Center Opens in Model City Area," *Miami Herald*, September 25, 1977.

68 "New $6.8 Million Center Opens in Model City Area," *Miami Herald*, September 25, 1977.

69 Lillian Dobbs, "New Caleb Community Center serves its practical purpose without neglecting the aesthetic," *Miami News*, September 30, 1977.

70 "New Restaurant Chain To Enter Miami Field," *Miami Herald*, July 16, 1950

71 Charlie Smith, "Bowling Business Picks Up At New Tropical Lanes," *Miami Herald*, October 27, 1955.

72 Flashback Miami: Bowling. https://flashbackmiami.com/2015/04/01/bowling/

73 Advertisement for Kelly's Torch Club, *Miami Herald*, December 30, 1938. Kelly's was replaced by the Rustic Roller Rink.

74 "Injunction Against Paloma Club Waits," *Miami Herald*, July 22, 1939.

75 The original La Paloma club building in the Clayton Heights subdivision was replaced by a new building built in 1948.

76 See Julio Capó Jr., *Welcome to Fairyland: Queer Miami Before 1940* (Chapel Hill: University of North Carolina Press, 2017).

77 An excellent description of Miami's many malls can be found at https://mall-hall-of -fame.blogspot.com/search?q=northside+center

78 Jean-Francois Lejeune, "Suburban Squares: Miami's First Regional Malls," in Allan Shulman Ed., *Miami Modern Metropolis: Paradise and Paradox in Midcentury Architecture and Planning* (South Pasadena: Balcony Press, 2009), p. 21.

79 The racialized biases of public housing in Miami were similar to those in Chicago, documented by Martin Meyerson and Edward Banfield in "Politics, Planning, and the Public Interest: The Case of Public Housing in Chicago, a landmark case study on race and public housing." Meyerson and Banfield found that attempts by urban planners to implement progressive policies were subverted by societal racism." https://www.planning.org/timeline/. More in-depth coverage of American public housing is available in Lawrence Vale, *Purging the Poorest*; Bradford Hunt, *Blueprint for Disaster*; J.S. Fuerst, *When Public Housing Was Paradise*; and Justin Steil, Nicholas Kelly, and Lawrence Vale, eds., *Furthering Fair Housing*.

80 "Low-Cost Home Site Is Selected," *Miami News*, February 28, 1950. See also Connolly, *A World More Concrete*, p. 196. Despite lawsuits by opponents of public housing, and by Black homeowners in the Para Villa neighborhood, whose property would be condemned, the project moved forward.

81 Jack Bell, "The Town Crier," *Miami Herald*, April 23, 1953.

82 Robin F. Bachin, "Mapping Miami: Affordable Housing, Equitable Community Development, and Grassroots Engagement in South Florida," in Robin Bachin and Amy L. Howard, eds, *Engaging Place, Engaging Practices: Urban History and Campus-Community Partnerships* (Philadelphia: Temple University Press, 2022).

83 William R. Amlong, "Public Townhouses OKd in Poor Area," *Miami Herald*, July 27, 1969.

84 As Raymond Mohl documents, a 1944 federal housing document, "Special Note on Site Selection," recommended Black projects in Black neighborhoods and White projects in White neighborhoods. If a project were to have a mixed occupancy, "the effort was always to locate the project in or adjacent to a traditional Negro neighborhood." U.S. Housing Authority, Site Selection: A Discussion of the Fundamental Factors Involved in Selecting Sites for USHA-Aided Projects (Washington, D.C., 1939). From Mohl, "Whitening Miami," p. 332-333.

85 Steve Rogers, "Rights Groups Hit Housing Authority," *Miami Herald*, September 16, 1966.

86 "Pre-Fab Walls a Key to Public Housing," *Miami Herald*, March 20, 1966.

87 Jeff Antevil, "Housing Authority Asks 5,000 Units," *Miami Herald*, May 12, 1967. See also "Public Housing Ready," *Miami Herald*, January 30, 1972.

88 The scattered sites were in unincorporated Dade County, including at Douglas Road and 199th Street and SW 202nd Street and 118th Place. Eli Adams, "The Have A Home and Responsibility," *Miami Herald*, February 11, 1973.

89 California based Heftler Construction was headed by Herbert Heftler

90 James W. Miller, "Built-In Recreation Areas To Change Suburban Life," *Miami Herald*, March 27, 1960.

91 "'Charm Crest Manor' Opens In North Dade," *Miami News*, July 17, 1960.

92 Playdium at Brentwood May Be Opened to Public," *Miami Herald*, May 1, 1968.

93 The stage for the changes in federal housing policy was set by the Civil Rights Act of 1957, and by the creation of the U.S. Commission on Civil Rights in 1959, which prioritized equal opportunity in housing. In 1962, President Kennedy's Executive Order 11063 prohibited discrimination in the sale, leasing, rental, or other disposition of properties and facilities owned or operated by the Federal government or provided with Federal funds. This committed the FHA, and thus public housing authorities, to acknowledge the racial discrimination evident in public housing, and to develop equal opportunity housing practices. The most important change, however, came with Title VIII of the Civil Rights Act of 1968, which prohibits discrimination on the basis of race, color, religion, sex or national origin in housing sales, rentals or financing. See also Richard Rothstein's *The Color of Law* and Steil, Kelly, Vale et al, eds, *Furthering Fair Housing: Prospects for Racial Justice in America's Neighborhoods* (Philadelphia: Temple University Press, 2021).

94 Beth Dunlop, "The Three Faces Of Carol City," *Miami Herald*, November 19, 1978.

95 Charles Kimball, "Price of New Homes Continues to Spiral," *Miami Herald*, August 22, 1969.

96 I rely here on my previous research into the Sunshine State Industrial Park, published in Allan Shulman, "Garden City of Industry: Sunshine State Industrial Park," in Shulman Ed., *Miami Modern Metropolis*, pp. 238-243.

97 Bill Webb, Jr., interview with author, April 29, 2005. See also "$100 Million Industrial Park," North Dade Hub – Progress Report, March 17, 1957.

98 Webb's package plan was "based on the theory that a single company, devoted to service industry, can find sites, develop the land, design, engineer buildings and finance the project," from "Mills Now Built on 'Package Plan," *New York Times*, January 3, 1956, in Shulman, "Garden City of Enterprise."

99 Sunshine State Industrial Park promotional brochure (undated). The brochure credits the design and engineering of the Arch of Industry to Walter C. Harry Associates. As a theme structure, the powerful futuristic imagery of the Arch of Industry recalled Adalberto Libera's unrealized concrete "rainbow," symbol of the ill-fated E 42 Universal Exposition in Rome (1937-40), and Eero Saarinen's Saint Louis Gateway Arch (designed in 1948 and built between 1963-65), both of which functioned symbolically as thresholds.

100 Ted Reed, "Growth in airport area take off," *Miami Herald*, February 6, 1989.

101 The station location was contested, with Metro-Dade and Miami interests trying to locate it near the airport so as to be intermodal. Amtrak eventually chose a location farther north, where it could acquire more and less expensive land for the station and its maintenance yards.

102 "The Amtrak Standard Stations Program," found online at https://web.archive.org/web/20130321014720/http://history.amtrak.com/blogs/blog/creating-a-visual-identity-the-amtrak-standard-stations-program. The Amtrak station in Minneapolis-St. Paul was reputedly designed according to the same model.

103 Arthur M. Cohen and Florence B. Brawer. *The American Community College* (San Francisco: Jossey-Bass Publishers, 1996, quoted in Richard L. Drury, "Community Colleges in America: A Historical Perspective," *Inquiry*, Volume 8, Number 1, Spring 200, Accessed online at https://files.eric.ed.gov/fulltext/EJ876835.pdf

104 Dunn, *Black Miami in the Twentieth Century*, p. 239. Also, author interview with Dr. Marvin Dunn, December 9, 2022.

105 Dade Junior College enrolled more freshmen than the Florida's large state universities, University of Florida, Florida State University and the University of South Florida combined. https://www.mdc.edu/about/history.aspx accessed July 22, 2022.

106 Cathy Lynn Grossman, "Youth Center's Sleekness Conceals Built-In Security," *Miami Herald*, January 6, 1977.

107 The 9-hole golf course, redesigned by golf architect Dick Wilson in the late 1940s, was expanded south of Gratigny Road by golf architect Mark Mahannah into an 18-hole course in 1957. For an authoritative account of Jewish life in postwar Miami, see also Deborah Dash Moore, *To the Golden Cities: Pursuing the American Jewish dream in Miami and L.A.* (Cambridge: Harvard University Press, 1996).

108 James Albert was simultaneously involved in building Black GI subdivisions in Eleanor Park and Biscayne River Gardens

Single Family Homes and Duplex Homes in Northwest Dade



Home, Halock No 2 (1940)



Home, Pine Hgts (1950)



Home, Acme Gulfair (1945)



Home, Bunche Park (1950)



Home, East Gulfair (1949)



Home, Bunche Park (1951)



Home, Bunche Park (1951)



Home, Riverdale Ests Sec 2 (1960)



Home, Golf Park Sec 1 (1961)



Home, Riverdale Ests Sec 2 (1960)



Home, Golf Park Sec 1 (1972)



Duplex home, East Gulfair (1971)

Townhomes and Patio Homes in Northwest Dade



Townhomes, Vista Verde Townhouse Sec B (1972)



Townhomes, Vista Verde Townhouse Sec B (1972)



Patio Homes, Leslie Estates (1972)



Patio Homes, Leslie Estates (1972)



Patio Homes, Leslie Estates (1972)

Multifamily Housing in Northwest Dade



Garden Apartments, 1049 NW 95th St (1947)



Garden Apartments, 740 NW 95th St (1963)



Garden Apartments, 790 NW 95th St (1965)



Lakeshore Presidential Apartments, 1029 NW 95th St (1966)

Public Housing and Trailer Parks in Northwest Dade



Solivette Low Rent Housing Project, 6321 NW 25th Ave (1962)



Affordable Housing, 2505 NW 61st St (1976)



Affordable Housing, 6239 NW 24th Ave (1966)



Affordable Housing, 2600 NW 65th St (1966)



Colonial Acres Mobile Home Park, 9674 NW 10th Ave (1965)

Shopping Plazas in Northwest Dade



Bunche Park Plaza - Shopping Plaza – Island Tings, 15978 NW 27th Ave (1960)



Shopping Plaza, 11812 NW 11th Ave (1969)



Miami Gardens Plaza, 18361 NW 27th Ave (1958)

Shopping Center (Northside Shopping Center) in Northwest Dade



Northside Northside Shopping Center, 7900 NW 27th Ave (1960)



Northside Shopping Center, 7900 NW 27th Ave (1960)

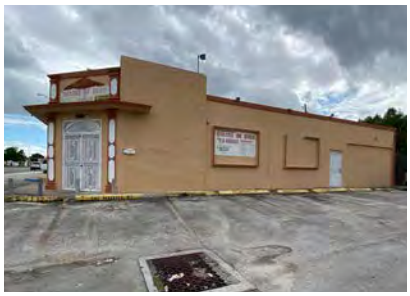


Northside Northside Shopping Center, 7900 NW 27th Ave (1960)

Commercial (119th st) in Northwest Dade



Bravitno Supermarket, 1360 NW 119th St (1952)



Wilson's TV Sales and Services, 1284 NW 119th St (1953, current Eglise De Dieu De La Grace)



Tropical Lanes Bowling, 2121 NW 119th St (1955, current Church)



Perfect Finish Hair Salon, 1269 NW 119th St (1955)



Zarra School of Dancing, 1215 NW 119th St (1956, current Robert Kitchen Cabinets)



Van Orsdel Gratigny Road Mortuary, 770 NW 119th St (1957, current Grace Funeral Home)



AATCO Auto Diagnostic Clinic, 1661 NW 119th St (1960, current Iglesia Monte Calvario)



Chef Creole Restaurant, 1392 NW 119th St (1972)

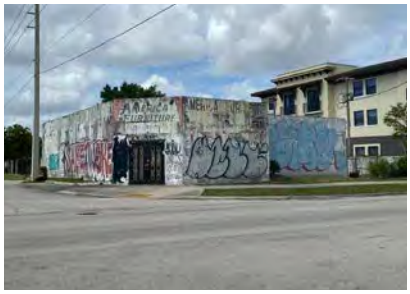


Tomboy Club, 1130 NW 119th St (1961, current Innocent Beauty Salon)

Commercial (18th Avenue, Broadway) in Northwest Dade



Sports Bar, 6209 NW 18th Ave (1925)



Edmondson's Grocery, 2300 NW 62nd St (1937, current America Furniture)



Club 18, 6701 NW 18th Ave (1936, current The Future E. Food Market)



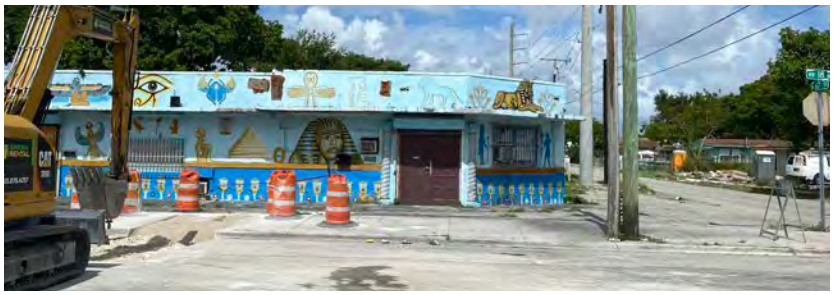
Sips Café, 6715 NW 18th Ave (1937)



Hotel Motel Prestige Place, 6257 NW 18th Ave (1939)



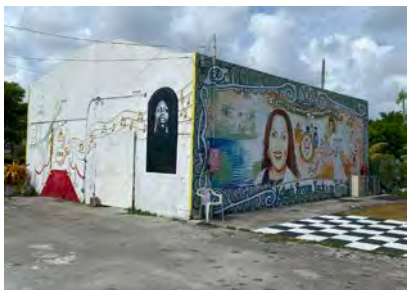
Star General Store,
6728 NW 18th Ave (1945, current Hope For Tomorrow Inc. Community Outreach Ministries)



Joe's Market, 6670 NW 18th Ave (1950, current Store)



Smith Sundries, 6704 NW 18th Ave (1947, current Store)



Ponter's Place, 6214 NW 18th Ave (1953, current Broadway Art District)



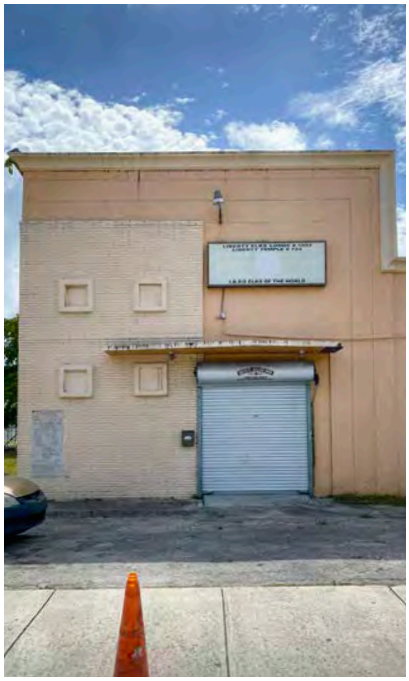
Beck's Barber Shop, 6612 NW 18th Ave (1952, current Sportz Kutz Unisex Salon - Beauty Salon)



Lula's Cafe, 6329 NW 18th Ave (1951, current Shaun Food Market)



Hall's Poolroom, 6310 NW 18th Ave (1958, current King's Market)



Elks Club, 6525 NW 18th Ave (1956)



Duplex House, 6840 NW 18th Ave (1953, current Broadway Place)



Convenience Store, 6800 NW 18th Ave (1961)

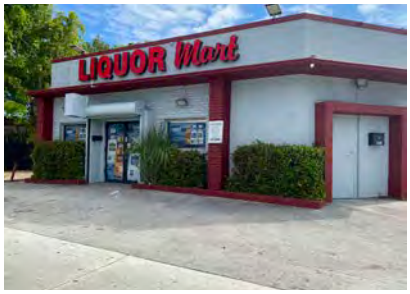


18 Ave Market, 6606 NW 18th Ave (1969)

Commercial (27th ave) in Northwest Dade



Royal Palm Insurance Agency Inc, 9900 NW 27th Ave (1949)



Toni's Restaurant, 11401 NW 27th Ave (1954, current Liquor Mart 8)



Sheri Restaurant, 16595 NW 27th Ave (1957)



Luby Chevrolet, 9200 NW 27th Ave (1960, current Retail Chevy (closed))



Royal Funeral Services Inc, 17475 NW 27th Ave (1961)



Kentucky Fried Chicken, 15850 NW 27th Ave (1969, current Hook Fish And Chicken)



Honda/Suzuki, 11391 NW 27th Ave (1965, current Store)



Burger Face, 16280 NW 27th Ave (1966, current First Rastafari Church - Day care)



Scarlett Auto Sales, 10134 NW 27th Ave (1946)



Phillips 66, 17501 NW 27th Ave (1958, current Al's Auto Services Center)



National Bank of Commerce, 3275 NW 79th St (1960, current OneUnited Bank)



National Tire & Auto Center, 12201 NW 27th Ave (1966)



Dental Health Building, 17301 NW 27th Ave (1965, current Great Expressions Dental Centers - North Dade)

Commercial in Northwest Dade



Everlyn's Bar, 2230 NW 62nd St (1947, current Karibea Good Food)



Cafe Ru Ri - Chinese Food, 2201 NW 95th St (1955)



U-Tote'm, 2603 NW 175th St (1962, current Forever 22)



Big Burger, 1605 NW 95th St (1963, current Manhertz Bail Bonds)



Royal Castle, 2700 NW 79th St (1966)



Metro Automotive Paint & Supply, 3451 NW 79th St (1969, current Brothers RV Inc)

Hotels and Motels in Northwest Dade



Hampton House, 4240 NW 27th Ave, Miami-Dade County Historic Site (1955)



Holiday Inn, 21485 NW 27th Ave (1973, current Stadium Hotel)



Hi Lu-Wa Park, 3520 NW 79th St (1950)



Georgette's Tea Room, Miami-Dade County Historic Site (1950)

Religious in Northwest Dade



St James AME Church, 1845 NW 65th St (1940)



Mormon Chapel, 1350 NW 95th St (1955, current New Shiloh Missionary Baptist Church)



Church, 1595 NW 119th St (1946-1957)



Kaiser & Lee, **Realtors**, 1151 NW 119th St (1955, current Lee Chalet Convalescent Home/ Church Of God Pillar Of Truth)



First Free Will Baptist Church, 9101 NW 29th Ave (1959-1960, current Bradmore SDA Church)



Metropolitan AME Church, 1778 NW 69th St (1954)



Janie M. Fryson Fellowship Hall, 1769 NW 119th St (1960)



Mt. Tabor Baptist Church, 1701 NW 66th St (1963, current Iglesia De Dios Pentecostal)



Central Church of the Nazarene, 1300 NW 95th St (1964)



Apostolic Church of Jesus Christ, 1855 NW 119th St (1965, current Bethel Apostolic Temple)



Church of Christ Miami Gardens, 2270 NW 184th St (1966)



Anna's Sandwich Shop, 1165 NW 119th St (1967, current Hispano American Church)



Walker Temple Church of God in Christ, 1781 NW 69th Ter (1972)



First Deliverance Fellowship Inc. Church, 2683 NW 65th St (1983)

Industrial in Northwest Dade



Sunshine State Industrial Park Arch of Industry, NW 13th Ave & NW 167 St., Miami-Dade County Historic Site (1964)



The Nevamar Co., 3671 NW 81st St (1965, current Eco Recycling)



Amtrak Station, 8303 NW 37th Ave (date unknown)

Civic in Northwest Dade



Boxing Center Youth Club House, 6940 NW 27th Ave (1957)



Miami Job Corps Center, 3050 NW 183rd St (1970)



Miami Job Corps Center, 3050 NW 183rd St (1970)



United States Postal Service Gratigny Branch, 995 NW 119th St (1980)



Marine Corps Reserve Training Center. Jesus Loves Me International Ministries, 6600 NW 27th Ave (1973)



North Dade Regional Library, 2455 NW 183rd St (1979)



Park, 2119 NW 62nd St (Unknown)



Bus Stop, NW 62nd St and NW 22nd Ave (Unknown)

Cemeteries in Northwest Dade



Lincoln Memorial Park, 3001 NW 46th St, Miami-Dade County Historic Site (1924)



Lincoln Memorial Park, 3001 NW 46th St, Miami-Dade County Historic Site (1924)



Evergreen Memorial Park, 3055 NW 41st, Miami-Dade County Historic Site (1950)



Evergreen Memorial Park, 3055 NW 41st, Miami-Dade County Historic Site (1950)



Oaklawn Pet Cemetery, 2101 NW 95th Street Miami, by Charls Pusey (1940)

Calder Race Track in Northwest Dade



Calder Race Track, 21001 NW 27th Ave (1971)



Calder Race Track, 21001 NW 27th Ave (1971)

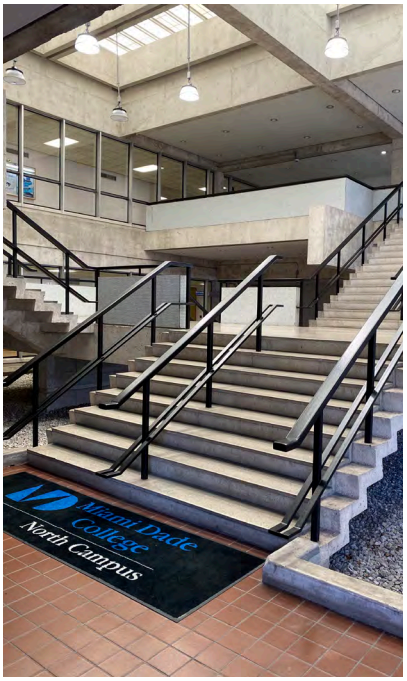


Calder Race Track, 21001 NW 27th Ave (1971)

Miami-Dade College North Campus (current Dade Junior College) in Northwest Dade



MDC North Campus, 11380 NW 27th Ave (1972)



MDC North Campus, 11380 NW 27th Ave (1972)



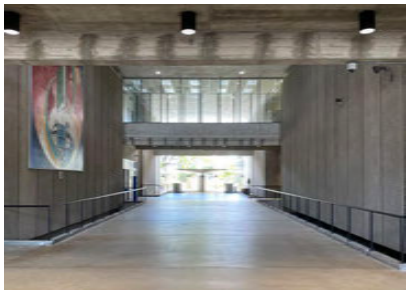
MDC North Campus, 11380 NW 27th Ave (1972)



MDC North Campus, 11380 NW 27th Ave (1972)



MDC North Campus - Nathaniel Traz Powell Football Stadium, 11380 NW 27th Ave (1963)



MDC North Campus, 11380 NW 27th Ave (1972)



MDC North Campus, 11380 NW 27th Ave (1972)



MDC North Campus, 11380 NW 27th Ave (1972)

Northwest Dade Shortlist

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA06525	Miami Canal (Resource Group)	Miami Canal	No Data	Melrose Heights	1920s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA09698	CBI Pre Treatment Waste Water Plant	3033 NW N River Dr	No Data	Melrose Heights	1947	O	Postwar Modern	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20011	Juvenile Justice Center	3240 NW 27th Ave	Fritz Hotel	Melrose Heights	1977	O	Postwar Modern	Civic/Governmental	High
DA20012	Century Supermarket	3395 NW 32nd Ave	Melrose Hgts Sec 4	Melrose Heights	1974	O	Postwar Modern	Commercial/Retail	Medium
DA20013	Ukrainian American Hall Current: Ukrainian Dancers of Miami	3595 NW 35th St	Melrose Hgts Sec 5	Melrose Heights	1960	O	Postwar Modern	Civic	Medium
DA20014	Melrose Elementary	3050 NW 35th St	Melrose School Plat	Melrose Heights	1947	O	Neo Mediterranean	Education	High
DA22434	Blanton Properties (Resource Group)	Various	Blanton Properties	Melrose Heights	1956	O	Mixed	Industrial Park	Medium
DA22435	Trailer Park (Resource Group)	3620 NW 30th Ave	Druid Hgts Amd	Melrose Heights	1941	X	Mixed	Trailer and Mobile Home Park	Medium
DA22436	Lauraville (Resource Group)	Various	Lauraville	Melrose Heights	1955	O	Mixed	Industrial Park	Medium
DA22437	Melrose Heights (Resource Group)	Various	Melrose Hgts 3Rd Sec Melrose Hgts Sec 4 Melrose Hgts Sec 5	Melrose Heights	1924	O	Mixed	Prewar Subdivision	High
DA22440	Shaws Terminal (Resource Group)	Various	Shaws Terminal Amd	Melrose Heights	1929	O	Mixed	Industrial Park	Medium
DA20006	Jones Yacht & Ship Brokers	3399 NW S River Dr	STREAMLAND GDNS	Miami International Airport	1954	O	Not Applicable	Industrial	Medium
DA20007	Sheraton	3900 NW 21st St	Weiser-Lefton Sub	Miami International Airport	1976	O	Corporate Modern	Hotel	Medium
DA20008	Embry Riddle Aeronautical Institute/George T. Baker Aviation Technical College	3275 NW 42nd Ave	No Data	Miami International Airport	1958	O	Postwar Modern	Education	High
DA22441	Airport Industrial Park (Resource Group)	Various	Industrial Airport Sub Industrial Park No 1 Bertram Le Jeune Terminals Le Jeune Terminals 1St Add Le Jeune Terminals 2Nd Addn Le Jeune Terminals 7Th Addn Streamland Gdns	Miami International Airport	1962	O	Mixed	Industrial Park	Medium
DA22442	Grapeland Heights (Resource Group)	Various	Grapeland Hgts Grapeland Hgts 2Nd Sec Grapeland Hgts Sec 3 Rev	Miami International Airport	1925	O	Mixed	Industrial Park	Medium
DA09702	Earlington Heights Elementary	4750 NW 22nd Ave	No Data	Brownsville	1925	X	Masonry Vernacular	Education	High
DA15172	Lincoln Memorial Park	3001 NW 46th St	Lincoln Memorial Park Sec A	Brownsville	1967	X	Not Applicable	Cemetery	High
DA20016	One Stop Accounting Services Inc	4948 NW 27th Ave	Browns Sub Amd	Brownsville	1950	X	Mixed, none dominant	Commercial/Retail	High
DA20017	E Wash Laundry	4900 NW 27th Ave	Browns Sub Amd	Brownsville	1951	X	Postwar Modern	Commercial/Retail	Medium
DA20018	Antioch Baptist Church	2799 NW 46th St	Browns Sub Amd	Brownsville	1984	X	Mixed, none dominant	Religious	High
DA20019	Church	2994 NW 48th St	Browns Sub Amd	Brownsville	1965	X	Mixed, none dominant	Religious	High
DA20020	Sheyes Learning Center and Elementary School	3038 NW 48th Ter	Home Owners Paradise	Brownsville	1953	O	Mixed, none dominant	Education	Medium
DA20021	House of God	3151 NW 44th St	Lauraville Gdns	Brownsville	1965	X	Contemporary	Religious	Medium
DA20023	Lorah Park Elementary	5160 NW 31st Ave	Lorah Park Elementary School Site	Brownsville	1966	X	Masonry Vernacular	Education	Medium
DA20024	House	2901 NW 50th St	No Data	Brownsville	1963	X	Contemporary	Postwar Single Family Home	Medium
DA20026	Brownsville Elementary School/Dr. Dorothy Bendross Mindingall Social- Economic Institute	5120 NW 24th Ave	No Data	Brownsville	1968	X	Masonry Vernacular	Education	High
DA20027	Apartment Complex	2295 NW 46th St	No Data	Brownsville	1959	X	Catwalk/Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20028	Units	3151 NW 53rd St	Seminole Lawn Hgts	Brownsville	1958	X	Postwar Modern	Multifamily/Garden Apartments	Medium
DA20029	Brownsville Middle School	4899 NW 24th Ave	Star Villa	Brownsville	1949	X	Postwar Modern	Education	High

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20645	Browns Subdivision (Resource Group)	Various	Browns Sub Amd	Brownsville	1921	X	Mixed	Prewar Subdivision	High
DA20646	Brownsville Gardens Condo Public Housing (Resource Group)	3245 NW 46th St	Brownsville Gardens Condo	Brownsville	1952	X	Masonry Vernacular	Multifamily/Garden Apartments	High
DA20647	Causeway Park (Resource Group)	Various	Causeway Park	Brownsville	1925	X	Mixed	Prewar Subdivision	Medium
DA20648	Ward Tower and James E Scott Community Association Building (Resource Group)	2200 NW 54th St	Dade County H.U.D. Housing	Brownsville	1975	X	Late Modern	Public Housing/Assisted Housing	Medium
DA20649	Gevertz Park (Resource Group)	Various	Gevertz Park	Brownsville	1955	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20650	Gladeview (Resource Group)	Various	Gladeview Gladeview 1St Addn	Brownsville	1954	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20651	Homeowners Paradise (Resource Group)	Various	Home Owners Paradise Homeowners Paradise 1St Addn	Brownsville	1940	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA20652	Model Estates (Resource Group)	Various	Model Ests Sub No 2 Model Ests Sub No 2-Rev	Brownsville	1976	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20653	Monnah Park (Resource Group)	Various	Monnah Park Monnah Park 1St Addn	Brownsville	1928	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA20654	Morgan Hill Public Housing (Resource Group)	Various	Morgan Hill	Brownsville	1976	X	Late Modern	Multifamily/Townhouses	Medium
DA20655	Housing (Resource Group)	2622 NW 49th St	No Data	Brownsville	1949	O	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20656	Affordable Housing (Resource Group)	Various	No Data	Brownsville	1958	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20657	Affordable Housing (Resource Group)	2419 NW 50th St	No Data	Brownsville	1950	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20658	Affordable Housing (Resource Group)	4625 NW 24th Ave	No Data	Brownsville	1965	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20659	Affordable Housing (Resource Group)	2600 NW 48th St	No Data	Brownsville	1965	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20661	Seminole Crest (Resource Group)	Various	Seminole Crest	Brownsville	1925	X	Mixed	Prewar Subdivision	Medium
DA20662	Sunny Slope Park Public Housing (Resource Group)	Various	Sunny Slope Park	Brownsville	1965	O	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA09185	Liquor Bar/Nightclub Current: Tropicana Bar	1057 NW 79th St	Little River Gdns In Pb 11-19	Liberty City	1947	X	Masonry Vernacular	Commercial/Retail	Medium
DA09187	Yellow Meat Market	1005 NW 79th St	Little River Gdns In Pb 11-19	Liberty City	1949	X	Masonry Vernacular	Commercial/Retail	Medium
DA09188	Fj Body Work Llc	1000 NW 79th St	Ohio Park	Liberty City	1951	X	Postwar Modern	Automotive/Gas Station	Medium
DA20030	Jessie Trice Community Health Center, Inc	5355 NW 22nd Ave	Community Health Center	Liberty City	1980	X	Masonry Vernacular	Clinic	High
DA20031	Joe's Market	2190 NW 46th St	Green Acres	Liberty City	1966	X	Postwar Modern	Commercial/Retail	Medium
DA20034	Kelsey L. Pharr Elementary	2000 NW 46th St	No Data	Liberty City	1968	X	Postwar Modern	Education	Medium
DA20035	Dorsey High School Education Center	7100 NW 17th Ave	No Data	Liberty City	1934	X	Masonry Vernacular	Education	High
DA20037	Charles R. Drew Elementary	1775 NW 60th St	Old Liberty City School Site	Liberty City	1965	X	Masonry Vernacular	Education	Medium
DA20038	Lyn's Cleaners	1600 NW 79th St	Tatums Sub Of Sw1/4	Liberty City	1949	X	Masonry Vernacular	Commercial/Retail	Medium
DA20663	Crescent Heights (Resource Group)	Various	Crescent Hgts	Liberty City	1924	X	Wood Frame Vernacular	Prewar Subdivision	Medium
DA20664	Everglades Avenue Heights (Resource Group)	Various	Everglades Avenue Hgts	Liberty City	1925	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA20665	Little River Fruit Lands (Resource Group)	Various	Little River Fruit Lands Little River Fruit Lands 1St Addn	Liberty City	1935	X	Mixed	Prewar Subdivision	Medium
DA20666	Little River Gardens (Resource Group)	Various	Little River Gdns In Pb 11-19	Liberty City	1925	X	Mixed	Prewar Subdivision	Medium
DA20667	Bungalow Court (Resource Group)	107 NW 11th Ave	No Data	Liberty City	1942	X	Masonry Vernacular	Multifamily/Bungalow Court	High
DA20668	Olinda Villas Public Housing (Resource Group)	2141 NW 53rd St	Olinda Villas	Liberty City	1921	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20680	Liberty City Broadway (Resource Group)	Various	Liberty City	Liberty City	1925	X	Mixed	Commercial/Retail	High

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DA20681	Liberty City Subdivision (Resource Group)	Various	Liberty City	Liberty City	1925	X	Mixed	Prewar Subdivision	High
DA20039	Mr Black's Boutique	2210 NW 62nd St	Midway Park	Glenwood Heights	1948	X	Art Deco	Commercial/Retail	Medium
DA20040	Everlyn's Bar (current: Karibea Good Food)	2230 NW 62nd St	Midway Park	Glenwood Heights	1947	X	Art Deco	Commercial/Retail	Medium
DA20041	Club Royale Current: Soul Saving Discipleship Ministry	2275 NW 62nd St	Orange View Park	Glenwood Heights	1958	X	Postwar Modern	Commercial/Retail	Medium
DA20042	Agenoria S. Paschal/ Olinda Elementary School	5536 NW 21st Ave	Orchard Villa Relief	Glenwood Heights	1968	X	Brutalism	Education	High
DA20043	Martin Luther King Boulevard (Resource Group)	Various	No Data	Glenwood Heights	1970	X	Not Applicable	Commercial/Retail	High
DA20045	Model City Cultural Arts Center/African Heritage Cultural Arts	6161 NW 22nd Ave	Ridgeway	Glenwood Heights	1974	X	Late Modern	Civic	High
DA20046	Operation Re-Entry Program. Current: Liberty City Community Resource Center	2500 NW 62nd St	Seaboard Hgts	Glenwood Heights	1959	X	Masonry Vernacular	Civic	Medium
DA20669	Alapat Subivision (Resource Group)	Various	Alapat Sub	Glenwood Heights	1948	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20670	Model City Branch Library/Caleb Center (Resource Group)	5400 NW 22nd Ave	Caleb Center	Glenwood Heights	1977	X	Brutalism	Civic	High
DA20671	Jolivette Plaza (Resource Group)	6321 NW 25th Ave	Low Rent Housing Project Fla 5-9	Glenwood Heights	1962	X	Masonry Vernacular	Public Housing/Assisted Housing	High
DA20672	Midway Park (Resource Group)	Various	Midway Park	Glenwood Heights	1925	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA20673	Orange Ridge Park Public Housing (Resource Group)	Various	Orange Ridge Park Resub	Glenwood Heights	1966	X	Catwalk/Postwar Modern	Public Housing/Assisted Housing	High
DA20674	Ridge Crest (Resource Group)	Various	Ridge Crest	Glenwood Heights	1924	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20675	Seaboard Heights (Resource Group)	Various	Seaboard Hgts	Glenwood Heights	1925	X	Late Modern	Public Housing/Assisted Housing	Medium
DA20676	Syrola Park Public Housing (Resource Group)	2412 NW 58th St	Syrola Pines	Glenwood Heights	1925	X	Masonry Vernacular	Multifamily/Garden Apartments	Medium
DA09715	Store	3101 NW 54th St	Hialeah Hgts Amd	Hialeah Heights	1934	X	Art Deco	Commercial/Retail	Medium
DA20047	New Union Grove Missonary Baptist Church	2905 NW 62nd St	62Nd Street Hgts	Hialeah Heights	1953	X	Masonry Vernacular	Religious	Medium
DA20049	Dayspring Missionary Baptist Church	2991 NW 62nd St	No Data	Hialeah Heights	1935	X	Masonry Vernacular	Religious	Medium
DA20050	The Role Model Academy of Excellence/Educational Alternative Outreach Program/Gladeview School	6210 NW 27th Ave	No Data	Hialeah Heights	1941	X	Postwar Modern	Education	High
DA22422	Craftsmens Gardens (Resource Group)	Various	Craftsmens Gdns	Hialeah Heights	1956	O	Mixed	Industrial Park	Medium
DA22423	Hialeah Heights (Resource Group)	Various	Hialeah Hgts Amd	Hialeah Heights	1927	X	Mixed	Prewar Subdivision	Medium
DA22424	Kay Subdivision Affordable Housing (Resource Group)	Various	Kay Sub 1St Addn	Hialeah Heights	1953	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA22425	Kinawares Industrial (Resource Group)	Various	Kinawares Industrial	Hialeah Heights	1956	O	Mixed	Industrial Park	Medium
DA22426	Midway Homes (Resource Group)	Various	Midway Homes	Hialeah Heights	1946	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22427	Midway Industrial Site (Resource Group)	Various	Midway Industrial Sites	Hialeah Heights	1945	O	Mixed	Industrial Park	Medium
DA22429	Seminole Lawn (Resource Group)	Various	Seminole Lawn Pb	Hialeah Heights	1924	O	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA15136	Mt. Tabor Baptist Church (current: Iglesia De Dios Pentecostal)	1701 NW 66th St	Liberty City	Gladeview	1963	X	Postwar Modern	Religious	High
DA20053	St James AME Church	1845 NW 65th St	Liberty City	Gladeview	1940	X	Mixed, none dominant	Religious	High
DA20056	Metropolitan AME Church	1778 NW 69th St	Liberty City	Gladeview	1954	X	Masonry Vernacular	Religious	Medium
DA20057	Gwen Cherry Pool	2575 NW 71st St	Mills Sub	Gladeview	1969	X	Postwar Modern	Civic	Medium

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DA20058	Dr. Martin Luther King Jr Metrorail Station	2525 NW 62 St	Mlk Station	Gladeview	1980	X	Brutalism	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20059	Marine Corps Reserve Training Center. Jesus Loves Me International Ministries	6600 NW 27th Ave	No Data	Gladeview	1973	X	Postwar Modern	Civic	Medium
DA20060	Boxing Center Youth Club House	6940 NW 27th Ave	No Data	Gladeview	1957	X	International Style	Civic	Medium
DA20061	Poinciana Park Elementary	6745 NW 23rd Ave	No Data	Gladeview	1955	X	Postwar Modern	Education	High
DA20062	Units	6791 NW 22nd Ave	Orange Ridge	Gladeview	1957	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA20677	Liberty City (Resource Group)	Various	Comm Liberty City	Gladeview	1924	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA20678	Annie Coleman Gardens Public Housing (Resource Group)	6710 NW 26th Ave	Elizabeth Park Amd	Gladeview	1966	X	Mixed	Public Housing/Assisted Housing	High
DA20679	Gardner Park Public Housing (Resource Group)	6601 NW 25th Ave	Gardner Park	Gladeview	1938	O	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20682	Lincoln Fields Affordable Housing (Resource Group)	2050 NW 64th St	Lincoln Fields	Gladeview	1949	X	Catwalk	Public Housing/Assisted Housing	Medium
DA20683	Norris Everglades Avenue Heights Industrial Zone (Resource Group)	Various	Norris Everglades Avenue Hgts Rev	Gladeview	1931	X	Mixed	Industrial Park	Medium
DA20684	Orange Ridge (Resource Group)	Various	Orange Ridge Orange Ridge East	Gladeview	1953	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20685	Para Villa Heights (Resource Group)	Various	Para Villa Hgts	Gladeview	1958	X	Mixed	Prewar Subdivision	High
DA20686	Para Villa Heights Industrial (Resource Group)	Various	Para Villa Hgts Addn Para Villa Hgts 1St Addn	Gladeview	1956	X	Mixed	Prewar Subdivision	High
DA20063	House	3130 NW 77th St	Esta-Su-Casa	Westgate	1959	O	Postwar Modern	Postwar Single Family Home	Medium
DA20064	Royal Castle	2700 NW 79th St	No Data	Westgate	1966	O	Mimo Commercial	Commercial/Retail	High
DA20065	Western Triangle Toy Co. Current: Partsmax	3401 NW 73rd St	No Data	Westgate	1955	O	Postwar Modern	Automotive/Gas Station	Medium
DA20687	Central Industrial Sites (Resource Group)	Various	Central Industrial Sites Sec 2	Westgate	1951	X	Mixed	Industrial Park	Medium
DA20688	Marilynda (Resource Group)	Various	Marilynda	Westgate	1950	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20689	J Bar J Trailer Ranch (Resource Group)	7600 NW 27th Ave	Para Villa Hgts Addn	Westgate	1950	O	Mixed	Trailer and Mobile Home Park	Medium
DA20690	Rita Industrial Subdivision (Resource Group)	Various	Rita Industrial Sub	Westgate	1956	O	Mixed	Industrial Park	Medium
DA20009	Amtrak Station	8303 NW 37th Ave	No Data	Medley	1978	X	Late Modern	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20010	The Nevamar Co. (current: Eco Recycling)	3671 NW 81st St	Palm Terminals	Medley	1965	O	Postwar Modern	Industrial	Medium
DA20066	Metro Automotive Paint & Supply (current: Brothers RV inc)	3451 NW 79th St	Greenville Manor 1St Addn	Medley	1969	X	Postwar Modern	Automotive/Gas Station	Medium
DA20067	National Bank of Commerce (current: One United Bank)	3275 NW 79th St	Greenville Manor 2Nd Addn	Medley	1960	O	Neo Colonial	Office Building/Bank	Medium
DA20069	One Stop Plumbing Supply Inc	3525 NW 79th St	Greenville Manor 1St Addn	Medley	1962	X	International Style	Office Building	Medium
DA20070	Madison Middle School	3400 NW 87th St	No Data	Medley	1951	X	Postwar Modern	Education	Medium
DA20071	Broadmoor Elementary School	3401 NW 83rd St	No Data	Medley	1951	O	Postwar Modern	Education	High
DA20073	Units	7920 NW 36th Ct	Pinedale	Medley	1956	X	Postwar Modern	Duplex Homes	Medium
DA22431	Medley Industrial Site (Resource Group)	Various	Amd Plat Of Pb 8-16 Florida Fruit Land Company Sub In Sec 11	Medley	1962	X	Mixed	Industrial Park	Medium
DA22432	Medley Mobile Home (Resource Group)	8181 NW South River Dr	Florida Fruit Land Company Sub In Sec 11	Medley	1911	O	Mixed	Trailer and Mobile Home Park	Medium
DA22448	Hi Lu-Wa Park (Resource Group)	3520 NW 79th St	Hi-Lu-Wa Park	Medley	1942	X	Postwar Modern	Motel/Trailer and Mobile Home Park	High
DA22449	Anderson Heights (Resource Group)	Various	Anderson Hgts	Medley	1953	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High

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DA22450	Elson Manors (Resource Group)	Various	Elson Manors	Medley	1954	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22451	Greenville Manor (Resource Group)	Various	Greenville Manor Greenville Manor 1St Addn Greenville Manor 2Nd Addn Greenville Manor 3Rd Addn	Medley	1954	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA20051	T & C Supermarket	3094 NW 95th St	Tropics Amd	Tropics	1959	X	Postwar Modern	Commercial/Retail	Medium
DA20052	Local Evangelico	2940 NW 97th St	Tropics Rev	Tropics	1957	O	Masonry Vernacular	Religious	Medium
DA22469	Mongiello Heights (Resource Group)	Various	Mongiello Hgts	Tropics	1955	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22470	Rawlins Park (Resource Group)	Various	Rawlins Park	Tropics	1946	O	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA22471	Ricmar Heights (Resource Group)	Various	Ricmar Hgts	Tropics	1952	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA22472	Shannon Park (Resource Group)	Various	Shannon Park Shannon Park 2Nd Addn	Tropics	1951	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA22473	Tropics (Resource Group)	Various	Tropics Amd	Tropics	1921	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA09135	Budget Inn	8829 NW 27th Ave	No Data	West Little River	1951	X	Postwar Modern	Motel	Medium
DA19958	La Paloma Nightclub (Demolished)	2403 NW 79th St	Miami Model Truck Farms	West Little River	1936	X	Masonry Vernacular	Nightclub	Medium
DA20068	Northside Shopping Center	7900 NW 27th Ave	Northside Shopping Centre	West Little River	1960	X	Postwar Modern	Shopping Mall	High
DA20074	Dogs 'N Drive-In	9400 NW 17th Ave	Clear View Park	West Little River	1957	X	Mimo Commercial	Commercial/Retail	Medium
DA20075	Christian Fellowship Missionary Baptist Church	8100 NW 17th Ave	Cozy Park	West Little River	1971	X	Neo Mediterranean	Religious	Medium
DA20076	Eglise De Dieu De La Saintete	1520 NW 95th St	Flamingo Village	West Little River	1951	X	Postwar Modern	Adapted Use	Medium
DA20077	Miami Plumbing and Solar Heating	2170 NW 95th St	Home Acres	West Little River	1953	O	Postwar Modern	Commercial/Retail	Medium
DA20078	Luby Chevrolet	9200 NW 27th Ave	No Data	West Little River	1960	X	Postwar Modern	Commercial/Retail	High
DA20079	House	9000 NW 22nd Ave	No Data	West Little River	1940	O	Masonry Vernacular	Prewar Single Family Home	Medium
DA20080	House	2291 NW 89th St	No Data	West Little River	1944	O	Minimal Traditional	Prewar Single Family Home	Medium
DA20082	West Little River Elementary	2450 NW 84th St	No Data	West Little River	1955	X	Neo Mediterranean	Education	High
DA20083	Mt Carmel Missionary Baptist Church	1745 NW 79th St	No Data	West Little River	1973	X	Postwar Modern	Religious	High
DA20084	Lillie C Evans Elementary School	1895 NW 75th St	No Data	West Little River	1958	O	Postwar Modern	Education	High
DA20085	La Milpa del Tio Restaurant	7500 NW 22nd Ave	Para Villa Hgts	West Little River	1955	X	Postwar Modern	Commercial/Retail	Medium
DA20086	First Free Will Baptist Church. Current: Bradmore SDA Church	9101 NW 29th Ave	Tropics Amd	West Little River	1959 - 1960	X	Masonry Vernacular	Religious	Medium
DA20087	Miami Dade North Central Branch Library	9590 NW 27th Ave	Tropics Amd	West Little River	1964	X	Postwar Modern	Civic/Library	Medium
DA20088	Elite	9800 NW 27th Ave	Tropics Amd	West Little River	1959	O	Masonry Vernacular	Commercial/Retail	Medium
DA20089	Enchanted Beauty Supply	9920 NW 27th Ave	Tropics Amd	West Little River	1959	O	Postwar Modern	Commercial/Retail	Medium
DA20090	New Seventy-Ninth Street Word Church	2275 NW 79th St	W Little River Rev	West Little River	1949	X	Neo Mediterranean	Religious	Medium
DA20111	Farm store	9301 NW 27th Ave	Gulfair Ests	West Little River	1958	O	Mimo Commercial	Commercial/Retail	High
DA20691	17th Avenue Homesites (Resource Group)	Various	17Th Avenue Homesites	West Little River	1947	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20692	Avocado Park (Resource Group)	Various	Avocado Park Avocado Pk Resub	West Little River	1920	X	Mixed	Prewar Subdivision	Medium
DA20693	Bertha Park (Resource Group)	Various	Bertha Park	West Little River	1925	O	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA20694	Bethune Homesites (Resource Group)	Various	Bethune Homesites	West Little River	1944	X	Postwar Miami Bungalow	Postwar Duplex Subdivision	High
DA20695	Carolinda Park (Resource Group)	Various	Carolinda Park	West Little River	1948	X	Mixed	Postwar Tract Home Subdivision	High
DA20696	Covenant Park (Resource Group)	8400 NW 25th Ave	Covenant Palms Of Miami	West Little River	1953	O	Masonry Vernacular	Retirement Home	High
DA20697	Erdle Subdivision (Resource Group)	Various	Erdle Sub	West Little River	1945	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20698	Oxford Gate (Resource Group)	Various	Oxford Gate Rev	West Little River	1929	O	Mixed	Prewar Subdivision	Medium
DA20699	Oxford Park (Resource Group)	Various	Oxford Park	West Little River	1940	O	Mixed	Prewar Subdivision	Medium

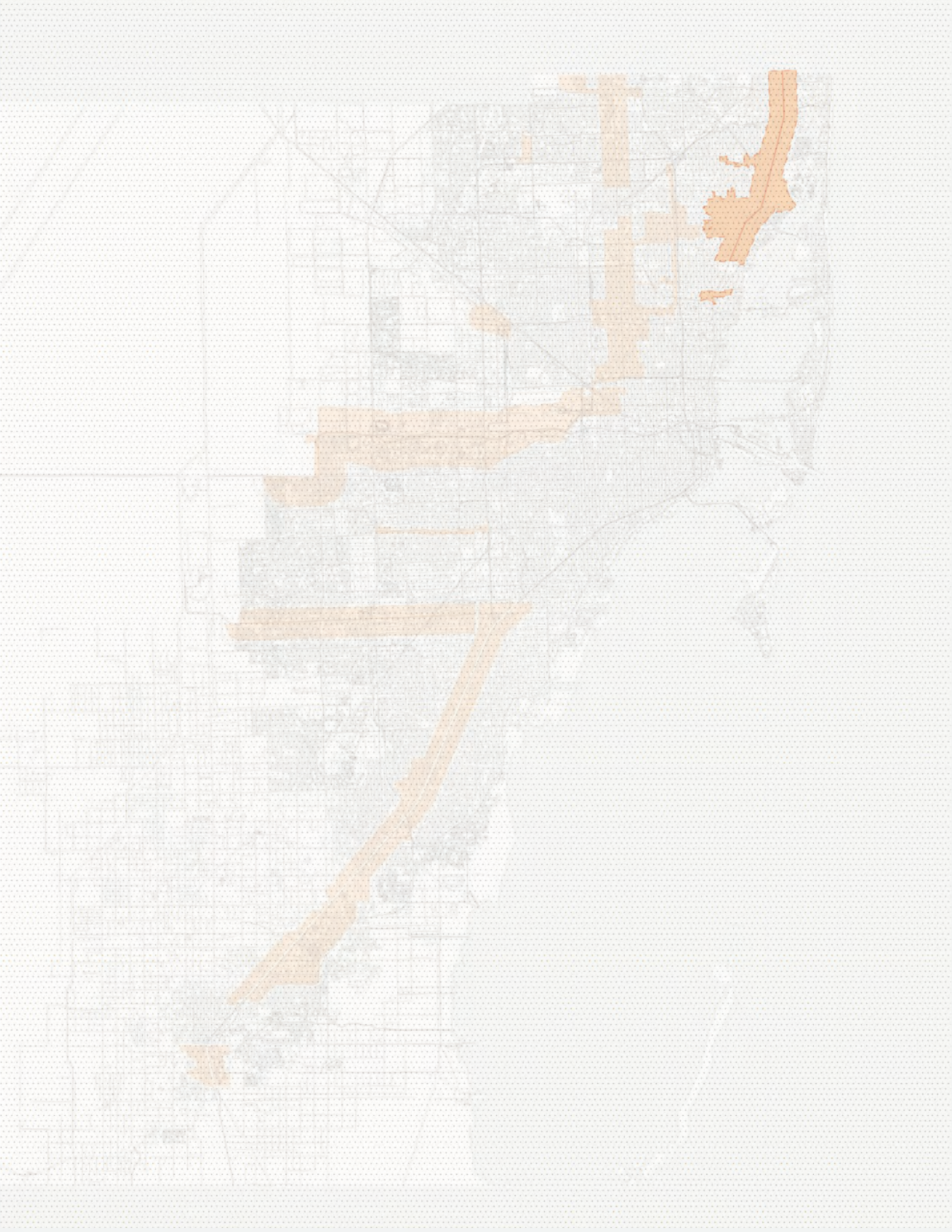
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DA20700	School park (Resource Group)	Various	School Park	West Little River	1946	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20701	Tropical Park (Resource Group)	Various	Tropical Park	West Little River	1946	O	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA20702	West Little River (Resource Group)	Various	West Little River Hgts Rev W Little River Rev West Little River Tr No 2 West Little River Pb 14-75 West Little River Pb 19-57 W Little River Resub In Pb 18-69	West Little River	1930	O	Mixed	Prewar Subdivision	Medium
DA20117	Central Church of the Nazarene	1300 NW 95th St	No Data	Pinewood East	1964	X	Postwar Modern	Religious	High
DA20118	Mormon Chapel. Current: New Shiloh Missionary Baptist Church	1350 NW 95th St	No Data	Pinewood East	1955	X	Postwar Modern	Religious	High
DA22455	Flamingo Garden (Resource Group)	Various	Flamingo Village	Pinewood East	1949 - 1966	X	Masonry Vernacular	Multifamily/Garden Apartments	Medium
DA22456	L Mongiello Subdivision (Resource Group)	Various	L Mongiello Sub	Pinewood East	1967	O	Ranch	Postwar Tract Home Subdivision	Medium
DA22457	Palm Court and Palm Towers (Resource Group)	Various	No Data	Pinewood East	1970	X	Late Modern	Public Housing/Assisted Housing	Medium
DA22458	Lakeshore West (Resource Group)	Various	No Data	Pinewood East	1967	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA22459	Apartments (Resource Group)	790 NW 95th St	No Data	Pinewood East	1965	X	Catwalk/Postwar Modern	Multifamily/Garden Apartments	Medium
DA22460	North Shore Medical Center (Resource Group)	9200 NW 11th Ave	North Shore Hospital Plat	Pinewood East	1955	X	Postwar Modern	Hospital	Medium
DA22461	Lakeshore Presidential Apartments (Resource Group)	1260 NW 95th St	Twin Lakes Properties	Pinewood East	1953	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA22462	Colonial Acres Mobile Home Park (Resource Group)	9674 NW 10th Ave	No Data	Pinewood Park	1965	X	Mixed	Trailer and Mobile Home Park	Medium
DA20091	AATCO Auto Diagnostic Clinic (current: Iglesia Monte Calvario)	1661 NW 119th St	Sunkist Grove	Pinewood	1960	X	Postwar Modern	Adapted Use	Medium
DA20092	Shopping Plaza - 119 Plaza	805 NW 119th St	119Th Plaza	Pinewood	1976	X	Late Modern	Shopping Plaza	High
DA20093	House	1049 NW 95th St	Country Gdns 1St Addn	Pinewood	1947	X	Masonry Vernacular	Multifamily/Garden Apartments	Medium
DA20094	Dog House Restaurant	1001 NW 95th St	Country Gdns 1St Addn	Pinewood	1966	X	Mimo Commercial	Commercial/Retail	Medium
DA20095	South Florida Automobile Dealers Associates, Inc. Current: Bethsaida Seventh-day Adventist Church	10185 NW 7th Ave	Dade Auto Dealers Sub	Pinewood	1972	X	Late Modern	Adapted Use	High
DA20096	Grace Funeral Home	770 NW 119th St	Gratigny Place	Pinewood	1957	X	Postwar Modern	Funeral Home	High
DA20097	Pennsylvania Bar (Current: Miami Wet)	1430 NW 119th St	Gunton Hgts	Pinewood	1949	X	Postwar Modern	Nightclub	Medium
DA20098	Big Burger Current: Manhertz Bail Bonds	1605 NW 95th St	Miami Park Sec 2	Pinewood	1963	X	Mimo Commercial	Commercial/Retail	High
DA20099	Tomboy Club. Current: Innocent Beauty Salon	1130 NW 119th St	N Silver Crest Manors	Pinewood	1961	X	Postwar Modern	Commercial/Retail	High
DA20100	Miami Central Senior High School	1895 NW 95th St	No Data	Pinewood	1959	X	Postwar Modern	Education	High
DA20101	Shopping Plaza	11651 NW 7th Ave	Parkwood Terrace	Pinewood	1948	X	Postwar Modern	Shopping Plaza	Medium
DA20102	Webb Reality offices. Current: BEA Architects	11575 NW 7th Ave	Parkwood Terrace	Pinewood	1960	X	Postwar Modern	Office Building/Professional	High
DA20103	The Chicagoan Bar	10702 NW 7th Ave	Pinewood Park Extn	Pinewood	1944	X	Art Deco	Commercial/Retail	Medium
DA20104	Silver Blues Tavern. Current: Cliff's Restaurant & Catering	10740 NW 7th Ave	Pinewood Park Extn	Pinewood	1940	X	Masonry Vernacular	Commercial/Retail	Medium
DA20105	Shopping Plaza	11812 NW 11th Ave	Robert R Paletz Sub	Pinewood	1969	X	Postwar Modern	Shopping Plaza	Medium
DA20106	Admax Promotions	9999 NW 7th Ave	Security Homesites	Pinewood	1964	X	Postwar Modern	Commercial/Retail	Medium
DA20107	Perfect Finish Hair Salon	1265 NW 119th St	Sunkist Grove	Pinewood	1955	X	Postwar Modern	Commercial/Retail	Medium
DA20108	Zarra School of Dancing (current: Robert Kitchen Cabinets)	1215 NW 119th St	Sunkist Grove	Pinewood	1956	X	Postwar Modern	Commercial/Retail	Medium

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DA20109	Milk maid Dairy Store. Current: Apostolic Faith Church House of the Word of God	1195 NW 119th St	Sunkist Grove	Pinewood	1972	X	Postwar Modern	Religious	Medium
DA20110	Kaiser & Lee, Realtors (Current: lee Chalet Convalescent Home/Church Of God Pillar Of Truth)	1151 NW 119th St	Sunkist Grove	Pinewood	1955	X	Postwar Modern	Adapted Use	Medium
DA20111	Current: My Conukito (Former: Farm Store)	1099 NW 119th St	Sunkist Grove	Pinewood	1967	X	Mixed, none dominant	Commercial/Retail	Medium
DA20111	Current: Speedy's Food Stores (Former: Farm Store)	660 NW 111th St	No Data	Pinewood	1968	X	Mimo Commercial	Commercial/Retail	High
DA20112	La Vid Verdadera A.I.C.	1021 NW 119th St	Sunkist Grove	Pinewood	1972	X	Mansard	Religious	Medium
DA20113	Chef Creole Restaurant	1392 NW 119th St	Sunshine Village	Pinewood	1972	X	Mansard	Shopping Plaza	Medium
DA20114	Bravitno Supermarket	1362 NW 119th St	Sunshine Village	Pinewood	1952	X	Postwar Modern	Commercial/Retail	Medium
DA20115	Dick Watson's The "Tee" House	681 NW 108 St	West Miami Shores Sec D	Pinewood	1972	X	Mansard	Commercial/Retail	Medium
DA20116	La Victoria Body Shop Inc	10701 NW 7th Ave	West Miami Shores Sec D	Pinewood	1950	X	Postwar Modern	Automotive/Gas Station	Medium
DA20703	Oaklawn Pet Cemetery (Resource Group)	2101 NW 95th St	No Data	Pinewood	1940	X	Not Applicable	Cemetery	Medium
DA20704	Apartments (Resource Group)	740 NW 95th St	No Data	Pinewood	1963	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20705	Turn Key Housing (Current: Twin Lakes Apartments) (Resource Group)	1205 NW 95th St	Twin Lake Homes	Pinewood	1970	X	Catwalk	Public Housing/Assisted Housing	High
DA06352	Little River Canal (Resource Group)	Little River Canal	No Data	Westview	1920s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA09153	Liquor Mart 8	11401 NW 27th Ave	Golf Park Sec 2 Rev	Westview	1954	X	Postwar Modern	Commercial/Retail	Medium
DA20119	Bible Baptist Church	9801 NW 24th Ave	Acme Gulfair	Westview	1959	X	Postwar Modern	Religious	High
DA20120	Atlantic Fire Equipment	10137 NW 27th Ave	Commercial Gulfair	Westview	1965	X	Postwar Modern	Shopping Plaza	Medium
DA20121	National Tire & Auto Center	12201 NW 27th Ave	Golf Park Sec 1	Westview	1966	X	Postwar Modern	Automotive/Gas Station	Medium
DA20123	Honda/ Suzuki (current: Franksville Restaurant)	11391 NW 27th Ave	Golf Park Sec 2 Rev	Westview	1965	X	Postwar Modern	Commercial/Retail	Medium
DA20124	Cook & Bull. Current: Conch Heaven	11275 NW 27th Ave	Golf Park Sec 2 Rev	Westview	1966	X	Contemporary	Commercial/Retail	Medium
DA20125	Carlink Motors	11249 NW 27th Ave	Golf Park Sec 2 Rev	Westview	1966	X	Postwar Modern	Automotive/Gas Station	Medium
DA20126	Belky's Beauty Salon	11021 NW 27th Ave	Golf Park Sec 2 Rev	Westview	1963	X	Postwar Modern	Commercial/Retail	Medium
DA20127	Tropical Lanes Bowling (Current:Church)	2121 NW 119th St	Nichols Golf Ests	Westview	1955	X	Postwar Modern	Commercial/Retail	High
DA20128	Apostolic Church of Jesus Christ. Current: Bethel Apostolic Temple	1855 NW 119th St	No Data	Westview	1965	X	Postwar Modern	Religious	High
DA20129	Westview Baptist Church	13301 NW 24th Ave	No Data	Westview	1955	X	Masonry Vernacular	Religious	Medium
DA20130	Westview Elementary School/Carrie P. Meek/Westview K-8 Center	2101 NW 127th St	No Data	Westview	1956	X	Postwar Modern	Education	High
DA20131	Miami Park School/Henry E. S. Reeves K-8 Center Lower Academy	2225 NW 103rd St	No Data	Westview	1953	X	Postwar Modern	Education	High
DA20132	North View Apartments	2255 NW 119th St	Rev Golf Park Sec 1	Westview	1965	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA20133	Duplex House	9935 NW 22nd Ave	Woodland Addn	Westview	1950	X	Masonry Vernacular	Duplex Homes	Medium
DA20134	Abreu Tile	2190 NW 103rd St	Woodland Homesites	Westview	1957	X	Postwar Modern	Automotive/Gas Station	Medium
DA20706	ACME Gulfair (Resource Group)	Various	Acme Gulfair Acme Gulfair 1St Addn	Westview	1938	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA20707	East Gulfair (Resource Group)	Various	East Gulfair	Westview	1940	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20708	Golf Course Estates (Resource Group)	Various	Golf Course Ests Sec 1 Golf Course Ests Sec 2	Westview	1963	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20709	Palm Lake Apartments (Resource Group)	Various	Golf Course Lake Apartments	Westview	1963	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20710	Golf Park (Resource Group)	Various	Golf Park Sec 1 Golf Park Sec 2 Rev Golf Park Sec 1 Golf Park Sec 2 Rev	Westview	1925	X	Postwar Miami Bungalow	Postwar Built-out of a Prewar Subdivision	Medium
DA20711	Gulfair Estates (Resource Group)	Various	Gulfair Ests Gulfair Est 1St Addn	Westview	1938	X	Mixed	Prewar Subdivision	Medium
DA22392	Minton Manor (Resource Group)	Various	Minton Manor Amd Minton Manor 2Nd Amd Plat	Westview	1953	O	Ranch	Postwar Tract Home Subdivision	Medium
DA11423	US Army Reserve Center	11700 NW 27th Ave	Miami Master Airport	Nile Garden	1963	X	Masonry Vernacular	Military	Medium
DA22447	Miami Dade College/Nathaniel Traz Powell Football Stadium (Resource Group)	11380 NW 27th Ave	Miami Master Airport	Nile Garden	1963	X	Brutalism	Education	High
DA22452	Biscayne River Gardens (Resource Group)	Various	Biscayne River Gdns	Opa-Locka Northeast	1949	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA22453	Eleanor Park (Resource Group)	Various	Eleanor Park	Opa-Locka Northeast	1946	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA12925	Golden Glades Elementary	16520 NW 28th Ave	Unplatted	Pine Tree Golden Highlands	1955	X	Postwar Modern	Education	High
DA20136	Burger Face. Current: First Rastafari Church - Day care	16280 NW 27th Ave	Mc Donald Properties	Pine Tree Golden Highlands	1966	X	Postwar Modern	Commercial/Retail	Medium
DA22454	Golden Highland Estates (Resource Group)	Various	Golden Highland Ests Golden Highland Ests 1St Addn	Pine Tree Park Golden Highlands	1954	X	Ranch	Postwar Tract Home Subdivision	Medium
DA11585	Bunche Park Elementary	16001 Bunche Park School Dr	Bunche Park	Bunche Park	1951	X	Postwar Modern	Education	High
DA11613	Bunche Park (Resource Group)	Various	Bunche Park Bunche Park 1St Addn	Bunche Park	1949	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA20139	First Baptist Church of Bunche Park	15700 NW 22nd Ave	Bunche Park	Bunche Park	1957	X	Postwar Modern	Religious	High
DA20141	100% Coin Laundry Current: Sun Plaza Shops	16545 NW 27th Ave	Nw 27 Avenue Hgts	Bunche Park	1957 - 1963	X	Postwar Modern	Commercial/Retail	Medium
DA20142	North Dade Health Center	16555 NW 25th Ave	Unplatted	Bunche Park	1979	X	Late Modern	Clinic	Medium
DA11179	Lithgow's Carol City Opa-Locka Center. Current: Royal Funeral Services Inc	17475 NW 27th Ave	Myrtle Grove 2Nd Addn	Scott Lake	1961	O	Postwar Modern	Funeral Home	High
DA11180	Great Expressions Dental Centers - North Dade	17301 NW 27th Ave	Myrtle Grove 2Nd Addn	Scott Lake	1965	O	Mansard	Office Building/Professional	Medium
DA11185	Parkway Senior High School/Miami Lakes Educational Center, Parkway Campus	2349 NW 175th St	Radio Gdns Resub	Scott Lake	1960	X	Postwar Modern	Education	High
DA11219	Phillips 66 (current: Al's Auto Services Center)	17501 NW 27th Ave	Miami Gdns	Scott Lake	1958	O	Mimo Commercial	Automotive/Gas Station	High
DA20143	Shopping Plaza	17845 NW 27th Ave	Miami Gdns	Scott Lake	1960	O	Postwar Modern	Shopping Plaza	Medium
DA20144	House	2301 NW 182nd Ter	Allstate Manor	Scott Lake	1960	X	Contemporary	Postwar Single Family Home	Medium
DA20145	House	2310 NW 181st Ter	Hall Crest Gdns	Scott Lake	1959	X	Contemporary	Postwar Single Family Home	Medium
DA20146	U-Tote'm Current: Forever 22 - Store	2601 NW 175th St	Kleeman Sub	Scott Lake	1962	O	Postwar Modern	Commercial/Retail	Medium
DA22396	Entin Estates (Resource Group)	Various	Entin Ests	Scott Lake	1971	X	Ranch	Postwar Tract Home Subdivision	Medium
DA22397	Michelle Gardens (Resource Group)	Various	Michelle Gdns Michelle Gdns 1St Addn	Scott Lake	1971	O	Ranch	Postwar Tract Home Subdivision	Medium
DA22398	Marco Canal (Resource Group)	Marco Canal	No Data	Scott Lake	1940s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA22399	Radio Heights (Resource Group)	Various	Radio Hgts Resub	Scott Lake	1939	O	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA22400	Stoneybrook Estates (Resource Group)	Various	Stoneybrook Ests	Scott Lake	1957	X	Contemporary	Postwar Tract Home Subdivision	Medium
DA22401	Westwood Manor (Resource Group)	Various	Westwood Manor Ests Westwood Manor Ests 1St Addn	Scott Lake	1954	X	Ranch	Postwar Tract Home Subdivision	High
DA22404	Myrtle Grove (Resource Group)	Various	Myrtle Grove Myrtle Grove 2Nd Addn	Scott Lake	1953	X	Ranch	Postwar Tract Home Subdivision	Medium
DA11177	Myrtle Grove K-8 Center	3125 NW 176th St	Myrtle Grove	Carol City	1956	O	Postwar Modern	Education	High

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20153	North Miami Beach Sewer Division	17820 NW 29th Ct	Myrtle Grove	Carol City	1969	O	Postwar Modern	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	Medium
DA20154	Myrtle Grove Presbyterian Church	2961 NW 175th St	Myrtle Grove	Carol City	1957	O	Masonry Vernacular	Religious	Medium
DA22402	Carol City (Resource Group)	Various	Carol City 4Th Addn Carol City Center Ests Rev	Carol City	1958	X	Mixed	Postwar Tract Home Subdivision	High
DA22403	Golden Glades Park (Resource Group)	Various	Golden Glades Park Resub Golden Glades Park 1St Add Resub Golden Glades Park 2Nd Addn Resub Golden Glades Park 3Rd Addn Resub Golden Glades Park 4Th Addn	Carol City	1958	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA11175	Crestview Elementary	2201 NW 187th St	Miami Gdns In 2103	Crestview	1958	X	Postwar Modern	Education	High
DA20155	North Dade Regional Library	2455 NW 183rd St	Miami Gdns	Crestview	1979	X	Brutalism	Civic/Library	High
DA20156	Church of Christ Miami Gardens	2270 NW 184th St	Miami Gdns	Crestview	1966	X	Postwar Modern	Religious	Medium
DA22405	Greendale Estates (Resource Group)	Various	Greendale Ests Sec 1 Greendale Ests Sec 2 Greendale Ests Sec 3 Greendale Ests Sec 5 Greendale Ests Sec 6	Crestview	1969	O	Ranch	Postwar Tract Home Subdivision	Medium
DA11170	Brentwood Park Playdium	18800 NW 28th Pl	Miami Gdns In 2104	Brentwood	1960	X	Not Applicable	Civic	Medium
DA20159	Brentwood Elementary	3101 NW 191st St	Miami Gdns In 2104	Brentwood	2004	X	Masonry Vernacular	Education	High
DA20352	AT&T	16560 NW 27th Ave	Brentwood 1St Addn	Brentwood	1973	X	Brutalism	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	Medium
DA22406	Leslie Estates (Resource Group)	Various	Leslie Ests Sec 1 Leslie Ests Sec 4 Leslie Ests Sec 5 Leslie Ests Sec Six Leslie Est Sec 7	Leslie Estates	1979	O	Masonry Vernacular	Patio Homes/Townhouses	Medium
DA20160	Holiday Inn/Station Inn	21485 NW 27th Ave	Holiday Inn At Calder	Lake Lucerne	1973	O	Postwar Modern	Hotel	Medium
DA22407	Calder Race Course (Resource Group)	21001 NW 27th Ave	Calder Race Course	Lake Lucerne	1971	O	Mixed	Attraction	High
DA22408	Lake Lucerne Estates (Resource Group)	Various	Lake Lucerne Estates	Lake Lucerne	1972	O	Mansard	Multifamily/Townhouses	Medium
DA22409	Lake Lucerne (Resource Group)	Various	Lake Lucerne Sec 1 Lake Lucerne Sec 2 Lake Lucerne Sec 3 Lake Lucerne Sec 4 Lake Lucerne Sec 5	Lake Lucerne	1960	O	Ranch	Postwar Tract Home Subdivision	Medium
DA06530	Snake Creek Canal (Resource Group)	Snake Creek Canal	No Data	Riverdale	1920s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA11125	North County K-8 Center	3250 NW 207th St	Everglades Sugar & Land Co	Riverdale	1962	O	Postwar Modern	Education	Medium
DA22410	U-Tote'M (County Wide) (Resource Group)	Various	No Data	Riverdale	1966	O	Postwar Modern	Commercial/Retail	Medium
DA22411	Lakewood Estates (Resource Group)	Various	Lakewood Ests	Riverdale	1962	O	Ranch	Postwar Tract Home Subdivision	Medium
DA22412	Liberty Farms (Resource Group)	Various	Liberty Farms	Riverdale	1950	O	Mixed	Postwar Subdivision	Medium
DA22413	Liberty Homes (Resource Group)	Various	Liberty Homes Ests Sec 1	Riverdale	1965	O	Ranch	Postwar Tract Home Subdivision	High
DA22415	Vista Verde (Resource Group)	Various	Vista Verde Sec A Vista Verde Townhouse Sec B	Vista Verde	1971	O	Mixed	Patio Homes/Townhouses	High
DA20165	Institute for Child & Family Health	15490 NW 7th Ave	Biscayne Gdns Sec F Part 1	Golden Glades	1973	O	Postwar Modern	Office Building	Medium
DA20166	Bennet McBrick Ulm Funeral Home	15201 NW 7th Ave	Brandon Park Sec A	Golden Glades	1964	O	Postwar Modern	Funeral Home	High
DA20167	Store	14643 NW 7th Ave	Brandon Park Sec A	Golden Glades	1957	X	Postwar Modern	Commercial/Retail	Medium
DA20168	Papis Supermarket	13700 NW 7th Ave	Highview Gdns	Golden Glades	1972	X	Mansard	Commercial/Retail	Medium
DA20169	Bethesda Church Ministries Inc.	14120 NW 7th Ave	Highview Gdns Sec D	Golden Glades	1952	X	Postwar Modern	Religious	High
DA20170	Shopping Plaza	14200 NW 7th Ave	Highview Gdns Sec E	Golden Glades	1974	X	Mansard	Shopping Plaza	Medium

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20171	Gigi's Restaurant Current: Value Pawn & Jewelry	13505 NW 7th Ave	Nichols Hgts	Golden Glades	1969	X	Mansard	Commercial/Retail	Medium
DA20172	Skate land Rink/Shopping Plaza	13995 NW 7th Ave	Nichols Hgts	Golden Glades	1947	X	Postwar Modern	Commercial/Retail	Medium
DA20173	Priscilla Apartments	14100 NW 6th Ct	Nichols Hgts	Golden Glades	1970	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA20174	Credit Bureau of Greater Miami. Current: Family Christian Association of America, Inc.	14701 NW 7th Ave	Retail Credit Sub	Golden Glades	1970	X	Postwar Modern	Office Building	Medium
DA20175	Northwest Baptist Church/Northwest Christian Academy	810 Opa Locka Blvd	Tropical Farms	Golden Glades	1940	X	Mixed, none dominant	Education	High
DA22418	Brandon Park (Resource Group)	Various	Brandon Park Sec A Brandon Park Sec A Rev Plat	Golden Glades	1936	X	Mixed	Postwar Tract Home Subdivision	Medium
DA22419	Breezeswept Estates (Resource Group)	Various	Breezeswept Ests Breezeswept Ests 1St Addn	Golden Glades	1955	O	Mixed	Postwar Tract Home Subdivision	High
DA22420	Nichols Heights (Resource Group)	Various	Nichols Hgts Nichols Hgts Addn	Golden Glades	1949	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA22569	Overbrook Shores (Resource Group)	Various	Overbrook Shores Overbrook Shores No 2 Overbrook Shores No 3	Golden Glades	1949	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA11579	North Miami Church of the Nazarene	1195 NW 124th St	Sunkist Grove	Sunkist Grove	1961	X	Postwar Modern	Religious	Medium
DA11581	Benjamin Franklin K-8 Center	13100 NW 12th Ave	No Data	Sunkist Grove	1957	X	Postwar Modern	Education	High
DA20176	Bible Baptist Church. Current: Mount Olives Church of God	13230 NW 7th Ave	De Pauly Hgts	Sunkist Grove	1953	X	Postwar Modern	Religious	High
DA20177	Motel Seven	13445 NW 7th Ave	Nilearn	Sunkist Grove	1967	X	Catwalk	Motel	High
DA20179	Shopping Plaza	13100 NW 7th Ave	No Data	Sunkist Grove	1971	X	Mansard	Shopping Plaza	Medium
DA20180	Arona Home Essentials North Miami	12550 NW 7th Ave	North Shore Hgts	Sunkist Grove	1954	X	Postwar Modern	Commercial/Retail	Medium
DA20181	Shopping Plaza	12300 NW 7th Ave	North Shore Hgts	Sunkist Grove	1950	X	Postwar Modern	Shopping Plaza	Medium
DA20182	17th Ave Market	12603 NW 17th Ave	Shephard Hgts	Sunkist Grove	1953	X	Mixed, none dominant	Commercial/Retail	Medium
DA20183	Kingdom Hall of Jehovah's Witnesses	1105 NW 120th St	Sunkist Grove	Sunkist Grove	1955	X	Postwar Modern	Religious	Medium
DA22463	Biscayne Village Heights (Resource Group)	Various	Biscayne Village Hgts Biscayne Village Hgts 1St Addn	Sunkist Grove	1947	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22464	DE Pauly Heights (Resource Group)	Various	De Pauly Hgts	Sunkist Grove	1949	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22465	Gregory Heights (Resource Group)	Various	Gregory Hgts	Sunkist Grove	1950	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22466	Mansionette Homes (Resource Group)	Various	Mansionette Homes	Sunkist Grove	1952	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22467	Sunkist Grove (Resource Group)	Various	Sunkist Grove	Sunkist Grove	1923	X	Mixed	Postwar Built-out of a Prewar Subdivision	High
DA22468	Taylor Manor (Resource Group)	Various	Taylor Manor	Sunkist Grove	1953	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20162	House	675 NW 122nd St	Alhambra Hgts	Alhambra Heights	1969	X	Ranch	Postwar Single Family Home	Medium
DA20163	Shopping Plaza	12001 NW 7th Ave	Alhambra Hgts	Alhambra Heights	1954	X	Postwar Modern	Commercial/Retail	Medium
DA20164	Saint James Parish Hall	520 NW 132nd St	Avondale A Resub	Alhambra Heights	1967	X	Masonry Vernacular	Religious	Medium
DA22416	Alhambra Heights (Resource Group)	Various	Alhambra Hgts Alhambra Hgts Sec 2 Alhambra Hgts Sec 3 Alhambra Hgts Sec 5 Alhambra Hgts Sec 6	Alhambra Heights	1925	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA22417	Saint James Catholic Church (Resource Group)	13155 NW 7th Ave	Nilearn & Avondale Amd	Alhambra Heights	1940	X	Postwar Modern	Religious	High



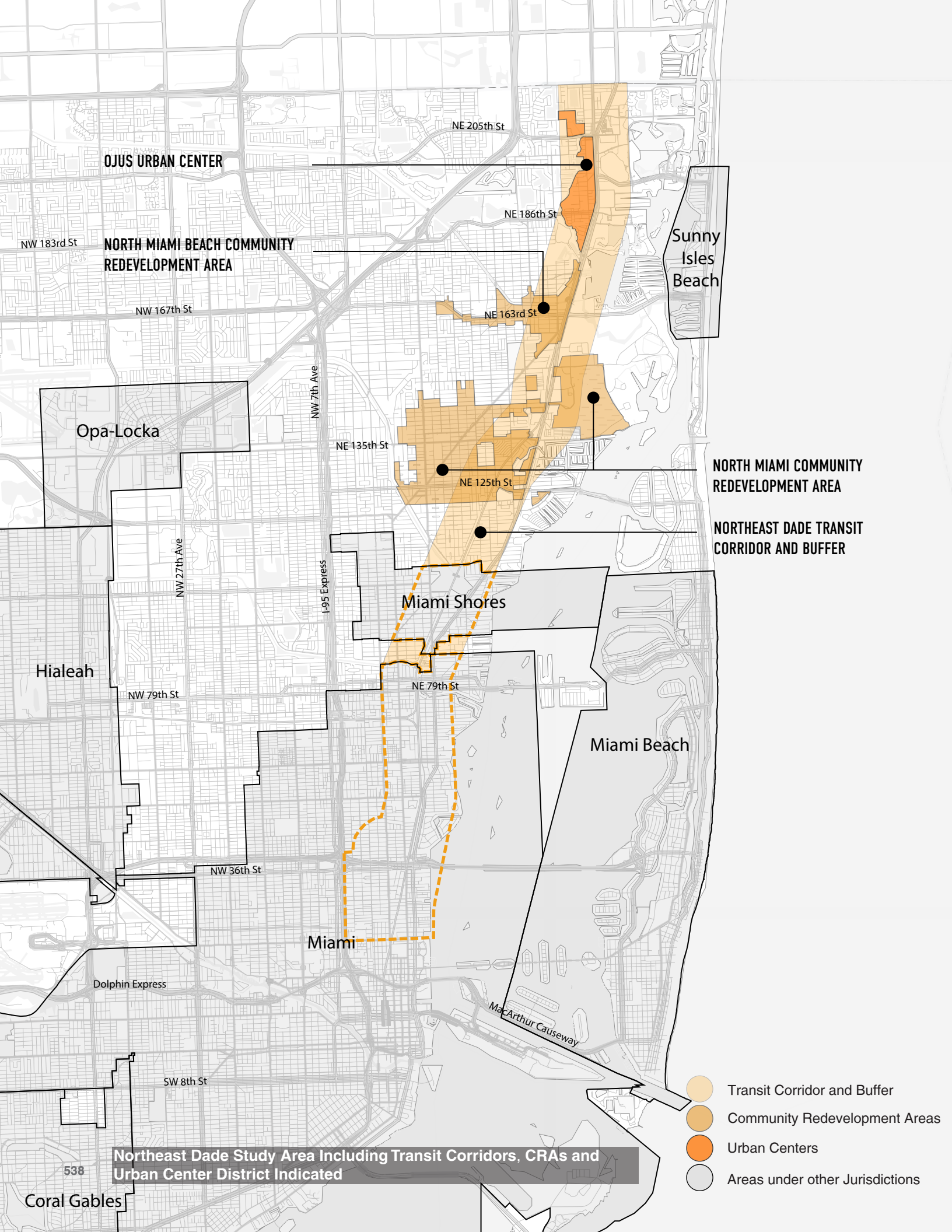
Northeast Dade

From Rail Corridor To Highway To Suburban Center

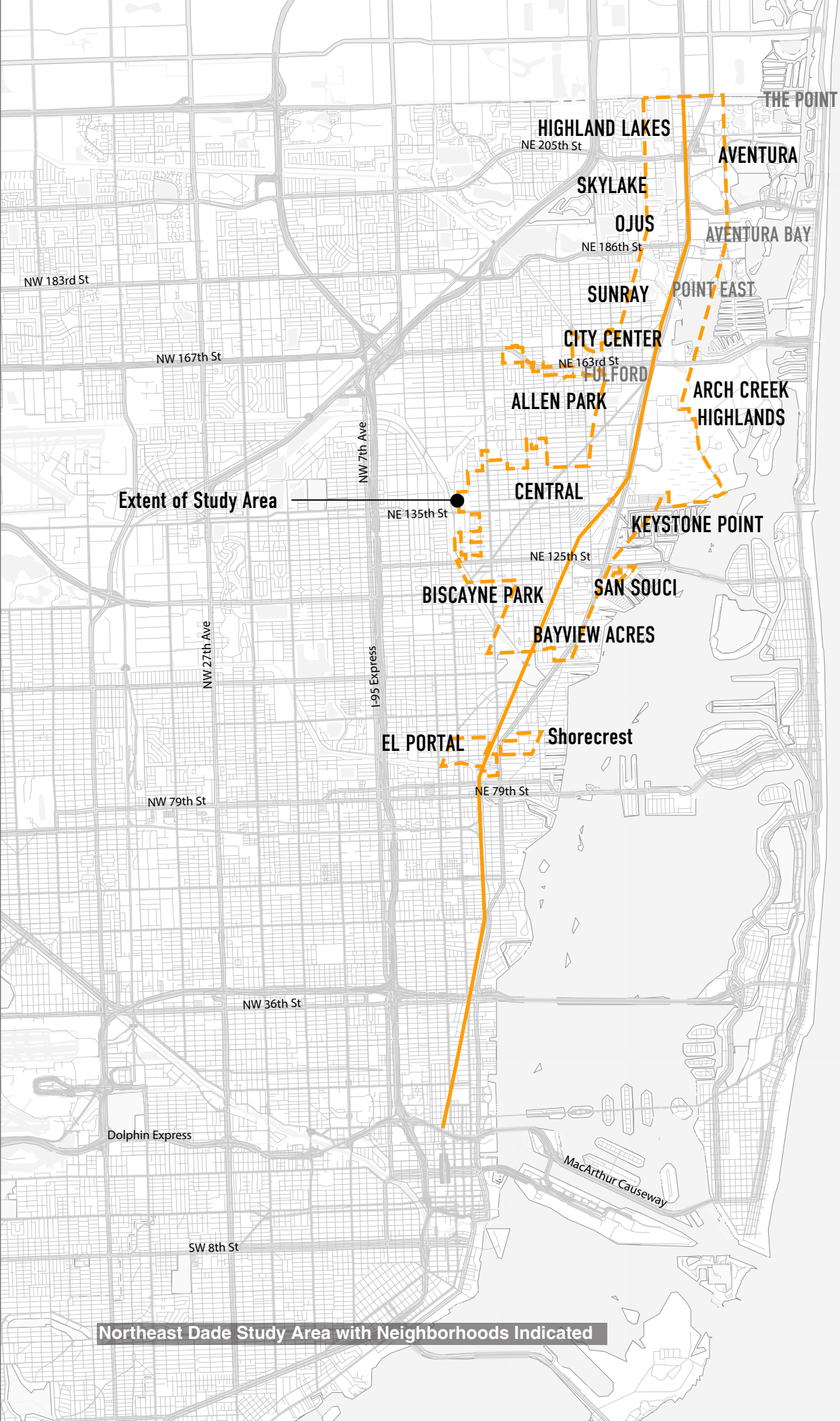
The Northeast Dade study area corresponds with the SMART Program's Northeast Corridor, Miami-Dade County's portion of the Coastal Link, a commuter rail link that uses the Florida East Coast (FEC) rail tracks and will eventually connect Dade, Broward, and Palm Beach Counties. In addition to the FEC line, the corridor includes the Biscayne Boulevard/US1 corridor, extending from North Shore Crest and El Portal, through North Miami, North Miami Beach, Ojus, and Aventura. For the purposes of this study, the Northeast Corridor also includes several areas under the jurisdiction of Community Redevelopment Agencies (CRAs) or designated by the county as Urban Center Districts, including the North Miami CRA and the Ojus Urban Area District (OAUD). The study area encompasses sections of un-incorporated Miami-Dade County, as well the municipalities of El Portal, Biscayne Park, North Miami, North Miami Beach, and Aventura. Miami Shores, occupying a portion of the corridor between Miami and North Miami, has its own historic preservation jurisdiction and is therefore not included in this study.

The Florida East Coast Railroad was extended from Palm Beach to the Miami River in 1896, launching the development of Miami and forming an early spine of railroad settlements along its path. In current Miami-Dade County, these settlements included Buena Vista, Lemon City, Little River, Biscayne, Arch Creek, Fulford and Ojus. Roughly paralleling the railroad, the first automotive highway to Miami was built in the early years of the 20th century. Designated as part of the Dixie Highway in 1915 and incorporated into the federal highway as US Highway 1 in 1927 (See below), it was an early center for motor courts, motels, specialty restaurants, and touristic spectacles that once thrived here, and still inform the area's identity. Eventually, the highway helped the independent depot towns that once dominated this area to merged into metropolitan Miami as suburbs.

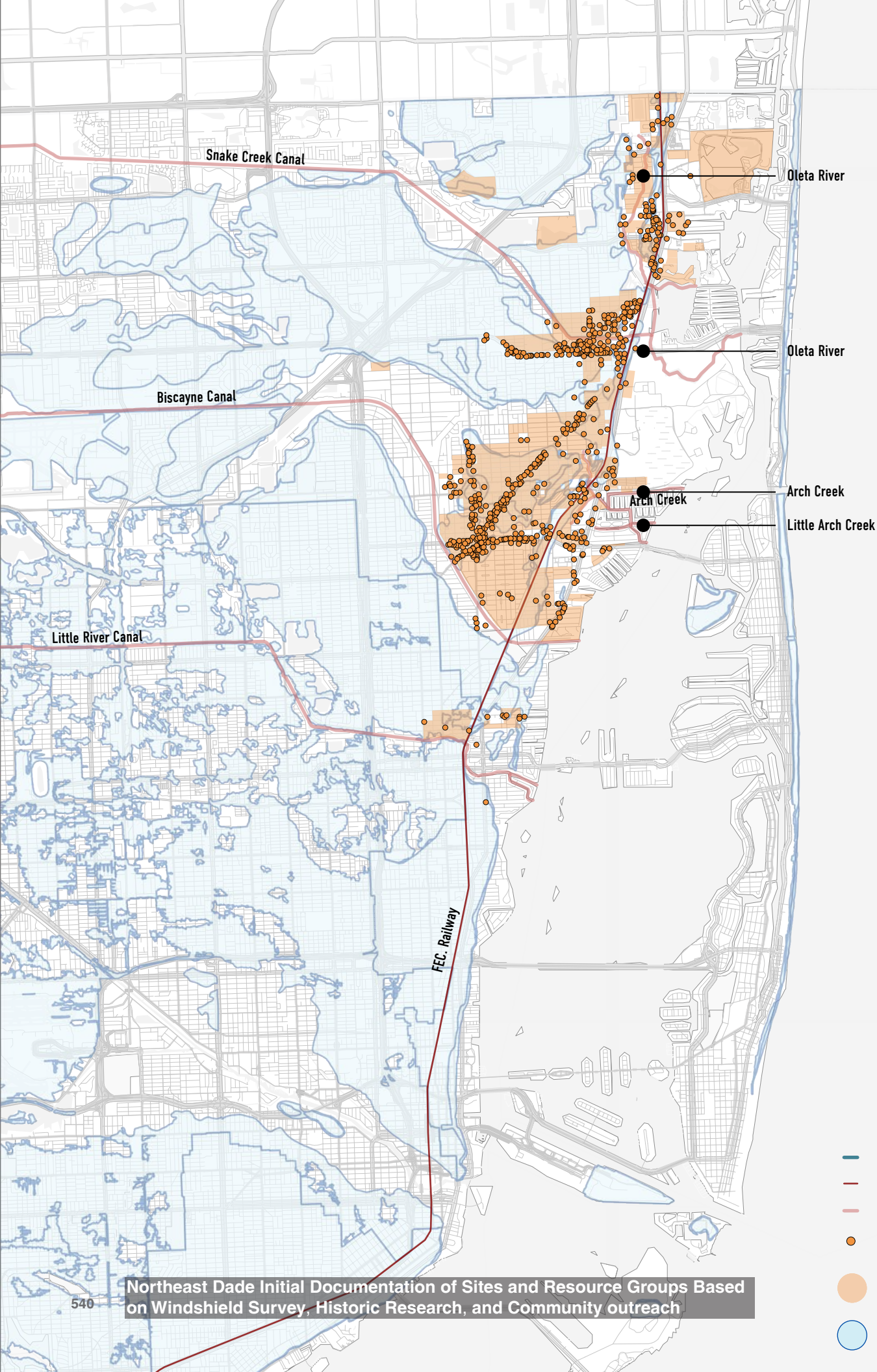
The northeast corridor developed from agricultural uses and rock mining in the early 20th century toward housing, commercial development, and touristic uses in the 1920s. In contrast to the US1 corridor in South Dade, where the railroad ran well in land, the proximity of the northeast corridor to Biscayne Bay here eventually stimulated high-density and even high-rise development, and along with it new forms of cooperative apartments, condominiums, and clubs. With the development of larger and more amenity-rich housing in the 1960s, the northeast corridor attracted large numbers of retirees (especially Jewish migrants), as well as Caribbean immigrants, making Northeast Dade a center of ethnic community life.



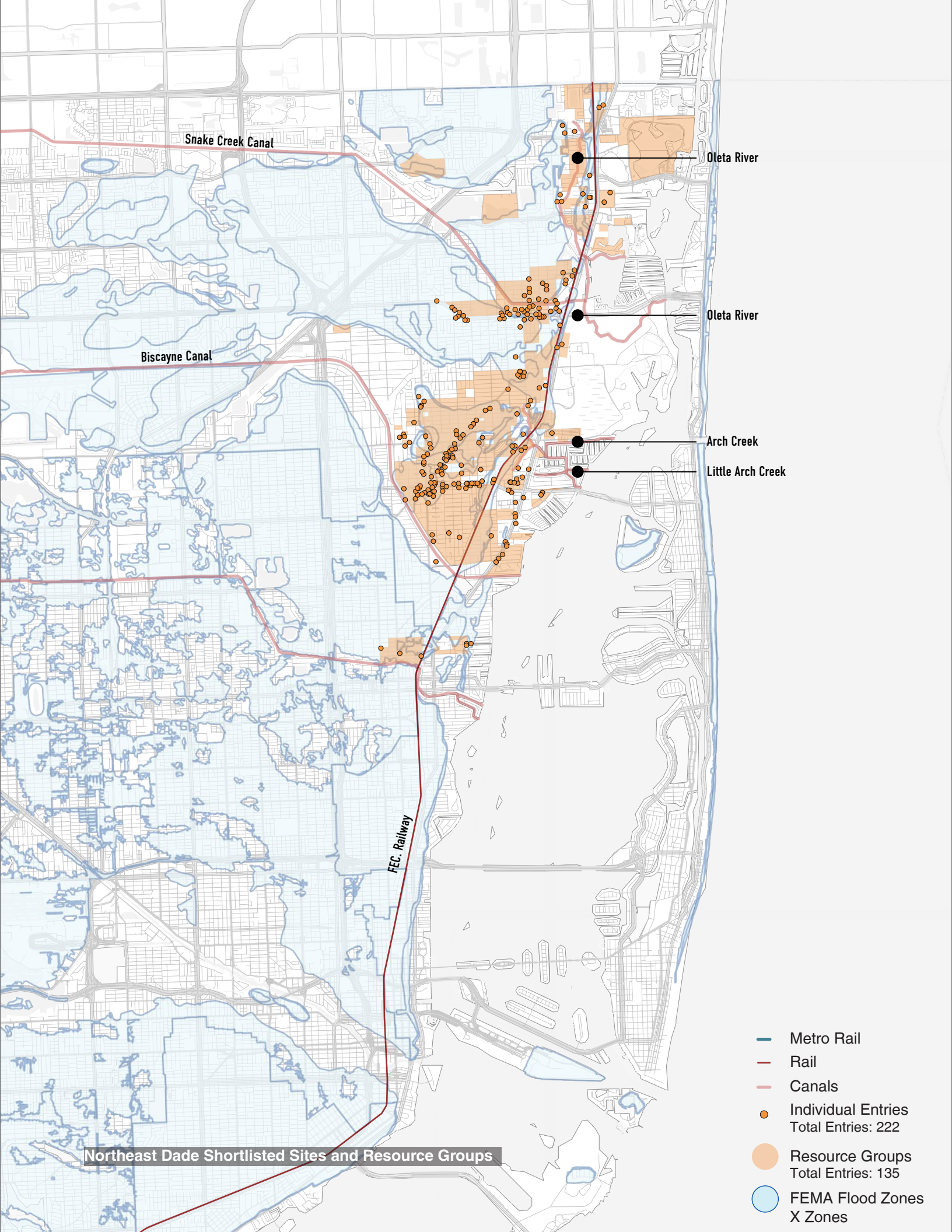
Northeast Dade Study Area Including Transit Corridors, CRAs and Urban Center District Indicated



Northeast Dade Study Area with Neighborhoods Indicated



Northeast Dade Initial Documentation of Sites and Resource Groups Based on Windshield Survey, Historic Research, and Community outreach


Snake Creek Canal
Biscayne Canal
FEC. Railway
Oleta River
Oleta River
Arch Creek
Little Arch Creek
Metro Rail
Rail
Canals
Individual Entries
Total Entries: 222
Resource Groups
Total Entries: 135
FEMA Flood Zones
X Zones
Northeast Dade Shortlisted Sites and Resource Groups



Location Map of a Portion of Dade Co. Florida, compiled from various government and general survey plats and from the records of Dade Co., Richeson Love, 1914, source unknown

Northeast Dade Corridor
Part I: Northeast Dade Context

Background

The Northeast Corridor lies across the eastern fringe of the Atlantic Coastal Ridge in North Dade. Pine rockland was covered with Slash Pine and tropical hardwood hammock, and interlaced with lowland prairies, sloughs, and rivers that drained to the bay. The contrast of high pineland and wet prairie, today almost indiscernible (but legible on flood maps), exerted a formative influence on early development here.

Before the arrival of the railroad, the byways connecting early Dade County settlements were mainly nautical. The Tequesta, and later Seminole, used Biscayne Bay and the rivers (Little River, Arch Creek, Snake Creek) that connected through the coastal ridge, as pathways, as remnants of prehistoric settlements confirm. They also settled at important nodes along these byways, where freshwater was available, as the site of today's El Portal, along the Little River, attests. On the west side of the coastal ridge, the Seminole, and the Tequesta before them, could travel by canoe along rivers, and in wet season through prairies and sloughs, to the Everglades, connecting communities up and down the region from the Miami River to the New River (in present-day Broward County. [1]

Late 19th century American settlers used bay and river pathways as well; Lemon City, an early settlement on the east side of the Atlantic Coastal Ridge, was mainly accessible from Biscayne Bay. In addition to the bay and river links, an overland route followed the beaches for 68 miles between Palm Beach and the Miami River (a path that required a mix of walking barefoot on the beach and traveling across intervening waterways by boat). This route was made legendary by the "barefoot mailmen," contracted mail delivery carriers who used the route between 1885 and 1892 (when the first rock road was created). [2]

The first major overland road in northeast Dade, perhaps the first road in the whole county, was the Military Trail, an 8-foot wide track built along the Atlantic Coastal Ridge in 1856, during the Seminole War. Improved in 1892 into the Stage Road, the county's first rock-paved road, it connected Lantana to Lemon City, important population centers in what was then a more sprawling Dade County. A remarkable feature of the road was the natural stone bridge over Arch Creek. Parts of the Stage Road persist in the current alignment of East Dixie Highway.

Behind the coastal ridge, the Everglades and the Big Cypress Swamp were dotted with Seminole settlements, survivors of the Seminole War of 1816-1858, and the 1830 Indian Removal Act. Among the closest to Miami were Aleck's Town, near today's Golden Glades Interchange, and Tiger Tail's Town, around today's Norland neighborhood.[3]

Historian Thelma Peters has documented the early life of migrants and settlers in the Biscayne Country area of North Dade. As Peters described, the earliest non-native migrants here were an eclectic group comprising North Americans and a mix of nationalities. Of the North Americans, most were White Yankees who arrived during reconstruction from the northeast and Midwest, and Black freedmen who arrived from around the south. Life on this southern frontier at the turn of the century was primitive. Before large parcels of prairie land could be purchased from the State, most migrants settled homesteads and engaged in various forms of subsistence agriculture, while some were also wreckers. Where farms were created, crops like tomato, pineapple, citrus, and coontie were cultivated.

The Railroad and Railroad Towns

Miami's trajectory from frontier outpost to town and later to great city began with the arrival of the **Florida East Coast** (FEC) Railroad in 1896. The extension of the railroad from Palm Beach, where it had arrived in 1894, followed the Atlantic Coastal Ridge southward, passing over sloughs and prairies, to a new terminus at the Miami river. There, railroad interests laid out a town (Miami),

built a grand hotel, and established port facilities, assuring the development of a city. The railroad was certainly a connector, but as the modern development of Miami unfolded, it also frequently functioned as a racial dividing line between White and Black communities (see General Context).

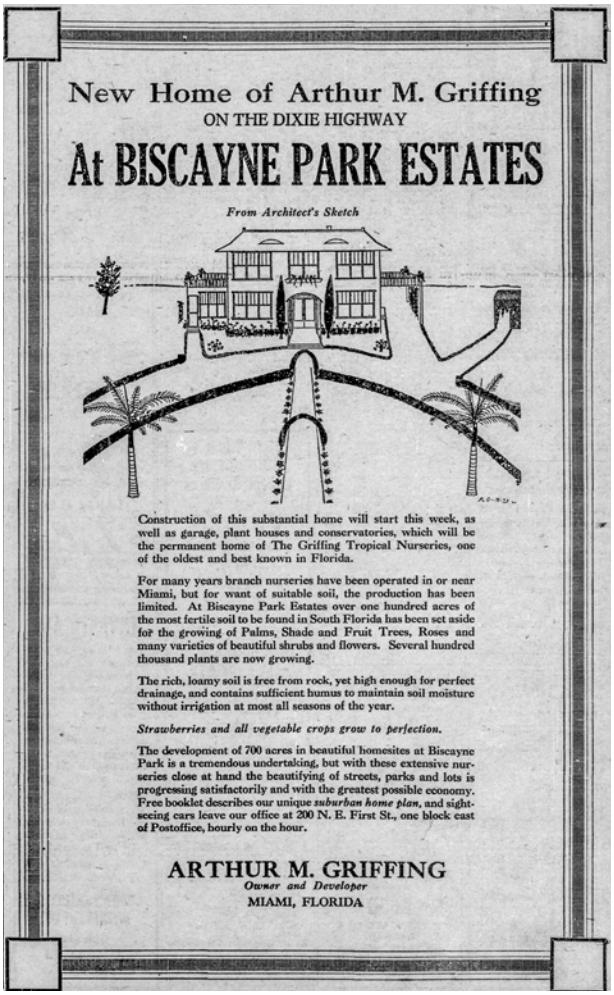
Although generous state land grants were the primary incentive for rail development, the rail extension to Miami was also sponsored by private landowners like Julia Tuttle and the Brickell family, who traded their own land around Miami for railroad access. In versions of Miami's foundational myth, Tuttle, whose family homesteaded near Biscayne and who had acquired land around the mouth of the Miami River, lured Flagler by sending him an orange blossom after the Great Freeze of 1895 devastated agriculture around Palm Beach. Whatever the truth of such myths, the southward extension of the railroad was in line with State land reclamation efforts, the migration of settlers, and FEC owner Henry Flagler's intention to develop a port at the southern tip of the Florida peninsula to expedite trade with the Caribbean.[4]

Railroad and canal development, swamp reclamation, and agricultural settlement were key tools of post-bellum economic progress in Florida and, with business opportunities always in mind, the FEC functioned as a nexus of land improvement and economic development along the route.[5] In 1896 the FEC formed the Model Land Company, a land development arm that under the direction of James E. Ingraham, its Land Commissioner, facilitated agricultural and urban development on the lands it served.[6] The FEC worked to increase the value of its holdings in northeast Dade, although it was less active in building critical infrastructure, platting new settlements, and managing settlement efforts than in South Dade (See South Dade).[7]

As the railroad forged its way southward, it became the backbone of other new communities between Palm Beach to Miami. From today's Broward County line southward, seven new depots were constructed: Ojus, Fulford, Arch Creek, Biscayne, Little River, Lemon City, and Buena Vista. Far from an "American Riviera," these railroad depots served the development of rustic pioneering communities while reorganizing them from bay-facing outposts to agricultural whistle stops.

The southernmost communities along the line, in the area known collectively as **North Bay Shore**, were tied to downtown by Biscayne Drive (an early version of Biscayne Boulevard), and quick to develop as suburban outliers to Miami.[8] **Buena Vista**, at the north end of Biscayne Drive, grew into an area of choice subdivisions, like **Buena Vista Heights** (1910) and **Magnolia Park** (1915). Bayfront estates, like the 200-acre **Charles Deering Estate** (1908), and the 30-acre **Walter E. Flanders Estate** (1912), were laid out here too. **Lemon City**, where docks projecting into Biscayne Bay once fed the most populous center in 19th century Dade County, was the next area to acquire a suburban feel, with new residential subdivisions like **Orchard Villa**, **Pierces Addition**, **Acadia**, **Elmira**, and **Fallesen Park**. A bit further north, near **Little River**, the Griffing Bros. carved the 100-acre **Biscayne Heights Subdivision** (1913) out of mango, orange, grapefruit, and lime groves, creating an "elite residential section." Just to its west was **Asbury Park** (1917), named after the eponymous summer resort city in New Jersey. By 1925, the "suburbs" of Buena Vista, Lemon City and Little River were all incorporated into the growing city of Miami.

Above Little River, in contrast, railroad depots formed the hubs of small rural communities, often with their own post office and general store, and from which new lateral roads organized the city's expansion westward. In these areas, the railroad facilitated truck farming, and promoted industries like fruit and vegetable packing, rock mining, and lumber mills. Informal settlements servicing the railroads and the industries developed around the depots, many occupied by Black migrants. For example, a little south of the Biscayne Depot,


New Home of Arthur M. Griffing
ON THE DIXIE HIGHWAY
At BISCAYNE PARK ESTATES
From Architect's Sketch

Construction of this substantial home will start this week, as well as garage, plant houses and conservatories, which will be the permanent home of The Griffing Tropical Nurseries, one of the oldest and best known in Florida.

For many years branch nurseries have been operated in or near Miami, but for want of suitable soil, the production has been limited. At Biscayne Park Estates over one hundred acres of the most fertile soil to be found in South Florida has been set aside for the growing of Palms, Shade and Fruit Trees, Roses and many varieties of beautiful shrubs and flowers. Several hundred thousand plants are now growing.

The rich, loamy soil is free from rock, yet high enough for perfect drainage, and contains sufficient humus to maintain soil moisture without irrigation at most all seasons of the year.

Strawberries and all vegetable crops grow to perfection.

The development of 700 acres in beautiful homesites at Biscayne Park is a tremendous undertaking, but with these extensive nurseries close at hand the beautifying of streets, parks and lots is progressing satisfactorily and with the greatest possible economy. Free booklet describes our unique *suburban home plan*, and sightseeing cars leave our office at 200 N. E. First St., one block east of Postoffice, hourly on the hour.

ARTHUR M. GRIFFING
Owner and Developer
MIAMI, FLORIDA

Sketch of home in Biscayne Park Estates (1921), from advertisement for Biscayne Park Estates, *Miami Herald*, October 19, 1921


Miami Gardens Drained Muck and Mixed Hammock and Sandy Soils

have been demonstrated and proven by actual cultivation and settlement to be some of the best in Dade county for citrus groves and truck gardens. Close to transportation and thoroughly desirable in every respect. You should not invest or locate in Dade county before seeing this wonderful property, learning at first hand the success and satisfaction of our present settlers and viewing our modern improvements which include rock roads, telephone lines, schools, etc.

Remaining acreage selling at from **$60 to $75 per acre** on terms to suit the purchasers. Write or call upon us for information.

General Offices 302½ Twelfth Street, Miami, Florida

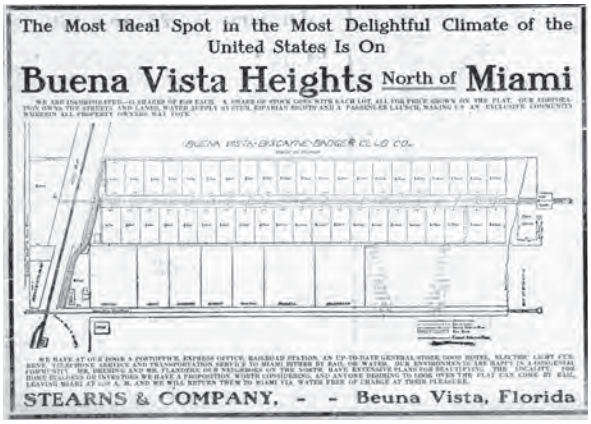
FLORIDA SOUTHERN SECURITIES CO., (OWNERS)

DUVAL and FRANKLIN, Exclusive Agents for the Company

Lots in Miami Gardens (1913), from advertisement for Miami Gardens, *Miami News*, October 13, 1913



Early Biscayne Drive, N.E. 2 Ave & 36 St, HistoryMiami Museum, 1912


The Most Ideal Spot in the Most Delightful Climate of the United States Is On
Buena Vista Heights North of Miami
STEARNS & COMPANY, - - Buena Vista, Florida

Lots in Buena Vista Heights (1910), from advertisement for Buena Vista Heights, *Miami Herald*, January 26, 1912

a Black community lived next to the railroad's maintenance area. Among the inhabitants were Black woodcutters and teamsters, most from Florida, Georgia and North Carolina, who maintained the FEC's early wood-burning trains.[9]

The first depot north of Little River, **Biscayne**, served a broad area near today's Miami Shores. West of the Biscayne depot were the **Piney Woods**, a virtual island of high pineland surrounded by the Biscayne Prairie, and a center of early homesteading. Biscayne came to prominence with the homesteads of a group of early Miamians, including Ephraim Sturtevant, the father of Julia Tuttle (the businesswoman whose efforts to develop and promote Miami helped build her reputation as "the mother of Miami"), as well as the team of William Henry Gleason and William Henry Hunt, politicians and civil servants who were influential figures in Dade County's early development. Gleason and Hunt initially settled at Fort Dallas near the mouth of the Miami River, but were evicted and came north along the bay, where they had filed homesteads in 1870. They brought with them the **Biscayne Post Office**, establishing the seat of early Dade County and the geographical signature found all around this area: **Biscayne Heights**, **Biscayne Park**, **Biscayne Gardens**, the **Biscayne Prairie**, and the **Biscayne Canal**.[10] Here also was **Biscayne** (c. 1897), a subdivision of 20-acre agricultural plots developed by Julia Tuttle.

In local histories, Gleason and Hunt are often denigrated as a "gang of carpetbaggers," perhaps because they made Biscayne an early center in the struggle for political control of county and state politics. A protégé of Gleason, Andrew Price, homesteaded in Biscayne was believed to be the first Black Miamian to hold political office in Dade County (as county commissioner).[11] In the account by Peters, it appears the group around Biscayne, including Sturtevant, Gleason, Hunt and Price, were Republicans, while those around the mouth of the Miami River and southward (1868-76), were Democrats (an important difference in post-bellum Florida).[12]

North of Biscayne, the railroad crossed the Biscayne Prairie, arriving at a narrow finger of high ground where the Arch Creek depot stood. The depot was named for the natural waterway just to the north that connected the Everglades to Biscayne Bay, itself named for the natural bridge of oolitic limestone that was an early feature in this area. By all accounts, the creek and its environs were a place of great natural beauty, inhabited by Indigenous people as far back as the Tequesta (see General Context). However, these features were completely ignored in the area's first planning, R.E. McDonald's **McDonald's Subdivision** (1911), which established standard agricultural tracts uninformed by natural features like the creek, the surrounding hammock, and the natural stone bridge. The omission would become particularly important in the postwar era, when commercial development on these tracts threatened to destroy these natural resources.

Among the earliest settlers in Arch Creek were the Elmirans, a colony of wealthy citizens of Elmira, NY, led by Fred C. Miller, described as a winter resident and important grower of tobacco, fruit and vegetables. West of the depot, the **Elmira Colony**, also known as **Elmira Farms**, converted native pinelands into citrus orchards and cultivated tomatoes in the surrounding lowlands (the group also built the **Elmira Subdivision,** a residential settlement and clubhouse on the bay near Little River).

Further north the railroad crossed Snake Creek (later renamed the Oleta River), partly a spring-fed creek and partly an overflow of the Everglades. Here a depot was established at **Fulford**, named for Coast Guard Captain William Fulford, who first explored the area in the 1880s. Fulford ran the Biscayne House of Refuge on Miami Beach, and established a homestead on the coastal ridge here in 1897.[13] As the lowland prairies around Fulford were developed agriculturally, the area became a center of fruit and truck farming.

Canal digging and dredging, part of the boom in Florida drainage and land improvement in the first



Rear view of dredge in Ojus Rock Company pit - Ojus, **Florida. (1913)**, State Archives of Florida, Florida Memory, 1924, photo by Stuart D. Mossom

decades of the 20th century, helped transform the Northeast Corridor. West of Fulford, for instance, the 13-mile Snake Creek Canal / Royal Glade Drainage Canal (1913) pierced the Everglades and drained the land of the Everglades Sugar and Land Company into Snake Creek. In 1916, east of Fulford, the East Coast Inland Canal (current Intracoastal Waterway) was constructed between Palm Beach and Miami, creating a protected and navigable link behind the region's barrier islands. Initially, the canal and intracoastal waterway inspired thoughts of developing Fulford as a shipping center.[14]

The next depot, only a mile north of Fulford, was at **Ojus**. Settled around 1897 and named for the Seminole word for "plenty," Ojus became a center of rock mining after the favorable qualities of rock extracted there were discovered around the early 1900s. Various rock pits were established, among them A. O. Greynolds's Ojus Rock Company, and the Maule Ojus Rock Company, founded by Evert P. Maule in 1913. Maule Ojus Rock produced ballast rock for South Florida's booming railroad and road construction programs, and later the raw materials for high-quality concrete and concrete products. By 1922, the company's 500-acre quarry was the largest industry in Dade County, employing more than 1,000 men. Ojus was known as "The town that Maule built."[15] Maule Industries, the successor to Maule Ojus Rock, would become the largest concrete producer in Dade County, and a bedrock industry for South Florida.

The town of Ojus was established west of the depot, in a narrow area between the railroad tracks and Snake Creek. Originally platted by Ojus general store owner J. W. Ives in 1911 (**J.W. Ives Subdivision**), the town was later largely re-platted in 1913, and expanded by **J.H. Gilsson's Subdivision** (1918). In the 1913 plat, Everglades Road (later Miami Gardens Road, current NE 183rd Street or Miami Gardens Drive) ran westward into glades, where **Miami Gardens** was established around truck farm and fruit lands there in 1913. After Broward County was founded in 1915, Ojus became the furthest north outpost of Dade County.

The imprint of agriculture in North Dade was short lived (a contrast with South Dade – See South Dade section). Canal digging, not only the **Snake Creek Canal** but also the later **Little River Drainage Canal** and the **Biscayne Canal**, progressively dried the land and helped set in motion a decline in farming, preparing the way for residential subdivisions that were speculative but far more profitable. The area's suitability for residential development was predicted by Frances Sturtevant, an early settler, who observed in 1876: "This section of the country is better adapted for handsomely fitting up grounds for commodious dwellings than for extensive plantations. For those having the dimes already in store, needing relaxation none the less, where they can bask in genial sunshine unmarred by the presence of cold winds; and where enfeebled children can live out of doors, and grow strong on that best of tonics, pure air."[16]

"North on the Dixie": from Railroad to Highway

If the railroad established the initial, rural contours of a northeast corridor, it was the highway along its eastern flank that set the conditions for 20th century residential and commercial development. The existence of a road here appears to date from around 1908, when a 150-mile motorway linking Miami and Stewart, facetiously called "Dade County's Appian Way" (see South Dade section), was created.

The road gained importance during the "highway fever" of 1915, when it was incorporated into Carl Fisher's **Dixie Highway**, nominally linking Miami to the Midwest (also that year, the Ingraham Highway was created between Homestead and Cape Sable, and the Tamiami Trail between Miami and Tampa). Fisher, the leading force behind development of Miami Beach, was an avid promoter of the automobile, and highways. The Dixie was a follow-up to the Lincoln Highway (1912), also created by Fisher, which forged a 3,500-mile transcontinental system between New York and San Francisco. Like the Lincoln



Map of the Dixie Highway System, State Archives of Florida, Florida Memory, 1919, map by Rudolph J. Shutting



Midget Mansion (1937), L.L. Cook Company (Milwaukee, Wisconsin, undated

Highway, the Dixie Highway was not a singular highway, but an improved system of existing roads. Departing from both Chicago and Sault Ste. Marie, Michigan, it followed parallel, often intersecting tracks southward, its redundancies conceived to serve more cities and allow intrepid motorists more variety. Incongruously, almost precisely 50 years after the end of the Civil War, inspired by the mindset of developer Carl Fisher, America's two continental highway systems demonstrated the co-existence of Lincoln and Dixie in the American mindset.

As throughout the national system, the Dixie Highway followed alternative pathways through northeast Dade County. From Fort Lauderdale, the highway paralleled the FEC line to Fulford, where it branched into the West and East Dixie Highways. **West Dixie Highway,** not fully completed until 1924, went southwesterly across the Arch Creek Prairie to the newly established community of Biscayne Park Estates, and continued south into downtown Miami along NE 2nd Avenue and Biscayne Drive (now Biscayne Boulevard). The **East Dixie Highway** followed the FEC further south to Arch Creek, where it connected via the old Military Trail, or County Highway, to Little River. Development of the Dixie Highway was vigorously embraced in Dade County, where improvements like new bridges were already under construction in 1916, only a year after its creation. At least one member of the Dixie Highway Tour, an event organized to celebrate the highway's 1915 dedication, noted its beautification in South Florida, probably organized by Fisher himself: the "road is already decorated with Australian pines, royal palms set in orderly fashion and making a king's highway through the gardens of the world."[17]

The highway became a major spur to development in this area, creating an automotive northern entrance to Miami and spurring commercial opportunities and residential suburban development. With some adjustments, the East Dixie Highway would later merge into the 1926 development of **Biscayne Boulevard**, a gracious urban thoroughfare, by the Shoreland Company. The private development, probably the only one in Miami commensurate with the spirit of the City Beautiful Movement, was, as Thelma Peters noted, "an immeasurably great asset to Miami and epitomizes the splendid creativity of the boom and an astounding outlay of capital for the public good." The Boulevard, along with Flagler Street, NE 2nd Avenue and even the Miami River, was described as the "Broadway of Miami," spanning Northeast Dade from Downtown to the Broward County line.[18]

In 1927, the East Dixie Highway/Biscayne Boulevard corridor was incorporated into the federal highway (Federal Aid Highway) program, becoming **US Highway 1** (or US1). From this point forward, two distinct and separate characters became apparent along the boulevard. As the main entrance to Miami from the north, and in sync with the further popularization of automobiles, US1 became what the *Miami Herald* called the "Main Street of America,"[19] a touristic strip that spawned motor courts (later motels), trailer camps, specialty restaurants, gift shops and spectacular attractions. At the same time, Biscayne Boulevard also brought the notion of a metropolitan boulevard northward from Miami, opening Northeast Dade for suburban development. The multi-layered character of the corridor – touristic, residential, commercial, civic – extends from this period (and is still evident in its multiple names: North Dixie Highway, US1, and Biscayne Boulevard.

Boom-Era Development

The northeast corridor was transformed by Florida's spectacular 1920's Boom. Growing along the lines of the Dixie Highway, and along the new arterials penetrating westward toward the Everglades and northward from Miami, new residential subdivisions transformed the area from back country to suburban district. As one advertisement put it: "The city grows where traffic goes."[20] In the context of the boom, the nearly



Home in Miami Shores (1926), from advertisement for Miami Shores, *Miami Herald*, February 17, 1925



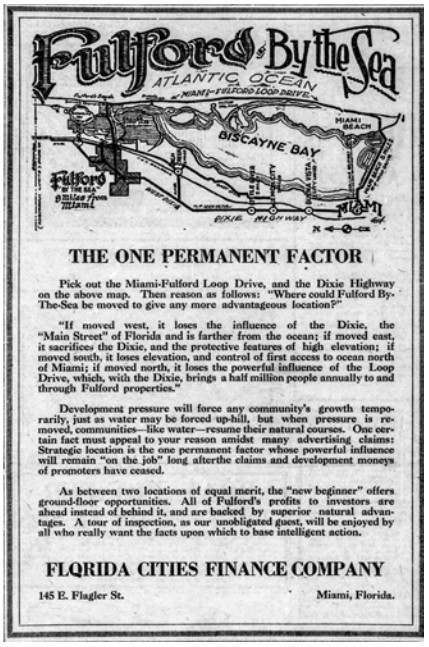
Proposed causeway in Miami Shores (1926), from advertisement for Miami Shores, *Miami Herald*, January 31, 1925



Pueblo Feliz & Theater Fountania (1925), source unknown, 1940



Irons Manor Fountain (1925), Miami-Dade County Historic Site, from Denis Berend, "The City Shrunk in Size but Grew in Stature," *Miami News*, April 12, 1959



Fulford By the Sea

ATLANTIC OCEAN

MIAMI—FULFORD LOOP DRIVE

BISCAYNE BAY

MIAMI BEACH

Fulford By the Sea 9 miles from Miami

DIXIE HIGHWAY

MIAMI

THE ONE PERMANENT FACTOR

Pick out the Miami-Fulford Loop Drive, and the Dixie Highway on the above map. Then reason as follows: "Where could Fulford By-The-Sea be moved to give any more advantageous location?"

"If moved west, it loses the influence of the Dixie, the "Main Street" of Florida and is farther from the ocean; if moved east, it sacrifices the Dixie, and the protective features of high elevation; if moved south, it loses elevation, and control of first access to ocean north of Miami; if moved north, it loses the powerful influence of the Loop Drive, which, with the Dixie, brings a half million people annually to and through Fulford properties."

Development pressure will force any community's growth temporarily, just as water may be forced up-hill, but when pressure is removed, communities—like water—resume their natural courses. One certain fact must appeal to your reason amidst many advertising claims: Strategic location is the one permanent factor whose powerful influence will remain "on the job" long afterthe claims and development moneys of promoters have ceased.

As between two locations of equal merit, the "new beginner" offers ground-floor opportunities. All of Fulford's profits to investors are ahead instead of behind it, and are backed by superior natural advantages. A tour of inspection, as our unobligated guest, will be enjoyed by all who really want the facts upon which to base intelligent action.

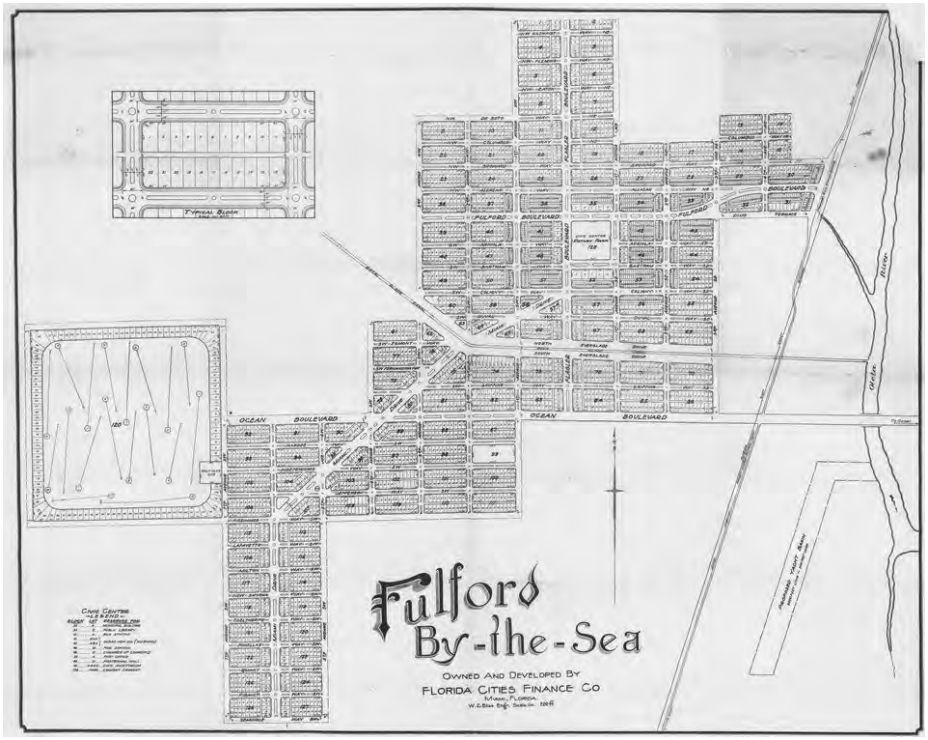
FLORIDA CITIES FINANCE COMPANY

145 E. Flagler St. Miami, Florida.

Map of Fulford-by-the-Sea (1923-25), from ad for Fulford-by-the-Sea, *Miami Herald*, March 15, 1923



Fulford-by-the-Sea Monument (1925), Miami-Dade County Historic Site, City of North Miami Beach, date unknown



OCEAN BOULEVARD

OCEAN BOULEVARD

Fulford By-the-Sea

OWNED AND DEVELOPED BY FLORIDA CITIES FINANCE CO

Fulford-by-the-Sea Plat Map (1923-25), Miami-Dade County, undated

consecutive development of so many areas was mutually reinforcing; instead of growing concentrically from Miami, almost every part of Northeast Dade (at least in relation to the Dixie Highway) was considered prime development land. Across the area, the development of new subdivisions was manifest in new urban infrastructure: macadam pavement, planted parkways, sidewalks, streetlights, and water systems.

Gradually the frontier mentality and lifestyle of Northeast Dade gave way to a suburban identity, focused on subdivisions and town-making, and to ideals like the good life and the American dream. Advertisements promised land and home buyers security, independence, and a piece of the growth transforming Miami. Buyers were encouraged to "reap" new homes, in anticipation of profits. In 1922, the *Miami Herald* described a drive north from Little River in idealist terms: "Before you is spread the panorama: the slow curving macadam highway, bordered with tall, majestic Australian pines; the plats, treeless on either side of the road, green with verdure of numerous pretty garden plats; the houses near them, all new, and congruously painted."[21]

The two most ambitious town developments north of Little River were Miami Shores and Fulford-by-the-Sea. **Miami Shores** was developed by the Shoreland Company and its president Hugh Anderson, who were concurrently and famously developing the Venetian Islands between Miami and Miami Beach (1924-25). However, Miami Shores was much more ambitious, tying together 2,500 acres on great tracts of land, and proposing the development of over 9,000 building sites. Plans included a causeway to Miami Beach, a golf course, a country club, a yacht club, a business district, apartment buildings, hotels, a school and churches, a railroad station, and civic features like parks, plazas and entryways.[22]

Miami Shores was themed as "America's Mediterranean," following the example of Coral Gables and the Venetian Causeway.[23] Shoreland's artistic director John W. Livingston seems responsible for designs that defined the look of the town. A crucial piece of these plans was the improvement and extension of Biscayne Drive as a grand boulevard connecting south to Miami. NE 125th Street, the town's main street, was similarly conceived as a grand concourse to the sea. A monumental 10-story resort hotel was planned just east of Biscayne Drive, at the mouth of Arch Creek. But the most spectacular built demonstration of Shoreland theming was the **Theater Fountania** and **Pueblo Feliz** (1925), a miniature "Spanish village" at 125th Street that served as an entertainment complex. The theater's opening act, *Fountania*, "a Floridian fantasy staged in all the Splendor of Glittering Spectacle and Rainbow Pageantry,"[24] set the aesthetic tone for the town.

The lands between Miami and Fulford, and east of NW 17th Avenue, were briefly incorporated as the **Town of Miami Shores** in 1926. A Mediterranean-themed **Miami Shores City Hall** (c. 1930), was built on NE 125th Street, which was to become the town's civic and commercial center. The **William Jennings Bryan School** (1929), celebrating the famed lawyer, three-time presidential candidate and orator who made Miami home, was also established here. This town center area was later incorporated into the City of North Miami.

The other major suburban new town, **Fulford-by-the-Sea** (1923-25) was located north of Arch Creek, where developer Lafe Allen purchased Captain William Fulford's lands and expanded them. Initially comprising more than 550 acres straddling the Snake Creek/Royal Glade Canal, Allen imagined here a "perfect city" with broad residential streets and monumental thoroughfares. Perhaps the most important of these was Ocean Boulevard (current NE 163rd Street), a central thoroughfare designed to continue over a new causeway to the beaches. Miami Drive, a parkway concourse, connected the town from south to north, where it connected with Fulford Boulevard (Northeast 172nd Street)

and Flagler Boulevard (Northeast 19th Avenue) around Victory Park, a landscaped square that was to serve as the town's Civic Center. The proposed wrapping of administrative and civic buildings around the park, probably the only example of this type of civic planning in Dade County, is notable, although the plan was not eventually followed.

Fulford was made famous by the **Fulford-Miami Speedway** (1925), a 1 ¼ mile oval race track with 50-degree banked curves developed by Miami Beach developer and prominent speedway promoter Carl Fisher (although this was later demolished). After the development was acquired by the Florida Cities Finance Company, the **City of Fulford** was incorporated in 1927. Today, the boom-era development is monumentalized by the **Fulford-By-The-Sea Monument** (1925), on Fulford Boulevard near US1.

The remainder of the boom-era developments along the Northeast Corridor were more modest. North of Little River, the Shoreland Company's development of Biscayne Boulevard spurred numerous small subdivisions. At NE 88th Street, for example, the Krames-Corlett company created **North Shore Crest** (1925), a subdivision of modest cottages (today the North Shore Crest Historic District). On the bay at about NE 89th Street, William I. Phillips platted **Belmar** (1922), an unusual waterfront subdivision organized around a scenic, rock-lined yacht basin (today the Lake Belmar Historic District).

On the west side of Biscayne Boulevard, Lee T. Cooper, Harry Tressler, and D.C. Clarke, platted 135 acres on either side of West Dixie Hwy (NE 2nd Avenue), creating the **El Portal** (1924-25), **El Jardin** (1924), and **Sherwood Forest** (1925) subdivisions. The latter was near the site of a spring in the Little River, comprising a Tequesta burial mound and prehistoric Indigenous village (encompassed in today's El Portal Archaeological Zone, designated 1983, the county's first preserved archaeological site), and may have also been the site of an early Spanish settlement.[25]

North of Miami Shores, more new subdivisions stretched northward. Arthur Mertlow Griffing, the horticulturalist who founded Griffing Brothers Nursery, and who had earlier platted the Biscayne Heights Subdivision in 1913 on parts of the company's orchards, transformed more company farm acreage into homesites at **Biscayne Park Estates** (1921). Griffin offered generous 75-foot wide lots facing broad landscaped parkways that became a feature of the subdivision. In order to keep the land dry, in 1927 Griffing built the **Biscayne Canal**, lining it with premium water frontage homes.

Even further north, around NE 125th Street, a multitude of small subdivisions sprung up, like **Fairview** (1921), **Gribble Sub** (1922), **Dixie Highway Estates** (1922), **Palomar** (1923), **Roseland Park** (1923), **Hampshire Heath** (1924), **Dixianna Villas** (1925), **Arch Creek Pines** (1925), **Elbaroda Grove** (1925) and **Causeway Manor** (1926). **Irons Manor** (1925), developed by the Irons Land & Development Company at the intersection of NE 125th Street and West Dixie Highway – "Where Six Highways Meet" – was one of the largest of these, and predicted the development there of a major commercial crossroads. Around it the company platted the **Irons Manors Highpine Addition** (1926), whose centerpiece was a greenway called Victoria Park (current NE 137th Street.

Along the bayfront above Miami Shores, improvements to East Dixie Highway stirred more subdivisions. Gordon, Raymond and Kantsky's **Biscayne Shores** (1926) advertised 2,000 feet of bayfront "in the path of progress."[26] Krames-Corlett Company, developers of North Shorecrest, created **Waterview Park** (1923), **Vista Biscayne** (1925), and **Bay Ridge** (1925). Near Arch Creek, William Philips, the developer of Belmar, established **Biscayne Court** (1924), platting a horseshoe-shaped street connected to East Dixie Highway.

Further north, **Archwood** (1925) was advertised as within walking distance of the scenic Arch Creek Hammock and natural bridge, while



BELMAR *On* BEAUTIFUL BISCAYNE BAY

WHEN Bay and Lake join hands to create a Beautiful Residence Suburb of Peerless Miami, there is attained the ideal spot for Home Life, with all the desired attributes that make for comfort and enjoyment. BELMAR, on the East Dixie Highway, Biscayne Bay and Lake Belmar, combines all of the most desired features and, in its completed condition, is attracting a great amount of attention.

At the opening of this valuable property last Spring, while the development work was in process, there was an active demand for these beautiful Home Sites on the Lake and nearly half of them were sold in the few weeks it was offered for sale. The Development is Complete now and BELMAR has been pronounced the Finest Developed Subdivision in Dade County by prominent engineers and developers.

Strategically located on the East Dixie Highway, in the section of Handsome Homes and Beautiful Surroundings, near Bay View Estates and Miami Shores, two of the most extensive developments near Miami, both of which are just beyond BELMAR on the Bay Front and East Dixie, this beautiful suburb has every advantage and desirable feature, with paved streets, sidewalks, cement curbing, pure water, electric lights with underground wiring and ornamental light columns, grass parkways, foliage and shade trees.

Water Front Homesites

ACTUAL WATER FRONTAGE is diminishing rapidly in the vicinity of Miami and the demand is correspondingly greater. Winter residents all seek the water front, for the superb view of Biscayne Bay and for the ocean breezes and the magnificent sunrises and sunsets on the water and the delightful surroundings.

Values in water-front properties are ascending steadily. Homesites sold last season have resold during the summer and fall for fifty to a hundred per cent increase. Some of the first lots purchased in BELMAR have resold for sixty to eighty per cent increase even before the improvements were completed.

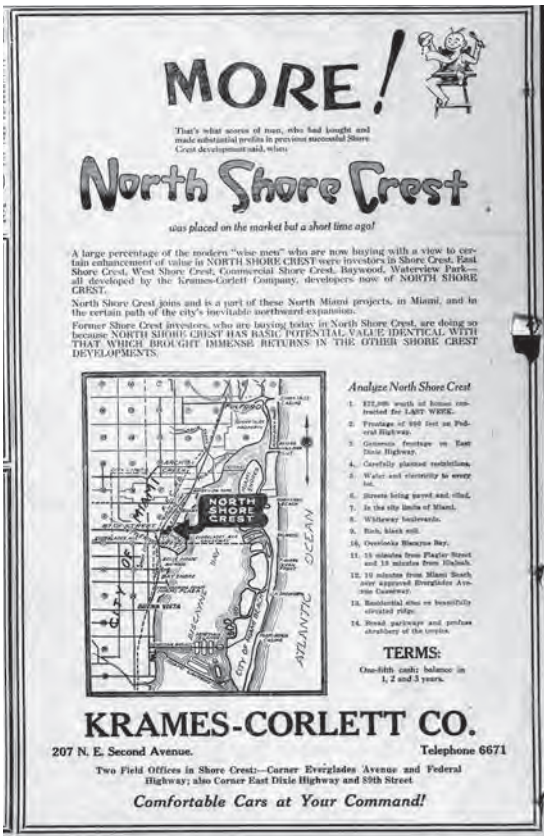
Every lot in BELMAR, except ten on the Dixie Highway, faces on Lake Belmar or Biscayne Bay, and all have riparian rights and the privileges of boating and bathing, even the Dixie Highway lots, which are only a hundred yards from the lake. With the highest class of improvements and the choicest location, the investment is considered by conservative business men one of the very best in Miami.

Opening Sale at Pre-Season Prices

BELMAR is being opened for selection of lots at pre-season prices, with all improvements completed and a cordial invitation is extended to the people of Miami and all visitors to see this beautiful Bay-Front Suburb this week. Drive around Lake Belmar on a finely paved boulevard, study the view across the Bay, investigate the high-class improvements, consider the strategic location and then compare the pre-season prices with other Water-Front properties in this desirable section, where development activities are the greatest this year.

CAREFUL restrictions have been arranged for the protection of purchasers in BELMAR and already a number of fine homes are being planned for erection this winter and next summer in this Ideal Suburb. The pre-season prices on Lake Front and Dixie Highway lots run from $5,000 to $7,500, and there are a few choice Bay Front lots at prices that offer a wonderful investment. There are only about forty lots in this offering, 25 of which will be sold at these prices, and they will undoubtedly be snapped up quickly by shrewd investors and those who will see in BELMAR the Ideal Home Section on the Bay.

Belmar Plat Map (1925), Miami-Dade County Historic District, from advertisement for Belmar, *Miami Herald*, October 26, 1924



MORE!

That's what scores of men, who had bought and made substantial profits in previous successful Shore Crest development said, when

North Shore Crest

was placed on the market but a short time ago!

A large percentage of the modern "wise men" who are now buying with a view to certain enhancement of value in NORTH SHORE CREST were investors in Shore Crest, East Shore Crest, West Shore Crest, Commercial Shore Crest, Bayswood, Waterview Park—all developed by the Krames-Corlett Company, developers now of NORTH SHORE CREST.

North Shore Crest joins and is a part of these North Miami projects, in Miami, and in the certain path of the city's inevitable northward expansion.

Former Shore Crest investors, who are buying today in North Shore Crest, are doing so because NORTH SHORE CREST HAS BASIC POTENTIAL VALUE IDENTICAL WITH THAT WHICH BROUGHT IMMENSE RETURNS IN THE OTHER SHORE CREST DEVELOPMENTS.

Analyze North Shore Crest

1. $27,000 worth of homes completed for LAST WEEK.
2. Frontage of 900 feet on Federal Highway.
3. Gateway frontage on East Dixie Highway.
4. Carefully planned restrictions.
5. Water and electricity to every lot.
6. Streets being paved and oiled.
7. In the city limits of Miami.
8. Whiteway boulevards.
9. Rich, black soil.
10. Overlooks Biscayne Bay.
11. 15 minutes from Flagler Street and 10 minutes from Hialeah.
12. 10 minutes from Miami South over approved Everglades Avenue Causeway.
13. Residential sites on beautifully elevated ridge.
14. Broad parkways and perfect symmetry of the tropics.

TERMS:
One-fifth cash; balance in 1, 2 and 3 years.

KRAMES-CORLETT CO.

207 N. E. Second Avenue. Telephone 6671

Two Field Offices in Shore Crest:—Corner Everglades Avenue and Federal Highway; also Corner East Dixie Highway and 89th Street

Comfortable Cars at Your Command!

Map of North Shore Crest (1925), from North Shore Crest ad, Miami-Dade County Historic District, *Miami Herald*, February 13, 1925



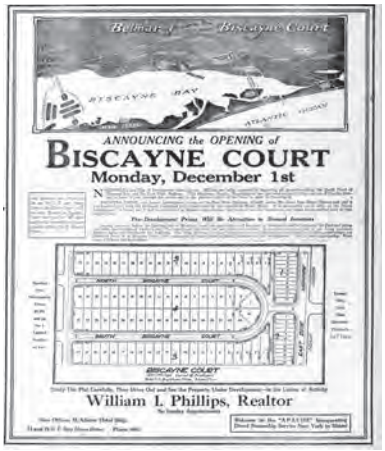
Aerial view of North East, Miami Dade County North Shore Crest Historic Designation Report, 1925



Illustration and photographs of El Portal (1924-25)/ Sherwood Forest (1925), from advertisement for El Portal, *Miami Herald*, March 13, 1924



Advertisement for Bay Ridge (1925), *Miami Herald*, November 2, 1924



Plat map of Biscayne Court (1924), from ad for Biscayne Court, *Miami News*, November 22, 1924



Location map from Napoleon Park (1925), from ad for Napoleon Park, *Miami Herald*, November 1, 1925



Advertisement for Irons Manor (1925), *Miami News*, February 3, 1925



Location map for Bay Shore, from advertisement for Bay Shore, *Miami News*, January 3, 1923

Arch Creek Highlands (1925) called itself the north entrance to Miami Shores. Perhaps the largest tract in this area belonged to **Foster & Sanchez**, the real estate arm of "Ask Mr. Foster," one of America's first travel agencies and travel promoters, founded in St. Augustine by Ward Grenelle Foster in 1888. Originally part of the plans for the Town of Miami Shores, it remained undeveloped until after the war.

The industrial center of **Ojus**, once a land of rock pits and concrete block plants, was also growing. The city was incorporated 1926, and Ojus Elementary School was built along Dixie Highway. **Ojus Park** (1924) and **Harriette Park** (1925-28) were platted around Miami Gardens Drive (183rd Street). Most of the new action in Ojus, however, was in present-day Aventura, close to the newly created border with Broward County (established in 1915), which gave the town its new moniker: the "Portal City." At this chokepoint of north-south traffic on the Dixie Highway, conveniently located midpoint between Miami and Hollywood, **Prosperity Farms** (1924), **Biltmore Park** (1925), **Hallandale Park** (1924), and **Napoleon Park** (1925), were established. The latter, which featured a silhouette of the emperor on horseback in its advertisements, sold itself as the "little fellow's big chance."[27] A planned road to the beach at Sunny Isles, initiated in 1925 but never completed, was another attraction. The causeway was finally built, in coordination with the development of Aventura in the 1980s, as the William Lehman Causeway.

The Boom-era subdivision of Northeast Dade created dozens of new communities, but few homes were actually built. The hurricane of 1926, followed by the Great Depression, put a damper on development. The declining need for building materials and construction equipment, compounded by slumping tourism, caused the FEC Railroad – once the anchor of the northeast corridor – to default in 1931, operating afterward under court supervision and never regaining its dominant position.[28] As late as 1941, the new subdivisions were described by the *Miami Herald* as "vacant lots surrounded by wide streets, sidewalks, and parkways."[29] Most of the area was frozen in place until development surged again during the housing boom following WWII. The construction of postwar homes in subdivisions planned in the 1920s defined much of the Northeast Corridor.

Depression Era Northeast Dade

Out of the cataclysm of the hurricane and Great Depression, and the sorting out of over-extended real-estate schemes and chartered towns, the lines of current municipalities emerged. The bankruptcy of the Shoreland Company in 1927 led to the dissolution of the Town of Miami Shores, which once extended from the border of Miami to Golden Glades Boulevard. Having failed to construct a connecting causeway, the beaches from Surfside to Sunny Isles Beach were liberated from incorporation into the mainland (and developed separately). The **Village of Miami Shores** (1931) was carved from the southern flank of the town, while its northern areas were incorporated as the **Town of North Miami** (1931). The City of Fulford, established in 1927, was re-chartered with the addition of present-day Sunny Isles Beach as **North Miami Beach** in 1931. **Ojus,** which had been incorporated in 1926, and again in 1927, was abolished by state legislature 1931, initially becoming part of North Miami Beach but subsequently relinquished to unincorporated Dade County in 1935.[30] After the City of Miami pulled in its own boundaries in 1931, **Biscayne Park** (1933) and **El Portal** (1937) were incorporated.

During the Depression-era, the most important new works were New Deal-sponsored federal projects, like the development of **Greynolds Park** (1936) in North Miami Beach, the first major park in the Northeast Dade. The park, on part of the rock mining operation of the Ojus Rock Company, initially comprised 106 acres of land that was deeded to the county by its owner, A.O. Greynolds. Constructed by more than 200 Civilian Conservation Corp (CCC) workers under the direction of William Lyman Phillips,[31] the outstanding feature of Greynolds Park was its 42-



PRE-VIEW OF PAN-AMERICAN STUDIO
AND BEAUTIFUL BRANDON PARK

(Now under Construction and Intensive Development)

MIAMI has astonished the world time and again. In a few short years it became the best known Winter Resort in the United States. It leaped quickly into prominence as a leading aviation center. In 1925 it broke all building records when the Greater Miami section constructed more than Fifteen Million Dollars worth of new buildings . . . surpassed only by three cities in the United States with populations of a million and a half to seven millions each. Recently Miami was given extensive publicity as being the second Port of Entry in the United States, New York only surpassing it.

Now comes another astonishing development. For years the moving picture industry has flirted with Miami but conditions were not favorable for establishing this important industry here until a genuine reason was discovered for locating it in this desirable section.

The British and Spanish countries are making insistent demands for American pictures and as there are certain requirements to comply with the laws of those countries, as to a portion of these pictures being made in the countries where they are to be shown large Miami studios offer a solution to this problem. Nassau and Havana studios to be made available for the addition of necessary portions of the American pictures . . . both within easy reach of Miami.

The distribution of American pictures in these foreign countries, free from an exorbitant tax, will induce many of the leading producing companies to use the Pan-American studios, now being constructed in Brandon Park on N. W. Seventh Avenue. The first unit of these studios is 100x150 feet in dimension, with a height of 50 feet. The five-foot triple concrete walls of this immense structure are now nearly twenty feet high and the first Pre-View of the great studio and environs will be made by the public of Greater Miami today at 3 o'clock.

BUILDING A MOTION PICTURE CITY
WITH YOUR HOME AMONG THE STARS

Rendering of Pan-American Studio and Brandon Park (1936), from advertisement for Brandon Park, *Miami Herald*, February 16, 1936



"V" IS FOR VICTORY—ALSO
FOR VEGETABLES
SUCH AS ARE GROWN IN
BISCAYNE GARDENS

MIAMI'S FASTEST-GROWING GARDEN TRACT COMMUNITY

WHAT better investment could you make today than in a homesite tract of rich, productive land at Biscayne Gardens? It can be a source of real profit and security through the growing of food now and in the days to come when the local production of needed food is not only a patriotic service but also a means of personal profit and security. Many owners of property in Biscayne Gardens have recently completed harvesting their first crop this season and are now preparing the soil for their second planting which is customary in Biscayne Gardens.

More Than 700 Garden Tracts and River Front Lots Have Been Sold to Residents of Greater Miami and Elsewhere

VEGETABLES HARVESTED IN BISCAYNE GARDENS

DIRECT BUS SERVICE—LOW COUNTY TAXES

Ownership of desirably located suburban acreage, having superior rich soil, is a hedge against inflation, especially when it is in the direction of expansion of a growing city.

BISCAYNE GARDENS

NOW OFFERING TRACTS IN THE NEW SECTION NORTH OF MIAMI SHORES

Drive out N. W. 7th Avenue to North Biscayne Drive (154th St.) then turn right to our Field Office at 2nd Avenue. Our representatives will be glad to show you choice tracts and explain how you may acquire these homesite tracts of fine productive land on terms as low as $10 per month.

SEE THIS INTERESTING PLACE TODAY OR TELEPHONE 7-3029 AND A DESCRIPTIVE FOLDER WILL BE MAILED WITHOUT OBLIGATION

Garden Tracts in Biscayne Gardens (1939-52), from advertisement for Biscayne Gardens, *Miami News*, January 23, 1944



1,200 People Attended
The Opening of Our New Homes Last Sunday
BISCAYNE PARK HAD A REAL REVIVAL

And it promises to surpass our previous records. With 72 houses completed in the past year and seven now under construction everything points to record building for 1940. Building creates values and Biscayne Park lots are destined to advance. Take advantage of present low prices.

50 LARGE 75-FT. HOMESITES AMONG NEW HOMES
Offered at Pre-Building Prices That Will Surprise.

SENSATIONAL TAG SALE TODAY

Painted stakes will be placed on each of these SPECIAL SITES and a price tag will be placed on each, with lot and block number and size of lot, and the price. Starting at 2 p. m. you can pull off the tag on the lot of your choice, pin a TEN DOLLAR BILL to it and bring to the office and the lot is yours on TERMS that will suit.

3 COMPLETED HOMES OPEN FOR INSPECTION TODAY—8 OTHERS UNDER CONSTRUCTION
You are cordially invited to see the many new and novel features.

FREE
Fruit Juice Punch and cake served at Property office, Cor. N. E. 6th Ave. and Griffing Blvd. Also Lovely roses for the ladies.

Drive out Biscayne Blvd., keeping to left at 88th St. signal light, through Miami Shores Village. Enter property at 6th Ave. Bridge.

Biscayne Park Estates, Inc.

Phone 7-1255 Home Office, 12424 Dixie Highway

Home in Biscayne Park Estates, from ad for Biscayne Park Estates, *Miami News*, February 18, 1940



Greynolds Park (1936), Miami-Dade County Historic Site, William Lyman Phillips, *Miami Herald*, March 21, 1966, photo by Bill Kuenzperrel



North Miami Beach / Monticello Park (1941), from "Florida Sets New Record in FHA Applications" ad, *Miami Herald*, May 11, 1941



Homes in Ojus Manor (1941), from "Ojus Residents Develop First Subdivision Since 1926" advertisement, *Miami Herald*, June 29, 1941



Frame Bungalow in Biscayne Lawn (1936-37), from advertisement for Biscayne Lawn, *Miami Herald*, October 18, 1936



Biscayne Park Village Hall (1934), Miami-Dade County Historic Site, from Clarke Ash, "Biscayne Park A Community for Home Owners Only," *Miami News*, July 26, 1959, photo by Bailey

foot high observation tower/mound, created from waste rock and old machinery.[32] Indeed, the park was meaningful in the way it preserved hammock lands, transformed rock pits into new lakes, re-used Ojus stone found on site, and revealed the presence of archaeological sites, all of which helped instill a new appreciation of the area's landscape. Near the park was **Camp Greynolds,** a campground that including eight stone and wood cabins alongside the Oleta River.[33]

New Deal programs were also at work contributing municipal improvements. In 1934 funds from the Emergency Relief Agency were used to build the **Biscayne Park Village Hall**, a log cabin structure situated in one of the village's characteristic parkways. The Works Progress Administration helped rebuild the old Fulford By-the-Sea power plant building, facing Victory Park, into the **North Miami Beach City Hall** in 1936.

By the late-1930s, as the Depression was winding down, development cautiously resumed in some areas of Northeast Dade. In a preview of the postwar housing market, most new development was facilitated by Federal Housing Administration (FHA) financing, another New Deal program designed to support housing development. For example, Ojus Postmaster T. J. Webb worked with residents to make that town eligible for FHA long-term loans, helping produce **Ojus Manor** (1941), the first group of homes to be developed in north Dade County since 1926.[34] Similarly, with FHA support, low-cost houses were built in the **Monticello Park** area of North Miami Beach (1941). There, in a preview of the area's later ethnic development, the subdivision was created by a group from the Jewish Catskills in New York, the Sullivan County Development Company. In these developments, Depression-era house models – generally compact masonry structures with gabled or hipped tile roofs, attached garages or carports and minimal decoration – helped establish the basic model of single family "bungalow" that would propagate after WWII.

Other small subdivisions popped up during the period too. **Springfield** (1930) in Ojus, **Alberta Biscayne** (1937) and **Bellwood Homesites** (1938) along West Dixie Highway, **Mitchell Manor** (1939-45) near North Shore Crest, and **El Portal Homes** (1940). Much of the depression area development centered around the popular **Biscayne Park Estates** subdivision. Dureve Development Corporation's **Biscayne Lawn** (1936-37) captured the return-to-basics character of the period, advertising "No Rock, No Palmetto, High and Dry," and offering traditional wood-frame bungalows. The NE 7th Avenue corridor was an area of particular focus during these years. Among the new subdivisions here were **Security Homesites** (1935). **Home Acres** (1936), **Suncrest** (1944), **West Shores** (1940), **Lawndale Addition** (1936-37), **North Shore Heights** (1940), and **Biscayne Gardens** (1939-52). **Brandon Park** (1936), developed by Hugh Williams, Charles C. Brand and D.W. Webb, offered 425 lots along the Biscayne Canal, but the true attraction was the development along NW 7th Avenue of the Pan American Studios, a sound motion picture facility touted as serving the "British and Spanish film industry" (current site of **Thomas Jefferson / Biscayne Gardens K-8 Academy** and **Biscayne Gardens Elementary School**).[35]

On the site of Fulford Gardens, a failed boom-era subdivision, **Southern Memorial Park** (1941, current Caballero Rivero Southern Cemetery), provided northeast Miami with its first non-sectarian burial ground. Southern Memorial was one of the first cemeteries in Florida to provide "perpetual care" in the form of memorial gardens, marking gravesite with lawn-level stones or plaques instead of headstones to emphasize a more pastoral, park-like setting. Touted as "the Cemetery Beautiful," the 80-acre facility, designed by architect William Shanklin, featured fountains, a reflecting pool, and a singing tower, surrounded along its perimeter by crypts and columbaria. Distinct memorial gardens, including the Garden of the Good Shepherd (1947) and Shalom Memorial Garden (1981), dedicated to members of the Jewish faith, populate the grounds. At one end, the Miami Showmen's Association garden, devoted to circus greats, is marked by the life-size figures of an elephant and two lions.[36]



Open house at Southern Memorial Park (1941), from advertisement for "Southern Memorial Park," *Miami News*, May 30, 1947



North Dade Justice Center (1987), Arquitectonica

Northeast Dade Corridor
Part II: Postwar Northeast Dade (1940-1981)

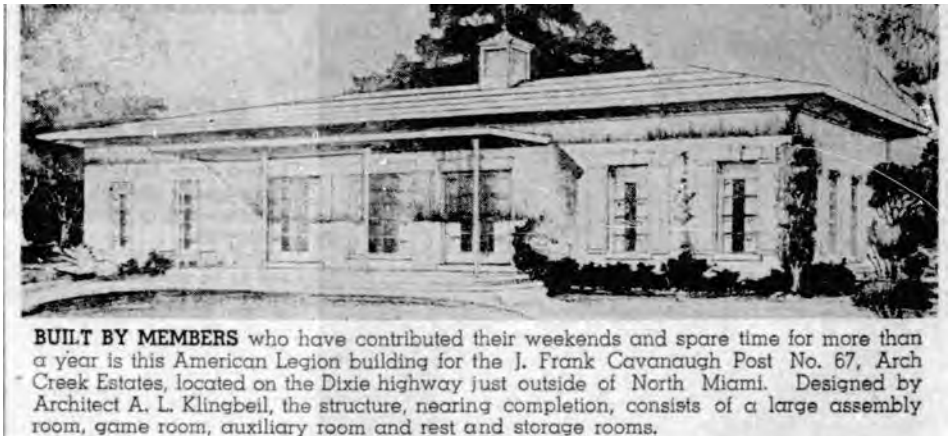
Miami's Northeast Corridor boomed after World War II, as new housing filled the vast territories subdivided but not built during the boom era, and then expanded into once unviable lowland areas. Prewar development had largely hugged arterials like East and West Dixie Highway, Biscayne Boulevard, and NW 7th Avenue, which themselves followed high and dry land. After the war, however, the limited supply of high rockland and rising land costs had changed the economics of land development in Dade County, making lowland prairies a frontier of postwar development. Dredge and fill land improvement opened vast areas of lowland prairie and bayfront marsh (just as it had transformed Miami's barrier islands in the early 20th century). The once subtle features of the native and even early man-made landscapes – high rockland forests, low prairie, mangroves shores, and even the gouging of the earth at rock mines – were "levelled" into a condensed and dehydrated landscape intersected by concrete-bulkheaded lakes, canals, and bay frontage. As Thelma Peter lamented in *Biscayne Country,* her 1981 history of northeast Dade, the "high pineland and wet prairies are no longer in contrast – all is dry, flattened, paved, peopled."[37] Postwar expansion sprawled east to Biscayne Bay, into the watery areas around the Oleta River, and westward around the various canals that threaded from the Everglades to the sea.

From the late-1940s to the early 1950s, largely in that part of the corridor closest to North Miami, low-cost housing surged with new models incentivized by FHA financing (a support already apparent in the late-1930s) and designed and financed specifically for returning GIs. In the late 1950s-60s, and primarily in the areas of North Miami Beach and Ojus, more expensive subdivisions of larger homes were under construction. Also in the 1960s, many amenity-rich cooperative and condominium developments were built here, taking full advantage of the area's waterfront exposure and transforming areas of the bayfront into high-density and even high-rise suburbias. The proximity of the corridor to Biscayne Bay and the beaches, as well as the area's scenic natural rivers and forested hammocks, was reflected in the late-1940s moniker: "Uptown Miami."[38]

The GI Subdivisions (late 1940s)

Housing development in Northeast Dade picked up in the late 1940s in response to the needs of returning GIs. The new housing was economical, compact, austere, and loosely modern in design (see General Context). In order to qualify for FHA and Veterans Administration (VA) financing, GI housing was provided in new, design-compliant subdivisions concentrated in areas left undeveloped in the previous boom, largely concentrated west of the FEC railroad and centered on NE 125th Street. Modest GI subdivisions like **Biscayne Lawn Addition** (1945), **Park View Terrace** (1946), **Berna-Gilda Addition** (1946), and **Davis Addition** (1946), transformed the area around the prewar community of Biscayne Park Estates with a more humble and unassuming character. An exception to this pattern was **Richards Miami Shores** (1948), a "resort village" subdivision comprising 31 duplex apartment-hotel "villas."

The new City of North Miami, especially the area around the nexus of NE 125th Street and West Dixie Highway, was the most important center of postwar housing. The multitude of new GI subdivisions here points to both the extent of the boom, and the relatively modest size of the subdivisions: **Primrose Park** (1946), **Brian Manors** (1946), **Economy Heights** (1946), **Rucks Park** (1946), **Bay Breeze** (1946), **Oak Ridge Park** (1946), **DeLuxe Court** (1947), **Kerwood Manors** (1947), **Biscayne Highlands** (1947), and **Wise Manor** (1949). At Biscayne Highlands, 250 compact, tile-roofed veterans bungalows were equipped with a front porch and carport. At **Park View Square** (1949), 40 small cottages designed by Irving Horsey and Fred Kammer were planned in an intimate arrangement. **Arch Creek Estates** (1948) offered extra-wide lots that were "fully restricted,"



BUILT BY MEMBERS who have contributed their weekends and spare time for more than a year is this American Legion building for the J. Frank Cavanaugh Post No. 67, Arch Creek Estates, located on the Dixie highway just outside of North Miami. Designed by Architect A. L. Klingbeil, the structure, nearing completion, consists of a large assembly room, game room, auxiliary room and rest and storage rooms.

American Legion (1951), A.L. Klingbeil, *Miami Herald*, May 14, 1950



—Herald Staff Photo by JOHN WALTHER

First Federal Follows Contemporary Style

First Federal Bank, *Miami Herald*, October 4, 1964



American National Mortgage Co. to Spend a Million Dollars on This New 'Home'

American National Mortgage North Miami (1955), *Miami Herald,* October 4, 1964



UNDER CONSTRUCTION is the new North Miami Beach City Hall and Auditorium, at 17051 NE 19th Ave. Designed by architect Ernest Wolfman, the estimated cost of the four-story building is $573,000, and it will have 40,000 square feet of space. Completion is scheduled for Jan. 1st. General contractor is the Robert M. Merritt Construction Co., Inc.; Interstate Engineering Co. is the engineer for the job.

North Miami Beach City Hall (1962), Ernest Wolfman, *Miami News*, July 22, 1962



View of 163rd Street Mall (1957), Gamble, Pownall, & Gilroy with Raymond Loewy (Burdines' interior designer), 1956, Photograph by Joseph Brignolo. From *Florida Architecture* (1957): 123



View of 163rd Street Mall (1957), Gamble, Pownall, & Gilroy, from "Florida's First Fiberglas Enclosed Shopping Mall," *Showcase* December 1961, HistoryMiami Museum, Burdines Records Archive



Rendering of 127th Street Shopping Center (1958), from advertisement for 127th Street Shopping Center, *Miami Herald*, May 17, 1959

demonstrating the pervasive presence of Jim Crow racism and ethnic prejudices in Miami real estate practices, but also how, beneath the surface, a system of racial zoning was at work in the planning and financing of GI housing (see General Context). Indeed, under Miami's system of racial zoning, no land was available for Black settlement in Northeast Dade.

Additional GI subdivisions were popping up around the natural feature of Arch Creek, including **Dixie Gardens** (1944), **Lamor Estates** (1946), **Green Oaks** (1946), **Lerob Sub** (1948), **Mayett Estates** (1949), **Harvey Sub** (1949), and **North Miami Gardens** (1950). Green Oaks was notable for its curving streets, designed by the FHA's Land Planning Department, and for the simple and rather traditional design of its 129 veteran homes by Manfred Ungaro. North Miami Gardens, while not specifically a veteran's focused project, was developed by the Albert Construction Company, the developer of moderately priced homes that was concurrently developing the Black GI subdivision of Bunche Park (see Northwest Dade).

Hillside (1946), **Greynolds Park Gardens** (1946), and **Sun Ray Homes Inc**.(1949), in North Miami Beach, and (1945), in Ojus, brought GI housing to the farthest northern stretches of the corridor. Sun Ray Homes emphasized new construction techniques and compact "de-inflated" floor plans to deliver moderately-priced 700 square-foot homes featuring hurricane-safe roofs. According to general manager William J. Chatlos, "We set out to see just how much inflation we could knock out of construction costs in home building… we think we've knocked out a whole lot in this little house."[39]

Trailer City

The GI home was not the only model of affordable housing in the Northeast Corridor. Miami earned a reputation as an attractive destination for trailer owners, and Biscayne Boulevard, as Miami's gateway, had many built in the 1920s-30s, including **Nelson's Trailer Park**, **North Miami Trailer Park**, **Ollie Trout's Trailer Paradise**, the **Biscayne Breeze Mobile Home Park** and the **Ojus Trailer Park**. After the war, trailers also emerged as low-cost alternatives to single-family homes, and **Trailer City** (1947), just east of Biscayne Boulevard, was Miami's grandest experiment in postwar trailer living.

Created by J. H. Fisher of Greensburg, Pennsylvania, founder of Florida Trailer Parks Inc., Trailer City was imagined as a new type of trailer park that would demonstrate the "trailerite way of life." Advertisements for the park read like manifestos, rebutting the stereotypes of trailer dwellers as rootless with promises that Trailer City would provide a rich community life. Indeed, the heart of Trailer City was planned as a central park (current Highland Village Community Center). Around the park, public facilities included a business center, food market, restaurant, drug store, barbershop, and clinic, as well as athletic facilities like tennis and shuffleboard courts, horseshoe pits and a playground.

In contrast with the standard rental arrangements common in most trailer parks, Trailer City was conceived as an FHA-supported cooperative village of privately-owned lots (a change from the more typical lease arrangements that made trailer parks more transient and vulnerable to rising land values). Each of its 800 lots paired space for sleek trailer coaches (produced by companies like LaSalle, Whitley Cruiser, and Duo Terra Cruiser) with pastel colored masonry cabins containing permanent toilet and bath facilities. The cabins, designed by Ashburn and C.E. Kirksey, Robert Law Weed, and Montgomery Atwater (alternately named as designers), were topped by a rooftop sundeck accessed by an exterior metal stair, evoking a futurist image and providing a raised landscape where residents could see each other and the surrounding landscape. The park survives today, although most of the cabins have disappeared, likely a result of advances in trailer design that placed necessary facilities within the trailers.



$125,000 BUILDING OPENS NOV. 1ST

On or about Nov. 1st, Charles Kozler, Sr., will formally open his new building that will be known as the Stellar House of Fine Furniture Masterpieces. It is located at the entrance to Bennett Industrial Sites, at 144th Street and Biscayne Boulevard. The 13,000 square foot structure was designed by Norman M. Giller & Associates and is being erected by the Webb Construction Company. Estimated cost of the display room and warehouse is $125,000.

Advertisement for Stellar House of Fine Furniture Masterpieces (1956), *Miami News*, October 7, 1956



Howard Johnson's, US-1, Miami-Dade County, date unknown



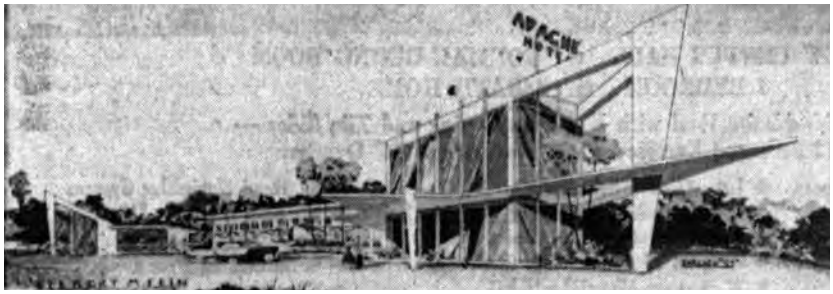
Commercial building, 13095 W. Dixie Hwy, Miami-Dade County, 1968



Douglas Hall Medical Center (1953), 17100 NE 19th Ave, Miami-Dade County, 1955



Adobe Villas Motel (1947), Alfred Browning Parker, *Miami Herald*, September 21, 1947



Apache Motel (1957), Gilbert Fein, *Miami News*, November 3, 1957



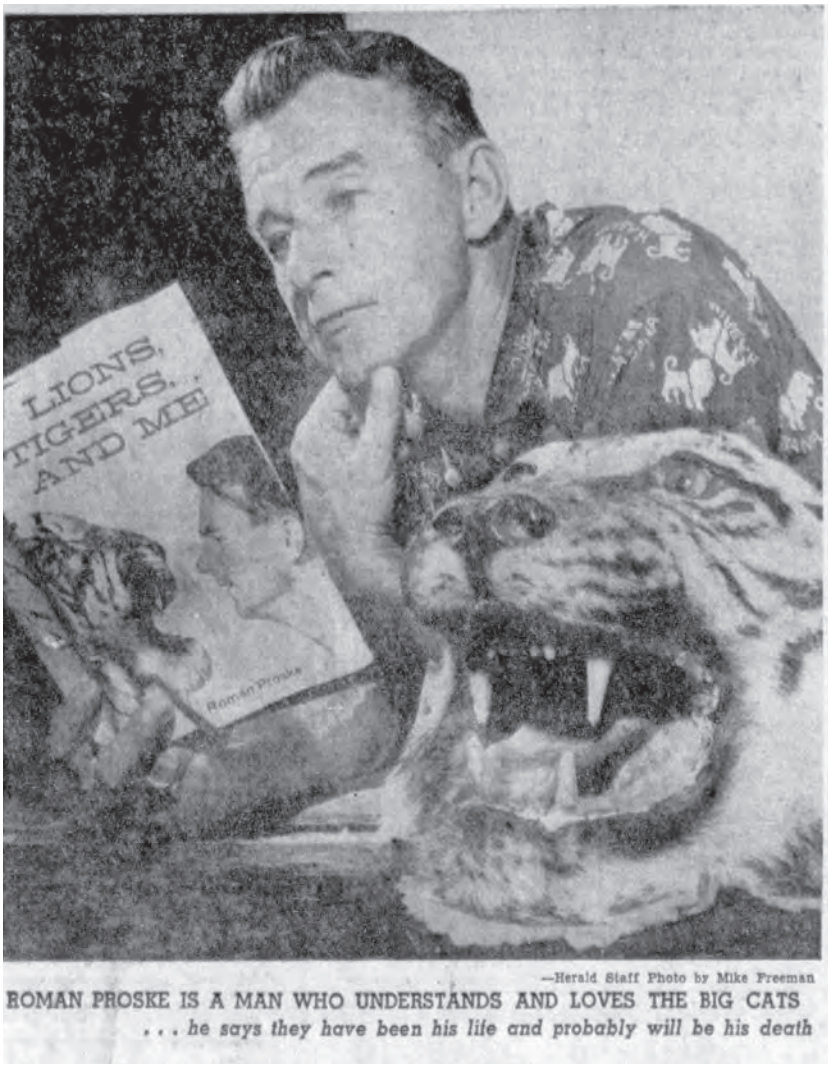
Florida Villas Motel, source unknown, date unknown



Mount Vernon Motor Lodge, E. Ben Walton, source unknown, date unknown



Voyager Motel (1957), Morris Lapidus & Kornblath, Harle & O'Mara's, Library of Congress, 1958



Proske Tiger Farm (1945), *Miami Herald,* March 18, 1956



Miami Wax Museum (1959), HistoryMiami Museum, South Florida Photograph Collection, date unknown



Tropical Panorama (1955), State Archives of Florida, Florida Memory, c.1950s

The 1950s Ranch Home

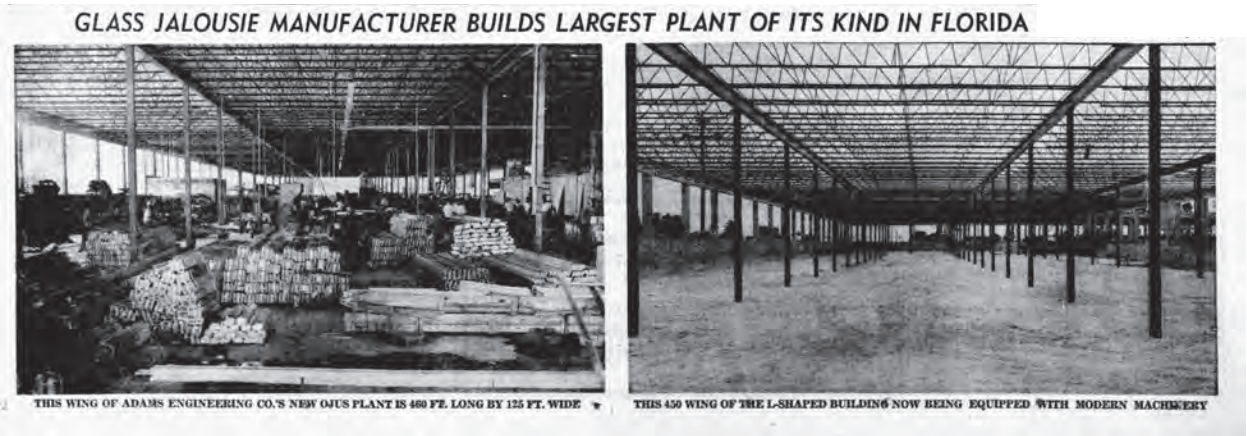
By the end of the 1940s, as the initial postwar focus on GIs turned to the larger housing market, and with families growing, builders along the Northeast Corridor began developing larger homes with more amenities, and often some promotional theming. **Miami Shores Heights** (1947-50, current Biscayne Shores Heights), promoted the well-equipped single-family home as the key to domestic bliss, appealing to men to satisfy "the four wives in your life: mother of the family, Kitchen artist and culinary magician, genial hostess to your friends and associates and above all, life's companion!"[40] Its developers offered ranch homes named with an anglophile twist – the Windsor, Salisbury, Balmoral, Buckingham, and Strafford models – designed by a cross-section of prominent Miami architects, including Carlos Schoeppl, Charles Giller, Don Reiff, and H. Maxwell Parish.

In spite of (or perhaps as a result of) the tree-cutting, dredging, and overall landscape reinvention that accompanied most new suburban development, some areas of remaining forested hammock and pineland were marketed as environmentally-integrated subdivisions. In step with a rising appreciation for the hammock surrounding Arch Creek, for example, the adjacent **Carlaine Terrace** (1950-52) subdivision advertised lots covered by pine trees: "Peace and Beauty in a setting of great oaks and Spanish moss."[41]

Bayfront tracts hardly developed in the corridor's early phase emerged as hot-spots of postwar development. Bayfront development was kicked off at the **Aviation Country Club Subdivision** (1944), where the conjunction of water, land and highway were touted by developers Richard E. Flynn and John F. Keefe as a paradise for the private pilot: "Landplane, seaplane and yachting center will be rolled into one – with an aviation country club added."[42] While not the first private airfield in the Northeast Corridor (the East Coast Aviation Seaplane Base at 112th Street and Biscayne was), the project took an innovative approach. The 450-acre tract included a private Yacht canal, two runways, a large hangar for repair work, a boulevard-facing airplane showroom and aviation-themed merchandise mart. Most intriguing was architect Robert Law Weed's **Hangar House**, a model home and hangar for the subdivision's airfield-fronting sites. In this new air-side lifestyle, the hangar replaced the standard garage, just as the airplane supplanted the family automobile. As the *Miami Herald* noted, the pilot "has only to land on the field's runway and taxi into the house."[43]

When the Aviation Country Club failed in 1949, Kermit Stanford re-developed the Aviation parcel targeting a different value proposition: "affordable waterfront homes for the average consumer."[44] **Keystone Point**, organized on finger islands dredged from the outflow of Arch Creek, included waterfront hotels and apartment buildings, as well as a commercial area along Biscayne Boulevard, but the central area comprised more than 1,400 homes. Initial site planning included five miles of inland canals (dredged 80' wide and 20' deep), two storm harbors, an artificial lake, and a yacht basins. According to Stanford's prediction, "This is one of the few properties where a man not of the moneyed class can afford a waterfront home."[45] The initial Minimal Traditional home designs by architect Irving Horsey were indeed modest. The project planning soon evolved when the storm harbors and yacht basins were replaced by finger islands. Architect Robert M. Little replaced Horsey as designer of subdivision homes, and a "Dream Home" that was long and narrow, with indoor-outdoor living areas that opened through plate glass and jalousies to a shallow terrazzo-floored screened patio running the entire length of the structure.[46] According to the *Miami Herald*, the homes had five times more glass than found in a typical tract home and were available in 25 variants to prevent the subdivision from seeming formulaic.[47]

Sans Souci Estates (1950), initially platted by a consortium of Cuban developers and occupying


GLASS JALOUSIE MANUFACTURER BUILDS LARGEST PLANT OF ITS KIND IN FLORIDA

THIS WING OF ADAMS ENGINEERING CO.'S NEW OJUS PLANT IS 460 FT. LONG BY 125 FT. WIDE

THIS 450 WING OF THE L-SHAPED BUILDING NOW BEING EQUIPPED WITH MODERN MACHINERY

Adams Engineering plant (1952), from "Adams Engineering Co. Moves to Ojus Building," *Miami News*, July 13, 1952



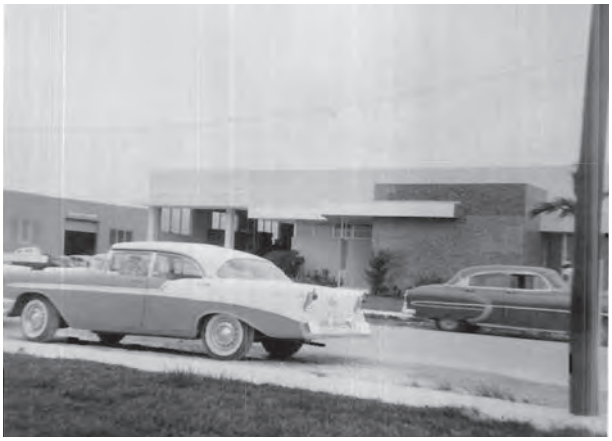
Schwab (1955), 1815 NE 144th St (1955), Miami-Dade County, undated



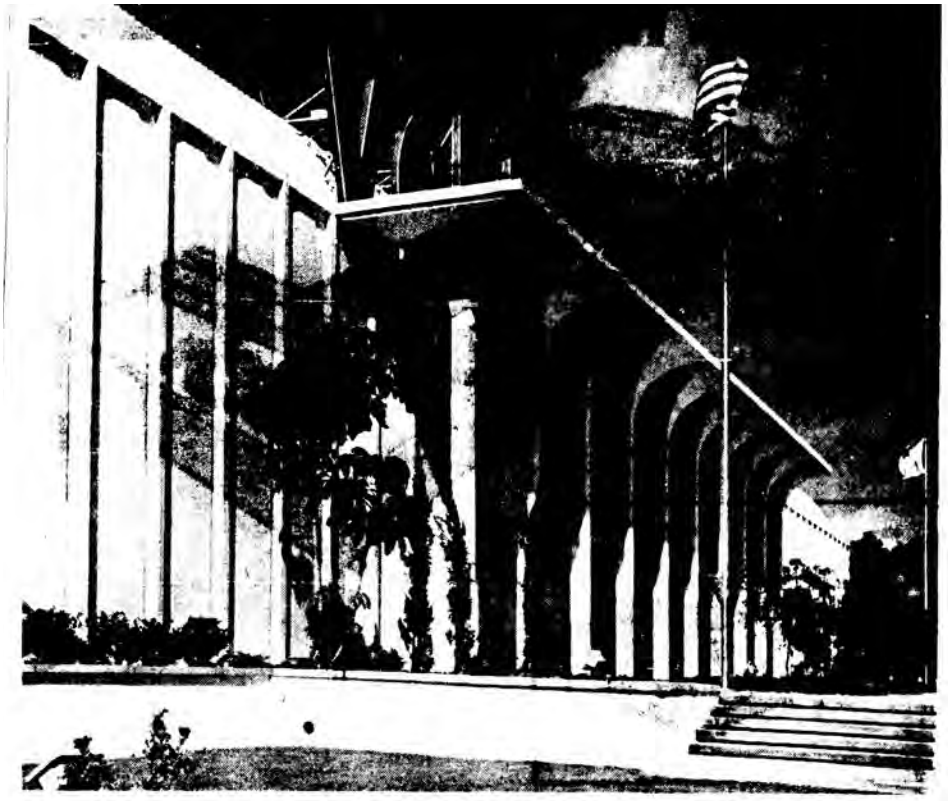
Roman Cleanser Co. (1955), 1865 NE 144th St, Miami-Dade County, undated



Miami Ventilated Awnings (1956), 1850 NE 144th St, Miami-Dade County, 1957



Industrial Building (1956), 1835 NE 144th St, Miami-Dade County, 1957



THE DRAMATIC NEW look of the Miami general offices and manufacturing plant of Velda Farms at 501 NE 181st St. is the result of a modernization job accomplished through the use of handsome pre-cast white concrete panels produced by Stresscon International, Inc., a subsidiary of Maule Industries, Inc. The structure also has a night life as an architectural eye catcher: the 305-foot front of the building is flooded with light. Architects for the job were Wray G. Succop Associates, Miami, and the general contractor was the Witters Construction Co., of Hialeah.

Photo of Velda Farms Offices and Manufacturing Plant (c.1966), Wray G. Succop Associates, from advertisement for Velda Farms, *Miami Herald*, October 2, 1966



Arch Creek Lumber (1954), 15255 W Dixie Hwy, Miami-Dade County, 1958



Industrial Building (1961), 1926 NE 154th St, Miami-Dade County, 1961



NEW HOSPITAL FOR DADE — Ground will be broken today at 3 p.m. for the $4,000,000 non-profit North Miami General Hospital, shown in this architect's rendering. The 202-bed institution will be built at NE 127th Street, between Biscayne Boulevard and NE 16th Avenue, in North Miami. Two and a half years have gone into planning the hospital. Carl Kovens, builder and board chairman, said he expects to have the hospital in operation in a year.

Rendering of North Miami General Hospital (1960), Theodore Gottfried, from "New Hospital for Dade" advertisement, *Miami News*, August 14, 1960



Rendering of Biscayne Center (1982), from advertisement for Biscayne Center, *Miami Herald*, April 19, 1981

the waterfront on the south side of the Broad Causeway, was notable for its mixed uses and densities, and also for its rational modern planning. Using a strategy similar to the one employed in the development of Bal Harbour a few years earlier, land uses transitioned from commercial near Biscayne Boulevard and the Broad Causeway, through a buffer of multi-family housing and townhouses in the central zone, to the single-family lots organized along five 105-foot wide canals facing Biscayne Bay. Along these canals, nearly 500 home lots were developed in the late 1950s, including the "luxury class" **Bayview** homes and Hill York's **"Solarama"** homes. The Solarama, taking inspiration from the "sun and its effects on our environment," was designed by Walter Baggesen and touted as fully-engineered for indoor-outdoor living, year-round "comfort conditioning," and even "sound conditioning."[48] It featured screened patios, swimming pools, barbecues, and Hill York's heat pump air conditioning system, made possible by comprehensive building insulation and a "full-horsepower electrical installation" that predicted the growing importance of electrical appliances in the modern home.

In 1957, bayfront development began in North Miami Beach, as that city extended eastward into Biscayne Bay with the development of **Eastern Shores** on the 400-acre North Graves Tract. The vast waterfront development, seemingly based on the model of Keystone Point, included apartment, motels, businesses, and about 700 homes on finger canals, resulting in nearly 12 miles of waterfront. Promoting a more "upscale" feel, the developers required 1,500 sf minimum homes with Bermuda tile roofs and sodded lawns.

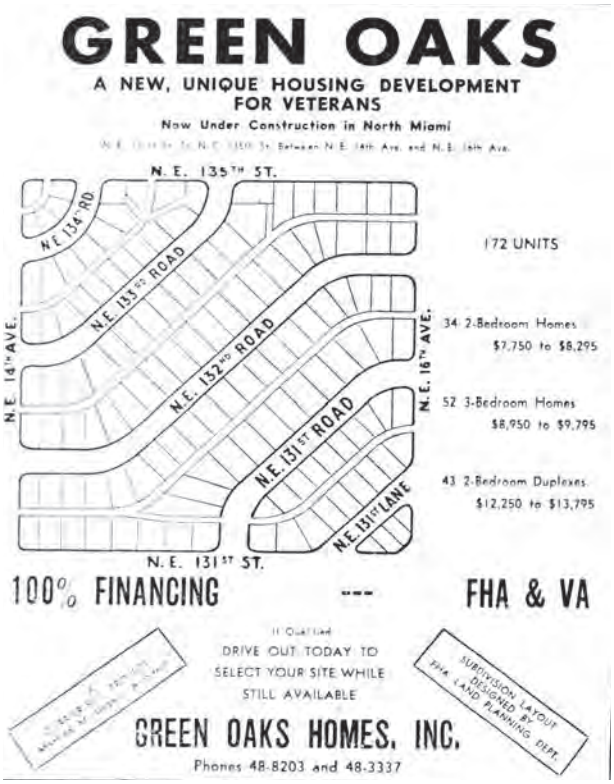
West of Ojus, the cratered landscape of quarries that were the result of a half century of rock pit operations by the Maule Ojus Rock Company were, in a masterpiece of rebranding, transformed in the 1950s-60s into subdivisions of lakefront homes. As the transformation of Ojus Rock Company pits into Greynolds Park by William Lyman Phillips in 1936 had demonstrated, former industrial sites could yield interesting features.[49] West of Greynolds, former rock pits were transformed into Skylake and Greyknoll Lake, developed by the Fleeman Brothers in the 1950s as the centerpieces of new home developments for more affluent families. Like dredge and fill operations on inland low-land sites, the rockpit lakes produced an affordable fantasy of waterfront living off the coast, the lakes representing interesting and saleable geographical features that justified higher values. Around the lake, architect Igor Polevitzky's low-slung homes at Skylake (1955) projected a progressive and middle-class modernity, with broad street-facing gable roofs supported on glulam-beams, and a mix of louvered screening, brick piers, and planters.

Most growth around Ojus centered to the north, where a series of upscale lakefront communities were carved from more rock pits and wetlands, and connected to the north fork of the Oleta River, permitting navigation to Biscayne Bay. Elliot Stanford's 400-home **Enchanted Lake** subdivision (1955-59) set the tone with a spacious new lake, advertised as "the small boatman's paradise." As an enticement, the subdivision's Louver and Enchantress models met the lake with a sandy beach. Enchanted Lake soon expanded toward its southwest, with the creation of more new water bodies, including Sparling and Paradise Lakes, around which the Stradivarius and Cellini models, designed by Manfred Ungaro, were opened 1963. Farther north, at **Sunswept Isle** (1956), developers Glatt and Millman built 163 luxe ranch houses, like the Lorraine, the Pamela-Ann, and the Charlotte, around Sunswept Lake. The homes featured sunken and jalousied Florida Rooms, terrazzo floors and exposed fir rafters.

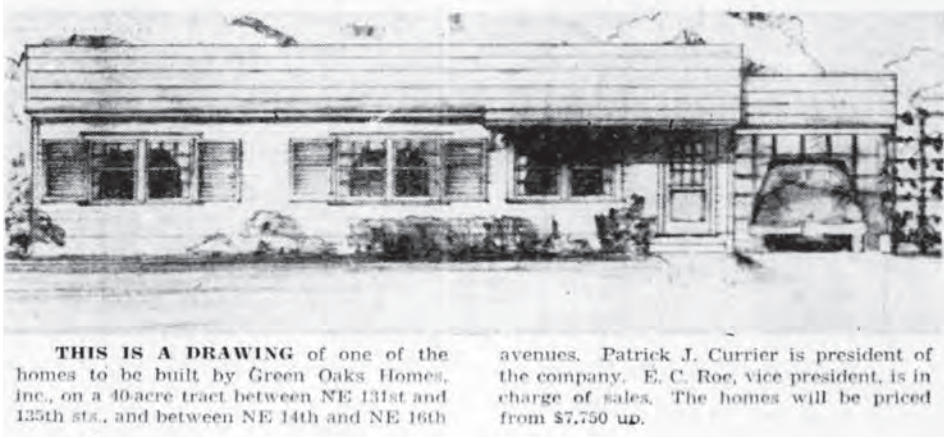
Around these early developments, even more luxurious subdivisions filled in, demonstrating the evolving amplitude and quality of the ranch home in Miami. At **Highland Woods** (1959), 3 and 4-bedroom house designs by Joseph De Brita and Paul Grupp had brick fireplaces, Florida Rooms, screened kidney-shaped swimming pools, outdoor dining terraces and master bedroom



Aerial view and model home in Nichols Heights (1949), from advertisement for Nichols Heights, *Miami News*, October 11, 1949

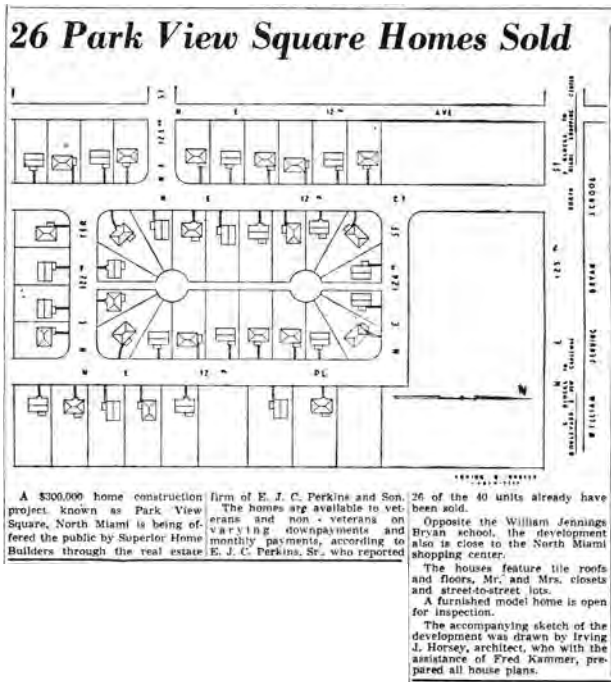


Subdivision layout for Green Oaks (1946), from advertisement for Green Oaks, *Miami News*, January 11, 1948



THIS IS A DRAWING of one of the homes to be built by Green Oaks Homes, inc., on a 40-acre tract between NE 131st and 135th sts., and between NE 14th and NE 16th avenues. Patrick J. Currier is president of the company. E. C. Roe, vice president, is in charge of sales. The homes will be priced from $7,750 up.

Drawing of home in Green Oaks (1946), from advertisement for Green Oaks, *Miami News*, January 18, 1948



26 Park View Square Homes Sold

A $300,000 home construction project known as Park View Square, North Miami is being offered the public by Superior Home Builders through the real estate firm of E. J. C. Perkins and Son. The homes are available to veterans and non-veterans on varying downpayments and monthly payments, according to E. J. C. Perkins, Sr., who reported 26 of the 40 units already have been sold.

Opposite the William Jennings Bryan school, the development also is close to the North Miami shopping center.

The houses feature tile roofs and floors, Mr. and Mrs. closets and street-to-street lots.

A furnished model home is open for inspection.

The accompanying sketch of the development was drawn by Irving J. Horsey, architect, who with the assistance of Fred Kammer, prepared all house plans.

Plan of Parkview Square (1949), Irving Horsey and Fred Kammer, from "26 Parkview Homes Sold" ad, *Miami Herald*, September 18, 1949



Home in Oak Ridge Park (1946), from advertisement for Oak Ridge Park, *Miami Herald*, August 6, 1950



WORK IS NEARLY COMPLETED ON 64 TWO AND THREE-BEDROOM HOMES at Kerwood Manors, between N. E. Fourth and Sixth aves. and from N. E. 132nd st. to 135th st. This is a Julius Friedman project. The smaller homes sell at $9,700, and the larger at $11,500. All but two have been sold. E. C. Hamer organization is the selling agent.

Home in Kerwood Manors (1947), from "Work is Nearly Completed on 64 Two and Three-Bedroom Homes" advertisement, *Miami Herald*, April 11, 1948

lanais. At **Lakeview Estates**, Embassy homes built the Commodore and the Admiral models, fully air-conditioned and with screened terraces. At **Highland Lakes East** (1961), the spacious 3-bedroom Attache had an attached two-car garage, while the 4-bedroom Imperial offered a master bedroom occupying its own wing. The more traditional "pool-patio homes" of **Country Squire Estates** (1966) had a rural aesthetic, demonstrating how more expensive homes often employed conventional styles.

Around the freshwater oasis of lakes and homes developing north of Ojus, **Highland Oaks Park** was established in 1980 around the 40-acre source of the Oleta River, preserving the last remaining natural river and freshwater tributary feeding into Biscayne Bay. Within the surrounding forest hammock, Robert Bradford Browne designed the striking **Highland Oaks Elementary School** (1974), one of most unusual schools in the county. Built within a copse of existing mature oak trees and Influenced by the Ford Foundation's progressive ethos, the school comprised a cluster of small, one-story polygonal pods, their crystalline shape augmented by shingled hipped roofs. The pods are distributed through the forested landscape, connected by covered walkways that help integrated architecture, site, and landscape.

Increasing density (1960s-70s)

The Northeast Corridor took a decisive turn toward multi-family housing development in the late-1950s. The rising popularity of apartments and townhouses here was in part a response to rising land costs. But apartment living was also increasingly relevant to the housing market, especially with groups not easily accommodated in most Dade County neighborhoods. For instance, elderly retirees gravitated to this section of Miami because of its close proximity to Biscayne Bay and the beaches, and the numerous shopping and dining opportunities along Biscayne Boulevard (a legacy of its touristic past).[50] As elderly migrants were increasingly drawn by the easy lifestyle, amenities, and sociability of apartment living (see General Context), the area acquired a new identity as a low- to moderate-cost leisure destination. Many of the same features attracted young people as well, including both lower and upper-income singles and budget-conscious young couples.[51] Nearby Greynolds Park even became a popular hippie destination, with young Miamians converging, according to the *Miami Herald*, around "Love-ins" that featured musical acts.[52]

The surge in apartment building development was first apparent along the south fork of Arch Creek, where low-rise, garden-apartment type buildings like **Emerald Lake Park** (1955, on the site of the original Arch Creek Depot), and a series of four-unit one-story apartment buildings overlooking the creek, were built. Similar low-rise garden apartment complexes rose in multi-family subdivisions like **Meyerson Manor** (1956), **Kadell Heights** (1966), **Greynolds Villas** (1967), and **Venice Park** (1959). The latter, threaded by the waters of Arch Creek Little Arch Creek, was a subdivision of 2-3-story catwalk-type garden apartment buildings, including the **Venice Arms** (1961), a 24-unit co-operative apartment building with swimming pool, recreation room and sundeck, a 230-foot dock and a boater's clubhouse, advertised as "Pleasant gracious living with minimum effort and maximum convenience."[53] In contrast to the stuccoed homes that previously characterized suburban development, these apartment buildings transmit the sensibility of concrete construction, emphasized in their long repetitive structures, in elements like cantilevered catwalks and balconies (protected by cement breezeblock guardrails), and in their flat overhanging roofs (for economy sake often constructed of wood), which provided sun and rain protection to the galleries, balconies, and windows below.

On even more spacious sites, the catwalk-type garden apartment format grew to accommodate full-service residential communities. The

long wings of the T-shaped **Keystone Arms Cooperative Residences** (1959) in North Miami, a three-story co-op apartment building designed by Gilbert Fein, were articulated to embrace a large parking area on one side and amenities like the pool and pool deck on the other. Detached from the alignment of surrounding streets, the wings were arranged freely to maximize breezes and views.

Skylake West – a Planned Community (1963)

In attracting residents, size and eventually planning mattered, because larger condominium complexes could afford more, and better, community and recreational amenities. The largest were virtual country clubs, and introduced a new standard of suburban living.

Skylake West, west of Ojus, was one of the first master-planned condominium developments in Miami, and one of the first to reposition rock pit landscapes (here the rock pits of Maule Industries) as urban lakefront living. Occupying 300 acres adjacent to Miami Gardens Drive, the complex was planned by developers Alec Courtelis and Jay Kislak to include more than 4,100 apartments. Although not strictly followed, the 1963 master plan by Washington D.C.-based Collins, Simonds and Simonds (the same firm designing the new town of Miami Lakes), targeted retirees with a mix of terraced townhouses, two-story garden apartment blocks, and mid-rise residential buildings.

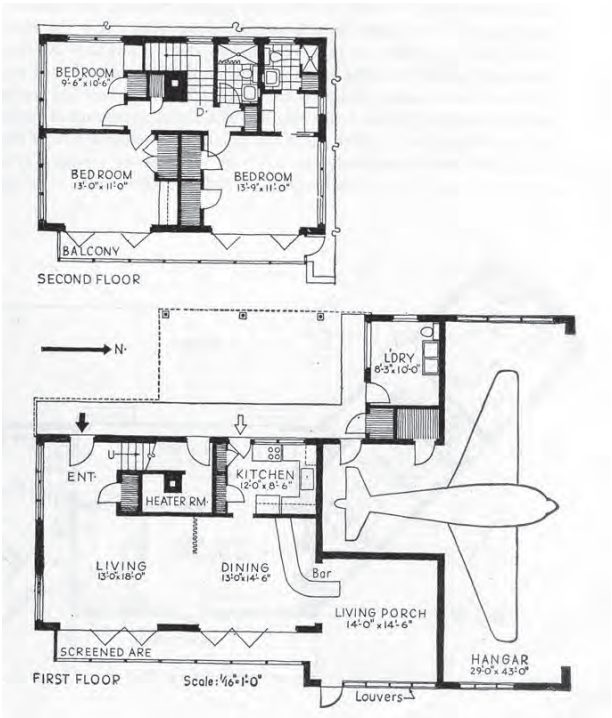
400-unit **Skylake Gardens** (1963) was one of the first projects here, and its unusual honeycomb arrangement of hexagonally-shaped garden apartment buildings reflected a spirit of experimentation. Most of Skylake West is characterized by mid-rise, catwalk-type apartment buildings, like Milton H. and Fred Bernstein's 800-unit **Jade Winds Condominium** (c. 1966), and the nearby **New Horizons** (1962) and **Rolling Green** (1968) condominiums, all designed by architect Harvey J. Ehrlich. Jade Winds deployed a mix of four- and eight-story slab-like structures that were articulated to bound spacious amenity areas. As an intriguing focal point, the Jade Winds complex added the 10-story, 140-foot Tower of a Thousand Joys, a tapered cylindrical pagoda topped by an upswept roof constructed of gunite and a steel pipe spire, marketed as "the world's only ten-story recreation tower." Housing a spa, sauna baths, separate gymnasiums for men and women, a two-story auditorium, party rooms, arts and crafts spaces, a library, a floor devoted to card playing and, at the top, the Kismet lounge, it was a virtual monument to the culture of condominium leisure.[54]

Townhouse Developments

In the 1960s-70s, the Northeast Corridor, and North Miami in particular, joined Hialeah and Kendall as Dade County's most important centers of townhouse development. Among the first developments in the corridor was Mort Adler's **123rd Street Townhouse** complex (1965), constructed in the narrow space between the Broad Causeway and Little Arch Creek east of Biscayne Boulevard. Adler, who pioneered townhouse development in Hialeah in the late 1950's, turned to architect Wahl Snyder to give the townhomes a thematic appeal; Snyder alternated elements like mansard roofs and wrought iron balconies to achieve a French Quarter look. Separated from the single-family homes in neighboring Keystone Point by the creek, the complex raised few eyebrows. However Cliff Bretthauer's **Executive Manors** townhouse development (1967), located in a neighborhood of single-family homes north of Arch Creek, had to mitigate the concerns and lawsuits of adjacent homeowners by providing off-street parking, and by deploying buffer zones, including five-foot separation walls made of concrete. In Sans Souci, the **Colonnades** townhomes (1971) served as part of the stepping-down of uses between commercial and multi-family dwellings on one side, and single-family homes on the other.



Rendering of Trailer City (1947), from "Miami Trailer City to be Developed" advertisement, *Miami Herald*, April 13, 1947



Aviation Country Club Subdivision (1944), Weed Johnson Associates Architects archive



Aviation Country Club Subdivision (1944), Weed Johnson Associates Architects archive



Model homes in Coronado Harbor, from "A New Waterfront Development in North Miami" ad, *Miami Herald*, February 26, 1956



Keystone Point (1949), Irving Horsey/ Robert M. Little, HistoryMiami Museum, Miami News Collection, April 8, 1957



Lots in Eastern Shores (1957), from advertisement for Eastern Shores, *Miami News*, June 16, 1957



Skylark model home in Keystone Point (1949), from advertisement for Keystone Point, *Miami News*, September 12, 1954



The Hill York Solarama Home in Sans Souci Estates (1950), from ad for Sans Souci Estates, *Miami News*, February 14, 1958



The Buckingham, Balmoral, Salisbury, and Windsor model homes in Miami Shores Heights (1947-50), from ad for Miami Shores Heights, *Miami News*, January 29, 1956



C.B.S. Home in Sun Ray Homes (1949), from advertisement for Sun Ray Homes, *Miami Herald*, March 26, 1950



Grand opening of Fay Park (1955), from advertisement for Fay Park, *Miami News*, February 27, 1955



Home (1955), Fulford By Sea Sec B, Miami-Dade County, 1956



Home (1952), Economy Homesites, Miami-Dade County, 1955



Home (date unknown), Economy Homesites, Miami-Dade County, undated



Home (1953), Economy Homesites, Miami-Dade County, 1955



North Miami, HistoryMiami Museum, *Miami News* Collection, March 25, 1954

Townhouses were initially marketed as affordable family housing, but an important paradigm shift came in the mid-1960s, as townhouse developments moved from fee-simple to condominium ownership, paving the way for a more consistent character and shared amenities. By offering a sense of community, townhouses attracted part-time residents, older couples, and families without children.[55] One example is the 79-unit **Harbour-Club Villas** (1971) on the Miami Shores Waterway, an early expression of townhouse condominium leisure. Developer Budd Laurence used the frontage along the Biscayne Canal to create a community for boaters accessorized with tennis courts, a swimming pool, and a clubhouse and of course docks. Designed by James Deen, the townhouses featured a split-level design that allowed the convenience of parking beneath the home. At the club community of **Riverwood** (1973), near Ojus, townhouses and amenities were designed to harmonize with their surroundings, nestled in an oak grove along the Oleta River.

The most ambitious development in the townhouse genre was Burt Haft's 32-acre **Quayside** (1974) in North Miami, designed by Alfred Browning Parker, one of Miami's leading modernist architects. Parker saw the project as a way of luring wealthy home dwellers out of the suburbs, and while its townhouses were secluded in a well-landscaped and guardhouse-protected enclave, Quayside was organized in the spirit of a European village center, with cars relegated to hidden garages accessed from a rear perimeter road. Two-, three-, and four-story townhouse groups were organized around a series of internal manmade lagoons and connected by a network of courtyards and reflecting pools leading to Biscayne Bay. Unified in character by the use of red brick and copper, and Regency-style details like elliptical windows, the complex formed a carefully planned ensemble. Although the most "urban" of the new townhouse complexes, Quayside demonstrates how townhouse development in Miami was clearly distinct from the type's 18th-19th century antecedents, comprising instead intimate groups of housing terraces outside the urban grid.

Going High-Rise…

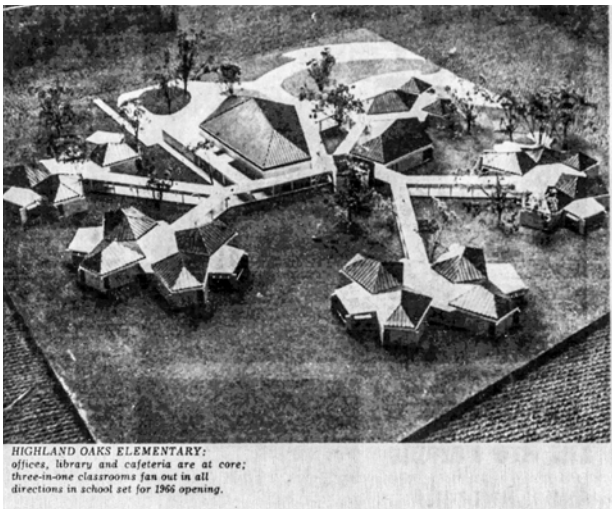
For reasons particular to the Northeast Corridor's geography and emerging demographics, especially its concentration of retirement communities, North Dade grew and thrived in the 1970s as a center of high-rise condominium development, raising the threshold of suburban housing density ever higher, and expanding the definition of "suburb."[56]

Initially, the center of high-rise development in Northeast Dade was North Miami. There, Sandy and Rainey Rissman's **Three Horizons Condominium** group (1970) comprised 10-story buildings, arranged to surround a shared pool, auditorium, card room, and health club complex. Martin Margulies's **The Hamlet** (1972), designed by Marchesani and Cohen mixed three 3-story courtyard apartment buildings with four larger 6 to 8-story towers, and was advertised as the "largest garden apartment complex ever built in the north half of Dade County."[57] Exploring the Hamlet, and the emerging world of high-density housing in North Dade, in 1978 the *Miami Herald* found there "the whole spectrum of society – singles, young married professionals, and senior citizens… in a mammoth 7-building complex."[58]

While never fully built, **Norin Plaza** (1973) would have been North Miami's first planned-unit development (PUD), illustrating the increasing popularity of cluster planning for high-rise communities. Designed by J. V. Thompson, the 23-acre mixed-use development was conceived as a "living-shopping-strolling complex," with commercial, residential and office buildings organized in a campus-like setting of landscaping, reflecting pools and bicycle paths. Only the **Norin Community Center** (1974, current Gwen Margolis Community Center), occupying the site of the Shoreland Company's stagey Pueblo Feliz, was completed. The center's intersecting



Model Homes in Highland Woods (1959), Joseph De Brita and Paul Grupp, from ad for Highland Woods, *Miami Herald*, May 11, 1958



From Highland Oaks Elementary School (1974),Robert Bradford Browne, *Miami News*, August 23, 1964



Model home in Enchanted Lake (1955-59), from advertisement for Enchanted Lake, *Miami Herald*, January 15, 1956



Millman Home in Sunswept Isle (1956), from advertisement for Sunswept Isle, *Miami Herald*, August 30, 1959



WITH POOL-PATIO

Arthur's New Homes Open In No. Dade

Miami News Color Photos
By Joe Rimkus

Within the past two years, Shelly Arthur made a name for himself by building $55,000 to $60,000 homes on Keystone Point, in North Miami.

Now that he's gotten that out of his system, Arthur has moved into the North Miami Beach area, in a community known as "Highland Woods."

Hardly had he completed the three models, at 2030 NE 199th St., when two were snapped up before the plaster had a chance to dry.

The third model, highest priced of the three — $46,500 — is still on display. It is a four bedroom, four bath home with a family room off the kitchen and 2,900 square feet under roof. It is air conditioned; has mosaic tile on the front and a pool-patio area embracing an area of 2,300 square feet.

Arthur, who operates as the Shelly Ranch Construction Company, has a new four bedroom, three bath home with pool and patio under construction. It will sell for $35,500.

Within a week or so, Arthur is getting ready to break ground in the same vicinity with eight new models, to serve as a forerunner for a group of 200 homes in a subdivision that will be called "Country Squire Estates."

"Most of these homes," said Arthur, "will be on lakefront lots. Many of the same features and ideas that I used in the higher priced homes will be incorporated in the new group.

"I have the plans worked out and am certain that I will be able to deliver these homes, which will also have swimming pools, somewhere between $28,500 to $32,500."

The homes will be sold with conventional financing.

2,900 SQUARE FEET UNDER ROOF IN NEW SHELLY ARTHUR HOME
$46,500 Home With Four Bedrooms, Four Baths, Family Room Off Kitchen

POOL-PATIO AREA COVERS 2,300 SQUARE FEET

Home in Country Squire Estates (1966), from "Arthur's New Homes Open In No. Dade," *Miami News*, September 18, 1960, photos by Joe Rimkus



Home (1968), Country Squire Estates Sec C, Miami-Dade County, 1968



Home (1969), Country Squire Estates Sec D, Miami-Dade County, Miami-Dade County, 1969



Apartment Complex (1956), Miami-Dade County, 1956



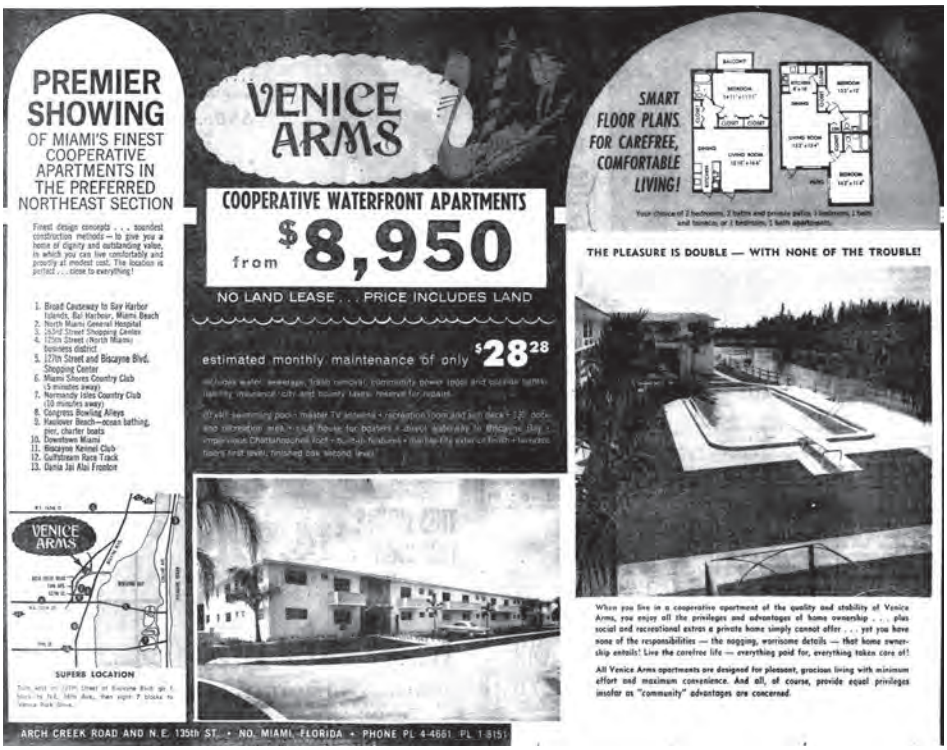
Apartment Complex (1958), Miami-Dade County, 1959



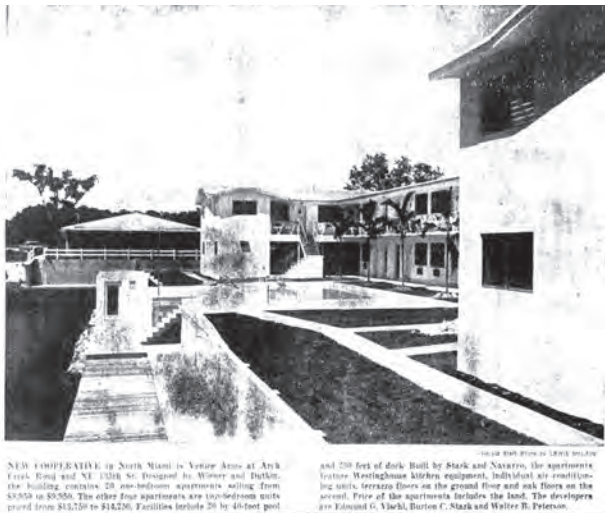
Apartment Complex (1951), Miami-Dade County, 1958



Apartment Complex (1955), Miami-Dade County, 1955



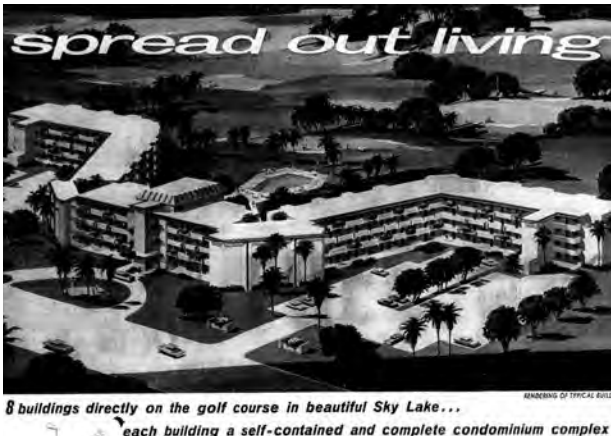
Location map, photos and floor plans of Venice Arms (1961), from advertisement for Venice Arms, *Miami News*, September 29, 1961



Venice Arms (1961), *Miami Herald*, September 24, 1961



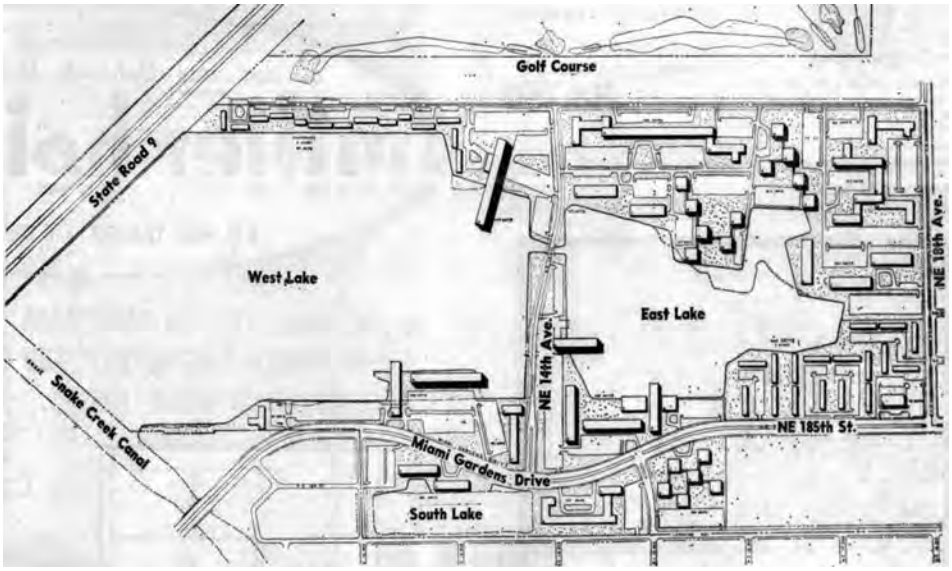
Render of Keystone Arms Cooperative Residences (1959), Gilbert Fein, from ad for Keystone Arms, *Miami News*, June 14, 1959



Rendering of Rolling Green (1968), Harvey J. Ehrlich, from advertisement for Rolling Green, *Miami Herald*, April14, 1968



Aerial view of Skylake West (1963), Collins, Simonds and Simonds, from advertisement for Skylake West, *Miami Herald*, May 7, 1967



Skylake West (1963), Collins & Simmonds, Frederic Sherman, "Satellite City to Replace a Wasteland," *Miami Herald*, June 16, 1963.

shed roofs were finished in barrel tile (a nod to the site's history) and supported on stuccoed masonry fin walls that allow a maximum of glass skin. Norin's proposed Avantique Shops, residential towers, office building, and even the original campus master plan were thrown out when six, 5-story courtyard buildings and a 14-story tower were finally completed in the late 1980s.

Another high-rise group formed at 135th Street, around the Arch Creek Hammock. The 850-unit **Carmel Apartments and Tennis Club** (1977), planned by Margulies, was described by the *Miami Herald* as high-rises with a collegiate ambiance, comprised mostly of singles under 30, characterized by "blue-jean clad youths washing their cars, high-spirited young men cheering the girls from atop the balcony of a ten-story building and a gathering of tennis enthusiasts taking advantage of Carmel's six courts."[59] Five towers were built here between 1974-81.

Especially at Arch Creek, high-intensity developments inevitably came up against rising environmental concerns. The construction of the Carmel Apartments so near the ecologically unique Arch Creek hammock, stirred controversy.[60] The hammock, notable for its delicate pines, saw grass meadow, tropical hammock, and natural stone bridge, also encompassed archaeological remains of the Tequesta, as well as Seminole War-era military trails, a noted (if neglected) feature along the northeast corridor since the 19th century. Until the 1970s, nothing had been done to preserve it. However, preservation efforts gained momentum with the Florida Land Conservation Act of 1972, and the issue came to a head when the Chrysler Corporation announced its intention to level the site and construct a vehicle showroom. As battles between environmentalists, residents, city officials and developers played out in the courts, a 688-unit apartment complex planned south of the Hammock was halted. In 1973, an 8-acre portion of the Arch Creek site was finally purchased by the state "for preservation and interpretation of its unusual archaeological and geological features."[61] West of Arch Creek, across the FEC railroad, another 22-acre parcel of hammock was purchased and transformed by the City of North Miami, creating today's Enchanted Forest Elaine Gordon Park. The park contains a sculptural work by artist Alan Gutierrez that was the first in Dade County to celebrate milestones of the LGBTQ community. Gutierrez's work presents a community timeline, beginning with the 1977 struggle led by County Commissioner Ruth Schack to add "affectional or sexual preference" to the county's existing antidiscrimination ordinance, and ending with the 2017 Oscar win for *Moonlight*, a made-in-Miami LGBTQ film, also the first Oscar for a film with an all-Black cast.[62]

High-rise complexes soon swept northward, into North Miami Beach where, leveraging proximity to the 163rd street corridor and the new regional 163rd Street Mall, they rose along the Snake Creek Canal: the seven-story **Three Seasons Condo** (1969), the 10-story **Crestview Towers** (1969, designed by Phillip Pearlman), the 10-story **Inland Towers** (1971), the six-story **Tall Tree Condominium** (1971), **Bristol House** (1966), and **Brentwood**, (1969). As an example of the mixed social strata settling into the condominiums, the *Miami Herald* described Bristol House as a place of "liberal, friendly, Jewish retirees," Brentwood as "a haven for working class people."

The Golden Glades Interchange, the nexus of highways and ramp-like viaducts at the north end of NW 7th Avenue, grew its own cluster of multi-family residential buildings, including the 10-story **Twin Lakes Apartments** (1971, a HUD Turnkey project), **Golden Lakes**, (1973)**, Skrip & Tripp's Summer Winds** (now Monte Carlo), and the **Twin Lakes Racquet Club** (1973, now Park Towers Apartments). In the *Miami Herald's* reporting, the 350-unit Summer Winds complex catered to young singles, while the 210-unit Twin Lakes Racquet complex's tennis courts, swimming pool, sauna baths and exercise rooms, catered to "teachers, nurses, police officers, doctors and lawyers between the ages of 20 and 40."[63]



Quayside Master Plan (1981), Alfred Browning Parker, George A. Smathers Libraries, University of Florida, Alfred Browning Parker Collection



Sketch of Quayside (1981), Alfred Browning Parker, George A. Smathers Libraries, University of Florida, Alfred Browning Parker Collection



Sketch of Harbour Club Villas, from advertisement for Harbour Club Villas, *Miami Herald*, April 6, 1969

From Social Clubs to Condominium Clubs

As an important regional corridor, the area around Biscayne Boulevard spawned postwar social clubs like the **American Czechoslovak Social Club** (1950, designated as a Miami-Dade County Historic Site in 2018), remarkable for its folkloric interiors and an example of the national clubs once common in Dade County (Ukrainian, Filipino, Hungarian, Polish, Swiss, French, Italian, Lithuanian, Armenian, Norwegian, German, Greek, British, and of course Latin American clubs, were all present). The *Miami Herald* found these clubs, and their participation in Miami's annual Festival of Nations in Bayfront Park, "unique in this section of the country, where it is not generally known that there are large nationality groups among the permanent residents of the community."[64] Also notable in Northeast Dade is the American Legion J. Frank Cavanaugh Post 67 (1951) on West Dixie Highway in the Arch Creek Estates area, a low-slung building designed by A. L. Klingbeil and built by the post's local members.[65]

By the 1960s, reflecting changes in American society, new clubs were less identity-based, and increasingly wrapped around lifestyle and living arrangements. The **Palm Bay Club** (1965) in Miami, the brainchild of prominent Atlanta socialite Cornelia Vandegaer Dinkler, set the tone for "club condominiums," combining the social functions and amenities of a club – a clubhouse, tennis courts and pool, along with events – with condominium development. It was another face of the increasing amenitization of condominiums, especially their inclusion of new social and recreational features, but took these to a new level. Based on the model of the Palm Bay Club, other club condominiums sprouted behind protective gatehouses along the Bayfront. Walter Troutman (a former partner of Connie Dinkler) founded the **Jockey Club** (1968) at NE 112th Street, eventually acquiring as many as 3,000 members. The club, which was outfitted by fashionable interior designer Henry End, formed the base for the rather unremarkable 21-story condominium designed by Bleemer and Levine that sat on top of it.[66] Following the model of the Playboy Club in Miami (1971), Troutman colored his project with the idea of stocking the site with airline stewardesses – adding a second building to house "beautiful people."[67] Following the Jockey Club was Alvin Malnick's **Cricket Club** (1975), on a nearly island-like peninsula at NE 114th Street. Malnick, founder of the stagey and opulent **Forge** nightclub and restaurant in Miami Beach (1968), created a similar ambiance of wood paneled walls, over-the-top chandeliers, antiques and artwork, creating a hangout for the entertainment world. Designed by Marchesani and Cohen with John Pierce Fullerton, the apartment block featured jaunty curvilinear forms that corresponded with elements of Henry End "party chic basement discotheque" and clubhouse.[68]

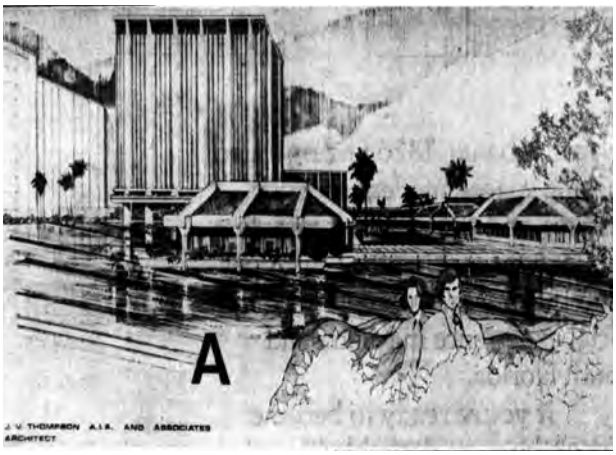
While not a club condominium *per se,* the redevelopment in 1981 of the unfinished 32-acre **Quayside** complex by Sol Taplin, Stephen Muss, and Jack Friedman, mostly abandoned the original townhouse scheme, and instead created the sense of urban oasis by merging 1,000 new residential units in three large towers with club and resort facilities in a lushly landscaped park.[69] Amenities included a health and spa facility, a private tennis complex designed in the Newport, R.I. casino-style, and a market and coffee shop. Along the waterfront was a 35-slip marina and a bayside restaurant complex known as The Great House," designed by Joseph Baum, the restaurateur responsible for creating Windows on the World in the World Trade Center in Manhattan. For the most part, these clubs were short-lived, although many of their facilities remain connected to the condominiums around them.

Aventura: the Condominium Metropolis

The marshes, mangroves, and former rockpits that defined the bayfront east of Ojus, stretching from North Miami Beach to the Broward line, remained undeveloped through the early postwar era. However, the area bore the evidence of its



The Jockey Club (1968), Bleemer and Levine, *Miami Herald*, April 28, 1974



Norin Plaza (1973), J.V. Thompson, from "People Space," *Miami News*, May 18, 1973



Aerial view of Crestview Towers (1969), Phillip Pearlman, from advertisement for Crestview Towers, *Miami Herald*, March 16, 1969

industrial past, including the presence of **Maule Lake**, a geographical feature carved from the wetlands by the Maule Ojus Rock Company. Here also, at the close confluence of highway, rail, and water, New York-based **Atlas Terminals Corp** had established a port and terminal complex in the early-1950s. At one time, Atlas planned to occupy 80 acres, and grow to 40 warehouses serving local light industry, although the scheme never took off. Instead, suddenly and rapidly, the area was transformed in the late-1960s by suburban residential communities.

Biscayne Lake Gardens (1964) and **Point East** (1964), among the earliest waterfront developments here, leveraged the area's swampy location and tradition of mining – in short its abundance of water – as an attraction. They combined residential density, amenity, green space and water into a new formula for community. Biscayne Lake Gardens had concentric rings of three-story catwalk-type buildings organized around a rectangular man-made lake, giving the complex of cooperative apartments a structured but introverted feel. Point East was a grander and more extroverted proposition, a 65-acre development of mid-rise buildings occupying a man-made peninsula projecting into Maule Lake. Behind a grandiose public entrance that appeared drawn from the films of Busby Berkeley (the film director and music choreographer known for his stagey productions), developers Leonard Schreiber, Leonard Pearl, Marcos Gesundheit and Sidney Gordon, clustered and staggered the 17 mainly six-story L-, T-, and Y-shaped catwalk apartment buildings along the landscaped perimeter of the peninsula so that its more than 1,400 units all faced the open water. Designed by Frese and Camner, the units featured screened Florida Rooms, in-kitchen breakfast nooks, and air-conditioning, while the buildings had long and linear facades, articulated with decorative precast concrete railing systems. Beaches, piers, and boardwalks around the perimeter connected to the community area that was a virtual village center, including a health spa, fitness facilities, bowling lanes, card lounges, meeting and hobby rooms, and a 1,200-seat auditorium.

The planned community of **Aventura** (1970), occupying 785 acres of landfill drawn from Dumbfoundling Bay, was an even larger and more transformative project. Developed by Pittsburgh-based DonMark Realty Corp (Don Soffer and Mark Mason, later Oxford Development) in joint venture with New York-based Arlen Properties (Arthur G. Cohen and Arthur Levine) and John Hancock Mutual Life Insurance Co, Aventura targeted a population between 17,000-23,900 (current population approximately 40,000), and was conceived as a mixed-use complex of housing, office space, commercial areas, hospitals and recreational amenities. The William Lehman Causeway, named for the U.S. Congressman, was completed in 1983, connecting to Sunny Isles Beach and realizing plans first proposed by the developers of Hallandale Heights in Ojus in the 1920s.

Aventura was initiated in 1968 as the **Biscayne Yacht and Country Club**, and the well-known retail and hotel design guru Morris Lapidus was hired to design its first residential buildings. His first project there, **Villa Dorada** (1969), was a low-rise cluster of nine courtyard-type, California-style condominium buildings, designed to attract a mix of singles, young couples and retirees. The three-story buildings stacked penthouse units over two-story townhouse units with ground floor terraces, and the facades mixed broad windows with projecting fins, mansard roofs, and screened enclosures. Lapidus described his concept of architecture as expressing "Joy, Light and Color."[70]

By 1970, reflecting a re-organization of the ownership structure, the Biscayne Yacht and Country Club was renamed Aventura, and a master plan by the San Francisco-based Hall & Goodhue 1970 put forward a new planning framework: a broad central park surrounded by clusters of low-, mid-, and high-rise multi-family housing and hotels – a clear allusion to Central Park in New York City. Country Club Drive

formed a beltway around the park, essentially Aventura's main street. Around this beltway, building complexes with their own amenities were clustered to create virtual neighborhoods, fashioning a striking balance of public and private, a demonstration of what the homebuilding industry called "total community."[71]

Consistent with cluster planning, the dominant planning stratagem of the period, the central "park," comprising two Robert Trent Jones-designed championship golf courses, rolling hills and, lakes, bicycle paths, landscaped walks and bird sanctuaries, was a common amenity.[72] The villages that surround it demonstrate a diversity of scales and types, and were designed to target a mix of populations. Lapidus and his associate Robert Swedroe, who led the design of these projects and opened his own office in 1974, contributed the stepped, 17-story **Bonavida** (1972) and **Bonavista** (1972) towers, as well as the eight-story **Biscaya, Biscaya Three, Bravura and Ensenada Condominiums** (early 1970s), which were single-loaded apartment blocks that faced the green with articulated wings. Additional villages, like **Coronado** and **Delvista**, mixing towers with townhomes, were located inside the park.

Aventura Mall (1982), a twin-level shopping center facing Biscayne Boulevard, was another piece of the lifestyle puzzle at Aventura. It would prove significant that principals Don Soffer and Mark Mason (the Don and Mark of DonMark Realty) and Arlen Properties were shopping center developers. DonMark developed the South Hills Village (1965) and Monroeville (1969) malls in Pittsburgh, both two-story and enclosed, which partly served as models for the similarly enclosed Aventura Mall.[73] Developed with Edward J. DeBartolo Sr., the Aventura Mall was conceived as an air-conditioned center with three department stores, premium shopping, restaurants, and a movie theater.

Even before the development of Aventura Mall, however, mid-sized shopping centers and strip centers had begun to line the East Side of Biscayne Boulevard, driven by staggering population growth along the corridor. Among the new shopping plazas were the **Promenade Shops** at 203rd Street, the **Rodeo Shops** at Miami Gardens Drive, and **Railway Plaza** at 163rd Street. Also in 1979, Interterra developed **Regina Square** (1980), part of the 95-acre **Marina del Rey** complex (that also included an office building and a medical center). Advertised as the most ambitious new shopping center in Dade County, Regina Square featured star tenants Loehmann's (a clothing retailer) and Best Products (a catalogue retailer), as well as more than 100 boutiques, 8 restaurants and a movie theater. Soon known as Loehmann's Plaza, or Fashion Island, the center's civic importance led to its adaptation as **Aventura Town Center** when Aventura was officially incorporated as a city in the 1990s.

Just behind Regina Square was **Concorde Plaza** (1984), like Regina Square a retail complex of internalized shopping patios and alleys. The concentrated shopping plazas, along with Aventura Mall, and a profusion of office and health care facilities, made Aventura a key retailing destination and a good example of the type of Edge City, or suburban nexus of business, shopping, and entertainment, described by journalist Joel Garreau in his 1991 book *Edge City: Life on the New Frontier*.[74] Indeed, Aventura's thicket of condominium towers, retailing and office buildings, was an apotheosis of the mix of large-scale development planning, metropolitan density, amenity, and suburban seclusion erupting in Northeast Dade in the 1970s.

Crossroads of North Miami: NE 125th Street & West Dixie Highway

A defining characteristic of Dade County's postwar growth was the insular situation of residential subdivisions in the suburban landscape, and the corresponding role that

commercial uses played in defining the surrounding arterial streets. However, some arterial streets, because of their planning or connectivity, acquired the characteristics of local or regional main streets, gathering larger commercial and civic structures. The importance of NE 125th Street can be traced to the 1920s, and the Shoreland Company's plans for a great public concourse here that would connect West and East Dixie highways, and cross Biscayne Bay to Miami Beach. Only the Town of Miami Shores City Hall and William Jennings Bryan Elementary School, as well as some commercial structures, remained as evidence of its original civic role. However, as the newly-formed Town of North Miami coalesced around this corridor in the postwar era, a boom in modern retail and office buildings transformed it once again into a mainstreet and civic center.

The earliest postwar buildings here were low-slung and streamlined commercial structures, with continuous plate glass protected by projecting eyebrows. By the late 1950s, however, NE 125th Street was becoming a center for banks, mortgage and insurance companies, building contractors and engineers – in essence a business center for Northeast Dade. Among the new multi-story buildings here, the Colonial-styling of **Peoples American National Bank** (1955) at NE 10th Avenue, reminiscent of George Washington's Mt. Vernon (including a colonnaded porch, hipped red roof, and louvered cupola tower) was a rhetorical exception, meant to communicate the bank's traditional values. Most structures spoke the languages of postwar corporate modernism, mixing plate glass with precast wall panels and perforated concrete screens. At NE 11th Court, the taut breeze block screen that is the curving façade of the two-story **Fairmont Building** (1960), and the deeply slotted window recesses and multi-story precast concrete panels, finished with green marble aggregate from Haiti, of the **American National Mortgage Building**. At NE 11th Avenue, the **Southeastern General Corporation Building** (1964), designed by R. William Clayton, featured delicately proportioned multi-story concrete frames filled with glass curtainwall at the upper floors, and a recessed plaza at street level. Among the principal buildings here were the **Interstate Life and Accident Insurance Building** (1960), the **North Miami Commerce Building** (1962) and the **First Federal Bank** at 9th Avenue, the **New Centennial Building** at 7th Avenue, and **The Executive** (1964). Later buildings along the strip were among the most unusual. The **Great World Entertainment Complex** (1971), ironically named after the famed Shanghai-based amusement arcade built in 1917, and later renamed **The Building**, comprised office suites in a package of rough stone walls and cantilever roof planes reminiscent of the Usonian work of Frank Lloyd Wright.[75] The postmodern neo-Expressionism of **1075 NE 125th Street**, designed for a hair transplant clinic 1981, presented a façade of curvilinear frame elements along the street, shading deeply recessed solar glass window wall behind.

In 1963, North Miami's Mediterranean Revival-styled city hall building, constructed to serve the themed development of Miami Shores in the 1920s, was replaced by the new **North Miami City Hall.** The boxy Brutalist modern structure, designed by Thomas E. Ewart Jr., was clad in foot-thick concrete walls with rough aggregate finish, and featured hooded windows to shade the interior. On the largest property here, the non-sectarian **Villa Maria Nursing Home** was constructed in 1951 by the Catholic Diocese of Florida, and then expanded with a new cruciform-shaped three-story addition designed by Thomas J. Madden Jr. in 1968 after Coleman F. Carroll invited the Sisters of Bon Secours to operate the facility.

West Dixie Highway (current Harriet Tubman Highway), which from NE 125th Street headed northeast along an axis that cut a swath through Miami's gridiron, similarly developed as a commercial main street, albeit at lower density. Small shopping plazas, like **Dixie Plaza** (1979) at 145th Street, co-existed here with stand-alone



Amenities and apartments in Point East (1964), from advertisement for Point East, *Miami Herald*, January 9, 1966



Aventura (1970), from advertisement for Aventura, *Miami News*, November 26, 1971



From ad for Villa Dorada Aventura (1970), *Miami News*, November 5, 1971



Planning of Aventura (1970), Fontainebleau Development,1967



Aerial photo of Aventura (1970), from "Aventura. The One and Only." advertisement, *Miami News*, January 2, 1974



Del Vista Towers aerial, from ad for Del Vista Towers, *Miami Herald*, May 27, 1990

commercial buildings, apartment buildings, and architect A.L. Klingbeil's **American Legion Building** (1951). Just west of the highway, a civic center developed on the 10-acre site of the former North Miami Zoo, and included the **North Miami Public Library** (1953), the **National Guard Armory** (1953), and **Edward L Constance Junior High** (1951, James Voorhies). The latter, a product of Dade County's giant postwar building program, was later renamed **North Miami Senior High** when, in 1955, it became the largest high school in Florida with 3,000 students. Another small civic center opened a dozen blocks south, in the town of Biscayne Park Estates. Here, in the area around the 1930s Village Hall, J. W. Voorhies, architect of many of the postwar houses in the area, designed the new **Church of the Resurrection Episcopal** (c. 1951).

NE 163rd Street in North Miami Beach

North Miami Beach, planned in the 1920s as Fulford-by-the-Sea, remained largely unbuilt in the mid-40s. However, the development in 1951 of State Road 826, on the alignment of **North Miami Beach Boulevard** (former Ocean Boulevard, current NE 163rd Street) stirred a surge of new development here. The most notable addition was the **163rd Street Shopping Center** (1956), Miami's first regional mall. Developed to serve the rapidly populating northeast section, it was strategically located in close proximity to both Biscayne Boulevard and the Golden Glades Interchange (where the Florida Turnpike, Palmetto Highway, and the North South Expressway were due to intersect). The regional mall, the first in Dade County, was anchored by the first suburban extension of Burdines Department Store, along with national brands Richard's and J.C. Penney. Designed by Gamble, Pownall & Gilroy, the original open-air mall had a landscaped central concourse for pedestrians, bracketed on each side by covered walkways and shops. In a manner now common for such malls, the complex was introverted and surrounded by parking lots, addressing primarily motorists.

The North Miami Beach **Civic Center**, planned in the 1920s to surround Victory Park with municipal and civic buildings, was developed in a completely new way in the postwar era. Inverting the plan, the **North Miami Beach City Hall and Auditorium** (1962), a four-story modernist block designed by Ernest Wolfman, was built within the park. It was soon joined by the police station, and other civic and recreational facilities, using up most of the park, which is now surrounded mainly by homes, apartment buildings and commercial structures. Just a few blocks east, a more unusual civic site was established near the intersection of the Snake Creek Canal and FEC railroad, where the Monastery of St. Bernard de Clairvaux, originally built in northern Spain in 1141 and purchased by William Randolph Hearst in 1925, was reassembled in the forested hammock in 1952. During the 1920s, South Florida was a testing ground for the development of Spanish and Mediterranean architecture, often integrating European or Latin American antiquities, but the postwar reconstruction of the **Ancient Spanish Monastery** was conceived as a tourist attraction, only later purchased by a benefactor and presented to the Episcopal Church for religious use.

Biscayne Boulevard: highway, suburban arterial and regional corridor

Biscayne Boulevard (US1), which parallels the coast and the FEC railroad for almost 15 miles from the Broward County line to downtown Miami, is the central artery of Northeast Dade. Its development was closely tied to the rise of the automobile and the popularity of motoring; it served until the late 1960s as the main automotive entrance to Miami, and as a distributor of traffic to cross-bay causeways and to westward-oriented arterial roads. It was also, increasingly, a "main street" of the Northeast section. Along this important and heavily

trafficked boulevard, at once a byway and a regional center, a peculiar mashup of uses mix freely: tourist attractions, specialty restaurants, motor courts and motels, trailer villages, supermarkets, shopping centers, office buildings, industrial parks, housing, educational facilities, and entertainment venues. What seems a honky-tonk strip is also interwoven with civic facilities, natural features and landscape preserves. The boulevard's peculiar character defies easy explanation.

One element of this character, its appeal to motorists, was first manifest in prewar and postwar tourist accommodations that have mainly disappeared. Beginning in the 1920s, motor courts, an early form of tourist lodging comprising usually free-standing cottages, lined the boulevard, especially concentrated in the area between NE 109th and 138th Streets (then Miami Shores): **Tropical Cottages, Shangri-La, Biscayne Villas**, **Hi-Ho Deluxe Cabins**, **Red Mill Cottages, Flamingo Cottages**, **Chelsea Court**, and **Midget Mansion City** (c. 1937, at 168th Street) in North Miami Beach. "Motels" began to replace motor courts after World War II. Spread out over the length of the boulevard, their functional, boxy, extroverted, and easily themed structures, produced a novel range of architectural experiments: the Georgian style of E. Ben Walton Jr's **Mt. Vernon Motor Lodge** at 93rd Street; the Indigenous American spirit of Gilbert Fein's **Apache Motel** (1957) at 106TH Street; the mudbrick lines of Alfred Browning Parker's **Adobe Villas Motel** (1947) at NE 213th Street; the space-age parabolic vault of Morris Lapidus & Kornblath, Harle & O'Mara's **Voyager Motel** (1957) at NE 104th Street; the Southwestern theming of the **Rancher Motel** (1953), a take-off on Frank Lloyd Wright's Taliesen West. Today, only the Art Deco lines of the **Florida Villas Motel** at NE 106th Street, and modest **Holiday House Motel** (c. 1949, now the Sun n Surf Motel) at NE 107th Street, remain. However, these motels, with their bold signage pylons, TV rooms, card shops, patios with lawn chairs and swimming pools, once set the visual character of the boulevard.

Also lining the boulevard, and calling out to passing tourists, were specialty restaurants: **Joe Clemons's Grandma's Kitchen and Grandpa's Bar**, the **Painted Horse**, the **Hi-Hat Club**, the **Old Mexico Bar**, the **St. Clair's Cafeteria**, the **New York Cattleman Restaurant**, the **Golden Steer Steak House**, the **State Restaurant**, **Hackney's Seafood, Pierre's Restaurant, Court of the Shadows**, and **Tyler's Restaurant**. Gift shops and specialty stores also lined the boulevard, including like the **Big Four** variety store (address unknown) and **Alligator Gift Center** at NE 107th Street. **The Merry-Go-Round** at NE 88th Street (home of the Ronrico West Indies Cocktail), was a particular hot spot. The popular club advertised nightly shows, and boasted the largest dance floor in the south, accommodating 2,000 dancers.

After World War II, the boulevard also became a focal point for touristic attractions. At 185th Street (Miami Gardens Drive) in Ojus was **Tropical Panorama** (1955), an attraction that featured trained dolphins and porpoises, tropical birds, monkeys and alligators, as well as an ersatz Seminole village. Tropical Panorama was succeeded by **Aquafair** in 1956,[76] and then by Clyde Beatty's **Jungleland** in 1960, a combination circus and zoo featuring jungle cats and elephants. At NE 139th Street, the **Miami Wax Museum** (1959) offered a virtual reality sweep of Florida and U.S. history, ranging from Columbus sighting the Americas in 1492 to the first moonwalking astronauts (passing through Teddy Roosevelt, Seminole Chief Osceola, and Cuban patriot Jose Marti), all accompanied by push-button recordings that brought the figures to life.[77]

West of Biscayne Boulevard, along West Dixie Highway, was **Proske's Tiger Farm** (1945), later known as the **North Miami Zoo**. Vienna-born Captain Roman Proske, described as a veteran animal trainer, brought his tiger act and zoo from Boston and New York in 1945. The 10-acre "farm" also featured bears, monkeys, reptiles, and rare birds, including parrots, flamingos and peacocks.

Proske's also boasted the world's largest collection of Galapagos Giant Tortoises, a claim that is hard to verify. Another popular attraction here was Wometco's **Boulevard Drive-In Theater** (1948) at NE 143rd, which could accommodate more than 1,000 cars and had a screen and projection tower as tall as an eight-story building. Paired with miniature golf and a playground for children, the Boulevard Drive-in appealed to a family market, although by the 1970s it had become an X-rated theater.

Amidst the roadside hostelries and attractions, the boulevard also became an important civic and commercial axis for surrounding communities in the 1960s-70s, reflecting the population growth in North Dade and along the Northeast Corridor in particular. Among the new institutions here were the **North Miami General Hospital** (1960) and **Florida International University** (see below), as well as the **North Dade Government Center**. The hospital, built at NE 127th Street along Little Arc Creek in the Foster & Sanchez tract (see above), was designed by Theodore Gottfried, and featured a broad and modernist institutional façade as well as a space-age porte-cochere facing the boulevard. Later incorporated into Johnson & Wales University, the former hospital is now part of the Mater Biscayne Academy campus. The hospital's development accompanied the construction of Cal Kovens's adjacent **127th Street Shopping Center** (1958, mainly demolished), anchored by Dade County's first Publix supermarket, an F. W. Woolworth Company store, and St. Clair, a national cafeteria chain.

Another layer of development on the boulevard addressed the area's industrial and business development. Because of the proximity of rail and highway, industrial buildings, and subdivisions came to line much of the corridor. T. Cooper and H. A. Tressler (the team that developed El Portal), created the **Commercial Arch Creek** subdivision here (1925), which was joined by further sites after WWII, including **North Miami Industrial Sub** (1946), **Prior's Industrial Sub** (1947), **Industrial Railroad Sub** (1946 -59), **Bennet Industrial Sites** (1952), **Finkel's Industrial Sub** (1960-65), and **Crippen Industrial Sub** (1969).[78] In these industrial zones, plants and warehouses multiplied, especially in the area north of 125th Street. Sometimes the architecture of industrial plants was notable. In Ojus, **Adams Engineering** (1952, current Modani Furniture Warehouse) established a modern factory for the production of its ABC (All Balanced Control) Jalousie Windows. Built of steel and concrete and surrounded by a continuous clerestory of jalousie windows to provide a "daylight plant," the Ojus plant was the largest glass jalousie manufacturing plant in Florida when completed. It also met a critical and very local need, as by 1953 the company estimated that 95% of (residential) buildings in South Florida used Jalousie windows.

Office building development also flourished along the boulevard, especially following a surge in condominium development in Northeast Dade. **Biscayne Centre** (1981), a pair of prestigious eight-story office towers near NE 121st Street, was one of the finest. Designed by Morris/Aubrey of Houston, the design featured prismatic building volumes, a sleek façade of precast concrete panels and horizontally-banded dark glass windows, large terraces at upper-floor step backs, and a boulevard-fronting plaza. Consistent with its urban location, all parking was provided in 5-level garages behind the building.

Pan-American Spectacle and Civic Institutions

Dade County's largest planned touristic attraction, the **Inter-American Center** (later Interama), was never built. Nevertheless, this hybrid mega-attraction/city absorbed Miami's energies and imagination for more than 25 years (1951-76). Its development remains largely on paper but is relevant in the way that it illuminates regional themes, like the integration of city and landscape, stagey architectural paradigms, and tropical design prototypes. In the period before Miami's true emergence as a multi-cultural center,

Interama also advanced the broadly-shared goal of interpreting the city as a type of gateway to the Americas. In this it competed with other North American cities, like San Antonio, which developed its own hemispheric world's fair – HemisFair – in 1968. The failure of Interama is also notable in making way for an alternative group of civic assets, including a state university and state park.

Planned to occupy the 1,700-acre bayfront Graves Tract, a mangrove-filled site east of Biscayne Boulevard at the mouth of the Oleta River just south of NE 163rd Street in North Miami, the sprawling project was formally initiated in 1951 when the State of Florida chartered the Inter-American Center Authority to build a permanent trade and cultural facility for the Americas. Between 1951 and 1976, the Inter-American Center was planned and re-planned, each time balancing spectacle and entertainment with state-sponsored messaging about Miami's (and the U.S.'s) role in the hemisphere.[7980]

In its first phases, between 1951 and 1960, prominent local architects Russell T. Pancoast, Alfred Browning Parker, John E. Peterson, Robert Law Weed, T. Trip Russell, and Robert Fitch Smith, were commissioned to develop the center's planning and architectural vision.[81] The team worked in collaboration with the well-known New York illustrator Hugh Ferris, developing a series of fantastical proposals: one plan wrapped the complex around a water basin, and culminated in a 300-foot spiraling tower (1951); another featured a gridded mini-metropolis threaded by canals and dotted by plazas and parks (1955-56); a third proposal, called the "helicon," followed a nautilus-type arrangement (1960). Each is notable as an alternative urban strategy for integrating architecture with tropical park-like landscapes – a shared concern of Miami's postwar architects. The reasons for the constantly-shifting planning remain shrouded in mystery.

In the wake of the 1959 Cuban Revolution and 1961 Cuban Missile Crisis, the Inter-American Center was reformulated and rebranded as **Interama,** with a Cold War mandate to emphasize the unity of the free nations of the Americas – a built complement to President John F. Kennedy's 1961 Alliance for Progress. Under the banner of "Progress with Freedom," the Graves Tract was re-conceived as a permanent worlds fair, designed to function as a "crossroads of Pan-America" where citizens from around the hemisphere would live, work, and study together.[82] A new master plan, coordinated by Miami architect Robert Bradford Browne, was developed, casting the land into finger-like landforms that responded to the fair's division by zones. The prominent "International Area," Interama's most prestigious precinct, was designed by a team of leading international architects, including Marcel Breuer, Louis Kahn, Paul Rudolph, Jose Luis Sert, Edward Durrell Stone, Harry Weese and Minoru Yamasaki. The architects collaborated on the master plan, producing a city of interconnected plazas, lagoons, monumental structures, and waterfront promenades. Plans for the multinational residential facilities, meeting centers, ceremonial plazas, theaters, exhibition and trade facilities, a bazaar, a museum, and a 1,000-tall Tower of Freedom, were all fully developed. Ultimately, a lack of funding and political will doomed the projects, of which only the landform exists today.

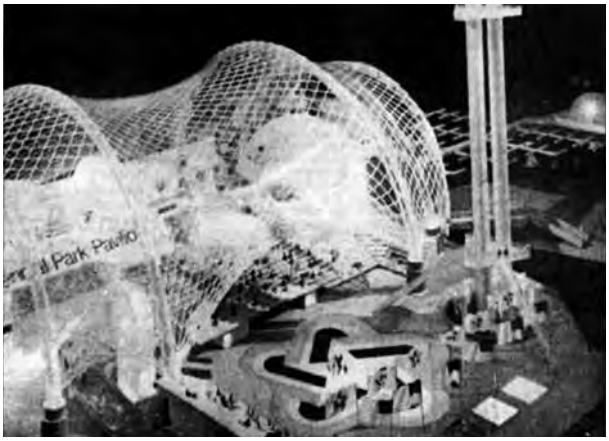
A third effort in the early 1970s, targeted at creating a major attractions site for the American Bicentennial, also failed. With the failure of Interama, in 1975 Florida began acquiring the land for new public uses. In 1980, the eastern-most section of the tract became **Oleta River State Park.** The almost 1,000-acre land area, dedicated as part of Florida Governor Bob Graham's vision for a state network of urban parks, became an environmental lung for the urbanizing northeast corridor of Miami, which by the 1980s was the most densely populated community in Florida.[83] The park's original master plan, prepared by Brazilian artist and designer Roberto Burle Marx in 1981, weaved Interama's



Interama Masterplan (unbuilt), Florida State Archives, 1978



Landfilling and grading of the Interama site (unbuilt), HistoryMiami Museum, c. 1964



Model of Pavilion at Interama (unbuilt), from Fred Tasker, "Troubled Bicentennial," *Miami Herald,* July 9, 1972



Florida International University North Campus, HistoryMiami Museum, *Miami News* Collection, 1982



Florida International University North Campus, HistoryMiami Archive, *Miami News* Collection, October 30, 1979, photo by Bob Mack

original bulkheads, the designer's own sinuous natural landscape contours, and native stands of mangroves into a provocative synthesis. It is not known if any parts of Burle-Marx's original design exist today.[84]

Another portion of Interama lands, also acquired by the state, was transferred to **Florida International University** (FIU), the state university founded by the Florida Legislature in 1965, to create the university's **Bay Vista Campus**. Interama lands were in fact the state's first choice for its first major university in Dade County, conceived in 1966 as a pan-American campus, a *University of the Americas*. Because of the limited land available in any single location, FIU was conceived as a dual-campus university, and delays in Interama's development meant the university's 342-acre Tamiami Campus was developed first.[85] The Bay Vista Campus finally opened in 1977, with a Marine Biology Department and Hospitality Management School. The latter occupied the only building built by Interama, the Marcel Breuer-designed **Interama Trade Center Building** (1974), a column-free octagonal structure spanned by gigantic trusses, sheathed in precast concrete and corrugated metal walls and once intended as an exhibition hall.

The FIU Bay Vista Campus master plan by The Architects Collaborative, Inc. & SDM Consulting Engineers departed from the typical planning of Florida campuses in the 1970s. Instead of surrounding the pedestrian core with a ring of parking, it funneled students from landside parking areas toward the bay, and into an academic quadrangle of paved plazas and scattered concrete benches. Around the plaza, the first new academic buildings included Greenleaf Telesca's **Academic 1** (1977), SKBB's **Academic Two** (1980), and Connell, and Metcalf & Eddy's **Bay Vista Student Center** (1978). Differentiated yet generally standardized in their approach and materials, these Brutalist concrete buildings by a variety of architects reflected the search for an architectural expression of higher public education. The bold concrete structures were forged with cast-in-place concrete, with skins of aggregate-faced precast concrete panels, split-face concrete block, and concrete eggcrate façade screens. They were organized around Interior atria or patios, included social spaces like sunken conversation pits, and were joined by covered walkways. The buildings were machines for student interaction, featuring multi-level open-air spaces that connected with flying walkways, bridges and exterior stairs, and open spaces that penetrated between and into buildings.[86]

One other piece of the puzzle was the **North Dade Government Center**, developed in the late 1970s and early 80s as part of the county's experiment in decentralized government services, and following the successful development of the South Dade Government Center in the 1970s**.** Planned as early as 1971, its location was strongly debated, and separate Northeast and Northwest Dade centers were once considered. Plans were finalized in 1974 when Interama officials agreed to apportion 16 ½ acres of the lands originally dedicated to Interama for the new center. The location was not just central with respect to Biscayne Boulevard, but was always intended to receive a high-speed connector to the Golden Glades Interchange as part of Interama's development. The North Dade Regional Police and Fire Station were completed first, in 1976, in parallel with those in South Dade, with which they share a functionalist design centered on the graphic expression of structural components. The first station is especially notable for its bold vertical fins and winding exterior staircase of the hose tower. The Miami-Dade Police Intracoastal Station also has a detached tower element facing the boulevard, faced with a map of the North Dade district. The final piece of the center, the **North Dade Justice Center**, was designed by Arquitectonica and completed in 1987. The curved upper form of the building, comprising the courtrooms, sits across two ground floor structures, with the space between forming a breezeway to the parking area behind the center. Clerestories and the bold use of color further distinguish this civic structure.

Northeast Dade as a Jewish Center, and as a Caribbean Center

As in Miami Beach a generation earlier, the 1960s-70s transformation of the Northeast Corridor into an important, even predominant, center of Jewish settlement was a signal of Miami's growing ethnic vitality and diversity.[87] At the same time, Jewish migration to Northeast Dade was linked to larger patterns, not only the migration of elderly Jews to the sunbelt, but also the realignment of Dade County's Jewish communities northward along the coast, where they formed an ethnic band from North Dade to Palm Beach County (See context statement).[88]

As elsewhere in Dade County, Northeast Dade became a center of Jewish reinvention as Northeastern migrants uprooted themselves from established communities and built new lives and institutions here. As Deborah Dash Moore has examined, Jewish migration to the sunbelt represented a new phase of assimilation, disconnection from old routines, and the exploration of new more secularized identities.[89] Stephen J. Whitfield has described Jews moving into escapist environments… exercising their option to "disappear into the general population, with no burdens to be borne and little guilt to be assuaged, with few fears of anti-Semitism to be faced or social uncertainties to be calibrated."[90] The community and amenity of larger condominium developments in North Dade played into this mindset.

As an exception to the secularism of most Jewish migrants in Northeast Dade, however, there was also a significant presence of Orthodox Jews, including Haredi congregations like Lubavitch Hasidism. As many as nine Orthodox synagogues in North Miami Beach, and six in Aventura, grew to support these communities.[91] North Miami Beach achieved the status (like Miami Beach) of an eruv, a physically defined area that symbolically extends the private domain of Jewish households into public areas, allowing observant Jews to do certain activities in public on the Sabbath.[92]

Early Jewish settlement in North Dade followed the growth of suburban home subdivisions. For these early communities, the **North Dade Jewish Community Center** (1948, later **Temple Beth Moshe**), and the **Popiel School** (1954), occupying commercial-type buildings along West Dixie Highway, were focal points. The same informal spirit led the members of congregation **Temple Beth Emeth**, founded by Jewish GIs living in North Dade's Sunkist subdivision in the early 1950's, to convert a simple retail building on NW 7th Avenue into a place of worship, building their own ark and pulpit with help of neighbors. Commenting on this early commercial-cum-sacred space, the *Miami Herald* observed that "going to the store to get most anything you can think of is sort of a trademark of the American way of life."[93] Such storefront temples were an early strategy in establishing young congregations. The **Dade Heights Jewish Community Center** was similarly innovative, operating out of homes and commercial establishments before joining forces with the **Holy Angels Episcopal Mission** to build the **Episcopal-Jewish Center of North Dade** on a common piece of land in 1956.

By the mid-1950s, however, established congregations were building synagogues across Northeast Dade. Most followed the progressive and modernist spirit favored nationally in postwar synagogue design. Robert and Leonard Glasser's **Temple Beth Emeth** (1956, current Greek Orthodox Church of the Annunciation) on NW 2nd Avenue and NW 122nd Street, for example, was a low-slung modernist box with sleek lines. **Temple B'nai Sholem** (c. 1957, now the New Way Fellowship Praise and Worship Church), on NW 22nd Avenue, just north of Bunche Park, showcased a modernist gabled structure with a facade of stone and stained glass. The **Congregation of Monticello Park** (named by charter members from Monticello, New York, in the largely Jewish Catskills, changed its name to **Beth Torah Congregation of North Miami Beach** in 1960 and developed a new synagogue on NE 163rd Street. Designed by Phillip Pearlman,



Phase One Half-Way Completed at Community Center

... total project cost set at $5.5 million

Jewish Center Opens Today

Dedication ceremonies are planned today for phase one of a $5.5 million Jewish Community Center project serving Dade and Broward Counties.

The 4 p.m. ceremonies will mark the opening of recreation facilities at the Michael-Ann Russell Jewish Community Center being built on a 15-acre site in North Miami Beach.

Sponsors of the construction program include the Jewish Community Centers of South Florida, the Greater Miami Jewish Federation and the Jewish Federation of South Broward.

Robert Russell of Miami, past president of the Greater Miami Jewish Federation and chairman of the Jewish Community Center campaign, said the phase one work completed will permit summer camp activities this year.

Another 12-14 months of work will be needed to complete phase one, he added, and the total recreation phase will total about $3 million.

Lighted tennis courts, parking lot, ball fields, a pro shop and a multi-purpose camp building have been completed. During the next 14 months, the addition of a gymnasium, four indoor handball courts, exercise room, locker rooms, indoor and outdoor pools, an indoor track and meeting room office space are planned, Russell said.

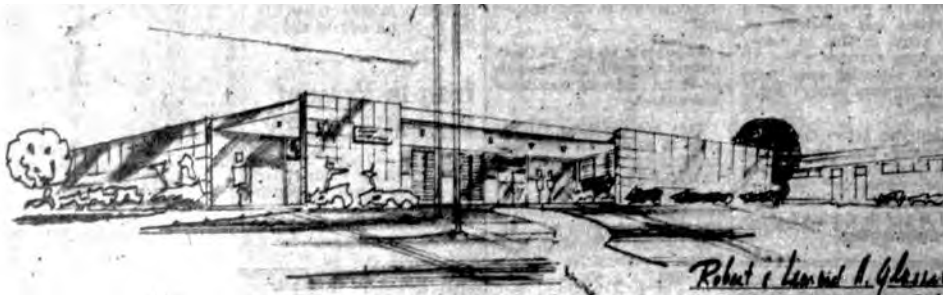
Other phases of the community center project envision construction of an auditorium, permanent administrative offices, community assembly room, children's meeting rooms, arts and crafts studios, art gallery, board room, social hall and a Judaica library and gift shop.

"The new center will be a kind of second home for South Florida's Jewish community of nearly 250,000," Russell said. "This is the kind of facility already available to men and women in places like Houston, Minneapolis, St. Louis, Rochester, Detroit, Phoenix, Denver or Portland. It will be a place to build a strong community as well as strong commitments to Jewish life."

The center, located at 18900 NE 25th Ave., adjoins the site of the Hillel Community Day School, now under construction.

Reiff-Fellman and Associates designed the center and a consortium of contractors, including Arkin Construction, Atlantic Coast Development, Cohen-Ager Construction and SAC Corp., are building the project.

Michael-Ann Russell Jewish Community Center North Miami Beach (1975), Reiff-Fellman, from "Jewish Center Opents Today" advertisement, *Miami Herald*, June 6, 1976



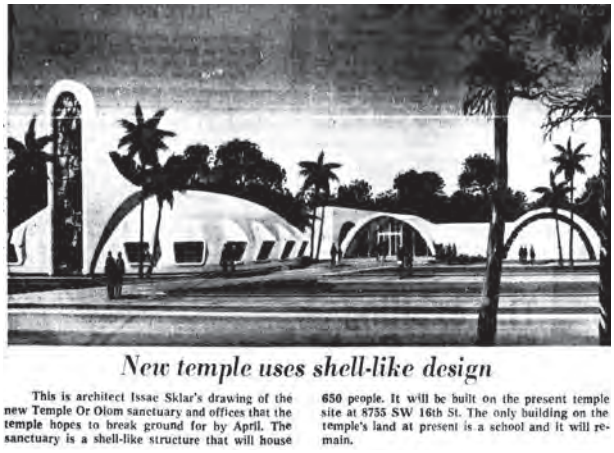
Architect's drawing of of Temple Beth Emeth (1956), from "Rabbi Rosenberg of Beth David to Be Installed Sunday" advertisement, *Miami Herald,* April 27, 1956



Beth Torah Congregation (1960), Miami-Dade County, 1961



Beth Torah Congregation (1960), Miami-Dade County, 1961



New temple uses shell-like design

This is architect Issac Sklar's drawing of the new Temple Or Olom sanctuary and offices that the temple hopes to break ground for by April. The sanctuary is a shell-like structure that will house 650 people. It will be built on the present temple site at 8755 SW 16th St. The only building on the temple's land at present is a school and it will remain.

Drawing of Temple Or Olom, Issac Sklar, from "New temple uses shell-like design" advertisement, *Miami News*, February 12, 1970



FIRST SERVICES to be held in the new synagogue of Temple Sinai of North Dade are set for next Friday, according to Rabbi Ralph P. Kingsley. The structure, referred to by its members as the "temple in the trees" is just north of Greynolds Park at 18801 NE 22nd Ave., North Miami Beach. Cost of the synagogue was about $437,000. Aug 10 1969

Temple Sinai of North Dade (1968), from ad for Temple Sinai, Russell Melton Associates, *Miami Herald*, August 10, 1969

it featured two 32-foot tall arches symbolizing the 10 Commandments forming entrances to the sanctuary on one side and a daily prayer chapel on the other. Near Skylake West on Miami Gardens Drive, the new **Temple Adath Yeshurun** (1960-71) offered a stone wall with 38 sculpted memorial plaques toward the road. **Young Israel of Greater Miami** (1962) on NE 171st Street, designed by Ernest Wolfman, featured a geometric arched entrance way.

Temple Sinai of North Dade (1968), a Reform synagogue, built its new home enveloped in the tropical hammock adjoining **Camp Greynolds**. Designed by Russell Melton Associates and popularly called "Temple in the Trees," it featured a natural stone base and 60-foot high native stone bimah beneath glue-laminated beams clad in cedar. **Temple Beth Moshe**'s new synagogue in Sans Souci (1973) was a sculpted modernist box structure with soaring clerestory volumes and an oculus facing the street. Among other Jewish institutions in North Dade was a community newspaper, the **North Dade Jewish Chronicle** launched in 1980 by Sun Reporter Publishing Co., and famous for its "Kvetch 22" column.

The **Michael-Ann Russell Jewish Community Center** (1975), a new center for North Dade's growing and diverse Jewish community, captured well the synthesis of North American and Latin American communities in the area. Named for Michael-Ann Russell, a young Jewish woman killed in the crash of Eastern Airlines Flight 401 in the Everglades in 1972, the complex was intended to serve as a center for all of South Florida, not only North Dade's Jewish population of over 100,000, but all of Dade's 250,000 Jews and in Broward County as well.[94] Designed by Reiff-Fellman, the 15-acre site along the Oleta River was a full-service social, recreational, and performance facility, with gymnasium, tennis courts, exercise rooms, a swimming pool, a track, ball fields, and meeting rooms. In addition, the facility adjoined the **Hillel Community Day School**, built at the same time, as well as a **Bridge across the Oleta River,** which linked the JCC with Temple Sinai on the river's west bank. When the center opened in 1976, North Dade was the center of Dade County's Jewish population, there.[95]

Miami's Haitian diaspora was also migrating into Northeast Dade, many out of the traditional Haitian center in Little Haiti in Miami, and other through immigration. From Little Haiti, this suburban migration moved northward up NE 2nd Avenue, into North Miami and North Miami Beach. West Dixie Highway, the NW 6th and 7th Avenue corridors, and the area around **Oak Grove Park** in North Miami Beach, became important new community centers. By 2000, North Miami Beach had the fourth highest percentage of Haitian residents in the US, comprising 19.9% of the US Haitian populace.[96]

Other Caribbean and global communities followed. The *Miami Herald* noted Jamaicans communities growing along NW 7th Avenue, around the old Carver Theater, and in the Sunkist Grove area along NW 119th Street.[97] A Muslim neighborhood was noted along NW 7th Avenue, near Liberty City. The NE 163rd Street corridor (including NE 167th Street at its west end) also become an important center for Chinese and Asian business, even taking the unofficial moniker "Chinatown".



MICHEL DUCILLE/Miami Herald Staff

Harold Bellot is a third-grader at Edison Park Elementary. The Haitian respect for authority delights school teachers.

A World More Gentle

The Haitians have abandoned their homeland but not its ways

By MIKE WINERIP
Herald Staff Writer

The worst insult these days at Edison Park Elementary School is to call somebody "Haitian." It started with American black children mimicking their new classmates: "Haitian, Haitian."

Then, even the Haitian children used it. Haitians were insulting other Haitians by calling them Haitians. Haitians who had been in this country all of three months and still spoke only Creole mimicked their even greener, newer classmates: "Haitian, Haitian."

Haitian-born teacher Germaine Berry

as severe as in this country and that carries over to the South Florida neighborhoods.

Jim Gregory, a white man, works as a manpower counselor at a battered storefront in the heart of Little Haiti at 5909 NW Second Ave. For 20 years, Gregory has been a civil rights activist, yet he would not feel comfortable, he says, living in Liberty City. Little Haiti, he says, is friendly to whites.

The nig' s are quieter and less dangerous in ..ami's Little Haiti than in other poor South Florida neighborhoods. Of all the ethnic groups, the Haitians have the lowest crime rate, says Miami police officer Antonio Henry, who often has patrolled the area. In 80 to 90 per cent of police incidents involving Haitians, Henry says, Haitians are the victims, not aggressors.

While specific statistics are not available, Dr. Charles Wetli, Dade's deputy medical examiner, cannot remember a

Haitians in Miami, from Mike Winerip, "A World More Gentle," *Miami Herald*, November 22, 1981



Notre Dame D' Haiti (1981), Barry and Kay, from advertisement for Notre Dame Academy, *Miami Herald*, May 3, 1953

Endnotes

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5 J. E. Dovell, "The Railroads and the Public Lands of Florida, 1879-1905," *The Florida Historical Quarterly*, Jan., 1956, Vol. 34, No. 3 (Jan., 1956), pp. 236-258.

6 Dovell, "The Railroads and the Public Lands of Florida, p. 34.

7 *Wilderness to Metropolis*, p. 42-43. The records of the Model Land Company are available at University of Miami Libraries Digital Collections. https://digitalcollections.library.miami.edu/digital/collection/asm0075.

8 Even before Biscayne Boulevard was improved by the Shoreland Company in the mid-1920s, Biscayne Drive was part of a larger and interconnected system of boulevards once projected for Miami. The 1913 Ralston Plan, prepared by architect George L. Pfeiffer, anticipating the growth of Miami to a population of 50,000, proposed a system of boulevards and nine parks. The boulevards ran up the Bayshore, and connected the Miami River to Buena Vista. "Nine Parks In Plan Of Boulevard System For This City," *Miami News*, November 20, 1913.

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10 Peters, *Biscayne Country*, p. 24, 33.

11 Peters, *Biscayne Country*, p. 26.

12 Peters, *Biscayne Country*, p. 33.

13 Peters, *Biscayne Country*, p. 221.

14 See Joe Knetsch, *Hamilton Disston and the Development of Florida* (Digital Commons @ University of South Florida, 2018).

15 "Towns of Arch Creek, Fulford, and Ojus Real Points of Interest," *Miami Herald*, February 13, 1922.

16 Frances Sturteveant, statement in "Life in Dade County," Semi-Tropical, April 1876, quoted in Peters, *Biscayne Country*, p. 41.

17 W. T. Anderson quoted in "Adjectives Can Not Describe Beauties of Magic City," *Miami News*, October 26, 1915.

18 Advertisement for Napoleon Park, *Miami Herald*, Nov. 1, 1925. See also advertisement for Riverside, *Miami News*, January 19, 1904; advertisement for Biscayne Navigation Company, *Miami Herald*, January 4, 1912; advertisement for The Famous Stadler Grove, *Miami Tribune*, January 4, 1925; and "New Miami Theater Will Cost $500,000," *Miami Herald*, January 20, 1925.

19 Advertisement for Napoleon Park, *Miami Herald*, November 1, 1925.

20 Ibid.

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22 "The Miami Shores Story," Local History Archives. Found online at https://www.msvfl.gov/department/residents/brockway-memorial-library/local-history-archives

23 "Real Value: Based On Tangible Causes," advertisement for Miami Shores: America's Mediterranean, *Miami Herald*, April 3, 1925.

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25 Seth H. Bramson, *Boulevard of Dreams* (Charleston: History Press, 2007) pp. 15-16.

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28 The FEC default followed that of the Seaboard Air Line in 1930.

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36 “You Are Invited,” *Miami News*, May 30, 1947.

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38 Uptown Miami was a given name for the Northeast Corridor between 79th Street and the Broward County line, according to realtor Paul Ashburn of Powell & Ashburn. Charles B. Forbes, “Northeast ‘Coming Into Its Own’,” *Miami News*, August 28, 1949. See also Matthew Gordon Lasner, “No Lawn to Mow: Co-ops, Condominiums, and the Revolution in Collective Homeownership in Metropolitan America, 1881-1973,” PhD dissertation presented to the Harvard University Department of Architecture, Landscape Architecture, and Urban Planning, 2007. Accessed online. https://www.proquest.com/openview/bcd722f2000317f227e6dc4f44adf4b0/1?pq-origsite=gscholar&cbl=18750

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40 Advertisement for Miami Shores heights, *Miami News*, January 29, 1956.

41 “Peace And Beauty,” advertisement for Carlaine Terrace, *Miami News*, March 1, 1953.

42 Stephen Trumbull, “Aviation Country Club Caters to Sportsmen,” *Miami Herald*, August 18, 1946.

43 Adelaide Handy, “Unique But Livable Home Created Here Also Houses Plane!” *Miami Herald*, July 27, 1947.

44 “North Miami Tract At New Causeway is Selected as Site,” *Miami Herald*, August 21, 1949. In order to build Keystone Point, the land, including the outlet of Arch Creek, was to be carved to create two storm harbors, a lake, and five miles of inland waterway threading through the site, publicized as the most waterfront land ever made available in a development. The dredging pierced 30-feet into solid rock to achieve the necessary fill to raise the site and, unfortunately, straightened the picturesque Arch Creek to make for better boating. Note: before Robert Little, 20 houses were built in late 1949 according to plans by architect Irving E. Horsey.

45 Keremit Stanford quoted in “North Miami Site Of Big Waterfront Housing Program,” *Miami Herald*, December 11, 1949.

46 “Developer Speeds Up Timetable,” *Miami Herald*, March 12, 1950.

47 “Keystone Point Development Opens Model Home Today,” *Miami Herald*, December 11, 1949.

48 “The Sun and Its Effects Provide the Basis for Design of ‘Solarama Home,’” *Miami Herald*, February 13, 1958.

49 John Senning, “Waterfront Homes for Anyone,” *Miami Herald*, February 19, 1956.

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53 “Venice Arms,” advertisement in the *Miami Herald*, September 290, 1961.

54 “Fight Inflation The Jade Winds Way!,” Advertisement for Jade Winds, *Miami Herald*, April 5, 1970. Interiors were by Eileen Fried, interior designer. Ehrlich had previously used a circular motif at the unusual Rotunda House prototype, designed for the Catalina Estates Subdivision in Miami (1964).

55 Larry Devine, “Thomas Landings Changes Pace,” *Miami Herald*, February 29, 1964.

56 Lasner, “No Lawn to Mow: Co-ops,” p. 428. See also, Matthew Gordon Lasner, *High life: condo living in the suburban century* (New Haven: Yale University Press, 2012). On the subject of vertical suburbs, see also Allan T. Shulman, “Suburbs on Edge: Residential Palisades and Concrete Canyons,” in Allan T. Shulman Ed., *Miami Modern Metropolis: Paradise and Paradox in Midcentury Architecture and Planning* (South Pasadena: Balcony Press, 2009).

57 Charles Kimball, “Hamlet Gets $3 Million Financing,” *Miami Herald*, May 28, 1972.

58 Vicki Salloum, “Apartment hunters should compare before homing in on one building,” *Miami Herald*, April 13, 1978.

59 Ibid

60 Joe Broadus, “N. Miami Developer Finds Flora Tough To Uproot,” *Miami Herald*, September 10, 1973.

61 Bruce Giles, “State Buys Arch Creek Park Tract,” *Miami Herald*, January 4, 1973.

62 Christina Mancuso, “The City of North Miami Honors LGBTQ Community With Sculpture,” March 7, 2017. Accessed online at https://www.broadwayworld.com/miami/article/The-City-of-North-Miami-Honors-LGBTQ-Community-With-Sculpture-20170307

63 Vicki Salloum, “Apartment hunters should compare before homing in on one building,” *Miami Herald*, April 13, 1978.

64 “Festival of Nations To Be Given by YW,” *Miami Herald*, March 16, 1950. Among the other clubs were the Polish American Social Club (1955) on NW 2nd Avenue, and the German American Social Club in Kendall (David Harum architect, 1975).

65 “Built by Members,” *Miami Herald*, May 14, 1950.

66 Frank Greve, “The Surf: Troubled Club In a Sea Of Change,” *Miami Herald*, April 28, 1974

67 Nancy Beth Jackson, “Meet Walter Troutman: Middle-Aged Teeny-Bopper Of the Jockey Club,” *Miami Herald*, March 31, 1968. Further up Biscayne Boulevard, at 112th Street, Walter Troutman, former partner of Connie Dinkler in the Palm Bay Club, led the development the Jockey Club, which opened 1968 and quickly acquired thousands of members. Designed by Bleemer and Levine, the banal 21-story apartment building was built over the club and outfitted by fashionable interior designer Henry End. Troutman colored his project with the idea of stocking the site with airline stewardesses – adding a second building for beautiful people and declaring that “Pretty people are… the greatest landscaping you can get.” Troutman’s own rooftop penthouse included a “landscaped Roman bath and a see-through rooftop swimming pool giving bar sitters an underwater action peek from the living room below.” The Cricket Club began as Bernard Berkley’s Colony Club, 1969.

68 Just to the north of the Jockey Club, entrepreneur on a nearly island-like peninsula. Malnick, founder of the stagey and opulent Forge nightclub and restaurant in Miami Beach (1968), furnished the Cricket Club with wood paneled walls and over the top chandeliers and was well-stocked with antiques and artwork, a hangout of the entertainment world. Designed by Marchesani and Cohen with John Pierce Fullerton, an otherwise unremarkable slab of apartments was syncopated with bold and jaunty curvilinear forms corresponding to interior features like circular dining rooms. The clubhouse, and “party chic basement discotheque” were designed by Henry End. Croquet lawns, putting greens and a freeform pool joined the usual club amenities.

69 Dee Wedemeyer, “Where Luxury Has No Bounds,” *New York Times*, March 14, 1982.

70 “Sales Brisk at Aventura,” *Miami News*, February 5, 1971.

71 Lasner, “No Lawn to Mow,” p. 500.

72 “Sneak Preview,” advertisement in the *Miami Herald*, September 10, 1972.

73 Bramson, *Aventura*, p. 55, 69.

74 Joel Garreau, *Edge City: Life on the New Frontier* (New York: Doubleday, 1991).

75 Beginning in the 1930s, Frank Lloyd Wright developed a series of homes he described as Usonian, designed to respond to the American landscape and American values. Most were low-slung, characterized by deeply projecting flat roofs, and walls that mixed glass doors and clerestory windows with walls of stone or wood paneling.

76 “Clyde Beatty’s Jungle Zoo,” accessed April 26,

2002, http://lostparks.com/beatty.html.

77 "Waxing Eloquent," *Miami Herald*, August 20, 1971.tah

78 Advertisement for Commercial Arch Creek, *Miami News*, April 5, 1926.

79 John Shirley Hurst, "Plans Are Ready For Giant Trade Project: Miami Offered Chance To Lead Hemisphere," *Miami Herald*, May 21, 1950.

80 Ibid. In 1950, Miami architect Robert Fitch Smith expressed the conviction of many in noting that, in the wake of two world wars, the western hemisphere was poised to become the new center of global culture and Miami, as the hemisphere's natural hub, would play a key role.

81 Advisors from around the state also were engaged in the design of the Inter-American Center, including William Kenneth Jackson of Jacksonville, Archie Gale Parrish of St. Petersburg and James Gamble Rogers III of Winter Park.

82 Robert González, "Interama: Visions of a Pan-American City," in Allan Shulman Ed., *Miami Modern Metropolis: Paradise and Paradox in Midcentury Architecture and Planning* (South Pasadena: Balcony Press, 2009) pp. 146-151.

83 Jonathan D. Salant, "Oleta Park Plans Move Ahead Slowly," *Miami Herald*, December 25, 1980. See also Morton Lucoff, "Interama site likely candidate for new state park and marina," *Miami News*, January 4, 1980.

84 The consortium of landscape architects who competed for the Oleta project included Friedman Walmsley of New York; Howard, Needles, Tammen, and Bergendoff of Miami; Roberto Burle Marx of Brazil; Edward Durrell Stone Jr. of Fort Lauderdale; and Sasaki Associates of Coral Gables. Elton Gissendanner, Director of State Department of Natural Resources.

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86 Craig Gemoules "Still Stuck in the Muck at Interama: Six Decades of Planning and Dreaming," *Miami Herald*, July 3, 1986.

87 Stephen J. Whitfield, "Blood and Sand: The Jewish Community of South Florida," *American Jewish History*, Vol. 82, No. 1/4, 1994, pp. 73-96.

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89 Deborah Dash Moore, *To the golden cities : pursuing the American Jewish dream in Miami and L.A.* (Cambridge: Harvard University Press, 1996)

90 Whitfield, *Blood and Sand*, pp. 73-96.

91 Edward S. Shapiro, "A Shtetl in the Sun: Orthodoxy in Southern Florida," in *A Unique People in a Unique Land: Essays on American Jewish History* (Brookline, MA: Academic Studies Press, 2022).

92 Eruv, retrieved from Dictionary.com

93 "Corner Store Provides Religion," *Miami Herald*, October 16, 1954.

94 Miguel Perez, "Area Center for Jewish Dedicated," *Miami Herald*, June 7, 1976. See also "Jewish Center Opens Today," *Miami Herald*, June 6, 1976.

95 Perez, "Area Center."

96 Ancestry Map of Haitian Communities". Epodunk.com, retrieved October 28, 2007. From "North Miami Beach, Florida," Wikipedia

97 Herbert Buchsbaum and Richard Wallace, "Man held in electrocution of intruder," *Miami Herald*, October 1, 1986.

Prewar Homes in Northeast Dade



Home, Griffing Biscayne Park Ests (1920)



Home, Griffing Biscayne Park Ests (1924)



Home, Griffing Biscayne Park Ests In PB 8-17 (1924)



Home, Griffing Biscayne Park Ests In PB 8-17 (1925)



Home, Griffing Biscayne Park Ests (1930)



Home, Griffing Biscayne Park Ests Amd Pl (1934)



Home, Griffing Biscayne Park Ests (1927)



Home, Hallandale Park (1924)



Home, Sherwood Forest, Miami-Dade County Historic Site (1924)



Home, Bungalow Court (1930)



Home, Harriette Park No 2 Amd (1934)



Home, Arch Creek Highlands (1936)



Home, Arch Creek Highlands (1936)



Home, Sherwood Forest (1937)

Prewar Homes in Northeast Dade



Home, Arch Creek Highlands (1937)



Home, Griffing Biscayne Park Ests (1937)



Home, Sherwood Forest (1938)



Home, Sherwood Forest (1939)



Home, Sherwood Forest (1939)



Duplex, Biscayne Shores Corr Plat **(**1940)

Prewar Buildings in Northeast Dade



Fulford Elementary School, 16140 NE 18th Ave (1925)



Baglione's Garage and Service Station, 1375 NE 125th St (1939)



American Czech-Slovak Cultural Club, 13325 Arch Creek Rd, Miami-Dade County Historic Site (1926)

Single Family Homes and Duplex Homes in Northeast Dade



Home, Mitchell Manor (1941)



Home, Irons Manor High Pine Addn Sec A (1947)



Home, Griffing Biscayne Park Ests (1947)



Home, Green Oaks (1948)



Home, Green Oaks (1948)



Home, Biscayne Shores Corr Plat (1951)



Home, Irons Manor High Pine Addn Sec A (1951)



Home, Ojus Sub (1951)



Home, Bayshore Manor (1952)



Home, Bayshore Manor (1952)



Home, Bayshore Manor (1952)



Home, Bayshore Manor (1952)



Home, Biscayne Manors (1952)



Home, Bayshore Manor (1952)



Home, Biscayne Hgts (1952)



Home, Economy Sites (1952)



Home, Bayshore Manor (1952)

Single Family Homes and Duplex Homes in Northeast Dade



Home, Economy Homesites (1955)



Home, Fulford Homes (1953)



Home, Hazenthorpe (1954)



Home, Economy Homesites (1954)



Home, Sunswept Isle (1957)



Home, Enchanted Lake Sec 2 (1957)



Home, Enchanted Lake (1956)



Home, Mitchell Manor Extension (1957)



Home, Maurice Sub (1957)



Home, Hazenthorpe (1958)



Home, Sunswept Isle 1st Addn (1958)



Home, Sunswept Isle (1959)



Home, Enchanted Lake Sec 2 (1959)

Single Family Homes and Duplex Homes in Northeast Dade



Home, Enchanted Lake Sec 2 (1960)



Home, Enchanted Lake Sec 6 (1962)



Home, Riverdale (1962)



Home, County Squire Ests Sec B (1967)



Home, Oak Forest 1st Addn (1968)



Home, Mitchell Manor (1969)



Home, County Squire Ests Sec C (1968)



Home, County Squire Ests Sec D (1969)



Home, Skyknoll Ests Replat (1971)



Home, County Squire Ests Sec D (1969)

Single Family Homes and Duplex Homes in Northeast Dade



Home, Raintree Lake Section 1 (1969)



Home, Enchanted Lake Sec 3 (1971)



Home, Forest Ests (1977)



Home, Sunswept Isle 1st Addn (1977)



Home, Belmar Amd (1977)



Home, Enchanted Lake Sec 5 (1979)



Home, Raintree Lake Section 4 (1980)



Home, Woodland Ests (1981)



Home, Woodland Ests (1981)



Home, Raintree Lake Section 4 (1983)



Home, Woodland Ests (1983)

Single Family Homes and Duplex Homes in Northeast Dade



Emerald Lake entrance to lake, 13085 Emerald Dr (1957)



Emerald Lake Duplex, 13085 Emerald Dr (1957)



Duplex, 18416 NE 24th Ct (1971)



Duplex, Hallandale Park (1977)

Townhomes in Northeast Dade



Townhomes, Areta Estates Sec 8 (1968)



Townhomes, Executive Manors (1968)



Townhomes,Adlerama Estates 2nd Addn (1970)



Townhomes, Riverwood Condominium (1974)



Townhomes, Townhouses by Al Besade Jr (1979)



Townhomes, Courtyards of Aventura (1982)

Multifamily Housing in Northeast Dade



Garden apartments, 650 NE 88th Ter (1954, current The French American School of Miami)



Garden Apartments, 12209 NE 6th Ave (1955)



Garden Apartments, 12100 NE 7th Ave (1955)



Garden Apartments, 765 NE 121st St (1956)



Garden Apartments, 2782 NE 208th St (1956)



Garden Apartments, 12326 NE 6th Ave (1959)



Garden Apartments, 16031 NE 18th Pl (1957)



Garden Apartments, 13200 NE 6th Ave (1960)



Biscayne Lake Gardens Condo, 2825 NE 201st Ter (1968)



Avalon Apartments, 2251 NE 170th St (1969)



Apartments, 2379 NE 172nd St (1969)



Apartments, 13750 NE 20th Ln (1970)



Apartments, 13880 NE 20th Pl (1970)



Hidden Waters, 1860 Venice Park Dr (1971)

Multifamily Housing in Northeast Dade



Apartment Unit, 625 NE 123rd St (1948)



Apartment Complex, 9005 NE 8th Ave (1947)



Apartment Complex, 680 NE 88th Ter (1956)



Biscayne Shores Hgts, (1950)



Apartments, 2128 NE 167th St (1958)



Snake Creek Landings, 2080 NE 167th St (1956)



Apartment Complex, 1585 NE 125th St (1958)



Apartment Units, 17201 NE 23rd Ave (1958)



Multifamily, 1500 NE 125th Ter (1961)



Apartments, 17000 NE 21st Ave (1960)



Apartment Complex, 1250 NE 119th St (Unknown)



Apartment Units, 13025 Emerald Dr (1960)



Apartment Complex, 12101 Griffing Blvd (1960)



Sutton House Apartments, 11855 NE 19th Dr (1963)



Apartments, 13155 NE 6th Ave (1964)

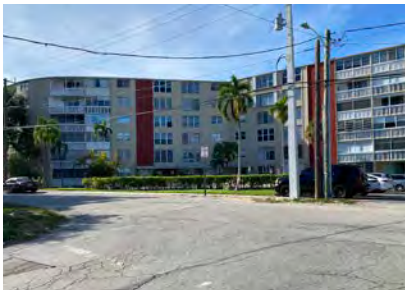


Apartments, 12405 NE 4th Ave (1966)



Point East Condo, 2910 Point East Dr (1967)

Multifamily Housing in Northeast Dade



Terra Towers Condo, 1475 NE 125th Ter (1966)



Sutton House Apartments, 11855 NE 19th Dr (1963)



Apartments, 12401 NE 16th Ave (1968)



The Whitehouse Condo, 13700 NE 6th Ave (1964)



Apartments, 16701 NE 21st Ave (1967)



Point East Condo, 2910 Point East Dr (1967)



Point East Condo, 2910 Point East Dr (1967)



Point East Condo, 2910 Point East Dr (1967)



Apartments, 12401 NE 16th Ave (1968)



Apartments, 12401 NE 16th Ave (1968)



Apartments, 2301 NE 170th St (1968)



Lakeside at Biscayne Gardens, 1700 NE 133rd St (1968)



Ashley Place, 14850 W Dixie Hwy (1968)



Oxford Court Condos, 13655 NE 10th Ave (1968)



Majestic Apartments, 12990 NE 6th Ave (1970)



Rofalex Inc – Apartments, 1755 NE 164th St (1971)



Tropical Terrace Condo, 13725 NE 6th Ave (1971)

Multifamily Housing in Northeast Dade



Center Court Apartments, 14695 NE 18th Ave (1971)



Apartments, 13030 NE 6th Ave (1971)



Pier 44 Condo, 13695 NE 3rd Ct (1971)



Alameda Gardens, 1965 NE 135th St (1972)



Moonraker Condominium, 1975 NE 135th St (1972)



Leeward Condominiums, 555 NE 123rd St (1973)



Almond Condo, 13655 NE 3rd Ct (1973)



Condominiums, 300 NE 125th St (1974)



Apartment Units, 12105 NE 6th Ave (1974)



Villa Dorada Condominium, 20250 W Country Club Dr (1973)



Villa Dorada Condominium, 20250 W Country Club Dr (1973)



Villa Dorada Condominium, 20250 W Country Club Dr (1973)



Windsor Tower, 1551 NE 167th St (1967, Current Grand Island luxury Apartments)



Three Seasons Condo, 16400 NE 17th Ave (1969)



Crestview Towers, 2025 NE 164th St (1970)



Commodore Plaza, 2780 NE 183rd St (1971)



Center Court Apartments, 14695 NE 18th Ave (1971)



Forest Place Apartments, 1600 NE 135th St (1971)



Villa Dorada Condominium Association, 20250 W Country Club Dr (1973)



Bonavista Condo, 3375 N Country Club Dr (1973)

Trailer Parks in Northeast Dade



Home, Trailer City



Trailer City

Shopping Centers in Northeast Dade



163 Street Plaza Mall, 1205 NE 163rd St (1957)



Regina Square, 18701 Biscayne Blvd (1971)



Loehmann's Plaza, 2711 NE 187 St (1979)

Shopping Plazas in Northeast Dade



Gulf Gas Station, 13500 W Dixie Hwy (1949 Current Swiftly Coin Laundry)



Piccolo Pizza, 1601 NE 123rd St (1953)



AMPM Smoke Shop Inc., 16990 NE 19th Ave (1953)



Laurenzos Market, 16385 W Dixie Hwy (1953)



Miracle Leaf, 10793 Biscayne Blvd (1954)



Shopping Plaza, 12749 Biscayne Blvd (1955)



Nathalie Kitchen, 12987 W Dixie Hwy (1956)



Shopping Plaza, 486 NE 125th St (1958)



Law Centre, 16900 NE 19th Ave (1960)



Shopping Plaza, 16932 NE 19th Ave (1960)



Plaza at 189th, 18901 W Dixie Hwy (1961)



Mambo Style Barber Shop, 1750 NE 163rd St (1965)



Shopping Plaza - La Hacienda, 13305 W Dixie Hwy (1972)



Shopping Plaza - La Hacienda, 13305 W Dixie Hwy (1972)



Promenade Shops At 163rd St, 1735 NE 163rd St (1974)



Shopping Plaza, 2500 NE 186th St (1974)



Shopping Plaza, 17122 W Dixie Hwy (1976)



Shopping Plaza, 1940 NE 123rd St (1974)



Sunny Palm Acres, 16499 NE 19th Ave (1961, Current Nankin Building)



Shopping Plaza, 656 NE 125th St (1956)



New Group Building, 1140 NE 163rd St (1957)

Commercial in Northeast Dade



School of Rock, 2000 NE 146th St (1953)



Popeiel School/North Dade Jewish Community Center/Temple Beth Moshe, 13630 W Dixie Hwy (1953, Current Space Music)-



Better Vacuum, 12327 NE 6th Ave (1954, Current Tastings NYC)



Wingerter Lab, 1825 NE 144th St (1955)



Bamboo Garden Restaurant, 1224 NE 163rd St (1957)



Hats and Hats, 1836 NE 163rd St (1959)



Furniture 2 Go, 1050 N Miami Beach Blvd (1964)



Tag Sfada Agency Inc, 615 NE 124th St (1967)



Francis Tire & Auto Services, Inc., 13328 NE 17th Ave (1968)



Caribbean Mini Market & Store LLC, 13800 W Dixie Hwy (1964)



Community Medical Center, 995 NE 163rd St (1959, Current Penate Adult Care)



Chicken Unlimited, 13300 W Dixie Hwy (1968, current Trinity Funeral Chapel)



Five Stars Auto Shop, 13950 W Dixie Hwy (1951)



Franco Auto Repair, 12440 W Dixie Hwy (1959)



A Cleaner World Dry Cleaners, 14230 W Dixie Hwy (1960)



Pan American Tire Co., 1561 NE 163rd St (1961, Current Phoenix Complete Auto Care)



Firestone Complete Auto Care, 16251 Miami Dr (1966)



Westar, 14290 Dixie Hwy (1966)



Transmissions Unlimited, 15290 W Dixie Hwy (1967)

Commercial in Northeast Dade



IHOP, 1101 NE 163rd St (1960)



The Ranch House Restaurant, 510 NE 125th St (1969, Current Jimmy's Place)



Denny's, 12105 Biscayne Blvd (1970)



Store, 14100 W Dixie Hwy (1974)



Haulover Shark & Tarpon Club, 1999 NE 164th St (1967, current Aero Junk Removal Service)



Pier I Imports, 1630 NE 164th St (1969, current Carnival USA LLC)



Citrus Kosher Supermarket, 1850 NE 164th St (1984)

Commercial in Northeast Dade



Apex, 13695 W Dixie Hwy (1970)



9Round Kickboxing Fitness, 19100 W Dixie Hwy (1972)



Community Federal Bank, 12255 NE 16th Ave (1975, current Truist Bank)



Truist, 1576 NE 163rd St (1979)



Army Recruiting North Miami Beach, 16391 NE 11th Ave (1974)



Levitt Weinstein Blasberg Rubin Zilbert Memorial Chapels, 18840 W Dixie Hwy (1981)



Orsdel North Miami Chapel, 14990 W Dixie Hwy (1973, current Funeraria Latina Emanuel)



Beyer Funeral Chapel, 16480 NE 19th Ave (1967, current St Fort's Funeral Home & Cremation)



Samuels Funeral, 14686 W Dixie Hwy (1961)



Caballero Rivero Southern, 15011 W Dixie Hwy (1946)



Southern Memorial Park, 15000 W Dixie Hwy (1941 - 1975)

Offices in Northeast Dade



Unknown Site, 2151 NE 163rd St (1953)



Fairmont Building, 1100 NE 125th St (1960, current First American Security Services)



North Miami Commerce Building, 915 NE 125th St (1962, current U.S. Security Associates)



JAN-PRO Cleaning & Disinfecting in Southeast Florida,
1820 NE 163rd St (1965)



Sage Pediatrics, 1990 NE 163rd St (1965)



Wells Fargo, 12700 Biscayne Blvd (1964)



The Garden Corporate Center, 1125 NE 125th St (1971)



Baylee Executive Center, 16375 NE 18th Ave (1974)



A Professional Driving School, 1110 NE 163rd St (1960)



MBMG Medical Center, 12550 Biscayne Blvd (1972)



American Bonkshaves Building, 11601 Biscayne Blvd (1973, current Florida Medical Marijuana Certification Clinics)



AT&T, 2100 NE 164th St (1973)



Panuleta Gardens, 801 NE 167th St (1973)

Offices in Northeast Dade



Doctors Building, 12996 W Dixie Hwy (1952)



Buchalter, **Hoffman & Dorchak Law Firm**, 1073 NE 125 St (1952)



Monica Alvarez Photography, 17100 NE 19th Ave (1953)



Maryland Fried Chicken, 690 NE 124th St (1954, current Store)



Wingerter Laboratories, **Inc.**, 1820 NE 144th St (1956)



Commercial Building, 1549 NE 123rd St (1957)



MEGYS/Filipino American Ministries, 12300 NE 6th Ct (1958)



Coserta Co., 12585 NE 7th Ave (1959, current Xapa Studio)



Genesis Home Health Inc, 1195 NE 125th St (1960)



Store, 12580 NE 7th Ave (1961)



Danowit Dental, 16600 NE 8th Ave (1963)



Physicians Creek Medical Center, 2040 NE 163rd St (1968)



Eye Centers of South Florida, 1701 NE 164th St (1969)



1881 Professional Building, 1881 NE 164th St (1969, current Allison Academy)



Women & Teens Healthcare, 16880 NE 19th Ave (1970)



Bryant Security, 16840 NE 19th Ave (1971)



Rahamin Management - Miami Waterfront Realty, 13201 NE 16th Ave (1972)



People's First National Bank of North Miami,16051 W Dixie Hwy (1972, current SAE Institute of Technology Miami)



Panacea Medical Center, 14205 W Dixie Hwy (1974)



Law Offices of Ivan A. Schertzer, 16211 NE 18th Ave (1981)

Medical in Northeast Dade



Royal Glades Nursing Home, 16650 W Dixie Hwy (1963, current Serenity Bay Nursing & Rehab)



Fountainhead Nursing Home, 1255 NE 135th St (1965, current North Dade Nursing & Rehabilitation Center)



Chai Convalescent Home, 13650 NE 3rd Ct (1967, current Pinecrest Rehabilitation Center)



North Miami General Hospital, 1701 NE 127th St (1961, current Johnson and Wales University)



HCA Florida Aventura Hospital-ER, 20900 Biscayne Blvd (1972)

Religious in Northeast Dade



Islamic Center of North Miami, 560 NE 129th St (1947)



First Church of North Miami Congregational Church, 1200 NE 135th St (1955)



St. Paul's United Methodist Church, 900 NE 132nd St (1948, current Shalom House of Grace UMC)



Spanish Monastery, 16711 W Dixie Hwy (1955)



Holy Cross Lutheran Church And School Of North Miami, 650 NE 135th St (1949)



Church of God Evangelical, 12830 NE 6th Ave (1956)



St. Lawrence Catholic Church, 2200 NE 191st St (1959)



Miami Bible Church, 11303 NE 13th Ave (1963, current Église El Shaddai)



Yeshiva Toras Chaim Toras Emes, 1051 N Miami Beach Blvd (1960)



Scheck Hillel Community School, 19000 NE 25th Ave (1975)



Temple Sinai of North Dade, 18801 NE 22nd Ave (1968-1973)

Educational in Northeast Dade



Ojus Elementary School, 18600 W Dixie Hwy (1947)



Highland Oaks Middle School, 2375 NE 203rd St (1972)

Industrial in Northeast Dade



Adam's Engineering, 19400 W Dixie Hwy (1955, current Modani Furniture Warehouse)



Jardins de Carthage, 14260 NE 18th Ave (1957)



North Miami Beach Solid Waste, 1965 NE 151st St (1960)



Supreme Chemical & Pool Supply, 1915 NE 153rd St (1969)



Shop/Industrial, 1926 NE 154th St (1961)



We The Best Studio, 1998 NE 150th St (1965)



Miami Dade Water and Sewer, 15500 Biscayne Blvd. (1975)

Civic in Northeast Dade



El Portal Village Hall, 500 NE 87th St (1949)



United States Postal Service, 16400 W Dixie Hwy (1953)



Ojus United States Postal Service, 18901 W Dixie Hwy (1961)



Lafe Allen Memorial Library, 1601 NE 164th St (1965)



Miami-Dade Police Department, 15665 Biscayne Blvd (1976)



Miami Dade County Fire Rescue Station 22, 15655 Biscayne Blvd (1976)



North Miami East Fire Station, 13000 NE 16th Ave (1963)



Michael-Ann Russell Jewish Community Center, 18900 NE 25th Ave (1976)



North Miami Beach City Hall, 17011 NE 19th Ave (1962)



North Miami Beach Community Redevelopment Agency - Miami Dade Fire Rescue, 17050 NE 19th Ave (1965)



Griffing Community Center, 12220 Griffing Blvd (1946)



American Legion, 14901 W Dixie Hwy (1951)



Greater North Miami Chamber of Commerce, 13100 W Dixie Hwy (1952)



City of North Miami Motor Pool, 1855 NE 142nd St (1961)



Senator Gwen Margolis Community Center, 1590 NE 123rd St (1974)



Miami Dade Justice Center, 15555 Biscayne Blvd (1983)



Arch Creek Park, 1855 NE 135th St



Military Trail Park, 825 NE 89th St (Unknown)

Character shots in Northeast Dade



Cement plant – Cemex, 2001 NE 146th St (1974)



FEC Tracks



Hidden Waters, 1860 Venice Park Dr (1971)

Canals in Northeast Dade



Oleta River



Oleta River



Snake Creek (1954)

Cemeteries in Northeast Dade



Shalom Gardens Southern Memorial Park, 15800 NE 18th Ave (1942)



Shalom Gardens Southern Memorial Park, 15800 NE 18th Ave (1942)



Southern Memorial Park, 15800 NE 18th Ave (1942)

Northeast Dade Shortlist

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA06945	North Shore Crest (Resource Group)	Various	Biscayne Hgts Hazenthorpe Michelle Hgts Mitchell Manor Mitchell Manor Extension North Shore Crest Bayshore Manor Bayshore Manor 1St Addn	North Shorecrest	1930	O	Mixed	Postwar Built-out of a Prewar Subdivision	High
DA20186	House	8890 NE 10th Ave	Lambert-Brent Addn	North Shorecrest	1948	X	Neo Colonial	Postwar Single Family Home	Medium
DA22625	The French American School of Miami (Resource Group)	650 NE 88th Ter	Asbury Park	North Shorecrest	1954	X	Postwar Modern	Adapted Use	Medium
DA22627	Farmington Subdivision (Resource Group)	Various	Farmington Sub	North Shorecrest	1947	O	Postwar Modern	Multifamily/Garden Apartments	High
DA20185	House	1025 NE 89th St	Belmar Amd	Shorecrest	1977	X	Late Modern	Postwar Single Family Home	High
DA20187	House	8900 NE 10th Ave	No Data	Shorecrest	1924 - 1980	O	Neo Tudor	Prewar Single Family Home	Medium
DA00326	House	6 NE 89th St	El Portal Sec 5	El Portal	1910	X	Wood Frame Vernacular	Prewar Single Family Home	High
DA11614	El Portal (Resource Group)	Various	El Portal El Portal Sec 2 El Portal Sec 5 El Portal Sec 6 El Portal Sec 7 Sherwood Forest Sherwood Forest Unit 2 El Jardin Rev Pl Of El Jardin Sec 2 Rev In Bk 223	El Portal	1925	X	Mixed	Prewar Subdivision	High
DA20188	House	205 NE 87th St	El Portal Homes	El Portal	1952	X	Mixed, none dominant	Religious	High
DA20190	El Portal Village Hall	500 NE 87th St	Sherwood Forest	El Portal	1949	X	Postwar Modern	Civic	High
DA20191	Highland Oaks Middle School	2375 NE 203rd St	No Data	Highland Lakes	1972	X	Brutalism	Education	High
DA20192	Virginia A. Boone Highland Oaks Elementary	20500 NE 24th Ave	No Data	Highland Lakes	1965	X	Late Modern	Education	High
DA20193	Highland Oaks Park	20300 NE 24th Ave	No Data	Highland Lakes	1968	O	Not Applicable	Park	High
DA22476	Biltmore Park (Resource Group)	Various	Biltmore Park	Highland Lakes	1971	O	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA22477	Forest Estates (Resource Group)	Various	Forest Ests	Highland Lakes	1980	O	Mixed	Postwar Tract Home Subdivision	Medium
DA22478	Napoleon Park (Resource Group)	Various	Napoleon Park Sub	Highland Lakes	1971	O	Masonry Vernacular	Postwar Built-out of a Prewar Subdivision	Medium
DA22479	Sunswept Isle (Resource Group)	Various	Sunswept Isle Sunswept Isle 1St Addn	Highland Lakes	1956	O	Contemporary	Postwar Tract Home Subdivision	Medium
DA22480	Woodland Acres (Resource Group)	Various	Woodland Acres	Highland Lakes	1969	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA22481	Woodland Estates (Resource Group)	Various	Woodland Ests	Highland Lakes	1980	O	California	Postwar Tract Home Subdivision	Medium
DA06411	Dollar Tree	10801 Biscayne Blvd	Biscayne Shores Unit No 2	Bayview Acres	1941	O	Streamlined	Commercial/Retail	Medium
DA06412	Sherry Lash and Beauty Studio	10905 Biscayne Blvd	Bay Ridge Amd Plat	Bayview Acres	1948	O	Postwar Modern	Commercial/Retail	Medium
DA20195	Miami Bible Church. Current: Église El Shaddai	11303 NE 13th Ave	Bayview Acres	Bayview Acres	1963	O	Masonry Vernacular	Religious	Medium
DA20197	Miracle Leaf	10755 Biscayne Blvd	Biscayne Shores Unit No 2	Bayview Acres	1954	O	Postwar Modern	Shopping Plaza	Medium
DA20198	American Bonkshaves Building (Current: Florida Medical Marijuana Certification Clinics)	11601 Biscayne Blvd	Biscayne Suffolk Sub	Bayview Acres	1973	O	Mansard	Office Building	Medium
DA20199	Leeward Motel	11790 Biscayne Blvd	Miami Shores Unit A	Bayview Acres	1951	O	Postwar Modern	Motel	High
DA20200	All Florida Pool and Spa Center	11720 Biscayne Blvd	Miami Shores Unit A	Bayview Acres	1940	O	Masonry Vernacular	Motel	High
DA20201	Denny's	12105 Biscayne Blvd	Miami Shores Unit A	Bayview Acres	1970	O	Mimo Commercial	Commercial/Retail	Medium
DA20202	Bright Star Care of Aventura	11077 Biscayne Blvd	Vista Biscayne	Bayview Acres	1984	O	Late Modern	Office Building	Medium
DA20203	Sun N Surf Motel	11102 Biscayne Blvd	Water View Park	Bayview Acres	1951	O	Masonry Vernacular	Motel	Medium

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DA20204	Howard Preserving Co. (Current: Los Antojos Restaurant/ Saints-N-Scissors)	11099 Biscayne Blvd	Water View Park	Bayview Acres	1932	O	Mixed, none dominant	Commercial/Retail	Medium
DA22482	Bayview Acres (Resource Group)	Various	Bayview Acres	Bayview Acres	1936	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA22483	Biscayne Boulevard (Resource Group)	Various	Biscayne Blvd Park	Bayview Acres	1936	X	Mixed	Prewar Subdivision	Medium
DA22484	Biscayne Court (Resource Group)	Various	Biscayne Court	Bayview Acres	1924	O	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA22485	Kadell Heights (Resource Group)	Various	Kadell Hgts	Bayview Acres	1967	O	Ranch	Postwar Duplex Subdivision	Medium
DA22486	Le Mirage Condo (Resource Group)	1250 NE 119th St	Le Mirage Condo	Bayview Acres	1982	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA22487	Maurice Subdivision (Resource Group)	Various	Maurice Sub	Bayview Acres	1957	X	Ranch	Postwar Tract Home Subdivision	Medium
DA22488	Miami Shores Heights (Resource Group)	Various	Miami Shores Hgts	Bayview Acres	1955	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20111	Farm Store	1920 NE 123rd St	Sans Souci Ests	San Souci	1971	O	Mimo Commercial	Commercial/Retail	High
DA20205	Shopping Plaza	1940 NE 123rd St	Sans Souci Ests	San Souci	1974	O	Late Modern	Shopping Plaza	Medium
DA20206	Apartments	12175 NE 19th Ave	Sans Souci Ests	San Souci	1965	O	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA22489	Areta Estates (Resource Group)	Various	Areta Estates Sec 1 Pb 80-18 Areta Estates Sec 8	San Souci	1965	O	New Orleans	Multifamily/Townhouses	High
DA22490	Jockey Club (Resource Group)	11111 Biscayne Blvd	Jockey Club Condo	San Souci	1968	O	Postwar Modern	Multifamily/High Rise	Medium
DA22491	San Souci Area (Resource Group)	Various	Sans Souci Condo	San Souci	1962	O	Catwalk/Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA22492	Sutton House Apartments (Resource Group)	Various	Sutton House Condo	San Souci	1963	O	Catwalk/Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA22493	Al Besade Townhouses (Resource Group)	Various	Townhouses By Al Besade Jr	San Souci	1979	O	Neo Mediterranean	Multifamily/Townhouses	Medium
DA22494	Keystone/Ixora Court (Resource Group)	Various	Keystone Arms Condo Keystone Harbor Club Condo	Keystone Point	1959	O	Postwar Modern	Multifamily/Apartment Building and Complex	High
DA22495	Keystone Towers (Resource Group)	2000 NE 135th St	Keystone Towers Condo	Keystone Point	1969	O	Postwar Modern	Multifamily/High Rise	Medium
DA22496	South Arch Creek (Resource Group)	South Arch Creek	No Data	Keystone Point	1940s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA00415	Biscayne Park Village Hall	640 NE 114th St	Griffing Biscayne Park Ests Amd	Biscayne Park	1940	O	Wood Frame Vernacular	Civic	High
DA06537	Biscayne Canal (Resource Group)	Biscayne Canal	No Data	Biscayne Park	1923	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA06593	Mia Casa	12221 W Dixie Hwy	Biscayne Park Ests	Biscayne Park	1925 - 1952	X	Masonry Vernacular	Retirement Home	Medium
DA11578	Fairmont Building (Current: First American Security Services)	1100 NE 125th St	Palomar Sub	Biscayne Park	1960	O	Postwar Modern	Office Building	High
DA11615	Biscayne Park (Resource Group)	Various	Griffing Biscayne Park Ests Priors 2Nd Addn To Biscayne Park Ests Griffing Biscayne Park Ests Amd Davis Addn To Bisc Park Village Griffing Biscayne Park Ests Amd Replat Griffing Biscayne Park Ests Resub Griffing Biscayne Park Ests Re-Sub Griffings Biscayne Park Ests Amd Pl Griffing Biscayne Park Ests In Pb 5-104 Griffing Biscayne Park Est In Pb 8-119 Griffing Biscayne Park Ests In Pb 8-123 Griffing Biscayne Park Ests In Pb 5-83 Griffing Biscayne Park Ests In Pb 5-86 Griffing Biscayne Park Ests In Pb 8-12 Griffing Biscayne Park Ests In Pb 8-17	Biscayne Park	1940	O	Mixed	Prewar and Postwar Subdivision	High

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DA12316	Church of God evangelical	12830 NE 6th Ave	Griffing Biscayne Park Ests	Biscayne Park	1956	X	Postwar Modern	Religious	High
DA15330	Villa Maria Nursing Center	1050 NE 125th St	Sisters Of Bon Secours	Biscayne Park	1968	O	Postwar Modern	Nursing Home	Medium
DA20207	Griffing Community Center	12220 Griffing Blvd	Biscayne Park Baker Riddle Company Addn	Biscayne Park	1979	X	Brutalism	Civic	Medium
DA20209	Shopping Plaza	460 NE 125th St	Biscayne Park Ests	Biscayne Park	1958	X	Postwar Modern	Shopping Plaza	Medium
DA20210	The Ranch House Restaurant (Current: Jimmy's Place)	510 NE 125th St	Biscayne Park Ests	Biscayne Park	1969	X	Postwar Modern	Commercial/Retail	Medium
DA20211	Franco Auto Repair	12440 W Dixie Hwy	Biscayne Park Ests Commercial Sec	Biscayne Park	1959	X	Postwar Modern	Automotive/Gas Station	Medium
DA20212	Shops - Ulua Cleaners Corporation	816 NE 125th St	Causeway Manor	Biscayne Park	1968	O	Postwar Modern	Commercial/Retail	High
DA20213	People's American National Bank (Current: Bank of America)	990 NE 125th St	Causeway Manor	Biscayne Park	1955	O	Neo Colonial	Commercial/Retail	High
DA20214	North Miami City Hall	776 NE 125th St	Gribbles Sub	Biscayne Park	1950	X	Brutalism	Civic	High
DA20215	Original North Miami Water Plant	12340 NE 6th Ave	Gribbles Sub	Biscayne Park	1950	O	Masonry Vernacular	Civic	Medium
DA20216	Units	340 NE 125th St	Griffing Biscayne Park Est	Biscayne Park	1927	X	Mediterranean Revival	Prewar Single Family Home	Medium
DA20217	Apartments	12326 NE 6th Ave	Griffing Biscayne Park Ests	Biscayne Park	1959	X	Contemporary	Multifamily/Apartment Building and Complex	Medium
DA20218	Mimmos	12345 W Dixie Hwy	Griffing Biscayne Park Ests	Biscayne Park	1949	X	Postwar Modern	Commercial/Retail	Medium
DA20219	Apartment Unit	625 NE 123rd St	Griffing Biscayne Park Ests	Biscayne Park	1948	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20220	MEGYS	12300 NE 6th Ct	Griffing Biscayne Park Ests	Biscayne Park	1958	X	Postwar Modern	Office Building	Medium
DA20221	People's Credit Union (Current: We Florida Financial)	680 NE 124th St	Griffing Biscayne Park Ests	Biscayne Park	1950	X	Postwar Modern	Commercial/Retail	Medium
DA20222	NACA	656 NE 125th St	Griffing Biscayne Park Ests	Biscayne Park	1956	X	Postwar Modern	Commercial/Retail	Medium
DA20223	General Label	523 NE 125th St	Griffing Biscayne Park Ests	Biscayne Park	1934	X	Mission	Commercial/Retail	Medium
DA20225	Islamic Center of North Miami	560 NE 129th St	Griffing Biscayne Park Ests	Biscayne Park	1947	X	Earth Shelter	Religious	High
DA20226	Prestige Courtyard	13020 NE 6th Ave	Griffing Biscayne Park Ests	Biscayne Park	1967	X	Masonry Vernacular	Multifamily/Apartment Building and Complex	Medium
DA20227	The In Island	13030 NE 6th Ave	Griffing Biscayne Park Ests	Biscayne Park	1971	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20228	Tag Sfada Agency Inc	621 NE 124th St	Griffing Biscayne Park Ests	Biscayne Park	1967	X	Late Modern	Office Building/Professional	Medium
DA20229	Maryland Fried Chicken	690 NE 124th St	Griffing Biscayne Park Ests	Biscayne Park	1954	X	Postwar Modern	Commercial/Retail	High
DA20231	Santa Cruz Resurrection Episcopal Church	690 NE 113TH ST	Griffing Biscayne Park Ests Amd	Biscayne Park	1940	O	Postwar Modern	Religious	High
DA20232	Apartments	11402 NE 6th Ct	Griffing Biscayne Park Ests Amd	Biscayne Park	1930	O	Mediterranean Revival	Multifamily/Apartment Building and Complex	Medium
DA20233	Karina House - Apartments	690 NE 123rd St	Griffing Biscayne Park Ests In Pb 8-17	Biscayne Park	1971	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20234	Apartment Units	12101 NE 6th Ave	Griffing Biscayne Park Ests In Pb 8-17	Biscayne Park	1970	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20235	Apartments	13200 NE 6th Ave	Griffings Biscayne Park Ests Resub	Biscayne Park	1960	X	Contemporary	Multifamily/Apartment Building and Complex	Medium
DA20236	Leeward Condominiums	555 NE 123rd St	Leeward Condo	Biscayne Park	1973	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20237	Miami Country Day School	601 NE 107th St	Miami Country Day School	Biscayne Park	1963	O	Masonry Vernacular	Education	Medium
DA20238	Kinney Shoes (Current: Doctors Medical Centers)	1200 NE 125th St	No Data	Biscayne Park	1971	O	Mimo Commercial	Commercial/Retail	Medium
DA20239	Senator Gwen Margolis Community CenTER	1590 NE 123rd St	Norin Plaza	Biscayne Park	1974	O	Late Modern	Civic	High
DA20241	House	971 NE 113th St	Park View Terrace Resub	Biscayne Park	1950	O	Postwar Modern	Postwar Single Family Home	Medium
DA20242	Biscayne Center (Current: Office Building - Mi9 Retail)	12000 Biscayne Blvd	Realty Financial And Equity One	Biscayne Park	1982	O	Corporate Modern	Office Building	Medium
DA20244	Get Smart Kids Academy	1565 NE 125th St	Daniels Bay Breeze Sub	Johnson & Wales University	1957	O	Contemporary	Adapted Use	Medium
DA20245	Apartment Complex	1585 NE 125th St	Daniels Bay Breeze Sub	Johnson & Wales University	1958	O	Postwar Modern	Multifamily/Apartment Building and Complex	Medium

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DA20246	Tony Pornprinya Law Office	1555 NE 123rd St	Daniels Bay Breeze Sub	Johnson & Wales University	1954	O	Postwar Modern	Office Building/Professional	Medium
DA20247	Commercial Building	1549 NE 123rd St	Daniels Bay Breeze Sub	Johnson & Wales University	1957	O	Postwar Modern	Commercial/Retail	Medium
DA20248	Lakeside @ Biscayne Gardens	1700 NE 133rd St	Emerald Lake Park	Johnson & Wales University	1968	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20249	Casa Miami	1685 NE 124th St	Foster & Sanchez Tr	Johnson & Wales University	1957	O	Contemporary	Multifamily/Garden Apartments	Medium
DA20250	Arch Creek Nursing Home (Current: Biscayne Health and Rehabilitation Center)	12505 NE 16th Ave	Foster & Sanchez Tr	Johnson & Wales University	1962	O	Masonry Vernacular	Nursing Home	Medium
DA20251	Apartments	12401 NE 16th Ave	Foster & Sanchez Tr	Johnson & Wales University	1968	O	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20252	Wells Fargo	12700 Biscayne Blvd	Foster & Sanchez Tr Amd Plat Of Blks 2 & 3	Johnson & Wales University	1964	O	Neo Colonial	Office Building/Bank	Medium
DA20253	North Miami General Hospital (Current: Johnson and Wales University)	1701 NE 127th St	Foster & Sanchez Tr Remainder	Johnson & Wales University	1961	O	Postwar Modern	Hospital	High
DA20254	MBMG Medical Center	12550 Biscayne Blvd	Harriette E Sub	Johnson & Wales University	1972	O	Postwar Modern	Office Building	Medium
DA22511	Coral Towers (Resource Group)	Various	1515 Coral Towers Condo 1500 Coral Towers Condo	Johnson & Wales University	1964	O	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA22512	Bethea Subdivision (Resource Group)	Various	Bethea Sub	Johnson & Wales University	1971	O	Postwar Modern	Multifamily/High Rise	Medium
DA22513	Daniels Bay Breeze Subdivision (Resource Group)	Various	Daniels Bay Breeze Sub	Johnson & Wales University	1953	O	Postwar Modern	Postwar Duplex Subdivision	Medium
DA22514	Emerald Lake (Resource Group)	Various	Emerald Lake Park Emerald Lake Park Amd	Johnson & Wales University	1959	O	Masonry Vernacular	Postwar Tract Home Subdivision	Medium
DA22515	Palm Gardens (Resource Group)	Various	Foster & Sanchez Tr	Johnson & Wales University	1964	O	Mixed	Postwar Multifamily Subdivision	Medium
DA22516	Meyerson Manor (Resource Group)	Various	Meyerson Manor	Johnson & Wales University	1956	X	Masonry Vernacular	Multifamily/Cluster	Medium
DA22517	Oak Ridge Park (Resource Group)	Various	Oak Ridge Park	Johnson & Wales University	1951	X	Ranch	Postwar Tract Home Subdivision	Medium
DA22518	Three Horizons North (Resource Group)	Various	Three Horizons North Condo	Johnson & Wales University	1970	O	Postwar Modern	Multifamily/High Rise	Medium
DA22519	Venice Park (Resource Group)	Various	Venice Park Venice Park Condo Hidden Waters Condo Venice Arms Co-Op	Johnson & Wales University	1961	O	Mixed	Multifamily/Apartment Building and Complex	High
DA05129	Elaine Gordan Enchanted Forest Park	1725 NE 135th St	R E Mcdonalds Sub	Central	1965	X	Not Applicable	Park	High
DA10479	William J Bryan Elementary	1201 NE 125th St	No Data	Central	1928	X	Mediterranean Revival	Education	High
DA11582	North Miami Commerce Building (Current: U.S. Security Associates)	915 NE 125th St	Irons Manor Sub	Central	1962	O	Postwar Modern	Office Building	High
DA12329	Law Offices	12865 W Dixie Hwy	Irons Manor 5Th Addn	Central	1952	O	Postwar Modern	Commercial/Retail	Medium
DA12338	North Miami Comprehensive Treatment Center	12700 W Dixie Hwy	Irons Manor 1St Addn	Central	1954	X	Postwar Modern	Commercial/Retail	High
DA12341	Store	12570 NE 7th Ave	Irons Manor Sub	Central	1961	X	Postwar Modern	Office Building/Professional	High
DA12343	A R Toussaint & Associates Inc	620-1 NE 126th St	Irons Manor Sub	Central	1952	X	Postwar Modern	Office Building/Professional	Medium
DA12410	Caserta Co (Current: Xapa Studio)	12585 NE 7th Ave	Irons Manor Sub	Central	1959	X	Postwar Modern	Office Building/Professional	Medium
DA12413	Shelly Bloom's	693 NE 125th St	Irons Manor Sub	Central	1950	X	Streamlined	Commercial/Retail	Medium
DA15259	First Church of North Miami Congregational Church	1200 NE 135th St	Fred C Millers Sub	Central	1955	O	Postwar Modern	Religious	High

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DA20111	Farm Store	12899 W Dixie Hwy	Irons Manor 5Th Addn	Central	1958	O	Mimo Commercial	Commercial/Retail	High
DA20150	Dinner Maid/Lelly's Drive-in Photo	12895 W Dixie Hwy	Irons Manor 5Th Addn	Central	1969	O	Postwar Modern	Commercial/Retail	Medium
DA20150	Dinner Maid/Lelly's Drive-in Photo	965 NE 125th St	Irons Manor Sub	Central	1965	O	Postwar Modern	Commercial/Retail	Medium
DA20255	Units	12767 NE 10th Ave	Areca Park Sub	Central	1957	O	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA20256	Wingerter Laboratories, Inc.	1820 NE 144th St	Bennett Industrial Sites 1St Addn	Central	1956	O	Postwar Modern	Office Building/Professional	Medium
DA20257	Apartments	14190 W Dixie Hwy	Biscayne Highlands	Central	1969	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20258	Panacea Medical Center	14205 W Dixie Hwy	Biscayne Highlands	Central	1974	X	Mansard/ Hollywood Regency	Office Building	Medium
DA20259	Chestnut Hill Condominium	13215 NE 6th Ave	Chestnut Hill Condo	Central	1966	X	Catwalk	Multifamily/Apartment Building and Complex	High
DA20260	Rahamin Management - Miami Waterfront Realty	13201 NE 16th Ave	Commercial Arch Creek	Central	1972	X	Postwar Modern	Office Building	High
DA20261	Francis Tire & Auto Services, Inc.	13340 NE 17th Ave	Commercial Arch Creek	Central	1968	X	Postwar Modern	Industrial	Medium
DA20262	House	13365 NE 16th Ave	Commercial Arch Creek	Central	1939	X	Wood Frame Vernacular	Prewar Single Family Home	Medium
DA20263	Executive Building	1175 NE 125th St	Dixie Hwy Ests	Central	1964	O	Postwar Modern	Office Building	High
DA20264	Foglia Realty, Inc. Genesis Home Health Inc	1195 NE 125th St	Dixie Hwy Ests	Central	1960	O	Postwar Modern	Office Building/Professional	Medium
DA20265	The Garden Corporate Center	1125 NE 125th St	Dixie Hwy Ests	Central	1971	O	Wrightian	Commercial/Retail	High
DA20266	Segal Institute	1065 NE 125th St	Dixie Hwy Ests	Central	1972	O	Postwar Modern	Office Building	High
DA20267	Buchalter, Hoffman & Dorchak Law Firm	1073 NE 125 St	Dixie Hwy Ests	Central	1952	O	Late Expressionism	Commercial/Retail	High
DA20268	Holy Cross Lutheran Church And School Of North Miami	630 NE 135th St	Fred C Millers Sub	Central	1949	X	Postwar Modern	Religious	High
DA20270	The Universal Church	12905 NE 8th Ave	Fred C Millers Sub	Central	1948	O	Neo Colonial	Religious	Medium
DA20272	Apartment Complex	790 NE 128th St	Irons Manor 1St Addn	Central	1971	O	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA20273	North Miami Public Library and National Guard Armory	855 NE 132nd St	Irons Manor 2Nd Addn	Central	1963	X	Masonry Vernacular	Civic	Medium
DA20274	La Hacienda Plaza	13305 W Dixie Hwy	Irons Manor 2Nd Addn	Central	1972	X	Postwar Modern	Shopping Plaza	Medium
DA20275	St. Paul's United Methodist Church (Current: Shalom House of Grace UMC)	900 NE 132nd St	Irons Manor 2Nd Addn	Central	1948	X	Postwar Modern	Religious	High
DA20276	Stores	13145 W Dixie Hwy	Irons Manor 2Nd Addn	Central	1954	X	Postwar Modern	Commercial/Retail	Medium
DA20277	Calver (Current: Chef Creole Seasoned Restaurant)	13101 W Dixie Hwy	Irons Manor 2Nd Addn	Central	1957	X	Mimo Commercial	Commercial/Retail	High
DA20278	Greater North Miami Chamber of Commerce	13100 W Dixie Hwy	Irons Manor 2Nd Addn	Central	1952	X	Postwar Modern	Civic	Medium
DA20279	Pharmacy Chevalier	13152 W Dixie Hwy	Irons Manor 2Nd Addn	Central	1956	X	Postwar Modern	Commercial/Retail	Medium
DA20280	Dixie Queen (Current: Kiosko)	13290 W Dixie Hwy	Irons Manor 2Nd Addn	Central	1954	X	Mimo Commercial	Commercial/Retail	High
DA20281	Chicken Unlimited (Current: Trinity Funeral Chapel)	13300 W Dixie Hwy	Irons Manor 2Nd Addn	Central	1968	X	Postwar Modern	Religious	Medium
DA20282	Pic a Pak Drive-In Store (Current: Dade medical center)	13095 W Dixie Hwy	Irons Manor 2Nd Addn	Central	1968	X	Mimo Commercial	Commercial/Retail	High
DA20283	Eglise Baptiste des Cœurs Unis	910 NE 132nd St	Irons Manor 2Nd Addn	Central	1959	X	Postwar Modern	Religious	High
DA20284	Store - Nathalie Kitchen	12985 W Dixie Hwy	Irons Manor 5Th Addn	Central	1956	O	Postwar Modern	Shopping Plaza	High
DA20286	Shopping Plaza - Cayard Bakery	12801 W Dixie Hwy	Irons Manor 5Th Addn	Central	1973	O	Late Modern	Shopping Plaza	Medium
DA20287	Doctors Building	12996 W Dixie Hwy	Irons Manor 5Th Addn	Central	1952	O	Postwar Modern	Office Building/Professional	High
DA20288	Units	775 NE 128th St	Irons Manor 5Th Addn	Central	1957	O	Masonry Vernacular	Multifamily/Apartment Building and Complex	Medium
DA20289	Gulf Gas Station (Current: Swiftly coin laundry)	13500 W Dixie Hwy	Irons Manor High Pine Addn Sec A	Central	1949	X	Postwar Modern	Commercial/Retail	Medium

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DA20290	Popeiel School/North Dade Jewish Community Center/Temple Beth Moshe (Current: Space Music)	13630 W Dixie Hwy	Irons Manor High Pine Addn Sec A	Central	1953	X	Postwar Modern	Religious	High
DA20292	Pan American Jalousie Store (Current: MediSun)	13886 W Dixie Hwy	Irons Manor High Pine Addn Sec A	Central	1955	X	Streamlined	Commercial/Retail	Medium
DA20293	Five Stars Gas station	13950 W Dixie Hwy	Irons Manor High Pine Addn Sec A	Central	1951	X	Postwar Modern	Automotive/Gas Station	Medium
DA20294	North King Apartments	13625 NE 6th Ave	Irons Manor High Pine Addn Sec A	Central	1967	O	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20295	Pantry Super market (Current: Caribbean Mini Market & Store Llc	13800 W Dixie Hwy	Irons Manor High Pine Addn Sec A	Central	1964	X	Postwar Modern	Commercial/Retail	High
DA20296	House of the Living God	975 NE 137th St	Irons Manor High Pine Addn Sec A	Central	1953	X	Postwar Modern	Religious	High
DA20297	First Church North Miami (Current: New Vision For Christ Ministries)	13650 NE 10th Ave	Irons Manor High Pine Addn Sec A	Central	1951	X	Masonry Vernacular	Religious	Medium
DA20300	Dobbs House	975 NE 125th St	Irons Manor Sub	Central	1960	O	Contemporary	Commercial/Retail	Medium
DA20304	Zelaya Art Framing	799 NE 125th St	Irons Manor Sub	Central	1955	X	Streamlined	Commercial/Retail	Medium
DA20305	House	12917 NE 10th Ave	Kalchs Sub	Central	1909	X	Wood Frame Vernacular	Prewar Single Family Home	Medium
DA20306	Apartment Complex	13390 NE 7th Ave	La Castellana Condo	Central	1975	X	Late Modern	Multifamily/Apartment Building and Complex	Medium
DA20307	Storage	1905 NE 146th St	M H L Sub	Central	1978	X	California	Industrial	Medium
DA20309	Cement plant - Cemex	2001 NE 146th St	No Data	Central	1974	X	Postwar Modern	Industrial	High
DA20310	Fountainhead Nursing Home (Current: Fountain Manor Health & Rehab Center)	390 NE 135th St	No Data	Central	1967	O	Contemporary	Nursing Home	High
DA20311	Fountainhead Nursing Home (Current: North Dade Nursing & Rehabilitation Center)	1235 NE 135th St	No Data	Central	1965	X	Contemporary	Nursing Home	High
DA20312	First State Bank (Current: Bank of America / sant la)	13450 W Dixie Hwy	North Miami Center	Central	1977	X	Pavilion	Commercial/Retail	High
DA20313	American Czechoslovak Social Club	13325 Arch Creek Rd	R E Mcdonalds Sub	Central	1926	O	Masonry Vernacular	Civic	Medium
DA20314	Jardins de Carthage	14211 NE 18th Ave	R E Mcdonalds Sub	Central	1957	O	Postwar Modern	Industrial	Medium
DA20315	Natural Bridge Elementary School	1650 NE 141st St	R E Mcdonalds Sub	Central	1957	X	Postwar Modern	Education	High
DA20317	Apartments	1237 NE 128th St	Roseland Park	Central	1971	O	Mansard	Multifamily/Garden Apartments	Medium
DA20318	Grill Gauchos DBA Cholys	12570 NE 14th Ave	Sub Pb B-121	Central	1973	X	Industrial Vernacular	Industrial	Medium
DA20319	Baglione's Garage and Service Station (Current: Food Store)	1325 NE 125th St	Sub Pb B-121 Florida Coast Line Canal And Trans	Central	1939	X	Minimal Traditional	Automotive/Gas Station	Medium
DA20320	Apartment Complex	14425 NE 6th Ave	Sunny Acres	Central	1971	X	Late Modern	Multifamily/Apartment Building and Complex	Medium
DA22520	Almar Subdivision (Resource Group)	Various	Almar Sub Almar Sub 1St Addn	Central	1954	X	Ranch	Postwar Tract Home Subdivision	Medium
DA22521	Arch Creek Pines (Resource Group)	Various	Arch Creek Pines	Central	1925	O	Mixed	Prewar Subdivision	Medium
DA22522	Archwood (Resource Group)	Various	Archwood Amd	Central	1959	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA22523	Areca Park (Resource Group)	Various	Areca Park Sub	Central	1947	O	Ranch	Postwar Tract Home Subdivision	Medium
DA22524	Baxter-Kova & Kaplan Subdivision Industrial Park (Resource Group)	Various	Baxter-Kova & Kaplan Sub	Central	1973	X	Industrial Vernacular	Industrial Park	Medium
DA22525	Bellwood Homesites (Resource Group)	Various	Bellwood Homesites	Central	1938	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA22526	Bennett Industrial Sites (Resource Group)	Various	Bennett Industrial Sites Bennett Industrial Sites 1St Addn	Central	1952	X	Postwar Modern	Industrial Park	Medium
DA22527	Bimbler Estates (Resource Group)	Various	Bimbler Ests	Central	1953	O	Mixed	Postwar Subdivision	Medium
DA22528	Biscayne Highlands (Resource Group)	Various	Biscayne Highlands	Central	1950	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium

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DA22529	Brian Manors (Resource Group)	Various	Brian Manors	Central	1946	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22530	Altro (Resource Group)	1820 NE 142nd St	Carmel Tr	Central	1974	X	Postwar Modern	Multifamily/High Rise	Medium
DA22531	Cherney Subivision (Resource Group)	Various	Cherney Sub Resub	Central	1946	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22532	Forest Place Apartments (Resource Group)	1600 NE 135th St	Commercial Arch Creek	Central	1925	X	Postwar Modern	Multifamily/High Rise	Medium
DA22533	Corrine Park (Resource Group)	Various	Corinne Park Corinne Park 1St Addn	Central	1950	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22534	Dixie Gardens (Resource Group)	Various	Dixie Gdns	Central	1948	X	Mixed	Postwar Tract Home Subdivision	High
DA22535	Elbaroda Grove (Resource Group)	Various	Elbaroda Grove	Central	1954	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22536	Executive Manors (Resource Group)	Various	Executive Manors	Central	1968	X	Mansard	Multifamily/Townhouses	Medium
DA22537	Fairview (Resource Group)	Various	Fairview	Central	1925	O	Mixed	Postwar Subdivision	Medium
DA22538	Finkels Industrial Subdivision (Resource Group)	Various	Finkels Industrial Sub Sec 1 Finkels Industrial Sub Sec 1 Replat Finkels Industrial Sub Sec 2	Central	1965	X	Postwar Modern	Industrial Park	Medium
DA22539	Green Oaks (Resource Group)	Various	Green Oaks	Central	1948	X	Wood Frame Vernacular	Postwar Tract Home Subdivision	High
DA22540	The Hamlet. (Current: Center Court Apartments) (Resource Group)	14695 NE 18th Ave	Hamlet Villas	Central	1971	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA22541	Harvey Subdivision (Resource Group)	Various	Harvey Sub	Central	1949	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22542	Irons Manor (Resource Group)	Various	Irons Manor Sub Irons Manor Rev Irons Manor 1St Addn Irons Manor 2Nd Addn Irons Manor 3Rd Addn Irons Manor 4Th Addn Irons Manor 5Th Addn	Central	1959	X	Mixed	Postwar Subdivision	Medium
DA22543	Irons Manor High Pine (Resource Group)	Various	Irons Manor High Pine Addn Sec A - Additional	Central	1950	X	Mixed	Postwar Subdivision	Medium
DA22544	Ivanhoe Estates (Resource Group)	Various	Ivanhoe Ests Amd	Central	1955	O	Masonry Vernacular	Multifamily/Apartment Building and Complex	Medium
DA22545	Kenmar Subdivision (Resource Group)	Various	Kenmar Sub	Central	1950	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22546	Kirkpatrick (Resource Group)	Various	Kirkpatrick Sub Kirkpatrick Addn	Central	1950	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22547	Lamor Estates (Resource Group)	Various	Lamor Ests Sub	Central	1950	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22548	Lerob Subdivision (Resource Group)	Various	Lerob Sub	Central	1948	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22549	Lexington Park (Resource Group)	Various	Lexington Park Resub	Central	1956	X	Masonry Vernacular	Multifamily/Apartment Building and Complex	Medium
DA22550	Lynn Heights (Resource Group)	Various	Lynn Hgts	Central	1958	X	Masonry Vernacular	Postwar Duplex Subdivision	Medium
DA22551	Mayett Estates (Resource Group)	Various	Mayett Ests	Central	1949	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22552	Apartments (Resource Group)	Various	Meyerson Hgts	Central	1960	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA22553	Courtyard at the Park (Resource Group)	Various	No Data	Central	1971	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA22554	North Miami Gardens (Resource Group)	Various	North Miami Gdns	Central	1950	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22555	Poincianna Manor (Resource Group)	Various	Poincianna Manor Sec 1	Central	1952	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22556	Primrose Park (Resource Group)	Various	Primrose Park 2Nd Pl	Central	1944	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22557	R & J Manor (Resource Group)	Various	R & J Manor No 2 R & J Manor No 3 R & J Manor No 4	Central	1952	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22558	Richards Manors (Resource Group)	Various	Richards Manors	Central	1947	X	Mixed	Postwar Subdivision	Medium
DA22559	Roseland Park (Resource Group)	Various	Roseland Park	Central	1923	O	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA22560	Scherr Subdivision (Resource Group)	Various	Scherr Sub	Central	1963	X	Mixed	Multifamily/Garden Apartments	Medium
DA22561	Sunny Acres (Resource Group)	Various	Sunny Acres	Central	1952	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA22562	Wise Manor (Resource Group)	Various	Wise Manor	Central	1949	X	Postwar Modern	Postwar Tract Home Subdivision	Medium

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DA22563	Woodcreek condominium (Resource Group)	1801 NE 140th St	Woodcreek Condo	Central	1972	O	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA22564	West Dixie Towers (Resource Group)	1155 NE 137th St	No Data	Central	1969	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20321	Almond Condo	13655 NE 3rd Ct	Almond Condo	Golden Glades	1973	O	Late Modern	Multifamily/Apartment Building and Complex	Medium
DA20322	Chai Convalescent Home (Current: Pinecrest Rehabilitation Center)	13650 NE 3rd Ct	No Data	Golden Glades	1967	O	Contemporary	Clinic	High
DA20323	Dun & Bradstreet Inc (Current: Good Shepherd Academy)	14500 NE 6th Ave	No Data	Golden Glades	1970	X	Postwar Modern	Adapted Use	Medium
DA20324	Hebron French SDA Church	14350 NE 6th Ave	No Data	Golden Glades	1964	X	Neo Greek Revival	Religious	Medium
DA20325	Apartment Complex	575 NE 143rd St	No Data	Golden Glades	1966	X	Catwalk/Neo Mediterranean	Multifamily/Apartment Building and Complex	Medium
DA20326	Double House	427 NE 135th St	No Data	Golden Glades	1962	O	Masonry Vernacular	Duplex Homes	Medium
DA20327	Apartment Complex	13725 NE 3rd Ct	Pier 44 Condo	Golden Glades	1971	O	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20328	Bellhouse West	13990 NE 5th Ave	Rucks Park	Golden Glades	1967	O	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA22565	The Bedford Motel. Current: Shady Acres School (Resource Group)	13600 NE 6th Ave	Academy Hgts	Golden Glades	1958	X	Masonry Vernacular	Motel	Medium
DA22566	Summer Winds (Current: Monte Carlo) (Resource Group)	482 NW 165th St Rd	No Data	Golden Glades	1972	O	Postwar Modern	Multifamily/High Rise	Medium
DA22567	Manor Court Apartments (Resource Group)	13890 NE 3rd Ct	No Data	Golden Glades	1971	O	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA22568	Buenavista Housing (Resource Group)	13555 NE 3rd Ct	No Data	Golden Glades	1964	O	Postwar Modern	Public Housing/Assisted Housing	Medium
DA22570	Rucks Park (Resource Group)	Various	Rucks Park	Golden Glades	1947	O	Mixed	Postwar Subdivision	Medium
DA20329	American Legion	14901 W Dixie Hwy	Arch Creek Ests	Arch Creek	1951	X	Neo Colonial	Civic	Medium
DA20330	Caballero Rivero Southern	15011 W Dixie Hwy	Arch Creek Ests	Arch Creek	1946	X	Postwar Modern	Funeral Home	High
DA20331	La Minuta Restaurant (Current: Vacant Commercial)	14601 W Dixie Hwy	Arch Creek Ests	Arch Creek	1950	O	Mimo Commercial	Commercial/Retail	High
DA20332	Orsdel North Miami Chapel (Current: Funeraria Latina Emanuel)	14990 W Dixie Hwy	Arch Creek Ests	Arch Creek	1973	X	Late Expressionism	Funeral Home	Medium
DA20334	Century III (Current: Criteria Recording Studio)	1755 NE 149th St	Arch Creek Ests	Arch Creek	1959	X	Postwar Modern	Office Building	Medium
DA20335	Miami-Dade Police Department	15655 Biscayne Blvd	No Data	Arch Creek	1976	O	Late Modern	Civic	Medium
DA20336	Southern Memorial Park	15000 Dixie Hwy	Southern Memorial Park	Arch Creek	1942	X	Mediterranean Revival	Cemetery	High
DA20345	Southern Memorial Park	15000 W Dixie Hwy	Southern Memorial Park	Arch Creek	1942 - 1960	X	Not Applicable	Cemetery	High
DA22571	Adlerama Estates (Resource Group)	Various	Adlerama Estates 2Nd Addn	Arch Creek	1969	O	Mansard	Multifamily/Townhouses	Medium
DA22572	Arch Creek Estates (Resource Group)	Various	Arch Creek Ests	Arch Creek	1948	X	Mixed	Postwar Subdivision	High
DA22573	Alameda Gardens (Resource Group)	Various	Jose Crespo	Arch Creek	1972	O	Late Modern	Multifamily/Apartment Building and Complex	High
DA22574	Moonraker Condominium (Resource Group)	1975 NE 135th St	Moonraker Condo	Arch Creek	1972	O	Late Modern	Multifamily/Apartment Building and Complex	Medium
DA22575	North Dade Civic Center (Resource Group)	15655 Biscayne Blvd	No Data	Arch Creek	1976	O	Late Modern	Civic	Medium
DA22576	Little Arch Creek (Resource Group)	Little Arch Creek	No Data	Arch Creek	1940s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA22577	Arch Creek (Resource Group)	Arch Creek	No Data	Arch Creek	1940s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High

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DA22578	New Arch Creek (Resource Group)	New Arch Creek	No Data	Arch Creek	1940s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA22579	Trailer City (Resource Group)	Various	Trailer City	Arch Creek	1947	O	Mixed	Trailer and Mobile Home Park	High
DA22580	Arch Creek Highlands (Resource Group)	Various	Arch Creek Highlands	Arch Creek Highlands	1925	X	Mixed	Prewar Subdivision	High
DA00375	Fulford Elementary School	16140 NE 18th Ave	Fulford By The Sea Sec H	Allen Park	1925	X	Postwar Modern	Education	High
DA20338	Sage Pediatrics	1990 NE 163rd St	Corona Del Mar Resub	Allen Park	1965	X	Late Modern	Office Building	High
DA20340	Units	16251 NE 18th Pl	Fulford Hgts	Allen Park	1952	X	Minimal Traditional	Duplex Homes	Medium
DA20341	Physicians Creek Medical Center	2040 NE 163rd St	Fulford Town Of	Allen Park	1968	X	Postwar Modern	Clinic	Medium
DA20342	Veneta Cucine USA	2020 NE 163rd St	Fulford Town Of	Allen Park	1968	X	Postwar Modern	Office Building	Medium
DA20343	People's First National Bank of North Miami (Current: SAE Institute of Technology Miami)	16051 W Dixie Hwy	Fulford Villas Amd	Allen Park	1966 - 1972	X	Neo Colonial	Office Building	Medium
DA22581	Corona Del Mar (Resource Group)	Various	Corona Del Mar	Allen Park	1954	X	Mixed	Multifamily/Cluster	Medium
DA22582	Hines Subdivision (Resource Group)	Various	Hines Sub	Allen Park	1965	X	Masonry Vernacular	Postwar Duplex Subdivision	Medium
DA20344	Railroad Building	15500 Biscayne Blvd	Sunny Isles Biscayne Blvd Sub	West Dixie Industrial	1975	X	Brutalism	Civic	Medium
DA22583	Industrial Railroad (Resource Group)	Various	Industrial Railroad Sub Industrial Railroad Sub Resub Industrial Railroad Sub Sec A	West Dixie Industrial	1955	X	Mixed	Industrial Park	Medium
DA22585	Economy Homesites (Resource Group)	Various	Economy Homesites	Aqua Bowl	1955	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20346	Royal Glades Nursing Home (Current: Serenity Bay Nursing & Rehab)	16650 W Dixie Hwy	Fulford 1St Addn	North Miami Beach	1963	O	Postwar Modern	Nursing Home	High
DA20347	Monica Alvarez Photography	17100 NE 19th Ave	Fulford By Sea Sec B	North Miami Beach	1953	X	Postwar Modern	Office Building/Professional	High
DA20349	Shopping Plaza - Bari Pizza	17122 W Dixie Hwy	Fulford By The Sea	North Miami Beach	1976	O	Late Modern	Shopping Plaza	Medium
DA20350	Riverside Gardens Memorial Chapels	17250 W Dixie Hwy	Fulford By The Sea	North Miami Beach	1972	X	Neo Mediterranean	Funeral Home	Medium
DA20351	Aventura Rehab And Nursing Center	1800 NE 168th St	Fulford By The Sea D	North Miami Beach	1964	X	Late Modern	Nursing Home	Medium
DA20353	Bryant Security	16800 NE 19th Ave,	Fulford By The Sea D	North Miami Beach	1971	X	Late Modern	Office Building/Professional	Medium
DA20354	Units	2090 NE 170th St	Fulford By The Sea D	North Miami Beach	1956	X	Masonry Vernacular	Duplex Homes	Medium
DA20355	Law Centre	16900 NE 19th Ave	Fulford By The Sea D	North Miami Beach	1960	X	Streamlined	Office Building	Medium
DA20356	Cardinal Realty Group Professional Building	16666 NE 19th Ave	Fulford By The Sea Sec F	North Miami Beach	1971	X	Postwar Modern	Office Building/Professional	High
DA20357	House	1986 NE 167th St	Fulford By The Sea Sec F	North Miami Beach	1946	X	Postwar Miami Bungalow	Postwar Single Family Home	Medium
DA20358	Apartments	2301 NE 170th St	Greynolds Park Gdns	North Miami Beach	1968	O	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20359	Unified Hall (Current: Aventura Learning Center)	2300 NE 171 St	Greynolds Park Gdns	North Miami Beach	1959	O	Mansard	Adapted Use	Medium
DA20360	Snake Creek Landings	2080 NE 167th St	Snake Creek Landing Condo	North Miami Beach	1956	X	Catwalk	Multifamily/Garden Apartments	Medium
DA09881	Sunny Palm Acres (Current: Nankin building)	16499 NE 19th Ave	Fulford By The Sea Sec F	Winward	1961	O	Postwar Modern	Commercial/Retail	Medium
DA09882	United States Postal Service North Miami Beach Branch	16400 W Dixie Hwy	Fulford 1St Addn 2Nd Amd	Winward	1953	O	Postwar Modern	Civic	Medium
DA11583	Penate Adult Care	999 N Miami Beach Blvd	Monticello Park Unit 1	Winward	1959	X	Streamlined	Commercial/Retail	High
DA11584	Yeshiva Toras Chaim Toras Emes	1099 NE 164th St	Monticello Park Unit 1	Winward	1960	X	Postwar Modern	Religious	High
DA20111	Farm Store	16801 NE 15th Ave	Andor Plaza	Winward	1962	O	Mimo Commercial	Commercial/Retail	High
DA20362	ATT	2100 NE 164th St	Fulford 1St Addn 2Nd Amd	Winward	1973	O	Brutalism	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20363	Baylee executive center	16375 NE 18th Ave	Fulford By The Sea Sec F	Winward	1974	O	Corporate Modern	Office Building	High

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DA20364	1881 Professional Building (Current: Allison Academy)	1881 NE 164th St	Fulford By The Sea Sec F	Winward	1969	O	Mansard	Commercial/Retail	High
DA20365	1/2 Price Mattress	1861 NE 163rd St	Fulford By The Sea Sec F	Winward	1970	X	Postwar Modern	Commercial/Retail	High
DA20366	Oriental Spa	1991 NE 163rd St	Fulford By The Sea Sec F	Winward	1957	O	Streamlined	Commercial/Retail	Medium
DA20368	Beyer Funeral Chapel (Current: St Fort's Funeral Home & Cremation)	16480 NE 19th Ave	Fulford By The Sea Sec F	Winward	1967	O	Postwar Modern	Funeral Home	High
DA20369	Haulover Shark & Tarpon Club (Current: Aero Junk Removal Service)	1999 NE 164th St	Fulford By The Sea Sec F	Winward	1967	O	Mansard	Commercial/Retail	High
DA20370	Bells bicycles	1949 NE 163rd St	Fulford By The Sea Sec F	Winward	1955	X	Postwar Modern	Commercial/Retail	Medium
DA20371	Pier I Imports. Current: Carnival USA LLC	1630 NE 164th St	Fulford By The Sea Sec G	Winward	1969	X	Mansard	Commercial/Retail	Medium
DA20372	Plantation Pit BBQ (Current: Smash House)	1550 NE 164th St	Fulford By The Sea Sec G	Winward	1961	X	Streamlined	Commercial/Retail	Medium
DA20373	Lafe Allen Memorial Library	1601 NE 164th St	Fulford By The Sea Sec G	Winward	1965	O	Postwar Modern	Civic/Library	High
DA20374	Eye Centers of South Florida	1701 NE 164th St	Fulford By The Sea Sec G	Winward	1969	O	Late Modern	Office Building/Professional	High
DA20375	Church of the Cloud	1799 NE 164th St	Fulford By The Sea Sec G	Winward	1962	O	Neo Colonial	Adapted Use	Medium
DA20376	Shopping Plaza	1601 NE 163rd St	Fulford By The Sea Sec G	Winward	1961	X	Postwar Modern	Shopping Plaza	Medium
DA20377	Promenade Shops At 163rd St	1765 NE 163rd St	Fulford By The Sea Sec G	Winward	1974	O	Masonry Vernacular	Shopping Plaza	High
DA20378	Pan American Tire Co. (Current: Phoenix Complete Auto Care)	1561 NE 163rd St	Fulford By The Sea Sec G Resub	Winward	1961	X	Postwar Modern	Automotive/Gas Station	High
DA20379	Truist	1576 NE 163rd St	Fulford By The Sea Sec H	Winward	1979	X	Late Modern	Commercial/Retail	High
DA20380	Firestone Complete Auto Care	16251 Miami Dr	Fulford By The Sea Sec H	Winward	1966	X	Postwar Modern	Commercial/Retail	Medium
DA20381	Law Offices of Ivan A. Schertzer	16211 NE 18th Ave	Fulford Hgts	Winward	1981	X	Late Modern	Office Building/Professional	Medium
DA20383	Rodney Wolf - State Farm Insurance Agent	1001 N Miami Beach Blvd	Monticello Park Unit 1	Winward	1977	X	Late Modern	Office Building/Professional	Medium
DA20385	International House of Pancakes	1101 NE 163rd St	Monticello Park Unit 1	Winward	1960	X	A-Frame	Commercial/Retail	Medium
DA20386	Furniture 2 Go	1050 N Miami Beach Blvd	Monticello Pk Unit 2	Winward	1964	X	Postwar Modern	Commercial/Retail	High
DA20387	Apartments	1015 NE 163rd St	Monticello Pk Unit 2	Winward	1957	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20388	New Group Building	1140 NE 163rd St	Monticello Pk Unit No 3	Winward	1957	X	Postwar Modern	Shopping Plaza/Office Mixed Use	High
DA20389	A Professional Driving School	1110 NE 163rd St	Monticello Pk Unit No 3	Winward	1960	X	International Style	Office Building	High
DA20390	Bank	801 NE 167th St	Panuleta Gdns	Winward	1973	X	Brutalism	Office Building	High
DA20391	Former Laurenzos Market	16385 W Dixie Hwy	Stevens & Monforts Sub	Winward	1953	O	Postwar Modern	Commercial/Retail	Medium
DA22587	163 Street Plaza Mall (Resource Group)	1421 NE 163rd St	163Rd Street Mall	Winward	1957	X	Postwar Modern	Shopping Mall	High
DA22588	Monticiello Park (Resource Group)	Various	Monticello Park Unit 1	Winward	1955	X	Postwar Miami Bungalow	Postwar Built-out of a Prewar Subdivision	Medium
DA22621	Crestview Towers (Resource Group)	2025 NE 164th St	Crestview Towers Condo	Winward	1970	O	Postwar Modern	Multifamily/High Rise	High
DA22622	Windsor Towers Current: Grand Island luxury Apartments (Resource Group)	1551 NE 167th St	Fulford By Sea Sec O	Winward	1967	O	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA22624	Three Seasons Condo (Resource Group)	16400 NE 17th Ave	Three Seasons Condo	Winward	1969	O	Catwalk/Postwar Modern	Multifamily/High Rise	Medium
DA15205	Fulford by the Sea (Resource Group)	Various	Fulford By The Sea Fulford By Sea Sec B Fulford By The Sea D Fulford By Sea Sec E Fulford By The Sea Sec F Fulford By The Sea Sec G Fulford By Sea Sec O Fulford Hgts Fulford Homes	City Center	1955	X	Mixed	Postwar Multifamily Subdivision	Medium
DA20111	Current: Super Stop (Former: Farm Store)	16795 NE 19th Ave	Fulford By The Sea D	City Center	1959	X	Mimo Commercial	Commercial/Retail	High

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DA20392	Apartments	2031 NE 170th St	Fulford By The Sea D	City Center	1957	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA22593	Point East Condo (Resource Group)	2910 Point East Dr	Point East Sec 3 Condo	Point East	1967	O	Postwar Modern	Multifamily/Apartment Building and Complex	High
DA20393	Regina Square	19048 NE 29th Ave	Regina Square Sub	The Atrium	1971	O	Late Modern	Shopping Mall	Medium
DA20394	Loehmann's Plaza	2711 NE 187 St	Regina Square Sub	The Atrium	1979	O	Late Modern	Shopping Mall	Medium
DA00310	Ojus Elementary School	18600 W Dixie Hwy	No Data	Skylake/Ojus	1947	O	Postwar Modern	Education	Medium
DA20395	House	2549 NE 190th St	Harriette Park No 2 Amd	Skylake/Ojus	1934	X	Wood Frame Vernacular	Prewar Single Family Home	Medium
DA20396	St. Lawrence Catholic Church	18701 NE 22nd Ave	No Data	Skylake/Ojus	1959	O	Postwar Modern	Religious	High
DA20397	Temple Sinai of North Dade	18801 NE 22nd Ave	No Data	Skylake/Ojus	1968 - 1973	O	Late Modern	Religious	High
DA20399	Adam's Engineering (Current: Modani Furniture Warehouse)	19400 W Dixie Hwy	No Data	Skylake/Ojus	1955	X	Industrial Vernacular	Industrial	Medium
DA20400	The George J. and Lila M. Berlin Community Bridge	No Data	No Data	Skylake/Ojus	1968	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	Medium
DA20401	Ojus United States Postal Service Branch	18901 W Dixie Hwy	Springfield Resub	Skylake/Ojus	1961	O	Postwar Modern	Civic	Medium
DA20402	Plaza at 189th - Shopping Plaza	18939 W Dixie Hwy	Springfield Resub	Skylake/Ojus	1961	O	Postwar Modern	Shopping Plaza	Medium
DA22497	Sky Lake (Resource Group)	Various	Sky Lake	Skylake/Ojus	1955	X	Mixed	Postwar Tract Home Subdivision	Medium
DA22594	County Squire Estates (Resource Group)	Various	County Squire Ests Sec 1 County Squire Ests Sec A County Squire Ests Sec B County Squire Ests Sec C County Squire Ests Sec D	Skylake/Ojus	1968	O	Mixed	Postwar Tract Home Subdivision	Medium
DA22595	Enchanted Lake (Resource Group)	Various	Enchanted Lake Enchanted Lake Sec 2 Enchanted Lake Sec 2 Amd Enchanted Lake Sec 3 Enchanted Lake Sec 4 Enchanted Lake Sec 5 Enchanted Lake Sec 5 Amd Plat Enchanted Lake Sec 6	Skylake/Ojus	1956	O	Mixed	Postwar Tract Home Subdivision	High
DA22596	Grays Fishery (Resource Group)	Various	Grays Fishery	Skylake/Ojus	1971	X	Masonry Vernacular	Multifamily/Garden Apartments	Medium
DA22597	Greynolds Villas (Resource Group)	Various	Greynolds Villas	Skylake/Ojus	1970	O	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA22598	Highland Woods (Resource Group)	Various	Highland Woods Sec 1	Skylake/Ojus	1959	X	Ranch	Postwar Tract Home Subdivision	Medium
DA22599	Michael-Ann Russell Jewish Community Center (Resource Group)	18900 NE 25th Ave	No Data	Skylake/Ojus	1976	O	Mixed	Civic	High
DA22600	Oleta River (Resource Group)	Oleta River	No Data	Skylake/Ojus	1922	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA22601	Enchanted Lake/Canal (Resource Group)	Various	No Data	Skylake/Ojus	1955	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA22602	Oak Forest (Resource Group)	Various	Oak Forest 1St Addn	Skylake/Ojus	1967	X	Mixed	Postwar Subdivision	Medium
DA22603	Oak Forest Heights (Resource Group)	Various	Oak Forest Hgts	Skylake/Ojus	1976	X	Mixed	Postwar Subdivision	Medium
DA22604	Riverwood Condominium (Resource Group)	19440 NE 26th Ave	Riverwood Condo Sec 1 2 3	Skylake/Ojus	1974	O	Masonry Vernacular	Multifamily/Townhouses	High
DA22605	Skylake Gardens Condo (Resource Group)	18700 NE 18th Ave	Sky Lake Gdns No 4 Condo	Skylake/Ojus	1965	O	Postwar Modern	Multifamily/Garden Apartments	High
DA22606	Skyknoll Estates (Resource Group)	Various	Skyknoll Ests Replat	Skylake/Ojus	1971	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20111	Current: Super Stop (Former: Farm Store)	2540 NE Miami Gardens Dr	Ojus Sub	Ojus	1974	X	Mimo Commercial	Commercial/Retail	High
DA22607	Ojus Park (Resource Group)	Various	Ojus Park	Ojus	1971	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA22608	Ojus Subdivision (Resource Group)	Various	Ojus Sub	Ojus	1970	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA22629	Riverdale (Resource Group)	Various	Riverdale	Ojus	1956	O	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA17106	Biscayne Lake Gardens Condo (Resource Group)	Various	Biscayne Lake Gdns No 2 Bldg M	Aventura	1968	O	Catwalk	Multifamily/Garden Apartments	Medium
DA20403	Force Physical Therapy	21000 NE 28th Ave	Hallandale Park No 6 Amd	Aventura	1977	X	Late Expressionism	Hospital	Medium
DA20404	Hca Florida Aventura Hospital-ER.	20900 Biscayne Blvd	Map Of Hallandale	Aventura	1972	X	Postwar Modern	Hospital	Medium
DA22610	Courtyards of Aventura (Resource Group)	3001 NE 183rd Ln	Admirals Port Townhomes Condo	Aventura	1982	O	Late Modern	Multifamily/Townhouses	Medium
DA22611	Aventura (Resource Group)	Various	Biscaya Iii Condo Bravura Condo 1 Bonavida Condo Villa Dorada Condo Bonavista Condo	Aventura	1970	O	Late Modern	Community Planning	High
DA22613	Century Building (Current: Commodore Plaza) (Resource Group)	2780 NE 183rd St	Commodore Plaza Condo	Aventura	1971	O	Postwar Modern	Multifamily/High Rise	Medium
DA22614	Hallandale Park (Resource Group)	Various	Hallandale Park Hallandale Park No 9	Aventura	1920	X	Minimal Traditional	Postwar Subdivision	High
DA22615	Regina Square (Resource Group)	2711 NE 187th St	Regina Square Sub	Aventura	1984	O	Late Modern	Shopping Mall	Medium
DA22616	Bay Ridge (Resource Group)	Various	Bay Ridge Amd Plat	Biscayne Shores	1925	O	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA22617	Biscayne Shores (Resource Group)	Various	Biscayne Shores Corr Plat	Biscayne Shores	1951	O	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA22618	Biscayne Shores Heights (Resource Group)	Various	Biscayne Shores Hgts	Biscayne Shores	1947	X	Minimal Traditional	Postwar Tract Home Subdivision	High
DA22619	Quayside (Resource Group)	Various	Biscayne Shores Unit No 3	Biscayne Shores	1974	O	Late Modern	Multifamily/High Rise	High
DA22620	Cedar Glenn Condominium Apt (Resource Group)	671 NE 195th St	Cedar Glenn Condo Apts East	California Club	1979	X	Mansard	Multifamily/Apartment Building and Complex	Medium



5

Recommendations

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Further Historical Research and Surveys

Conclusion 701

The Heritage at Risk Survey included a review of existing unincorporated historic districts within Miami-Dade County, particularly the **Goulds Historic District** and the **North Shore Crest Historic District.**

The purpose of this review was specifically to note deficiencies and/or opportunities within the existing historic designations. The exercise included assessments for the potential reclassification of currently non-contributing resources, and a look at the possibility of expanding the districts, or, in the case of North Shore Crest, creating a new adjacent historic district.

Existing Historic District Review & Recommendations

Goulds

Regarding the Goulds Historic District (GHD), a review of previous preservation efforts along with community engagement were undertaken during this survey and substantiated focusing on the Goulds community in a future survey. At the time of designation in 1998, the *Miami Herald* reported that community members felt the district did not include enough resources attributed to African Americans in Goulds. The article further states that "County officials said they expect to expand the district in the future and include the already historically designated Store Porch," a significant structure in the local African American community that was put forth as an individual designation within the community. As of the commencement of the Heritage at Risk Survey, the research and documentation to pursue expansion of the district as indicated had not been realized. As such, a smaller-scale survey is recommended in focus of the Goulds community that reviews the existing historic district, while also taking a critical look at previously excluded resources connected to the Black community to identify priorities for preservation and to encourage sharing a fuller story of Goulds and its built environment that is reflective of its diverse population.

North Shore Crest

The North Shore Crest Historic District (NSHD), designated in 1999, is significant as an early planned community in northeast Miami-Dade, and for its cohesive architectural collection consisting primarily of homes built during the 1930s, 1940s, and 1950s with some additional construction in the 1960s and 1970s. Several architectural styles are represented within the district. However, due to the generally accepted notion that resources must be at least 50 years old to be assessed for designation eligibility, all resources within that district that were not yet 50 years old at the time of designation were classified as non-contributing. However, since the significance of the district is in the collection of various architectural styles, the structures that have since reached the 50-year benchmark contribute to the overall character and significance of the district.

Alternate 1: Reclassify within Existing Boundary

In consideration of the above, it is recommended that the following properties be reclassified from non-contributing to contributing resources:

- 8700 NE 8 Court
- 8801 NE 8 Court
- 8845 NE 8 Court
- 641 NE 87 Street
- 753 NE 87 Street
- 759 NE 87 Street
- 769 NE 87 Street
- 640 NE 88 Street
- 656 NE 88 Street
- 735 NE 88 Street
- 741 NE 88 Street
- 751 NE 88 Street
- 760 NE 88 Street
- 774 NE 88 Street
- 787 NE 88 Street
- 744 NE 88 Street

If the North Shore Crest Historic District is amended as per these recommendations, the

properties that would remain as non-contributing in the North Shore Crest Historic District would be the North Shore Crest Park at 801 NE 88 Street and 8819 NE 8 Avenue, and the residence constructed in 2016 at 780 NE 88 Street.

Alternate 2: Expanding District Boundaries or Creating New District(s)

The team surveyed the area surrounding the North Shore Crest Historic District (NSHD) to explore the appropriateness of expanding the district boundaries.

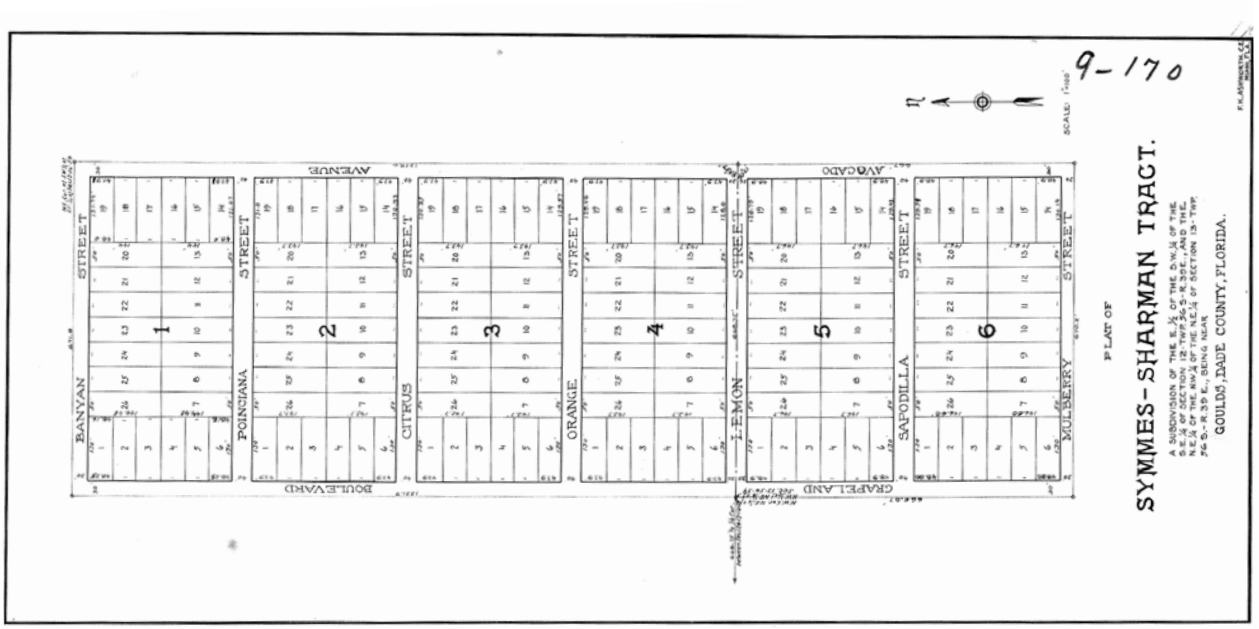
Platted between 1913 and 1925, North Shore Crest reflected prewar and Boom Era planning and the housing paradigms of the prewar era. Typical of prewar developments, the platting comprised 50-foot-wide lots appropriate to the compact middle-class suburban homes of that era. North Shore Crest was subsequently filled in between the 1930s-1950s, and the compact houses were realized in a variety of styles, including Masonry Vernacular, Minimal Traditional, Mediterranean Revival, Art Deco, and a small number of early ranch-type homes. The NSHD, established in 1999, well represents these prewar, compact structures.

Like the NSHD, the area surrounding it comprises postwar neighborhoods with a related but distinct character. These form a typologically and stylistically coherent district. The architectural character and landscaping of these areas, generally of high quality and typical of the era, contribute to this coherent character. Many now 60-70 years old, these areas might be considered appropriate for designation.

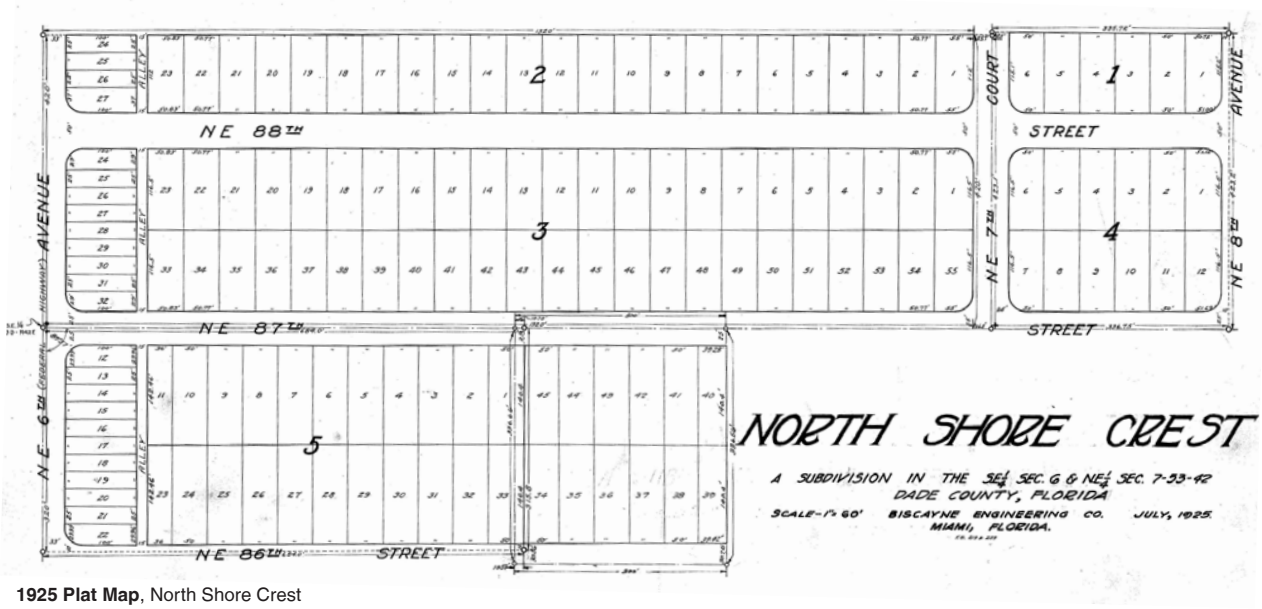
Postwar districts like Hazenthorpe, Michelle Heights, Bayshore Manor, Biscayne Manor, Edgewater Manors, Biscayne Pines and Bayridge are distinct from the NSHD, reflecting the changing priorities of suburban development after World War II. This involves development of postwar housing models like ranch housing, and the connected platting of wider lots (typically 75'). Perhaps what is interesting about the Shore Crest area of Northeast Miami is specifically the evolutionary continuity between prewar and postwar suburban development models, and the overlap of building types. However, it does not seem appropriate to designate these areas by expanding the NSHD.

Although Miami-Dade County has many areas where prewar subdivisions abandoned after the Hurricane of 1926 and Great Depression were built in the postwar era, the Shore Crest area broadly speaking is typical of an un-interrupted and continuous tradition of suburban development. The middle-class character of the district means that the area has remained stable and well-maintained.

The project team recommends that the surrounding postwar subdivisions of single family homes be further studied for development of a related but separate historic district. The district would be related by its emphasis on a coherent structure of American suburban development. It would be separated by its focus on postwar development. Taken together with the North Shore Crest Historic District and the adjacent Lake Belmar Historic District, a new historic district would help create a cross-section documenting varied conditions of Northeast Miami spanning between Biscayne Boulevard and Biscayne Bay.



1926 Plat Map, Symmes-Sharman Tract, Goulds



1925 Plat Map, North Shore Crest

VISITORS



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In sun-drenched Goulds Estates—at S. W. 224th Street in the town of Goulds. Here is a professionally planned development, ideally located for your winter vacation home, retirement, or year round easy living—Excellent local and express bus service to Coral Gables and Miami for employment or your shopping pleasure . . . Florida has no state income tax. State sales tax and Homesteads are tax-exempt up to $5000 valuation.

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Please send full information together with details, and how I can inspect your property.

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Address .....

Advertisement for Goulds Plots, *Miami Herald*, May 21, 1950

The Heritage at Risk Survey marks the **first major Countywide effort to identify significant resources in over 40 years.** The fabric and culture of Miami-Dade County and its physical landscape have continued to evolve since the last major survey in 1980. The resources identified in this first phase of the Heritage Survey capture a **rich and diverse narrative** connected to the people of Miami-Dade in a way that previous historic preservation efforts have not achieved. This phase not only captures untold stories and places, but it also examines and identifies the omissions in previous preservation work in the County and, most importantly, it provides a framework on which to shape the future of Miami-Dade County's historic preservation work. The current work constitutes Phase 1, which is intended to be the **start of a multi-phased effort** undertaken over the course of several years, as additional funding becomes available.

The recommendations provided herein are organized under several themes: **Process and Policy**, **Community Engagement**, and **Further Historical research and Surveys** (this may include Historic context studies, Geographic-based surveys, and Oral History documentation).

General Recommendations

Process and Policy Recommendations

The Phase 1 survey is particularly notable as the first countywide survey undertaken in over 40 years, as well as for the methodology developed to accomplish the broad-reaching goals of the project. As an overarching goal of the project was to identify resources in areas facing planning-related challenges, like development pressure, gentrification, and flooding impacts, the survey methodology is intrinsically linked to the County's process and policies.
Since its inception in 1981, the County historic preservation program has focused largely on the designation of identified historic resources and the regulation of such designated resources. However, as the Office of Historic Preservation continues to reassess its role through a critical lens, to address its role in the broader work of planning and zoning in Miami-Dade County, therein lies an opportunity to expand the programmatic work and improve upon the policies in ways that make meaningful connections to the community.

Opportunities abound to celebrate specific communities, in connection to both geographic and cultural heritage through the thoughtful implementation of programmatic expansions, such as utilizing StoryMaps, oral histories, historic context studies, and leveraging material in focus of specific sites and significant events associated with the preservation of heritage resource through internet based content and social media platforms. In addition, OHP would benefit from exploring the feasibility of tools that would allow for recognition of sites outside of traditional designation, like a County-operated historic marker program to memorialize sites still existing and lost and heritage resources that are central to the stories important to a community.

A particular project for consideration would be to develop a series of StoryMaps to share the geographical story of Miami-Dade. The geographical "flattening" of Miami remains a relatively concealed feature of the current landscape. In the context of climate change and the need to consider future resilience, a reflection on the line between natural and man-made landscape, and consideration of the reality of more than a century of land grooming would help inform future policy decisions.

A first step in this effort would be to develop a layered mapping of Miami-Dade County overlapping current development, historic development (original platting, farms, camps, industrial facilities, rock pits, water management), and original geographical features, including pinelands, prairies, sloughs, Redlands, and coastal mangroves. Such a mapping tool, accessible to the public through an interactive media platform, could provide both a valuable reference and tool for future decision-making. An example is the *Nolli App* (https://nolli-app.com/index.html), a mapping tool created by Martin Koppenhöfer 2014-2023, which delivers a dynamic overlay of current Apple satellite map information over Giambattista Nolli's 1748 map of Rome. Another map might weave together elements that demonstrate land conservation efforts (federal, state, local and private), and the way these intersected with Miami's development history, into a more comprehensive story. A next step, though difficult to predict in timing, would be to devise a mechanism to convey this information in a more tangible form and interactive form, perhaps, a county historical marker program, self-guided QR code-based tour program.

OHP would further benefit from exploring funding sources and creative partnerships that would aid in furthering projects to capture these rich histories. Potential partnerships to such end might include inter-departmental collaborations, as the 2023 History Collaborative event. This particular event was presented in partnership with OHP, HistoryMiami, and the Miami-Dade Public Library System. The Miami-Dade Public Library system and HistoryMiami Museum hold strong potential for future partnerships and support in community engagement in focus of capturing of stories and ephemera that can aid in telling the full stories of our communities. Other institutions that may prove to be strong future partners in this work

include local Colleges and Universities offering programs in focus of preservation, history, and the humanities like the FIU Humanities Lab, which serves to encourage citizens to become the tellers of their own story.

Another potential partnership to explore is the Florida Main Street program through which the Main Street America organization and Florida Main Street provide branding and funding support to revitalize historically commercial corridors, or Main Streets. Recently, the Allapattah Community Development Corporation (CDC) successfully designated a portion of 17th Avenue in Miami, within the Little Santo Domingo district, as a Florida Main Street. Similarly, the County might consider partnering with Main Street Florida to advertise the work that they do to support the revitalization of commercial strips as important community assets and to help identify and coordinate with potential applicant communities.

To further engage the community regarding the benefits of Historic Preservation, OHP could also conduct topical presentations on a quarterly or semi-annual basis to raise awareness and share information on resources available. For instance, residents could be introduced to the Economic Development benefit of preservation, for individuals and communities. This can also be done strategically to center different industries, like contractors, Chambers of Commerce, real estate professionals, and developers.

As the methodology that framed this project revealed the intrinsic relationship between historic preservation and planning and zoning policies, it also identified the need for the County to develop strategies that incentivize preservation of historic resources in areas where policies have been adopted that encourage development. One recommended strategy is the exploration of creating a Transfer of Development Rights program for resources within the SMART Plan corridors and associated buffers. Additional strategies and incentives should be explored that balance the County's desire for development surrounding major transit corridors and hubs with its obligation to preserve and give recognition to the people and places that define our communities. This should include exploration of additional policies that the County could adopt to incentivize preservation in areas where development efforts are being concentrated. One potential program that could greatly benefit communities located in SMART Plan buffer zones and other areas being intensively redeveloped is the adoption of a Thematic Resource District program, as indicated in Land Use Policy 6L of the Miami-Dade County Comprehensive Development Master Plan.

As policy improvements are considered, an opportunity presents itself for the County to undertake a careful review of the preservation ordinance to identify opportunities to improve equity and inclusion in County preservation processes. Broadening designation eligibility exceptions would allow for consideration of resources typically not seen as eligible, such as churches and cemeteries. As we look at the cultural and social construct of Miami-Dade, these types of civic spaces have always played a pivotal role in the early history of our emerging communities, though are excluded from traditional preservation consideration. To continue to exclude resources like this from designation eligibility means that the County will continue to limit the stories they tell and the people and places they uplift. It inherently builds inequity into a process that is intended to be largely objective, and works against OHP's goal of centering the county preservation program in equity.

OHP is also presented with an opportunity to expand the non-regulatory arm of historic preservation. This could include development of specifically themed StoryMaps and other interpretive programs, a County-run historical marker program, and further exploration of community-led initiatives in ways that are meaningful and engaging. As additional survey phases are undertaken, GIS-based maps can be created that capture the stories of the community. Crowd-sourced StoryMaps would also present an opportunity for deeper public engagement

in the preservation process. An example for a crowd-sourced GIS-based map focused on a particular theme or typology common throughout the County, such as a map where residents can submit photos, locations, and current use of their local farm store. OHP could also develop streamlined interpretive signage incorporating QR codes to direct users to the StoryMaps for additional information. With a thoughtful approach to implementing more non-regulatory preservation efforts, OHP will need to continue their current trajectory, focusing on meaningful engagement with the community. The residents of Miami-Dade County inherently offer the strongest partnership for OHP to foster; continued engagement is critical for the County to be able to leverage the authorities of historic preservation to benefit the community.

Community Engagement Recommendations

The Heritage at Risk Survey process included extensive community engagement and outreach efforts. As OHP continues to center their work in equity, community engagement and outreach are understood as critical to that effort. For the work of OHP to meaningfully contribute and benefit the residents of Miami-Dade, their work must be rooted in an understanding of what the people of Miami-Dade County deem significant to them and their community stories. In doing so, OHP should consider a variety of progressive strategies to engage and continue to reach out to County residents, especially the historically excluded groups, who were a focus of this first phase of the Heritage at Risk Survey.

In addition to continued outreach online (website, press releases, social media), OHP might hold advertised in person events countywide, like monthly “Tell us your Story” coffee hours. OHP should also engage in targeted outreach, to specific communities, owners of historically designated properties, and other County departments, to foster a general awareness of historic preservation and the support that OHP can provide.

As this survey, and future survey phases are completed, OHP should undertake systematic outreach to communities and individual property owners who may have resources identified within the scope of such survey work. This is critical for OHP to understand the goals of the community and help them achieve those goals through historic preservation. Post-survey community outreach and engagement will help OHP identify appropriate next steps in direct collaboration with the community. Outreach to individual property owners can also be undertaken to provide information for potential historic designations and identifying next steps to take for those interested in pursuing local designation or similar recognition for a property

It is also recommended that OHP hold at least one in person and one virtual information meeting to explain the steps that owners can take to propose their home for designation. This meeting should be recorded and incorporated into OHP’s website where it can be accessed by the public.

Identifying and fostering supportive partnerships is also important for ongoing community engagement. OHP should develop more events like the History Collaborative and identify potential community groups to host similar events and to aid in focused neighborhood outreach. Partnerships can also be explored with established cultural heritage focused groups in the county. For instance, various community advocacy boards and connected staff include the Asian-American Advisory Board, the LGBTQIA+ Advisory Board, the Commission for Women, the Black Affairs Advisory Board. This survey phase was a critical first step in the process of capturing Miami-Dade’s cultural heritage and connecting with some of these potential partners. Further collaboration with community advocacy groups, OHP can further identify important buildings, sites, and stories and identify opportunities for interpretation and storytelling that may take shape through material that explores heritage retention through the documentation of community heritage and preservation in short

film, documentaries and the visual arts that may engage organizations like HistoryMiami, and organizations through which Miami-based artists exhibit work in focus of preservation, conservation and heritage studies.

Further Research and Survey Recommendations

At the outset of this project, OHP identified that there have been nearly 200,000 structures built within their jurisdiction between 1941 and 1981. The only other countywide survey, completed in 1980, documented structures that were built by 1940 and was largely architecture-based. This project was identified as Phase 1 of what will hopefully be numerous phases to be undertaken as additional funding is obtained. With updated survey work identified as a priority for OHP, so comes with it a timely opportunity to address resources yet to be surveyed with the expanded perspective of four decades of preservation policy implementation in Miami-Dade County. Rather than focusing nearly exclusively on the architectural evolution of Miami-Dade County, as was done in past survey work, future surveys will provide the opportunity to continue to identify historic resources in the County and furthering OHP's overarching goals of equity, resilience, and engagement by extending consideration to places of importance historically and culturally that may not have as laudable architectural significance.

It is recommended that future phases of survey work and research address geographical areas facing environmental challenges and development pressure and meriting study for their cultural significance as well as producing historic context themes to document, understand and share detail on historic community resources and stories. While this survey phase was conducted countywide, it was focused on areas where specific County development policies have already been adopted. While the narrative touches on each of the four geographical quadrants, it does not necessarily tell the story of each community in its entirety and in some instances provides a broad overview of importance with understanding that further time and research will likely uncover much more information to share. Future phases should also prioritize the communities and neighborhoods that have been particularly excluded from previous historic preservation efforts. A review of previous work by OHP in conjunction with the community outreach undertaken during this phase of survey work identified the Goulds community as an area that would benefit from a focused heritage survey. As OHP continues with their community engagement programs, additional geographical focus areas will become apparent to pursue. Phase I also identified numerous historic themes on which to base future survey work through context studies such as migrant workers, burial grounds, public housing, and racial planning which OHP should pursue as well.

Historic Context/Thematic Recommendations

As OHP continues to focus on centering stories of place to detail the County's cultural heritage it is likely many stories will lend themselves to a common historic theme, rather than a specific geographical area. Opportunities for additional research and future survey work should be explored under potential contexts and themes. It is important to note that this is a sampling of potential themes for further study, not an all-inclusive listing and that additional contexts and themes are likely to be identified in future phases of survey work.

It can't be overstated that there exist opportunities to explore the Culturally based context themes for future preservation and survey work. Review of past survey work and recent assessment of the current designations emphasize the need for further work in this area. By exploring different cultural groups OHP can move forward in support of its goal of maintaining an inclusive preservation practice to identify and recognize resources attributed to different cultural groups across Indigenous, Latinx-Hispanic, African American, Asian, Caribbean-American communities.

Further, the exploration of sites associated with the LGBTQIA+ community across any of these wider cultural groups is equally as important.

South Florida Heritage and Social Experience Context

There also exists a strong connection bridging the stories of some groups to illustrate even the earliest history of South Florida through the exploration of StoryMaps and interpretive content detailing sites of importance related to different iterations of population growth in South Florida. Through this there is an opportunity to have sub-focus areas exploring various groups:

- Indigenous Heritage- exploring the Tequesta, Seminole, and Miccosukee
- African American Heritage
- Caribbean American Heritage
- Latinx/Hispanic Heritage
- Women's Heritage
- LGBTQIA+ Heritage
- Asian Heritage
- Jewish Heritage
- Haitian Heritage

A comprehensive burial grounds historic context study is recommended, detailing the culturally significant practices across different ethnic backgrounds to help further document the struggle for equality faced by many residents of Miami-Dade, not just in life but in death as well. A burial grounds context study would be an apt beginning to exploring the connections between these cultural groups and identifying resources of merit for individual or thematic designation and future surveys focused on cemeteries and burial grounds or to designate associated resources.

Exploration of some of these groups may present additional collaborative opportunities for OHP to partner with organizations like HistoryMiami, Ah Tah Tiki Museum, and the Archives of the State of Florida to pursue research and interpretive projects to share the story of South Florida's Indigenous heritage and the journey of different cultural groups to highlight places of importance to them and their significant contributions to the history of South Florida.

Social Context

It is interesting to note that Miami-Dade County has included significance related to 'social history' as a criterion for designation since the adoption of its preservation ordinance in 1981, indicating a long-held understanding that the social construct of our communities plays a significant role in the design and development of those communities. The relationship between a place and its social history is just as significant as the more tangible qualities of a place, like its architecture. At the time of this survey, the majority of County-designated resources were identified as significant due to their architectural qualities. The scope and focus areas of the Heritage at Risk Survey helped identify several social contexts on which to base future phases of survey. While this first phase of work only included areas under the County's historic preservation jurisdiction, it is recommended that future survey phases that are based on social contexts or historic themes should be undertaken countywide, regardless of preservation jurisdiction to ensure a more comprehensive understanding and subsequent interpretation of the associated context.

Racial Planning:
Considerable research has been done in clarifying the role of local government, banks, real estate professionals, even the Federal government in promoting racial segregation across the built environment and expansion communities nationwide. However, a comprehensive picture of nearly a century of racial planning specific to Dade County, in various forms, should be explored. Such assessment should include the study of specific planning strategies applied to racially planned subdivisions and elaborating on the strategies of physical isolation and violence associated with the struggle to

find equality in an inherently inequitable system. This theme also provides an inherent connection to stories of expanded education, healthcare, and burial practices to meet the needs of groups in historically marginalized groups.

South Dade Black Communities:
The story of prewar Black settlements in South Dade, including their rich constellation of churches, retail establishments, cemeteries, and supporting community structures, requires further research, documentation, and recognition by the County. The racial history of South Dade diverges somewhat from the story Countywide. It is understood that the impact of Jim Crow segregation and comprehensive racial planning laid the geographical framework for the postwar development of communities, and civil services. The transformation of West Perrine, Goulds and Florida City into racially concentrated communities is an example, and its commercial and civic spine along Homestead Avenue merits further recognition and research. The imprint of churches as civic centers, and the role of (segregated) schools as powerful civic markers should also be preserved. Exploration along the theme of segregated schools, would including the site of the Mt. Pleasant Church, which served as the first education site for African American youth in the Goulds community and predecessor to what are today Mays Conservatory of the Arts and Pine Villa Elementary school. These resources, including the church site, might be considered as a thematic group on education. The confluence of racial planning, postwar housing development, social changes, and the civil rights movement should be addressed. The development of housing for Black veterans and workers at Homestead Air Force Base deserves considerable focus, especially as this actuated racial zoning provisions. Although much attention has been given to Richmond Heights, other Black developments, particularly in South Dade, have received less attention.

Agriculture and Migrant Workers:
In Miami-Dade County's storied history, its agricultural and industrial sectors have been readily identified as a decisive aspect in its growth, change and economic success. In Miami-Dade, these industries have been staffed historically with a workforce comprised of migrant workers. Despite this, the full extent of resources related to the migrant worker community is not well understood, as it has not been previously included in traditional preservation work. Several associated resources and research materials were identified during this first phase that begins to tell the story of Dade County's migrant workers, a group that has been instrumental to the growth of Miami-Dade County. These include places like the Redland Labor Camp, South Dade Labor Camp, Heritage Village, and other labor and trailer camps that have been established and extending to churches and other local institutions that played an important role in the social history of migrant labor groups underscoring the advancement of healthcare, education and housing made available to them

The Heritage at Risk survey emphasized the important role different social and racial groups have played in the layout, growth, and development of Miami-Dade County, underscoring that little work has been done to include these groups in previous preservation work and that current recognition of resources attributed to them is lacking. Future historic context studies should be undertaken that aim to identify the people and places significant to

these various groups, as recommended above. It is expected that additional historic contexts and themes will continue to be identified during future research.

Planning Context:
For as much as historic preservation from a local government standpoint is focused on the physical structures that define our communities, little attention is given to other built elements that were essential in the original planning and development of the County. This includes much of the pre-1945 infrastructure, like canals, railroads, early highways, railroad depots, water treatment facilities, etc. Important features of Miami's early infrastructure, like the FEC and SAL railroad alignments and engineered canal networks, remain visible but transformed. While some early communities have grown into towns and cities, others have disappeared, including Black Point, Peters, Rockdale, Key, and Benson in South Dade, and Biscayne, Arch Creek, and Fulford in Northeast Dade. The sites of rail stations, post offices and general stores, onetime anchors of rail towns, are almost entirely unrecognized in today's landscape yet in many cases still remembered. The historic landscape once bursting with packing houses, refrigeration plants, canneries, and lumber mills, that once defined central corridors of these towns and were once where its most important employers were centered have largely been lost to time and new development. The buildings and sites that remain may be considered important opportunities for preservation. It is recommended that in doing so, the County seek ways to recognize these lost layers of the County's historic fabric.

Centering prewar resources, like early railroad depots and settlements, has a secondary goal to recognize historically excluded and underserved communities, whose presence and contribution have been omitted from the historical record and in many instances lost as a result. Recognizing the extraordinarily rapid redevelopment of the South Dade Corridor it is reasonable believe that the remaining heritage resources in these areas is at increased risk of being lost. Given the region's accelerated transformation, and the connected loss of resources, meaningful



Coral rock wall with barrel tile detail

ways of recalling demolished communities and structures should be found. These could include grant-funded publications, designation reports, historical markers, and/or an oral history project.

In addition to documenting planning infrastructure, additional work could also be undertaken to look specifically at cluster planner suburbs and urban hubs. Dadeland is a good example. Dadeland was an emerging counterpoint to the suburban sprawl of Kendall Drive, and as a foundation for the area's urban hub that was later connected by Metrorail. It is perhaps the best representation in Dade County of the type of concentrated and mixed-use suburban downtown conceived by mid-century planners as a suburban future. This type of concentrated, mixed-use, suburban core has not been understood within the broader context of planning and development in the County and has not been the subject of any previous historic preservation work. An interpretive framework for the assemblage of multi-family housing, shopping, office buildings and infrastructure might be developed.

Civic Context:

The relationship between Civic activities and developments and the growth of our communities is also an intrinsic concept that has not been adequately explored. This focus area would extend to county government complexes, libraries, schools, religious centers, parks, and transportation centers. These civic-based themes may also intersect with the social and planning history of Miami-Dade County.

Metro-Dade's broad 1970s-80s efforts to create both a central County administration center and decentralized government centers is well-represented in the Downtown Government Center, where bold new facilities are grouped around the County's Metrorail and Metromover transportation hub. The connected complex of the Metro-Dade Administration Building and Government Center Station, Miami-Dade Cultural Plaza, and an open space park offer intrinsic examples of the development typical across this theme. The effort to decentralize County governance, with regional centers in South, West and North Dade, and in the Model City area of Northwest Dade, expanded the reach and visibility Metro-Dade governance and civic representation. These include the South Dade Government Center Complex, North Dade Government Complex, and Joseph Caleb Community Center and Model City Library in Northwest Dade. As the County continues to incentive development around transit hubs, it is critical for the County to explore strategies and policies that will balance historic preservation goals with development goals in these areas as planning continues to reimagine these areas.

The architecture of these centers reflects the search for modern public architecture, and architectural trends of the up to the 1970s for which little has been documented.

While not often understood, Depression-era developments played an important role in the development of Dade County. Under the leadership of William Lyman Phillips, the Civilian Conservation Corps (CCC) constructed many of the critical elements of Dade County park system including Homestead Bayfront Park, Royal Palm Park, Greynolds Park, Matheson Hammock Park, Fairchild Tropical Botanic Garden. South Dade in particular comprises not only some of the County's largest and most significant parks, but also the development of regionally unique park systems, including sides like Fruit and Spice Park, Bauer Drive Hammock, and Castellow Hammock.

To tell the story of the County Parks system, one must also be willing to address the role that systemic racism and segregation played in forming that system. Virginia Key Beach Park, Cape Florida, Haulover Park, and Homestead Bayfront Park are integral to the story of segregated beaches. Using these types of civic landscapes to tell a broader story. Telling the story of Homestead Bayfront Park as a segregated beach affords the opportunity to tell the broader story of racial segregation in South Dade. Additionally, the site of the former "Black

Beach," at North Homestead Bayfront Park, current location of Biscayne National Park Ranger Station and Visitors Center, along with the "Black Road," or North Canal Path of the Mowrey Canal, which provided access to the Black beach, should be considered for local designation.

The intersection of the evolution of school development amid the era of school segregation is well illustrated in South Dade. Many schools that have been established remain in good condition and are reflective of their original design. A thoughtful partnership and potential historic designation of schools also brings conservation of identity and architectural preservation into the community.

As a framework for further research, the theme might be broken down into three subthemes:

1) 1950s-era modern functional schools program directed by James Garland: i.e. Goulds Elementary, Florida City Elementary, Leisure City Elementary, Naranja Elementary/ Macarthur South Senior High, Avocado Elementary, and Vineland Elementary.
2) In the 1960s, progressive modernization, supported by a Ford Foundation-funded Education Facilities Laboratory, under the leadership of architectural consultants Ferendino, Skeels and Burnham: i.e. Colonial Drive Elementary School, Bel-Aire Elementary.
3) 1970s era: William A. Chapman Elementary and Pine Lake Elementary.

Local universities should also be considered for further contextual study. By any standard, the campuses of Dade Junior College (current Miami-Dade College), were among the most socially, architecturally, and urbanistically progressive works of the postwar era. While much academic research and publication work has already been done, these projects should be prioritized for further study and potential designation to further illustrate the evolution of planning and development for educational campuses.

Like Miami Junior College, the late postwar development of Florida International University two campuses were crucial civic complexes. Tamiami Campus and Bayshore Campus represent a type of public consensus unavailable in commercial and even most civic architecture. These educational institutions originally embodied ambitious master plans representing the spirit of the period, design integration of integration across several buildings, and gracious public spaces. Miami's postwar universities achieved remarkable expressions of public purpose and amenity, even as they suggested novel planning models and urban futures.
The Campus of Carlos Albizu University, while not specifically designed as an educational campus, was designed as a corporate, industrial and research campus by Miami's leading campus planner and architect of civic architecture, Ferendino, Pancoast and Grafton. The architecture represents important design and technological issues of the postwar era. Further, as the only university in Miami whose origins are in Latin America, and the only U.S. university named in honor of a Hispanic educator, it has particular cultural relevance.

Similarly, religious campuses attributed to various cultural groups have been identified as meriting further historical context research extending preservation consideration to structures that hold cultural significance not just solely architecturally based determinations is supported by community sentiment. Potential areas of interest for future study and potential designation include Catholic Educational Complex near Bird Road Corridor, the Catholic institutions around Christopher Columbus High School, the St. Brendan Catholic Church and schools, and St. John Vianney Seminary and Chapel to name a few. Further, this may be an area where the dense concentration of characteristic mid-century public schools might be considered for further research and recognition.

Modernist Churches, synagogues, mosques, and other religious institutions, particularly as they may be associated with historically excluded communities, are also an important consideration for future phases. This could include sites like the Olympia Heights United Methodist Church, Camp Matecumbe, and Camp Kendall. While Camp Matecumbe was recently designated as a Miami-Dade County historic site, the network of Pedro Pan Camps, and other sites related to the Pedro Pan operation, might be linked thematically. Similar recommendations have been made for Cold War resources in general, but the specific social considerations central to Pedro Pan resonate as an argument for stand-alone treatment. Any thematic treatment in this vein might also consider resources like the Rose Motel, now the Pedro Pan Campus of Camillus House, the headquarters of the Catholic Welfare Board, etc.

Exploring the transformation of some of Miami's most characteristics sites – airfields, golf courses and racetracks – into new uses resonates in the postwar period. These changes testify both to the one-time abundance (later surplus) of these facilities, but also to the susceptibility of the city, in a period broadly considered as representing first wave of development, to change and to layer. Tropical Park is one example of this transformative use of civic construction.

Housing Context:
Study, and further research in this area, may present an opportunity to identify and highlight the many streams of housing that constitute pre-1982 Miami-Dade County, and the iteration of those streams across the County's cultural and physical landscape. Through this it may be possible to bring into focus the meaning/importance of seemingly identical housing types in different community groups as these types are translated from one environment to another. Future preservation efforts by OHP should ensure that concentrated examples of these developments are preserved as living examples of that history.

The postwar development of Miami-Dade involved a much broader range of housing than the single-family house. Countless variations on townhouses, patio homes, and multi-family housing have emerged throughout the County from that time. To some extent, the documentation of prewar homes is already well covered, particular in the 1992 From Wilderness to Metropolis and the 2022 follow-up, From Metropolis to Global City. However, this introduction of various housing types also starts to bring housing affordability into the conversation. A future countywide phase of survey work could aim to study more closely the intersection of planning and zoning policies and housing affordability, to identify opportunities for historic resources to meet the growing and diverse housing needs of the community.

Broad areas of Miami also reflect the intervention of the FHA and their efforts to provide postwar GI housing, either in their financing, their planning, or their rather standardized architectural package – and in their refusal to approve financing for non-White developments. This layer of housing development and its broader social context should be better represented in the County's current historic designations and presents an opportunity for future survey and potential designation or other recognition.

Dade County also produced many development examples notable for their considerations on planning, technology, and engagement of public process. South Dade became one of the most important concentrations of public housing in Dade County. While public housing was a Countywide issue, South Dade developed distinct varieties to include lower density and more agriculturally attuned housing, often built for migrant communities. Deterioration and lack of maintenance has meant that many of these housing projects are now being demolished to make way for new housing. Designation of some exemplary units should be considered as well as alternative recognition of those sites that are lost such as historical markers. Some potential



OHP Chief Sarah Cody and Miami-Dade County Mayor Daniella Levine Cava



Mayor Levine Cava discussing the Survey project



"Tell Us Your Story" flyer


Architect Ron Frazier making a point

candidates include Arthur Mays Villas, Perrine Gardens, Circle Plaza West & Little Labyrinth, Perrine Villas, Moody Gardens, and Little Bear Subdivision.

The mid-century boom of upper- and middle-class housing played out in various developments and wealth accumulating in the northern portion of South Dade (particularly Kendall and Pinecrest), in the Northeast Corridor, and throughout the Southwest Corridor. The eclectic and chaotic character of Kendall Drive and its surrounding housing defy the traditional rationale typically applied for designation; however, several important resources may be identified here that merit recognition or further interpretation and community engagement to explore preservation opportunities. Potential candidates include Kendall Village, The Hammocks, Calusa Club Estates, Lake Laura Homes and Clubhouse, and Taracomo Townhomes, Baptist Hospital. The Bird Road corridor is notable for its concentrated development during the 1950s, making it representative of early-postwar development, its mostly consistent urban and architectural character.

Cluster planning and higher-density suburban development in the late post war period has had a significant impact on South Dade. Several quality options exist within these developments that may be considered for designation. In South Dade this includes Casa Granada and the Green Hills Park West Condominium. Fontainebleau Park was among the first generation of cluster planned communities. It stands out, both for its Victor Gruen-inspired design, and its concentrated development, which preserves a snapshot of the 1970s mixed-density community in Miami. Other notable cluster-planned communities include Skylake West, The Hammocks, and Miami Lakes.

Although a variety of housing types and costs are incorporated into the survey framework, mobile home parks are notably entirely absent from any previous historic preservation work and should be further explored. As a result of development pressure, trailer parks are being usurped by newer development making it increasingly difficult to preserve the imprint of postwar suburbia. Preservation of the best examples of these trailer parks is imperative. An example of potential focus in Sweetwater would be the Li'l Abner Mobile Home Park.

Commercial Context:
The fundamental development theme of postwar American life, centered in commercially lined roadways, transformed Dade County. Roadside retail, strip centers, shopping malls, can be explored in the rapid transition of some of Miami's most important corridors, including US1 in Northeast and South Dade, the development of Flagler Street, Tamiami Trail (SW 8th Street, Calle Ocho), Bird Road, Kendall Drive, NW 27th Avenue.

Along the Bird Road corridor, several individual retail establishments stand out including locations at 11165 SW 40th Street, Milk Maid Dairy Store, the Farm Store, L&L Hawaiian Barbecue, and the Coral Gables Federal building stand out as Googie icons of the American road. Of the many malls and shopping plaza, Bird Bowl is particularly significant.

Shopping centers played an important role in American life and the development of the city as places residents looked to for entertainment and necessities. As development moved from commercially lined roads to concentrated shopping centers, malls came to serve as pseudo community centers. As a shopping and travel destination, Miami played an important role in this history, and developed important designs. From a preservation standpoint, however, shopping malls are frequently and often dramatically transformed in both use and appearance over time. An exception is Dadeland Square, an extraordinary, high-quality, construction that has remained largely intact. Dadeland square, as such, would be an ideal site to pursue further study and potential designation as a prime example of these designs. As the nature of malls and commercial strips is constantly changing based on the needs of the community and economics– some of these developments have disappeared (Perrine

Village) while others have been transformed architecturally to serve new purposes. A thematic designation may be appropriate to recognize these developments. Such developments by decade include 1950s Northside and Dadeland Malls, Suniland Shopping Center; 1960s: Cutler Ridge Mall; in the 1970s, specialty malls like The Falls Shopping Center, Dadeland Plaza; in the 1980s, large all-purpose mall campuses like Aventura Mall. Together these projects help tell a story of development and growth across the County in focus of retail development and entertainment and can be grouped together to share that story.

Additional research and survey work could also focus on specific commercial themes. For example, bowling alleys which were postwar social magnets reflecting the latest machine technology, often comprising long-spanned street facing structures. They generally comprised a mix of social amenities in response to the needs of postwar suburban dwellers, becoming both a place for families and a place for competitive leagues. They were also among the most socially progressive commercial institutions of their day, open to all groups. Several important alleys, or their original structures, remain under Miami Dade County preservation jurisdiction, like Bird Bowl in Southwest Dade, and Tropical Lanes and Cloverleaf Lanes in Northwest Miami, the latter designed by Alfred Browning Parker, 1958. Future efforts could work to interpret these commercial entertainment hubs as part of a larger story; they could also be assessed for potential historic designation eligibility.

Tourism Context:
Tourism played a hugely impactful role in the growth and development of Miami-Dade County. In particular, US 1 served as a touristic corridor, lined with motor courts, motels, and trailer camps with novelty entertainment stops along the way, such as Parrot Jungle, Monkey Jungle, and Orchid Jungle, as well as Coral Castle, Rare Bird Farm, Miami Serpentarium and Metrozoo. Motels and motor courts found along this corridor include the Kent Motel, Rose Motel, Deluxe Inn Motel, Holiday Motel, Coral Roc Motel, American Best Inn, and Super 8 Motel, Southern Comfort, and Palm Garden. The Goldcoaster Mobile Home Park and the Larry and Penny Thompson Park and Campground are additional nearby resources drawing in visiting tourists. To tell this engaging story of tourism across the County, OHP should launch collaborative community engagement initiatives through which OHP may support site recognition and preservation. It is also an opportunity to create a StoryMap focused on sites of tourism.

Preservation of remaining fragments of the South Dade Motel Corridor is made all the more important by the loss of resources in the related Northeast Dade Corridor. Tourism of South Dade was structured around South Dixie Highway, later US 1, which drew tourists south to the entrances to Biscayne National Park and Everglades National Park just outside Florida City. The many motels, cottage courts, trailer courts and the touristic byways themselves might be considered part of a heritage trail leveraging interpretive content such as QR Code or virtual tour programs. Because they are spread out, perhaps these could be tied together in a thematic grouping which may lend itself to a StoryMap or alternative preservation which can serve to document and share these sites with the public in lieu of designation and perhaps recognize those sites that would be a part of the built environment that have been lost

Agricultural Context:
South Dade is most distinguished by its agricultural heritage, and particularly by the persistence of agriculture through the postwar era to today. Evidence of this agricultural heritage is readily linked to the packing plants that line the transitway corridor. Because of their large size, surviving examples are at risk for redevelopment. Although once widely distributed, two important centers remain in Goulds and Florida City. In the latter case, there is a vast intact area of sheds that could be assembled into a historic district. Of the few that are left, many seem eligible for designation. Another important evidence of

agriculture were the once numerous migrant camps and migrant housing villages. Although widely dispersed, perhaps these could be assembled into a heritage trail. Additional resources for consideration may extend to the more rural areas of the County in particular the Redland area which poses an opportunity to consider future preservation, recognition and planning that centers preservation as key considerations in their process. OHP should explore potential designations that illustrate the story of South Dade's agricultural heritage.

Industrial Context:
There also exists the potential to better understand industrial contributions to the County's historic landscape from its beginnings to current day. For example, rock pits can be seen in the geography of Dade County today which aided in providing natural stone for building, in creating water bodies, forming the layout of new communities, in some cases recreational opportunities. In some cases, these former quarry sites became part of the social importance of a community – providing informal opportunities for recreation and engagement in the landscape.

Aviation is another prominent industry that impacted the planning and design of the surrounding areas. Miami International Airport is surrounded by important corporate and industrial annexes. Of particular note are the Pan American Regional Headquarters for Latin America, the National Airlines Headquarters building, and National Airlines' semi-circular hangar, designed by Greenleaf/Telesca. While the airport corporate and industrial zone is a rather singular phenomenon, and deserves further investigation, it is not holistically remarkable for either its planning or its architecture. Nevertheless, some excellent industrial buildings might be further investigated within this context.

Military Context:
Cold War resources in South Florida have been well documented. The National Park Service's Cold War in South Florida Historic Resource Study, and Miami-Dade County's Thematic Research Study for Cold War Resources, have recounted the context of the Cold War regionally, and detailed individual sites. Given the special importance of South Dade in national defense and Cold War operations, this section may serve as a good context to elaborate the relationship of these places and events to larger themes like employment and housing, or to further document Miami-Dade County's role in other significant military eras, such as the use of beachfront hotels to train military personnel during World War II, and the influx of military personnel who settled in Miami following their service, and the associated plans developed in response to the growing need for quality housing for veterans.

Conclusion

The Heritage at Risk Survey is the first step toward a more informed and dynamic preservation practice for Miami-Dade County. Looking to the future, that is a practice rooted in equity that incorporates the traditional tools of preservation with new avenues of research, site recognition, and preservation strategy that are vital. Recognizing our past through preservation remains a paramount goal in Miami-Dade's preservation practice. Equally important is that in doing so, OHP stewards preservation practices that are inclusive and illustrative of the impact, contributions, and presence of Miami-Dade County's diverse residents.""

The Phase I survey successfully sets a new framework in place from which additional phases of survey work can be launched with that in mind. It is important that in taking a closer look at existing resources, historic districts, and undesignated resources, that significant sites of interest be considered beyond architectural significance. The equally strong connection sites may have the heritage of the community, the cultures of diverse groups must be elevated in the overall preservation practice. With community engagement as a key element to identify, recognize, and preserve historic resources, exploring places of cultural importance is intrinsic to sharing a fuller story of the evolution of Miami-Dade's tapestry of iconic architectural styles and places of importance. It is also important that future preservation and recognition consider and share the stories of the impact and contributions of historical figures of diverse backgrounds in Miami-Dade extending from those who helped shape its civic growth through to progression and advancements in education and housing, cognizant of the challenges presented amid the politics and social changes that mark pivotal moments in the evolution of Miami-Dade County and its dynamic built environment. It is important that the preservation policy and planning for Miami-Dade align with its ambition to share that fuller story

Carving space for recognition of what has been seen as non-traditional designations is imperative. As such, potential policy considerations would include revision of the Miami-Dade County Preservation Ordinance to allow for a broader scope of consideration that folds in the opportunity for designation of non-traditional resources like churches and cemeteries by including support for designations based on social history and cultural significance as a primary basis. Exploring the connections of diverse groups through the built environment presents a compelling way of sharing the story of Miami-Dade's diverse population. Striving to recognize underrepresented populations is an overarching goal that should be a central consideration for future survey work. It is unsaid that there exists ample opportunity to expand local designation to resources attributed to these communities to elevate the stories, contributions, and places of importance of the African American, Latinx and Hispanic, Asian, and Indigenous peoples.

The Heritage at Risk Survey illuminates the necessity for future survey and planning across a variety of themes and communities. As preservation work continues in Miami-Dade, it is imperative that additional research through surveys, context studies, and other grant-funded projects are undertaken in focused approaches. Inevitably, these projects may find a starting point among the themes and contexts outlined within the recommendations presented here, but as OHP continues to lend a critical eye to their work, it is expected the potential for additional study will extend beyond those identified in this phase.

Ultimately, the Heritage at Risk survey provides a framework from which to consider additional themes and areas of focus to best identify and recognize resources important to various cultural groups; with the goal of documenting and preserving resources illustrative of the rich history and diversity of Miami-Dade's communities. With the work completed thus far, and the potential phases to come, Miami-Dade County can more fully recognize the impact and contributions of people from all walks of life to the growth and expansion of Miami-Dade.