



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

MIAMI-DADE COUNTY OFFICE OF HISTORIC PRESERVATION

Sarah Cody, Chief of Historic Preservation
Alexander Dambach, Planning Development Manager
Tamara McDonald, Historic Preservation Specialist
Jeff Ransom, County Archaeologist

Project Team

Research, Mapping, Surveying, Text

SHULMAN + ASSOCIATES

Allan Shulman, Principal
Miriam Alenezi, Project Manager
Rebecca Stanier-Shulman, County Liaison
Tori Cohen, Graphic Design Manager
Ivo Rondinoni, Data Entry
Luis Sanchez, Data Entry
Lucas Rosen, Image Processing

Public Outreach

GEO-URBAN CONSULTING

Hernan Guerrero Applewhite, Principal
Karen Moore, Public Outreach
Jarina Molokwu, Graphic Design Intern

Miami-Dade County

Daniella Levine Cava, Mayor

County Commissioners

Marlene Bastien
Juan Carlos Bermudez
Kevin M. Cabrera
Danielle Cohen Higgins
Oliver G. Gilbert III, Chair
René Garcia
Roberto J. Gonzalez
Keon Hardemon
Eileen Higgins
Kionne L. McGhee
Raquel A. Regalado
Anthony Rodriguez, Vice Chair
Micky Steinberg

Historic Preservation Board

Gary Appel
Jared Beck, Chair
Paul George
Javier Morejon
Bob Ross, Vice Chair
Cecilia Stewart
Harry Tapias
Wesley Ulloa

Individual Community Representatives

Dr. Robin Bachin
Jeff Blakley
Dr. Julio Capo, Jr.
Dr. Marvin Dunn
Dr. Dorothy Fields
Ronald E. Frazier
Dr. Josephine Shih Gordy
Mikal Talib Hamin
Michelle Johnson
Jorge Malagon
Jorge Damian de la Paz
Dr. Valerie Patterson
Christine Rupp
Anthony Williams

Foreword by Sarah Cody

All other text researched and written by Allan Shulman

Cover design, imagery and contemporary photos by S+A

Historic photos courtesy Miami-Dade County Office of Historic Preservation
unless otherwise noted.

ISBN 978-0-9896815-7-5

All Reproduction Rights Reserved



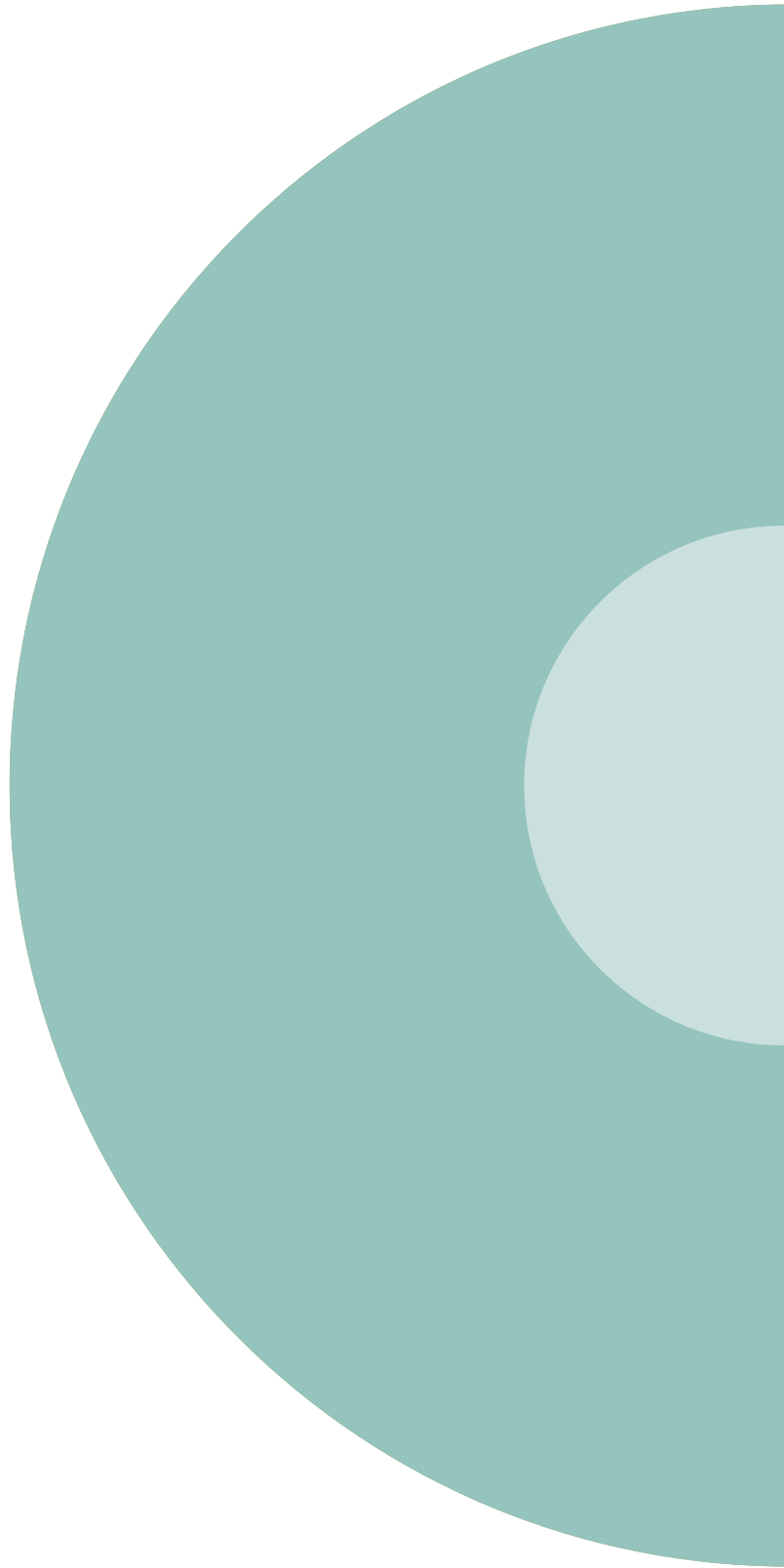
Claes Oldenburg and Coosje van Bruggen, *Dropped Bowl with Scattered Slices and Peels*, Miami-Dade County Art in Public Places Trust (1990).

Table of Contents

1	Introduction	9
	Foreword: <i>Miami-Dade County Preservation at 40</i> - Sarah Cody	10
	Introduction	12
2	Survey Methodology	17
	Survey Methodology	18
	Mapping	26
	Research	32
	Windshield Surveys	38
	Project Marketing and Website Development	40
	Community Outreach	44
	Individual Community Representatives	46
	Distribution of Initial Surveyed Sites	48
	Chronological Distribution of Surveyed Resources	50
	Previously Underrepresented Communities in Study Area	52
	Distribution of Priority Entries by Theme	74
	Distribution of Priority Entries by Building Style	80
	Other Site Data	88
	Total vs. Prioritized Sites Surveyed	90
	Description of Shortlisted Entries Database	91
3	General Context Statement	93
	Geographical and Environmental Context	95
	Social Context of Underrepresented Communities and Emerging Diasporas	103
	Postwar Planning Context	135
	Housing Context	155

4	Geographical Focus Areas	193
	South Dade Corridor: <i>From Rural Spine to Suburban Artery</i>	195
	South Dade Context	201
	Postwar South Dade	217
	South Dade Photo Study	264
	South Dade Shortlist	306
	Southwest Dade Corridor: <i>La Sagüesera</i>	317
	Southwest Dade Context	323
	Postwar Southwest Dade	333
	Southwest Photo Study	386
	Southwest Dade Shortlist	428
	Northwest Dade Corridor: <i>Early Postwar Suburban Growth and Black Migration</i>	437
	Northwest Dade Context	443
	Postwar Northwest Dade	455
	Northwest Photo Study	504
	Northwest Dade Shortlist	526
	Northeast Dade Corridor: <i>From Rail Corridor to Highway to Suburban Center</i>	537
	Northeast Dade Context	543
	Postwar Northeast Dade	565
	Northeast Photo Study	616
	Northeast Dade Shortlist	666

5	Recommendations	
	Existing Historic Districts Recommendations	681
	Goulds and North Shore Crest	
	General Recommendations	686
	Process and Policy	
	Community Engagement	
	Further Historical Research and Surveys	
	Conclusion	701



Introduction

Foreword: <i>Miami-Dade County Preservation at 40</i>	10
Introduction	12

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 since 1940.

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.