

Northeast Dade

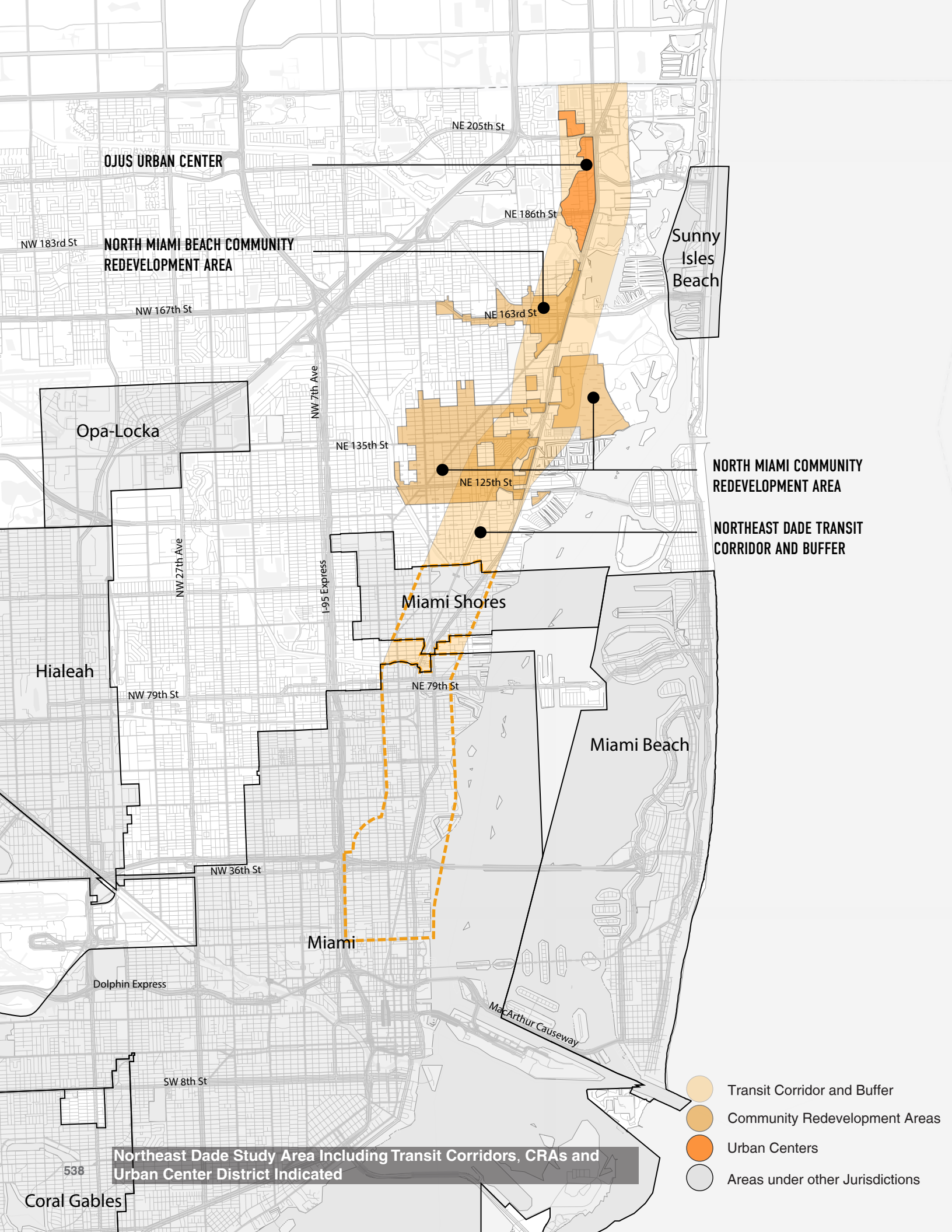
From Rail Corridor To Highway To Suburban Center

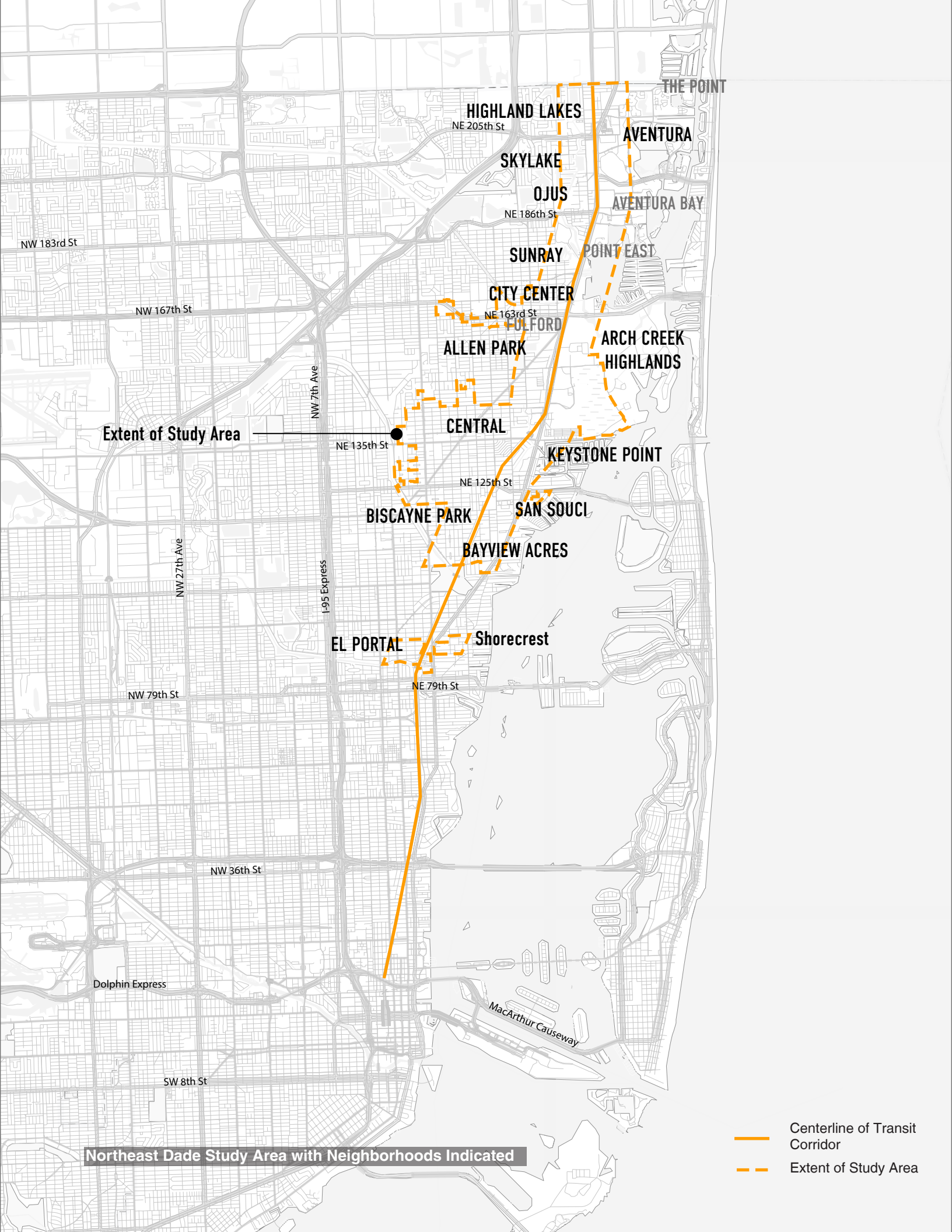
The Northeast Dade study area corresponds with the SMART Program's Northeast Corridor, Miami-Dade County's portion of the Coastal Link, a commuter rail link that uses the Florida East Coast (FEC) rail tracks and will eventually connect Dade, Broward, and Palm Beach Counties. In addition to the FEC line, 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 (OAU). The study area encompasses sections of un-incorporated Miami-Dade County, as well as 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.

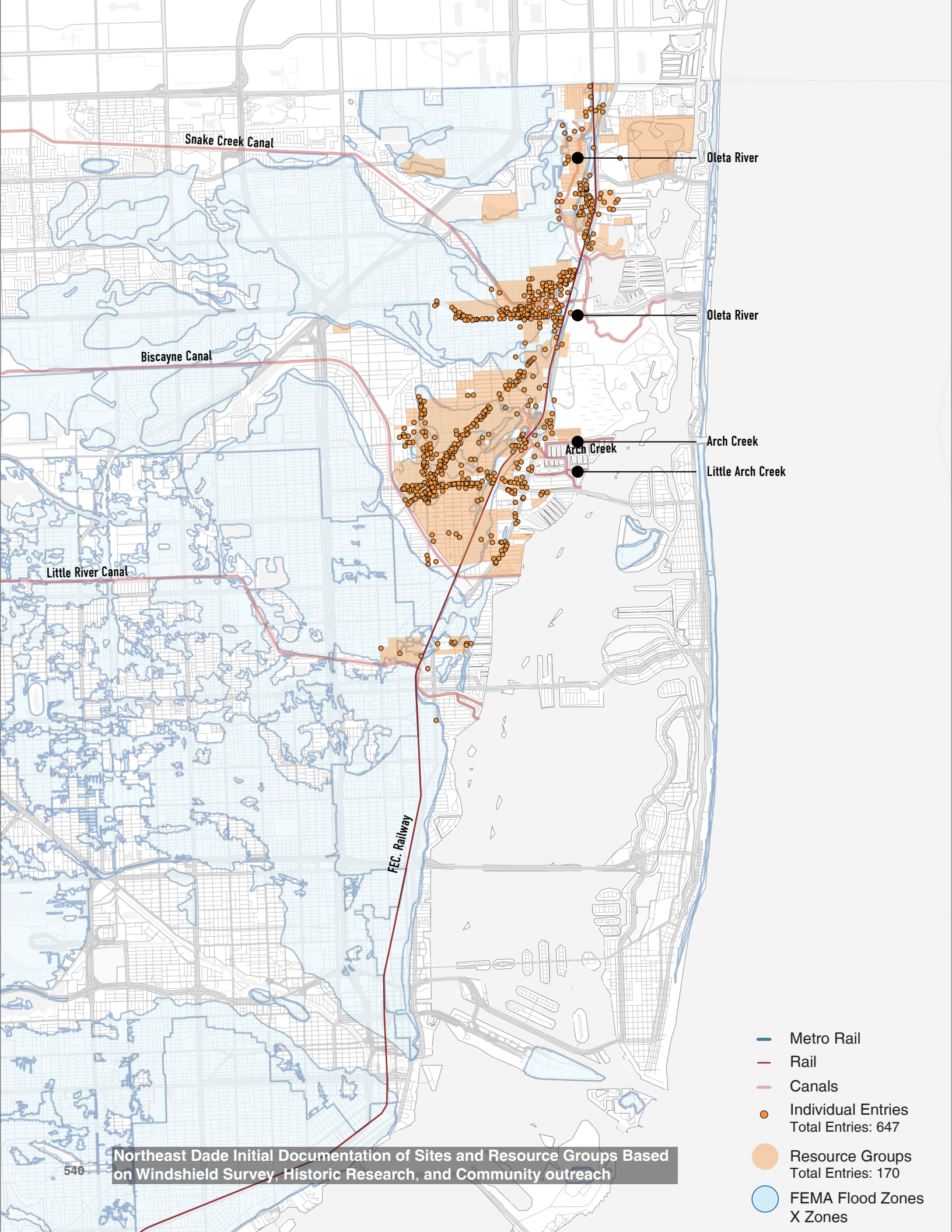
The northeast corridor developed from agricultural uses and rock mining in the early 20th century toward housing, commercial development, and touristic uses in the 1920s. In contrast to the US1 corridor in South Dade, where the railroad ran well in land, the proximity of the northeast corridor to Biscayne 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 with Neighborhoods Indicated

- Centerline of Transit Corridor
- Extent of Study Area



Snake Creek Canal

Oleta River

Biscayne Canal

Oleta River

Little River Canal

Arch Creek

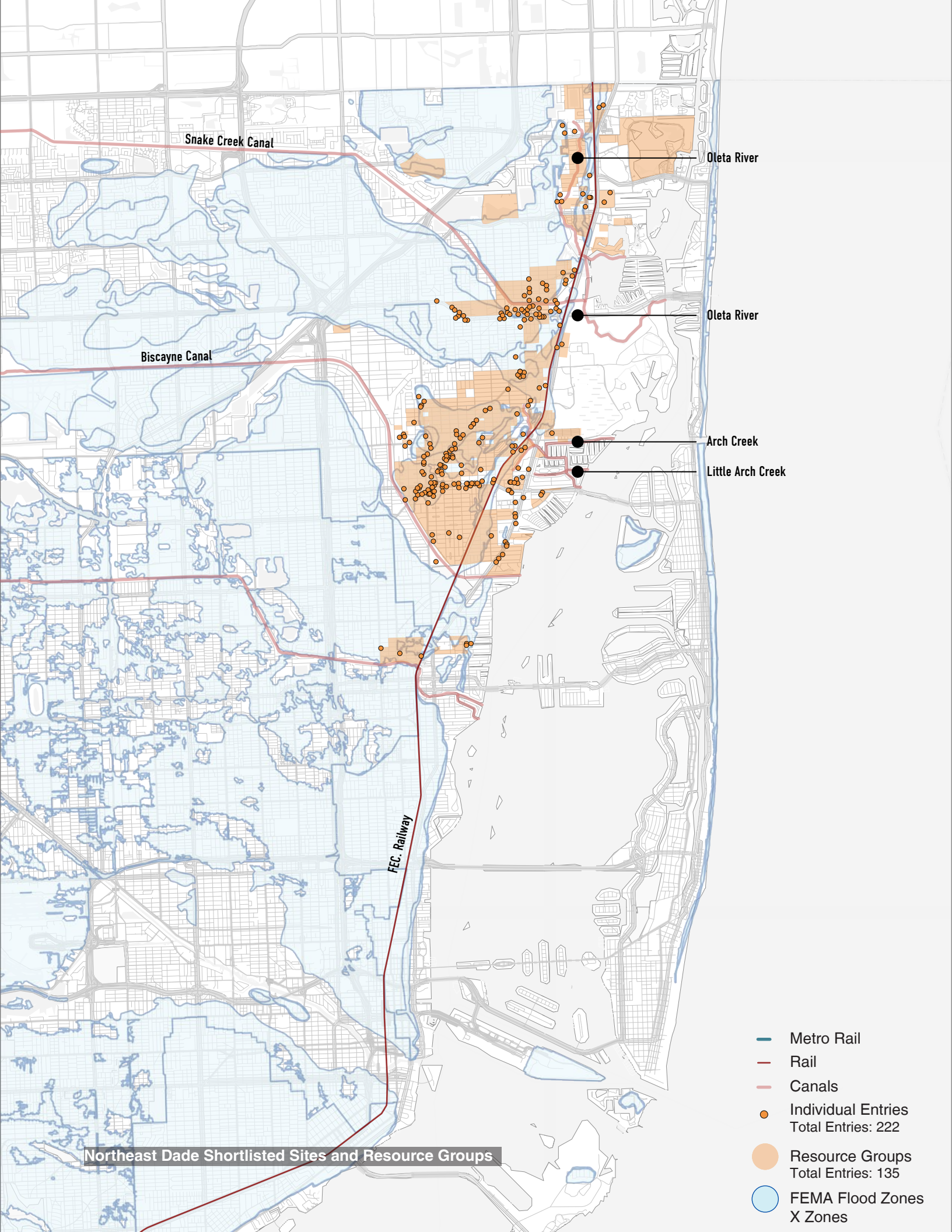
Arch Creek

Little Arch Creek

FEC. Railway

- Metro Rail
- Rail
- Canals
- Individual Entries
Total Entries: 647
- Resource Groups
Total Entries: 170
- FEMA Flood Zones
X Zones

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

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

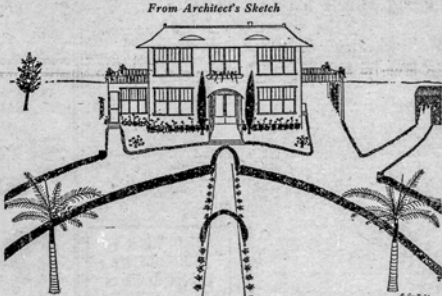
depots were constructed: Ojus, Fulford, Arch Creek, Biscayne, Little River, Lemon City, and Buena Vista. Far from an "American Riviera," these railroad depots served the development of rustic pioneering communities while reorganizing them from bay-facing outposts to agricultural whistle stops.

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 sight-seeing 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

WE ARE UNDERWRITERS—INSTEAD OF OUR ENEMY. A BREAD-UP-GO-OWN AGENT WITH EACH LOT. ALL THE FINEST GROWING IN THE FLAT. ONE ANCHOR FOR OWNERS IN THE STREET. ONE LAND-WATER SUPPLY TO STEEL-BRAND SECURITY AND A PROVED LATERAL MAKING IT AN OCEAN-TO-OCEAN WATERWAY. ALL PROPERTY OWNERS WILL LOVE.



WE HAVE AT OUR DISPOSAL A PROSPEROUS, EXTENSIVE CENTRAL STATION, AN EPIC-TO-DATE GENERAL STORE, GOOD SCHOOLS, ELECTRIC LIGHTS, BATHS, TOILET, GARDENS AND TRANSPORTATION SERVICES TO BEING OFFERED BY RAIL OR WATER. OUR INVESTMENTS IN THE FLAT IS AN IDEAL OPPORTUNITY TO BE SEEN AND WE PLANNED ON THE WISDOM OF THE NORTH HAVEN EXTENSIVE PLANS FOR REALTY. THE FLAT IS AN IDEAL OPPORTUNITY TO BE SEEN AND WE PLANNED ON THE WISDOM OF THE NORTH HAVEN EXTENSIVE PLANS FOR REALTY. THE FLAT IS AN IDEAL OPPORTUNITY TO BE SEEN AND WE PLANNED ON THE WISDOM OF THE NORTH HAVEN EXTENSIVE PLANS FOR REALTY.

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

MIAMI SHORES

Another Great City of 50,000 People

An Integral Part of Greater Miami

NO ONE CAN ESTIMATE, but how soon the tremendous demand for desirable residential properties adjacent to Biscayne Bay and accessible to the heart of Greater Miami will bring into being a Miami Shores real city as well with a population of 50,000.

THINKING MEN WHO HAVE ANALYZED the trend of development agree that before long from Miami to Falmouth will be one great, continuous series of developments -- new cities -- now in the making, following the waterfront. A top graph will convince the careful observer that this condition exists today to a remarkable degree, the foreman and indicator of better things in the future.

FOUR MAIN HIGHWAYS lead directly from the Miami Shores properties to Flagler Street and the main business district of Miami, answering forever the question of accessibility. From the beginning of Miami's history the growth of the city has been steadily unbroken, following the shores of the chief attraction of the Miami district -- marvelous Biscayne Bay. There are no natural barriers to the city's continued expansion, and therefore traffic jams are eliminated.



Grasp the magnitude of the Miami Shores Development!
OVER 2,600 ACRES IN EXTENT, with nine miles of waterfront properties, with as much backlotage as has the **entire city of Miami**, and with 10 miles of frontage on main highways, Miami Shores has the area, the location and the natural advantages to permit the carrying out of the stupendous program of improvement which the Shorland Company has outlined.

Today, not three years hence, is the right time for you to invest

MIAMI SHORES

AMERICA'S MEDITERRANEAN

See Miami Shores
 125-127 East Flagler Street
 Miami, Fla.

Concert Tonight
 at 8:00 P.M.
 at the Casino Club
 21 East Pine
 Miami, Fla.

Field Office
 125-127 East Flagler Street
 Miami, Fla.

Home in Miami Shores (1926), from advertisement for Miami Shores, *Miami Herald*, February 17, 1925

MIAMI SHORES

AMERICA'S MEDITERRANEAN



*At Last, a
Setting
Truly
Mediterranean*

Plan of Approach to MIAMI SHORES Proposed Causeway to Ocean

JUST CATCH A GLIMPSE of one of Miami Shores' unique and totally different features. Where the beautiful waterway, stretching from the Cascade fountain at the new Federal Highway meets the bay, bordered on either side by 60-foot boulevards, will be erected the artistic approach to the proposed causeway.

TAKING FULL ADVANTAGE of the extraordinary situation created by the bringing of these boulevards over to a plan on which the causeway lands, an open air stage is to be built on the western side, looking up the waterway. Here segments, outdoor theaters and concert halls may be held while the audience enjoys the performance from grandstands or other great water-fronts, or from the terraced banks of the stream and the broad boulevard and across above. Could there be anything more typical of the Mediterranean and more adaptable to the beautiful Biscayne Bay?

THE USEFUL AND ARTISTIC FEATURE is only one of the many plans of the Shorland Company designed for the Miami Shores development of magnificent, original and beautiful homes, setting and designed to provide the best possible living conditions. With an area of 2,600 acres, and with eight and one-half miles of waterfront property, Miami Shores has the optimum and wonderful location necessary for the carrying out of the Shorland Company's extraordinary development plan.

TWO LARGE GOLF COURSES, one on the mainland and one on the island, the preserving of the present natural stream through the property and the creating of other waterways and lakes, the construction of unique pavilions, boating moorings and a beautiful causeway across the bay to the ocean are among the important items of development planned for Miami Shores.

STOP AND CONSIDER what this great scheme of development means to every investor in Miami Shores, particularly if you realize it costs no more.

CITY OFFICE
 125-127 East Flagler Street
BRANCH OFFICE
 21 East Pine
FIELD OFFICE
 Shorland Boulevard and
 West Dixie Highway

MIAMI SHORES

AMERICA'S MEDITERRANEAN



Concerts 9:30 A. M.—2:00 P. M.
 from City Office
Daily Excursion Sunday
 12
Motor Condo-Lovers Elmer Park
 10:00 A. M.—2:00 P. M.
 Daily except Sunday

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 Shrank 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
DIXIE HIGHWAY

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 after the claims and development moneys of promoters have ceased.

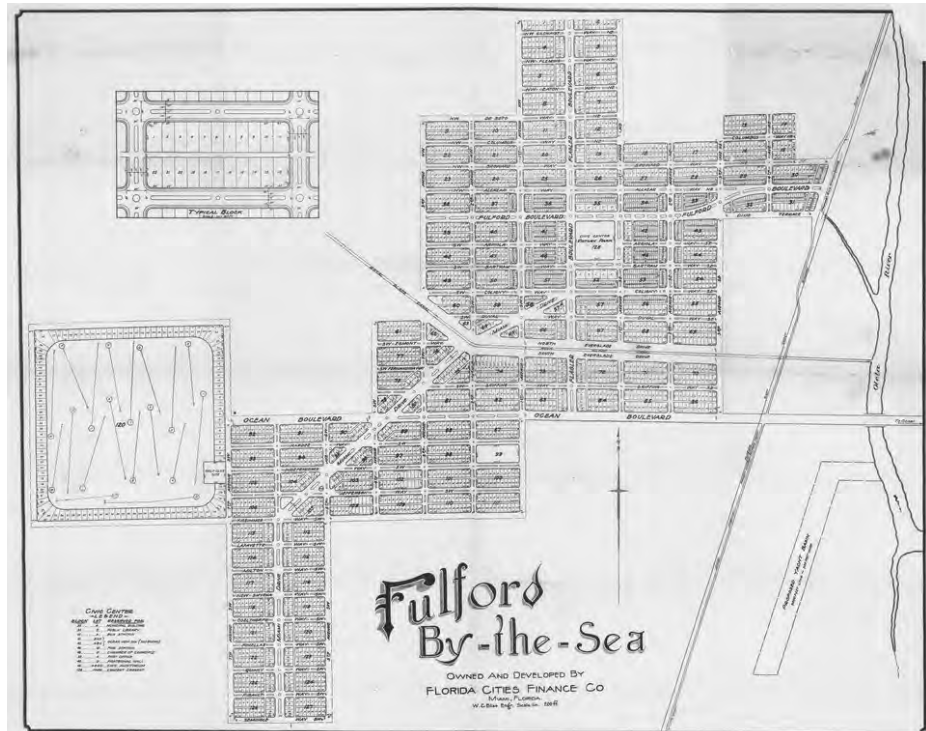
As between two locations of equal merit, the "new beginner" offers ground-floor opportunities. All of Fulford's profits to investors are ahead instead of behind it, and are backed by superior natural advantages. A tour of inspection, as our unobligated guest, will be enjoyed by all who really want the facts upon which to base intelligent action.

FLQRIDA 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



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 Phillips, 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 Homesite, 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 Biscayne, 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, excellent curbing, pure water, electric lights with underground wiring and ornamental light columns, grass parkways, foliage and shade trees.

Water Front Homesites

CRUCIAL WATER FRONTAGE is dominating rapidly in the vicinity of Miami and the demand is consequently greater. Winter residents all seek the water front, for the superb view of Biscayne Bay and for the sun-breeze and the magnificent sunrise and sunset on the water and the delightful surroundings.

Values in water-front properties are ascending steadily. Homesites sold last season have risen during the summer and fall to fifty to a hundred per cent increase. Some of the first lots purchased in BELMAR have risen to eight per cent increase even before the improvements were completed.

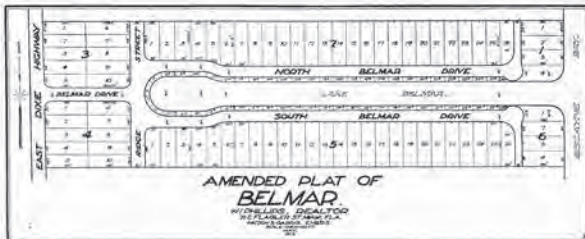
Every lot in BELMAR, except ten on the Dixie Highway, faces on Lake Biscayne or Biscayne Bay, and all have charming views and the privileges of boating and bathing, even the Dixie Highway lots, which are only a hundred yards from the lake. With the highest class of improvements and the choicest location, 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 utilization 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 Biscayne on a daily paved boulevard, study the view across the Bay, note carefully the high-class improvements, compare 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 on 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



Aerial view of North East, Miami Dade County North Shore Crest Historic Designation Report, 1925

MORE!

That's what scores of men, who had bought and made substantial profits in previous successful Shore Crest developments, believe.

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, Baywood, 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 southwestward expansion.

Former Shore Crest investors, who are buying today, in North Shore Crest, are doing so because NORTH SHORE CREST HAS RISE, POTENTIAL VALUE IDENTICAL WITH THAT WHICH BROUGHT IMMENSE RETURNS IN THE OTHER SHORE CREST DEVELOPMENTS.

Analyze North Shore Crest

1. \$22,000 worth of homes completed for 1,800 yards.
2. Frontage of 100 feet on Federal Highway.
3. Common frontage on East Dixie Highway.
4. Carefully planned subdivisions.
5. Water and electricity to every lot.
6. Streets being paved and tiled.
7. In the city limits of Miami.
8. White-way sidewalks.
9. Bus, black soil.
10. Overlooks Biscayne Bay.
11. 15 minutes from Flamingo Street and 15 minutes from Dixie.
12. 10 minutes from Miami Beach, over approved Everglades Avenue (Canalway).
13. Beautiful view on beautifully situated ridge.
14. Road parkway and perfect condition of the lot.

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

**100% to 500%
Per Year
Usual Profit
along
Dixie Highway**

El Portal
AN L.T. COOPER DEVELOPMENT

**Follow the
Golden Highway.
The Dixie
to Prosperity**

WONDERFUL BUENA VISTA

This article is prepared especially for the people of Buena Vista, that remarkable community at the north end of Miami—remarkable in fact that this story of progress will even surprise the people living in Buena Vista. Silently, steadily it has been forging ahead. Great business structures have been erected and are in course of construction. Land values have been going ahead at a mile a minute pace,—advancing every day. Buena Vista is hitting on all six—and has been doing it without fuss or feathers—forging ahead because Miami must expand northward.

Population always follows the main artery of travel. The Dixie Highway is the "Main" street of Florida. It goes through the heart of Buena Vista, and this bustling business community grows because money and trade follow the traffic street.

The point we wish to make is that you can make money quickly if you invest it along, or adjacent to the main artery of travel. You can do it without waiting a lifetime to take your profit. Practically all of the various instances cited here have happened within a period of five years or less.

You, of course, know where Freeman's garage is located in the heart of Buena Vista. Mr. Freeman was one of the pioneers who believed in Miami and secured his location early. Five years ago you could have bought property in the neighborhood where he is located for \$12 a front foot. It was "too high" then. That's what they all said. Today you pay \$10 a front foot for property in this immediate vicinity. If you are good at figures get your pencil and figure the increase.

You have noticed the Kutz building on the Dixie Highway, opposite the Mills property. Five years ago Buena Vista bought the lot, paying \$10 a front foot. Today's price on this property is \$100 a front foot. From \$10 to \$100 in five years is something at amazing speed.

But here is a better one. Four years ago T. V. Moore, the furniture man, sold to the Bank of Buena Vista a plot of ground for \$12,000. This plot has a frontage of 215 feet on the Dixie Highway. A street was thrown through the center of the plot which enabled the new owners to get a total of twenty-one lots out of the two and a half acres. The bank received thirty-five feet on the south corner on the Dixie for no money. The lot was sold three years ago to Frank Shacklefor for \$10 a foot. This frontage is worth \$100 a foot today and it is said that Judge Shacklefor refused \$20,000 for the frontage. Later the bank sold the

remaining twenty lots to an investment company for \$12,000. These lots were then sold to the investment company at \$1,000 to \$1,500 each. Today the price ranges from \$1,000 to \$1,500 per lot. Remember that all this has happened within four years.

This story concerns V. V. Moore, \$10 in a Miami plumber and a successful business man. Three years ago when \$10,000 was considered a good deal, he secured a lot of 100 feet on the Dixie Highway just north of his splendid residence. He received \$1,000 for it. Fifteen months later he paid \$10,000 for the same lot. This is almost unbelievable but it's a well-known fact.

You have noticed that large four-story tin and concrete structure going up opposite the Buena Vista Bank. This building is being erected by the Shacklefor Motor Car Company. The ground the building is on was bought four years ago by D. J. Parker, who Buena Vista bought for \$12,000. He sold it three months later on Jackson to Fry for \$12,000. The firm sold it a few weeks later for \$15,000 and the new owner sold it for \$18,000 to the Shacklefor Motor Car Company. This concerns one of the lots on the Dixie Highway at the rate of \$10 a front foot. Later on Mr. Shacklefor decided he wanted more ground and tried to buy the lot adjoining his on the south side. The owners asked \$100 a front foot.

DIXIE HIGHWAY PROPERTY WINS

The Mills property, opposite Moore's furniture store was bought six years ago for \$12,000. Two years ago a real estate man sold this property to a bona-fide buyer for \$50,000. The owner refused to deliver a deed and is asking \$50,000 for the property. This property has a frontage of one hundred feet on the Dixie.

This same ratio of increase holds good for three or four blocks off the Dixie Highway and in the residential section of Buena Vista. A double corner at Miami Avenue and Shadow Drive was bought three years ago by S. A. Pramuk for \$2,500. Nine weeks later he sold it for \$5,500. The price today is \$7,500. Another corner at Fifty-first street and Miami Avenue was sold two years ago to a man by the name of Oliver for the sum of \$1,000. Several weeks ago he sold it for \$2,500. This shows a profit of \$1,500 in two years on an investment of \$1,000, which is better than Standard Oil stocks. A double lot on the Dixie Highway at Fifty-second street sold seven months ago for \$6,500, was resold for \$8,000 and a few days ago sold again for \$10,000—all within seven short months.

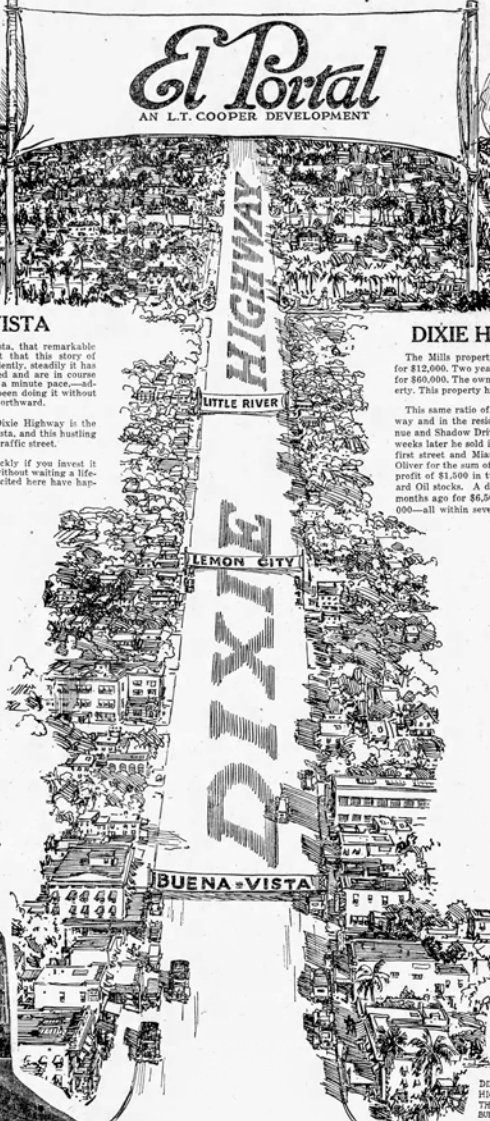
Remarkable—that's the word. Extraordinary remarkable. And you progressive people of Buena Vista can be proud of your section. It's been a winner! And now that you have experienced the thrill that comes with money making we want you to keep on making more. We

want you to do so some more interesting property located on the Dixie Highway. We want you to come and inspect North Miami's finest subdivision, based on the Dixie Highway just north of Little River.

El Portal
AN L. T. COOPER DEVELOPMENT.

(at the threshold of Miami)
On the north of El Portal in Bay View Estates, owned by L. T. Cooper, he is improving the lot in uniform style and the plans call for large expenditures of money. On the east of El Portal is another fine residence—Biltmore Heights—one of the show places of Greater Miami. On the south of Little River—that bustling little suburb of 2,000 people with fine streets, public schools, bank, postoffice and railroad station. Three years ago Little River was a farming community. The natural growth of this section has earned a profit of 100 per cent per year for

Little River people. Little River on the Dixie Highway will become the business section of El Portal. El Portal is surrounded by developments—millions of dollars are now being spent in development work and improvements in this immediate vicinity. El Portal must forever travel forward—the tide of population is sweeping northward—along the Dixie Highway—and values will accordingly increase. Dixie Highway profits will repeat themselves in El Portal.



LARGEST FURNITURE STORE IN MIAMI - ON DIXIE HIGHWAY



BANK OF BUENA VISTA



TYPICAL HOME IN SHADOWLAWN



RESIDENCE IN BILTMORE



DIXIE HIGHWAY THROUGH BUENA VISTA



TYPES OF HOMES JUST NORTH OF BUENA VISTA ALONG DIXIE HIGHWAY



NEW HOME OF THE SHACKLEFOR MOTOR CO. BILTMORE THEATER

FLORIDA ENTERPRISES, Inc. PHONE 9613. PROFESSIONAL BLDG., GROUND FLOOR 218 N. E. SECOND AVE.

Illustration and photographs of El Portal (1924-25)/ Sherwood Forest (1925), from advertisement for El Portal, Miami Herald, March 13, 1924

Announcement of Bay Ridge

Gordon & Raymond
Advertisement for Bay Ridge (1925), *Miami Herald*, November 2, 1924

The advertisement includes a map of Bay Ridge showing its location relative to Biscayne Bay and the city of Miami. The text describes the benefits of the location, such as its proximity to the water and the city, and mentions the planned infrastructure like roads and utilities. It also highlights the quality of the land and the potential for a desirable residential community.

Biscayne Court

ANNOUNCING the OPENING of BISCAYNE COURT Monday, December 1st

William I. Phillips, Realtor

The advertisement features a detailed plat map of Biscayne Court, showing the layout of the residential blocks and the surrounding streets. It includes information about the opening of the court and the services provided by the realtor.

Plat map of Biscayne Court (1924), from ad for Biscayne Court, *Miami News*, November 22, 1924

Napoleon Park

RIGHT ON THE MAIN DIXIE HIGHWAY MIDWAY BETWEEN MIAMI AND HOLLYWOOD

THE LITTLE FELLOW'S BIG CHANCE

The advertisement includes a location map of Napoleon Park, showing its position on Dixie Highway midway between Miami and Hollywood. It features a large headline and text describing the opportunity to own property in a desirable location.

Location map from Napoleon Park (1925), from ad for Napoleon Park, *Miami Herald*, November 1, 1925

IRONS MANOR

"The Junction of the Dixies" Commercial Subdivision and Center of all North Miami

AUCTION

TODAY, TOMORROW, and THURSDAY AT 10 A. M.

From Duane Lane From 181 East Flagler Street at 10 A. M.

THE LOGICAL COMMERCIAL CENTERS FOR 9000 ACRES Residential Property including

New FORD TOURING CAR
Given Away Each Day of Sale

Old Dominion Auction Co., Selling Agents

The advertisement for the Irons Manor auction includes a map of the area, showing the location of the property and the surrounding streets. It details the terms of the auction, including the time and location, and mentions the prizes that will be given away during the sale.

Advertisement for Irons Manor (1925), *Miami News*, February 3, 1925

BAY SHORE

SALE OPENS TOMORROW AFTERNOON

Junkin & Erdmans Co.
REALTORS

The advertisement for Bay Shore includes a location map showing the area's proximity to the city of Miami and Biscayne Bay. It features a large headline and text describing the sale, including the time and location, and the services provided by the realtors.

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
(Over under Construction and Immediate Development)

MIAMI has established 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 1933 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 got 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 those 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 those 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 entrance will be made by the public of Greater Miami today at 2 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 75 houses completed in the past year and seven now under construction everything points in 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. 8th 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

Florida Sets New Record In FHA Applications

North Miami Beach Seeks FHA Approval

Miami Area's Aggregate Is One-Fifth of State's

25th Local Requests For Home Mortgage Insurance During April

Florida 1941 applications for insurance in mortgage loans totaled 1,000, a record for any one month in the state's history. The Miami area's aggregate is one-fifth of the state's total.

North Miami Beach Seeks FHA Approval

North Miami Beach, the new project, is a part of the new development of 100 homes on the site of the old Monticello Park. The project is being developed by the late Mrs. J. B. Smith and her son, J. B. Smith, Jr. The project is being developed on the site of the old Monticello Park, which was built by the late J. B. Smith and his son, J. B. Smith, Jr. The project is being developed on the site of the old Monticello Park, which was built by the late J. B. Smith and his son, J. B. Smith, Jr.

21-Year Lease Consummated

Beach Owners Fleet Boatmen

25th Local Requests For Home Mortgage Insurance During April

Florida 1941 applications for insurance in mortgage loans totaled 1,000, a record for any one month in the state's history. The Miami area's aggregate is one-fifth of the state's total.

North Miami Beach / Monticello Park (1941), from "Florida Sets New Record in FHA Applications" ad, *Miami Herald*, May 11, 1941

This frame bungalow, recently completed, is in Biscayne Lawn subdivision, at N. E. Tenth avenue and 119th street. It contains two bedrooms, living room, kitchen, bath and porte-cochere, and is for sale. The subdivision is being developed and sold by Dureve Development Corporation.

Frame Bungalow in Biscayne Lawn (1936-37), from advertisement for Biscayne Lawn, *Miami Herald*, October 18, 1936

Miami Area's 1941 Building Totals \$16,455,735

Gains Recorded By County And Seven Municipalities

Ojus Residents Develop First Subdivision Since 1926

21-Year Lease Consummated

Beach Owners Fleet Boatmen

25th Local Requests For Home Mortgage Insurance During April

Florida 1941 applications for insurance in mortgage loans totaled 1,000, a record for any one month in the state's history. The Miami area's aggregate is one-fifth of the state's total.

Ojus Residents Develop First Subdivision Since 1926

First group of new homes in the north part of Ojus, Fla., is being built by the late Mrs. J. B. Smith and her son, J. B. Smith, Jr. The project is being developed on the site of the old Monticello Park, which was built by the late J. B. Smith and his son, J. B. Smith, Jr.

21-Year Lease Consummated

Beach Owners Fleet Boatmen

25th Local Requests For Home Mortgage Insurance During April

Florida 1941 applications for insurance in mortgage loans totaled 1,000, a record for any one month in the state's history. The Miami area's aggregate is one-fifth of the state's total.

Homes in Ojus Manor (1941), from "Ojus Residents Develop First Subdivision Since 1926" advertisement, *Miami Herald*, June 29, 1941

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

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

YOU ARE INVITED

TO ATTEND OUR OPEN HOUSE

Saturday, May 31st, 12 noon to 6 p. m.,
and all day Sunday, June 1

SOUTHERN MEMORIAL PARK, INC.

The Cemetery Beautiful

Is proud to announce the completion of

THE GARDEN OF THE GOOD SHEPHERD

The most unusual Memorial Garden in the
South

You Must See

THE GARDEN MAUSOLEUM, COLUMBARIUM, and the CHAPEL OF THE PALMS IS COMPLETE

Available for Weddings, Christenings and
Memorial Services

You will enjoy the sacred concerts in the
comfort of your own car

SOUTHERN MEMORIAL PARK

"The Cemetery Beautiful"

GRAVES PLOTS CRYPTS
AND NICHES

PERPETUAL
CARE



ONLY PARK PLAN CEMETERY IN THE NORTHEAST SECTION
715 N.E. 125TH ST. PHONES 7908

15021 W. Dixie Highway, No. Miami

Phones 9-5806—7-5612

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 suburbs. 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,”



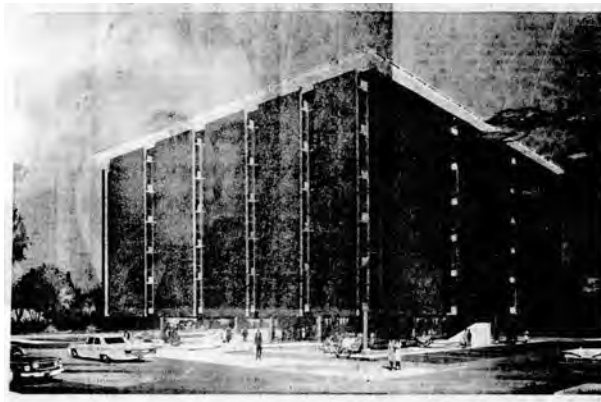
BUILT BY MEMBERS who have contributed their weekends and spare time for more than a year is this American Legion building for the J. Frank Cavanaugh Post No. 67, Arch Creek Estates, located on the Dixie highway just outside of North Miami. Designed by Architect A. L. Klingbeil, the structure, nearing 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



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 Fibreglas Enclosed Shopping Mall," *Showcase* December 1961, HistoryMiami Museum, Burdines Records Archive



THE 127th STREET SHOPPING CENTER

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



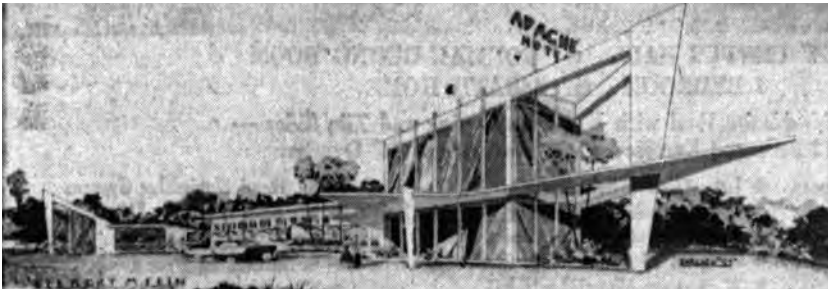
Commercial building, 13095 W. Dixie Hwy, Miami-Dade County, 1968



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



—Herald Staff Photo by Mike Freeman
ROMAN PROSKE IS A MAN WHO UNDERSTANDS AND LOVES THE BIG CATS
... he says they have been his life and probably will be his death

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 Schoepl, 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



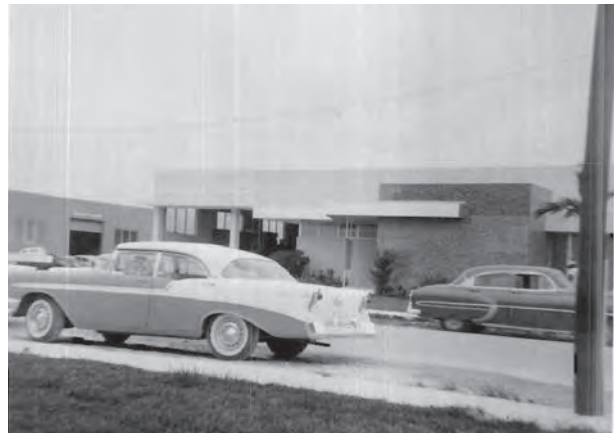
Schwab (1955), 1815 NE 144th St (1955), Miami-Dade County, undated



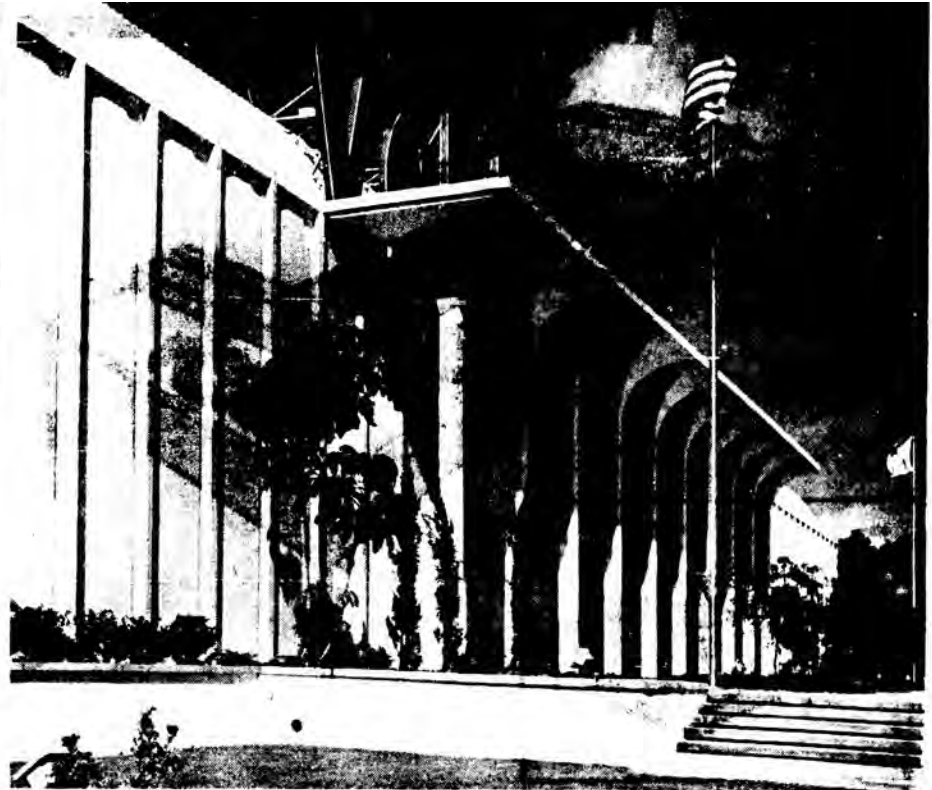
Roman Cleanser Co. (1955), 1865 NE 144th St, Miami-Dade County, undated



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 Strescon International, Inc., a subsidiary of Maule Industries, Inc. The struc-

ture 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

**It's not everyday
your office can have
the look of tomorrow.**

North Miami is one of South Florida's major growth areas. It's time you made sure your business is part of it - at Biscayne Centre; 12000 Biscayne Blvd. Everyone from client to co-worker will enjoy the prestigious, futuristic design of Biscayne Centre. But the beauty of having your office here is more than skin deep. You'll be located in the heart of the Dade/Broward business district with accessibility to expressways - everything! Occupancy Mid-1982. Today is not too soon to make sure your office has the look of tomorrow.

Call (305) 374-2111
Leasing: Clark-Biondi Company

30 Biscayne Centre

North Miami's Most Prestigious New Office Address

Developer: Realty Financial & Equity Corp., 12700 Biscayne Blvd., N. Miami, FL 33181/891-1100

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 Greynoll 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

ANOTHER BIG NEW HOME PROJECT*
SELECTS ALL-ELECTRIC SERVICE!

NICHOLS HEIGHTS is one of the larger new developments in South Florida. Facilities are being installed to use electricity for cooking, refrigeration, and water heating. This 315 ultra-modern home project is located on the east side of N.W. 7th Ave. from 135th to 143rd Sts.

**COOKING
 REFRIGERATION
 WATER HEATING**



...because "Sunshine Service" just can't be beat for CLEANLINESS... COOLNESS... CONVENIENCE... ECONOMY!

Take a tip from big builders like Nichols Construction Co. whose success depends on knowing values... knowing what people prefer...

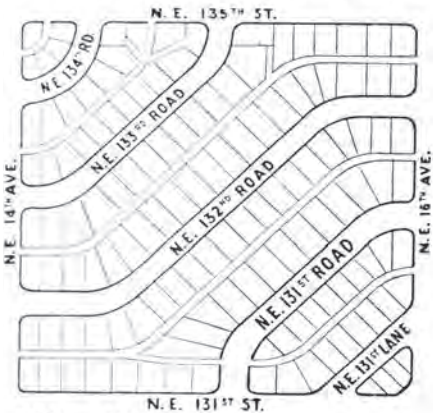
GO ALL-ELECTRIC!

FLORIDA POWER & LIGHT COMPANY

ZEDDY KUCZYNSKI New York Herald Tribune

Aerial view and model home in Nichols Heights (1949), from advertisement for Nichols Heights, *Miami News*, October 11, 1949

GREEN OAKS
 A NEW, UNIQUE HOUSING DEVELOPMENT FOR VETERANS
 Now Under Construction in North Miami
 N.E. 131st St. to N.E. 135th St. Between N.E. 14th Ave. and N.E. 16th Ave.



172 UNITS

- 34 2-Bedroom Homes \$7,750 to \$8,295
- 52 3-Bedroom Homes \$8,950 to \$9,795
- 43 2-Bedroom Duplexes \$12,250 to \$13,795


100% FINANCING --- **FHA & VA**

IF QUALIFIED DRIVE OUT TODAY TO SELECT YOUR SITE WHILE STILL AVAILABLE

GREEN OAKS HOMES, INC.
 Phones 48-8203 and 48-3337

DESIGNED BY ARCHITECT J. CURRIER SUBDIVISION LAYOUT DESIGNED BY THE LAND PLANNING DEPT.

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

THANK YOU

Civilians!!

FOR YOUR
**TREMENDOUS RESPONSE
TO OAK RIDGE PARK!**

-- AND HERE IS GOOD NEWS! WE
HAVE HAD A FEW EXTRA LOTS ADDED
TO OUR SUBDIVISION THAT WE ARE
MAKING AVAILABLE TO YOU!

\$5495

-- TWO BEDROOM --
All CBS -- Colored Baths --- Choice of
Inside Colored Plaster -- Very
Large Lots -- Complete Landscaping
\$37.50 Per Month

IMMEDIATE OCCUPANCY IF DESIRED
FHA or conventional mortgage

A Low Cash Down Payment to Responsible Buyers

★ OAK RIDGE PARK ★

DIRECTIONS

OUT BISCAYNE BLVD. TO N.E. 126th STREET
AT THE SHELL GAS STATION, TURN LEFT TO END
OF BLOCK, THEN RIGHT (126th AVE.) TO MODEL.

Another Individualized Subdivision Built by
SUPERIOR HOME BUILDERS, INC.

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

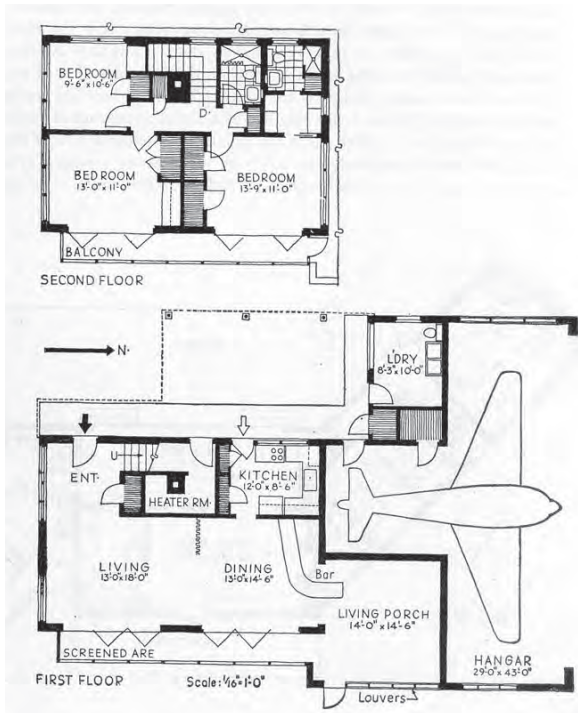
a mix of four- and eight-story slab-like structures that were articulated to bound spacious amenity areas. As an intriguing focal point, the Jade Winds complex added the 10-story, 140-foot Tower of a Thousand Joys, a tapered cylindrical pagoda topped by an upswept roof constructed of gunite and a steel 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

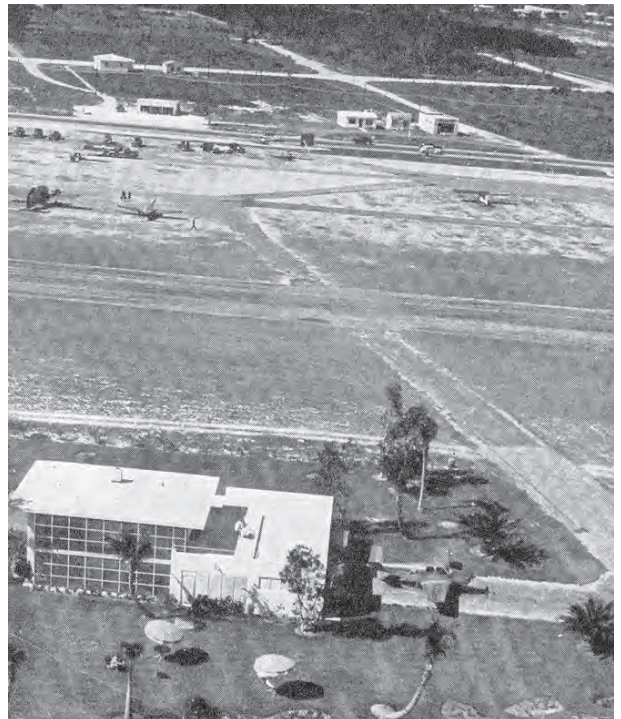
In the 1960s-70s, the Northeast Corridor, and North Miami in particular, joined Hialeah and Kendall as Dade County's most important centers of townhouse development. Among the first developments in the corridor was Mort Adler's **123rd Street Townhouse** complex (1965), constructed in the narrow space 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

Coronado Harbor—A New Waterfront Development in North Miami



FORDNEY HARBOR

Construction started on a 1,154-acre waterfront development in North Miami, Florida, in 1954. The development is being built on a reclaimed area of land which was formerly a swamp. The area is being reclaimed by the filling of canals and the construction of levees. The development will include a large number of homes, a school, a church, and a community center. The homes will be built on a grid system and will be of a modern design. The development is being built by the Fordney Development Corporation, which is a subsidiary of the Fordney Brothers Corporation.

ONE OF THE HOME STYLES BEING OFFERED BY ROBERT WELLES



THE HOUSES BEING OFFERED BY ROBERT WELLES



THE HOUSES BEING OFFERED BY ROBERT WELLES

THE HOUSES BEING OFFERED BY ROBERT WELLES

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

48 LOTS A MINUTE!



THAT WAS THE RECEPTION GREATER MIAMI AND MIAMI BEACH GAVE

EASTERN SHORES

12 MILES OF INCOMPARABLE WATERFRONT LIVING

On Tuesday, June 11, more than 1,000 homes, builders and prominent business men and women viewed the magnificent Eastern Shores development and demonstrated their complete approval of South Florida's most exciting residential development. Eastern Shores.

IN JUST 3 MINUTES, ALL 486 LOTS IN THE FIRST SECTION WERE GONE!

THE FOLLOWING INFORMATION WAS GIVEN AT THE TIME:

TIME 1:28 P.M.



TIME 1:37 P.M.



For information on Section 2 of EASTERN SHORES, Be Sure To See Your Broker!

Another outstanding Development by

EASTERN PROPERTIES

General Office 226 SUNNY ISLES BOULEVARD
Wilson 7-3484

Lots in Eastern Shores (1957), from advertisement for Eastern Shores, *Miami News*, June 16, 1957

"the Skylark"



WATERFRONT HOMES . . . each with "care-free" SWIMMING POOL, "CABANA" and a PRIVATE DOCK!

Skylark MODEL HOME

Superb location. Easy to reach. Enter through Keystone Point main entrance at 12910 So. off Ixora Blvd. Take first left which is Ixora Blvd and drive right to model.

12910 IXORA ROAD

2 and 3 bedroom, 1 bath homes guaranteed for perfect Florida living by careful planning. More windows than any 3 similarly priced homes. "Built-in" custom crafted book, liquor, and phonograph cabinets. Futon, Porches. Cathedral ceilings. Double carports. Driftwood interiors. Underground sprinkling system. Wired for air conditioning. Very large lots. The SKYLARK is a luxurious home that is practical from any angle . . . and point of view.

2 BEDROOMS, SCREENED PORCH, POOL . . . starting at \$19,950.

DOWN PAYMENT FROM \$2500.

HAROLD POMERANTZ CONSTR. CO.

Model at 12910 Ixora Road
Venetian Section of Keystone Point. See directions.

Skylark model home in Keystone Point (1949), from advertisement for Keystone Point, *Miami News*, September 12, 1954

NOW OPEN! - 10 A.M. - 6 P.M.

Hill York

"SOLARAMA" HOME

THE HILL YORK SOLARAMA HOME
IN SANS SOUCI ESTATES
11805 BISCAYNE BLVD.

in Sans Souci Estates was engineered and designed throughout as a "Comfort Conditioned" home by Architect Walter W. Boggeson and built by Stots Brothers Construction Company. Hill York has named their complete comfort home, SOLARAMA, because the sun and its effects on our environment provides the basis of the design and engineering principles used in construction of this home and the installation of its YORK year 'round air conditioning system. The Hill York heat pump air conditioning system provides cool, dehumidified comfort on those hot, muggy summer days and a plentiful, smooth, even flow of warm, clean air for winter. Pioneered and developed by HILL YORK, the heat pump is the most efficient and complete means of safe, economical and healthful climate control.

The Solarama Home is revolutionary in its "Comfort Conditioning" "Comfort Conditioning" gives you:

- A source of uniform cooling
- A source of uniform heating
- Dehumidification
- Humidification
- Temperature control
- Filtering

Hill York's best, great Solarama unit is connected to a separate space, compact cooling coil, filter and blower assembly, cooling suspended in the utility room.

Hill York's Solarama unit has built-in features to give you truly lasting cooling and heating "year" heating.

HILL YORK

BEACH YORK 1448 Alton Road JE 8-4716
PARK AMERICAN YORK 1225 SW 8th St. FR 1-3411
CERTIFIED MAINTENANCE 12345 W. Dixie Hwy. FL 47354
CHARLES YORK 3345 SW 8th St. HI 6-1836
HILLYORK BROWARD 1542 N. Federal Highway Pompano Beach JA 3-7396
COLLESTREAM YORK 1542 N. Federal Highway Pompano Beach WA 3-3050

The Hill York Solarama Home in Sans Souci Estates (1950), from ad for Sans Souci Estates, *Miami News*, February 14, 1958

OPENS TODAY!

for the
4 wives
in your life

Home that grows with you

Miami Shores heights

N.E. 105th Street at 12th Avenue • 2 blocks West of Biscayne Boulevard

as low as \$3,000 down

The Buckingham \$24,900
The Balmoral \$24,900
The Salisbury \$24,900
The Windsor \$24,900

FIRST MIAMI SHOWING
... beautiful, planned,
Hotpoint
ALL-ELECTRIC KITCHENS
in COLOR
by DYNAMIC APPLIANCES
Specialty for host!

Miami Shores heights

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

A COMPLETE 2 BEDROOM C.B.S. HOME \$5990

EASY TERMS • EASY TERMS
Proof That It Can Be Done:

See our homes for yourself, today. Inspect them carefully... see the durable, thick-slab floors. Awning type aluminum window seats give the finished appearance and full ventilation that is desired by everyone. Glass jalousie doors. Completely landscaped front and back on a spacious lot in a development of new homes of various sizes and designs.

Sun Ray Homes solve the low cost housing problem by having all the answers in one home.

Shopping centers, schools, police and fire protection and transportation nearby. Right next to beautiful Greynolds Park with its picnic grounds, its swimming, playing and boating facilities. Free city garbage collection. Only a few minutes to Cress Beach.

How To Get There: Turn west from U.S. 1 on 163rd Street in North Miami Beach to N.E. 19th Ave., then north to 183rd St.

SUN RAY HOMES

N.E. 19th Ave. AT 183rd St. — City of North Miami Beach, Fla. — PHONE 814-3184

C.B.S. Home in Sun Ray Homes (1949), from advertisement for Sun Ray Homes, *Miami Herald*, March 26, 1950

Today Join Me at the GRAND OPENING of the 1st Addition of FAY PARK HOMES

3 BEDROOMS 2 BATHS
\$12,500 To \$13,500

Conventional Financing

Check These Outstanding Features:

- Finished or terrace floor
- All tile bath
- Living area down on the back porch
- Kitchen containing bars
- Screen window with insect screen
- Inside and outside plants
- All new equipment: 12' long linoleum
- Your choice of finished or terraced finished yard
- Completely painted inside & out, with a complete finish of wallpaper
- Very high, vaulted ceiling
- Landscaped inside utility room with laundry
- Exceedingly strong floor slabs between living and dining rooms and kitchen
- All new wiring and plumbing
- All new water meter, bathroom, yard
- Includes 100' x 100' HOUSING

SMALL DOWN PAYMENT EASY MONTHLY PAYMENT

FAY PARK HOMES are built on high, dry sites. They are built on the best available available. The homes are only one block from Fay Park School and are only one block from the bus stop. The price is \$12,500 to \$13,500. Home's Real Estate, Miami, Florida. 1955. FAY PARK HOMES 1955.

FAY PARK HOMES
Built by
BURNS CONST. CO.
1820 N.E. 131st St., North Miami
PHONE PLaza 8-3474

IMMEDIATE OCCUPANCY

Map showing location of Fay Park Homes in North Miami Beach, Florida, near U.S. 1 and N.E. 19th Ave.

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

WITH POOL-PATIO

Arthur's New Homes Open In No. Dade

Miami News Color Photos
By Joe Rimkus



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

Within the past two years, Shelly Arthur made a name for himself by building \$55,000 to \$90,000 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 190th 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.

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

PREMIER SHOWING
OF MIAMI'S FINEST COOPERATIVE APARTMENTS IN THE PREFERRED NORTHEAST SECTION

VENICE ARMS

COOPERATIVE WATERFRONT APARTMENTS
from **\$8,950**

NO LAND LEASE... PRICE INCLUDES LAND

estimated monthly maintenance of only **\$28²⁸**

1. Broad Causeway to Six Harbor Islands, Six Harbor, Miami Beach
2. North Miami General Hospital
3. 151st Street Shopping Center
4. 175th Street (North Miami) Shopping district
5. 177th Street and Biscayne Blvd. Shopping Center
6. Miami Shores Country Club (12 minutes away)
7. Normandy Isles Country Club (10 minutes away)
8. Congress Bowling Alley
9. Bayshore Beach—open bathing, pier, charter boats
10. Sweetwater Miami
11. Biscayne Kennel Club
12. Golfstream Race Track
13. Dania Jai Alai Fronton

SMART FLOOR PLANS FOR CAREFREE, COMFORTABLE LIVING!

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Location map, photos and floor plans of Venice Arms (1961), from advertisement for Venice Arms, *Miami News*, September 29, 1961



NEW COOPERATIVE in North Miami is Venice Arms at Arch Creek Road and N.E. 125th St. Designed by Warner and Dethlefs, the building contains 29 two-bedroom apartments, selling from \$3,850 to \$5,550. The other four apartments are two-bedroom units priced from \$13,750 to \$14,250. Facilities include 25 to 40-foot pool and 250 feet of deck. Built by Stark and Navarro, the apartments feature Westinghouse kitchen equipment, individual air conditioning units, terrace floors on the ground floor and oak floors on the second. Price of the apartments includes the land. The developers are Edward C. Uebel, Burton C. Stark and Walter R. Peterson.

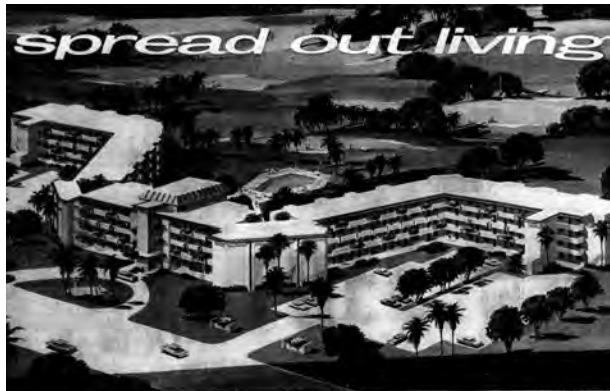
Venice Arms (1961), *Miami Herald*, September 24, 1961

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Render of Keystone Arms Cooperative Residences (1959), Gilbert Fein, from ad for Keystone Arms, *Miami News*, June 14, 1959



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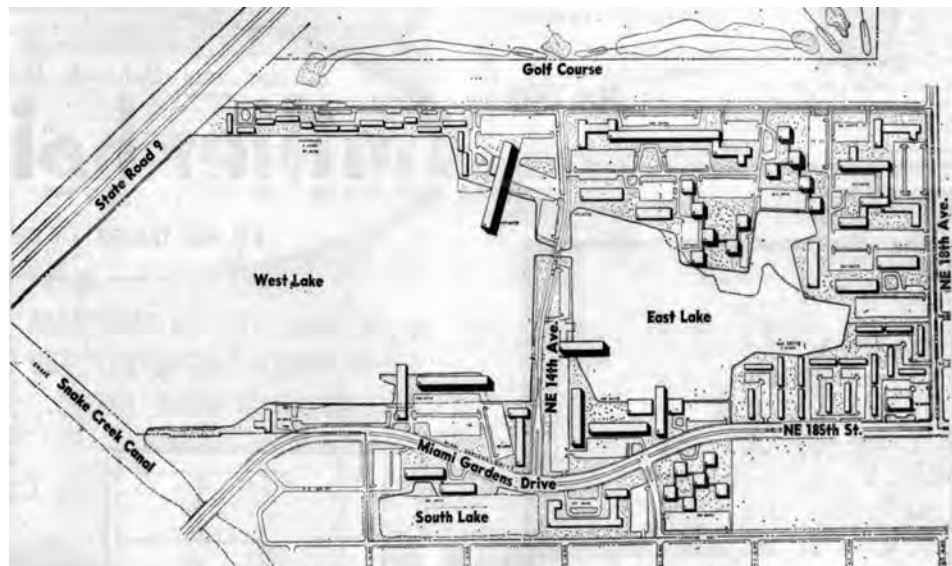
Rendering of Rolling Green (1968), Harvey J. Ehrlich, from advertisement for Rolling Green, *Miami Herald*, April 14, 1968

This is no new song to us.

Creating better homes for people to live in has been our business for a long time. Sixty-five years, in fact. Milton and Fred Bernstein are proud of their reputation for integrity and reliability but they take more pride in their ability to build in greater value. Quality has always been our policy... such as solid wood exterior doors, Frigidaire appliances including frost-free refrigerators/freezers, seamless mica kitchen cabinets, sprayed acoustic ceilings, full vanity-length cosmetic cabinets and individually controlled central electric cooling and heating systems featuring the new pollen-removing charcoal filter. And your Jade Winds investment is enhanced by the Ten-story Recreation Tower, four large swimming pools and four picturesque lagoons. See Jade Winds today...you'll want to live three a life time.



Aerial view of Skylake West (1963), Collins, Simonds and Simonds, from advertisement for Skylake West, *Miami Herald*, May 7, 1967



Skylake West (1963), Collins & Simonds, 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

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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.

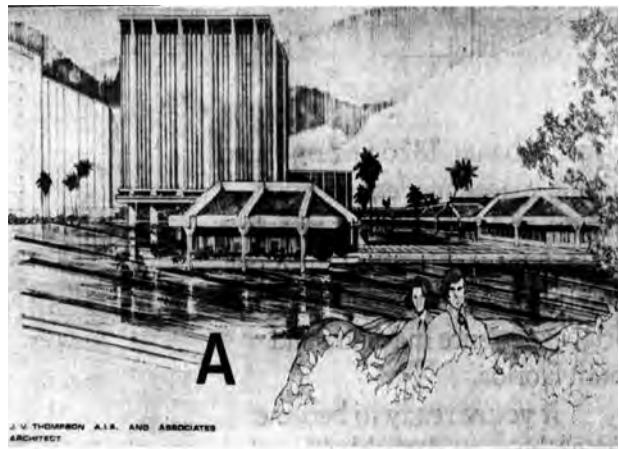
Aventura: the Condominium Metropolis

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, with a membership of 3,000, is built around condominium/hotel complexes. It was opened in 1968 and is considered a for-profit club.

The Jockey Club (1968), Bleemer and Levine, *Miami Herald*, April 28, 1974



J. V. THOMPSON A.I.A. AND ASSOCIATES ARCHITECT

Norin Plaza (1973), J.V. Thompson, from "People Space," *Miami News*, May 18, 1973

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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

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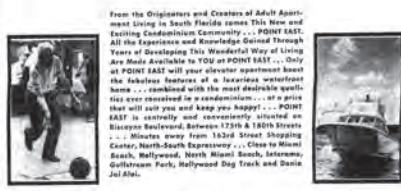


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- All apartments with tile vestibules
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- Silver Light Switches
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- All rack & pinion lockers and bath cabinets
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- Two baths and tile floors
- Marble window sills
- Individual air-conditioning and heating
- Louvered closet doors
- Your own individual screened Florida sport
- Mugs party in kitchen
- Custom-built breakfast nook
- Trash disposal chutes on each floor
- Master TV antenna outlet
- Telephone-receiver answering
- All entry to building lockers
- Free vertical-recessed parking
- Full access to concrete-surfaced pool sections
- Aluminum double hung and saving windows
- Lights in all window shades
- Blouse planting fixtures
- Circular break-out panel hanes
- SELF-SERVICE ELEVATORS
- Draining gutter and handy in each apartment
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Amenities and apartments in Point East (1964), from advertisement for Point East, Miami Herald, January 9, 1966

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It's an adult country club community of one and two bedroom mid-rise condominium apartment homes, boasting an original 10-mile waterway that flows into the Intracoastal.

We call it Neighborhood #1.

The second part of our personality is the simple, timeless, elegant, spacious, live and three bedroom California bungalows. Equipped by equally spacious private outdoor Miami penthouses. And built around one of three outstandingly beautiful beaches in a healthy 17th century Spanish Flamingo to preserve their privacy.

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What it means is that if you don't find exactly the kind of life style you're looking for in our Neighborhood #1, you can try our Neighborhood #2.

And vice versa.

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Aventura (1970), from advertisement for Aventura, *Miami News*, November 26, 1971



From ad for Villa Dorada Aventura (1970), *Miami News*, November 5, 1971



DON SOFFER WITH GOVERNOR CLAUDE KIRK AND ARTHUR COHEN 1967

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 Taliesin 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 Ferriss, 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 world's 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.

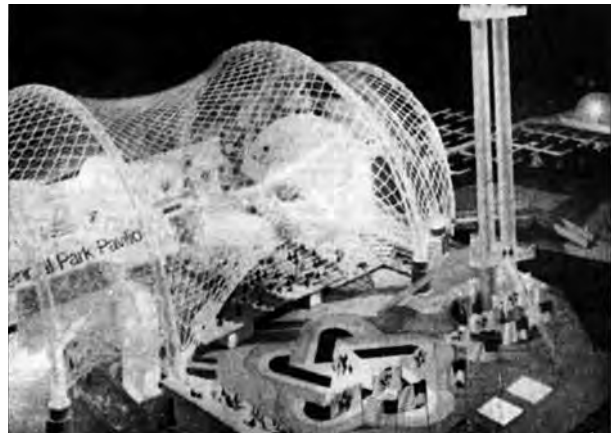
A third effort in the early 1970s, targeted at creating a major attractions site for the American Bicentennial, also failed. With the failure of Interama, in 1975 Florida began acquiring the land for new public uses. In 1980, the eastern-most section of the tract became **Oleta River State Park**. The 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.

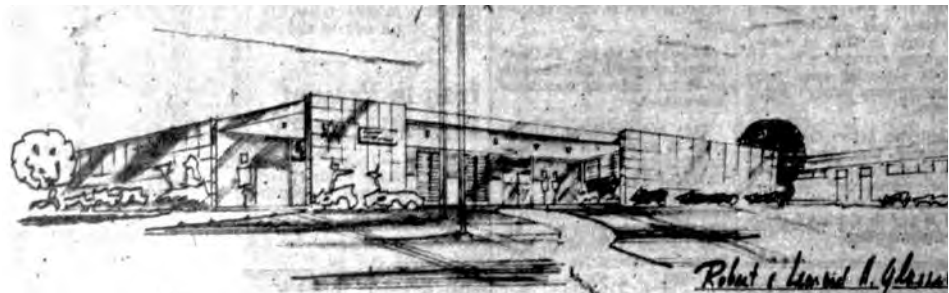
Other phases of the community center project envision construction of an auditorium, permanent administrative offices, community assembly room, children's meeting rooms, arts and crafts studios, art gallery, board room, social hall and a Judaica library and gift shop.

"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 Opens Today" advertisement, *Miami Herald*, June 6, 1976



Architect's drawing 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 became an important center for Chinese and Asian business, even taking the unofficial moniker “Chinatown”.



Harold Bellot is a third-grader at Edison Park Elementary. The Haitian respect for authority delights school teachers.

WORLD SCENE/Miami Herald Staff

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 mi's are quieter and less dangerous in Miami'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 single violent murder case involving

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

- 1 Thelma Peters, *Biscayne Country, 1870-1926*, (Miami: Banyan Books Inc.) 1981
- 2 Charles W. Pierce, *Pioneer Life in Southeast Florida* (Coral Gables: University of Miami Press, 1970). For a fuller account, see also John Sewell's *Memoirs and History of Miami, Florida* (Miami: J. Sewell, 1933), Minnie B. Trapp's *My Pioneer Reminiscences* (Miami, 1940), and F. Page Wilson's *Miami, From Frontier to Metropolis* (Miami: Florida Power & Light Co, 1956). According to Wikipedia, "the first known use of "barefoot mailman" was in 1939, when Charles William Pierce, who had been one of the carriers on the barefoot route, used the term in correspondence with Stevan Dohanos, who was painting murals of James Edward Hamilton, another carrier, for the West Palm Beach post office. The term first appeared in print in *The Palm Beach Post* in 1940." https://en.wikipedia.org/wiki/Barefoot_mailman
- 3 Aleck's Town was around the intersection 151st Street and NW 7th Avenue, and Little Tiger's Town was near the intersection of Ives Dairy Road (NW 199th Street) and NW 7th Avenue. See Stewart Dunaway, *Seminole Indian War Fort and Camp Locations – from Florida Survey Records – Volume 2*, (Lulu Press, 2019). See also Andrew K. Frank's *Before the Pioneers: Indians, Settlers, Slaves, and the Founding of Miami* (2017); James W. Covington's *The Seminoles of Florida* (1993); and Clay MacCauley's *The Seminole Indians of Florida* (2000).
- 4 See Helen Muir, *Miami, U.S.A.*, (Miami: Pickering Press, 1990); Mark Derr, *Some Kind of Paradise: A Chronicle of Man and Land in Florida* (Gainesville: University Press of Florida, 1998); and Jan Niman, *Miami: Mistress of the Americas* (Philadelphia: University of Pennsylvania Press, 2011).
- 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.
- 9 Peters, *Biscayne Country*, p. 112.
- 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 Sturtevant, 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.
- 21 "Towns of Arch Creek, Fulford, and Ojus Real Points of Interest," *Miami Herald*, February 13, 1922.
- 22 "The Miami Shores Story," Local History Archives. Found online at <https://www.msvfl.gov/departments/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.
- 24 Advertisement for Fountania, *Miami Herald*, January 12, 1926.
- 25 Seth H. Bramson, *Boulevard of Dreams* (Charleston: History Press, 2007) pp. 15-16.

- 26 "Announcing a new bayfront property," advertisement for Biscayne Shores, *Miami Herald*, January 16, 1925.
- 27 Advertisement for Napoleon Park, *Miami Herald*, Nov. 1, 1925.
- 28 The FEC default followed that of the Seaboard Air Line in 1930.
- 29 "Florida Sets New Record In FHA Applications," *Miami Herald*, May 11, 1941.
- 30 Seth H. Bramson, *Aventura, Florida: From Marshes and Mangroves to Cityscapes and Highrises* (Halandale Beach: Marc Martin Publishing Corporation, 2016), p. 31.
- 31 To build Greynolds Park, the Civilian Conservation Corps in 1933 developed its second work camp in Dade County, Camp Greynolds, around NW 7th Avenue and NW 28th Street. "Second Conservation Camp Promised Area," *Miami Herald*, September 17, 1933.
- 32 Miami-Dade County Designation Report. Metropolitan Dade County Historic Preservation Board, 1983.
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- 34 "Ojus Residents Develop First Subdivision Since 1926," *Miami Herald*, June 29, 1941.
- 35 "Brandon Park: Home of Pan American Studios," advertisement in *Miami Herald*, February 16, 1936
- 36 "You Are Invited," *Miami News*, May 30, 1947.
- 37 Peters, *Biscayne Country*, p. vii.
- 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>
- 39 "Sun Ray Builds New House To Sell For Under \$5,000," *Miami Herald*, August 5, 1951.
- 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.
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- 45 Keremit Stanford quoted in "North Miami Site Of Big Waterfront Housing Program," *Miami Herald*, December 11, 1949.
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- 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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61 Bruce Giles, "State Buys Arch Creek Park Tract," *Miami Herald*, January 4, 1973.

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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.

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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.

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95 Perez, "Area Center."

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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)

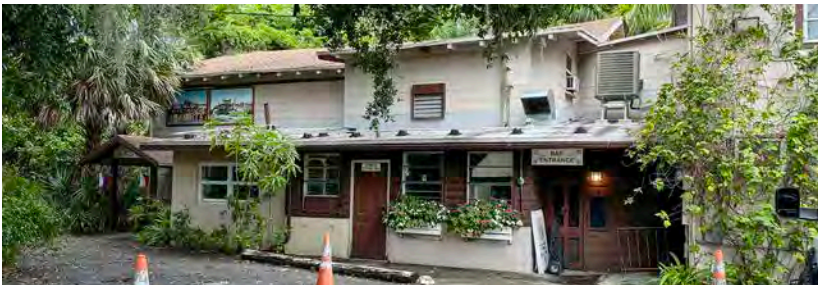
Prewar Buildings in Northeast Dade



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)

Multifamily Housing in Northeast Dade



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)



Laurezos 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)



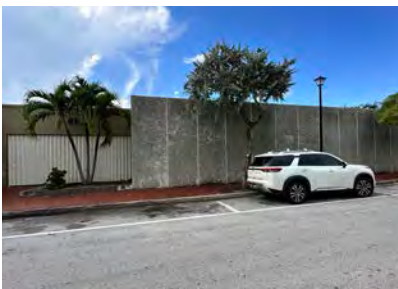
Bamboo Garden Restaurant, 1224 NE 163rd St (1957)



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 Bankshaves 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)



Wingter 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)



Danowitz 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)**

Parks in Northeast Dade



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 Lambert-Brent Addn	North Shorecrest	1930	O	Mixed	Postwar Built-out of a Prewar Subdivision	High
DA20186	House	8890 NE 10th Ave		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	5900 NE 10th Ave	No Data	Shorecrest	1924 - 1950	O	Neo Tudor	Postwar Single Family Home	Medium
DA00326	House	6 NE 89th St	El Portal Sec 5	El Portal	1910	X	Wood Frame Vernacular	Postwar 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	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 1 St 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 Bankshaves 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

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
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	San Souci	1965	O	New Orleans	Multifamily/Townhouses	High
DA22490	Jockey Club (Resource Group)	11111 Biscayne Blvd	Areta Estates Sec 8 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 Civic	High
DA00415	Biscayne Park Village Hall	640 NE 114th St	Griffing Biscayne Park Ests Amd	Biscayne Park	1940	O	Wood Frame Vernacular	Office Building	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 P1 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

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
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: JimmV'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 Units	12340 NE 8th Ave	Gribbles Sub	Biscayne Park	1950	O	Masonry Vernacular	Civic	Medium
DA20216	Apartment	340 NE 125th St	Griffing Biscayne Park Est	Biscayne Park	1927	X	Mediterranean Revival	Prewar Single Family Home	Medium
DA20217	Apartment	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 8th 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	Really 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

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20246	Tony Pornprinya Law Office	1555 NE 123rd St	Daniels Bay Breeze Sub	Johnson & Wales	1954	O	Postwar Modern	Office Building/Professional	Medium
DA20247	Commercial Building	1549 NE 123rd St	Daniels Bay Breeze Sub	Johnson & Wales	1957	O	Postwar Modern	Commercial/Retail	Medium
DA20248	Lakeside @ Biscayne Gardens	1700 NE 133rd St	Emerald Lake Park	University Johnson & Wales	1968	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20249	Casa Miami	1685 NE 124th St	Foster & Sanchez Tr	University Johnson & Wales	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	University Johnson & Wales	1962	O	Masonry Vernacular	Nursing Home	Medium
DA20251	Apartments	12401 NE 16th Ave	Foster & Sanchez Tr	Johnson & Wales	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	University Johnson & Wales	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	University Johnson & Wales	1961	O	Postwar Modern	Hospital	High
DA20254	MBMG Medical Center	12550 Biscayne Blvd	Harriette E Sub	Johnson & Wales	1972	O	Postwar Modern	Office Building	Medium
DA22511	Coral Towers (Resource Group)	Various	1515 Coral Towers Condo 1500 Coral Towers Condo	University Johnson & Wales	1964	O	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA22512	Bethea Subdivision (Resource Group)	Various	Bethea Sub	University Johnson & Wales	1971	O	Postwar Modern	Multifamily/High Rise	Medium
DA22513	Daniels Bay Breeze Subdivision (Resource Group)	Various	Daniels Bay Breeze Sub	University Johnson & Wales	1953	O	Postwar Modern	Postwar Duplex Subdivision	Medium
DA22514	Emerald Lake (Resource Group)	Various	Emerald Lake Park Emerald Lake Park Amd	University Johnson & Wales	1959	O	Masonry Vernacular	Postwar Tract Home Subdivision	Medium
DA22515	Palm Gardens (Resource Group)	Various	Foster & Sanchez Tr	University Johnson & Wales	1964	O	Mixed	Postwar Multifamily Subdivision	Medium
DA22516	Meyerson Manor (Resource Group)	Various	Meyerson Manor	University Johnson & Wales	1956	X	Masonry Vernacular	Multifamily/Cluster	Medium
DA22517	Oak Ridge Park (Resource Group)	Various	Oak Ridge Park	University Johnson & Wales	1951	X	Ranch	Postwar Tract Home Subdivision	Medium
DA22518	Three Horizons North (Resource Group)	Various	Three Horizons North Condo	University Johnson & Wales	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-On R E McDonalds Sub	University Johnson & Wales	1961	O	Mixed	Multifamily/Apartment Building and Complex	High
DA05129	Elaine Gordan Enchanted Forest Park	1725 NE 135th St		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	Coserta 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	Office Building/Professional 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 Units	965 NE 125th St	Irons Manor Sub	Central	1965	O	Postwar Modern	Commercial/Retail	Medium
DA20255		12767 NE 10th Ave	Areca Park Sub	Central	1957	O	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA20256	Wingeter Laboratories, Inc.	1820 NE 144th St	Bennett Industrial Sites 1St Addn	Central	1956	O	Postwar Modern	Office Building	Medium
DA20257	Apartments	14190 W Dixie Hwy	Biscayne Highlands	Central	1969	X	Postwar Modern	Building/Professional Multifamily/Apartment Building and Complex	Medium
DA20258	Panacea Medical Center	14205 W Dixie Hwy	Biscayne Highlands	Central	1974	X	Mansard/Hollywood Regency Catwalk	Office Building	Medium
DA20259	Chestnut Hill Condominium	13215 NE 6th Ave	Chestnut Hill Condo	Central	1966	X	X	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	1980	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 Coeurs 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: Swifty 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	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	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	Alro (Resource Group)	1820 NE 142nd St	Carmel Tr	Central	1974	X	Postwar Modern	Multifamily/High Rise	Medium
DA22531	Cherney Subdivision (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	Corinne 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	1948	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 Emmanuel)	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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DA22576	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	Late 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	Monticello 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	18901 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 1 St 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

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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 Ranavista 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