

# Northwest Dade

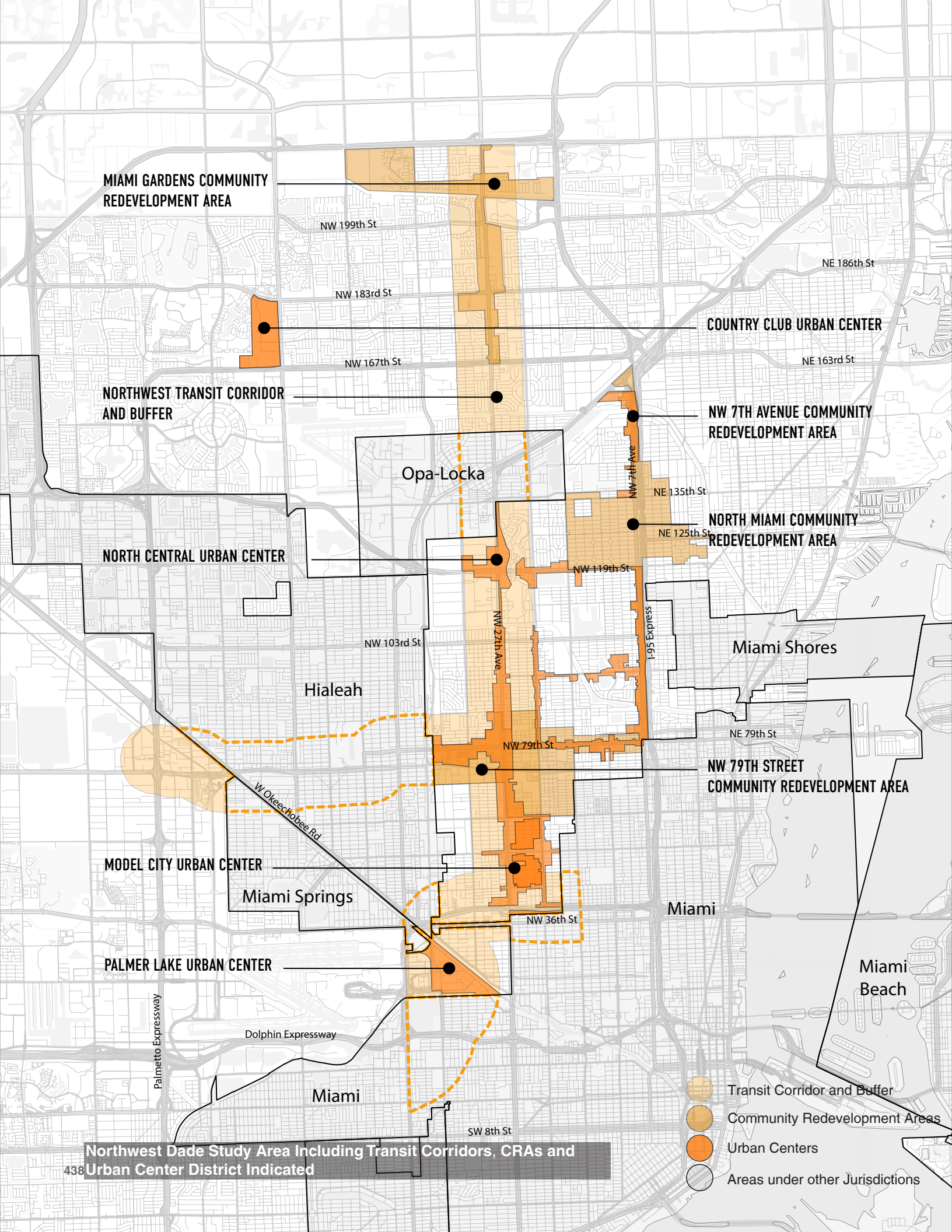
## Early Postwar Suburban Growth and Black Migration

The **North Corridor** in northwest Miami-Dade County stretches along NW 27<sup>th</sup> Avenue from Melrose Heights near Miami International Airport to Miami Gardens on the County's northern border. Identified under Miami-Dade County Comprehensive Development Master Plan SMART Program, the corridor and its buffer areas form a spine augmented by districts under the jurisdiction of Community Redevelopment Agencies (CRAs) or designated by the County as Urban Center Districts. The CRAs include the **NW 79<sup>th</sup> Street Corridor CRA**, the **Northwest 7<sup>th</sup> Avenue CRA**, and the **North Miami CRA**. The Urban Centers include the **North Central Urban Area District** (NCUAD), the **Model City Urban Center District** (MCUCD), and **Country Club Urban Area District** (CCUAD). The study area encompasses sections of un-incorporated Miami-Dade County, as well the municipalities of North Miami, Miami Gardens and Medley. The City of Opa-locka, also located on the North Corridor, has its own historic preservation jurisdiction, and is not included in this study.

Today's Northwest Miami is a product of suburban growth. It comprises some of Miami's most diverse communities but is especially relevant to Black life and history in Dade County. In the early 20<sup>th</sup> century, Black settlement grew west of Lemon City in the area once known as Orange Ridge, in subdivisions like Para Villa Heights, Brown's Subdivision and Liberty City. The area's future as home to segregated Black communities, under an increasingly apparent system of Jim Crow racial planning, became more pronounced after it was consecrated/dedicated for Black settlement by the Dade County Commission in the 1930s. Liberty Square, Miami's first public housing, financed by the Public Works Administration (PWA) and developed in 1937 for Black families, was located in Liberty City, helping to make the area the core of more Black

settlement, as well as future public housing. Even in the late 1960s, as the federally-designated Model City program "rebranded" areas of Liberty City and Brownsville into a new entity, the area was cast an official Black entity. From Liberty City, growth sprawled northward. Following an axis from downtown Miami through Liberty City to the north end of the county, GI-Bill funded suburban subdivisions like Eleanor Park, Biscayne River Gardens, and Bunche Park grew. Northward Black suburban expansion helped confirm Northwest Dade, with NW 27<sup>th</sup> Avenue as its main artery, as the primary center of Black life in Dade County, demonstrating a legacy of racial planning but also the continued promise of the suburban dream.

Other settlements were established around in the northwest area, including 1920s master-planned developments like Hialeah, Opa-locka, and Golf Park. These were joined by a multitude of small independently platted subdivisions before and after WWII. The northern edge of the area, once wetlands, was the last to be developed. The many neighborhoods here, built from suburban tracts of single-family homes, and later apartment complexes, duplex and triplex tracts, and some cluster-planned developments, spawned the development of commercial frontage along its principal arterials. Most important among these is the North Corridor itself, a mainly commercial strip anchored by the Northside Shopping Center at NW 79<sup>th</sup> Street and Miami Gardens Plaza at NW 183<sup>rd</sup> Street. From the Golden Glades southward, the Seaboard Airline railway, which skirts the area's west side, became an important postwar industrial corridor, supporting the growth of nearby areas with employment. Larger sites spawned important institutions and attractions, like Dade Junior College (today Miami-Dade College), and Calder Race Course.



**MIAMI GARDENS COMMUNITY REDEVELOPMENT AREA**

NW 199th St

NW 183rd St

NW 167th St

**NORTHWEST TRANSIT CORRIDOR AND BUFFER**

Opa-Locka

**NORTH CENTRAL URBAN CENTER**

NW 103rd St

Hialeah

**MODEL CITY URBAN CENTER**

Miami Springs

**PALMER LAKE URBAN CENTER**

Miami

Dolphin Expressway

SW 8th St

NE 186th St

**COUNTRY CLUB URBAN CENTER**

NE 163rd St

**NW 7TH AVENUE COMMUNITY REDEVELOPMENT AREA**

NW 7th Ave

NE 135th St

**NORTH MIAMI COMMUNITY REDEVELOPMENT AREA**

NE 125th St

NW 119th St

Miami Shores

NE 79th St





**NW 79TH STREET COMMUNITY REDEVELOPMENT AREA**

NW 79th St

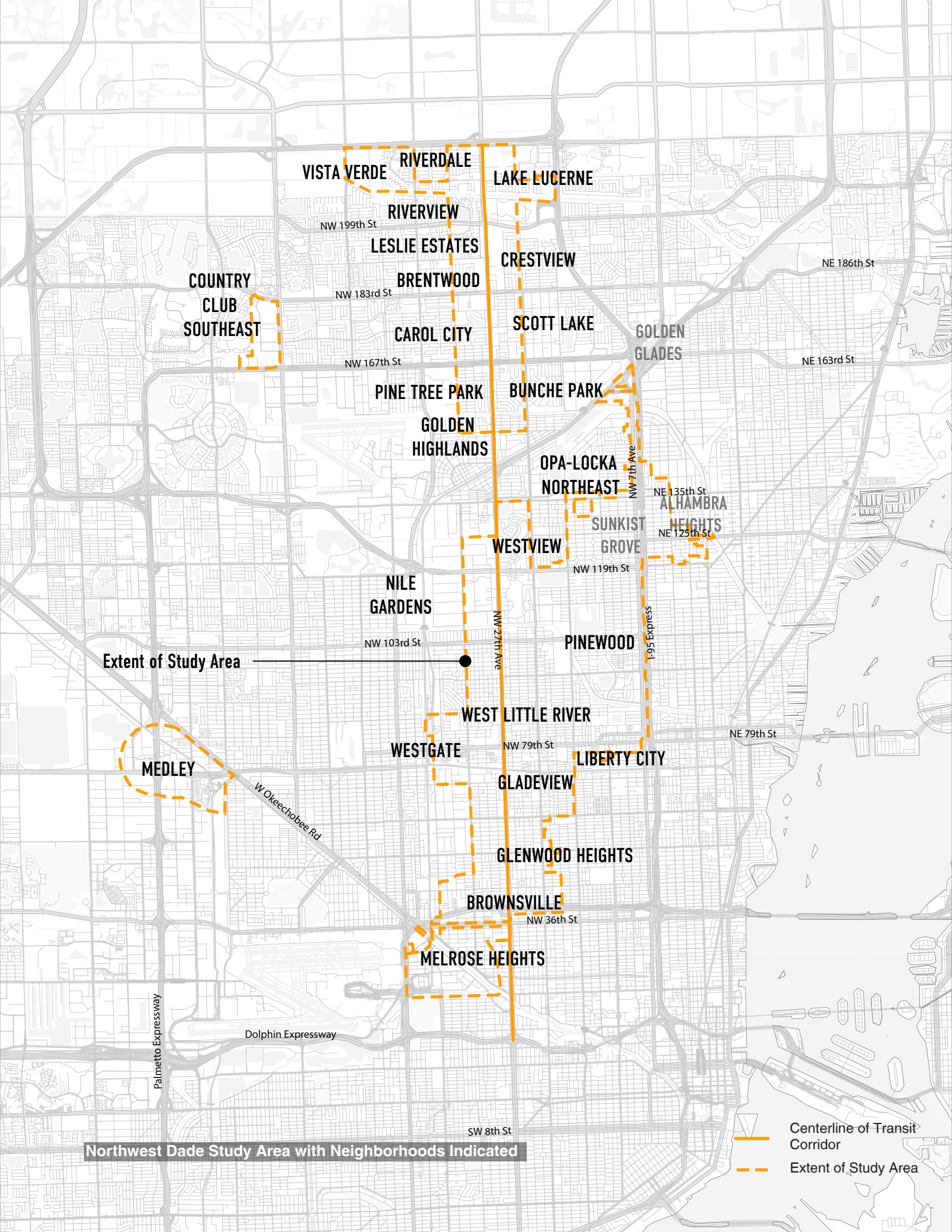
W Okeechobee Rd

Miami

Miami Beach

-  Transit Corridor and Buffer
-  Community Redevelopment Areas
-  Urban Centers
-  Areas under other Jurisdictions

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



VISTA VERDE RIVERDALE LAKE LUCERNE

RIVERVIEW  
NW 199th St  
LESLIE ESTATES  
NW 183rd St  
BRENTWOOD

COUNTRY CLUB  
SOUTHEAST

CRESTVIEW

NE 186th St

NW 167th St

CAROL CITY

SCOTT LAKE

GOLDEN  
GLADES

NE 163rd St

PINE TREE PARK

BUNCHE PARK

GOLDEN  
HIGHLANDS

OPA-LOCKA  
NORTHEAST

NW 7th Ave

NE 135th St

ALHAMBRA  
HEIGHTS

NE 125th St

WESTVIEW

SUNKIST  
GROVE

NW 119th St

NILE  
GARDENS

PINEWOOD

I-95 Express

Extent of Study Area

NW 103rd St

NW 27th Ave

WEST LITTLE RIVER

MEDLEY

WESTGATE

LIBERTY CITY

NE 79th St

GLADEVIEW

W Okeechobee Rd

GLENWOOD HEIGHTS

BROWNSVILLE

NW 36th St



MELROSE HEIGHTS

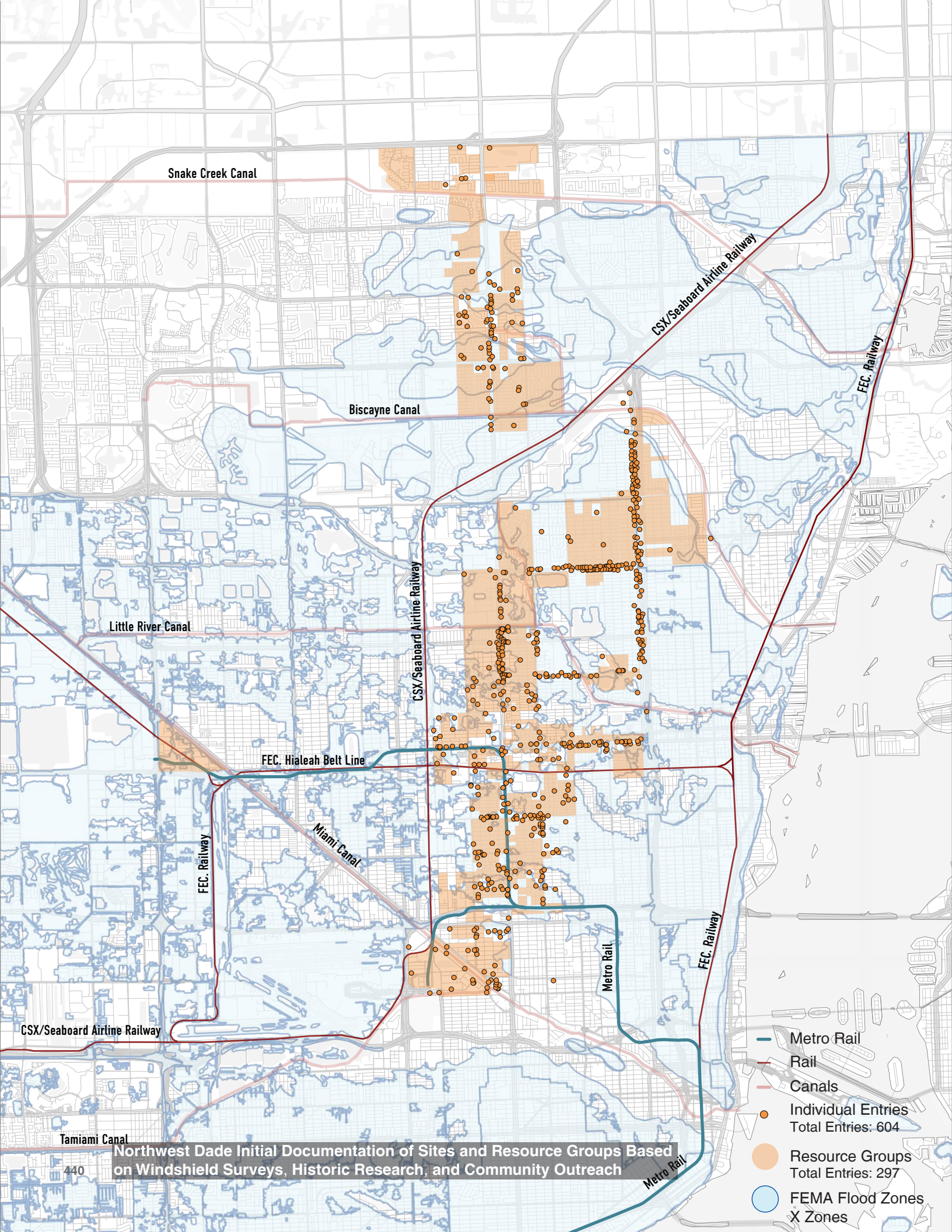
Palmetto Expressway

Dolphin Expressway

SW 8th St

Northwest Dade Study Area with Neighborhoods Indicated

-  Centerline of Transit Corridor
-  Extent of Study Area



Snake Creek Canal

Biscayne Canal

Little River Canal

FEC. Hialeah Belt Line

Miami Canal

CSX/Seaboard Airline Railway

FEC. Railway

FEC. Railway

FEC. Railway

CSX/Seaboard Airline Railway

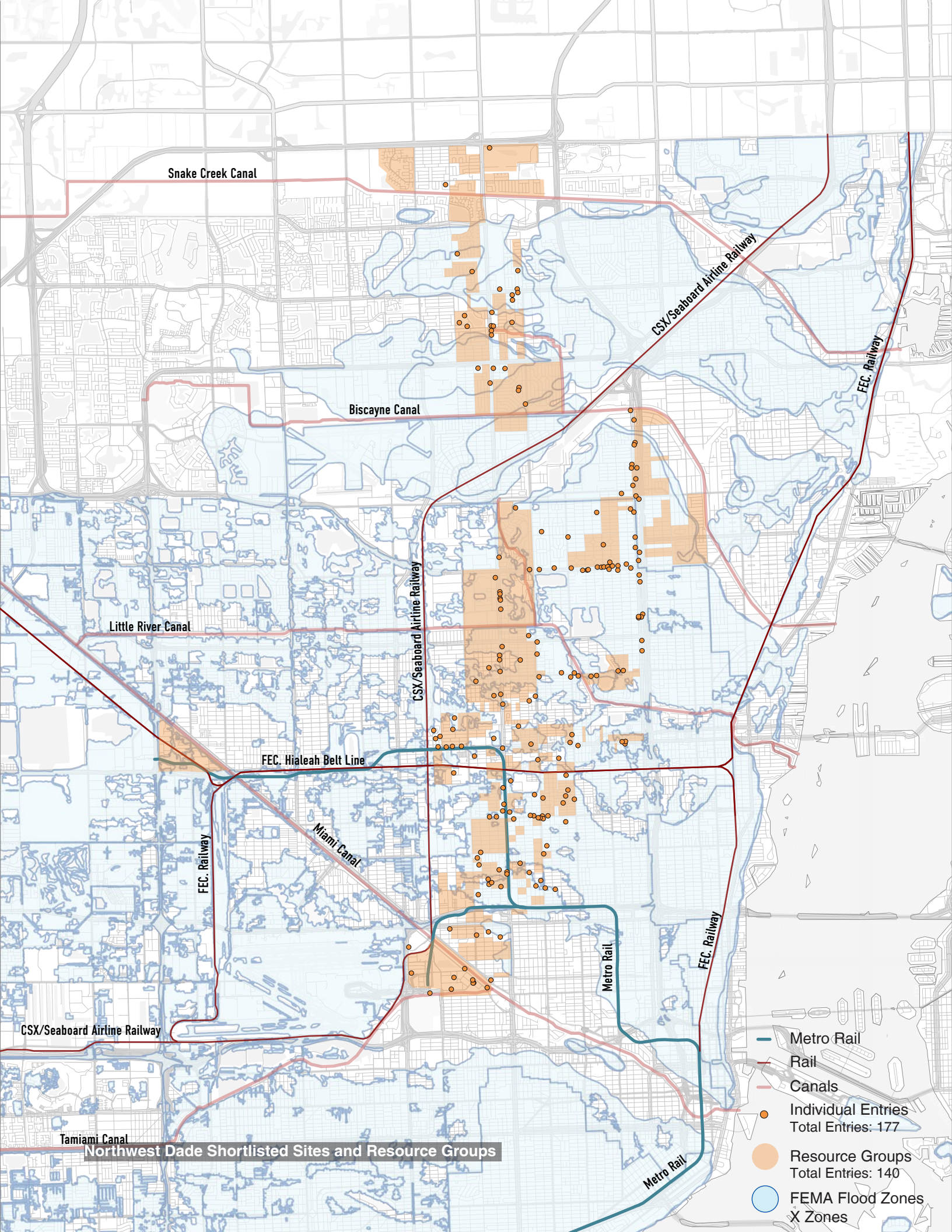
Metro Rail

Tamiami Canal

Metro Rail

- Metro Rail
- Rail
- Canals
- Individual Entries  
Total Entries: 604
- Resource Groups  
Total Entries: 297
- FEMA Flood Zones  
X Zones

Northwest Dade Initial Documentation of Sites and Resource Groups Based on Windshield Surveys, Historic Research, and Community Outreach



**Northwest Dade Shortlisted Sites and Resource Groups**

- Metro Rail
- Rail
- Canals
- Individual Entries  
Total Entries: 177
- Resource Groups  
Total Entries: 140
- FEMA Flood Zones  
X Zones



N.W. 27th Ave, HistoryMiami Museum, *Miami News* Collection, May 28, 1954

# Northwest Dade Corridor

## Part I - Northwest Dade Context

### **Background: Sugar, Orchards, Dairyland and Boom-era Subdivisions**

Before Northwest Dade developed its suburban identity, the frontier wilderness here was briefly cleared and cultivated for agricultural purposes. Among the first plans here were those of the **Everglades Sugar and Land Company**, one of the large land-holding companies spawned in South Florida by Governor Napoleon Broward's 1905 Everglades drainage and reclamation projects. In 1908, Everglades Sugar purchased a 30,000-acre land tract spanning two townships, or 72 square miles, stretching northward from present day NW 199<sup>th</sup> Street to the present-day New River in Fort Lauderdale (then Dade County). Everglades Sugar sought to unlock the agricultural potential of the region by cultivating cotton, rice, indigo, potato, and beets, but especially by growing and refining sugar. In the early 20<sup>th</sup> century, sugar was considered a vital commodity, part of a national strategy of sugar self-sufficiency. Subtropical South Florida was considered a key element of the nation's "Sugar Bowl."<sup>1</sup> If practices already established in Central Florida were any guide, sugar was also a profitable enterprise. In preparing Everglades lands for cultivation, the company built the **Snake Creek Canal**, which extended west from the natural watershed of Snake Creek at Fulford, draining the land. Everglades Sugar's cultivation plans were always experimental, and problems of scale, climate, economic feasibility, as well as the unsuitability of plantation-like systems in South Florida, made sugar production here illusory. Competition from Spanish Caribbean islands, rebranded as the "American Sugar Kingdom" when they came under American dominion following the Spanish American War, produced a sugar glut in the 1920s, further dooming the sugar enterprise. Snake Creek Canal stands as the principal testament to the dream of sugar in North Dade. Meanwhile, as attention shifted to urban development, the onetime lands of Everglades Sugar would be the last areas of northwest Dade to be developed, and bear the imprint of large-scale 1970s cluster planning.

Other modes of agricultural development were more successful in northwest Dade. Beginning in the 1890s, homesteads were established along area's high pine rockland ridges. As C. V. Blackman described in the *Miami Herald*, "Pine woods have given way to thrifty citrus and other fruit trees, comfortable to palatial homes have been erected, and there is a prosperity which is as lasting as the granite hills."<sup>2</sup> Threading through and around these rocklands, lowland areas like the Allapattah, Poco Moonshine, and Humbuggus prairies proved ideal for "truck farms," the small farms producing produce for local markets, and especially for the development of pastureland. A dairy industry became viable and profitable here following a series of technical breakthroughs, including the discovery of grasses acclimatized to marly soils (Para, Bermuda, Rhodes, and Japanese Cane), the breeding of cow stock that could survive Florida's heat, and the suppression of insects. By the 1920s, as American milk consumption spiked, Miami counted 60 dairies with 7,000 dairy cows, with the dairy industry centered in the prairies of northwest Dade.<sup>3</sup>

Among Dade's most significant dairies were the 1,000-acre **White Belt Dairy** at NW 30 Ave and 54<sup>th</sup> Street, the **Milam Farm Dairy** at NW 72<sup>nd</sup> Avenue (current Milam Dairy Road) and 36<sup>th</sup> Street, and the 1,500-acre **Ives Dairy**, west of Ojus (near current Ives Dairy Road). Smaller dairies proliferated around NW 27<sup>th</sup> Avenue, including the **Anderson's Dairy** at 79<sup>th</sup> Street, **Happy Farms Dairy**, and the **Melrose Dairy**, all of which gave their names to future residential subdivisions, and in some cases, major roadways. West of Fulford and Arch Creek were the **Enrico Dairy**, **Graham's Dairy** (future Town of Miami Lakes), **D.E. Blanton Dairy**, **W. M. Bennett Dairy**, **Gustafson Dairy** and the **Everglades Dairy**. Only decades after their founding, these large-acreage dairies became the foundations for efficient suburban development, and as the example of Miami Lakes illustrates, even the development of new towns.



## Foundations of Urban Development

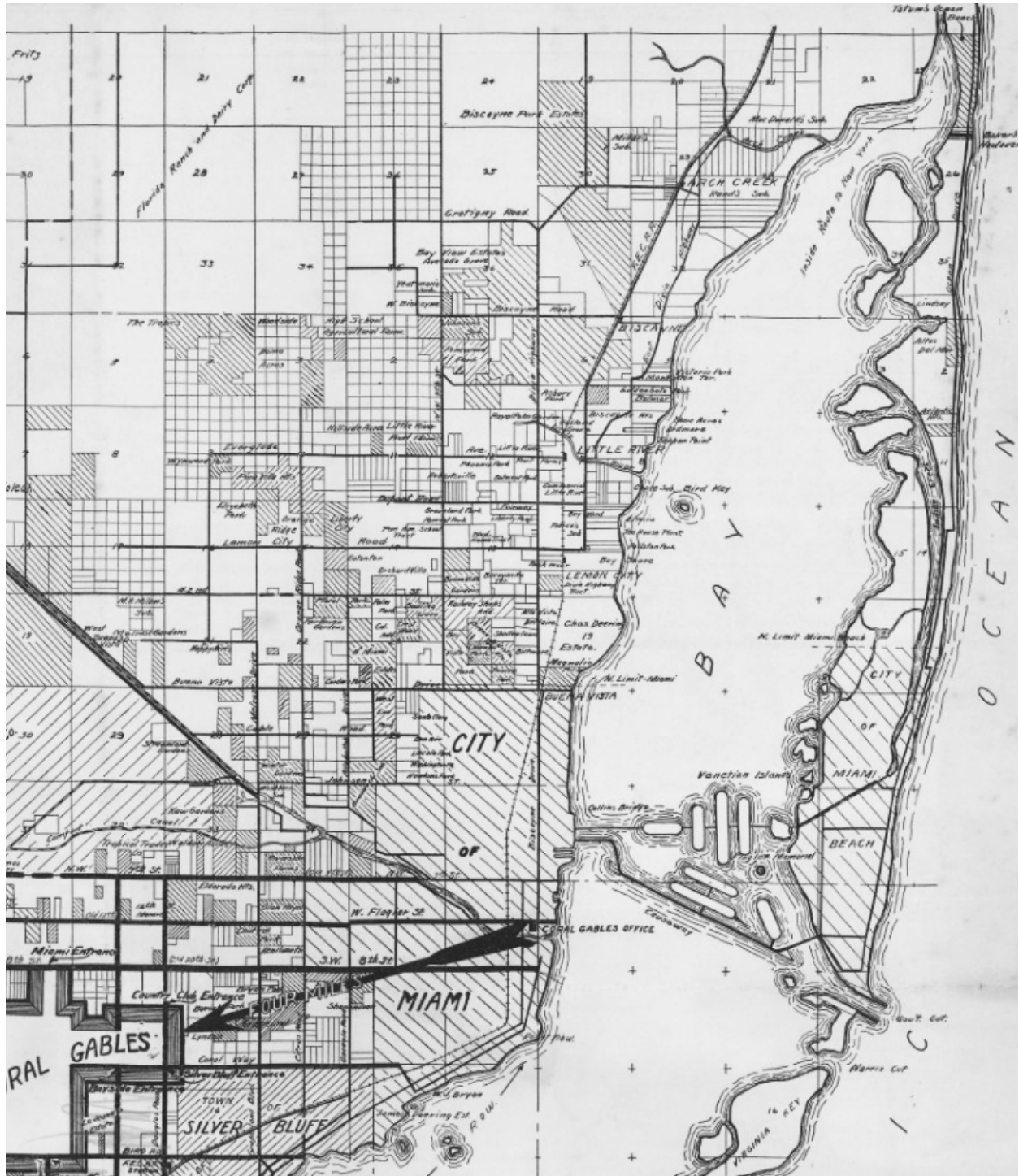
Canal building, once state policy and responsible for South Florida's agricultural development, also laid the foundations for urban development. In addition to Everglades Sugar's **Snake Creek Canal** (1908-1913, aka Royal Glade Drainage Canal, or C-9), the **Little River Canal** (c. 1916, C-7), and the **Biscayne Canal** (c. 1923, C-8) were cut through northwest Dade, draining the land and protecting it from floods. Similarly, the railroads once crucial to agro-business development found new relevance as urban-industrial corridors. The **Hialeah Belt Line**, a branch of the Florida East Coast Railroad, was extended into northwest Dade in 1924, and the **Seaboard Air Line** Railroad was completed there in the late 1920s. Today, the canals and railroads retain most of their original form and function.

The county's primary arterial roads were extended into northwest Dade in the 1920s, further spurring its urban development. Lateral feeders came west from railroad towns along the FEC railroad, their original names now largely forgotten but their alignments still critical: from Buena Vista and Allapattah, **Buena Vista Drive** (current NW 36<sup>th</sup> Street); from Lemon City, **Lemon City Road** (current NW 62<sup>nd</sup> Street); from Little River, **Everglades Avenue** (current NW 79<sup>th</sup> Street); from Biscayne, **Biscayne Road** (current NW 95<sup>th</sup> Street); from Arch Creek, **Gratigny Road** (current NW 119<sup>th</sup> Street); from Fulford-by-the-Sea, **Golden Glades Road** (current NW 167<sup>th</sup> Street); and from Ojus, **Miami Gardens Drive** (current NW 183<sup>rd</sup> Street).

North-South feeders were especially important, as they connected the northwest to the growing center of Miami. **Grapeland Boulevard** (NW 27<sup>th</sup> Avenue) was among the most important of these early roads; connecting Coconut Grove to Miami as early as 1914, it crossed the Miami Canal in the early 1920s and was extended up the rock ridge to become a primary axis of north-south traffic. North of the Miami Canal, it acquired various names as it passed through a

patchwork of emerging subdivisions: Musa Island Road near the river, Melrose Drive in **Melrose Heights**, Cypress Avenue in the **Garden of Allah Subdivision**, Section Street in **Elizabeth Park**, and Grove Avenue in **Brown's Sub**. In some parts, Grapeland Boulevard was 90-foot wide, including a 30-foot wide planted median (1920). It was rebadged as State Route 9 in 1946, and extended northward from 183<sup>rd</sup> Street (Miami Gardens Drive) in 1960, further increasing its importance as it opened northern sections of the county. Parallel with Grapeland Boulevard, to the east were **Orange Ridge Road** (current NW 22<sup>nd</sup> Avenue) and **Allapattah Drive** (current NW 17<sup>th</sup> Avenue). Along these arterials, real estate development began to mingle with agricultural uses.

**NW 7<sup>th</sup> Avenue**, another major north-south arterial, ran along the high elevation of what used to be Piney Woods. This axis, which connected northward to Palm Beach County, was once called the "up-state thoroughfare;" it was later incorporated into the federal highway program as US 441, at which point it connected as far north as Rocky Top Tennessee.<sup>4</sup> The importance of this axis would become clear in the 1960s, when it was chosen as the alignment of the North-South Highway (current I-95). Along this route, the elegant **Seventh Avenue Church of Christ** (c. 1942, current Masjid Al-Ansar) was built south of NW 55<sup>th</sup> Street. Just north of where it crossed Everglades Avenue (NW 79<sup>th</sup> Street) in Little River, the new communities of **Little River Highlands** (1925), **Pinewood Park** (1920-21), and **West Biscayne** (1922) were established. Around Gratigny Boulevard (NW 119 street, the lateral that connected East Dixie Highway to Hialeah), another group of subdivisions clustered, including **Parkwood Terrace** (1925), **Pinewood Terrace** (1925), **Gratigny Park** (1925), **Alhambra Heights** (1925), and **North Silvercrest Manor** (1925). One of the most interesting was **Sunkist Grove** (1925), where 880 lots were organized around five diamond-shaped parks.



Map of Metropolitan District, source unknown, December 1922

**A GIGANTIC CONCERN ORGANIZED TO GROW SUGAR CANE, COTTON AND VARIOUS CROPS ON THE EVERGLADES LAND IN DADE COUNTY**

**WILL BE KNOWN AS EVERGLADES SUGAR AND LAND COMPANY AND WILL BE CAPITALIZED IN SUM OF ONE MILLION DOLLARS**

Thirty Thousand Acres of Land Purchased in Township 51-40 and 51-41 West of Hallandale and Dania, and the Active Work of Experimenting in Cane Culture, etc., is to be Commenced at Once—The Details of this Gigantic Problem Which Means Much to Dade County—Deal Engineered by J. H. Tatum & Co.—What Experiments Have Already Demonstrated, Soil, etc.

Everglades Sugar & Land, *Miami News*, June 5, 1908



**Jerseys**

Pedigreed—pure bred—and carefully selected, and from them has been built the high reputation of Milam Dairy pure Milk and Rich Cream.

Pure-bred Jersey stock insures the finest quality of Milk and Cream—always.

For nearly 15 years this model Dairy has provided exceptional Milk and Cream to discriminating Miamians.

Use Milam Dairy products daily on your table. Phone us today—and let our delivery service take care of your needs.

**MILAM FARM DAIRY**

Breeders of Pure-Bred Jersey Cattle and Dispensers of Pure Jersey Milk and Cream

PHONE 2-3188 MIAMI P. O. BOX 2006

Milam Farm Dairy, *Miami Herald*, September 28, 1930

**ARE YOU USING MILK That Comes Up to the Requirements of the City's HEALTH DEPARTMENT?**

**YOUR DAIRYMAN**

See your dairyman for the best quality of milk. He will select the best cows and the best feed for them. He will also see that the cows are kept clean and healthy. He will also see that the milk is properly handled and delivered to you.

**CURTISS-BRIGHT RANCH**

PRODUCES DAIRY COMMODITIES WHICH SET A CRITERION THAT FEW, IF ANY, OTHER DAIRIES EQUAL.

OUR DAIRY IS THE MOST MODERN AND BEST EQUIPPED IN FLORIDA

**CURTISS-BRIGHT RANCH**

AT HIALEAH, THE "WONDER" TOWN

**Keep An Eye On These Dairies**

If you want good, wholesome milk—milk that comes up to the requirements of the City Health Department, the dairymen on this page are co-operating with the City Health Department in every possible way in order to give the people of Miami pure dairy products. The dairymen on this page are striving to:

**THEY DESERVE YOUR PATRONAGE**

**Gersey Milk Station**

Exclusive and Extraordinary

Fresh Retained

Sole Fountains

**HOUSING FARMERS**

W. M. Bennett Dairy

W. H. Blanton Dairy

Blue Ribbon Jersey Dairy

Curtiss-Bright Ranch

**LIST OF DAIRIES**

Andrews Dairy  
Borcia Dairy  
Everglades Dairy  
Graham Dairy  
Ideal Dairy  
Five-McCourtney Dairy  
Fred Gustason Dairy  
W. M. Bennett Dairy  
W. H. Blanton Dairy  
Blue Ribbon Jersey Dairy  
Curtiss-Bright Ranch

**LIST OF DAIRIES**

Milam Pure Milk Company  
Miami Ice Cream and Dairy Company  
Miami Cattle Company  
Happy Farms Dairy  
Housing Farm

**MILK DELIVERY**

WHOLESALE

RETAIL

TELEPHONE

**HOUSING FARMERS**

W. M. Bennett Dairy  
W. H. Blanton Dairy  
Blue Ribbon Jersey Dairy  
Curtiss-Bright Ranch

**TO THE PUBLIC:**

The transportation of our new improved milk cans to consumers. We are about 100,000 milk cans, which will serve to our new quarters on the corner of N.E. First Street and Fourth Street, in connection with the Grand Hotel for the Distributing Company. Our new quarters will be ready for use and the best artistic design and architectural work in Miami.

We have opened an office at Miami to make our new business, which will be our main plant, one of the most important milk plants in the South. New machinery will be installed, and our milk will be pasteurized.

For pure milk, contact with our business office at 417 N.E. First St. It will be for a distribution Pure Milk Company, "Business Office" Station "A" located at 417 N.E. First Street, in new quarters for business.

**GIVE US A TRIAL TO SATISFY YOURSELF**

Our usual prompt service and strictly high quality product will give our customers.

**MIAMI PURE MILK COMPANY**

SWEET MILK, BUTTERMILK, CREAM AND BUTTER.

**PINE GROVE DAIRY**

Delivers the "Good". You can rely on the quality of our

**PURE, FRESH JERSEY MILK**

Box 417, Route A, Miami

**PURE JERSEY MILK**

Milk that meets every requirement of the City Health Department is milk from the

**FREY-McCOURTNEY DAIRY**

Box 417, Route A, Miami

Inspection at all times invited

**YOUR DAIRYMAN**

See your dairyman for the best quality of milk. He will select the best cows and the best feed for them. He will also see that the cows are kept clean and healthy. He will also see that the milk is properly handled and delivered to you.

**UNADULTERATED, WHOLESOME DAIRY PRODUCTS**

In our modern, scientific dairies we select the best cows and the best feed for them. We also see that the cows are kept clean and healthy. We also see that the milk is properly handled and delivered to you.

**MILAM FARM**

One mile east of Hialeah

**WITH REGISTERED JERSEY CATTLE?**

Come out and see the production champions and the show-ring champions bred and developed by us.

**MELROSE DAIRY**

Phone 383-33 A. F. P. Prop.

Do you know what we are doing at

**MILAM FARM**

One mile east of Hialeah

**WITH REGISTERED JERSEY CATTLE?**

Come out and see the production champions and the show-ring champions bred and developed by us.

**M. A. MILAM**  
Proprietor

**W. H. DAWSON**  
Manager

**SAFETY FIRST**

In our idea of our business. No matter how seemingly trivial, it is considered as the foundation of our business. We exert every precaution to make the dairy the most secure of health performance.

**MERIDALE DAIRY**

**THE HAPPY FARMS DAIRY**

"WHERE CLEANLINESS AND PURITY ARE PARAMOUNT"

**ANNOUNCEMENT**

The freshening of some more new cows the past week increases our milk supply and enables us to again announce that

**WE CAN NOW TAKE ON SOME MORE REGULAR CUSTOMERS**

This seems a peculiar announcement to make, however, but it is a fact that the demand for our milk has been so great that all summer long we have had a lot of fine customers, because of our ability to supply them. But we thought it best to announce to our regular customers that we are now able to take on some more regular customers.

**OUR PRICES HAVE NOT YET BEEN INCREASED FOR THE "TOURIST SEASON"**

And those who now join the ranks of our regular customers will get their milk supply throughout the winter at present prices, as it is our announced policy not to raise the price to our year-around customers.

Telephone 347-33, or leave your order at S. E. Sixth Street.

**HAPPY FARMS DAIRY AND STOCK FARM**

**MILK AND BUTTERMILK FEDERAL ACCREDITED BRAND**

If you are a milk lover, you will appreciate the quality of our milk. It is produced under the most sanitary conditions. Cows at all times have access to rich, beautiful pastures which selections have been made with care in the spring season.

**IVES DAIRY COMPANY**

Long Distance Phone 67

Glens, Fla.

**IF YOU WERE AWARE**

how substantially, healthfully and cleanly the Florida Dairy handled their milk, and its products you would want no other.

**ENRICO DAIRY**

FULFORD

**YOU'RE ASLEEP**

when the milkman comes; you leave it up to him. Be sure you have the right dairyman. Try us for this test.

**EVERGLADE DAIRY**

On 22nd Street, two miles east of Hialeah

Our milk comes up to and above the City Health Department requirements

**CLEANLINESS AND PURITY**

are the paramount requisites for a good dairy. Nothing is ever considered as ending our dairy, live up to these two tests.

**ANDERSON DAIRY**

(Three miles west of Little River)

**PURE MILK WHOLESOME MILK**

That's what you want. We have it. Let us serve you.

**TOGI GUSTASON DAIRY**

(Three miles west of Linton City)

Customized cans give special milk. And above the milkline, we have the milkline.

**IDEAL DAIRY**

David Johnson, Proprietor

42nd St., east of Hialeah

**THE CREAM LINE TELLS THE TALE**

**TWO LARGE DAIRIES**

**"ALL-JERSEY"**

Private Dairy

Government accredited herds. Never herd. Average butter fat test of milk as high as 25% by records of Miami Board of Health above 25 for five years. Dairies thoroughly sanitary and modern equipped in every respect. Watch for the big white truck.

**MIAMI CATTLE CO.**

Phone Miami, Beach 4

**"AN OUNCE OF PREVENTION—"**

You've heard the old adage. Well, use milk from the

**BLUE RIBBON JERSEY DAIRY**

KENDALL (Frank Mitchell, Prop.)

and you'll keep well and every day there won't be any more to effect.

**GRAHAM'S DAIRY**

For the best grade of milk products.

**GRAHAM'S DAIRY**

(West of Fallow)

P.O. Box 100, Miami

**THE BETTER GRADE OF MILK**

Can Be Procured from Registered Holstein and Jersey Cows

**W. M. BENNETT'S RING-LEADER STOCK FARM**

ARCH CREEK

**THE LITTLE STRANGER IN YOUR HOME**

should have nothing but the purest of milk. You can't be too careful of him. Better be safe than sorry. To make sure use milk from the All-Jersey Dairy of

**D. E. BLANTON**

West of Fallow

It stands the acid test

Milk / Dairy, from "Are You Using Milk That Comes Up to the Requirements of the City's Health Department?" advertisement, *Miami Herald*, November 30, 1921

## A Growing Black Center

Black settlement began early in the areas west of Lemon City, where productive orchards gave this district its first name: **Orange Ridge**. Here, two miles northwest of downtown and outside the hub of Miami's Central Negro District (current Overtown), a new Black center of settlement began to form.

**Para Villa Heights** (1915), developed by the Para Land Company and located in the Humbuggus Prairie west of Little River, was one of the earliest subdivisions here. The company, founded by White developers J. H. Swink, W. Frank Blanton, and A. A. Brown, transformed thousands of acres into five-acre farms, one-acre truck farm tracts, and residence lots for Black settlers. Further south, on the edge of the Allapattah Prairie, W. L. Brown and Martha Brown, a Black couple, developed **Brown's Subdivision** (1916), similarly comprising acreage tracts and more modest single-family home lots. Also in this area, the **Railroad Shops Colored Addition** (1915), currently in the City of Miami but originally just north of the Miami city limits, offered "reasonably close to the new F.E.C. Railway Shops' tract... yet retired enough not to interfere with the white subdivisions."<sup>5</sup> A park and a site for an industrial school.<sup>6</sup> **Liberty City** (1922), developed by Floyd Davis, a White businessman, proposed a more urban subdivision planned around a central commercial thoroughfare, Broadway (current 18<sup>th</sup> Avenue), and running north from the Lemon City Road (current NW 62<sup>nd</sup> Street). By 1925, only three years after it was platted, the *Miami News* found prosperity on Broadway, which had "groceries, restaurants, rooming houses, churches, tailor and dry good shops, soft drink stands and billiard halls, everything in fact that goes to make up a growing community."<sup>7</sup> There was also a swimming pool and dance hall, and a population of 1,500. Around the same time, **Lincoln Memorial Park** (1924) in Brown's Subdivision was dedicated as the area's first Black cemetery, considered by many the most beautiful Black cemetery in the South.<sup>8</sup>

To some degree, all of these new northwestern suburban settlements were seen to be in line with the natural expansion of Miami's Overtown. Under the increasingly controlled systems of racial zoning that governed pre- and postwar development in Dade County, Para Villa Heights, Brown's Subdivision, and Liberty City helped lay the foundation for an important Black center here after World War II.

## The Land Boom in Northwest Dade

During the Great Florida Land Boom of the 1920s, northwest Dade grew as housing subdivisions sprawled northward and westward from Miami, anchored by large developments in Hialeah, to the west, and Opa-locka, to the north. Grapeland Boulevard (current NW 27 Avenue) became the primary north-south axis connecting these developments. The crossroads of Grapeland Boulevard and Buena Vista Drive (current NW 36 Street), then among the most highly trafficked streets in NW Dade, became a hub of new subdivisions collectively known as "Uptown Miami": **Riverside Manor** (1925), **Grapeland Gardens** (1925), **36<sup>th</sup> Street Highlands** (1925), and most famously **Melrose Heights** (1924-5). Developed by German émigré Joachim Fritz on farmland he earlier developed as the Melrose Dairy, Melrose Heights was advertised as Miami's "largest close-in new suburb" and, with deference to Coral Gables, the "Subdivision Beautiful."<sup>9</sup><sup>10</sup> Like in Coral Gables, Fritz in 1925 initiated construction of a grand 350-room hotel as the centerpiece of the development. Named **The Fritz**, the hotel was intended to stand as a monument on Dade's bucolic northwest plains, and Fritz spared no expense. The two block-long "Riviera-type" hotel, designed by H. George Fink, featured carved stone walls, Spanish tile roofs, a mix of "Spanish, Italian, Moorish, Persian, and French motifs," and a 400 foot-long veranda facing Grapeland Boulevard.<sup>11</sup> In order to accommodate columnless ground floor lobby and ballroom spaces, and as many as 30 shops, the structure's upper floors were built over 72-foot long plate girders.

Fritz's hotel was never completed as planned, a victim of the crash of the real estate market in 1926. The unfinished hotel became home to the federal Works Progress Administration (WPA) in the 1930s, and later was used for raising chickens, spurring the moniker "Million Dollar Chicken Coop," and the joke that the hotel accommodated about 60,000 laying guests."<sup>12</sup> The building was acquired by the Embry-Riddle School of Aviation in 1940, which finished the grand structure and put it into use as a training center for their Technical Division. It was commandeered by the Navy in 1943 for use training American flyers during WWII. After the war, the building, then known as the **Aviation Building**, was occupied by a mix of tenants, including Miami-based National Airlines, and the U.S. Weather Bureau, which installed a giant radar dish in a fiberglass dome on the roof. The landmark was ultimately demolished to create Miami-Dade School's Police Department and Dade Juvenile Detention Facility (see below).

West of the Fritz Hotel site, the 5,000 seat **Miami Jai-Alai Fronton** (1926, current Casino Miami), built by the Miami Beach Amusement Company, established another prominent Uptown Miami landmark. The fronton was only the second in the U.S. after the Basque sport of Pelota was introduced to Americans at the St. Louis World's Fair in 1904.<sup>13</sup> It replaced the first fronton built at the Hialeah Race Track in 1924, and anticipated the development of a much-touted amusement and business district along the road to Hialeah at NW 36<sup>th</sup> Street. Known as the "The Yankee Stadium of Jai Alai," the fronton grew in the 1960s to accommodate more than 15,000 fans and is still a prominent feature in this area.<sup>14</sup>

From NW 36<sup>th</sup> Street northward along Melrose Boulevard, small builders and developers established a constellation of smaller subdivisions, including **Centerville** (1917), **Garden City** (1921), and the **Garden of Allah** (1921), whose alluring name reflected both the popular eponymous novel and play, also used as alternate moniker for Miami. At the

height of the boom, between 1924-25, more than 30 subdivisions were laid out in this section. **Evergreen Lawns, Roosevelt Park, Craftsmen's Homes, Mead Manor, Seminole Lawn, Seminole Lawn Heights, Glenwood Heights, Causeway Park, Allapattah Heights, Monnah Park, and Earlington Heights**, were among the better known.

Above NW 54<sup>th</sup> Street, the most important boom era subdivision was **Hialeah Heights** (1925), a 420-lot development on dairy land purchased by the developers of adjacent Hialeah for the purpose of making an "eastern suburb."<sup>15</sup> Around 95<sup>th</sup> Street, the Walter E. Peach organization developed late-Depression era subdivisions like **Gulfair** (including Gulfair Estates 1938, East Gulfair 1940, Acme Gulfair 1941-45), part of the brief building boom between 1938 and 1941 that took advantage of a first generation of FHA-supported development support, and helped ease Miami's severe housing shortage.

**Golf Park** (1925), the only major golf course community developed in this corridor, sprung up at the western end of Gratigny Road, between the Little River Canal and Snake Creek Canal. Its centerpiece was the **Golf Park Country Club** (demolished, current site of Westview Gardens Apartments), founded in 1926, by five Jewish members of the recently-founded Temple Israel in Miami: Louis Nathan, L.W. Brady, Morris Plant, Harry Simon and Samuel Pearlman.<sup>16</sup> As an American past time, golf was considered by many an avenue toward assimilation, but the restricted world of golf clubs was generally closed to Jews who, as Jenna Weissman Joselit observed, "preferred to construct a parallel universe of country and golf clubs rather than make a fuss."<sup>17</sup> One of 58 Jewish-founded country clubs nationally in the late 1920s, Golf Park declared it was open to people of all religions.<sup>18</sup>

Opened in 1930, the clubhouse on Gratigny Road was an impressive structure, described as "an artistically-combined mix of neo-Spanish, Mediterranean, Moorish, and Renaissance style."

## Notice---Colored People

**Will Sell a Limited Number of Lots  
as Follows:**

All \$125.00 Lots . . . . \$25.00  
All \$150.00 Lots . . . . \$30.00

Either Choice High Residence Lots or Choice High  
and Cleared Truck Lots

**All Lots 50X140 Feet or 7,000 Square Feet**

**FREE---High Grade Truck Land to  
all Buyers Without Cost.**

Judge  
Criminal Court

J. L. BILLINGSLEY  
Lawyer  
11-1313-14 Biscayne Bank Building  
Miami, Fla.

August 16, 1915.

Mr. B. C. Lighter, Chief Executive Officer,  
Para Land Company, Miami, Florida.

Dear Sir:

I have examined the records covering the land in which your Company is interested in township 53 Range 41 in Dade County, Florida, and have also checked the same from an official map and find that these lands lie approximately two miles northwest of the city limits of the city of Miami.

The records show that the chain of title covering these lands begins in the King of Spain and was vested in the United States Government under the terms of the treaty with Spain which was finally ratified in 1821, and passed from the United States Government to the Government of the State of Florida under the terms of the Arkansas Swamp Act passed by Congress September 28, 1850, and from the State Government into the Internal Improvement Fund of Florida and the hands of the Trustee of such fund under the Act of January 5, 1855.

The title of the land then passed from the Trustee of the Internal Improvement Fund to the Florida Coast Line, Canal and Transportation Company and from that Company to the Model Land Company, which said Company holds a record title from that time, unimpaired.

I have also examined the form of agreement for deed executed by the Model Land Company and am familiar with the form of agreement for deed executed by E. C. McAllister and find that such forms are regular, legal and binding and in my opinion any person who holds one of these agreements has a perfectly legal and binding contract for a deed and that a deed will be issued upon the payment of the purchase price.

The parties named are entirely responsible both morally and financially and transactions are all open and above board.

I am entirely familiar with the legal aspect and present status of the Para Land Company, a Florida Corporation, and a deed executed by this Company on its printed forms or otherwise is regular and binding when signed by B. C. Lighter, its duly authorized Chief Executive Officer.

Yours very truly,  
(Signed) J. L. BILLINGSLEY.

J.L.B.-C.

**See PARA LAND COMPANY, Box 344**

D. A. Dorsey, 119 Avenue G  
J. H. Howard, 312 Avenue G  
W. D. Davis, 106 Avenue G

Lots from Para Land Company, advertisement for Para Land Company, Miami News, September 7, 1915

R S C

## A FIVE ACRE PARK and SCHOOL SITE RAILROAD SHOPS COLORED ADDITION

The new addition to the City of Miami laid out and designed exclusively for colored people will have some attractive features not heretofore considered in connection with such additions.

There will be a FIVE ACRE PARK to which all lot owners will have access. It will be planted to trees and shrubbery with space left for play-grounds.

There will be a SCHOOL SITE donated, so that provision can be made for schools later on. With these features the lots will sell rapidly.

LOW PRICES—It is a part of the plan to sell these lots at low prices, so that they can be paid for quickly and homes erected. BOUGHT AT WHOLESALE, they can be retailed at good profits at once. Investors can erect homes and make good money.

AGENTS CAN MAKE MORE MONEY handling this addition for quick returns than anything else in the city at this time.

**REALTY SECURITIES CORPORATION**  
1114 Ave. C Phone 479

Railroad Shops, advertisement from Realty Securities Corporation, Miami Herald, July 4, 1915

With its sprawling dining hall and dining terrace, 60-foot by 60-foot square Women's Lounge, and 45-foot tall, 80 by 120-foot ballroom, described as the grandest in the south, the clubhouse was among the most impressive in Miami.<sup>19</sup> From its tower, club members could view the growth of north Dade, from Opa-locka to Hialeah and Miami Shores. The surrounding 1,000-acre **Golf Park Subdivision**, part of the original development package, was designed to accommodate substantial homes in the Mediterranean Revival style and had sites for four hotel and apartment buildings overlooking the golf course. Although the club's fate is still shrouded in mystery, in 1930 the Golf Park Country Club and grounds were purchased by the **Tri Club** of Miami, which combined it with the Tri Club of Miami (downtown), and the Card Sound Fishing Lodge on Key Largo to create an innovative multi-facility organization. The Tri-Club eventually failed as well, and the club grounds were transferred several times. Although the property for a time regained its resonance as a Jewish country club following World War II, the breaking down of exclusionary practices against Jews was a factor in its ultimate demise, and the clubhouse was ultimately demolished. The southern portion of the golf course has now been redeveloped as the Eastview Commerce Center, and a subdivision of homes is replacing the greenways north of Gragny Road.

Across from Golf Park, and connected with the Seaboard Airline tracks, was the 870-acre **All American Airport** (c. 1930), where Helen Cox Clohecy, a veteran of the Air Corps during World War I, founded an air school for women only.<sup>20</sup> In 1938, in one of the few Depression-era works in Northwest Dade, the airfield was improved by

the Works Progress Administration to serve all airlines and become Miami's principal airport, at which point it was renamed **Miami International Master Field**.<sup>21</sup> The airfield was located just east of another airfield, Glenn Curtiss Field (home of Glenn Curtiss Flying School, and later Miami Municipal Airport), which was on the west side of the Seaboard Air Line tracks. During the war, it became part of **Naval Air Station Miami**, and was home to the U.S. Navy Women's Reserve, **WAVES** (Women Accepted for Volunteer Emergency Service), a WWII-era service initiated in 1942 that was also at one point housed at the Golf Park Country Club. After the war, the site reverted to **Masters Field**, but Miami International Airport at NW 36<sup>th</sup> Street replaced it as the city's principle airfield and it closed in the 1950s, yielding its land to the future Dade Junior College and a set of industrial parks.

In 1927, NW 27<sup>th</sup> Avenue was extended north of Golf Park and Masters Field, to the rising town of **Opa-locka**, Glenn Curtiss's 1926 Arabian Nights-themed development along the Seaboard Air Line tracks (not in the scope of this study). Above Opa-locka, the few prewar developments, **Radio Gardens** (1923), and nearby **Golden Glades Park** (1936-39), were oriented eastward. The northward march of boom-era subdivisions along Grapeland Boulevard established the primary lines of northward settlement; in the racially-segregated context of Dade County, these primarily White subdivisions, in close proximity to established and growing Black communities in the Liberty City, Para Villa Heights, and Brownsville areas, set the stage for territorial conflicts that would become apparent during the dramatic growth following WWII.<sup>22</sup>

Page Twelve  
Public News Paper THE MIAMI TRIBUNE, Friday, June 15, 1925



**Melrose Heights**  
GRANDLAND BEACH, SOUTH BEACH, MIAMI

**Melrose Heights**  
MIAMI BEACH, SOUTH BEACH, MIAMI

NEW FRITZ HOTEL, Ocean, January First  
NEW FRITZ HOTEL, Ocean, January First

Opening Announcement  
*A New Unit of a Proven Property*

Read of 1915, A record Day of Sale

READ

THESE HIGHLAND PARK LOTS are conveniently located on the corner of LeGró and LeGró Streets, Miami, Fla. The lots are 25 feet wide and 100 feet deep. They are situated in the most desirable residential section of Miami, Fla. The lots are being offered for sale at a special price of \$300.00 each, payable \$10.00 down and \$10.00 per month. No taxes, no interest. Contracts provide for sewer and water. All streets are being paved with Dade County's famous Coraline Limestone, and the numerous parks throughout the subdivision are being improved. No where in Miami or vicinity can you get building lots that have the conveniences that HIGHLAND PARK offers for THREE TIMES the price.

Now is the time to take advantage of the BED ROCK prices. Lots will be advanced as the sale progresses. Write today for contracts and price list.

**E. D. NOE & SON, Inc.**  
SELLING MANAGERS

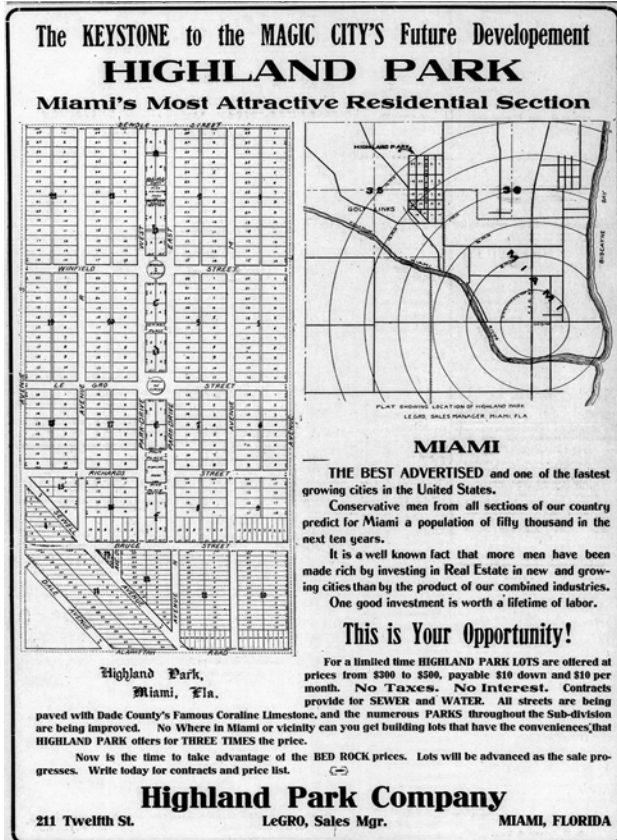
211 Twelfth St. MIAMI, FLORIDA

Melrose Heights and The Fritz Hotel announcement, George H. Fink, *Miami Tribune*, June 15, 1925



Aerial of Melrose Heights & The Fritz Hotel (unbuilt), George H. Fink, Embry-Riddle Aeronautical University, 1925

The KEYSTONE to the MAGIC CITY'S Future Development  
**HIGHLAND PARK**  
Miami's Most Attractive Residential Section



**MIAMI**  
THE BEST ADVERTISED and one of the fastest growing cities in the United States. Conservative men from all sections of our country predict for Miami a population of fifty thousand in the next ten years. It is a well known fact that more men have been made rich by investing in Real Estate in new and growing cities than by the product of our combined industries. One good investment is worth a lifetime of labor.

**This is Your Opportunity!**

For a limited time HIGHLAND PARK LOTS are offered at prices from \$300 to \$500, payable \$10 down and \$10 per month. NO TAXES. NO INTEREST. Contracts provide for SEWER and WATER. All streets are being paved with Dade County's Famous Coraline Limestone, and the numerous PARKS throughout the Sub-division are being improved. No Where in Miami or vicinity can you get building lots that have the conveniences that HIGHLAND PARK offers for THREE TIMES the price.

Now is the time to take advantage of the BED ROCK prices. Lots will be advanced as the sale progresses. Write today for contracts and price list.

**Highland Park Company**  
211 Twelfth St. LeGró, Sales Mgr. MIAMI, FLORIDA

Highland Park lots, from advertisement for Highland Park, *Miami News*, January 6, 1911

**16 Reasons Why!**



Alhambra Heights  
At the Intersection of N. W. Seventh Avenue and Crutcher Boulevard

Alhambra Heights (1925), from "16 Reasons Why!" ad, *Miami News*, December 20, 1925

TODAY the conception of a man, backed by knowledge, foresight and unlimited capital to develop—  
**RIVERSIDE MANOR**  
"The Acme of Miami Subdivision Development"

PRE-DEVELOPMENT PRICES  
**\$2750.00**  
½ CASH; 8 QUARTER PAYMENTS

**WATER FRONT LOTS**  
Here the ideal number of water front lots which also have frontage on Ft. Verde River Drive, a 100-foot boulevard. These lots carry riparian rights and can be purchased with a payment of ONE-EIGHTH (1/8) CASH and 12 quarterly payments.

THE LOCATION

SALE OF RIVERSIDE MANOR STARTS WEDNESDAY, JULY 29th

**J. D. DEANER REALTY CO.**  
Sales Agents 221 East Flagler

RIVERSIDE MANOR  
RIVERSIDE MANOR CO., Inc.  
Owners and Developers

ATTENTION, SALESMEN

Riverside Manor lots (1925), from advertisement for Riverside Manor, *Miami Herald*, July 28, 1925



# Why Golf Park?

## The Social Center—

In Golf Park, all activities will revolve about the new \$700,000 club house. Here, in the spacious, luxuriously furnished club rooms, members of the Golf Park Country Club may lounge about after a round of golf, or before, or any old time at all, for that matter.

In addition, every convenience of the modern country club is afforded Golf Park members. A large outdoor swimming pool supplements the usual showers, while a large billiard room with tables is offered to the devotees of that sport.

The dining room will cater to the gustatory wants of members and friends and the

outdoor Dancing Terrace just off the Dining Room will permit of a dance snatched every now and then between courses and for informal dancing at all times. The large Ball Room within the building is designed for formal affairs, socials, amateur theatricals, community meetings and the like.

Golf Park Club House is within a few minutes' drive along the new 100-foot Gragny Boulevard to the Sport Center of Hialeah.

Your home, in beautiful surroundings like these, will be a joy forever. See Golf Park, at least—

**You are invited to our Musical Entertainment every evening this week, 7 to 10 o'clock, in our new offices**

The Social Center at Golf Park (1926), from advertisement for Golf Park, Edwin Friedman, with Maurice Connel and Associates, *Miami Herald*, November 21, 1925

## Announcing— the ORGANIZATION and the POLICY of . . .

# The TRI-CLUB of MIAMI

**M**EMBERSHIP in the Tri-Club of Miami offers to holders of membership in the Golf Park and Country Club and Card Sound Fishing Lodge a new feature of enjoyment in the past and a new feature of enjoyment in the future. The Tri-Club of Miami is a new organization which will give to members of the Golf Park and Country Club and Card Sound Fishing Lodge a new feature of enjoyment in the past and a new feature of enjoyment in the future. The Tri-Club of Miami is a new organization which will give to members of the Golf Park and Country Club and Card Sound Fishing Lodge a new feature of enjoyment in the past and a new feature of enjoyment in the future.

The Tri-Club of Miami is a new organization which will give to members of the Golf Park and Country Club and Card Sound Fishing Lodge a new feature of enjoyment in the past and a new feature of enjoyment in the future. The Tri-Club of Miami is a new organization which will give to members of the Golf Park and Country Club and Card Sound Fishing Lodge a new feature of enjoyment in the past and a new feature of enjoyment in the future.

**GOLF PARK and COUNTRY CLUB**

The Golf Park and Country Club is a beautiful property in a beautiful location in the heart of Miami. It is a beautiful property in a beautiful location in the heart of Miami. It is a beautiful property in a beautiful location in the heart of Miami. It is a beautiful property in a beautiful location in the heart of Miami.

**THE CITY CLUB**

The City Club is a beautiful property in a beautiful location in the heart of Miami. It is a beautiful property in a beautiful location in the heart of Miami. It is a beautiful property in a beautiful location in the heart of Miami. It is a beautiful property in a beautiful location in the heart of Miami.

**CARD SOUND FISHING LODGE**

The Card Sound Fishing Lodge is a beautiful property in a beautiful location in the heart of Miami. It is a beautiful property in a beautiful location in the heart of Miami. It is a beautiful property in a beautiful location in the heart of Miami. It is a beautiful property in a beautiful location in the heart of Miami.

W. H. RICKERT, President  
Tri-Club of Miami  
228 N. E. First Street  
Miami, Fla.

Tri-Club of Miami announcement (1930), from ad for Tri-Club of Miami, *Miami Herald*, July 13, 1930



Miami Jai-Alai Fronton (1926), Start Archives of Florida, Florida Memory, 1926



Aerial photo of suburban developments in North Miami. HistoryMiami Museum, Miami News Collection

## Northwest Dade Corridor

### Part II: Postwar Northwest Dade (1940-1981)

Northwest Miami, lightly populated before WWII, became one of the county's most important population centers in the postwar era. Subdivisions established in the 1920s boom but abandoned in the late 1920s, prominently including **Alhambra Heights**, filled in. **Biscayne Gardens**, established before the war as garden and farm tracts bordering the Biscayne Canal, was notable for its postwar redevelopment with new home subdivisions between 1945 and 1949. At the same time, new subdivisions were laid down as the city grew westward from the Northeast Corridor, and northward from Downtown to the Broward County line. The area is notable for the large number of small subdivisions created here, many no larger than a single urban block, or even a portion of a block, reflecting the smaller parcels of land available. Also, the Northwest Corridor's inland position, straddling arterials that connected directly to downtown Miami, helped determine its character as a center of affordable middle- and working-class housing.

Particularly notable, in the context of postwar racial segregation, was the growth here of Black settlements, first around the core of existing developments like Liberty City, Brownsville and Para Villa Heights (current West Little River), and then in new suburban areas north of Opa-locka. Northwest Dade's demographic transformation, once organic, was increasingly managed by racial planning and zoning efforts that were initiated in the 1930s through both federal programs and local planning policies, and continued after WWII. Progressively, northwest Dade replaced the historic center of Overtown as the center of Black Miami, comprising 85% of the county's Black population in 1980.<sup>23</sup>

Arterial roads were the conduits of postwar growth, and became the primary centers of retail outlets and shopping centers as population grew around them. It soon became synonymous with honky-tonk shops and strip centers.<sup>24</sup> However, North Dade's burgeoning postwar growth also triggered the development here of civic uses,

like the **North Shore Hospital** (1955). Designed by Start and Moeller, it replaced North Dade Hospital on the site of the Opa-locka Marine Base as an alternative to Jackson Memorial Hospital in Miami and St. Francis on Miami Beach. Northwest Dade was also the site of Miami's first regional community college campus, **Dade Junior College North Campus** (see below). The area's mid-way location between Miami and Fort Lauderdale later sponsored regional facilities like the **Calder Race Track** (1971); the development here of **Sun Life Stadium** in 1987 (later Joe Robbie, current Hard Rock Stadium) followed a similar logic.

Highway and rail infrastructure played a key role in the postwar development of Northwest Dade. The Golden Glades Interchange, near the intersection of Golden Glades Road and NW 7<sup>th</sup> Avenue, became a sprawling hub Miami's new expressway system, redrawing lines of connection and placing North Dade in better proximity to both downtown (via the North-South Highway, current I-95), South Dade, (via the Palmetto Bypass Expressway, current SR 826), and Broward County (via the Sunshine State Parkway, current Florida Turnpike and I-95). The Seaboard Air Line Railroad became a spine of Dade County's business and industrial development, attracting industrial and office parks, and employment.

#### Center of Low-cost Housing

Northwest Dade populated quickly after World War II. A first wave of postwar development was initiated with homes for returning veterans. South of 79<sup>th</sup> Street, where most land was platted before WWII, new subdivisions like **Midway Homes** (1946), **Thomson Park** (1947), and **Marilynda Homes** (1950), filled gaps in the prewar land development pattern. The latter offered cottages for veterans on 60'x110' lots... "built the way we built them before the war, with tile roofs, ventilated attics, double hardwood floors 32 inches off of the ground."<sup>25</sup>

Miami's "modern look" is at...

# MIAMI MODERN MANORS

predestined for livability . . .  
for all the family!

presented by the builder — Florida Homes Inc. — who have combined the best features of their most successful Florida Garden Homes with the great features of other popular Florida Homes IN ORDER TO BRING TO YOU a combination of spaciousness, convenience, and livability that will set the pace for Modern Homes living for years to come.



**WINSTON MANOR**  
approx. \$72 per sq. ft.  
—the ever popular 2 bedroom "T" House with its close separation of sleeping area from living area has 2 bedrooms, an unusually large living room, convenient dining area, utility room and separate — a great buy at \$12,940

**ASHTON LODGE**  
approx. \$69 per sq. ft.  
—the latest priced, value priced ranch home with 3 bedrooms, big bathroom, an extremely large screened-in front porch, dining area, utility room, and Central Heating System — outstanding at only \$16,785

**HAMPTON HOUSE**  
approx. \$82 per sq. ft.  
"Split Level Interior" — with 3 main level bedrooms, 2 convenient bathrooms, separate, and rear terrace with paved concrete slab. Walk-in well and walk-in closets. 132 sq. ft. kitchen floor space of its type for \$13,940!

All 3 Bedroom Homes  
—either Split-Level Interior or Ranch-Plan —  
**CENTRAL HEATING SYSTEM**

**NO DOWN PAYMENTS FOR VETS!**  
A FEW HOMES WITH CLOSING COSTS INCLUDED IN MORTGAGE!  
FHA applied for Conventional Financing, too!

**MODELS AT**  
N.W. 183rd St. - Off N.W. 7th Ave.

Directions: Simply drive N. along N.W. 7th Ave. go over Cleveland on the 4th, continue N. to 183rd St. (Intersect Garden Rd) then turn left toward models at N.W. 183rd St. at N.W. 7th Ave. Or take N.W. 29th Ave. to 183rd and turn right toward models.

Hotpoint  
Electric Range Assembles.  
Eye Level One in the Wall!  
Refrigerator Assembles \$12.95!  
Suction Coasters  
DYNAMIC APPLIANCE CORP.  
719 N.W. 1st St.

The latest trend in Modern Living . . . Personalized Kitchen Design by **HOTPOINT** . . . selected for **MIAMI MODERN MANORS**  
Models at N.W. 183rd St. Off N.W. 7th Ave.  
Reservations: Phone 88-1000 or 88-1001 or 88-1002

Miami Modern Manors (1954), Seymour Pivar, Michael Field and Nat Teller *Miami News*, May 29, 1955

**VETERANS! RETIRED! PENSIONED! CIVILIANS!**

**OWN YOUR OWN HOME**  
It's real Veterans, Civilians, Pensioned, Retired and Civilian. Plans, plans, plans — you can afford to own a brand new 3-bedroom home with plenty of room for the entire family.

**COMPLETE COMFORT**  
Kitchen: Flanking Features  
Gas Space Heater  
30 Gallon Electric Water Heater with 10 Year Guarantee  
Provisions for Gas or Electric Appliances  
The Features Furred and Plastered Throughout

**COME OUT TODAY**  
CONSOLE FROM THE  
HOMES OF AMB SECOND SECTION

**EMDEE CONSTRUCTION CORP.**  
3191 N.W. 89th ST., MIAMI PHONE 88-8148

**\$350 CASH PLUS CLOSING CHARGES**

**AND YOU WILL OWN YOUR OWN**

**3 BEDROOM C.B.S. HOME!**  
IN RICMAR HEIGHTS  
CITY WATER  
PLOTS 60' x 100'  
F. H. A. MORTGAGE  
10 FEET ABOVE SEA LEVEL  
20 MINUTES TO DOWNTOWN MIAMI  
BETWEEN TWO BUS LINES

**EASY TERMS**  
Approximately \$48 a month!  
Total Price only \$7,800 plus closing charges  
Today . . . anyone who can afford to rent an apartment or house will find that he can afford to own one of these homes.

**FLORIDA FEATURES**  
Semi-Attached Drive  
Copper Sinks  
10 Exterior Models from which to Choose  
Steel Casement Windows  
Large Storage Room  
Community Life

**Model Home** 100' x 100' (approx. 1000 sq. ft.)  
RESERVATION AT LITTLE MORE THAN \$100

**NO DOWN PAY**  
SECTION COMPLETELY SOLD OUT

C.B.S. model home in Ricmar Heights (1953), from advertisement for Ricmar Heights, *Miami News*, January 11, 1953

# OPPORTUNITY KNOCKS!

You'll Be Sorry if You don't buy a **MARILYNDA HOME** today! We have only 12 left with 100% financing. Only \$50 Down Payment! The next section will be higher priced and you will have to pay \$500 or more down payment. **BUY TODAY BEFORE IT IS TOO LATE!**

## VETERANS ONLY \$50 DOWN

Quality and Move Right In — No Waiting



**2 Bedroom \$7825**  
(MONTHLY PAYMENTS ONLY \$49.00)

- Tile Roof
- Tile Bath
- Hardwood Floors
- 60'x110' Lots
- G.E. Full Size Range
- G.E. 8 cu. ft. Refrigerator
- City Water
- Paved Sidewalks and Streets
- Only 12 Minutes to Burdine's

# MARILYNDA HOMES

N.W. 65th STREET AND 29th AVENUE

**PAUL SIBRE, Realtor on Premises**  
Go North on 27th Ave. to 62nd Street, turn West one block to our Model homes. Rack of Glade View School.

**3 Beautiful Floor Plans**

**No Advance In Price**      **CALL 84-1061 Daily or Sunday**

Model home in Marilynnda Homes (1950), from advertisement for Marilynnda Homes, *Miami Herald*, September 16, 1950

Thank You, Mr. & Mrs. Miami...

for Your Wonderful Reception to **Beautiful Anderson Heights**

**OUR FIRST SECTION WAS COMPLETELY SOLD OUT LAST SUNDAY!**

We had planned on opening our Second Section later in the Spring, but because of the great demand for this lovely home, we are making 80 more homes available immediately!

The thousands of persons who visited our Model Home last Sunday were truly amazed to find such an outstanding value in this day and age. In response to your wishes, WE NOW ANNOUNCE OUR

**SECOND SECTION**  
MODEL HOME OPEN EVERY DAY . . .

**MODEL HOME** 87' x 110' (approx. 1000 sq. ft.)  
RESERVATION AT LITTLE MORE THAN \$100

**F.H.A. APPROVED \$400 DOWN**  
PLUS 1100 PAYMENTS FOR FIRST YEAR'S TAXES, INSURANCE, ETC.

**3-BEDROOM RANCHER C.B.S.**  
NO CLOSING COSTS  
Level Payment Will Make

**MODEL HOME** N.W. 87' St. and 32nd Ave.

**FULL PRICE \$8,000.**  
**\$51. MONTHLY PAYS EVERYTHING**

- BRICKED BLENDED
- ALUMINUM JACOUBS
- TILED TERRAZZO
- COLORED AMERICAN STANDARD FIXTURES
- PAVED WALLS
- CATHEDRAL CEILING
- HEAVY PALE OCEAN LINEN WITH FEDERAL TONE
- WARM POLISH DOORS
- WALKING DISTANCE TO 3 SCHOOLS
- SHOPPING AT 5th St. & 27th Ave.
- GARAGE & APPLIANCES OPTIONS
- WINDMILL LOT THREE
- HOIST BED LANE
- PAVED STREETS
- HOIST LANDSCAPE
- PUBLIC WATER
- 8 ELEVATIONS TO CHOOSE FROM

**ANDERSON DEVELOPMENT CORP.**  
DEVELOPERS  
**ROOD CONSTRUCTION CORP.**  
GENERAL CONTRACTORS  
4221 Prince de Leon, Coral Gables

Model home in Anderson Heights (1953), from advertisement for Anderson Heights, *Miami Herald*, March 1, 1953

The new subdivisions rising here appealed directly to veterans, but also to retirees and blue-collar workers, many with jobs in the new industrial centers being developed along the Seaboard Air Line. Most new housing was in the form of low or moderately-priced homes, developed by builders who became specialists in the genre, like Gaines Construction, Albert Construction, and Emdee Construction (and later Janis, Lifter, Heftler, and F&R Builders). These builders honed formulas of low-cost construction, using simple shapes, slab-on-grade construction, masonry wall systems with precast window frames, and simple wood-framed gabled, hipped or flat roofs. High land elevations in the areas initially developed lowered costs by requiring little drainage infrastructure.

These economies became even more apparent during the larger “postwar” boom that followed the end of American involvement in the Korean War (1950-53), and which included the end of wartime restrictions, a reprise of economic development, and a new crop of veterans eligible for VA loans. Most of the new development during this period happened north of 79<sup>th</sup> Street. Anderson’s Dairy, Happy Farms Dairy, and the Melrose Dairy all succumbed to eponymous subdivisions. As the *Miami Herald* observed in 1954, “The last cow has grazed on the old Anderson Dairy, one-time northwest section landmark, and now the land is growing homes.”<sup>26</sup> Replacing it was Rood Construction’s 260-home **Anderson Heights** (1953), where the homes featured spacious interiors with cathedral ceilings, and were organized in a zigzag pattern to maximize use of the breezes. Swedish-born Dairyman Edward Anderson, former owner of Anderson’s Dairy, sponsored the development here of **Covenant Palms of Miami** (1953, current Elizabeth Gardens), a community for the aged sponsored by the (Nordic) Evangelical Mission Covenant Church, and an early example in Miami religious-affiliated retirement homes. The 10-acre campus comprised eight duplex houses, and a central building comprising the chapel, dining room, and kitchen. An additional 45 cottages were later

added to the site. Around 95<sup>th</sup> Street, Emdee Construction’s **Ricmar Heights** (1953) comprised more than 200 modest homes. As the builder described: “my houses are designed to meet the modest living standards of the veteran, the retired couple, those living on a pension and the civilian, or non-veteran.”<sup>27</sup>

Just south of 79<sup>th</sup> Street, the Hi-Lu-Wa subdivision (1942) was developed as the **Tropical Trailer Park** (1949), offering an even less expensive form of residential development. Connected with the trailer park was architect Manfred Ungaro’s **Miami Heights Motel** (1955), offering 22 efficiency apartments around a swimming pool and shuffleboard court, and an all-glass rotunda-type lobby topped by a sundeck.

The development of new housing stimulated the creation of new schools, developed in close coordination with James E. Garland, the school board’s consulting architect, and following his emphasis on economical postwar construction techniques. At least two of these attracted national attention for their functional and straightforward planning and construction. Watson & Deutschman’s design for the **North Dade Junior High School** (1954, current Madison Middle School) on NW 87<sup>th</sup> Street, featured multiple wings of classrooms (the popular finger-type design) separated by gardens for outdoor instructions, and tied together by two covered circulation paths. The complex had a tilted orientation, promoting best ventilation from the Southeast trade winds, and allowing classrooms to take advantage of northeast natural light. The location of facilities like the auditorium and cafeteria in a head-building close to the street allowed their use by the public during off-hours. Plevitzky, Johnson & Associates’ design of **Miami Central High School** (1959), around 95<sup>th</sup> Street, designed to serve the West Little River neighborhood, was a striking demonstration of prefabricated construction and architectural modernism. Waffle slab-type concrete roofs were used to improve acoustical performance, and precast concrete skin components were

# Gaines Construction Co.

SEE MODEL HOME  
Furnished by  
HADLEY'S INC.

EASILY REACHED  
By driving North on 27th Ave. to  
150th St. Turn left at display sign  
to model home.

DO NOT DESPAIR!  
If you do not have the full down  
payment we will arrange for you a  
BUDGET PLAN, to take care of the  
down payment.

IMPORTANT!  
If you have used, prior to April 20th  
1950, \$2000 or less of your G.I.  
allotment you are still eligible to  
purchase one of our homes—

NON-VETERANS  
May secure full information of  
model home or by calling Phone No.  
82-5679.

VETERANS MONTHLY  
PAYMENTS  
Includes Principal Interest & Tax  
Insurance and Taxes—

ONLY  
**\$46.80**  
DOWN PAYMENT \$565.00  
FOR VETERANS  
Includes Closing Costs

LOTS  
60 x  
100

HOW OFFERS  
TO VETERANS & NON-VETERANS  
**New '52 MODEL  
3 BEDROOM  
HOME**  
AT  
**GUAVA GROVE ESTATES**  
ARJONING OPA-LOGEA  
GREATER MIAMI, FLA.  
A TYPICAL AMERICAN COMMUNITY OF FINE HOMES.

PLEASE NOTE THESE FEATURES:

- 11500 Sq. Ft. of the U.S. Government.
- 2 Level, Modern, Living Room, Dining Room, Kitchen, Bath, 3 Bedrooms, 2 Car Garage, Central Air Conditioning.
- 2nd Floor with Private Log.
- 11 Room, Modern Kitchen, 2nd Floor Bath, 2nd Floor.
- The Bath
- The Windows
- Flamingo Pool, Outdoor Shower
- 3 Room Cabinet Bedroom
- Flamingo Pool, Outdoor Shower
- All-Weather Terrace, Pool, Full Planning Unit
- 2nd Floor, 2nd Floor
- All Street Work
- Removes Matter in All Ceiling and Walls
- Light Colored Asphalt T-10 Road
- All New to All Work
- A Different Reason to Close Home

PLEASE MAKE THIS OFFER! ALL  
OFFERS ARE SUBJECT TO APPROVAL AND  
THE HOME MUST BE AVAILABLE AT THE  
TIME OF THE OFFER. REST ASSURED  
WE WILL SERVE YOU.

REST ASSURED WE WILL SERVE YOU.

THIS IS A  
CONSTRUCTION  
THAT HAS NO  
RIVAL FOR PRICE  
QUALITY  
AND VALUE

AS USUAL  
**RAMAGLI-COOK REALTY CO.**  
1370 N.W. 34th St.  
MIAMI, FLA. 33135  
TELEPHONE 82-5679

Model home in Guava Grove Estates (1951-52), from ad for Guava Grove Estates, *Miami Herald*, January 6, 1952

# Veterans

## EXCITING NEWS

FOR YOU WHO HAVE WAITED  
We Invite Your Inspection  
OF OUR NEW QUALITY ULTRA-MODERN  
Two And Three Bedroom Homes  
**NICHOLS GOLF ESTATES**  
*Beautiful 75' Lots Overlooking Golf Course*

THREE STYLES

**AMAZINGLY LOW PRICES FROM \$6725**  
Monthly Payments \$42 INCLUDES RANGE, REFRIGERATOR,  
As Low As  
**VETERANS \$25 DOWN**  
COMPARE THESE OUTSTANDING FEATURES

- 75' x 100' lots
- Tile bath
- Tile window sills
- Highgrade 3.5 refrigerator
- Highgrade full size range
- Large utility room
- Tile styles with car port
- Large windows
- Venetian blinds
- Auto hot water heater
- Large entry bedrooms
- Colored bath fixtures
- Glass entrance doors
- Precast window frames
- Schlage hardware
- Low country taxes
- Large pantry
- Oak parquet floors
- Landscaped
- Large closet space
- Custom finished kitchen cabinets with Formica drainboards
- High end dry bars
- Attractive design

Drive Out Today  
**3 MODELS OPEN FOR YOUR INSPECTION**  
Furnished by Helmly's  
**Northwest 119th Street and 19th Avenue**  
BUILT BY  
**NICHOLS CONSTRUCTION Co.**  
PHONE 89-7531 or 89-5414

Model home in Golf Park Homes (1950), from ad for Golf Park Homes, *Miami Herald*, May 28, 1950

they're selling FAST. Hurry, select your home today!

**\$450 DOWN**  
PLUS CLOSING COSTS  
total price \$9,000.00

ONLY  
**4 BEDROOM  
2 BATH**  
ONLY \$59.00 PER MONTH

LOCATED IN THE NEW  
PARADISE  
"GOLDEN HIGHLAND ESTATES"  
MODEL HOME 1901 N.W. 29th AVE.

FEATURING:

CONCRETE BLOCK CONSTRUCTION  
MADE IN U.S.A. BUILT TO LAST  
FURNITURE & APPLIANCES  
CABINETS & STOVE IN KITCHEN  
CERAMIC FLOORING  
CERAMIC BATH  
CERAMIC WALLS  
CERAMIC CEILING  
CERAMIC TRIM  
CERAMIC LIGHT FIXTURES  
CERAMIC SINKS  
CERAMIC TUBS  
CERAMIC TOILETS  
CERAMIC SHOWERS  
CERAMIC BATHS  
CERAMIC KITCHENS  
CERAMIC HALLS  
CERAMIC STAIRS  
CERAMIC PORCHES  
CERAMIC PATIOS  
CERAMIC DRIVEWAYS  
CERAMIC SIDEWALKS  
CERAMIC CURBS  
CERAMIC GUTTERS  
CERAMIC DOWNSPUTTERS  
CERAMIC DRAINAGE

LOCATED IN THE NEW  
PARADISE  
"GOLDEN HIGHLAND ESTATES"  
MODEL HOME 1901 N.W. 29th AVE.

**F.H.A. for CIVILIANS and VETERANS**  
MODEL HOME FURNISHED BY HADLEY'S, INC., 147 N.E. 6th ST.  
Represented in premises by  
**RAMAGLI-COOK Realty Co.**  
1370 N.W. 34th St. PH. 82-5679  
Presented by...  
**GAINES Construction Co.**

DIRECTIONS  
FROM MIAMI DRIVE ON N.W. 34th ST. TO 1370 N.W. 34th ST. TURN LEFT TO MODEL HOME. MODEL HOME OPEN 9 AM to 6 PM.

Model home in Golden Highland Estates (1953), from ad for Golden Highland Estates, *Miami Herald*, April 12, 1953

Stop at **CLOSE-IN** Greenville Manor

Now open second section! Opening soon 3rd section of beautiful Greenville Manor sub-division one of MIAMI'S LAST CLOSE-IN LOCATIONS!

**3 Bedrooms 2 full baths**  
A real home selling below \$12,000  
V. A. (Vets pay closing costs only)  
F.H.A. Conventional financing

**CHOICE LOCATIONS NOW AVAILABLE**

**GREENVILLE MANOR**  
Model Home at 3025 N.W. 82nd St.  
OPEN DAILY 9 AM TO 9 PM

Model home in Greenville Manor (1953), from ad for Greenville Manor, *Miami News*, December 12, 1954

MIAMI SUNDAY NEWS Real Estate

3rd Dimensional Living Displayed

Model home No. 2 and No. 5 in Stoneybrook Estates (1957), from advertisement for Stoneybrook Estates, *Miami News*, October 20, 1957

CROWDS VIEW GOLF PARK MODEL HOMES

Unprecedented, declared John F. McCluskey (seated at table), president of Golf Park Homes, Inc., as hundreds of home seekers flocked to the model home at NW 114th St. and NW 27th Ave., last Sunday, McCluskey, his associate, Wally Waldbaum and Fred Kaiser, of Kaiser and Lee, sales agents, were kept on the go until after dark, answering questions. Most important of all, the trio affirmed, were the number of deposits taken on the two and three bedroom homes selling for \$8,300 and \$10,500 respectively. Both have two baths.

Model home in Golf Park Homes (1950), "Crowds View Golf Park Model Homes" advertisement, *Miami News*, June 7, 1953

Veterans...only a few homesites NOW available in the third section of the beautiful, rapidly-growing Community of . . . .

"Myrtle Grove Estates"

with Complete Sewerage System! No Septic Tanks!

A delightful, well-planned community with paved, curving streets . . . and with schools, playgrounds and churches to be built right on the site! Definitely, a community you'll be proud to live in! Only a few homesites remaining, . . . so choose NOW! 18 different Exterior Designs! 9 different Floor Plans! 3 Bedroom Homes with 1, 1½ or 2 Baths! All electric kitchens optional! All homes spaced to take full advantage of prevailing breezes! AND, . . . all yours for absolutely . . . .

NO DOWN PAYMENT!!

3 Bedrooms • 1, 1½, or 2 Baths

Homes feature:

- Over-the-Range Electric Range
- G.E. SPACE MAKER REFRIGERATOR
- G.E. UNDER-COUNTER DISHWASHER
- G.E. AUTOMATIC WASHER
- G.E. 35-GAL. HOT WATER HEATER
- Apartment Style Bathrooms with colored tile tilework
- Colored Entries and chrome trim
- Patented concrete kerbs and gutters
- 3 Bedrooms — large walk-in closets with built-in dressers and wardrobes
- Apartment Style Bathrooms with "Winged" tile tilework
- Julian's Kitchen Sinks — aluminum
- One Space Heater (21,000 BTU) in living room
- All Family Drawers with 18 in. handles
- Panel Walls
- 35-Gal. G.E. Hot Water Heater (21 per month)
- Scramble straight aluminum
- Large 100% Room-Washing Machine Free Give
- Staying Exterior Gas Stove
- Decorative Tile Floors
- Minimum Size Lot 1,200 Sq. Ft.

PRICED FROM \$9,325. PAY MONTHLY—APPROX. \$57 PER MONTH

\$50. Deposit Refunded on Closing! 3 MODELS NOW OPEN 10 A.M. TO 9 P.M.

MYRTLE GROVE ESTATES at N.W. 27th AVE. & N.W. 171st ST.

CONSTRUCTED BY: BOOD CONSTRUCTION CORPORATION, CORAL GABLES, FLA.

Model home in Myrtle Grove (1953-58), *Miami News*, June 6, 1954

BENEATH THE OAKS

Trees Abound In New North Dade Project

WESTWOOD MANOR DEVELOPMENT (FEATURES THREE BEDROOM TWO BATH HOME)

THIS IS ONE OF WESTWOOD MANOR'S THREE BEDROOM ONE AND A HALF BATH HOMES

Model homes in Westwood Manor (1954), from advertisement for Westwood Manor, *Miami Herald*, September 26, 1954





Home (1958), Sunshine Village, Miami-Dade County, 1958



Home (1952), Hallock No 2, Miami-Dade County, 1962

## Windward Estates



**This is the Three-Bedroom, Two-Bath Brick Model in Windward Estates**



Floor Plan of the Brickell



Delta Model Has Four Bedrooms and Two Baths



Floor Plan of the Delta

**WINDWARD ESTATES**, an new community of 60 homes, is being opened today in North Dade by Drexel & Co. Two models have been built at 2500 West 11th St. and 2510 St.

One of the homes has three bedrooms and two baths. The fourth has four bedrooms and two baths. Prices range from \$12,500 to \$17,500. The homes are built with brick and have a 10-year warranty. The program is open until the end of the year. For more information, call Drexel & Co. at 2500 West 11th St. in ELL, including taxes and insurance.

With 18 months, the new models in 1962. All the homes are only 100 feet from the water and are surrounded by beautiful landscaping. Monthly payments are from \$200 to \$300.

All the models have elegant central air conditioning with automatic control. Owners will save the money they save here. The well water, garbage disposal, other features include tub and shower, automatic water, gas, and electric, and in some, bedrooms have a choice of stairs in the end porch.

Unfurnished. Extra low water and sewage systems. The program is open until the end of the year. Monthly payments for the new Windward Estates.

Brickell and Delta Model Homes in Windward Estates, from advertisement for Windward Estates, *Miami Herald*, January 11, 1959



**Lake Tahoe Model With Four Bedrooms, Two Baths**

## Four Models Offered In Lakewood Estates



Floor Plan of Lake Tahoe Model

**THE BUNGEY BEVER** will find four models open today in the Jatic Corp.'s new Lakewood Estates development on NW 27th Avenue at 275th Street. Prices start at \$12,950 for a two-bedroom home with one bath. There is a three-bedroom model with one bath at \$12,500 and a three-bedroom, two-bath model priced at \$12,500.

Prized in the \$12,500 Lake Tahoe model with four bedrooms and two baths. All four homes feature living-room view and range hood, space kitchen cabinets with magnetic exterior, gas space heater, factory-built

closets with locked doors and overhead storage space. The doors are asphalt tile and the windows are jalousie.

Both FHA and FVHA financing are available. With a 30-year FVHA mortgage, the down payment is \$100 plus \$200 for preparation of taxes and insurance. Total monthly payment is \$77.

The homes are 75 by 100 feet, fully zoned to the rear house line. Lakewood Estates has community water and sewage systems, sidewalks and parking.

Lake Tahoe model home in Lakewood Estates (1962), from advertisement for Lakewood Estates, *Miami Herald*, November 14, 1962

## SECTION E THE MIAMI NEWS

Sunday, April 24, 1960

# Florida Homes

You Are Now Reading America's Best Real Estate Section . . . as judged by The National Association of Real Estate Editors.

- Home Building
- Property Sales
- Real Estate
- Do It Yourself



**COMMUNITY FACILITIES CENTER IN 'BRENTWOOD PARK' WILL BE THE FIRST OF ITS KIND IN THE NATION**  
Herbert Heller's Development In Carol City, In North Dade, Will Provide Social, Civic And Recreational Facilities For Home Owners

### A 'Hettler' First Introduced Today

'Brentwood Park' In Carol City

**'THUNDERBOLT' IS ONE OF FIVE MODELS ON DISPLAY TODAY**  
All Have Three Bedrooms, Two Baths; Prices, \$16,978-18,235



**Pool Homes By 'Stevens' From \$24,900**

WITH A SINGLE CARPORT, PRICE IS \$24,900; DOUBLE CARPORT, \$25,800  
Following Pool/Patio Area And Central Heating-Air Conditioning Included In Price

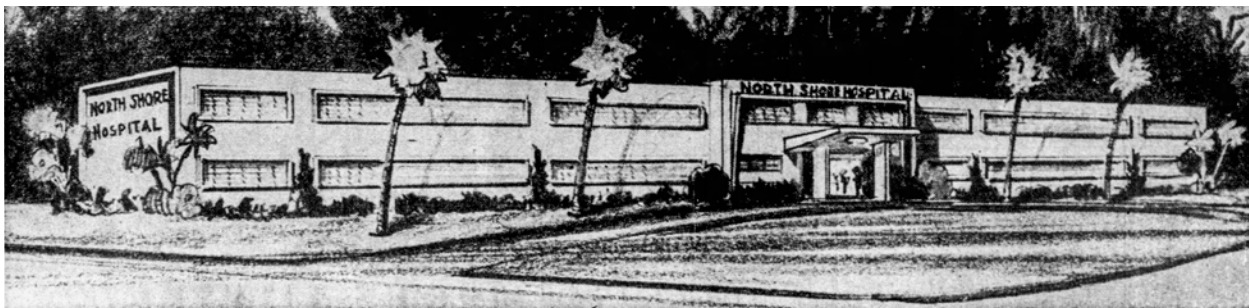
Community center and model homes in Brentwood Park (1960), from advertisement for Brentwood Park, *Miami News*, April 24, 1960



Seventh Avenue Church of Christ (1942), from advertisement for Seventh Avenue Church of Christ, *Miami News*, November 13, 1949



Bible Baptist Church (1953), from advertisement for Bible Baptist Church, *Miami News*, August 16, 1952



### **NORTH SHORE HOSPITAL PLANNED FOR FUTURE EXPANSION**

Rendering of North Shore Hospital (1955), Start and Moeller, from "North Shore Hospital Planned For Future Expansion" advertisement, *Miami News*, April 27, 1952

# For Gracious Living

IN A TROPICAL SETTING . . . .



## MIAMI HEIGHTS MOTEL

3450 N.W. 79th STREET      1½ MILES FROM HIALEAH TRACK      PHONE 88-3252

**R**elax in Miami's gracious Sub-Tropical setting and enjoy the luxuries of leisure living.

In designing and building Miami Heights Motel, we have taken into consideration

- COMFORT and RELAXATION and combined them in our glorious Sub-Tropical setting.
- 20 MODERN AND FIREPROOF EFFICIENCIES AND BEDROOM APARTMENTS • SWIMMING POOL
- SPACIOUS ROOMS • CERAMIC TILE BATHS • MAID SERVICE • COMPLETE AIR
- CONDITIONING AND HEATING • DE LUXE ALL ELECTRIC KITCHENS • SUN DECK • SHUFFLE-
- BOARD • ALL GLASS ROTUNDA FOYER WITH TELEVISION • MONEL METAL SINKS
- CUSTOM-BUILT FURNISHINGS • INDIVIDUAL PHONES • FRONT AND BACK ENTRANCES
- PICTURE WINDOWS • BATHROOMS WITH DRESSING TABLES



25' x 50' ALL TILE SWIMMING POOL



WIDE PATIO WITH PRIVATE DECK AND BRIDGE CROSSING TO SUN DECK

*Congratulations*

OWNED BY FRANK AND ROSE GOODMAN  
ON THE COMPLETION OF THIS OUTSTANDING NEW MOTEL

MANFRED M. UNGARO  
Arch.  
7021 BISCAYNE BLVD., 84-2228  
LOUIS J. BIAGGI  
Gen. Contr.  
910 N.E. 117th ST., 89-1905  
FRED Y. LAVIS  
Flushing  
3270 N.W. 36th ST., 64-0021  
VICKERS WELL DRILLING  
10826 N.W. 7th AVE.  
78-5308  
CHRIS-CROFT NURSERY  
11975 W. DIXIE HWY.  
NO. MIAMI 7-4543  
FOSTER ELECTRIC CO.  
2264 W. FLAGLER ST.  
48-2571

STUART COOLING CORP. OF FLORIDA  
(CORPORATE)  
2511 N.W. 2nd AVE., 9-2818  
MORTON TEXTILES & FURNITURE  
301 N.E. 59th ST.  
89-7317  
HAMLIN INC.  
264 N.E. 79th ST.  
89-9781  
SHARP REFRIGERATION CO., INC.  
3440 N.W. 17th AVE.  
65-4821  
ELECTRO NEON SIGN CO.  
67 N.W. 6th ST.  
9-5750  
N. MIAMI HARDWARE  
480 N.E. 127th ST.  
NO. MIAMI 7-1331

FRANK PLASTERING CO.  
13150 N.W. 1st AVE.  
89-2249  
WILDER PAINTERS INC.  
1335 N.E. 142nd ST.  
NO. MIAMI 84-7841  
MANZE TILE CO.  
1370 N.W. 54th ST.  
78-5184  
ACE TERRAZZO  
35 N.E. 24th ST.  
82-3837  
McKINNEY SUPPLY CO.  
300 N.E. 71st ST.  
MIAMI

Hi Lu-Wa Park Motel and Trailer Park (1942), from advertisement for Miami Heights Motel, M. M. Ungaro, *Miami Herald*, January 30, 1955



## High School Has a Look That's New

A HIGH SCHOOL with a brand new look has gone up at NW 95th St. and 126th Ave. It is Miami Central High, Dade County's new "non-nonsense" school which will pass up football until it gets its brand new technical education program on a firm footing.

The \$1,400,000 school is built like a college campus in miniature, with small clusters of classrooms, offices and shops arranged on a 200 by 400-foot concrete campus. Tying them together is a single waffle-shaped concrete roof covering both the room clusters and the open spaces between.

Where it covers a room, the waffle pattern, aided by acoustical tile, serves as an echo trap. Over the patios between, it is perforated to let light through the waffle grids.

"THIS SCHOOL should be practically maintenance free," said Vernee Johnson of Plevitzky Johnson Associates, the designers. "It will require very little painting ever."

Outside the classrooms, only the pillars supporting the roof are painted. The ceiling is left bare and the walls are of Japanese tile set in precast concrete.

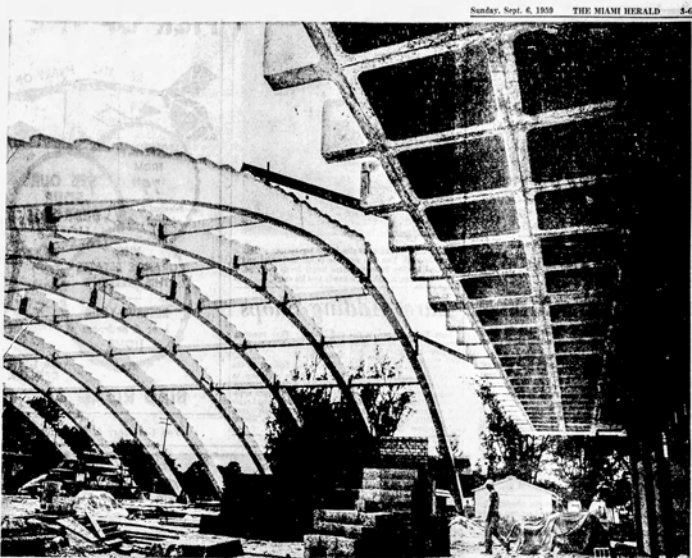
Precasting is a new feature for Dade schools. One other school, Avenida Elementary, 10800 SW 29th St., also built this year, has precast roof panels.

Precasting permits use of a single metal form which is used repeatedly, Johnson explained. The tile is laid in the bottom of the form before the concrete is poured. This saves the trouble of installing it after the wall is erected.

BESIDES THE WALLS of the main building, the frame and roof of the still-unfinished gymnasium are being precast.

"It's put together like a giant jigsaw puzzle," said Johnson, pointing to the eight concrete arches already in place. They were hauled to the site in two 80-foot sections, then fastened into place.

Notches on the arch will hold the roof, composed of four by 16-foot concrete slabs, precast with green tile. Precast terrace posts support precast concrete slabs for a covered walkway between the gym and the main building.



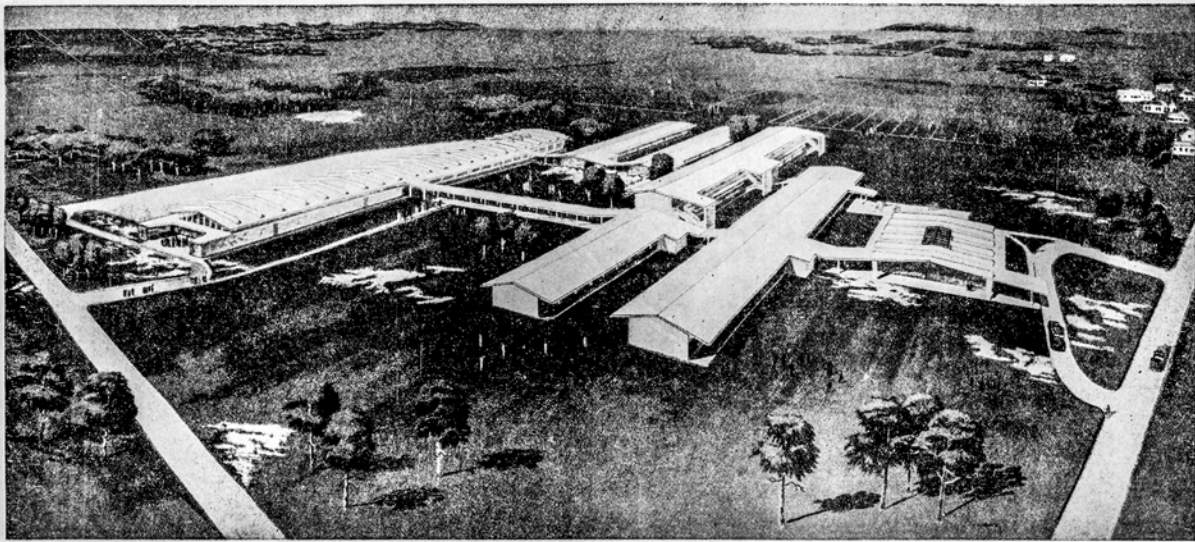
Precast Concrete Arches Frame the Gymnasium for Dade's New Central High School

... they are cast in forms at the factory and then are fitted together at the site; roof slabs fit into the notches

Central High School (1959), Plevitzky, Johnson & Associates, from "High School Has a Look That's New," *Miami Herald*, September 6, 1959, photo by John Walther



Central High School (1959), Plevitzky, Johnson & Associates, photo HistoryMiami Museum, Igor Plevitzky Collection, date unknown



## New Dade School Is Attracting National Interest

By JOHN T. BILLS  
Miami Real Estate Editor

North Dade Junior High School is attracting national interest in architectural and school circles for two compelling reasons—design and cost.

The design, by the Miami architectural and engineering firm Watson & Deutschman, has been described by the Florida Department of Education as "a definite contribution to progressive school plant design."

It also won an award as an outstanding school plant at the American Institute of Architects south Atlantic regional conference and has greatly influenced the planning of other schools in South Florida.

The cost, however, is generating the keenest interest.

The school board budgeted \$1,000,000 for the 80,000 square foot plant and equipment, or \$12.50 per square foot. Thompson & Polizzi, Coral Gables construction firm, bid the job for \$725,000, or just at \$9 per square foot.

The bid didn't include the cost of reinforcing steel, which the school board already owns and will furnish. This will add \$64,000 to the cost, increasing the breakdown to \$9.50 per square foot.

EVEN SO, this is \$3 per square foot less than the school board had expected the new plant to cost. And, according to James E. Garland, consulting architect to the school board, it is \$1 per square foot less than the board has ever paid for construction of a junior high plant.

Two national trade magazines recently published articles on school plant design and construction in California and New York, making much of the fact that cost of construction had been held to \$30 in California and \$18.50 in New York.

The school will be built on a 20-acre site at NW 83rd st. and 58th ave., in a rapidly developing area of Northwest Dade County. It will have 40 classrooms, library, auditorium, cafeteria, shops, band room, science rooms, arts and crafts, and other facilities.

It is so planned that these facilities may be used for community activities in addition to their more direct use.

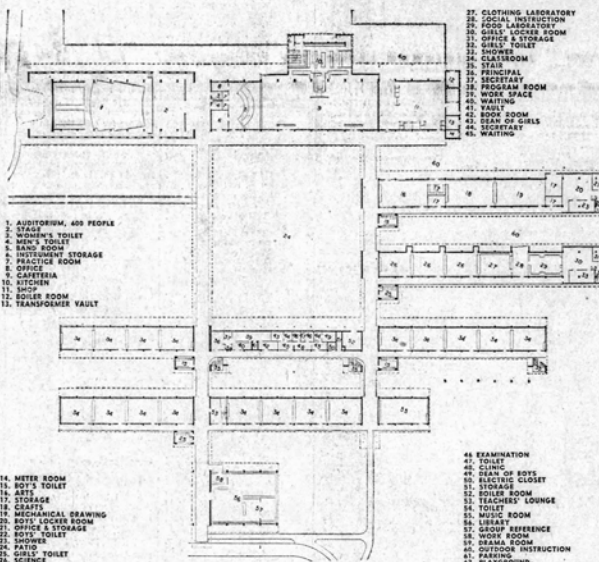
THE SCHOOL is simple and straightforward in its planning and construction. The plan has three main divisions or zones of activity—the classrooms or home rooms, special purpose rooms, and group use rooms.

Classrooms, special purpose rooms, and group rooms are located in wings divided functionally along two main roofed-

over corridors on which no rooms face. This reduces pupil disturbance from mass movement of students at period changes. It also minimizes distance of travel between the various parts of the school plant.

Auditorium, band room, cafeteria and shops are located in a continuous line at the end of the two corridors, readily accessible to students and the public. These rooms are 46 feet wide. The special rooms are 29 feet wide and class-

rooms, music room, drama room and administrative offices are 24 feet wide.



ALL THE classrooms and special activity rooms are oriented to the northeast. Ample protection for the large window areas is provided by wide, projecting eaves which are eight feet to 16 feet.

It is possible with this design, said Architect Frank E. Watson, for a student to stand anywhere in the rooms and not be bothered by the strong contrast caused by the glare of the tropic sky. This contrast, he added, is the cause of most of the eye strain leading to faulty vision.

Relation of the wings to the prevailing southeasterly breeze, whose annual average velocity is 10 miles per hour, permits free circulation of air between the wings and through the buildings.

VENTILATION, which is kept at the breathing line of students, is through low louvers to the south. Watson said his firm's research had found that large windows to the north sky and small high windows to the more intense south tends to equalize the light distribution throughout the room.

All spaces in the plant are heated from a central heating plant. The cafeteria, auditorium and band room are provided with mechanical ventilation.

In planning the architecture and engineering on the new junior high school plant, Watson and Deutschman worked in close collaboration with Garland and his staff.

The drawings prepared for exhibit at the A.I.A. conference and elsewhere were made by Joseph N. Smith, H. Samuel Kruse and William J. Lyon of the Watson and Deutschman staff.

WHEN THE drawings and specifications came back from Tallahassee with State Board of Education approval, they were accompanied by a letter from Chester Lee Craft, assistant state school architect. Craft said in part:

"In the design of this school, it looks like Dade County's school system hits the jackpot again for an outstanding school plant. The highly desirable features included in this proposed plan are so innumerable and, from an aesthetic standpoint this school plant is so simple and straightforward and well composed, that I consider it a definite contribution to progressive school plant design."

"Features of the classrooms are near ideal, and if it is possible to make a teacher happy these rooms ought to do it."

North Dade Junior High School (1954), Watson and Deutschman, from John T. Bills, "New Dade School is Attracting National Interest," *Miami Herald*, July 11, 1954

pre-finished with Japanese tile. The vaulted gymnasium was the piece de resistance, its giant open volume cleanly spanned by precast concrete arched frames and 16-foot roof panels, the whole assembled like a jigsaw puzzle to achieve economies of scale.

North of Opa-locka, Pine Tree Park Inc.'s **Pine Tree Park** (1947-48) near Golden Glades Drive, advertised a "park community," "Country Living with City Conveniences," and "sensible restrictions to protect your valued property..." likely a reference to racial and ethnic covenants limiting ownership to White gentiles. Gaines Construction's 300-home **Golden Highlands** (1953) and 275-home **Guava Grove Estates** (1951-52) were also in the area. Always in search of efficiency, Gaines experimented with building elements like aluminum-frame windows, acoustical perlite plaster interiors, and cement enamel window sills. Most houses were slab-on-grade, with brick pillars holding a porch roof and built-in planter, tile roofs, jalousie windows and doors. For National Home Week in late September 1953, a major event among local home sellers, Gaines built a Home Fair tent to exhibit the latest techniques. He also shared information about these techniques through "Operation Trade Secrets:" a kind of builders' intelligence exchange network.<sup>28</sup>

Even further north, the development of the Palmetto Expressway made possible more housing for Korean War veterans. Janis-Mank Construction's **Westwood Manor Estates** (1954) comprised 95 homes located in a forested hammock, advertised as "Beneath the Oaks" in a campaign that emphasized the role of the trees in increasing property value. The homes featured terrazzo floors, jalousie windows, and large screened porches accessed through sliding glass patio doors.<sup>29</sup> Janis-Mank's nearby 120-home **Stoneybrook Estates** (1957) featured what it called "3<sup>rd</sup> Dimensional Living," comprising in-house vertical integration of design, construction and financing. Increasingly, new developments on Northwest Dade's frontier were built on low

land, including man-made lakes that provided the necessary fill for residential development. For instance, Rood Construction's 700-home **Myrtle Grove Estates** (1953-58) was developed around a series of interconnected lakes, the largest of which was 18-acre Myrtle Lake.

Near the rapidly developing NW 7<sup>th</sup> Avenue corridor, **Arcola Gardens** and **Arcola Lake** (1944-54), just north of Miami's Little River neighborhood, and **Twin Lakes** (1950-53), at 95<sup>th</sup> street, cultivated more single-family home development. Along NW 125<sup>th</sup> Street, Robert H. Goldman's **Breezeswept Estates** (1955) advertised "patio-homes" (ranch) and split-levels. North of 125<sup>th</sup> Street were **Highview Gardens** (1946), **Biscayne Village Heights** (1947), **Overbrook Shores** (1949-50), and **Nichols Heights** (1949). Nichols Heights was supported by the FHA's Land Planning Division, incorporating broad, curved, tree-lined drives, large lots, and a neighborhood shopping center with a theater, drug stores, a food market, a service station, and other shopping facilities.<sup>30</sup>

The largest subdivision in Northwest Dade was **Carol City** (1954), on 3,200 acres of agricultural lowlands at the North end of Dade County and planned to accommodate a staggering 10,000 homes. Imagined as a blue-collar Coral Gables – a tract-built Utopia where "the average family could make a start on more-than-average ambitions" – Carol City was originally named "Coral" City, but it was renamed in response to threatened lawsuits by George Merrick. G-W Ten, Inc., a division of Gaines Construction, the original developer, hired the prestigious St. Louis planners Bartholomew and Associates to plan the community;<sup>31</sup> their design included lakes and more than 9 miles of canals connected to Snake Creek (and by extension to Biscayne Bay). Development really took off in the late 1950s under a new developer group, Desser and Garfield, when connectivity via the Palmetto and North-South expressways, as well as proximity to the burgeoning industrial center at Hialeah, became selling points.

What distinguished Carol City was its size and its inclusion of parks, schools, churches, and shopping. The **Carol City Center** (c. 1958, current Miami Gardens Plaza) a regional shopping center at the corner of NW 27<sup>th</sup> Avenue and NW 183<sup>rd</sup> Street, opened there in 1960 with anchor tenants J. C. Penney, Kress, Kresge, and Grand Union supermarket. The arcaded mall, designed by Gamble, Pownall and Gilroy, leaders in commercial architecture and architects of the 163<sup>rd</sup> Street Shopping Center, included a 2-story “shopper’s arcade,” the Carol City Town Hall, and a “Kiddy Corral” that provided baby tending service for mothers. Within 20 years of its founding, the *Miami Herald’s* Beth Dunlop found in this former White, anglo and blue-collar development a “suburban melting pot,” a community that had evolved into one of NW Dade’s most racially balanced communities, with a near-equal mix White, Black, and Latin residents, but whose ethnographic transformation was unsettling to many residents.<sup>32</sup>

### **Black Suburban Migration**

Dade County’s Black population grew from 47,500 to almost 80,000 between 1940 and 1950, in line with dramatic patterns of growth and in-migration that transformed Miami during World War II and the early postwar boom.<sup>33</sup> The boom featured a tremendous geographic realignment, with people on the move from the urban core to rapidly expanding suburban areas. The pressing need for more housing came up against deeply rooted policies of racial segregation, and layered policies that denied new housing opportunities to Black Miamians by restricting Black settlement or channeling it into narrow sanctioned areas – see General Context). The resulting shortage of good housing there was compounded by the large displacement of people from Overtown, Miami’s traditional Black center, by a combination of urban renewal and “slum clearance,” expressway construction, and planning devised to clear the area for downtown expansion.

Racial zoning, and the legal fight to end it, formed a critical backdrop to 1940s Black suburban migration. The modern version of county-led racial planning was initiated with its 1936 “Negro [sic] Resettlement Plan,” which envisioned relocating Blacks to peripheral areas of the County, including parts of Northwest Dade County. Although never implemented, such plans informed the containment of Black settlement. In 1946, the case of two Black couples accused of violating the County’s zoning ordinances by purchasing homes in then-White areas led a Circuit Court to determine that Dade County did not have the power to enforce racial zoning. The decision was upheld by the Florida Supreme Court, which also found the County’s racial zoning ordinance unconstitutional, and by the U.S. Supreme Court, which found racial zoning and restrictive covenants contrary to public law and unenforceable by court action.<sup>34</sup> The County, however, simply adapted its racially motivated housing practices under different terms. In 1946 County Attorney Fred W. Cason conceded that while the county cannot zone for racial segregation, “...it can have an ‘understanding’ that the designated tracts are for negros [sic].”

Racial zoning was also to be transferred from county policy to the subdivision plats themselves, which were instructed to embed necessary racial restrictions.<sup>35</sup> Further, as envisioned by the county, new Black settlement areas were to be conceived not as suburbs, but as “subsistence villages,” self-contained communities with up to 1,000 acres, comprising parks, playgrounds, and shopping areas, and separated from surrounding development by green strips of parks at least 100-feet wide.<sup>36</sup> Under this understanding, Dade County’s Planning Board was instructed to designate new areas for Black settlement.

In 1947, Dade Planning Board endorsed areas in Northwest Dade (as well as around Perrine) as new hubs of Black settlement, initiating new patterns of development in these areas. Under this form of racial planning, FHA-support, and the GI Bill, which offered crucial financing, were used



**FOR DISCRIMINATING  
COLORED PEOPLE**



**FOR SALE  
to VETERANS  
and NON-VETERANS**

ONE OF EIGHTEEN EXTERIORS  
A Carefully Planned and Fully Developed Residential Area

**Ideal location. High pineland in Eleanor Park and Biscayne River Gardens section of Opa-Locka. Half mile of frontage on beautiful Biscayne River.**

**Large and beautifully landscaped lots. Wide spacing between homes assures utmost privacy of individual home owners.**

**Permanent modern CBS homes of 2 and 3 bedrooms, bath and spacious utility rooms.**

**Public services include city water, electric lights, busses on regular schedules.**

**PRICED FROM  
\$6,250**

**F H A  
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APPROVED**

**MONTHLY PAYMENTS FROM \$42 APPROX.**  
Include principal, interest, taxes and insurance — EVERYTHING

Fully furnished sample home at 2380 N.W. 154th Street open daily and Sunday. Your inspection invited.

PHONE 84-1282  
BUILT BY  
**ALBERT CONSTRUCTION CO.**

**DOWN PAYMENT TO VETERANS FROM \$25**

Sample home at Eleanor Park (1946), from advertisement for Eleanor Park, *Miami Herald*, January 29, 1950

**FREE Sunday, Feb. 25th Only FREE**  
**GRAND OPENING**

**LIBERTY FARMS**  
FOR COLORED FOLKS ONLY

**100 Hampers (3300 lbs.)**

**FRESH, Ripe, String BEANS  
Pick-em YOURSELF  
5 LBS. to each Family } Free**

**NO PRODUCE OR GROCERIES TO BUY**

Just Introducing

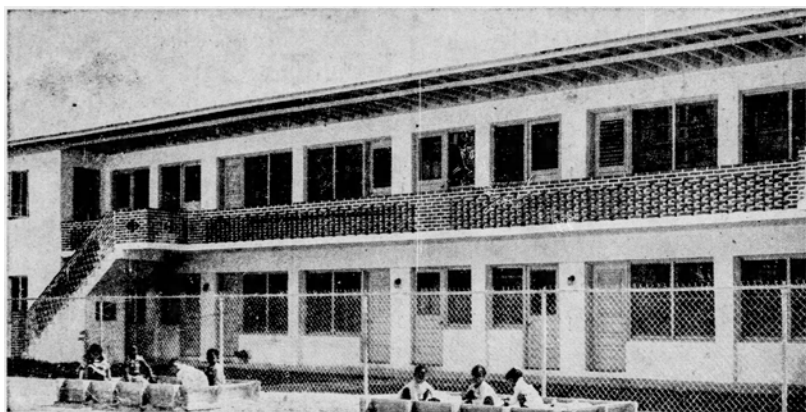
**LIBERTY FARMS  
ACREAGE TRACTS**

A SUBDIVISION OF  
**NEW LIBERTY CITY PROPERTIES**

OFFICE — 911 LANGFORD BUILDING  
Phone — 82-6440

DIRECTIONS TO LIBERTY FARMS  
Drive North on N.W. 27th Ave. to  
MIAMI GARDENS DRIVE, turn Left (West) to  
DOUGLAS ROAD, Then RIGHT (North) to PROPERTY  
*Bring this advertisement with you.*

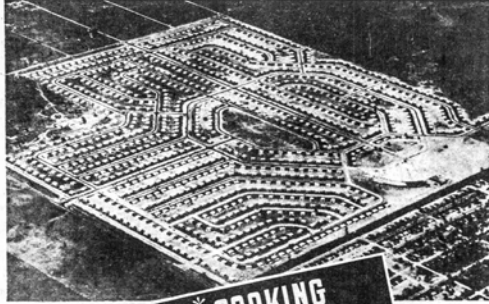
Grand opening of Liberty Farms (1951), from advertisement for Liberty Farms, *Miami Herald*, February 24, 1951



**NEGRO HOUSING AT REDUCED RENTS** was announced recently by Sam Sacks, president of Lincoln Fields, Inc., which operates apartments like these, at NW 62nd st., between 20th and 21st aves. Sacks said rent cuts amount to \$2 and \$3 a week on family units. The firm has completed six buildings with a total of 72 units. Twenty-two more buildings—228 more units—are under construction. The buildings are concrete block, semi-fireproof and electric laundries and a parking lot are to be provided near each group of units. There are also playgrounds for children.

Housing in Lincoln Fields (1946-49), from "Negro Housing at Reduced Rants" advertisement, *Miami Herald*, March 12, 1950

# 1000-Home Colored Project Goes



Aerial view of Bunche Park - 320 acres of attractive homes located between 15th and 27th Avenues N.W. and Golden Glades Drive and Biscayne Canal.

**ALL-ELECTRIC!**

**BUNCHE PARK** is a thriving "city" of attractive homes - built by Gaines Construction Company.

Mr. Julius Gaines, president of the company, specified all-electric kitchens because of the great public demand for them. The rapid sale of these homes proves his point - people prefer all-electric service.

**\* COOKING WATER HEATING REFRIGERATION for modern EASIER LIVING!**

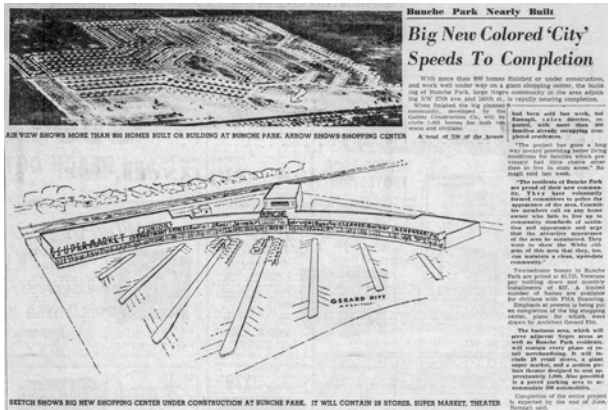


Typical modern home... designed for all-electric living.

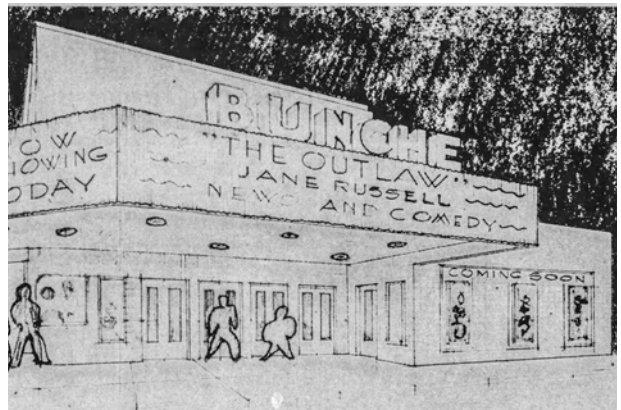
Aerial view and model home in Bunche Park (1949), Gerard Pitt/ Gaines Construction Company, from advertisement for Bunche Park, *Miami Herald*, August 7, 1950



Arnold's Food Center at Bunche Park (1949), Gerard Pitt/ Gaines Construction Company, from "Modern Supermarket" advertisement, *Miami Herald*, August 27, 1950



Aerial view and sketch of Bunche Park (1949), Gerard Pitt/ Gaines Construction Company, from "Big New Colored 'City' Speeds to Completion" ad, *Miami Herald*, April 16, 1950



Sketch of theater in Bunche Park (1949), Gerard Pitt/ Gaines Construction Company, from "Big Bunche Theater" ad, *Miami Herald*, August 6, 1950



Soon to be Built  
**New Negro Vocational High School**

CLASSROOMS IN THE NEW VOCATIONAL SCHOOL ARE LOCATED IN THREE WINGS AT RIGHT CENTER; SHOPS ARE IN OTHER WINGS WITH ADMINISTRATIVE OFFICES IN FRONT BUILDING, LOWER CENTER

**Bids on Huge School Project To Be Taken by Board Nov. 17**

Four years of working, planning and legal fighting will apparently end within the next year with construction of a \$1,800,000 Negro vocational high school in northwest Miami.

Bids on the huge project—one of the largest single building jobs ever undertaken by the Dade school board—are due Nov. 17.

The school design itself, is the joint product of Architects William Merriam and Stephan Zachar, working in cooperation with school board architect James Garland and a Negro citizens' committee.

When completed it will have facilities for "a comprehensive school," encompassing both academic and vocational high schools.

It will offer both day school and night school classes—placing the latter at adults in particular.

Specialized training courses will include trades such as tailoring, power sewing, dry cleaning, cabinet and millwork, auto trades, cosmetology, graphic, cooking and baking, radio and television, the building trades and landscape gardening.

The school will offer commercial courses in typing, shorthand, business machine operation and bookkeeping.

Industrial arts courses will include science, physics, chemistry and art. Nurses training and hotel training will also be available.

Home-making courses will be offered in clothing, foods, living and dining.

The history of the Negro vocational high school—has no other name as yet—has been a story since the idea was first formulated in 1910.

A citizens advisory committee named to help set the requirements for the school recommended purchase of a 26 acre site in

Knight's Manor—bordering a White residential area.

A group of property owners in the area, headed by David Hershorne, immediately filed suit, the first in a series filed in an effort to halt the project.

Early this year the planning was interrupted when the original architect on the job, William Merriam, died unexpectedly.

Originally the school was envisioned as a \$400,000 project—the money to come from a district one bond issue.

However later the board expanded the project, earmarking \$1,100,000 of amendment one funds—money derived from bonds sold with a pledge of future vehicle tag revenue—for it.

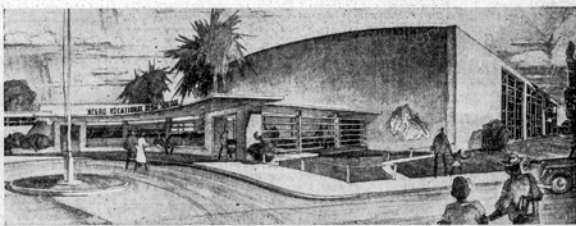
This means \$1,550,000 is available for a project estimated to cost \$1,800,000. Alterations—eliminating certain features of the school—were included in the bid form so that there are certain to be bids approximating available funds.

However the architects and school officials are hoping that bidding will be sufficiently competitive as to bring bids on the entire project well under the estimated cost.

The building, itself, contains all facilities necessary for a complete school—plant—auditorium, gymnasium, cafeteria, outside athletic facilities, administrative offices in addition to the vocational training rooms and 20 academic classrooms.

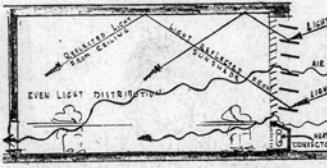
When the building is completed, which is expected to be in about a year, high school students will be transferred out of overcrowded Dorsey High into the new school.

Those who worked with Merriam and Zachar in the design of the building are Jergenson and Schreffler, structural engineers and R. L. Dwyer, mechanical engineer.



ARCHITECT'S SKETCH SHOWS FRONT ENTRANCE OF SCHOOL WITH AUDITORIUM AT RIGHT

**Unusual Window Design Solves 2 Big Problems**



Two things are of utmost importance in today's schools—proper lighting and proper ventilation.

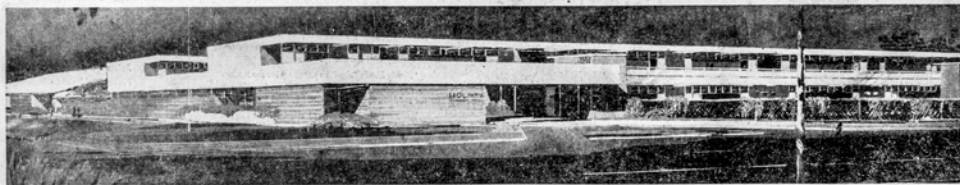
The unusual window design at left is one way to solve both problems, reflecting sunlight in the ceiling to light the classroom indirectly while still sending air currents through the lower part of the classroom.

The light is controlled by wide aluminum louvers on the outside—designed to best reflect sunlight onto the ceiling.

Inside the louvers are glass louvers which change the upward flow of air currents to a downward flow, while still allowing light to pass through to the ceiling. Making use of the wide wall resulting from this design, the architects have planned heating conductors in a great concrete cavity at floor level.

UNUSUAL WINDOW DESIGN WILL BE FOLLOWED THROUGHOUT BUILDING

**New Holmes Elementary School Is a Lesson in Esthetic Beauty for Its Students**



THIS IS THE NEW HOLMES ELEMENTARY SCHOOL, LOCATED ON SIX ACRE TRACT ADJOINING THE SITE OF THE PROPOSED NEW NEGRO VOCATIONAL HIGH SCHOOL

When he designed the new Holmes elementary school, Architect Robert Fitch Smith was striving to create a building which would instill young school children with an appreciation of esthetic beauty.

The result, developed in cooperation with school board architect James Garland, is what can best be called a point school.

The wings of the school, along with fences on the two opposite sides, surround a playground.

The entrance to this center area is through an 400' by 100' patio which includes a fountain and various plantings.

The color and character of every integral section of

the building is as it is because of Smith's determination to demonstrate esthetic beauty to the children.

In the building itself the classroom has been the prime factor in basic design.

Every room is so situated in the 36-classroom school so that the major light source is from the north.

Smith has provided cross ventilation of each room through two doors and high and low louvers on the south side of each classroom.

This also augments the light source from the north and provides bilateral lighting.

Built to accommodate 500 elementary grade students, the school was built by Morris Burke for approximately \$575,000.

In addition to the 36 classrooms it includes a cafeteria, administrative and library wing—including a closed-book room and teacher's lounge.

There are four half-classrooms, one for the physical education instructor, one for audio-visual education and two for exceptional children.

Each classroom has ease of circulation to all parts of the building via outside, single loading corridors.

The overall plan of the school is such that separate play areas are provided for grades 1 through 3 and for grades 4 through 6.

There are several innovations in the Holmes school including an unusual experimental classroom.

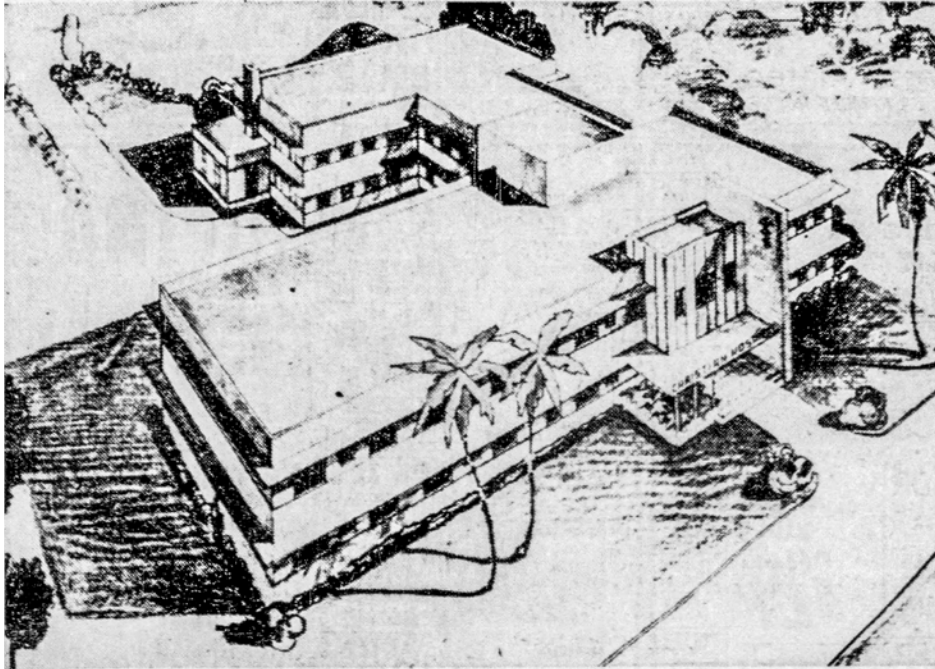
Overhead tilting doors covered with green translucent fibreglass were used in place of windows in this one room. When these doors are opened the entire north side of the classroom opens into an enclosed garden area.

Exterior walls of all classrooms are surfaced chabboard for display and murals by the children.

The cafeteria is so arranged that the kitchen serving lines are separate from the serving room so they are not evident when meetings are held in the auditorium.

All classrooms on the first floor are for elementary grades—the first three—and each has its own sinks, toilet facilities, drinking fountain and garden area.

**Dorsey High School (1954), William Merriam and Stephan Zachar with school board architect James Garland, from "Bids on Huge School Project to Be Taken by Board Nov. 17," Miami Herald, November 7, 1954**



**ARCHITECT'S CONCEPTION** of the proposed new Christian Memorial hospital, slated for construction at 1218 NW first pl. Solicitation will begin soon to raise \$250,000 for construction of the initial

units of the Negro institution. These first units will include the operating room, maternity ward, X-ray room and other technical facilities.

**Christian Memorial Hospital (1960)**, Luther Avery, from "Architects Conception" advertisement, *Miami Herald*, May 9, 1954



**Lincoln Memorial Park (1924)**, from "History of Miami's black cemeteries: Lincoln Memorial Park," *Miami Herald*, July 27, 2018

as leverage directing development into Black subdivisions consecrated by local planners.

In the high pineland east of NW 27<sup>th</sup> Avenue near Opa-locka, the first new band of Black suburbs emerged in Eleanor Park, Biscayne River Gardens, and especially Bunche Park. The plan for subsistence villages was abandoned, although these new suburbs were somewhat self-contained. The 223-home **Eleanor Park** (1946) and **Biscayne River Gardens** (1949) group, the County's first major FHA-supported Black subdivisions, were indeed circumscribed by the Biscayne Canal and Seaboard Air Line tracks.<sup>37</sup> Developed by A.F. Three Inc. (the Albert Construction Co.), they were approved over the violent protests of white neighboring areas, especially in Opa-locka.<sup>38</sup> The *Miami Herald* noted that the houses there incorporated a "number of features unusual in the low-cost field,"<sup>39</sup> including landscaped yards, metal sash windows, substantial porches, factory-built kitchens and spacious laundry rooms equipped with electrical water heater.

In 1949, just north of Eleanor Park, the Gaines Construction Company developed the even larger and better-planned **Bunche Park** (1949) subdivision. Named for Dr. Ralph Bunche (an American diplomat who played an important role in both the U.S. civil rights movement and mid-century U.N. decolonization processes), Bunche Park had more than 1,000 units of FHA supported and VA-guaranteed masonry homes. In line with the county's direction for self-contained communities, but also with the progressive land development policies of the FHA's Land Planning Division (which likely assisted in the design), it featured internally-focused road networks, a centrally-located school and park, and integral shopping center, forming a particularly well-developed neighborhood unit (nearly identical planning was used at Melrose Park (1951) in Fort Lauderdale). The shopping center, at the south end of the subdivision along NW 22<sup>nd</sup> Avenue, became a center of public life for the community. Designed by Gerard Pitt, the center featured

a broad curving front, equipped with 28 retail stores, a supermarket (Arnold's Food Center), and the Bunche Theater, a cinema seating 1,500.

Bunche Park also had its own churches including the **St. Philip Neri Catholic Church** on NW 20th Avenue Rd. At its south end, **North Dade High School** (1961, current North Dade Junior High), the first Black high school in Northwest Dade County was constructed, an advantage for students who were formerly bussed to Liberty City. The Masonry Vernacular houses, which featured front porches and gently sloped roofs, were criticized by housing advocate Elizabeth Virrick for their poor construction quality (a contrast with the contemporary development of Richmond Heights in South Dade).<sup>40</sup><sup>41</sup> However, the sense of community was strong. As Marvin Dunn has described, when completed there was "no need for police," and volunteers were organized to enforce community standards of maintenance and appearance.<sup>42</sup> Today, Bunche Park remains remarkably intact and retains a strong sense of neighborhood identity.

In its 1951 study of "Negro Housing" in Miami, Dade County found Miami's Black population increasingly decentralized as it moved out of Overtown (the "Central Negro District") into houses, mainly in unincorporated areas of Dade County. Home ownership increased dramatically, with more than 4,000 new homes built after 1945, in large part between 1949 and 1950, with most of those new homes being financed by Federal V.A. programs. The study also noted that most of these houses were mainly two or three-bedroom homes of about 700 to 900 square feet on 5,000 square foot lots.<sup>43</sup> Sal Ramagli, the real estate agent directing sales of homes in Bunche Park, in a letter to the *Miami Herald*, noted a community of 10,000 Black Miamians living in the suburban areas centered on Bunche Park.<sup>44</sup>

### **Liberty City and Brownsville**

As Black suburbs took root in the upper reaches of Northwest Dade, a large upwelling of development simultaneously transformed Liberty

City and Brownsville, areas closer to the urban core, into a deferent type of Black urban center. Black settlement there was no less a product a racial zoning, selective financing and federal housing assistance (as the prewar development of Liberty Square, Miami's first public housing, had demonstrated). County planning efforts corresponded with the actions of Miami's Planning Board, which linked "slum clearance" and downtown expansion into Overtown to the relocation of its residents. Liberty City's future was, in many ways, tied to Overtown's demise.

Although the Liberty City / Brownsville area still comprised only a series of small Black enclaves in 1945, it grew quickly in the late 1940s-50s until a more continuous Black center spanned from NW 43<sup>rd</sup> Terrace to 79<sup>th</sup> Street, and from NW 12<sup>th</sup> Avenue to NW 27<sup>th</sup> Avenue.<sup>45</sup> As the area grew in both size and population, it became by the 1960s a burgeoning new urban hub.

The Liberty City / Brownsville area, a middle class neighborhood, became a prime target for postwar development, especially following passage of the Federal Housing Act of 1949 (Taft-Ellender-Wagner Bill), and its goal of assuring "a decent home and a suitable living environment for every American family."<sup>46</sup> One result of the bill was the development of the James E. Scott Homes, a large public housing project in the Para Villa Heights area in 1953 (See Public Housing). However, with the market for White housing now saturated after several years of dramatic growth, mercantile builders soon began to focus on the underserved market for Black housing, especially multi-family housing, seen as a profitable investment (and in the minds of some, including the Miami Housing Authority, a guard against the expansion of public housing).<sup>47</sup>

At first, new development favored suburban home construction, like the 22-home **Bethune Homesites** (1944, named for the American educator and civil rights activist Mary Jane McLeod Bethune, who founded the Daytona Literary and Industrial Training School for Negro

Girls) and 28-home **Liberty Heights** (1946), both near 74<sup>th</sup> Street. The latter notably included a green-belt buffer toward the White district on its north side, likely as a concession to the Planning Board.

By the early 1950s the pressing need for more housing sparked the development here of multi-family housing. Public housing projects like Liberty Square likely influenced the planning of these developments, which although developed by mercantile builders, were similarly organized on park-like "superblocks," generally comprising two-story masonry and concrete garden apartment-type buildings. **50<sup>th</sup> Street Heights** (1947) in Brownsville, developed by Malcolm Wisehart, John Bouvier and Helen Harris, comprised 29 eight-unit buildings on two blocks. Sam Sacks's **Lincoln Fields** on NW 64 street (1946-49), at 300 units in 24 buildings, one of the largest apartment projects for Blacks in Miami and the first to include a swimming pool and parking.<sup>48</sup> **Lincoln Gardens** (1948), a complex of 37 4-unit garden apartment buildings developed by the Gaines Construction, and **Lincoln Heights** (c. 1948), a 51-unit duplex apartment complex (now demolished) are typical examples. **Alberta Heights** (1949), developed by Overtown millionaire and philanthropist Dr. W. B. Sawyer, was one of the first of these projects to be financed by the FHA, and its more extensive garden space made it one of the most progressive. **Brownsville Gardens** (1952), offered single-story garden apartment units with large porches that opened onto cross-block mews. By the mid-1950s, the **James E. Scott Homes** (see Public Housing) opened, with nearly 750 units.

By the 1950s, a surge of smaller concrete 2- and 3-story apartment buildings, mostly built on discrete, platted residential lots, replaced the development of larger apartment tracts. Based loosely on the type of garden apartment buildings that were rising all over Miami in the 1950s, the catwalk-type buildings took on a complex symbolism. The three-story apartments

buildings in Beuchler Sub (1958) on NW 26<sup>th</sup> Avenue are an example. As N.B.D. Connolly has demonstrated, such structures were a “concrete” improvement on crowded wood frame shotgun-type housing in Overtown, but they were organized on tight lots without amenity or parking.<sup>49</sup> Just as crowded and tenement-like as the shotgun, they were memorably branded by housing activist Elizabeth Virrick as “concrete monsters.”<sup>50</sup>

Liberty City and Brownsville, one-time residential suburbs transformed by multi-family housing into more complex urban identities, created hybrid postwar landscape where single-family homes and apartment buildings mingled loosely. The surge of population growth there required new public infrastructure, including schools, commercial areas, hospitals, and even cemeteries. Severe overcrowding at Liberty City Elementary, which had grown to as many as 1,600 students in 1948, requiring double shifts in mostly portable classrooms, led to the creation of a new **Liberty City Elementary School** (1949). Designed by James W. Voorhies, the school was celebrated for its “clean and simple lines” and elimination of “mid-Victorian ginger-bread” frills, as well as for its planning efficiency, which eliminated corridors and staircases.<sup>51</sup> Among the features celebrated for their efficiency were the “cafetorium,” which saved space by combining the cafeteria and auditorium.

The overwhelmed 12-room **Bethune Elementary School** was replaced by the **Bethune-Cookman School** (1951, named after Florida’s first institution of higher learning for African Americans in Daytona Beach) on NW 43<sup>rd</sup> Terrace in Brownsville. **Dorsey High School** (1954, current D.A. Dorsey Technical College, named for Black Miami millionaire and real estate developer Dana A. Dorsey) was also expanded as both an academic and vocational program (including a veterans-oriented program). Architects William Merriam and Stephan Zachar worked with James E. Garland and a Black citizen’s committee to develop the facility at the north of Broadway in

Liberty City. A new Black cemetery, **Evergreen Memorial Park**, was developed in 1950, only a few blocks north of Lincoln Memorial, and on NW 32<sup>nd</sup> Avenue in Brownsville, the 40-bed **Christian Memorial Hospital** (1960), designed by Luther Avery, opened to replace the original hospital in Overtown.

As Northwest Miami filled in, segregated Black and White urbanization increasingly came into contact, stirring powerful territorial frictions, outright opposition, and even violent opposition, driven by White fear of mixing and encroachment from neighbors in similarly new subdivisions. In the vicinity of Brownsville for instance, residents of **Glenwood Heights, Causeway Park, Seminole Lawn Heights, Seminole Crest, and Lorah Park**, attempted to restrict re-zoning for Black occupancy with racial zoning provisions of the type already declared unconstitutional in 1946. In 1947, eminent domain was used to clear thirty-five Black families from their homes in the **Railroad Shops Addition** at 13th Street and N.W. 45<sup>th</sup> Avenue, under the guise of creating a new White school for an adjacent community.<sup>52</sup> In 1948, in an attempt to block the County’s approval of **Lincoln Heights**, a Black Subdivision, the residents of the Earlington Heights east of Brownsville tried, unsuccessfully, to incorporate.

Where Blacks purchased or rented in White areas, violence often ensued, as was the case at Carver Village apartment complex, bombed in 1951 after they began admitting Black tenants. Real estate companies were often accused of profiting from prejudice-driven property value reductions, a process called “blockbusting.”<sup>53</sup> In 1955, the *Miami Herald* covered what it called a “...house selling ruckus in the Ala-Pat subdivision of northwest Miami, where residents accused real estate agents of creating a “Negro panic” by listing homes in the White area for sale to Blacks.<sup>54</sup>

Racial “buffer strips” were a more physical demarcation of Jim Crow-era territorial

segregation. At the federally-supported Liberty Square public housing project, architects created a 100-foot wide strip along NW 12<sup>th</sup> Avenue to separate Black Liberty City from neighboring White Edison. The buffer comprised a four-foot high masonry wall combined with an Australian Pine hedge and Gumbo Limbo trees, screening parallel Black and White streets on either side. The “race wall” as it is known today, partly survives as a concrete inscription of Dade’s prewar race line.<sup>55</sup> Although physical walls proved rare in postwar development, the race wall was a model for the for the use of canals, rail lines, industrial zones, and landscape buffers to isolate postwar Black subdivisions.<sup>56</sup>

### **Brownsville as Touristic Center**

Miles from the beach but increasingly central to Black Miami, suburban Brownsville became home to pre- and postwar touristic hotspots driven by both local needs and a surge in Black visitors. Even in the racially segregated society of postwar America, Miami was a powerful magnet for Black tourists, both American and international, drawn by the city’s multiple roles as resort city, a Caribbean hub, cultural center, and as a destination for Black performers in Miami’s many segregated hotels and other venues. Miami drew 300,000 Black tourists a year in the early 1950s, notwithstanding the fact that tourist sites and public amenities could be points of conflict, and Black residents and visitors alike were generally excluded from public beaches, golf courses, and public pools, or had to use segregated facilities.<sup>57</sup> Protests to open up these facilities, as historian Marvin Dunn has documented, were among the earliest acts of the Civil Rights Movement in Miami.<sup>58</sup>

Although Overtown was the center of Black tourism and nightlife, the appeal of suburban Brownsville, especially to the aspirations and expectations of an affluent Black middle class, grew in the 1940s-50s.<sup>59</sup> **Georgette’s Tea Room** (1940), one of the earliest attraction

there, was originally created as a guest house for Black entertainers. Owned by Georgette Scott Campbell, who formerly ran a Harlem tea room, it combined entertainment and dining facilities with a rooming house in a discreet and specially-designed two-story modern structure that merged seamlessly with the surrounding single-family homes. The presence of an exclusive club/rooming house behind a mask of suburban regularity produced a fascinating new model of hospitality in a city defined by touristic establishments.

**Booker Terrace Motel** (1954, later Hampton House Motel and Villas; current Historic Hampton House Cultural Center) was, along with the Lord Calvert Hotel in Overtown, among the largest and best outfitted hotels in Black Miami. With its swimming pool, patio, restaurant, and lounge, Booker Terrace blended motel architecture with resort amenities and a residential feel. Architect Robert Karl Frese organized the motel’s components around a series of enclosed courtyards, concealed behind a block-long façade of quarry keystone pylons and breezeblock panels that screened the secluded pool and patio area. In the constrained urban environments of Jim Crow-era Miami, hotels like Booker Terrace also functioned as elite apartment-hotels, mixing larger units with touristic amenities and appealing to well-heeled locals as well as visiting dignitaries and entertainers (including Malcolm X, Dr. Martin Luther King Jr, Sam Cooke, Muhammad Ali, and others).<sup>60</sup> The motel’s lounge became a center of nightlife, with performances there carried live to the city over WMBM.<sup>61</sup> Indeed, through performances, hotels like the Hampton House nurtured emergent forms of integration, as white tourists were drawn from Miami Beach to the vibrant and racially integrated entertainment ecosystem of Black Miami. The Hampton House became a designated historic site in 2002, and added to the National Register of Historic Places in 2023.

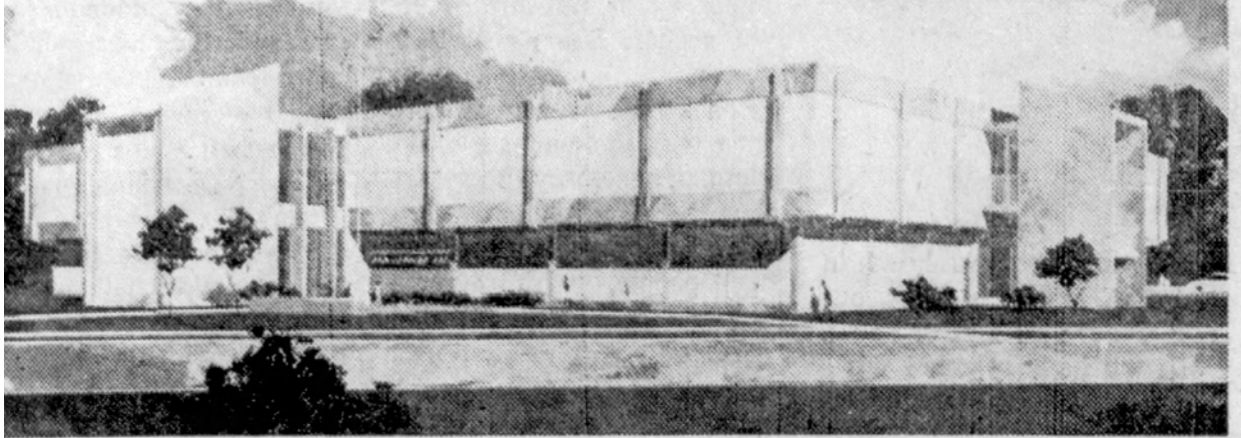




Hampton House Night Club (1954, formerly Booker Terrace Motel), Robert Karl Frese, Hampton House Community Trust, date unknown

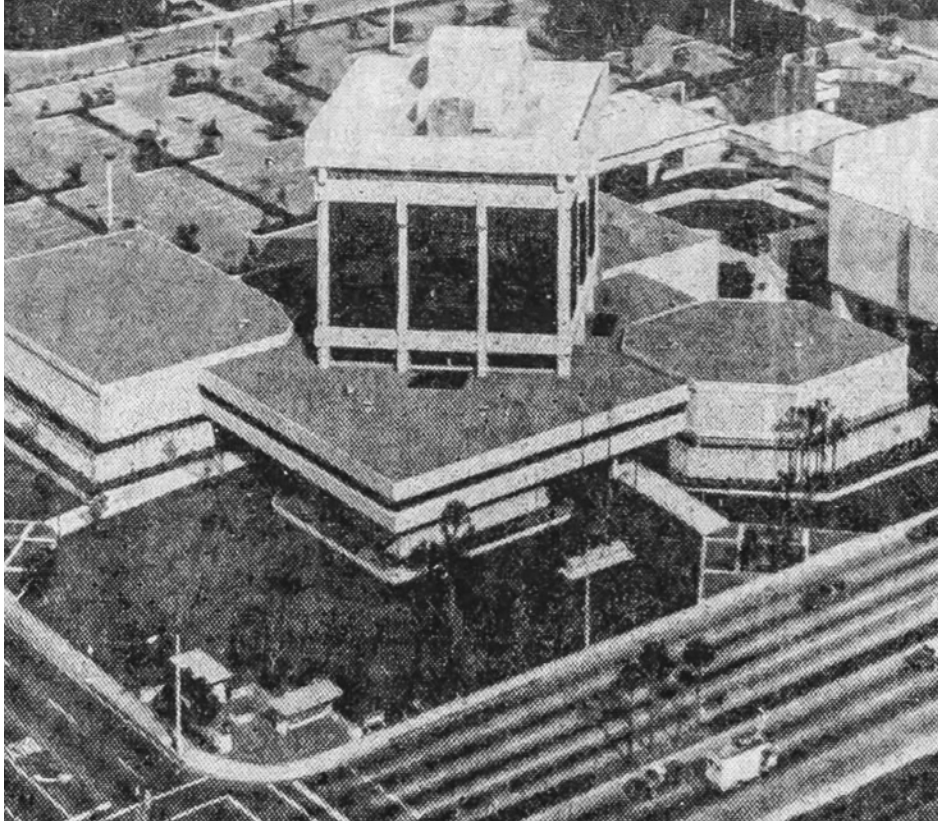


Hampton House (1954, formerly Booker Terrace Motel), Robert Karl Frese, HistoryMiami Museum, 1953



**Olinda Elementary Is Demonstration School for Children**  
*... location is in the Model Cities area*

**Olinda Elementary School (1969)**, Murray Blair Wright, from "Two New Elementary Schools to Open" advertisement, *Miami Herald*, February 8, 1970



**Joseph Caleb Center (1977)**, Donald E. Frazier, Hatcher Ziegler Gunn, and Harold L. Sanders, from "New \$6.8 Million Center Opens in Model City Area" advertisement, *Miami Herald*, September 25, 1977

## Model City

By 1967, Liberty City and Brownsville had become home to one third of metropolitan Miami's Black population. Built with government sanction but little public investment, it also acquired some of Dade County's most intractable urban problems: overcrowded and deficient housing, low rates of home ownership, lack of civic amenities like sewer service, sidewalks, lighting and open space, and poor educational opportunities. This once quiet area had become an important center of Black life in Miami, but also an economically distressed district with a poverty level double the county's rate.<sup>62</sup>

As a spur to redevelopment, in 1967 a 1,000-block area here was selected for inclusion in the Federal **Model City Program**, a keystone of President Lyndon Johnson's Great Society programs (see General Context). Bounded south to north by the Airport Expressway and NW 79<sup>th</sup> Street, and east to west by I-95 and NW 37<sup>th</sup> Avenue, Model City encompassed 80,000 residents, most in unincorporated Dade County. In this "model community," efforts focused on social infrastructure, like the development of schools, parks, and public health and recreation facilities. Educational facilities in particular were considered progressive "showcases," and designed to improve the quality of education for disadvantaged students. For example, the **Neighborhood Educational Cultural Centerette** (current Thena Crowder Early Learning Center, 1967), was one of a number of "Little schools," which mixed pre-school education with health and dental clinics. The **Olinda Demonstration School** (1969, current Agenoria S. Paschal Olinda Elementary School), designed by Murray Blair Wright, featured a flexible open-plan layout where "adaptive, exemplary and innovative instructional programs could be introduced and evaluated in an efficient and flexible setting."<sup>63</sup> The **Model City Cultural Arts Center** (1975, current African Heritage Cultural Arts Center), conceived to support the role of the arts in education, opened in time for the nation's bicentennial with

playwright William Mackey and lyricist Chapman Roberts' production of "Saga," a play that related the role of Blacks in the US between 1776 and 1976.<sup>64</sup>

Under Model City, parkland in the Liberty City area increased from five to 40 acres, including vest pocket parks and **African Square Park**, (1976), which comprised an open-air marketplace and theater. NE 62<sup>nd</sup> Street, once a thriving commercial corridor but damaged during the riots associated with the 1968 Republican National Convention, was reconceived as **Dr. Martin Luther King Jr. Boulevard** (1982), a three mile-long parkway, designed to be lined with apartment towers, community service establishments, entertainment and cultural facilities, and parks.<sup>65</sup>

Another model facility here was the **Economic Opportunity Family Health Center** (1968), Miami's first federally-qualified center and a joint project of the Economic Opportunity Office (part of Johnson's war on poverty) and University of Miami School of Medicine. Conceived as three facilities in Model City area (eventually expanded to 16 centers), its novel mission was to address physical, psychological and social illnesses in the community by going directly into neighborhoods and homes, and addressing a spectrum of pediatric, family planning maternity and immunization care. Jessie Trice, a specialist in pediatric nursing and graduate of University of Miami Nursing School, became Senior Supervisor of the center's 46<sup>th</sup> Street Health Unit. Trice, whose pink three-bedroom home in the Riverdale section was vandalized in 1964 by Carol City residents who objected to news stories that placed her home in their neighborhood, was a staunch believer in bringing health care to Dade County's poor.<sup>66</sup> Trice eventually became President and Chief Executive Officer of the Economic Opportunity Family Health Center, which was later renamed the **Jessie Trice Community Health Systems**.

The most important and symbolic addition to Model City was the **Joseph Caleb Community Center** (1977), a multi-use civic-cultural center located on NW 22<sup>nd</sup> Avenue at 54<sup>th</sup> Street, completed as part of Dade County's planned government decentralization effort. Named for the leader of the International Union of North American Laborers, a Black construction union, the center comprised a 1,000-seat auditorium, a daycare center, library, and eight-story tower, all organized around a landscaped courtyard with a reflecting pool and tiled seating.<sup>67</sup> Also a part of the center was **Black Archives History & Research Foundation** – founded by Dr. Dorothy Jenkins as a repository of memory devoted to identifying early Black settlements and architectural landmarks, and reflecting the African American experience in Dade County, further defined this facility as a critical center of Black Miami.<sup>68</sup> Designed by a consortium of architects, including Ronald E. Frazier, Hatcher Ziegler Gunn, and Harold L. Sanders, the Caleb Center's Brutalist architecture mixed architectural concrete, split-face masonry blocks, and bronzed metals to form what the *Miami News* called a "huge, handsome fortress".<sup>69</sup>

### **On the Strip – The Heart Of Black Economic Activity During Segregation**

As Northwest Miami urbanized after World War II, NW 79<sup>th</sup> Street and the area's major north-south arterials – NW 7<sup>th</sup> Avenue (extended in 1940s to Stuart), NW 22<sup>nd</sup> Avenue, NW 27<sup>th</sup> Avenue and NW 32<sup>nd</sup> Avenue – were transformed into nearly continuous commercial strips. Both NW 27<sup>th</sup> Avenue and NW 79<sup>th</sup> Street became synonymous with the "ugly" landscape of strip centers, gas stations, car lots and stand-alone food, beverage and retail establishments. This same chaotic environment produced the type of eye-catching and evocative commercial architecture that is sometime referred to as "Googie." Drive-in curb-service restaurants offered some of the era's most intriguing roadside architecture. Igor

Polevitzky's design for **Frank N' Bun** (1950) on NE 79<sup>th</sup> Street near 27<sup>th</sup> Avenue, conceived as a prototype for the new hot dog franchise was, according to the *Miami Herald*, "designed to make a dramatic impact upon the fast-growing motoring community."<sup>70</sup> Most of the structure could be described as a marquee approximation of a hot dog bun, carried aloft on twin buff-colored glazed brick pylons that framed the ordering window.

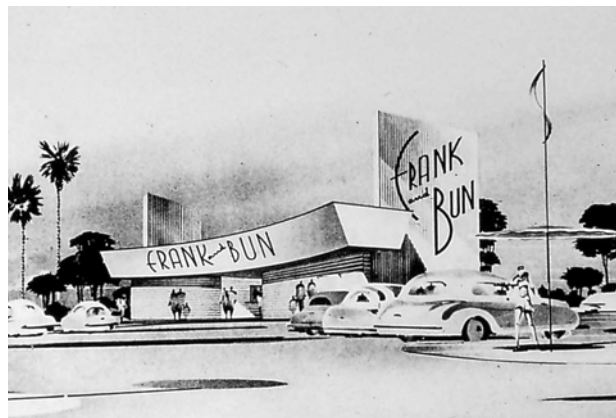
Bowling alleys were an important pillar of the postwar suburban arterial road, and of postwar social life. **Tropical Lanes** (1955), just off NW 27<sup>th</sup> Avenue at 119<sup>th</sup> Street, had 16 automatic air-conditioned lanes, described as "the newest of Miami's tenpin emporiums."<sup>71</sup> **Cloverleaf Lanes** (1958), located near entrance to Florida turnpike in James Albert's Miami Industrial District, was designed by leading modernist architect Alfred Browning Parker. Bigger than a football field, the complex achieved large column-free interior space thanks to the undulating, precast concrete roof structure that Parker emphasized in the façade design. Such centers helped make Miami in the 1960s an "international bowling hub."<sup>72</sup>

Auto dealerships, another mainstay of the postwar suburban arterial road, clustered on NW 27<sup>th</sup> Avenue. One of the most striking, at NW 92<sup>nd</sup> Street, was **Luby Chevrolet City** (1961), a seven-acre complex described as the nation's largest Chevrolet sales and service center. Designed by A. Herbert Mathes, it fronted the avenue with a long geometrically-undulating loggia in which Chevy's latest auto line-up was displayed against a geometric screen of breezeblocks.

Nightclubs, while more discreet and less celebrated than those found on Miami Beach and in downtown Miami, also clustered on Northwest Dade's suburban arterials. Their diverse crowds and "Bohemian atmosphere" were an unscripted and sometimes controversial complement (contested morality) to the conformity of the surrounding suburban districts. Many, like the **5 Star Club** on 79<sup>th</sup> Street and the **Terrace Club** at



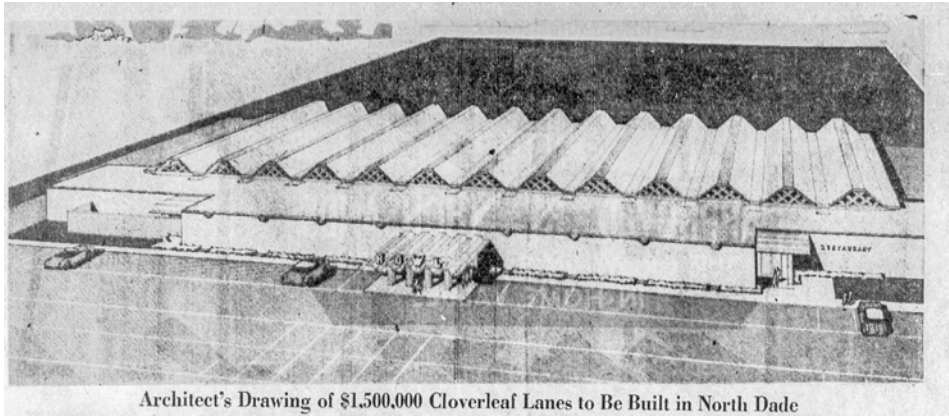
Advertisement for Luby Chevrolet City (1961), A. Herbert Mathes, source unknown, 1965



Frank N Bun (1950), Igor Polevitzky, HistoryMiami Museum, Igor Polevitzky Collection, 1950



Cloverleaf Lanes (1958), Alfred Browning Parker, *Miami Herald*, July 13, 1966



Architect's Drawing of \$1,500,000 Cloverleaf Lanes to Be Built in North Dade  
Drawing of Cloverleaf Lanes (1958), Alfred Browning Parker, from "Building Costs Coming Down" advertisement, *Miami Herald*, April 13, 1958



**Model of Northside Shopping Center (1960)**, Weed & Johnson Associates, HistoryMiami Museum, *Miami News* Collection, 1960



**Northside Shopping Center (1960)**, Weed & Johnson Associates, Johnson Associates Architects, Inc. Archives



**Northside Shopping Center (1960)**, Weed & Johnson Associates, photo by DuPont Plaza Photography, Johnson Associates Architects, Inc. Archives

119<sup>th</sup> Street were considered “torching hotspots,” referring to their swanky musical entertainment. They also were the subject of state and local scrutiny over “immoral performances,” generally referring to nude dancing and drag performance. **Club Baghdad**, on NW 36<sup>th</sup> Street, just off NW 27<sup>th</sup> Avenue opposite the Biscayne Fronton, and decorated in the manner of a Moorish Temple, advertised its “snappy dance band” and “imported revue.” Nearby, **Kelly’s Torch Club** (originally “Kelly’s Jook”), which called itself “the Greenwich Village of the South,” advertised strip artists, a bubble dancer, a dancer of the veils, and “Female Impersonating At Its Best.”<sup>73</sup> **La Paloma**, on 79<sup>th</sup> Street, was particularly noted for drag performances. The club rose to prominence in 1937 when it was raided by the Ku Klux Klan, a raid apparently tied to a KKK induction ceremony. The raid created a “Stonewall-type” moment for queer communities in Miami.<sup>74</sup> La Paloma was eventually replaced by the **Pleasure Isle Club** in 1940,<sup>75</sup> but well into the 1960s clubs were the subject of constant raids and lawsuits, alleging public nuisance (see General Context).<sup>76</sup>

The area’s most important commercial hot spot, **Northside Shopping Center** (1960), was located at the crucial intersection NW 27<sup>th</sup> Avenue and 79<sup>th</sup> Street, Northwest Dade’s most important arterials. Northside was developed by the aluminum magnate/Florida land baron Arthur Vining Davis in collaboration with real-estate impresario L. Allen Morris, the same team developing Dadeland Mall at the southern end of the county. Like Dadeland, Northside reflected the rising residential density and middle-class character of Northwest Miami, while also demonstrating the capacity of a new breed of shopping center to function like a town center. Overall, the mall was designed to meet the needs of the community. Anchored by a Sears Roebuck department store, the mall also included two prominent general merchandise stores, an F. W. Woolworth store and cafeteria, a S.S. Kresge’s with its own “dinette,” and a Walgreens drug store with its own “Food & Fountain Luncheonette.” In addition to more than 50 general merchandise

stores, it contained civic facilities like an auditorium and a small chapel. The **William Goldman Northside Theatre** was added on the north side in 1968, and a Jackson’s-Byron’s department store was added in October 1969.<sup>77</sup>

Designed by architect Weed Johnson Associates, Northside is distinctive among its peers in postwar Miami. The “cluster-type” arrangement, organized around generous landscaped patios and interior streets, branched to the expansive parking lots that surround the mall. The patios were embellished by terrazzo animal statues, created by artist Earl La Pan, the artist responsible for pre-war murals in Miami Beach hotels, and the design of the famous Zebra Bar at the Mary Elizabeth Hotel in Overtown. Unlike most other malls, however, the shops opened both inward toward the patios and outward toward the surrounding parking areas, which were fronted with elegant modernist arcades. To accomplish this double-sided frontage, service traffic was shunted to an upper deck accessed by ramps on either side of the mall.<sup>78</sup> As Northwest Dade transitioned increasingly into a Black center, NW 27<sup>th</sup> Avenue and 79<sup>th</sup> Street became the commercial axes of the community.

### **Public Housing in Northwest Dade: Segregated and Suburban**

Public housing was an important face of Northwest Dade’s postwar urbanization. Dozens of public housing and assisted housing projects were established there with federal funding between 1937 and 1981, yielding what is likely the county’s highest concentrations of such housing.

Public housing in Dade County, and its relevance to Miami’s Black community, was initiated with the **Liberty Square** project in Liberty City, financed by the Depression-era Public Works Administration (PWA) and completed in 1937. Designed by Paist and Stewart with associate architects Robert Law Weed, Vladimir Virrick and



E.L. Robertson, the 243 units of one- and two-story rowhouse-type family units were organized around communal gardens in a park-like “superblock,” a planning strategy traced to garden city planning practices promoted by early 20<sup>th</sup> century housing reformers.

While creating comparatively high-quality housing, Liberty Square’s meaning lies also in its role in support of slum clearance and racial planning. Touted publicly as a way to relieve overcrowding in Overtown, Liberty Square was also intended to promote the relocation of Black families out of Miami, northward into segregated, county-sanctioned areas. It set the stage for postwar developments, in which federal priorities of fair public housing development, filtered through local politics and the often-parochial interests and objectives of civic leaders, reinforced existing racial boundaries, or engineer new ones.<sup>79</sup>

The completion of Liberty Square coincided with the establishment of the **Miami Housing Authority** (MHA) under the provisions of the National Housing (Wagner-Steagall) Act. The model of Liberty Square (and Edison Courts, the related White public housing that followed in neighboring Edison in 1941) established the pattern of most 1940s-70s public housing in Dade. Effectively, super-block planning and low-scale buildings, conceived to fit the county’s predominantly suburban contexts, were reproduced in various formats all over the county. Because the MHA located much of its new public housing in Black or transitional neighborhoods, Northwest Miami became the heart of a large postwar public housing enterprise in Dade County, and a primary testing ground for new types of public housing.

The context of public housing development after World War II was increasingly polemical, and the results more contested. On the one hand, public housing was increasingly driven by public concern and moral outrage over slum conditions, especially in Overtown where vast areas of

compact shotgun shacks lacked most basic services and were considered unsanitary. On the other, strong public opposition to a public role in housing construction played out in the form of fear of socialist influences (evoked in particular by a group called the Committee Against Socialized Housing), and fights in the courts over whether public housing was in fact a public purpose.

The Taft-Ellender-Wagner Housing Act of 1949, which increased federal support for “slum clearance” and new housing, gave powerful impetus to postwar developments in Dade County, spurring the development of a plan to build as many as 1,000 low-rent housing units for Blacks in the Para Villa Heights (current Gladeview) area. The project, in one of Northwest Dade’s earliest Black settlements, was opposed by property owners, who did not want to sell their property or have it condemned. Their opposition included a 1952 petition against the rezoning necessary for public housing use, and the creation of the Para Villa Improvement Association, formed in 1953 to build alternative low-cost, non-profit housing – a home-grown neighborhood attempt to clear and redevelop the slums.<sup>8081</sup>

Notwithstanding the opposition, the 754-unit **James E. Scott Homes** (1953-55), the county’s largest, was completed, transforming the neighborhood (and overloading local schools). Designed by architects Steward & Skinner with Robert Law Weed, substantially the same team that developed Liberty Square and Edison Courts, its linear row-house structures were austere and pragmatic, featuring long hipped roofs over masonry walls with awning-type windows, and continuous one-story roof porches supported on pipe-columns. The project employed superblock planning but eschewing the well-formed garden courts of Liberty Square, the buildings were organized in a repetitive linear fashion, creating narrow intervening open spaces offering less green area and few amenities.

The complex meanings behind the James E. Scott Homes, as home, as community, as racial enclave, continued into the 21<sup>st</sup> century. In spite of their poor design and deplorable state of repair, the houses remained relevant among residents and neighbors. The complex was mainly demolished under the premise that a new housing development under the federal government's Hope VI housing initiative (conceived to replace concentrated public housing with low-scaled mixed-income neighborhoods) would be constructed to replace it, thereby limiting resident displacement; still, the sites remain largely vacant today. Indignation over resident erasure, and the unhousing of over 1000 residents, spurred initiatives like **The Find Our People Name Wall**, established by the Miami Worker Center (MWC) and Low-Income Families Fighting Together (LIFFT). The Name Wall became a meeting center for displaced community members, and community pressure eventually led to the preservation of the sole remaining structure, which was designated in 2007, restored by Dade County's Public Housing & Community Development Department, and reopened with four new units of public housing in 2023. The mural on one side of the building, produced during the outcry against demolishing the entire housing development, was preserved as well. It features Dr. Martin Luther King Jr exclaiming "Justice for Scotts!"<sup>82</sup>

Much more public housing came to Northwest Miami during the 1960s-70s under the county's new **Scattered-Site Housing** program, which was initiated in 1964. **Metro-Dade County Department of Housing and Urban Development** (known as "Little HUD"), which eventually replaced the Miami Housing Authority, used scattered-site housing to avoid the creation of large-scale public housing blocks, dispersing these smaller housing groups throughout a neighborhood, or several neighborhoods. Although scattered-site housing has different meanings nationally, in Miami the scattered-site approach was implemented out of concerns over concentrating poverty, and with the intention of making public housing less identifiable and less institutional.<sup>83</sup> About 40 sites in Northwest Dade were chosen, most in neighborhoods where

Black settlement was either established or trending under private development.<sup>84</sup> This led to challenges by Dade County's Fair Housing Agency, and state and local offices of the NAACP, that scattered site housing perpetuated segregation when they were supposed to be encouraging integration.<sup>85</sup>

The scattered-site housing program notably employed many of Miami's leading architects, and while the social and urban implications of the approach are debatable, the approach led to a fair amount of experimentation in housing design and construction. **Gardner Park, Orange Ridge Park** (1966), and **Annie Coleman Gardens** in Brownsville (all completed 1966) were among the largest scattered site projects. Particularly notable were Igor Plevitzky and Verner Johnson's designs for Annie Coleman Gardens on NW 58<sup>th</sup> Street and 25<sup>th</sup> Avenue, elevated by heightened attention to architectural quality and issues of constructability. The architects exploited mass production to produce high-quality components and customized finishes, developing their own pre-fabricated kit of parts, including tilt-up concrete end walls, modular door and window panels, and precast stairways and guardrails.<sup>86</sup> The parts incorporated customized patterns of textured concrete and specialty aggregate finishes, while the mix of panel types was syncopated to inexpensively achieve diversity. Alfred Browning Parker's nearly 745-units on **15 scattered building sites** (1969) varied in size from duplex lots to tracts of multiple acres. As prototypes, Parker developed both garden apartment buildings and duplex townhouses, conceived to look, according to Parker, "as little like public housing as possible." The small cubic townhouse units had exterior stairs and projecting private balconies and roofs, and were organized to create well-defined paved and landscaped courts.<sup>87</sup>

Elderly housing also began to proliferate in Northwest Miami after it rose to the top of the national agenda in the early 1960s during the Kennedy Administration. **Jolivette Plaza** (1962) at NW 24 Ave, a 66-unit complex for the Black elderly, was designed to emulate the appearance of ranch or "rambler"-type houses, with generous windows,



**James E Scott Homes (1953-55), Steward & Skinner with Robert Law Weed, Miami-Dade County, 1955**



**James E Scott Homes (1953-55), Steward & Skinner with Robert Law Weed, Miami-Dade County, 1955**



Elizabeth Park Public Housing (1965), Miami-Dade County, 1965

140 THE MIAMI HERALD, Monday, March 29, 1966

### New Construction Technique Used in Miami

## Pre-Fab Walls a Key to Public Housing?

A revolutionary construction technique has been pioneered by the Miami Housing Authority in a 12-story apartment building under construction in a downtown Miami area.

The development, designed by the Housing Authority's Division of Development, Einar Christensen, is a "new concept" in the field of public housing. It features a pre-fabricated concrete wall system that allows for faster construction and lower costs.

**GREATER EFFICIENCY** - Christensen's project promises to provide an answer to the construction of public housing. The building will be completed in the next few months.

**EASE OF MAINTENANCE** - The use of pre-fabricated concrete walls and floors will make maintenance easier and less costly. Repairs can be made in a matter of hours.

**RECORD SPEED** - Christensen's project promises to provide an answer to the construction of public housing. The building will be completed in the next few months.

**SAFETY** - The use of pre-fabricated concrete walls and floors will make the building safer. The walls are made of reinforced concrete and are designed to withstand earthquakes.

**THE BUILDING** - The building is a 12-story structure with a total area of 100,000 square feet. It will house 300 families. The building is designed to be a model for other public housing projects.

**CONSTRUCTION** - The construction of the building is being completed in record time. The walls are being installed in a matter of days.

**DESIGN** - The building is designed to be a model for other public housing projects. It features a modern design and a variety of apartment sizes.

**LOCATION** - The building is located in a central area of Miami. It is easily accessible by public transportation.

**FINANCING** - The building is financed through a combination of federal and state funds. The Miami Housing Authority is the lead agency.

**CONCLUSION** - The use of pre-fabricated concrete walls and floors is a revolutionary construction technique that offers many advantages. It is a key to the construction of public housing.

**Workmen Form Floor** - Workers are shown forming the floor of a building. The floor is made of concrete and is being prepared for the next stage of construction.

**Forming Strips Attached During Casting** - Workers are shown attaching forming strips during the casting of concrete. This technique allows for faster construction and easier maintenance.

**Two-Store Wall Panels Are Hoisted Into Position** - Workers are shown hoisting two-story wall panels into position. The panels are made of pre-fabricated concrete and are being installed in a matter of days.

**Workmen Put in Second Floor Slab** - Workers are shown putting in the second floor slab. The slab is made of concrete and is being prepared for the next stage of construction.

**Precast Concrete Stairways Is Lowered Into Place** - Workers are shown lowering precast concrete stairways into place. The stairways are made of pre-fabricated concrete and are being installed in a matter of days.

Annie Coleman Gardens (1966), Igor Polevitzky and Verner Johnson, from "Pre-Fab Walls a Key to Public Housing?" ad, *Miami Herald*, March 20, 1966

## TOWNHOUSES FOR THE POOR

### 328 Units to Be Built in Dade Utilizing Concrete Modular Cubes

By ELL ADAMS

The Housing Authority of Dade County is planning to build 328 townhouses in a new development in Miami. The townhouses will be built using concrete modular cubes, a new construction technique that offers many advantages.

**ARTIST'S VIEW** - An artist's rendering shows the townhouses in a row. The townhouses are two stories high and have a modern design. They are surrounded by trees and a walkway.

**CONSTRUCTION** - The construction of the townhouses is being completed in record time. The walls are being installed in a matter of days.

**DESIGN** - The townhouses are designed to be a model for other public housing projects. They feature a modern design and a variety of apartment sizes.

**LOCATION** - The townhouses are located in a central area of Miami. They are easily accessible by public transportation.

**FINANCING** - The townhouses are financed through a combination of federal and state funds. The Housing Authority of Dade County is the lead agency.

**CONCLUSION** - The use of concrete modular cubes is a revolutionary construction technique that offers many advantages. It is a key to the construction of public housing.

**ARTIST'S VIEW OF TOWNHOUSES WHICH WILL BE BUILT IN DADE COUNTY.** - The artist's rendering shows the townhouses in a row. The townhouses are two stories high and have a modern design. They are surrounded by trees and a walkway.

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Public Housing, from Eli Adams, "Townhouses for the Poor," *Miami Herald*, March 14, 1971

recessed porches, and easy garden access. The complex was, in the segregated framework of the early 1960s, an analogue to the Whites-only **Donn Gardens** complex in Allapattah (1961).

Another layer of public housing development came under the **Turnkey Housing** approach, authorized by the Johnson-era Housing and Urban Development Act of 1965, the same act that created HUD (Housing and Urban Development) as a cabinet level agency of the federal government. Under HUD, Turnkey was conceived to expedite speed and efficiency in the construction of new public housing, while addressing the role of private enterprise in housing construction. Miami was selected as an experimental research and development center for the rent-to-own **Turnkey III** program. One group of **Turnkey III housing** (1971, demolished) was developed just south of Honey Hill Road (NW 199<sup>th</sup> Street) in Carol City, comprising 146-units out of 328 such housing units created on three sites countywide. The project was developed by the **Housing Corporation of America** (HCA), a partnership between Alcoa Corporation, architect Kenneth Treister, Leonard Treister, and Treister & Acosta architects. It comprised a low-rise cluster of townhouses made from prefabricated 12-foot by 40-foot tubular concrete modules with open end walls that could be infilled with a mix of louvered wall panels, sliding glass doors, balconies, and doors. The “instant housing” modules were produced at a factory in Medley in Northwest Dade, shipped to the site and arranged in variable combinations.<sup>88</sup>

### **Northern Limits**

The extension of NW 27<sup>th</sup> Avenue from NW 183<sup>rd</sup> Street across Snake Creek to the Broward County line in 1960 opened the last undeveloped territory in Northwest Dade (while also extending the arterial into neighboring Broward County). During the 1960s, large-scale Miami developers like Bernard Janis, Bennett Lifter, California-based Heftler Construction, and F&R Builders (Dade County’s largest builder of single-family

homes and a subsidiary of Lennar Corp.)<sup>89</sup> were busy filling the newly opened areas. Janis’s **Lakewood Estates** (1962) and Lifter’s **Lake Lucerne** (1960-62) were among the first to open. Lake Lucerne’s **Charm Crest Manor** had 700 three- and four-bedroom homes, some opening to an internal lake and some to the Snake Creek Canal. In contrast to most Miami home subdivisions, Charm Crest sold units under the FHA’s Title 213 program (created in 1950 and amended in 1961), which allowed the financing of cooperative houses that could be purchased for as little as 3% down. An interesting feature of Title 213 was the “communities facilities program,” a family-oriented policy that required the development of recreational centers in areas distant from municipal and county facilities.<sup>90</sup> Charm Crest accordingly included facilities not found in most home subdivisions – a clubhouse, picnic and BBQ areas, tennis, handball and shuffleboard courts, docks, and a fishing pier.<sup>91</sup> The program produced even more dramatic results at Heftler’s 900-unit **Brentwood Park** (1960), in Carol City. Under the community facilities program, Heftler created the **Brentwood Park Playdium** (1960), publicized as the first of its type in the nation, with activities conceived to attract the whole family. Entered beneath a soaring folded-plate concrete roof, the Playdium comprised a mix of meeting and recreational rooms organized around an Olympic-sized swimming pool, and surrounded by shuffleboard courts, tennis, handball and racquetball courts, picnic areas and playground. When the subsequent maintenance of recreational facilities was disputed by Heftler, the Playdium complex was eventually closed in 1966, and plans to open the complex as a community park never materialized.<sup>92</sup>

Development here corresponded with Dade County’s approval of cluster planning in 1970, which allowed a new generation of mixed housing communities to spring up on the Northern expanse of the County. Developers were free to blend single-family houses with townhomes, patio homes, and even multi-family dwellings, stimulated new models of low-cost housing here

in the 1970s. Development here also coincided with recent success of the Civil Rights movement, including **Equal Opportunity Housing**, a Kennedy-era federal policy that leveraged both direct and indirect federal housing support to promote non-discrimination based on race, creed, color or national origin. At the same time, some developers in Northwest Dade committed to “open occupancy” policies in their new housing as a guard against block-busting and panic selling. By 1965, Equal Opportunity Housing commitments were common in real estate advertisements.

The **Fair Housing Act of 1968** went even further, prohibiting discrimination concerning the sale, rental, and financing of housing.<sup>93</sup> As racial zoning gave way to legal integration, new cluster housing in Northwest Dade, including Carol City and the areas forming contemporary City of Miami Gardens, became one of the first areas of the county where non-discrimination was standardized in home development, open the way to a more diversified population. Carol City, once all white, saw an influx of Black and Latin residents. By 1972, with its population split evenly between Blacks, Whites and Latinos, Carol City was referred to as Dade County’s “most integrated community.” The area would later become a magnet for Afro-Caribbean migrants.<sup>94</sup>

By the 1970s, most of the housing produced in Northwest Dade was cluster-type, advertised under the “Equal Opportunity Housing” logo, and “se habla español.” **Vista Verde** (1971-72), developed by Paul Kapelow and G.A. Vigliotti’s Carol Housing Corporation, built more than 1,000 mixed housing units, including 810 townhouses organized in clusters around semi-private parking courts, as well as single family houses and a central park. At **Windsor Park Townhouses at Leslie Estates** (1972-73), one-story townhomes and patio homes were organized in campus-like super-blocks, interconnected by green space. Low and moderate-income housing, under the FHA’s 235 program, came to the far north portion of the County at this time. By 1971 Carol City was home to 34% of Dade’s FHA-subsidized housing.

Several new subdivisions in the area were not just advertised under the “Equal Opportunity Housing” banner, but specifically targeted toward the booming Black market, which in 1964 represented 12% of homes built in Dade County.<sup>95</sup> For instance, around the acreage tracts of the previously-developed Black **Liberty Farms** subdivision (1951), communities like **Riverdale** (1960) and Janis’s **Liberty Homes Estates** (1965-69) at NW 211<sup>th</sup> Street offered 2-, 3- and 4-bedrooms homes targeted to Black service men and women.

**Norwood Elementary School** (1969), designed by George F. Reed and located in the Norwood neighborhood of Northwest Dade was a particularly good example of how school design was changing in the era of air-conditioning, and how architects responded to the school board’s 1970s preference for window-less structures. In order to animate the façade, Reed exposed the school’s exterior concrete frames and used bright orange tiles on the panels in-between structural elements, and entrances were denoted by playful circular or semi-circular concrete ‘tube’ canopies (a design approach shared with Miami Lakes Elementary, also designed by Reed).

### **The Seaboard Air Line and Miami’s Industrialization**

Industrialization, as a postwar theme, had particular relevance in Northwest Dade, where the Seaboard Air Line (SAL) Railroad bisected the area as it ran from the Broward County line to the Golden Glades Interchange, then Southwest to Opa-locka, and South to Miami International Airport; as it moved southward, the SAL line intersected with expressways, canals, and airfields, laying the framework for critical intermodal hubs. The arc of rail infrastructure across Northwest Dade made this area a primary hub of Miami’s industrial development, which generally came in the form of “industrial parks.” These products of the practice of zoning and suburban development were successful because they were particularly well-suited to the light and medium industry that thrived in Miami.

**EQUAL OPPORTUNITY HOUSING**  
**LIBERTY HOMES ESTATES**  
 2, 3 AND 4 BEDROOM HOMES  
 IN BEAUTIFUL  
**LIBERTY HOMES ESTATES**  
 N.W. 27th Ave. at 211th Street  
 Call Claire Romano 624-4071

**ALL HOMES FEATURE**  
 —Terrazzo Floors  
 —Solid Sodded Lots  
 —75 Ft.x100 Ft. Minimum Lot Size  
 —City Water and Sewage system  
 —Sliding Patio Doors  
 —Choice of Exterior and Interior Colors  
 —Close to Shopping and Expressways


**\$11,700 TO \$13,400**  
 AS LITTLE AS  
**\$78**  
 PER MONTH  
 VA AND FHA FINANCING

ANY MAN OR WOMAN WHO HAS SERVED IN THE ARMED FORCES FOR AT LEAST 90 DAYS IS ELIGIBLE TO BUY A HOME FOR AS LITTLE AS \$200 DOWN

**Liberty Homes Estates**  
 Built by the  
**JANIS CORPORATION**

Equal opportunity housing at Liberty Homes Estates (1965-69), from ad for Liberty Homes Estates, *Miami Herald*, December 5, 1965

**Windsor Park**  
 TOWNHOUSES  
 by F & R Builders, Inc.





**FHA & VA Mortgages 7 3/4% INT.**  
 5 MODELS Price From \$23,850 To \$28,490

**THE FLEETWOOD**  
 Visit Our Showroom Models Today  
 IN BEAUTIFUL LESLIE ESTATES  
 2856 N.W. 198th ST., MIAMI, FLA.  
 Open Daily Including Sunday From 10 A.M. to 6 P.M. Phone 828-0311


Modern, Luxury Homes In A Convenient Location. Features Include...  
 • Walk-To-Walk Driveway  
 • Choice of Locations and Colors  
 • Landscaping  
 • Built-In Heating  
 • Vinyl Tile in Kitchen  
 • Ceramic Tile in Bath  
 • ... And Much More

FHA Financing Available on this property. See your local FHA office for details. Home Mortgage with 3.75%.

The Fleetwood model home in Leslie Estates (1972), from ad for Leslie Estates, *Miami Herald*, July 28, 1974

**Think Young**



**that's what we do at Greendale Estates**

...where we have created the ideal neighborhood for young families with young children... in a convenient location... walking to schools, 15 parks, 2000 shops... if prices are so right. Come see and see!

**3 bedrooms, 2 baths from \$29,925** CLOSING COSTS 4000.00  
 FIN. VA. INTEREST FREE

Don't Miss! Limited time feature of interest on 30 day. 0 percent. A financing program with no real interest, no income deduction, no balloon, no cash required. Start your money at \$200. A home to enjoy. Limited to 100 units. See model to see how this financing works.

**NEW LOW INTEREST RATE 7%**

**CHOICE OF WASHER OR ELECTRIC DRYER WITH EVERY HOUSE SOLD IN APRIL**

The WALLABY  
 The TAOS  
 The DORI

**Greendale Estates**  
 DIRECTIONS:  
 Take Miami-Corona Drive (US 36) to N.W. 22 Ave. Turn south on 22 Ave. to 1st Street. Turn east on 1st Street to 1st Street. Turn right onto West Greendale Street. Make a right turn on 1st Street. 15 miles to the east.

DEVELOPER: Greendale Estates Company, Inc.  
 2110 N.W. 18th St.  
 Miami, Florida 33142  
 Phone: (305) 362-1100  
 SALES: (305) 362-1100  
 OFFICE: (305) 362-1100  
 MODEL: (305) 362-1100

ALFALFA CONSTRUCTION COMPANY, INC. (813) 425-1247

The Wallaby, Taos, and Dori model homes in Greendale Estates (1969), from ad for Greendale Estates, *Miami News*, April 23, 1971

**TAKE ADVANTAGE OF A F.H.A. LOW DOWN PAYMENT**  
**\$1710 down**  
**INCLUDES ALL PREPAYMENTS & CLOSING COST**  
**ONE STORY TOWNHOUSES**  
**WALL TO WALL CARPETING**  
**LUMINOUS KITCHEN CEILINGS**  
**TROPICAL LANDSCAPING**  
**3 BEDROOM - 1 BATH \$23,550**  
**PHONE 624-5655**  
**625-8321**

Exit Palmetto Expressway at 37th Ave.,  
 North to 207 St., then left 3 blocks to  
 models.

**vista verde**  
 3860 N.W. 207 St. (Rivas Dr.)  
 EQUAL HOUSING OPPORTUNITY

Equal housing opportunity at Vista Verde (1971-72), from advertisement for Vista Verde, *Miami Herald*, April 21, 1974



The **Sunshine State Industrial Park** (1956), at the crucial junction of the railway, the Sunshine State Expressway, the Palmetto Bypass Expressway and North-South Highway in Miami Gardens (the node known as the Golden Glades Interchange), was the most design-forward among Northwest Dade's new industrial parks. Developed by Sapphire Petroleum, Ltd. of Canada and the Webb Construction Company, its 150 factories were to be arranged as a cohesive showcase of striking architecture, plush landscaping, and amenities.<sup>96</sup> William C. Webb, the entrepreneurial force behind the complex, even conceived the industrial park to promote the "Florida lifestyle" through amenities like an Executive Club with swimming pool, tennis courts, and a putting green.<sup>97</sup> In order to facilitate plant development, Webb built most of the plants according to a package plan under which he coordinated all design, engineering and construction work. Webb's modern "instant plants" could be customized, furnished, decorated, and delivered for occupancy within 45 days, mirroring the convenience found by purchasers of the mercantile homes.<sup>98</sup> Visually, the plants were a curated assemblage of modernist imagery, from breezeblock screenwalls, folded plate and butterfly-shaped concrete roofs, and built-in planters, to adventuresome canopies held aloft on sculptural columns. The most eye-catching element of the park was its entrance, conceived in the spirit of a World's Fair: a 110-foot parabolic arch, covered in yellow Vermont marble chips embedded in an acrylic-epoxy matrix and gold aluminum fleck that produced a glittering effect.<sup>99</sup> Designed by Charles Giller and Walter C. Harry Associates, Webb labeled it the **Arch of Industry** (1963), and it was meant to symbolize Miami's impending industrial future.

Less design-forward industrial parks flourished along the rail corridor as well, including the **Miami Industrial District** (1955) at NW 183<sup>rd</sup> Street, the **Seaboard Industrial Center** (1957) at 54<sup>th</sup> Street, the **Seaboard Industrial Park** (1960s-70) at 106<sup>th</sup> Street (occupying part of Master Field), and the **Lejeune North Industrial Park** (1973)

at 135<sup>th</sup> Street. The **Poinciana Industrial Park** (1984, formerly Liberty City Industrial Park), the last planned park, was motivated by federally-funded Model City initiatives in Liberty City, and cooperatively developed by Miami-Dade County and New Century Development. Located just west of the Scott Homes, it brought together a multi-cultural group of entrepreneurs and enterprises, like Leasa Industries, the food concern created in Miami by Chinese-Jamaican immigrant George Yap.

Northwest Dade's industrial parks were mostly a multitude of small factories, workshops, warehouses and back offices – the type of small enterprises that were the mainstay of Dade County's economy.<sup>100</sup> These informally organized, and in some cases physically inchoate suburban magnets of activity, many built in parallel with surrounding housing subdivisions, were among the most important centers of employment outside Miami's urban core (although far smaller than the corporate industrial complex behind Miami International Airport). A few corporate headquarters were also located in these parks, like the **Velda Farms Offices and Manufacturing Plant** (c. 1966), in the Miami Industrial District at 181<sup>st</sup> Street. Wray G. Succop's formal design, featuring precast white concrete panels, a loggia of vaulted concrete canopies, and decorative metal screens, was organized to face prominently toward the North-South Highway (current I-95). Other commercial and civic institutions found home in industrial park, like **Cloverleaf Lanes**, (1958, current Bethel Evangelical Baptist Church), and the **Trinity Christian Academy** on NW 2nd Avenue, both in the Miami Industrial District.

Also during these years, Amtrak's **Miami Station** (1978), one of the few major postwar civic works related to railroads, came to be located in the Lejeune North Industrial Park. When passenger train service in the U.S. was nationalized in 1972, the Seaboard Air Line service (Miami's last passenger line after the FEC railroad closed its passenger service in 1968) came under the

purview of **Amtrak**, which planned a new Miami Station to replace the old Seaboard station on NW 7<sup>th</sup> Avenue in Miami.<sup>101</sup> The decision to situate the station in an industrial park was controversial to say the least, opposed by county and city leaders who preferred a site closer to Miami's urban core and served by the county's planned Metrorail. Nevertheless, with federal rail service in jeopardy, the industrial site moved forward. The new station design followed Amtrak's Standard Stations Program (specifically its type 300a model), a federal attempt to put a modern and progressive face on railroad travel after decades of disinvestment.<sup>102</sup> Miami Station had split-faced concrete block walls topped with clerestories, bronze glass curtainwalls, and cantilevered roofs with deep metal-clad fascias. On the interior, the double-height waiting room featured a winding stair that led to a mezzanine waiting room. Ominously, completion of the station was accompanied by the cancellation of two out of the three long-distance lines still serving Miami in the 1980s, a sad coda for the County's once bustling rail industry, depleted by the age of jet travel. By 1978, the station served just one train per day, the Silver Meteor from New York.

### **Dade Junior College North Campus**

As NW 27<sup>th</sup> Avenue emerged as the heart of Miami's burgeoning northwestern suburbs, several of the largest sites along this corridor were appropriated in the 1960s-70s for public facilities. The largest of these was the **Dade Junior College North Campus**, constructed in the 1960s on the site of Masters Field (at one time slated as Miami's principal airport, but abandoned after World War II). Dade Junior, a public community college, was Miami's first state college, created with Federal support in 1959 to expand higher education and opportunity to the greatest number, as a path toward social equality.<sup>103</sup> The college was originally conceived as a segregated institution, with separate White

and Black units; indeed, a Black unit was already developed at Miami Northwestern Senior High in 1959.<sup>104</sup> By the time North Campus, the college's first, opened in 1962, it had become the first integrated Junior College in Florida. As it was further transformed by demographic changes in the 1960s-70s, it became not only the fastest-growing junior college system in the nation, but also a profoundly multi-cultural institution.<sup>105</sup>

North Campus was designed by Pancoast Ferendino Grafton Burnham, commissioned as master planners and architects of the college's multiple campuses (see South Campus in the Southwest Dade corridor). The firm, which was working concurrently with the Dade County Board of Education on public school innovation efforts, employed a unified use of Brutalist architecture throughout the campus to symbolize the public, tropical and modern character of this novel campus. Cast concrete structural elements like columns, waffle-slabs, beamed floor and roof slabs, and expressed concrete stairs were exposed, and mixed with precast concrete wall panels and window frames. To further unify the various buildings, covered walkways, also constructed in concrete, formed a network of "loggias" that surrounded the lake and penetrated between and even through the buildings. The campus design notably dispensed with the pastoral aesthetic of most American collegiate campuses. Instead, monumentally-scaled concrete academic buildings were composed around a long rectangular lake. The importance of the car was also reflected in the overall campus planning, which placed large parking districts in a ring around the pedestrian core of the campus. The campus remains among the best examples of late mid-century Brutalist architecture in Florida.

### **Dade Juvenile Detention Facility**

Another large tract along NW 27<sup>th</sup> Avenue, the site of the former Fritz Hotel/Embry-Riddle Aviation School at NW 33<sup>rd</sup> Street, was

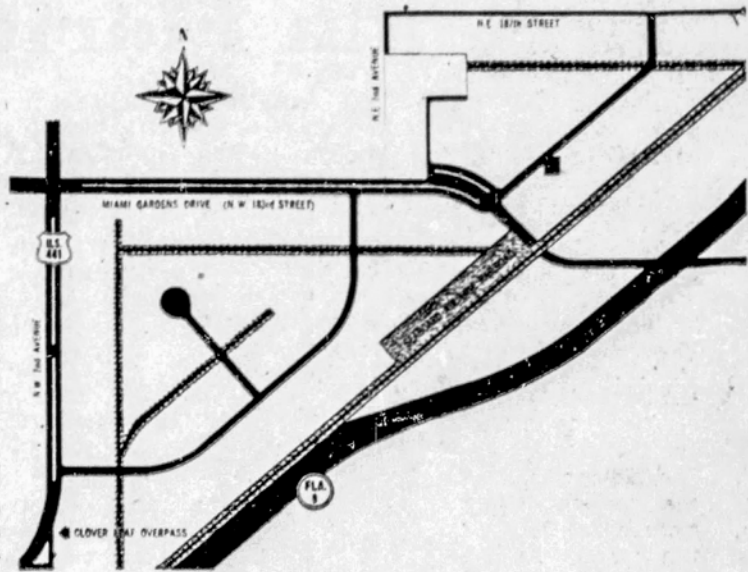
# Plans for Huge North Dade Industrial Area Disclosed

Plans for the area's first fully planned industrial development — 250 acres near the southern terminus of the Florida turnpike in North Dade County — were announced Saturday.

James M. Albert, president of Miami Industrial District, Inc., owner of the land, announced that he is launching a national sales campaign to attract industry to the district.

"When completed the Miami Industrial District will consist of 20 to 25 million dollars worth of well-planned architecturally harmonious industrial plants — giving employment to perhaps 10,000 people," he said.

Albert reported that preliminary negotiations are already underway with some of the largest concerns in the country, as well as with local manufacturers, to acquire industrial sites.



PLOT PLAN OF MIAMI INDUSTRIAL DISTRICT

Miami Industrial District (1955), from "Plans for Huge North Dade Industrial Area Disclosed," *Miami Herald*, August 28, 1955



Rendering of Amtrak's Miami Station (1978), rendering by Scheffer Studio, date unknown



Miller Industries, Sunshine State Industrial Park Archive, date unknown



ARCH OF INDUSTRY is scheduled to be put in place this week William Webb's Sunshine State Industrial Park on the Palmetto Bypass. The 120-foot arch has been constructed by Gemco International, Inc., of Fort Lauderdale and is made of reinforced concrete. A plastic material with marble chips is sprayed on the surface to give it a golden, glittering surface. The spray process was developed by Richard A. Weir and Scott Campbell, both of Fort Lauderdale.

Arch of Industry (1963), Charles Giller and Walter C. Harry Associates, Sunshine State Industrial Park, *Miami Herald*, 1963



Arch of Industry (1963), Charles Giller and Walter C. Harry Associates, from "Skyhook," *Miami Herald*, 1963, photo by Mark Peterschmidt

Sunday, July 2, 1956 THE MIAMI HERALD 2-5

### The Builder With a Plan For Industry

By FREDRIC SHERMAN  
Miami News Writer

TAKING UP where I left off on the cover page story on Broward County Industrial Park in North Dade, I'd like to tell you something about William C. Webb, the man heading the group making a big push for an idea which is being called the Sunshine State Industrial Park.

The first time I came across his name was in "The Builder's Plan" and general section which is edited by Bill G. Giller. This was a story with pictures about the Webb Construction Co. making up light manufacturing plants that looked like some of the more modern things. However, these plants had a special feature which was emphasized for the landscaping and for the most part that other than the modern architecture, lighting and decoration.

Webb is a man who has a plan for the new industrial park.

**Apprentice Carpenter to Boss**

WEBB WAS BORN in Key West in 1923. His father was a power company with Pan American. His mother is Mrs. Martha Webb, principal of Coral Gables Elementary School. Webb was studying architecture at the University of Florida when the Navy asked him to active duty in World War II. He returned to the university, his military on campus had no effect. He wanted to be a builder.

He worked with Frank Bennett as an executive architect, became a draftsman before he moved over to Hamilton Construction as a superintendent. In 1950, he formed his own company.

Webb has a list of design and service, but he has no experts to carry out these ideas. Architects, engineers, electricians and landscape have tried to create the picture that he has in mind.

He is an active member of civic groups in North Dade where he lives with his wife, Allen, and their two sons.

**Trend of Decentralization**

WHAT IS IT he is going to build in North Dade near the terminus of the Florida Turnpike? What is an industrial park?

Well, they aren't new. There are more than 120 in this country. There are 10 in England. There are 100 in Italy and 10 in France. There are 10 in the United States. Webb is planning in Fort Lauderdale something in Webb's style. It will be built in 1956, when the Sunshine State Industrial District was formed in Florida. It is a plan for the North Dade City Industrial District was organized. Webb, who has been successful in the city, will be the industrial center organized because of the general trend of decentralization in business.

Large companies realize the value of having branches near sources of raw material and labor supplies. And there are the savings to be made in shipping costs.

The management of each a district can offer services that include architectural design, construction, financing, legal, public relations, handling utilities, police and fire protection, recreation and maintenance.

**Why Industry Is Attracted**

WEBB CAN COMPLETE the list of the advantages of the industrial park to the manufacturer.

It offers a complete industrial center with available locations. The cost is a lot of money. And the cost is to avoid the trouble of making gas line with industrial property along railroad tracks.

Manufacturers are attracted to areas in location of ready facilities, and a higher type of business is attracted.

The use of existing utilities to bring areas in located in the package deal.

Competition is reduced in the downtown business district.

**The Big Boys Look Our Way**

SOUTH FLORIDA is growing faster than any other major state in the Union. Industrial leaders have been watching this growth carefully. Certainly, but another area has a big industrial center. There are 10 in the state. It is ready to spend big money to take advantage of this new industrial center.

The industrial park offers the industrial compatible neighbors, modern facilities and a high type of business. It offers the savings possible in location and it offers the savings possible in location.

And Webb is not satisfied that he can sell his own property. The industrial park must be given to someone, he said. "The park must be sold by financing, but outside in design. It must be ready to go. In fact it must be an attraction.

The developer takes on the responsibility of the park. The Webb's master plan calls for the use of the Sun Belt and the Turnpike. The other side will be the parkway and green grass.

### The Present and The Future

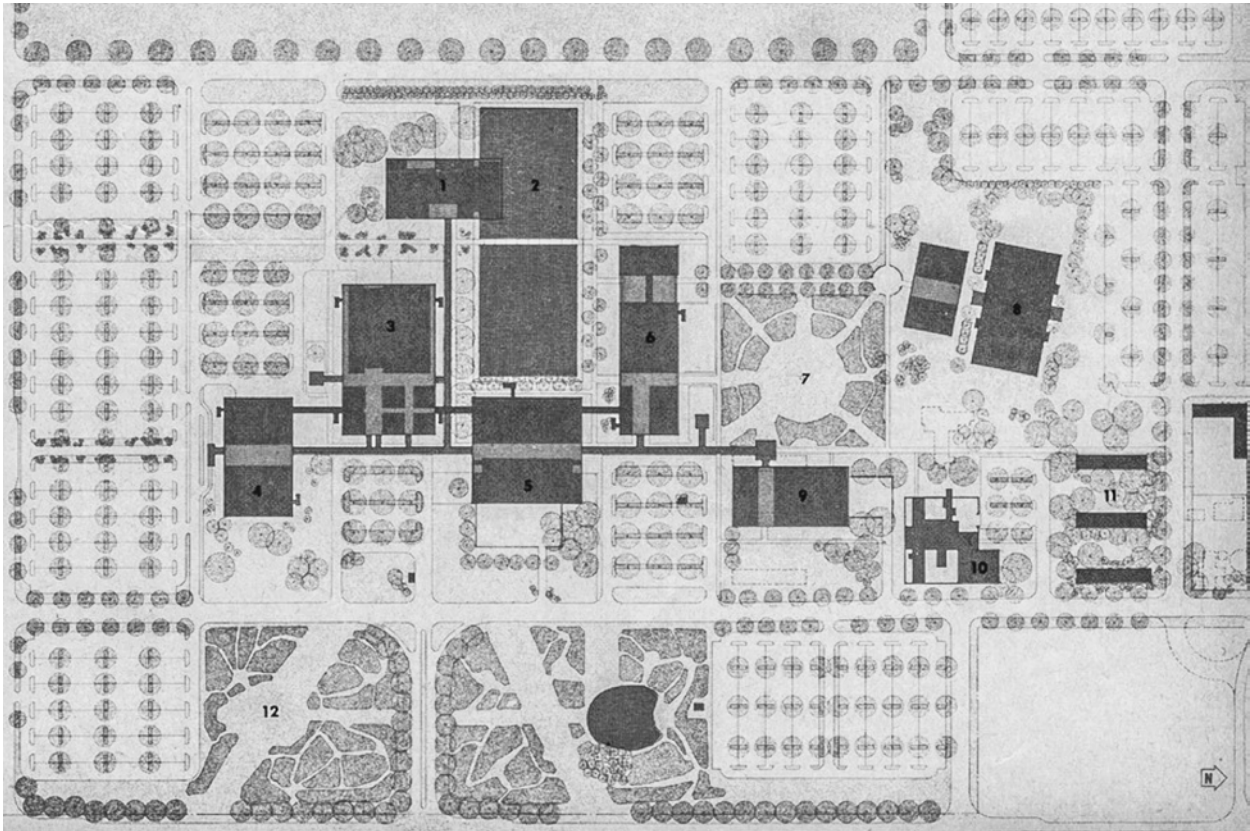
Webb Construction Co. Headquarters in North Miami

At Left is the Executives Club for Industrial Park. Covered Walkway Leads to the Bowling Alley

This Factory in North Miami is Typical of the Work Done by William Webb's Company

Architect Charles Giller's Rendering of the Bank Planned for the Industrial Park

Industrial buildings, from Fredric Sherman, "the Builder With a Plan for Industry, *Miami Herald*, July 24, 1956



Miami-Dade Junior College North Campus Master Plan (1960s), Pancoast Ferendino Grafton Burnham, *Architectural Record*, November 1967, p. 163



Miami-Dade Junior College North Campus (1960s), Pancoast Ferendino Grafton Burnham, Miami Dade College Archives, 1964

appropriated to create the **ht** (1977). Pancoast Ferendino Grafton, the prominent Miami firm that designed the nearby Dade Junior College campus, used a related architecture of exposed concrete, geometric architectural forms, and internalized patios to create a campus devoted legal process and to detention.

The two-story School Police Building sat behind a large plaza facing NW 27<sup>th</sup> Avenue, which was connected through an open loggia to the building's central patio. The rear portion of the complex was devoted to the novel detention facility, which deployed nine semi-circular residential pods clustered around four small courtyards, and one large central green. The "cottage-type concept" had a monastic quality. Painted white and cinnamon-brown, the complex was, according to the *Miami Herald*, "a bright sprawling project full of clever architectural solutions to confinement problems – opened."<sup>106</sup>

### **Golf Park Becomes Westview, a Jewish Social Center**

The Golf Park County Club and surrounding residential subdivision, among Northwest Miami's most ambitious Boom-era projects, were also among its most notable Depression-era failures. Their reinvention following WWII demonstrates both the enduring social segregation of postwar era, and the strikingly different postwar context of residential development.

The grand country club, mostly finished by the late 1920s, had been largely abandoned in the 1930s-40s. During this time, it was used as a gambling casino, and during the war as housing, while the golf course had become a trailer park for workers at nearby Masters Field. In 1948, however, the club building and golf course were purchased anew by a group of Jewish businessmen, including Arthur Ungar, Mitchell Wolfson and Leonard Abbess, and reopened as the **Westview Country Club**. Despite the great social changes that reduced Jewish exclusion in resorts and upscale subdivisions, Jews remained

restricted from private clubs like the Riviera Country Club in Coral Gables, and the La Gorce Country Club and Bath Club in Miami Beach. Westview quickly gained prominence as a Jewish social center (see General Context). Its updated and expanded golf course were opened to guests at Miami Beach's Fontainebleau and Americana hotels, which also catered to a strongly Jewish clientele.<sup>107</sup> With the gradual opening of Miami's other clubs, the need for a Jewish social club waned, and Westview was closed in 1908. A phased redevelopment of the golf course into industrial and residential development began in the early 2020s.

Around the golf course, meanwhile, the grand pretensions of the unbuilt Golf Park Subdivision were abandoned after WWII. The subdivision was re-platted in the spirit of the day (and context) by James Albert, a pioneer in low-cost construction in South Florida. **Golf Estates** (1951), a modest community of 276 GI homes,<sup>108</sup> was designed by Edward T. Rempe, and offered 700-square foot structures with masonry walls, glass jalousie windows and doors, and shallow gabled roofs.

### **Calder Race Track**

In 1971, on the northern frontier of Dade County, the **Calder Race Track** was built in the rising Lake Lucerne neighborhood. Before construction of the Hard Rock Stadium in 1987, touristic facilities of this scale were rare in North Dade, an area better known for its housing and industry (the prewar Miami Jai Alai Fronton and it surrounding clubs were built much farther south on NW 36<sup>th</sup> Street, serving the touristic axis between downtown Miami and Hialeah). Highways, however, changed the mobility calculus, and the intersection near the Broward County line of the **Sunshine State Parkway** (1957, current Florida Turnpike) with the planned **South Dade Expressway** (1975, current Florida Turnpike Extension) were suddenly at the center of a high-speed network serving both Dade and Broward counties.

The only major postwar hippodrome built in Dade County in the postwar era, Calder was built to meet rising tourist expectations of climate-controlled experiences. The smooth glass cube of architect Stefan Zachar's nearly 10-story high clubhouse enclosed fully air-conditioned tiers of grandstand as well as the park's pari-mutuel betting emporium (thanks to four 285-ton AC chillers in the basement). Even the track's 1,200 horse stalls, built to boost the local thoroughbred horse breeding industry were, like most Miami condominiums, air-cooled. The climate controlled equestrian complex, built by developer Stephen

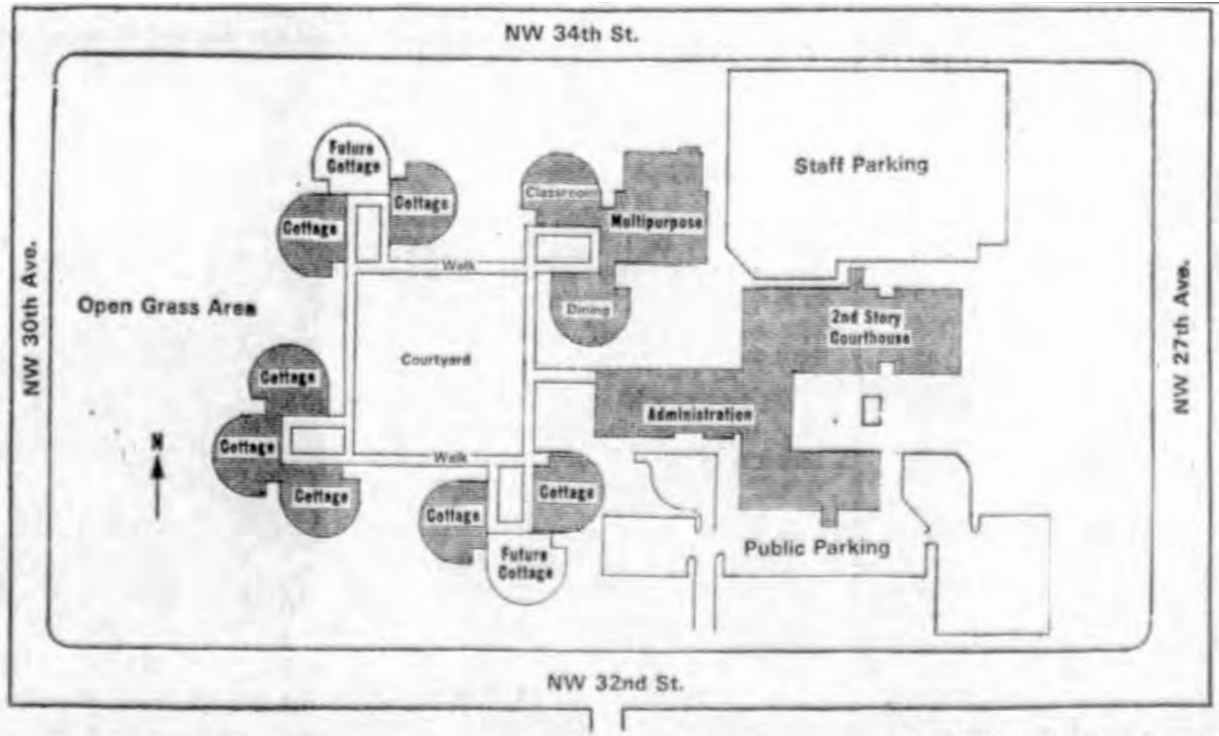
Calder and William L. McKnight, the former chairman of Minnesota Mining and Manufacturing Company (3M), was conceived as a summer racing venue and as a replacement for Tropical Park, also owned by McKnight (See Tropical Park in Southwest Corridor). McKnight's 3M corporation contributed a novel synthetic all-weather track surface called Tartan, making Calder an innovator in modern track racing. Zachar's glass clubhouse was torn down in 2015, and the track and ancillary facilities were demolished during the writing of this report.



**Crowd at Calder Race Course (1971)**, HistoryMiami Museum, *Miami News* Collection, July 4, 1973, photo by Leo Fruttkoff



**Calder Race Course (1971)**, HistoryMiami Museum, *Miami News* Collection, 1989, photo by Miami-Metro Department of Publicity and Tourism



Drawing of Juvenile Justice Center (1977), Pancoast Ferendino Grafton, from John Williamson, "New 112-Bed Youth Hall Will Be Outmoded in 20 Years, Experts Say," *Miami Herald*, May 16, 1976



Juvenile Justice Center (1977), Pancoast Ferendino Grafton, from Rob LaBrecque, "Youth Hall: From Bad to Waste?," *Miami Herald*, January 6, 1977, photo by Bob wast



## End Notes

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- 4 Advertisement for Alhambra Heights, *Miami News*, September 6, 1925.
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- 6 For a deeper understanding of early Black suburban communities in northwest Dade, see N.D.B. Connolly, *A World More Concrete: Real Estate and the Remaking of Jim Crow South Florida*; Marvin Dunn, *Black Miami in the Twentieth Century*; Raymond Mohl, "Whitening Miami."
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- 26 "Bulldozers Busy Where Cows Once Grazed Separately," *Miami Herald*, February 7, 1954.
- 27 "Homes For Retired People Built In Northwest Section," *Miami News*, January 4, 1953.

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98 Webb's package plan was "based on the theory that a single company, devoted to service industry, can find sites, develop the land, design, engineer buildings and finance the project," from "Mills Now Built on 'Package Plan,'" *New York Times*, January 3, 1956, in Shulman, "Garden City of Enterprise."

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102 "The Amtrak Standard Stations Program," found online at <https://web.archive.org/web/20130321014720/http://history.amtrak.com/blogs/blog/creating-a-visual-identity-the-amtrak-standard-stations-program>. The Amtrak station in Minneapolis-St. Paul was reputedly designed according to the same model.

103 Arthur M. Cohen and Florence B. Brawer. *The American Community College* (San Francisco: Jossey-Bass Publishers, 1996, quoted in Richard L. Drury, "Community Colleges in America: A Historical Perspective," *Inquiry*, Volume 8, Number 1, Spring 200, Accessed online at <https://files.eric.ed.gov/fulltext/EJ876835.pdf>

104 Dunn, *Black Miami in the Twentieth Century*, p. 239. Also, author interview with Dr. Marvin Dunn, December 9, 2022.

105 Dade Junior College enrolled more freshmen than the Florida's large state universities, University of Florida, Florida State University and the University of South Florida combined. <https://www.mdc.edu/about/history.aspx> accessed July 22, 2022.

106 Cathy Lynn Grossman, "Youth Center's Sleekness Conceals Built-In Security," *Miami Herald*, January 6, 1977.

107 The 9-hole golf course, redesigned by golf architect Dick Wilson in the late 1940s, was expanded south of Gratigny Road by golf architect Mark Mahannah into an 18-hole course in 1957. For an authoritative account of Jewish life in postwar Miami, see also Deborah Dash Moore, *To the Golden Cities: Pursuing the American Jewish dream in Miami and L.A.* (Cambridge: Harvard University Press, 1996).

108 James Albert was simultaneously involved in building Black GI subdivisions in Eleanor Park and Biscayne River Gardens

Single Family Homes and Duplex Homes in Northwest Dade



Home, Halock No 2 (1940)



Home, Pine Hgts (1950)



Home, Acme Gulfair (1945)



Home, Bunche Park (1950)



Home, East Gulfair (1949)



Home, Bunche Park (1951)



Home, Bunche Park (1951)



Home, Riverdale Ests Sec 2 (1960)



Home, Golf Park Sec 1 (1961)



Home, Riverdale Ests Sec 2 (1960)



Home, Golf Park Sec 1 (1972)



Duplex home, East Gulfair (1971)

Townhomes and Patio Homes in Northwest Dade



Townhomes, Vista Verde Townhouse Sec B (1972)



Townhomes, Vista Verde Townhouse Sec B (1972)



Patio Homes, Leslie Estates (1972)



Patio Homes, Leslie Estates (1972)



Patio Homes, Leslie Estates (1972)

## Multifamily Housing in Northwest Dade



**Garden Apartments, 1049 NW 95th St (1947)**



**Garden Apartments, 740 NW 95th St (1963)**



**Garden Apartments, 790 NW 95th St (1965)**



**Lakeshore Presidential Apartments, 1029 NW 95th St (1966)**



Public Housing and Trailer Parks in Northwest Dade



Solivette Low Rent Housing Project, 6321 NW 25th Ave (1962)



Affordable Housing, 2505 NW 61st St (1976)



Affordable Housing, 6239 NW 24th Ave (1966)



Affordable Housing, 2600 NW 65th St (1966)



Colonial Acres Mobile Home Park, 9674 NW 10th Ave (1965)

Shopping Plazas in Northwest Dade



Bunche Park Plaza - Shopping Plaza – Island Tings, 15978 NW 27th Ave (1960)



Shopping Plaza, 11812 NW 11th Ave (1969)



Miami Gardens Plaza, 18361 NW 27th Ave (1958)

Shopping Center (Northside Shopping Center) in Northwest Dade



Northside Northside Shopping Center, 7900 NW 27th Ave (1960)



Northside Shopping Center, 7900 NW 27th Ave (1960)



Northside Northside Shopping Center, 7900 NW 27th Ave (1960)

Commercial (119th st) in Northwest Dade



**Bravitno Supermarket**, 1360 NW 119th St (1952)



**Wilson's TV Sales and Services**, 1284 NW 119th St (1953, current Eglise De Dieu De La Grace)



**Tropical Lanes Bowling**, 2121 NW 119th St (1955, current Church)



**Perfect Finish Hair Salon**, 1269 NW 119th St (1955)



**Zarra School of Dancing**, 1215 NW 119th St (1956, current Robert Kitchen Cabinets)



**Van Orsdel Gratigny Road Mortuary**, 770 NW 119th St (1957, current Grace Funeral Home)



**AATCO Auto Diagnostic Clinic**, 1661 NW 119th St (1960, current Iglesia Monte Calvario)



**Chef Creole Restaurant**, 1392 NW 119th St (1972)

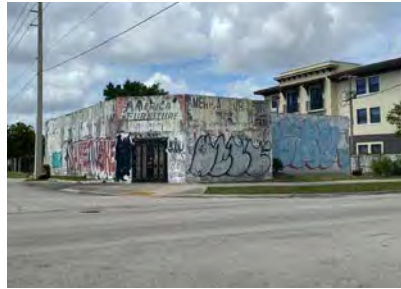


**Tomboy Club**, 1130 NW 119th St (1961, current Innocent Beauty Salon)

Commercial (18th Avenue, Broadway) in Northwest Dade



**Sports Bar**, 6209 NW 18th Ave (1925)



**Edmondson's Grocery**, 2300 NW 62nd St (1937, current America Furniture)



**Club 18**, 6701 NW 18th Ave (1936, current The Future E. Food Market)



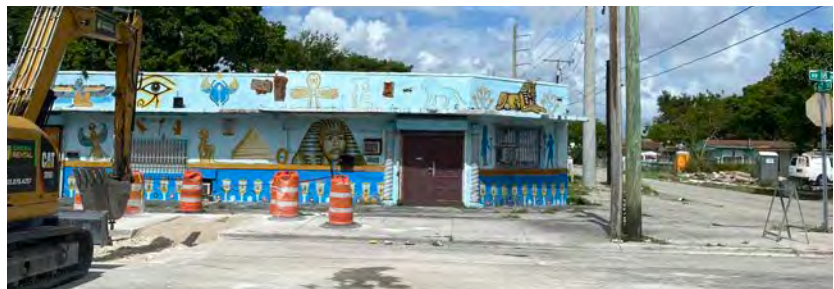
**Sips Café**, 6715 NW 18th Ave (1937)



**Hotel Motel Prestige Place**, 6257 NW 18th Ave (1939)



**Star General Store**, 6728 NW 18th Ave (1945, current Hope For Tomorrow Inc. Community Outreach Ministries)



**Joe's Market**, 6670 NW 18th Ave (1950, current Store)



**Smith Sundries**, 6704 NW 18th Ave (1947, current Store)



**Ponter's Place**, 6214 NW 18th Ave (1953, current Broadway Art District)



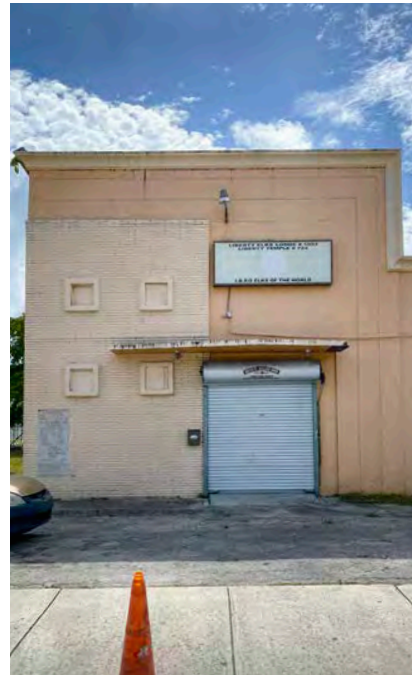
**Beck's Barber Shop**, 6612 NW 18th Ave (1952, current Sportz Kutz Unisex Salon - Beauty Salon)



**Lula's Cafe**, 6329 NW 18th Ave (1951, current Shaun Food Market)



**Hall's Poolroom**, 6310 NW 18th Ave (1958, current King's Market)



**Elks Club**, 6525 NW 18th Ave (1956)



**Duplex House**, 6840 NW 18th Ave (1953, current Broadway Place)



**Convenience Store**, 6800 NW 18th Ave (1961)



**18 Ave Market**, 6606 NW 18th Ave (1969)

Commercial (27th ave) in Northwest Dade



**Royal Palm Insurance Agency Inc**, 9900 NW 27th Ave (1949)



**Toni's Restaurant**, 11401 NW 27th Ave (1954, current Liquor Mart 8)



**Sheri Restaurant**, 16595 NW 27th Ave (1957)



**Luby Chevrolet**, 9200 NW 27th Ave (1960, current Retail Chevy (closed))



**Royal Funeral Services Inc**, 17475 NW 27th Ave (1961)



**Kentucky Fried Chicken**, 15850 NW 27th Ave (1969, current Hook Fish And Chicken)



**Honda/Suzuki**, 11391 NW 27th Ave (1965, current Store)



**Burger Face**, 16280 NW 27th Ave (1966, current First Rastafari Church - Day care)



**Scarlett Auto Sales**, 10134 NW 27th Ave (1946)



**Phillips 66**, 17501 NW 27th Ave (1958, current Al's Auto Services Center)



**National Bank of Commerce**, 3275 NW 79th St (1960, current OneUnited Bank)



**National Tire & Auto Center**, 12201 NW 27th Ave (1966)



**Dental Health Building**, 17301 NW 27th Ave (1965, current Great Expressions Dental Centers - North Dade)



Commercial in Northwest Dade



Everlyn's Bar, 2230 NW 62nd St (1947, current Karibea Good Food)



Cafe Ru Ri - Chinese Food, 2201 NW 95th St (1955)



U-Tote'm, 2603 NW 175th St (1962, current Forever 22)



Big Burger, 1605 NW 95th St (1963, current Manhertz Bail Bonds)



Royal Castle, 2700 NW 79th St (1966)



Metro Automotive Paint & Supply, 3451 NW 79th St (1969, current Brothers RV Inc)

Hotels and Motels in Northwest Dade



**Hampton House**, 4240 NW 27th Ave, Miami-Dade County Historic Site (1955)



**Holiday Inn**, 21485 NW 27th Ave (1973, current Stadium Hotel)



**Hi Lu-Wa Park**, 3520 NW 79th St (1950)



**Georgette's Tea Room**, Miami-Dade County Historic Site (1950)

## Religious in Northwest Dade



**St James AME Church**, 1845 NW 65th St (1940)



**Mormon Chapel**, 1350 NW 95th St (1955, current New Shiloh Missionary Baptist Church)



**Church**, 1595 NW 119th St (1946-1957)



**Kaiser & Lee, Realtors**, 1151 NW 119th St (1955, current Lee Chalet Convalescent Home/Church Of God Pillar Of Truth)



**First Free Will Baptist Church**, 9101 NW 29th Ave (1959-1960, current Bradmore SDA Church)



**Metropolitan AME Church**, 1778 NW 69th St (1954)



**Janie M. Fryson Fellowship Hall, 1769 NW 119th St (1960)**



**Mt. Tabor Baptist Church, 1701 NW 66th St (1963, current Iglesia De Dios Pentecostal)**



**Central Church of the Nazarene, 1300 NW 95th St (1964)**



**Apostolic Church of Jesus Christ, 1855 NW 119th St (1965, current Bethel Apostolic Temple)**



**Church of Christ Miami Gardens, 2270 NW 184th St (1966)**



**Anna's Sandwich Shop, 1165 NW 119th St (1967, current Hispano American Church)**



**Walker Temple Church of God in Christ, 1781 NW 69th Ter (1972)**



**First Deliverance Fellowship Inc. Church, 2683 NW 65th St (1983)**

## Industrial in Northwest Dade



**Sunshine State Industrial Park Arch of Industry**, NW 13th Ave & NW 167 St., Miami-Dade County Historic Site (1964)



**The Nevamar Co.**, 3671 NW 81st St (1965, current Eco Recycling)



**Amtrak Station**, 8303 NW 37th Ave (date unknown)

Civic in Northwest Dade



**Boxing Center Youth Club House, 6940 NW 27th Ave (1957)**



**Miami Job Corps Center, 3050 NW 183rd St (1970)**



**Miami Job Corps Center, 3050 NW 183rd St (1970)**



**United States Postal Service Gratigny Branch, 995 NW 119th St (1980)**



**Marine Corps Reserve Training Center. Jesus Loves Me International Ministries, 6600 NW 27th Ave (1973)**



**North Dade Regional Library, 2455 NW 183rd St (1979)**



**Park, 2119 NW 62nd St (Unknown)**



**Bus Stop, NW 62nd St and NW 22nd Ave (Unknown)**

## Cemeteries in Northwest Dade



**Lincoln Memorial Park**, 3001 NW 46th St, Miami-Dade County Historic Site (1924)



**Lincoln Memorial Park**, 3001 NW 46th St, Miami-Dade County Historic Site (1924)



**Evergreen Memorial Park**, 3055 NW 41st, Miami-Dade County Historic Site (1950)



**Evergreen Memorial Park**, 3055 NW 41st, Miami-Dade County Historic Site (1950)



**Oaklawn Pet Cemetery**, 2101 NW 95th Street Miami, by Charls Pusey (1940)

Calder Race Track in Northwest Dade



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



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



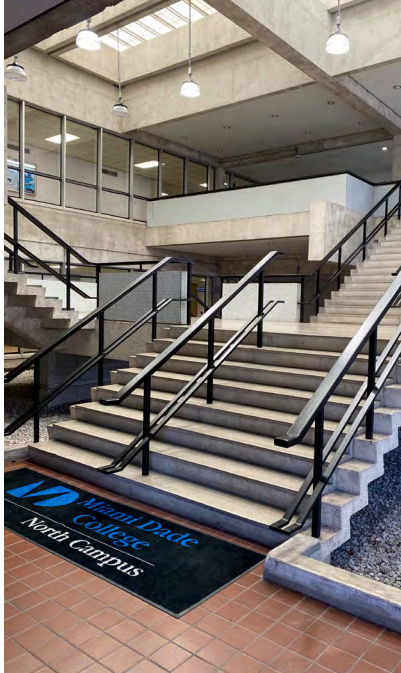
Calder Race Track, 21001 NW 27th Ave (1971)



Miami-Dade College North Campus (current Dade Junior College) in Northwest Dade



MDC North Campus, 11380 NW 27th Ave (1972)



**MDC North Campus, 11380 NW 27th Ave (1972)**



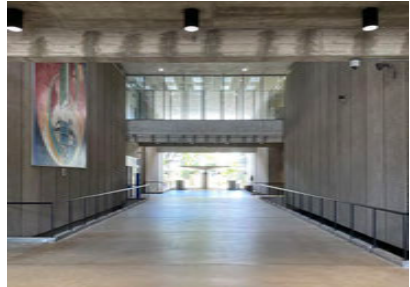
**MDC North Campus, 11380 NW 27th Ave (1972)**



**MDC North Campus, 11380 NW 27th Ave (1972)**



**MDC North Campus - Nathaniel Traz Powell Football Stadium, 11380 NW 27th Ave (1963)**



**MDC North Campus, 11380 NW 27th Ave (1972)**



**MDC North Campus, 11380 NW 27th Ave (1972)**



**MDC North Campus, 11380 NW 27th Ave (1972)**

# Northwest Dade Shortlist

| Site ID | Site Name   | Address               | Subdivision  | Survey Area                       | Construction/<br>Plat Date | FEMA<br>Flood | Style                      | Theme   | Level of<br>Significance |
|---------|---|-----------------------|--|-----------------------------------|----------------------------|---------------|----------------------------|---|--------------------------|
| DA06525 | Miami Canal<br>(Resource Group)   | Miami Canal           | No Data  | Melrose<br>Heights                | 1920s                      | O             | Not Applicable             | Infrastructure/Bridge,<br>Canal, Electrical, Rail &<br>Air, Telephone, Water &<br>Sewer | High                     |
| DA09698 | CBI Pre Treatment Waste<br>Water Plant  | 3033 NW N River<br>Dr | No Data  | Melrose<br>Heights                | 1947                       | O             | Postwar Modern             | Infrastructure/Bridge,<br>Canal, Electrical, Rail &<br>Air, Telephone, Water &<br>Sewer | High                     |
| DA20011 | Juvenile Justice Center   | 3240 NW 27th<br>Ave   | Fritz Hotel  | Melrose<br>Heights                | 1977                       | O             | Postwar Modern             | Civic/Governmental  | High                     |
| DA20012 | Century Supermarket   | 3395 NW 32nd<br>Ave   | Melrose Hgts Sec 4   | Melrose<br>Heights                | 1974                       | O             | Postwar Modern             | Commercial/Retail   | Medium                   |
| DA20013 | Ukrainian American Hall<br>Current Ukrainian<br>Dancers of Miami                                  | 3595 NW 35th St       | Melrose Hgts Sec 5   | Melrose<br>Heights                | 1960                       | O             | Postwar Modern             | Civic   | Medium                   |
| DA20014 | Melrose Elementary  | 3050 NW 35th St       | Melrose School Plat  | Melrose<br>Heights                | 1947                       | O             | Neo<br>Mediterranean       | Education   | High                     |
| DA22434 | Blanton Properties<br>(Resource Group)  | Various               | Blanton Properties   | Melrose<br>Heights                | 1956                       | O             | Mixed                      | Industrial Park   | Medium                   |
| DA22435 | Trailer Park<br>(Resource Group)  | 3620 NW 30th<br>Ave   | Druid Hgts Amd   | Melrose<br>Heights                | 1941                       | X             | Mixed                      | Trailer and Mobile<br>Home Park   | Medium                   |
| DA22436 | Lauraville<br>(Resource Group)  | Various               | Lauraville   | Melrose<br>Heights                | 1955                       | O             | Mixed                      | Industrial Park   | Medium                   |
| DA22437 | Melrose Heights<br>(Resource Group)   | Various               | Melrose Hgts 3Rd Sec<br>Melrose Hgts Sec 4<br>Melrose Hgts Sec 5   | Melrose<br>Heights                | 1924                       | O             | Mixed                      | Prewar Subdivision  | High                     |
| DA22440 | Shaws Terminal<br>(Resource Group)  | Various               | Shaws Terminal Amd   | Melrose<br>Heights                | 1929                       | O             | Mixed                      | Industrial Park   | Medium                   |
| DA20006 | Jones Yacht & Ship<br>Brokers   | 3399 NW S River<br>Dr | STREAMLAND GDNS  | Miami<br>International<br>Airport | 1954                       | O             | Not Applicable             | Industrial  | Medium                   |
| DA20007 | Sheraton  | 3900 NW 21st St       | Weiser-Leifton Sub   | Miami<br>International<br>Airport | 1976                       | O             | Corporate<br>Modern        | Hotel   | Medium                   |
| DA20008 | Embry Riddle<br>Aeronautical<br>Institute/George T. Baker<br>Aviation Technical<br>College        | 3275 NW 42nd<br>Ave   | No Data  | Miami<br>International<br>Airport | 1958                       | O             | Postwar Modern             | Education   | High                     |
| DA22441 | Airport Industrial Park<br>(Resource Group)   | Various               | Industrial Airport Sub<br>Industrial Park No 1<br>Bertram<br>Le Jeune Terminals<br>Le Jeune Terminals 1St Add<br>Le Jeune Terminals 2Nd Addn<br>Le Jeune Terminals 7Th Addn<br>Stromberg Cdr | Miami<br>International<br>Airport | 1962                       | O             | Mixed                      | Industrial Park   | Medium                   |
| DA22442 | Grapeland Heights<br>(Resource Group)   | Various               | Grapeland Hgts<br>Grapeland Hgts 2Nd Sec<br>Grapeland Hgts Sec 3 Rev   | Miami<br>International<br>Airport | 1925                       | O             | Mixed                      | Industrial Park   | Medium                   |
| DA09702 | Earlington Heights<br>Elementary  | 4750 NW 22nd<br>Ave   | No Data  | Brownsville                       | 1925                       | X             | Masonry<br>Vernacular      | Education   | High                     |
| DA15172 | Lincoln Memorial Park   | 3001 NW 46th St       | Lincoln Memorial Park Sec A  | Brownsville                       | 1967                       | X             | Not Applicable             | Cemetery  | High                     |
| DA20016 | One Stop Accounting<br>Services Inc   | 4948 NW 27th<br>Ave   | Browns Sub Amd   | Brownsville                       | 1950                       | X             | Mixed, none<br>dominant    | Commercial/Retail   | High                     |
| DA20017 | E Wash Laundry  | 4900 NW 27th<br>Ave   | Browns Sub Amd   | Brownsville                       | 1951                       | X             | Postwar Modern             | Commercial/Retail   | Medium                   |
| DA20018 | Antioch Baptist Church  | 2799 NW 46th St       | Browns Sub Amd   | Brownsville                       | 1984                       | X             | Mixed, none<br>dominant    | Religious   | High                     |
| DA20019 | Church  | 2994 NW 48th St       | Browns Sub Amd   | Brownsville                       | 1965                       | X             | Mixed, none<br>dominant    | Religious   | High                     |
| DA20020 | Sheyes Learning Center<br>and Elementary School   | 3038 NW 48th Ter      | Home Owners Paradise   | Brownsville                       | 1953                       | O             | Mixed, none<br>dominant    | Education   | Medium                   |
| DA20021 | House of God  | 3151 NW 44th St       | Lauraville Gdns  | Brownsville                       | 1965                       | X             | Contemporary               | Religious   | Medium                   |
| DA20023 | Lorah Park Elementary   | 5160 NW 31st<br>Ave   | Lorah Park Elementary School Site  | Brownsville                       | 1966                       | X             | Masonry<br>Vernacular      | Education   | Medium                   |
| DA20024 | House   | 2901 NW 50th St       | No Data  | Brownsville                       | 1963                       | X             | Contemporary               | Postwar Single Family<br>Home   | Medium                   |
| DA20026 | Brownsville Elementary<br>School/Dr. Dorothy<br>Bendross Mindingall<br>Social- Economic Institute | 5120 NW 24th<br>Ave   | No Data  | Brownsville                       | 1968                       | X             | Masonry<br>Vernacular      | Education   | High                     |
| DA20027 | Apartment Complex   | 2295 NW 46th St       | No Data  | Brownsville                       | 1959                       | X             | Catwalk/Postwa<br>r Modern | Multifamily/Apartment<br>Building and Complex   | Medium                   |
| DA20028 | Units   | 3151 NW 53rd St       | Seminole Lawn Hgts   | Brownsville                       | 1958                       | X             | Postwar Modern             | Multifamily/Garden<br>Apartments  | Medium                   |
| DA20029 | Brownsville Middle School   | 4899 NW 24th<br>Ave   | Star Villa   | Brownsville                       | 1949                       | X             | Postwar Modern             | Education   | High                     |

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| DA20645 | Browns Subdivision<br>(Resource Group)  | Various             | Browns Sub Amd  | Brownsville  | 1921                       | X             | Mixed                               | Prewar Subdivision                           | High                     |
| DA20646 | Brownsville Gardens<br>Condo Public Housing<br>(Resource Group)                       | 3245 NW 46th St     | Brownsville Gardens Condo                                     | Brownsville  | 1952                       | X             | Masonry<br>Vernacular               | Multifamily/Garden<br>Apartments             | High                     |
| DA20647 | Causeway Park<br>(Resource Group)   | Various             | Causeway Park   | Brownsville  | 1925                       | X             | Mixed                               | Prewar Subdivision                           | Medium                   |
| DA20648 | Ward Tower and James E<br>Scott Community<br>Association Building<br>(Resource Group) | 2200 NW 54th St     | Dade County H.U.D. Housing                                    | Brownsville  | 1975                       | X             | Late Modern                         | Public Housing/Assisted<br>Housing           | Medium                   |
| DA20649 | Gevertz Park<br>(Resource Group)  | Various             | Gevertz Park  | Brownsville  | 1955                       | X             | Ranch                               | Postwar Tract Home<br>Subdivision            | Medium                   |
| DA20650 | Gladeview<br>(Resource Group)   | Various             | Gladeview<br>Gladeview 1St Addn                               | Brownsville  | 1954                       | X             | Ranch                               | Postwar Tract Home<br>Subdivision            | Medium                   |
| DA20651 | Homeowners Paradise<br>(Resource Group)   | Various             | Home Owners Paradise<br>Homeowners Paradise 1St Addn          | Brownsville  | 1940                       | X             | Mixed                               | Postwar Built-out of a<br>Prewar Subdivision | Medium                   |
| DA20652 | Model Estates<br>(Resource Group)   | Various             | Model Ests Sub No 2<br>Model Ests Sub No 2-Rev                | Brownsville  | 1976                       | X             | Postwar Miami<br>Bungalow           | Postwar Tract Home<br>Subdivision            | Medium                   |
| DA20653 | Monnah Park<br>(Resource Group)   | Various             | Monnah Park<br>Monnah Park 1St Addn                           | Brownsville  | 1926                       | X             | Mixed                               | Postwar Built-out of a<br>Prewar Subdivision | Medium                   |
| DA20654 | Morgan Hill Public<br>Housing<br>(Resource Group)                                     | Various             | Morgan Hill   | Brownsville  | 1976                       | X             | Late Modern                         | Multifamily/Townhouses                       | Medium                   |
| DA20655 | Housing<br>(Resource Group)   | 2622 NW 49th St     | No Data   | Brownsville  | 1949                       | O             | Masonry<br>Vernacular               | Public Housing/Assisted<br>Housing           | Medium                   |
| DA20656 | Affordable Housing<br>(Resource Group)  | Various             | No Data   | Brownsville  | 1958                       | X             | Masonry<br>Vernacular               | Public Housing/Assisted<br>Housing           | Medium                   |
| DA20657 | Affordable Housing<br>(Resource Group)  | 2419 NW 50th St     | No Data   | Brownsville  | 1950                       | X             | Masonry<br>Vernacular               | Public Housing/Assisted<br>Housing           | Medium                   |
| DA20658 | Affordable Housing<br>(Resource Group)  | 4625 NW 24th<br>Ave | No Data   | Brownsville  | 1965                       | X             | Masonry<br>Vernacular               | Public Housing/Assisted<br>Housing           | Medium                   |
| DA20659 | Affordable Housing<br>(Resource Group)  | 2600 NW 48th St     | No Data   | Brownsville  | 1965                       | X             | Masonry<br>Vernacular               | Public Housing/Assisted<br>Housing           | Medium                   |
| DA20661 | Seminole Crest<br>(Resource Group)  | Various             | Seminole Crest  | Brownsville  | 1925                       | X             | Mixed                               | Prewar Subdivision                           | Medium                   |
| DA20662 | Sunny Slope Park Public<br>Housing<br>(Resource Group)                                | Various             | Sunny Slope Park  | Brownsville  | 1965                       | O             | Masonry<br>Vernacular               | Public Housing/Assisted<br>Housing           | Medium                   |
| DA09185 | Liquor Bar/Nightclub<br>Current: Tropicana Bar  | 1057 NW 79th St     | Little River Gdns In Pb 11-19                                 | Liberty City | 1947                       | X             | Masonry<br>Vernacular               | Commercial/Retail                            | Medium                   |
| DA09187 | Yellow Meat Market  | 1005 NW 79th St     | Little River Gdns In Pb 11-19                                 | Liberty City | 1949                       | X             | Masonry<br>Vernacular               | Commercial/Retail                            | Medium                   |
| DA09188 | FJ Body Work Llc  | 1000 NW 79th St     | Ohio Park   | Liberty City | 1951                       | X             | Postwar Modern                      | Automotive/Gas Station                       | Medium                   |
| DA20030 | Jessie Trice Community<br>Health Center, Inc  | 5355 NW 22nd<br>Ave | Community Health Center                                       | Liberty City | 1980                       | X             | Masonry<br>Vernacular               | Clinic                                       | High                     |
| DA20031 | Joe's Market  | 2190 NW 46th St     | Green Acres   | Liberty City | 1986                       | X             | Postwar Modern                      | Commercial/Retail                            | Medium                   |
| DA20034 | Kelsey L. Pharr<br>Elementary   | 2000 NW 46th St     | No Data   | Liberty City | 1988                       | X             | Postwar Modern                      | Education                                    | Medium                   |
| DA20035 | Dorsey High School<br>Education Center  | 7100 NW 17th<br>Ave | No Data   | Liberty City | 1934                       | X             | Masonry<br>Vernacular               | Education                                    | High                     |
| DA20037 | Charles R. Drew<br>Elementary   | 1775 NW 60th St     | Old Liberty City School Site                                  | Liberty City | 1965                       | X             | Masonry<br>Vernacular               | Education                                    | Medium                   |
| DA20038 | Lyn's Cleaners  | 1600 NW 79th St     | Tatum's Sub Of Sw1/4  | Liberty City | 1949                       | X             | Masonry<br>Vernacular               | Commercial/Retail                            | Medium                   |
| DA20663 | Crescent Heights<br>(Resource Group)  | Various             | Crescent Hgts   | Liberty City | 1924                       | X             | Masonry<br>Vernacular<br>Wood Frame | Prewar Subdivision                           | Medium                   |
| DA20664 | Everglades Avenue<br>Heights<br>(Resource Group)                                      | Various             | Everglades Avenue Hgts  | Liberty City | 1925                       | X             | Mixed                               | Postwar Built-out of a<br>Prewar Subdivision | Medium                   |
| DA20665 | Little River Fruit Lands<br>(Resource Group)  | Various             | Little River Fruit Lands<br>Little River Fruit Lands 1St Addn | Liberty City | 1935                       | X             | Mixed                               | Prewar Subdivision                           | Medium                   |
| DA20666 | Little River Gardens<br>(Resource Group)  | Various             | Little River Gdns In Pb 11-19                                 | Liberty City | 1925                       | X             | Mixed                               | Prewar Subdivision                           | Medium                   |
| DA20667 | Bungalow Court<br>(Resource Group)  | 107 NW 11th Ave     | No Data   | Liberty City | 1942                       | X             | Masonry<br>Vernacular               | Multifamily/Bungalow<br>Court                | High                     |
| DA20668 | Olinda Villas Public<br>Housing<br>(Resource Group)                                   | 2141 NW 53rd St     | Olinda Villas   | Liberty City | 1921                       | X             | Masonry<br>Vernacular               | Public Housing/Assisted<br>Housing           | Medium                   |
| DA20680 | Liberty City Broadway<br>(Resource Group)   | Various             | Liberty City  | Liberty City | 1925                       | X             | Mixed                               | Commercial/Retail                            | High                     |

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|---------|--|---------------------|----------------------------------|---------------------|----------------------------|---------------|----------------------------|--|--------------------------|
| DA20681 | Liberty City Subdivision<br>(Resource Group)   | Various             | Liberty City                     | Liberty City        | 1925                       | X             | Mixed                      | Prewar Subdivision                           | High                     |
| DA20039 | Mr Black's Boutique  | 2210 NW 62nd St     | Midway Park                      | Glenwood<br>Heights | 1948                       | X             | Art Deco                   | Commercial/Retail                            | Medium                   |
| DA20040 | Everlyn's Bar (current:<br>Karibea Good Food)  | 2230 NW 62nd St     | Midway Park                      | Glenwood<br>Heights | 1947                       | X             | Art Deco                   | Commercial/Retail                            | Medium                   |
| DA20041 | Club Royale Current: Soul<br>Saving Discipleship<br>Ministry   | 2275 NW 62nd St     | Orange View Park                 | Glenwood<br>Heights | 1958                       | X             | Postwar Modern             | Commercial/Retail                            | Medium                   |
| DA20042 | Agenoria S. Paschal/<br>Olinda Elementary School   | 5536 NW 21st<br>Ave | Orchard Villa Relief             | Glenwood<br>Heights | 1968                       | X             | Brutalism                  | Education                                    | High                     |
| DA20043 | Martin Luther King<br>Boulevard<br>(Resource Group)  | Various             | No Data                          | Glenwood<br>Heights | 1970                       | X             | Not Applicable             | Commercial/Retail                            | High                     |
| DA20045 | Model City Cultural Arts<br>Center/African Heritage<br>Cultural Arts                                       | 6161 NW 22nd<br>Ave | Ridgeway                         | Glenwood<br>Heights | 1974                       | X             | Late Modern                | Civic  | High                     |
| DA20046 | Operation Re-Entry<br>Program. Current: Liberty<br>City Community Resource<br>Center                       | 2500 NW 62nd St     | Seaboard Hgts                    | Glenwood<br>Heights | 1959                       | X             | Masonry<br>Vernacular      | Civic  | Medium                   |
| DA20669 | Alapat Subdivision<br>(Resource Group)   | Various             | Alapat Sub                       | Glenwood<br>Heights | 1948                       | X             | Postwar Miami<br>Bungalow  | Postwar Tract Home<br>Subdivision            | Medium                   |
| DA20670 | Model City Branch<br>Library/Caleb Center<br>(Resource Group)  | 5400 NW 22nd<br>Ave | Caleb Center                     | Glenwood<br>Heights | 1977                       | X             | Brutalism                  | Civic  | High                     |
| DA20671 | Joliette Plaza<br>(Resource Group)   | 6321 NW 25th<br>Ave | Low Rent Housing Project Fla 5-9 | Glenwood<br>Heights | 1962                       | X             | Masonry<br>Vernacular      | Public Housing/Assisted<br>Housing           | High                     |
| DA20672 | Midway Park<br>(Resource Group)  | Various             | Midway Park                      | Glenwood<br>Heights | 1925                       | X             | Mixed                      | Postwar Built-out of a<br>Prewar Subdivision | Medium                   |
| DA20673 | Orange Ridge Park Public<br>Housing<br>(Resource Group)  | Various             | Orange Ridge Park Resub          | Glenwood<br>Heights | 1966                       | X             | Catwalk/Postwa<br>r Modern | Public Housing/Assisted<br>Housing           | High                     |
| DA20674 | Ridge Crest<br>(Resource Group)  | Various             | Ridge Crest                      | Glenwood<br>Heights | 1924                       | X             | Masonry<br>Vernacular      | Public Housing/Assisted<br>Housing           | Medium                   |
| DA20675 | Seaboard Heights<br>(Resource Group)   | Various             | Seaboard Hgts                    | Glenwood<br>Heights | 1925                       | X             | Late Modern                | Public Housing/Assisted<br>Housing           | Medium                   |
| DA20676 | Syrola Park Public<br>Housing<br>(Resource Group)  | 2412 NW 58th St     | Syrola Pines                     | Glenwood<br>Heights | 1925                       | X             | Masonry<br>Vernacular      | Multifamily/Garden<br>Apartments             | Medium                   |
| DA09715 | Store  | 3101 NW 54th St     | Hialeah Hgts Amd                 | Hialeah<br>Heights  | 1934                       | X             | Art Deco                   | Commercial/Retail                            | Medium                   |
| DA20047 | New Union Grove<br>Missionary Baptist Church   | 2905 NW 62nd St     | 62Nd Street Hgts                 | Hialeah<br>Heights  | 1953                       | X             | Masonry<br>Vernacular      | Religious                                    | Medium                   |
| DA20049 | Dayspring Missionary<br>Baptist Church   | 2991 NW 62nd St     | No Data                          | Hialeah<br>Heights  | 1935                       | X             | Masonry<br>Vernacular      | Religious                                    | Medium                   |
| DA20050 | The Role Model Academy<br>of Excellence/Educational<br>Alternative Outreach<br>Program/Gladeview<br>School | 6210 NW 27th<br>Ave | No Data                          | Hialeah<br>Heights  | 1941                       | X             | Postwar Modern             | Education                                    | High                     |
| DA22422 | Craftsmen's Gardens<br>(Resource Group)  | Various             | Craftsmen's Gdns                 | Hialeah<br>Heights  | 1956                       | O             | Mixed                      | Industrial Park                              | Medium                   |
| DA22423 | Hialeah Heights<br>(Resource Group)  | Various             | Hialeah Hgts Amd                 | Hialeah<br>Heights  | 1927                       | X             | Mixed                      | Prewar Subdivision                           | Medium                   |
| DA22424 | Kay Subdivision<br>Affordable Housing<br>(Resource Group)  | Various             | Kay Sub 1St Addn                 | Hialeah<br>Heights  | 1953                       | X             | Masonry<br>Vernacular      | Public Housing/Assisted<br>Housing           | Medium                   |
| DA22425 | Kinawares Industrial<br>(Resource Group)   | Various             | Kinawares Industrial             | Hialeah<br>Heights  | 1956                       | O             | Mixed                      | Industrial Park                              | Medium                   |
| DA22426 | Midway Homes<br>(Resource Group)   | Various             | Midway Homes                     | Hialeah<br>Heights  | 1946                       | X             | Postwar Miami<br>Bungalow  | Postwar Tract Home<br>Subdivision            | Medium                   |
| DA22427 | Midway Industrial Site<br>(Resource Group)   | Various             | Midway Industrial Sites          | Hialeah<br>Heights  | 1945                       | O             | Mixed                      | Industrial Park                              | Medium                   |
| DA22429 | Seminole Lawn<br>(Resource Group)  | Various             | Seminole Lawn Pb                 | Hialeah<br>Heights  | 1924                       | O             | Mixed                      | Postwar Built-out of a<br>Prewar Subdivision | Medium                   |
| DA15136 | Mt. Tabor Baptist Church<br>(current: Iglesia De Dios<br>Pentecostal)                                      | 1701 NW 66th St     | Liberty City                     | Gladeview           | 1963                       | X             | Postwar Modern             | Religious                                    | High                     |
| DA20053 | St James AME Church  | 1845 NW 65th St     | Liberty City                     | Gladeview           | 1940                       | X             | Mixed, none<br>dominant    | Religious                                    | High                     |
| DA20056 | Metropolitan AME Church  | 1778 NW 69th St     | Liberty City                     | Gladeview           | 1954                       | X             | Masonry<br>Vernacular      | Religious                                    | Medium                   |
| DA20057 | Gwen Cherry Pool   | 2575 NW 71st St     | Mills Sub                        | Gladeview           | 1969                       | X             | Postwar Modern             | Civic  | Medium                   |

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| DA20058 | Dr. Martin Luther King Jr Metrorail Station                                   | 2525 NW 62 St          | Mik Station  | Gladeview   | 1980                       | X             | Brutalism              | Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer | High                     |
| DA20059 | Marine Corps Reserve Training Center. Jesus Loves Me International Ministries | 6600 NW 27th Ave       | No Data  | Gladeview   | 1973                       | X             | Postwar Modern         | Civic  | Medium                   |
| DA20060 | Boxing Center Youth Club House  | 6940 NW 27th Ave       | No Data  | Gladeview   | 1957                       | X             | International Style    | Civic  | Medium                   |
| DA20061 | Poinciana Park Elementary   | 6745 NW 23rd Ave       | No Data  | Gladeview   | 1955                       | X             | Postwar Modern         | Education  | High                     |
| DA20062 | Units   | 6791 NW 22nd Ave       | Orange Ridge   | Gladeview   | 1957                       | X             | Catwalk                | Multifamily/Apartment Building and Complex                                     | Medium                   |
| DA20677 | Liberty City (Resource Group)   | Various                | Comm Liberty City  | Gladeview   | 1924                       | X             | Mixed                  | Postwar Built-out of a Prewar Subdivision                                      | Medium                   |
| DA20678 | Annie Coleman Gardens Public Housing (Resource Group)                         | 6710 NW 26th Ave       | Elizabeth Park Amd   | Gladeview   | 1966                       | X             | Mixed                  | Public Housing/Assisted Housing  | High                     |
| DA20679 | Gardner Park Public Housing (Resource Group)                                  | 6601 NW 25th Ave       | Gardner Park   | Gladeview   | 1938                       | O             | Masonry Vernacular     | Public Housing/Assisted Housing  | Medium                   |
| DA20682 | Lincoln Fields Affordable Housing (Resource Group)                            | 2050 NW 64th St        | Lincoln Fields   | Gladeview   | 1949                       | X             | Catwalk                | Public Housing/Assisted Housing  | Medium                   |
| DA20683 | Norris Everglades Avenue Heights Industrial Zone (Resource Group)             | Various                | Norris Everglades Avenue Hgts Rev                            | Gladeview   | 1931                       | X             | Mixed                  | Industrial Park  | Medium                   |
| DA20684 | Orange Ridge (Resource Group)   | Various                | Orange Ridge   | Gladeview   | 1953                       | X             | Postwar Miami Bungalow | Postwar Tract Home Subdivision   | Medium                   |
| DA20685 | Para Villa Heights (Resource Group)   | Various                | Para Villa Hgts  | Gladeview   | 1958                       | X             | Mixed                  | Prewar Subdivision   | High                     |
| DA20686 | Para Villa Heights Industrial (Resource Group)                                | Various                | Para Villa Hgts Addn Para Villa Hgts 1 St Addn               | Gladeview   | 1956                       | X             | Mixed                  | Prewar Subdivision   | High                     |
| DA20063 | House   | 3130 NW 77th St        | Esta-Su-Casa   | Westgate    | 1959                       | O             | Postwar Modern         | Postwar Single Family Home   | Medium                   |
| DA20064 | Royal Castle  | 2700 NW 79th St        | No Data  | Westgate    | 1966                       | O             | Mimo Commercial        | Commercial/Retail  | High                     |
| DA20065 | Western Triangle Toy Co. Current. Partsmax                                    | 3401 NW 73rd St        | No Data  | Westgate    | 1955                       | O             | Postwar Modern         | Automotive/Gas Station   | Medium                   |
| DA20687 | Central Industrial Sites (Resource Group)                                     | Various                | Central Industrial Sites Sec 2                               | Westgate    | 1951                       | X             | Mixed                  | Industrial Park  | Medium                   |
| DA20688 | Manlynda (Resource Group)   | Various                | Manlynda   | Westgate    | 1950                       | X             | Postwar Miami Bungalow | Postwar Tract Home Subdivision   | Medium                   |
| DA20689 | J Bar J Trailer Ranch (Resource Group)  | 7600 NW 27th Ave       | Para Villa Hgts Addn   | Westgate    | 1950                       | O             | Mixed                  | Trailer and Mobile Home Park   | Medium                   |
| DA20690 | Rita Industrial Subdivision (Resource Group)                                  | Various                | Rita Industrial Sub  | Westgate    | 1956                       | O             | Mixed                  | Industrial Park  | Medium                   |
| DA20009 | Amtrak Station  | 8303 NW 37th Ave       | No Data  | Medley      | 1978                       | X             | Late Modern            | Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer | High                     |
| DA20010 | The Nevamar Co. (current: Eco Recycling)                                      | 3671 NW 81st St        | Palm Terminals   | Medley      | 1965                       | O             | Postwar Modern         | Industrial   | Medium                   |
| DA20066 | Metro Automotive Paint & Supply (current: Brothers RV Inc)                    | 3451 NW 79th St        | Greenville Manor 1St Addn                                    | Medley      | 1969                       | X             | Postwar Modern         | Automotive/Gas Station   | Medium                   |
| DA20067 | National Bank of Commerce (current: One United Bank)                          | 3275 NW 79th St        | Greenville Manor 2Nd Addn                                    | Medley      | 1960                       | O             | Neo Colonial           | Office Building/Bank   | Medium                   |
| DA20069 | One Stop Plumbing Supply Inc  | 3525 NW 79th St        | Greenville Manor 1St Addn                                    | Medley      | 1962                       | X             | International Style    | Office Building  | Medium                   |
| DA20070 | Madison Middle School   | 3400 NW 87th St        | No Data  | Medley      | 1951                       | X             | Postwar Modern         | Education  | Medium                   |
| DA20071 | Broadmoor Elementary School   | 3401 NW 83rd St        | No Data  | Medley      | 1951                       | O             | Postwar Modern         | Education  | High                     |
| DA20073 | Units   | 7920 NW 36th Ct        | Pinedale   | Medley      | 1956                       | X             | Postwar Modern         | Duplex Homes   | Medium                   |
| DA22431 | Medley Industrial Site (Resource Group)                                       | Various                | Amd Plat Of Pb 8-16 Florida Fruit Land Company Sub In Sec 11 | Medley      | 1962                       | X             | Mixed                  | Industrial Park  | Medium                   |
| DA22432 | Medley Mobile Home (Resource Group)   | 8181 NW South River Dr | Florida Fruit Land Company Sub In Sec 11                     | Medley      | 1911                       | O             | Mixed                  | Trailer and Mobile Home Park   | Medium                   |
| DA22448 | Hi Lu-Wa Park (Resource Group)  | 3520 NW 79th St        | Hi-Lu-Wa Park  | Medley      | 1942                       | X             | Postwar Modern         | Motel/Trailer and Mobile Home Park   | High                     |
| DA22449 | Anderson Heights (Resource Group)   | Various                | Anderson Hgts  | Medley      | 1953                       | O             | Postwar Miami Bungalow | Postwar Tract Home Subdivision   | High                     |

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|---------|--|---------------------|--|----------------------|----------------------------|---------------|---------------------------|--|--------------------------|
| DA22450 | Elson Manors<br>(Resource Group)                                   | Various             | Elson Manors   | Medley               | 1954                       | O             | Postwar Miami<br>Bungalow | Postwar Tract Home<br>Subdivision            | Medium                   |
| DA22451 | Greenville Manor<br>(Resource Group)                               | Various             | Greenville Manor<br>Greenville Manor 1St Addn<br>Greenville Manor 2Nd Addn<br>Greenville Manor.3Rd. Addn | Medley               | 1954                       | O             | Postwar Miami<br>Bungalow | Postwar Tract Home<br>Subdivision            | High                     |
| DA20051 | T & C Supermarket  | 3094 NW 95th St     | Tropics Amd  | Tropics              | 1959                       | X             | Postwar Modern            | Commercial/Retail                            | Medium                   |
| DA20052 | Local Evangelico   | 2940 NW 97th St     | Tropics Rev  | Tropics              | 1957                       | O             | Masonry<br>Vernacular     | Religious                                    | Medium                   |
| DA22469 | Mongiello Heights<br>(Resource Group)                              | Various             | Mongiello Hgts   | Tropics              | 1955                       | O             | Postwar Miami<br>Bungalow | Postwar Tract Home<br>Subdivision            | Medium                   |
| DA22470 | Rawlins Park<br>(Resource Group)                                   | Various             | Rawlins Park   | Tropics              | 1946                       | O             | Mixed                     | Postwar Built-out of a<br>Prewar Subdivision | Medium                   |
| DA22471 | Ricmar Heights<br>(Resource Group)                                 | Various             | Ricmar Hgts  | Tropics              | 1952                       | X             | Postwar Miami<br>Bungalow | Postwar Tract Home<br>Subdivision            | High                     |
| DA22472 | Shannon Park<br>(Resource Group)                                   | Various             | Shannon Park<br>Shannon Park 2Nd Addn  | Tropics              | 1951                       | O             | Postwar Miami<br>Bungalow | Postwar Tract Home<br>Subdivision            | High                     |
| DA22473 | Tropics<br>(Resource Group)  | Various             | Tropics Amd  | Tropics              | 1921                       | X             | Mixed                     | Postwar Built-out of a<br>Prewar Subdivision | Medium                   |
| DA09135 | Budget Inn   | 8829 NW 27th<br>Ave | No Data  | West Little<br>River | 1951                       | X             | Postwar Modern            | Motel  | Medium                   |
| DA19958 | La Paloma Nightclub<br>(Demolished)                                | 2403 NW 79th St     | Miami Model Truck Farms  | West Little<br>River | 1936                       | X             | Masonry<br>Vernacular     | Nightclub                                    | Medium                   |
| DA20068 | Northside Shopping<br>Center                                       | 7900 NW 27th<br>Ave | Northside Shopping Centre  | West Little<br>River | 1960                       | X             | Postwar Modern            | Shopping Mall                                | High                     |
| DA20074 | Dogs 'N Drive-In   | 9400 NW 17th<br>Ave | Clear View Park  | West Little<br>River | 1957                       | X             | Mimo<br>Commercial        | Commercial/Retail                            | Medium                   |
| DA20075 | Christian Fellowship<br>Missionary Baptist Church                  | 8100 NW 17th<br>Ave | Cozy Park  | West Little<br>River | 1971                       | X             | Neo<br>Mediterranean      | Religious                                    | Medium                   |
| DA20076 | Eglise De Dieu De La<br>Saintete                                   | 1520 NW 95th St     | Fleming Village  | West Little<br>River | 1951                       | X             | Postwar Modern            | Adapted Use                                  | Medium                   |
| DA20077 | Miami Plumbing and Solar<br>Heating                                | 2170 NW 95th St     | Home Acres   | West Little<br>River | 1953                       | O             | Postwar Modern            | Commercial/Retail                            | Medium                   |
| DA20078 | Luby Chevrolet   | 9200 NW 27th<br>Ave | No Data  | West Little<br>River | 1960                       | X             | Postwar Modern            | Commercial/Retail                            | High                     |
| DA20079 | House  | 9000 NW 22nd<br>Ave | No Data  | West Little<br>River | 1940                       | O             | Masonry<br>Vernacular     | Prewar Single Family<br>Home                 | Medium                   |
| DA20080 | House  | 2291 NW 89th St     | No Data  | West Little<br>River | 1944                       | O             | Minimal<br>Traditional    | Prewar Single Family<br>Home                 | Medium                   |
| DA20082 | West Little River<br>Elementary                                    | 2450 NW 84th St     | No Data  | West Little<br>River | 1955                       | X             | Neo<br>Mediterranean      | Education                                    | High                     |
| DA20083 | Mt Carmel Missionary<br>Baptist Church                             | 1745 NW 79th St     | No Data  | West Little<br>River | 1973                       | X             | Postwar Modern            | Religious                                    | High                     |
| DA20084 | Lillie C Evans Elementary<br>School                                | 1895 NW 75th St     | No Data  | West Little<br>River | 1958                       | O             | Postwar Modern            | Education                                    | High                     |
| DA20085 | La Milpa del Tio<br>Restaurant                                     | 7500 NW 22nd<br>Ave | Para Villa Hgts  | West Little<br>River | 1955                       | X             | Postwar Modern            | Commercial/Retail                            | Medium                   |
| DA20086 | First Free Will Baptist<br>Church. Current:<br>Bradmore SDA Church | 9101 NW 29th<br>Ave | Tropics Amd  | West Little<br>River | 1959 - 1960                | X             | Masonry<br>Vernacular     | Religious                                    | Medium                   |
| DA20087 | Miami Dade North Central<br>Branch Library                         | 9590 NW 27th<br>Ave | Tropics Amd  | West Little<br>River | 1964                       | X             | Postwar Modern            | Civic/Library                                | Medium                   |
| DA20088 | Elite  | 9800 NW 27th<br>Ave | Tropics Amd  | West Little<br>River | 1959                       | O             | Masonry<br>Vernacular     | Commercial/Retail                            | Medium                   |
| DA20089 | Enchanted Beauty Supply  | 9920 NW 27th<br>Ave | Tropics Amd  | West Little<br>River | 1959                       | O             | Postwar Modern            | Commercial/Retail                            | Medium                   |
| DA20090 | New Seventy-Ninth Street<br>Word Church                            | 2275 NW 79th St     | W Little River Rev   | West Little<br>River | 1949                       | X             | Neo<br>Mediterranean      | Religious                                    | Medium                   |
| DA20111 | Farm store   | 9301 NW 27th<br>Ave | Gulfair Ests   | West Little<br>River | 1958                       | O             | Mimo<br>Commercial        | Commercial/Retail                            | High                     |
| DA20691 | 17th Avenue Homesites<br>(Resource Group)                          | Various             | 17th Avenue Homesites  | West Little<br>River | 1947                       | X             | Postwar Miami<br>Bungalow | Postwar Tract Home<br>Subdivision            | Medium                   |
| DA20692 | Avocado Park<br>(Resource Group)                                   | Various             | Avocado Park<br>Avocado Pk Resub   | West Little<br>River | 1920                       | X             | Mixed                     | Prewar Subdivision                           | Medium                   |
| DA20693 | Bertha Park<br>(Resource Group)                                    | Various             | Bertha Park  | West Little<br>River | 1925                       | O             | Mixed                     | Postwar Built-out of a<br>Prewar Subdivision | Medium                   |
| DA20694 | Bethune Homesites<br>(Resource Group)                              | Various             | Bethune Homesites  | West Little<br>River | 1944                       | X             | Postwar Miami<br>Bungalow | Postwar Duplex<br>Subdivision                | High                     |
| DA20695 | Carolinda Park<br>(Resource Group)                                 | Various             | Carolinda Park   | West Little<br>River | 1948                       | X             | Mixed                     | Postwar Tract Home<br>Subdivision            | High                     |
| DA20696 | Covenant Park<br>(Resource Group)                                  | 8400 NW 25th<br>Ave | Covenant Palms Of Miami  | West Little<br>River | 1953                       | O             | Masonry<br>Vernacular     | Retirement Home                              | High                     |
| DA20697 | Erdle Subdivision<br>(Resource Group)                              | Various             | Erdle Sub  | West Little<br>River | 1945                       | O             | Postwar Miami<br>Bungalow | Postwar Tract Home<br>Subdivision            | Medium                   |
| DA20698 | Oxford Gate<br>(Resource Group)                                    | Various             | Oxford Gate Rev  | West Little<br>River | 1929                       | O             | Mixed                     | Prewar Subdivision                           | Medium                   |
| DA20699 | Oxford Park<br>(Resource Group)                                    | Various             | Oxford Park  | West Little<br>River | 1940                       | O             | Mixed                     | Prewar Subdivision                           | Medium                   |

| Site ID | Site Name  | Address              | Subdivision  | Survey Area          | Construction/<br>Plat Date | FEMA<br>Flood | Style                          | Theme   | Level of<br>Significance |
|---------|--|----------------------|--|----------------------|----------------------------|---------------|--------------------------------|---|--------------------------|
| DA20700 | School park<br>(Resource Group)  | Various              | School Park  | West Little<br>River | 1946                       | O             | Postwar Miami<br>Bungalow      | Postwar Tract Home<br>Subdivision             | Medium                   |
| DA20701 | Tropical Park<br>(Resource Group)  | Various              | Tropical Park  | West Little<br>River | 1946                       | O             | Mixed                          | Postwar Built-out of a<br>Prewar Subdivision  | Medium                   |
| DA20702 | West Little River<br>(Resource Group)  | Various              | West Little River Hgts Rev<br>W Little River Rev<br>West Little River Tr No 2<br>West Little River Pb 14-75<br>West Little River Pb 19-57<br>W Little River Revs in Ph 18-60 | West Little<br>River | 1930                       | O             | Mixed                          | Prewar Subdivision                            | Medium                   |
| DA20117 | Central Church of the<br>Nazarene  | 1300 NW 95th St      | No Data  | Pinewood<br>East     | 1964                       | X             | Postwar Modern                 | Religious                                     | High                     |
| DA20118 | Mormon Chapel. Current:<br>New Shiloh Missionary<br>Baptist Church   | 1350 NW 95th St      | No Data  | Pinewood<br>East     | 1955                       | X             | Postwar Modern                 | Religious                                     | High                     |
| DA22455 | Flamingo Garden<br>(Resource Group)  | Various              | Flamingo Village   | Pinewood<br>East     | 1949 - 1966                | X             | Masonry<br>Vernacular<br>Ranch | Multifamily/Garden<br>Apartments              | Medium                   |
| DA22456 | L Mongiello Subdivision<br>(Resource Group)  | Various              | L Mongiello Sub  | Pinewood<br>East     | 1967                       | O             | Ranch                          | Postwar Tract Home<br>Subdivision             | Medium                   |
| DA22457 | Palm Court and Palm<br>Towers<br>(Resource Group)  | Various              | No Data  | Pinewood<br>East     | 1970                       | X             | Late Modern                    | Public Housing/Assisted<br>Housing            | Medium                   |
| DA22458 | Lakeshore West<br>(Resource Group)   | Various              | No Data  | Pinewood<br>East     | 1967                       | X             | Catwalk                        | Multifamily/Apartment<br>Building and Complex | Medium                   |
| DA22459 | Apartments<br>(Resource Group)   | 790 NW 95th St       | No Data  | Pinewood<br>East     | 1965                       | X             | Catwalk/Postwa<br>r Modern     | Multifamily/Garden<br>Apartments              | Medium                   |
| DA22460 | North Shore Medical<br>Center<br>(Resource Group)  | 9200 NW 11th<br>Ave  | North Shore Hospital Plat  | Pinewood<br>East     | 1955                       | X             | Postwar Modern                 | Hospital                                      | Medium                   |
| DA22461 | Lakeshore Residential<br>Apartments<br>(Resource Group)  | 1260 NW 95th St      | Twin Lakes Properties  | Pinewood<br>East     | 1953                       | X             | Catwalk                        | Multifamily/Apartment<br>Building and Complex | Medium                   |
| DA22462 | Colonial Acres Mobile<br>Home Park<br>(Resource Group)   | 9674 NW 10th<br>Ave  | No Data  | Pinewood<br>Park     | 1965                       | X             | Mixed                          | Trailer and Mobile<br>Home Park               | Medium                   |
| DA20091 | AATCO Auto Diagnostic<br>Clinic (current: Iglesia<br>Monte Calvario)   | 1661 NW 119th St     | Sunkist Grove  | Pinewood             | 1960                       | X             | Postwar Modern                 | Adapted Use                                   | Medium                   |
| DA20092 | Shopping Plaza - 119<br>Plaza  | 805 NW 119th St      | 119Th Plaza  | Pinewood             | 1976                       | X             | Late Modern                    | Shopping Plaza                                | High                     |
| DA20093 | House  | 1049 NW 95th St      | Country Gdns 1St Addn  | Pinewood             | 1947                       | X             | Masonry<br>Vernacular          | Multifamily/Garden<br>Apartments              | Medium                   |
| DA20094 | Dog House Restaurant   | 1001 NW 95th St      | Country Gdns 1St Addn  | Pinewood             | 1966                       | X             | Mimo<br>Commercial             | Commercial/Retail                             | Medium                   |
| DA20095 | South Florida Automobile<br>Dealers Associates, Inc.<br>Current: Bethesda<br>Seventh-day Adventist<br>Church | 10185 NW 7th<br>Ave  | Dade Auto Dealers Sub  | Pinewood             | 1972                       | X             | Late Modern                    | Adapted Use                                   | High                     |
| DA20096 | Grace Funeral Home   | 770 NW 119th St      | Graligny Place   | Pinewood             | 1957                       | X             | Postwar Modern                 | Funeral Home                                  | High                     |
| DA20097 | Pennsylvania Bar<br>(Current: Miami Wet)   | 1430 NW 119th St     | Gunton Hgts  | Pinewood             | 1949                       | X             | Postwar Modern                 | Nightclub                                     | Medium                   |
| DA20098 | Big Burger Current:<br>Manherzt Bail Bonds   | 1605 NW 95th St      | Miami Park Sec 2   | Pinewood             | 1963                       | X             | Mimo<br>Commercial             | Commercial/Retail                             | High                     |
| DA20099 | Tomboy Club. Current:<br>Innocent Beauty Salon   | 1130 NW 119th St     | N Silver Crest Manors  | Pinewood             | 1961                       | X             | Postwar Modern                 | Commercial/Retail                             | High                     |
| DA20100 | Miami Central Senior High<br>School  | 1895 NW 95th St      | No Data  | Pinewood             | 1959                       | X             | Postwar Modern                 | Education                                     | High                     |
| DA20101 | Shopping Plaza   | 11651 NW 7th<br>Ave  | Parkwood Terrace   | Pinewood             | 1948                       | X             | Postwar Modern                 | Shopping Plaza                                | Medium                   |
| DA20102 | Webb Realty offices.<br>Current: BEA Architects  | 11575 NW 7th<br>Ave  | Parkwood Terrace   | Pinewood             | 1980                       | X             | Postwar Modern                 | Office<br>Building/Professional               | High                     |
| DA20103 | The Chicagoan Bar  | 10702 NW 7th<br>Ave  | Pinewood Park Extn   | Pinewood             | 1944                       | X             | Art Deco                       | Commercial/Retail                             | Medium                   |
| DA20104 | Silver Blues Tavern.<br>Current: Cliffs Restaurant<br>& Catering   | 10740 NW 7th<br>Ave  | Pinewood Park Extn   | Pinewood             | 1940                       | X             | Masonry<br>Vernacular          | Commercial/Retail                             | Medium                   |
| DA20105 | Shopping Plaza   | 11612 NW 11th<br>Ave | Robert R Paletz Sub  | Pinewood             | 1969                       | X             | Postwar Modern                 | Shopping Plaza                                | Medium                   |
| DA20106 | Admax Promotions   | 9999 NW 7th Ave      | Security Homesites   | Pinewood             | 1964                       | X             | Postwar Modern                 | Commercial/Retail                             | Medium                   |
| DA20107 | Perfect Finish Hair Salon  | 1265 NW 119th St     | Sunkist Grove  | Pinewood             | 1955                       | X             | Postwar Modern                 | Commercial/Retail                             | Medium                   |
| DA20108 | Zarra School of Dancing<br>(current: Robert Kitchen<br>Cabinets)   | 1215 NW 119th St     | Sunkist Grove  | Pinewood             | 1956                       | X             | Postwar Modern                 | Commercial/Retail                             | Medium                   |



| Site ID | Site Name  | Address              | Subdivision                                      | Survey Area | Construction/<br>Plat Date | FEMA<br>Flood | Style                     | Theme   | Level of<br>Significance |
|---------|--|----------------------|--|-------------|----------------------------|---------------|---------------------------|---|--------------------------|
| DA20109 | Milk maid Dairy Store.<br>Current: Apostolic Faith<br>Church House of the<br>Word of God                 | 1195 NW 119th St     | Sunkist Grove                                    | Pinewood    | 1972                       | X             | Postwar Modern            | Religious   | Medium                   |
| DA20110 | Kaiser & Lee, Realtors<br>(Current: Lee Chalet<br>Convalescent<br>Home/Church Of God<br>Pillar Of Truth) | 1151 NW 119th St     | Sunkist Grove                                    | Pinewood    | 1955                       | X             | Postwar Modern            | Adapted Use   | Medium                   |
| DA20111 | Current: My Conukito<br>(Former: Farm Store)   | 1099 NW 119th St     | Sunkist Grove                                    | Pinewood    | 1967                       | X             | Mixed, none<br>dominant   | Commercial/Retail   | Medium                   |
| DA20111 | Current: Speedy's Food<br>Stores (Former: Farm<br>Store)   | 660 NW 111th St      | No Data  | Pinewood    | 1968                       | X             | Mimo<br>Commercial        | Commercial/Retail   | High                     |
| DA20112 | La Vid Verdadera A.I.C.  | 1021 NW 119th St     | Sunkist Grove                                    | Pinewood    | 1972                       | X             | Mansard                   | Religious   | Medium                   |
| DA20113 | Chef Creole Restaurant   | 1392 NW 119th St     | Sunshine Village                                 | Pinewood    | 1972                       | X             | Mansard                   | Shopping Plaza  | Medium                   |
| DA20114 | Bravitno Supermarket   | 1362 NW 119th St     | Sunshine Village                                 | Pinewood    | 1952                       | X             | Postwar Modern            | Commercial/Retail   | Medium                   |
| DA20115 | Dick Watson's The "Tee"<br>House   | 681 NW 108 St        | West Miami Shores Sec D                          | Pinewood    | 1972                       | X             | Mansard                   | Commercial/Retail   | Medium                   |
| DA20116 | La Victoria Body Shop Inc  | 10701 NW 7th<br>Ave  | West Miami Shores Sec D                          | Pinewood    | 1950                       | X             | Postwar Modern            | Automotive/Gas Station  | Medium                   |
| DA20703 | Oaklawn Pet Cemetery<br>(Resource Group)   | 2101 NW 95th St      | No Data  | Pinewood    | 1940                       | X             | Not Applicable            | Cemetery  | Medium                   |
| DA20704 | Apartments<br>(Resource Group)   | 740 NW 95th St       | No Data  | Pinewood    | 1963                       | X             | Postwar Modern            | Multifamily/Apartment<br>Building and Complex   | Medium                   |
| DA20705 | Turn Key Housing<br>(Current: Twin Lakes<br>Apartments)<br>(Resource Group)                              | 1205 NW 95th St      | Twin Lake Homes                                  | Pinewood    | 1970                       | X             | Catwalk                   | Public Housing/Assisted<br>Housing  | High                     |
| DA06352 | Little River Canal<br>(Resource Group)   | Little River Canal   | No Data  | Westview    | 1920s                      | O             | Not Applicable            | Infrastructure/Bridge,<br>Canal, Electrical, Rail &<br>Air, Telephone, Water &<br>Sewer | High                     |
| DA09153 | Liquor Mart 8  | 11401 NW 27th<br>Ave | Golf Park Sec 2 Rev                              | Westview    | 1954                       | X             | Postwar Modern            | Commercial/Retail   | Medium                   |
| DA20119 | Bible Baptist Church   | 9801 NW 24th<br>Ave  | Acme Gulfair                                     | Westview    | 1959                       | X             | Postwar Modern            | Religious   | High                     |
| DA20120 | Atlantic Fire Equipment  | 10137 NW 27th<br>Ave | Commercial Gulfair                               | Westview    | 1965                       | X             | Postwar Modern            | Shopping Plaza  | Medium                   |
| DA20121 | National Tire & Auto<br>Center   | 12201 NW 27th<br>Ave | Golf Park Sec 1                                  | Westview    | 1966                       | X             | Postwar Modern            | Automotive/Gas Station  | Medium                   |
| DA20123 | Honda/ Suzuki (current:<br>Frankville Restaurant)  | 11391 NW 27th<br>Ave | Golf Park Sec 2 Rev                              | Westview    | 1965                       | X             | Postwar Modern            | Commercial/Retail   | Medium                   |
| DA20124 | Cook & Bull. Current:<br>Conch Heaven  | 11275 NW 27th<br>Ave | Golf Park Sec 2 Rev                              | Westview    | 1966                       | X             | Contemporary              | Commercial/Retail   | Medium                   |
| DA20125 | Carlirk Motors   | 11249 NW 27th<br>Ave | Golf Park Sec 2 Rev                              | Westview    | 1966                       | X             | Postwar Modern            | Automotive/Gas Station  | Medium                   |
| DA20126 | Belky's Beauty Salon   | 11021 NW 27th<br>Ave | Golf Park Sec 2 Rev                              | Westview    | 1963                       | X             | Postwar Modern            | Commercial/Retail   | Medium                   |
| DA20127 | Tropical Lanes Bowling<br>(Current Church)   | 2121 NW 119th St     | Nichols Golf Ests                                | Westview    | 1955                       | X             | Postwar Modern            | Commercial/Retail   | High                     |
| DA20128 | Apostolic Church of Jesus<br>Christ. Current: Bethel<br>Apostolic Temple                                 | 1855 NW 119th St     | No Data  | Westview    | 1965                       | X             | Postwar Modern            | Religious   | High                     |
| DA20129 | Westview Baptist Church  | 13301 NW 24th<br>Ave | No Data  | Westview    | 1955                       | X             | Masonry<br>Vernacular     | Religious   | Medium                   |
| DA20130 | Westview Elementary<br>School/Carrie P.<br>Meek/Westview K-8<br>Center                                   | 2101 NW 127th St     | No Data  | Westview    | 1956                       | X             | Postwar Modern            | Education   | High                     |
| DA20131 | Miami Park School/Henry<br>E. S. Reeves K-8 Center<br>Lower Academy                                      | 2225 NW 103rd<br>St  | No Data  | Westview    | 1953                       | X             | Postwar Modern            | Education   | High                     |
| DA20132 | North View Apartments  | 2255 NW 119th St     | Rev Golf Park Sec 1                              | Westview    | 1965                       | X             | Catwalk                   | Multifamily/Apartment<br>Building and Complex   | Medium                   |
| DA20133 | Duplex House   | 9935 NW 22nd<br>Ave  | Woodland Addn                                    | Westview    | 1950                       | X             | Masonry<br>Vernacular     | Postwar Tract Home<br>Duplex Homes  | Medium                   |
| DA20134 | Abreu Tile   | 2190 NW 103rd<br>St  | Woodland Homesites                               | Westview    | 1957                       | X             | Postwar Modern            | Automotive/Gas Station  | Medium                   |
| DA20706 | ACME Gulfair<br>(Resource Group)   | Various              | Acme Gulfair                                     | Westview    | 1938                       | X             | Mixed                     | Postwar Built-out of a<br>Prewar Subdivision  | Medium                   |
| DA20707 | East Gulfair<br>(Resource Group)   | Various              | Acme Gulfair 1St Addn<br>East Gulfair            | Westview    | 1940                       | X             | Postwar Miami<br>Bungalow | Postwar Tract Home<br>Subdivision   | Medium                   |
| DA20708 | Golf Course Estates<br>(Resource Group)  | Various              | Golf Course Ests Sec 1<br>Golf Course Ests Sec 2 | Westview    | 1963                       | X             | Ranch                     | Postwar Tract Home<br>Subdivision   | Medium                   |
| DA20709 | Palm Lake Apartments<br>(Resource Group)   | Various              | Golf Course Lake Apartments                      | Westview    | 1963                       | X             | Postwar Modern            | Multifamily/Apartment<br>Building and Complex   | Medium                   |

| Site ID | Site Name   | Address                        | Subdivision   | Survey Area                           | Construction/<br>Plat Date | FEMA<br>Flood | Style                              | Theme   | Level of<br>Significance |
|---------|---|--------------------------------|---|---------------------------------------|----------------------------|---------------|------------------------------------|---|--------------------------|
| DA20710 | Golf Park<br>(Resource Group)   | Various                        | Golf Park Sec 1<br>Golf Park Sec 2<br>Rev Golf Park Sec 1   | Westview                              | 1925                       | X             | Postwar Miami<br>Bungalow          | Postwar Built-out of a<br>Prewar Subdivision  | Medium                   |
| DA20711 | Gulfair Estates<br>(Resource Group)   | Various                        | Golf Park Sec 2 Rev<br>Gulfair Ests<br>Gulfair Est 1St Addn | Westview                              | 1938                       | X             | Mixed                              | Prewar Subdivision  | Medium                   |
| DA22392 | Minton Manor<br>(Resource Group)  | Various                        | Minton Manor Amd<br>Minton Manor 2Nd Amd Plat               | Westview                              | 1953                       | O             | Ranch                              | Postwar Tract Home<br>Subdivision   | Medium                   |
| DA11423 | US Army Reserve Center  | 11700 NW 27th<br>Ave           | Miami Master Airport  | Nile Garden                           | 1963                       | X             | Masonry<br>Vernacular<br>Brutalism | Military<br>Education   | Medium<br>High           |
| DA22447 | Miami Dade<br>College/Nathaniel Traz<br>Powell Football Stadium<br>(Resource Group)   | 11380 NW 27th<br>Ave           | Miami Master Airport  | Nile Garden                           | 1963                       | X             |                                    | Education   | High                     |
| DA22452 | Biscayne River Gardens<br>(Resource Group)  | Various                        | Biscayne River Gdns   | Opa-Locka<br>Northeast                | 1949                       | X             | Postwar Miami<br>Bungalow          | Postwar Tract Home<br>Subdivision   | High                     |
| DA22453 | Eleanor Park<br>(Resource Group)  | Various                        | Eleanor Park  | Opa-Locka<br>Northeast                | 1946                       | X             | Postwar Miami<br>Bungalow          | Postwar Tract Home<br>Subdivision   | High                     |
| DA12925 | Golden Glades<br>Elementary   | 16520 NW 28th<br>Ave           | Unplatted   | Pine Tree<br>Golden<br>Highlands      | 1955                       | X             | Postwar Modern                     | Education   | High                     |
| DA20136 | Burger Face. Current:<br>First Rastafari Church -<br>Day care                         | 16260 NW 27th<br>Ave           | Mc Donald Properties  | Pine Tree<br>Golden<br>Highlands      | 1966                       | X             | Postwar Modern                     | Commercial/Retail   | Medium                   |
| DA22454 | Golden Highland Estates<br>(Resource Group)   | Various                        | Golden Highland Ests<br>Golden Highland Ests 1St Addn       | Pine Tree<br>Park Golden<br>Highlands | 1954                       | X             | Ranch                              | Postwar Tract Home<br>Subdivision   | Medium                   |
| DA11585 | Bunche Park Elementary  | 16001 Bunche<br>Park School Dr | Bunche Park   | Bunche Park                           | 1951                       | X             | Postwar Modern                     | Education   | High                     |
| DA11613 | Bunche Park<br>(Resource Group)   | Various                        | Bunche Park<br>Bunche Park 1St Addn                         | Bunche Park                           | 1949                       | X             | Postwar Miami<br>Bungalow          | Postwar Tract Home<br>Subdivision   | High                     |
| DA20139 | First Baptist Church of<br>Bunche Park  | 15700 NW 22nd<br>Ave           | Bunche Park   | Bunche Park                           | 1957                       | X             | Postwar Modern                     | Religious   | High                     |
| DA20141 | 100% Coin Laundry<br>Current: Sun Plaza Shops   | 16545 NW 27th<br>Ave           | Nw 27 Avenue Hgts   | Bunche Park                           | 1957 - 1963                | X             | Postwar Modern                     | Commercial/Retail   | Medium                   |
| DA20142 | North Dade Health Center  | 16555 NW 25th<br>Ave           | Unplatted   | Bunche Park                           | 1979                       | X             | Late Modern                        | Clinic  | Medium                   |
| DA11179 | Lithgow's Carol City Opa-<br>Locka Center. Current:<br>Royal Funeral Services<br>Inc. | 17475 NW 27th<br>Ave           | Myrtle Grove 2Nd Addn                                       | Scott Lake                            | 1961                       | O             | Postwar Modern                     | Funeral Home  | High                     |
| DA11180 | Great Expressions Dental<br>Centers - North Dade                                      | 17301 NW 27th<br>Ave           | Myrtle Grove 2Nd Addn                                       | Scott Lake                            | 1965                       | O             | Mansard                            | Office<br>Building/Professional   | Medium                   |
| DA11185 | Parkway Senior High<br>School/Miami Lakes<br>Educational Center,<br>Parkway Campus    | 2349 NW 175th St               | Radio Gdns Resub  | Scott Lake                            | 1960                       | X             | Postwar Modern                     | Education   | High                     |
| DA11219 | Phillips 66 (current: AI's<br>Auto Services Center)                                   | 17501 NW 27th<br>Ave           | Miami Gdns  | Scott Lake                            | 1958                       | O             | Mimo<br>Commercial                 | Automotive/Gas Station  | High                     |
| DA20143 | Shopping Plaza  | 17845 NW 27th<br>Ave           | Miami Gdns  | Scott Lake                            | 1960                       | O             | Postwar Modern                     | Shopping Plaza  | Medium                   |
| DA20144 | House   | 2301 NW 182nd<br>Ter           | Allstate Manor  | Scott Lake                            | 1960                       | X             | Contemporary                       | Postwar Single Family<br>Home   | Medium                   |
| DA20145 | House   | 2310 NW 181st<br>Ter           | Hall Crest Gdns   | Scott Lake                            | 1959                       | X             | Contemporary                       | Postwar Single Family<br>Home   | Medium                   |
| DA20146 | U-Tote'm Current:<br>Forever 22 - Store   | 2601 NW 175th St               | Kleeman Sub   | Scott Lake                            | 1962                       | O             | Postwar Modern                     | Commercial/Retail   | Medium                   |
| DA22396 | Entin Estates<br>(Resource Group)   | Various                        | Entin Ests  | Scott Lake                            | 1971                       | X             | Ranch                              | Postwar Tract Home<br>Subdivision   | Medium                   |
| DA22397 | Michelle Gardens<br>(Resource Group)  | Various                        | Michelle Gdns<br>Michelle Gdns 1St Addn                     | Scott Lake                            | 1971                       | O             | Ranch                              | Postwar Tract Home<br>Subdivision   | Medium                   |
| DA22398 | Marco Canal<br>(Resource Group)   | Marco Canal                    | No Data   | Scott Lake                            | 1940s                      | O             | Not Applicable                     | Infrastructure/Bridge,<br>Canal, Electrical, Rail &<br>Air; Telephone, Water &<br>Sewer | High                     |
| DA22399 | Radio Heights<br>(Resource Group)   | Various                        | Radio Hgts Resub  | Scott Lake                            | 1939                       | O             | Mixed                              | Postwar Built-out of a<br>Prewar Subdivision  | Medium                   |
| DA22400 | Stoneybrook Estates<br>(Resource Group)   | Various                        | Stoneybrook Ests  | Scott Lake                            | 1957                       | X             | Contemporary                       | Postwar Tract Home<br>Subdivision   | Medium                   |
| DA22401 | Westwood Manor<br>(Resource Group)  | Various                        | Westwood Manor Ests<br>Westwood Manor Ests 1St Addn         | Scott Lake                            | 1954                       | X             | Ranch                              | Postwar Tract Home<br>Subdivision   | High                     |
| DA22404 | Myrtle Grove<br>(Resource Group)  | Various                        | Myrtle Grove<br>Myrtle Grove 2Nd Addn                       | Scott Lake                            | 1953                       | X             | Ranch                              | Postwar Tract Home<br>Subdivision   | Medium                   |
| DA11177 | Myrtle Grove K-8 Center   | 3125 NW 176th St               | Myrtle Grove  | Carol City                            | 1956                       | O             | Postwar Modern                     | Education   | High                     |

| Site ID | Site Name                               | Address           | Subdivision   | Survey Area    | Construction/<br>Plat Date | FEMA<br>Flood | Style              | Theme  | Level of<br>Significance |
|---------|---|-------------------|---|----------------|----------------------------|---------------|--------------------|--|--------------------------|
| DA20153 | North Miami Beach Sewer Division        | 17820 NW 29th Ct  | Myrtle Grove  | Carol City     | 1969                       | O             | Postwar Modern     | Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer | Medium                   |
| DA20154 | Myrtle Grove Presbyterian Church        | 2961 NW 175th St  | Myrtle Grove  | Carol City     | 1957                       | O             | Masonry Vernacular | Religious  | Medium                   |
| DA22402 | Carol City (Resource Group)             | Various           | Carol City 4Th Addn   | Carol City     | 1958                       | X             | Mixed              | Postwar Tract Home Subdivision   | High                     |
| DA22403 | Golden Glades Park (Resource Group)     | Various           | Carol City Center Ests Rev<br>Golden Glades Park Resub<br>Golden Glades Park 1St Add<br>Resub<br>Golden Glades Park 2Nd Addn<br>Resub<br>Golden Glades Park 3Rd Addn<br>Resub<br>Golden Glades Park 4Th Addn<br>Resub<br>Golden Glades Park 5Th Addn<br>Resub | Carol City     | 1958                       | X             | Mixed              | Postwar Built-out of a Prewar Subdivision                                      | Medium                   |
| DA11175 | Crestview Elementary                    | 2201 NW 187th St  | Miami Gdns In 2103  | Crestview      | 1958                       | X             | Postwar Modern     | Education  | High                     |
| DA20155 | North Dade Regional Library             | 2455 NW 183rd St  | Miami Gdns  | Crestview      | 1979                       | X             | Brutalism          | Civic/Library  | High                     |
| DA20156 | Church of Christ Miami Gardens          | 2270 NW 184th St  | Miami Gdns  | Crestview      | 1966                       | X             | Postwar Modern     | Religious  | Medium                   |
| DA22405 | Greendale Estates (Resource Group)      | Various           | Greendale Ests Sec 1<br>Greendale Ests Sec 2<br>Greendale Ests Sec 3<br>Greendale Ests Sec 5<br>Greendale Ests Sec 6  | Crestview      | 1969                       | O             | Ranch              | Postwar Tract Home Subdivision   | Medium                   |
| DA11170 | Brentwood Park Playdium                 | 18800 NW 28th Pl  | Miami Gdns In 2104  | Brentwood      | 1960                       | X             | Not Applicable     | Civic  | Medium                   |
| DA20159 | Brentwood Elementary                    | 3101 NW 191st St  | Miami Gdns In 2104  | Brentwood      | 2004                       | X             | Masonry Vernacular | Education  | High                     |
| DA20352 | AT&T                                    | 16580 NW 27th Ave | Brentwood 1St Addn  | Brentwood      | 1973                       | X             | Brutalism          | Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer | Medium                   |
| DA22406 | Leslie Estates (Resource Group)         | Various           | Leslie Ests Sec 1<br>Leslie Ests Sec 4<br>Leslie Ests Sec 5<br>Leslie Ests Sec Six<br>Leslie Est Sec 7  | Leslie Estates | 1979                       | O             | Masonry Vernacular | Patio Homes/Townhouses   | Medium                   |
| DA20180 | Holiday Inn/Station Inn                 | 21485 NW 27th Ave | Holiday Inn At Calder   | Lake Lucerne   | 1973                       | O             | Postwar Modern     | Hotel  | Medium                   |
| DA22407 | Calder Race Course (Resource Group)     | 21001 NW 27th Ave | Calder Race Course  | Lake Lucerne   | 1971                       | O             | Mixed              | Attraction   | High                     |
| DA22408 | Lake Lucerne Estates (Resource Group)   | Various           | Lake Lucerne Estates  | Lake Lucerne   | 1972                       | O             | Mansard            | Multifamily/Townhouses   | Medium                   |
| DA22409 | Lake Lucerne (Resource Group)           | Various           | Lake Lucerne Sec 1<br>Lake Lucerne Sec 2<br>Lake Lucerne Sec 3<br>Lake Lucerne Sec 4<br>Lake Lucerne Sec 5  | Lake Lucerne   | 1960                       | O             | Ranch              | Postwar Tract Home Subdivision   | Medium                   |
| DA06530 | Snake Creek Canal (Resource Group)      | Snake Creek Canal | No Data   | Riverdale      | 1920s                      | O             | Not Applicable     | Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer | High                     |
| DA11125 | North County K-8 Center                 | 3250 NW 207th St  | Everglades Sugar & Land Co  | Riverdale      | 1962                       | O             | Postwar Modern     | Education  | Medium                   |
| DA22410 | U-Tote'M (County Wide) (Resource Group) | Various           | No Data   | Riverdale      | 1966                       | O             | Postwar Modern     | Commercial/Retail  | Medium                   |
| DA22411 | Lakewood Estates (Resource Group)       | Various           | Lakewood Ests   | Riverdale      | 1962                       | O             | Ranch              | Postwar Tract Home Subdivision   | Medium                   |
| DA22412 | Liberty Farms (Resource Group)          | Various           | Liberty Farms   | Riverdale      | 1950                       | O             | Mixed              | Postwar Subdivision  | Medium                   |
| DA22413 | Liberty Homes (Resource Group)          | Various           | Liberty Homes Ests Sec 1  | Riverdale      | 1965                       | O             | Ranch              | Postwar Tract Home Subdivision   | High                     |
| DA22415 | Vista Verde (Resource Group)            | Various           | Vista Verde Sec A<br>Vista Verde Townhouse Sec B  | Vista Verde    | 1971                       | O             | Mixed              | Patio Homes/Townhouses   | High                     |
| DA20165 | Institute for Child & Family Health     | 15490 NW 7th Ave  | Biscayne Gdns Sec F Part 1  | Golden Glades  | 1973                       | O             | Postwar Modern     | Office Building  | Medium                   |
| DA20166 | Bennet McBrick Ulm Funeral Home         | 15201 NW 7th Ave  | Brandon Park Sec A  | Golden Glades  | 1964                       | O             | Postwar Modern     | Funeral Home   | High                     |
| DA20167 | Store                                   | 14643 NW 7th Ave  | Brandon Park Sec A  | Golden Glades  | 1957                       | X             | Postwar Modern     | Commercial/Retail  | Medium                   |
| DA20168 | Papis Supermarket                       | 13700 NW 7th Ave  | Highview Gdns   | Golden Glades  | 1972                       | X             | Mansard            | Commercial/Retail  | Medium                   |
| DA20169 | Bethesda Church Ministries Inc          | 14120 NW 7th Ave  | Highview Gdns Sec D   | Golden Glades  | 1952                       | X             | Postwar Modern     | Religious  | High                     |
| DA20170 | Shopping Plaza                          | 14200 NW 7th Ave  | Highview Gdns Sec E   | Golden Glades  | 1974                       | X             | Mansard            | Shopping Plaza   | Medium                   |

| Site ID | Site Name  | Address            | Subdivision   | Survey Area      | Construction/<br>Plat Date | FEMA<br>Flood | Style                  | Theme                                      | Level of<br>Significance |
|---------|--|--------------------|---|------------------|----------------------------|---------------|------------------------|--|--------------------------|
| DA20171 | Gig's Restaurant Current Value Pawn & Jewelry  | 13505 NW 7th Ave   | Nichols Hgts  | Golden Glades    | 1969                       | X             | Mansard                | Commercial/Retail                          | Medium                   |
| DA20172 | Skate land Rink/Shopping Plaza   | 13995 NW 7th Ave   | Nichols Hgts  | Golden Glades    | 1947                       | X             | Postwar Modern         | Commercial/Retail                          | Medium                   |
| DA20173 | Priscilla Apartments   | 14100 NW 6th Ct    | Nichols Hgts  | Golden Glades    | 1970                       | X             | Catwalk                | Multifamily/Apartment Building and Complex | Medium                   |
| DA20174 | Credit Bureau of Greater Miami. Current. Family Christian Association of America, Inc. | 14701 NW 7th Ave   | Retail Credit Sub   | Golden Glades    | 1970                       | X             | Postwar Modern         | Office Building                            | Medium                   |
| DA20175 | Northwest Baptist Church/Northwest Christian Academy                                   | 810 Opa Locka Blvd | Tropical Farms  | Golden Glades    | 1940                       | X             | Mixed, none dominant   | Education                                  | High                     |
| DA22418 | Brandon Park (Resource Group)  | Various            | Brandon Park Sec A  | Golden Glades    | 1936                       | X             | Mixed                  | Postwar Tract Home Subdivision             | Medium                   |
| DA22419 | Breezeswept Estates (Resource Group)   | Various            | Brandon Park Sec A Rev Plat Breezeswept Ests  | Golden Glades    | 1955                       | O             | Mixed                  | Postwar Tract Home Subdivision             | High                     |
| DA22420 | Nichols Heights (Resource Group)   | Various            | Nichols Hgts Addn   | Golden Glades    | 1949                       | X             | Postwar Miami Bungalow | Postwar Tract Home Subdivision             | High                     |
| DA22569 | Overbrook Shores (Resource Group)  | Various            | Overbrook Shores No 2 Overbrook Shores No 3   | Golden Glades    | 1949                       | X             | Postwar Miami Bungalow | Postwar Tract Home Subdivision             | Medium                   |
| DA11579 | North Miami Church of the Nazarene   | 1195 NW 124th St   | Sunkist Grove   | Sunkist Grove    | 1961                       | X             | Postwar Modern         | Religious                                  | Medium                   |
| DA11581 | Benjamin Franklin K-8 Center   | 13100 NW 12th Ave  | No Data   | Sunkist Grove    | 1957                       | X             | Postwar Modern         | Education                                  | High                     |
| DA20176 | Bible Baptist Church. Current. Mount Olives Church of God                              | 13230 NW 7th Ave   | De Pauly Hgts   | Sunkist Grove    | 1953                       | X             | Postwar Modern         | Religious                                  | High                     |
| DA20177 | Motel Seven  | 13445 NW 7th Ave   | Nilearn   | Sunkist Grove    | 1967                       | X             | Catwalk                | Motel                                      | High                     |
| DA20179 | Shopping Plaza   | 13100 NW 7th Ave   | No Data   | Sunkist Grove    | 1971                       | X             | Mansard                | Shopping Plaza                             | Medium                   |
| DA20180 | Arona Home Essentials North Miami  | 12550 NW 7th Ave   | North Shore Hgts  | Sunkist Grove    | 1954                       | X             | Postwar Modern         | Commercial/Retail                          | Medium                   |
| DA20181 | Shopping Plaza   | 12300 NW 7th Ave   | North Shore Hgts  | Sunkist Grove    | 1950                       | X             | Postwar Modern         | Shopping Plaza                             | Medium                   |
| DA20182 | 17th Ave Market  | 12603 NW 17th Ave  | Shepherd Hgts   | Sunkist Grove    | 1953                       | X             | Mixed, none dominant   | Commercial/Retail                          | Medium                   |
| DA20183 | Kingdom Hall of Jehovah's Witnesses  | 1105 NW 120th St   | Sunkist Grove   | Sunkist Grove    | 1955                       | X             | Postwar Modern         | Religious                                  | Medium                   |
| DA22483 | Biscayne Village Heights (Resource Group)  | Various            | Biscayne Village Hgts Biscayne Village Hgts 1st Addn  | Sunkist Grove    | 1947                       | X             | Postwar Miami Bungalow | Postwar Tract Home Subdivision             | Medium                   |
| DA22484 | DE Pauly Heights (Resource Group)  | Various            | De Pauly Hgts   | Sunkist Grove    | 1949                       | X             | Postwar Miami Bungalow | Postwar Tract Home Subdivision             | Medium                   |
| DA22485 | Gregory Heights (Resource Group)   | Various            | Gregory Hgts  | Sunkist Grove    | 1950                       | X             | Postwar Miami Bungalow | Postwar Tract Home Subdivision             | Medium                   |
| DA22486 | Mansionette Homes (Resource Group)   | Various            | Mansionette Homes   | Sunkist Grove    | 1952                       | X             | Postwar Miami Bungalow | Postwar Tract Home Subdivision             | Medium                   |
| DA22487 | Sunkist Grove (Resource Group)   | Various            | Sunkist Grove   | Sunkist Grove    | 1923                       | X             | Mixed                  | Postwar Built-out of a Prewar Subdivision  | High                     |
| DA22488 | Taylor Manor (Resource Group)  | Various            | Taylor Manor  | Sunkist Grove    | 1953                       | X             | Postwar Miami Bungalow | Postwar Tract Home Subdivision             | Medium                   |
| DA20182 | House  | 675 NW 122nd St    | Alhambra Hgts   | Alhambra Heights | 1969                       | X             | Ranch                  | Postwar Single Family Home                 | Medium                   |
| DA20183 | Shopping Plaza   | 12001 NW 7th Ave   | Alhambra Hgts   | Alhambra Heights | 1954                       | X             | Postwar Modern         | Commercial/Retail                          | Medium                   |
| DA20184 | Saint James Parish Hall  | 520 NW 132nd St    | Avondale A Resub  | Alhambra Heights | 1967                       | X             | Masonry Vernacular     | Religious                                  | Medium                   |
| DA22416 | Alhambra Heights (Resource Group)  | Various            | Alhambra Hgts Alhambra Hgts Sec 2 Alhambra Hgts Sec 3 Alhambra Hgts Sec 5 Alhambra Hgts Sec 6 | Alhambra Heights | 1925                       | X             | Mixed                  | Postwar Built-out of a Prewar Subdivision  | Medium                   |
| DA22417 | Saint James Catholic Church (Resource Group)   | 13155 NW 7th Ave   | Nilearn & Avondale Amd  | Alhambra Heights | 1940                       | X             | Postwar Modern         | Religious                                  | High                     |

