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Recommendations

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The Heritage at Risk Survey included a review of existing unincorporated historic districts within Miami-Dade County, particularly the **Goulds Historic District** and the **North Shore Crest Historic District**.

The purpose of this review was specifically to note deficiencies and/or opportunities within the existing historic designations. The exercise included assessments for the potential reclassification of currently non-contributing resources, and a look at the possibility of expanding the districts, or, in the case of North Shore Crest, creating a new adjacent historic district.

Existing Historic District Review & Recommendations

Goulds

Regarding the Goulds Historic District (GHD), a review of previous preservation efforts along with community engagement were undertaken during this survey and substantiated focusing on the Goulds community in a future survey. At the time of designation in 1998, the *Miami Herald* reported that community members felt the district did not include enough resources attributed to African Americans in Goulds. The article further states that “County officials said they expect to expand the district in the future and include the already historically designated Store Porch,” a significant structure in the local African American community that was put forth as an individual designation within the community. As of the commencement of the Heritage at Risk Survey, the research and documentation to pursue expansion of the district as indicated had not been realized. As such, a smaller-scale survey is recommended in focus of the Goulds community that reviews the existing historic district, while also taking a critical look at previously excluded resources connected to the Black community to identify priorities for preservation and to encourage sharing a fuller story of Goulds and its built environment that is reflective of its diverse population.

North Shore Crest

The North Shore Crest Historic District (NSHD), designated in 1999, is significant as an early planned community in northeast Miami-Dade, and for its cohesive architectural collection consisting primarily of homes built during the 1930s, 1940s, and 1950s with some additional construction in the 1960s and 1970s. Several architectural styles are represented within the district. However, due to the generally accepted notion that resources must be at least 50 years old to be assessed for designation eligibility, all resources within that district that were not yet 50 years old at the time of designation were classified as non-contributing. However, since the significance of the district is in the collection of various architectural styles, the structures that have since reached the 50-year benchmark contribute to the overall character and significance of the district.

Alternate 1: Reclassify within Existing Boundary

In consideration of the above, it is recommended that the following properties be reclassified from non-contributing to contributing resources:

- 8700 NE 8 Court
- 8801 NE 8 Court
- 8845 NE 8 Court
- 641 NE 87 Street
- 753 NE 87 Street
- 759 NE 87 Street
- 769 NE 87 Street
- 640 NE 88 Street
- 656 NE 88 Street
- 735 NE 88 Street
- 741 NE 88 Street
- 751 NE 88 Street
- 760 NE 88 Street
- 774 NE 88 Street
- 787 NE 88 Street
- 744 NE 88 Street

If the North Shore Crest Historic District is amended as per these recommendations, the

properties that would remain as non-contributing in the North Shore Crest Historic District would be the North Shore Crest Park at 801 NE 88 Street and 8819 NE 8 Avenue, and the residence constructed in 2016 at 780 NE 88 Street.

Alternate 2: Expanding District Boundaries or Creating New District(s)

The team surveyed the area surrounding the North Shore Crest Historic District (NSHD) to explore the appropriateness of expanding the district boundaries.

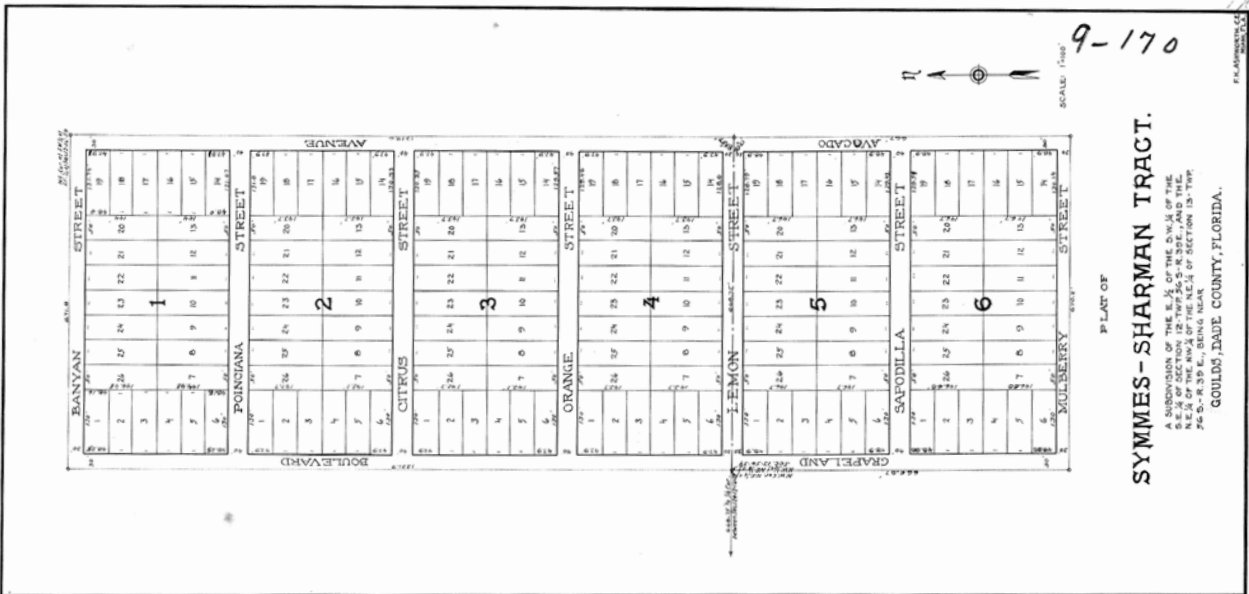
Platted between 1913 and 1925, North Shore Crest reflected prewar and Boom Era planning and the housing paradigms of the prewar era. Typical of prewar developments, the platting comprised 50-foot-wide lots appropriate to the compact middle-class suburban homes of that era. North Shore Crest was subsequently filled in between the 1930s-1950s, and the compact houses were realized in a variety of styles, including Masonry Vernacular, Minimal Traditional, Mediterranean Revival, Art Deco, and a small number of early ranch-type homes. The NSHD, established in 1999, well represents these prewar, compact structures.

Like the NSHD, the area surrounding it comprises postwar neighborhoods with a related but distinct character. These form a typologically and stylistically coherent district. The architectural character and landscaping of these areas, generally of high quality and typical of the era, contribute to this coherent character. Many now 60-70 years old, these areas might be considered appropriate for designation.

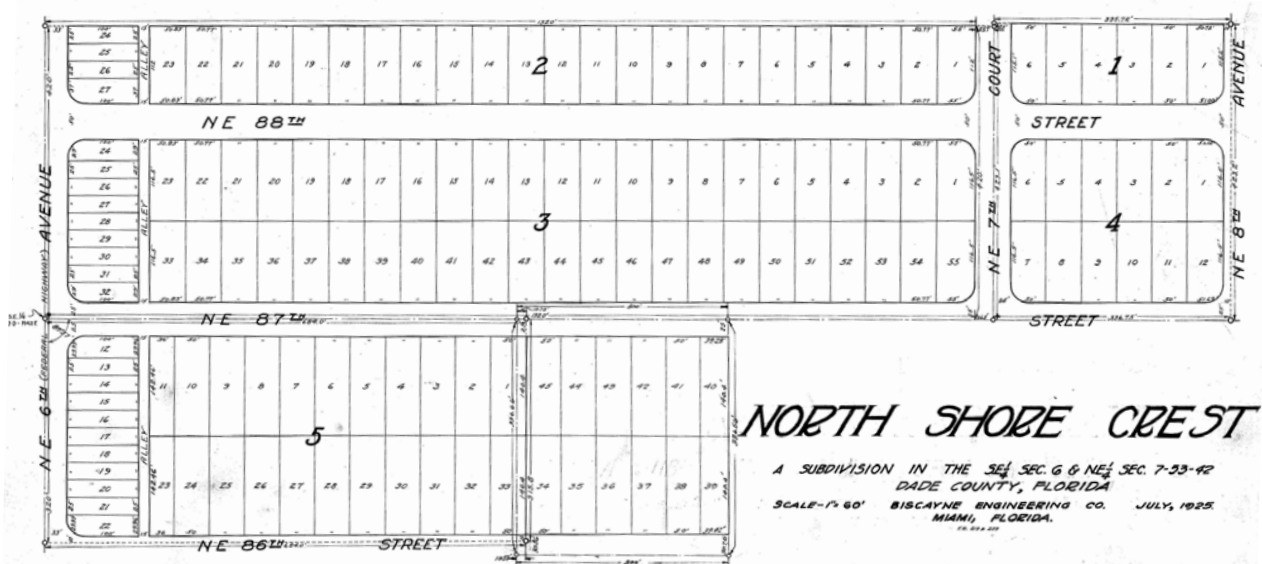
Postwar districts like Hazenthorpe, Michelle Heights, Bayshore Manor, Biscayne Manor, Edgewater Manors, Biscayne Pines and Bayridge are distinct from the NSHD, reflecting the changing priorities of suburban development after World War II. This involves development of postwar housing models like ranch housing, and the connected platting of wider lots (typically 75'). Perhaps what is interesting about the Shore Crest area of Northeast Miami is specifically the evolutionary continuity between prewar and postwar suburban development models, and the overlap of building types. However, it does not seem appropriate to designate these areas by expanding the NSHD.

Although Miami-Dade County has many areas where prewar subdivisions abandoned after the Hurricane of 1926 and Great Depression were built in the postwar era, the Shore Crest area broadly speaking is typical of an uninterrupted and continuous tradition of suburban development. The middle-class character of the district means that the area has remained stable and well-maintained.

The project team recommends that the surrounding postwar subdivisions of single family homes be further studied for development of a related but separate historic district. The district would be related by its emphasis on a coherent structure of American suburban development. It would be separated by its focus on postwar development. Taken together with the North Shore Crest Historic District and the adjacent Lake Belmar Historic District, a new historic district would help create a cross-section documenting varied conditions of Northeast Miami spanning between Biscayne Boulevard and Biscayne Bay.



1926 Plat Map, Symmes-Sharman Tract, Goulds



1925 Plat Map, North Shore Crest

VISITORS



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The Heritage at Risk Survey marks the **first major Countywide effort to identify significant resources in over 40 years**. The fabric and culture of Miami-Dade County and its physical landscape have continued to evolve since the last major survey in 1980. The resources identified in this first phase of the Heritage Survey capture a **rich and diverse narrative** connected to the people of Miami-Dade in a way that previous historic preservation efforts have not achieved. This phase not only captures untold stories and places, but it also examines and identifies the omissions in previous preservation work in the County and, most importantly, it provides a framework on which to shape the future of Miami-Dade County's historic preservation work. The current work constitutes Phase 1, which is intended to be the **start of a multi-phased effort** undertaken over the course of several years, as additional funding becomes available.

The recommendations provided herein are organized under several themes: **Process and Policy, Community Engagement, and Further Historical research and Surveys** (this may include Historic context studies, Geographic-based surveys, and Oral History documentation).

General Recommendations

Process and Policy Recommendations

The Phase 1 survey is particularly notable as the first countywide survey undertaken in over 40 years, as well as for the methodology developed to accomplish the broad-reaching goals of the project. As an overarching goal of the project was to identify resources in areas facing planning-related challenges, like development pressure, gentrification, and flooding impacts, the survey methodology is intrinsically linked to the County's process and policies.

Since its inception in 1981, the County historic preservation program has focused largely on the designation of identified historic resources and the regulation of such designated resources. However, as the Office of Historic Preservation continues to reassess its role through a critical lens, to address its role in the broader work of planning and zoning in Miami-Dade County, therein lies an opportunity to expand the programmatic work and improve upon the policies in ways that make meaningful connections to the community.

Opportunities abound to celebrate specific communities, in connection to both geographic and cultural heritage through the thoughtful implementation of programmatic expansions, such as utilizing StoryMaps, oral histories, historic context studies, and leveraging material in focus of specific sites and significant events associated with the preservation of heritage resource through internet based content and social media platforms. In addition, OHP would benefit from exploring the feasibility of tools that would allow for recognition of sites outside of traditional designation, like a County-operated historic marker program to memorialize sites still existing and lost and heritage resources that are central to the stories important to a community.

A particular project for consideration would be to develop a series of StoryMaps to share the geographical story of Miami-Dade. The geographical "flattening" of Miami remains a relatively concealed feature of the current landscape. In the context of climate change and

the need to consider future resilience, a reflection on the line between natural and man-made landscape, and consideration of the reality of more than a century of land grooming would help inform future policy decisions.

A first step in this effort would be to develop a layered mapping of Miami-Dade County overlapping current development, historic development (original platting, farms, camps, industrial facilities, rock pits, water management), and original geographical features, including pinelands, prairies, sloughs, Redlands, and coastal mangroves. Such a mapping tool, accessible to the public through an interactive media platform, could provide both a valuable reference and tool for future decision-making. An example is the *Nolli App* (<https://nolli-app.com/index.html>), a mapping tool created by Martin Koppenhöfer 2014-2023, which delivers a dynamic overlay of current Apple satellite map information over Giambattista Nolli's 1748 map of Rome. Another map might weave together elements that demonstrate land conservation efforts (federal, state, local and private), and the way these intersected with Miami's development history, into a more comprehensive story. A next step, though difficult to predict in timing, would be to devise a mechanism to convey this information in a more tangible form and interactive form, perhaps, a county historical marker program, self-guided QR code-based tour program.

OHP would further benefit from exploring funding sources and creative partnerships that would aid in furthering projects to capture these rich histories. Potential partnerships to such end might include inter-departmental collaborations, as the 2023 History Collaborative event. This particular event was presented in partnership with OHP, HistoryMiami, and the Miami-Dade Public Library System. The Miami-Dade Public Library system and HistoryMiami Museum hold strong potential for future partnerships and support in community engagement in focus of capturing of stories and ephemera that can aid in telling the full stories of our communities. Other institutions that may prove to be strong future partners in this work

include local Colleges and Universities offering programs in focus of preservation, history, and the humanities like the FIU Humanities Lab, which serves to encourage citizens to become the tellers of their own story.

Another potential partnership to explore is the Florida Main Street program through which the Main Street America organization and Florida Main Street provide branding and funding support to revitalize historically commercial corridors, or Main Streets. Recently, the Allapattah Community Development Corporation (CDC) successfully designated a portion of 17th Avenue in Miami, within the Little Santo Domingo district, as a Florida Main Street. Similarly, the County might consider partnering with Main Street Florida to advertise the work that they do to support the revitalization of commercial strips as important community assets and to help identify and coordinate with potential applicant communities.

To further engage the community regarding the benefits of Historic Preservation, OHP could also conduct topical presentations on a quarterly or semi-annual basis to raise awareness and share information on resources available. For instance, residents could be introduced to the Economic Development benefit of preservation, for individuals and communities. This can also be done strategically to center different industries, like contractors, Chambers of Commerce, real estate professionals, and developers.

As the methodology that framed this project revealed the intrinsic relationship between historic preservation and planning and zoning policies, it also identified the need for the County to develop strategies that incentivize preservation of historic resources in areas where policies have been adopted that encourage development. One recommended strategy is the exploration of creating a Transfer of Development Rights program for resources within the SMART Plan corridors and associated buffers. Additional strategies and incentives should be explored that balance the County's desire for development surrounding major transit corridors and hubs with

its obligation to preserve and give recognition to the people and places that define our communities. This should include exploration of additional policies that the County could adopt to incentivize preservation in areas where development efforts are being concentrated. One potential program that could greatly benefit communities located in SMART Plan buffer zones and other areas being intensively redeveloped is the adoption of a Thematic Resource District program, as indicated in Land Use Policy 6L of the Miami-Dade County Comprehensive Development Master Plan.

As policy improvements are considered, an opportunity presents itself for the County to undertake a careful review of the preservation ordinance to identify opportunities to improve equity and inclusion in County preservation processes. Broadening designation eligibility exceptions would allow for consideration of resources typically not seen as eligible, such as churches and cemeteries. As we look at the cultural and social construct of Miami-Dade, these types of civic spaces have always played a pivotal role in the early history of our emerging communities, though are excluded from traditional preservation consideration. To continue to exclude resources like this from designation eligibility means that the County will continue to limit the stories they tell and the people and places they uplift. It inherently builds inequity into a process that is intended to be largely objective, and works against OHP's goal of centering the county preservation program in equity.

OHP is also presented with an opportunity to expand the non-regulatory arm of historic preservation. This could include development of specifically themed StoryMaps and other interpretive programs, a County-run historical marker program, and further exploration of community-led initiatives in ways that are meaningful and engaging. As additional survey phases are undertaken, GIS-based maps can be created that capture the stories of the community. Crowd-sourced StoryMaps would also present an opportunity for deeper public engagement

in the preservation process. An example for a crowd-sourced GIS-based map focused on a particular theme or typology common throughout the County, such as a map where residents can submit photos, locations, and current use of their local farm store. OHP could also develop streamlined interpretive signage incorporating QR codes to direct users to the StoryMaps for additional information. With a thoughtful approach to implementing more non-regulatory preservation efforts, OHP will need to continue their current trajectory, focusing on meaningful engagement with the community. The residents of Miami-Dade County inherently offer the strongest partnership for OHP to foster; continued engagement is critical for the County to be able to leverage the authorities of historic preservation to benefit the community.

Community Engagement Recommendations

The Heritage at Risk Survey process included extensive community engagement and outreach efforts. As OHP continues to center their work in equity, community engagement and outreach are understood as critical to that effort. For the work of OHP to meaningfully contribute and benefit the residents of Miami-Dade, their work must be rooted in an understanding of what the people of Miami-Dade County deem significant to them and their community stories. In doing so, OHP should consider a variety of progressive strategies to engage and continue to reach out to County residents, especially the historically excluded groups, who were a focus of this first phase of the Heritage at Risk Survey.

In addition to continued outreach online (website, press releases, social media), OHP might hold advertised in person events countywide, like monthly “Tell us your Story” coffee hours. OHP should also engage in targeted outreach, to specific communities, owners of historically designated properties, and other County departments, to foster a general awareness of historic preservation and the support that OHP can provide.

As this survey, and future survey phases are completed, OHP should undertake systematic outreach to communities and individual property owners who may have resources identified within the scope of such survey work. This is critical for OHP to understand the goals of the community and help them achieve those goals through historic preservation. Post-survey community outreach and engagement will help OHP identify appropriate next steps in direct collaboration with the community. Outreach to individual property owners can also be undertaken to provide information for potential historic designations and identifying next steps to take for those interested in pursuing local designation or similar recognition for a property

It is also recommended that OHP hold at least one in person and one virtual information meeting to explain the steps that owners can take to propose their home for designation. This meeting should be recorded and incorporated into OHP’s website where it can be accessed by the public.

Identifying and fostering supportive partnerships is also important for ongoing community engagement. OHP should develop more events like the History Collaborative and identify potential community groups to host similar events and to aid in focused neighborhood outreach. Partnerships can also be explored with established cultural heritage focused groups in the county. For instance, various community advocacy boards and connected staff include the Asian-American Advisory Board, the LGBTQIA+ Advisory Board, the Commission for Women, the Black Affairs Advisory Board. This survey phase was a critical first step in the process of capturing Miami-Dade’s cultural heritage and connecting with some of these potential partners. Further collaboration with community advocacy groups, OHP can further identify important buildings, sites, and stories and identify opportunities for interpretation and storytelling that may take shape through material that explores heritage retention through the documentation of community heritage and preservation in short

film, documentaries and the visual arts that may engage organizations like HistoryMiami, and organizations through which Miami-based artists exhibit work in focus of preservation, conservation and heritage studies.

Further Research and Survey Recommendations

At the outset of this project, OHP identified that there have been nearly 200,000 structures built within their jurisdiction between 1941 and 1981. The only other countywide survey, completed in 1980, documented structures that were built by 1940 and was largely architecture-based. This project was identified as Phase 1 of what will hopefully be numerous phases to be undertaken as additional funding is obtained. With updated survey work identified as a priority for OHP, so comes with it a timely opportunity to address resources yet to be surveyed with the expanded perspective of four decades of preservation policy implementation in Miami-Dade County. Rather than focusing nearly exclusively on the architectural evolution of Miami-Dade County, as was done in past survey work, future surveys will provide the opportunity to continue to identify historic resources in the County and furthering OHP's overarching goals of equity, resilience, and engagement by extending consideration to places of importance historically and culturally that may not have as laudable architectural significance.

It is recommended that future phases of survey work and research address geographical areas facing environmental challenges and development pressure and meriting study for their cultural significance as well as producing historic context themes to document, understand and share detail on historic community resources and stories. While this survey phase was conducted countywide, it was focused on areas where specific County development policies have already been adopted. While the narrative touches on each of the four geographical quadrants, it does not necessarily tell the story of each community in its entirety and in

some instances provides a broad overview of importance with understanding that further time and research will likely uncover much more information to share. Future phases should also prioritize the communities and neighborhoods that have been particularly excluded from previous historic preservation efforts. A review of previous work by OHP in conjunction with the community outreach undertaken during this phase of survey work identified the Goulds community as an area that would benefit from a focused heritage survey. As OHP continues with their community engagement programs, additional geographical focus areas will become apparent to pursue. Phase I also identified numerous historic themes on which to base future survey work through context studies such as migrant workers, burial grounds, public housing, and racial planning which OHP should pursue as well.

Historic Context/Thematic Recommendations

As OHP continues to focus on centering stories of place to detail the County's cultural heritage it is likely many stories will lend themselves to a common historic theme, rather than a specific geographical area. Opportunities for additional research and future survey work should be explored under potential contexts and themes. It is important to note that this is a sampling of potential themes for further study, not an all-inclusive listing and that additional contexts and themes are likely to be identified in future phases of survey work.

It can't be overstated that there exist opportunities to explore the Culturally based context themes for future preservation and survey work. Review of past survey work and recent assessment of the current designations emphasize the need for further work in this area. By exploring different cultural groups OHP can move forward in support of its goal of maintaining an inclusive preservation practice to identify and recognize resources attributed to different cultural groups across Indigenous, Latinx-Hispanic, African American, Asian, Caribbean-American communities.

Further, the exploration of sites associated with the LGBTQIA+ community across any of these wider cultural groups is equally as important.

South Florida Heritage and Social Experience Context

There also exists a strong connection bridging the stories of some groups to illustrate even the earliest history of South Florida through the exploration of StoryMaps and interpretive content detailing sites of importance related to different iterations of population growth in South Florida. Through this there is an opportunity to have sub-focus areas exploring various groups:

- Indigenous Heritage- exploring the Tequesta, Seminole, and Miccosukee
- African American Heritage
- Caribbean American Heritage
- Latinx/Hispanic Heritage
- Women’s Heritage
- LGBTQIA+ Heritage
- Asian Heritage
- Jewish Heritage
- Haitian Heritage

A comprehensive burial grounds historic context study is recommended, detailing the culturally significant practices across different ethnic backgrounds to help further document the struggle for equality faced by many residents of Miami-Dade, not just in life but in death as well. A burial grounds context study would be an apt beginning to exploring the connections between these cultural groups and identifying resources of merit for individual or thematic designation and future surveys focused on cemeteries and burial grounds or to designate associated resources.

Exploration of some of these groups may present additional collaborative opportunities for OHP to partner with organizations like HistoryMiami, Ah Tah Tiki Museum, and the Archives of the State of Florida to pursue research and interpretive projects to share the story of South Florida’s Indigenous heritage and the journey of different

cultural groups to highlight places of importance to them and their significant contributions to the history of South Florida.

Social Context

It is interesting to note that Miami-Dade County has included significance related to ‘social history’ as a criterion for designation since the adoption of its preservation ordinance in 1981, indicating a long-held understanding that the social construct of our communities plays a significant role in the design and development of those communities. The relationship between a place and its social history is just as significant as the more tangible qualities of a place, like its architecture. At the time of this survey, the majority of County-designated resources were identified as significant due to their architectural qualities. The scope and focus areas of the Heritage at Risk Survey helped identify several social contexts on which to base future phases of survey. While this first phase of work only included areas under the County’s historic preservation jurisdiction, it is recommended that future survey phases that are based on social contexts or historic themes should be undertaken countywide, regardless of preservation jurisdiction to ensure a more comprehensive understanding and subsequent interpretation of the associated context.

Racial Planning:

Considerable research has been done in clarifying the role of local government, banks, real estate professionals, even the Federal government in promoting racial segregation across the built environment and expansion communities nationwide. However, a comprehensive picture of nearly a century of racial planning specific to Dade County, in various forms, should be explored. Such assessment should include the study of specific planning strategies applied to racially planned subdivisions and elaborating on the strategies of physical isolation and violence associated with the struggle to

find equality in an inherently inequitable system. This theme also provides an inherent connection to stories of expanded education, healthcare, and burial practices to meet the needs of groups in historically marginalized groups.

South Dade Black Communities:

The story of prewar Black settlements in South Dade, including their rich constellation of churches, retail establishments, cemeteries, and supporting community structures, requires further research, documentation, and recognition by the County. The racial history of South Dade diverges somewhat from the story Countywide. It is understood that the impact of Jim Crow segregation and comprehensive racial planning laid the geographical framework for the postwar development of communities, and civil services. The transformation of West Perrine, Goulds and Florida City into racially concentrated communities is an example, and its commercial and civic spine along Homestead Avenue merits further recognition and research. The imprint of churches as civic centers, and the role of (segregated) schools as powerful civic markers should also be preserved. Exploration along the theme of segregated schools, would including the site of the Mt. Pleasant Church, which served as the first education site for African American youth in the Goulds community and predecessor to what are today Mays Conservatory of the Arts and Pine Villa Elementary school. These resources, including the church site, might be considered as a thematic group on education. The confluence of racial planning, postwar housing development, social changes, and the civil rights movement should be addressed. The development of housing for Black veterans and workers at Homestead Air

Force Base deserves considerable focus, especially as this actuated racial zoning provisions. Although much attention has been given to Richmond Heights, other Black developments, particularly in South Dade, have received less attention.

Agriculture and Migrant Workers:

In Miami-Dade County's storied history, its agricultural and industrial sectors have been readily identified as a decisive aspect in its growth, change and economic success. In Miami-Dade, these industries have been staffed historically with a workforce comprised of migrant workers. Despite this, the full extent of resources related to the migrant worker community is not well understood, as it has not been previously included in traditional preservation work. Several associated resources and research materials were identified during this first phase that begins to tell the story of Dade County's migrant workers, a group that has been instrumental to the growth of Miami-Dade County. These include places like the Redland Labor Camp, South Dade Labor Camp, Heritage Village, and other labor and trailer camps that have been established and extending to churches and other local institutions that played an important role in the social history of migrant labor groups underscoring the advancement of healthcare, education and housing made available to them

The Heritage at Risk survey emphasized the important role different social and racial groups have played in the layout, growth, and development of Miami-Dade County, underscoring that little work has been done to include these groups in previous preservation work and that current recognition of resources attributed to them is lacking. Future historic context studies should be undertaken that aim to identify the people and places significant to

these various groups, as recommended above. It is expected that additional historic contexts and themes will continue to be identified during future research.

Planning Context:

For as much as historic preservation from a local government standpoint is focused on the physical structures that define our communities, little attention is given to other built elements that were essential in the original planning and development of the County. This includes much of the pre-1945 infrastructure, like canals, railroads, early highways, railroad depots, water treatment facilities, etc. Important features of Miami's early infrastructure, like the FEC and SAL railroad alignments and engineered canal networks, remain visible but transformed. While some early communities have grown into towns and cities, others have disappeared, including Black Point, Peters, Rockdale, Key, and Benson in South Dade, and Biscayne, Arch Creek, and Fulford in Northeast Dade. The sites of rail stations, post offices and general stores, onetime anchors of rail towns, are almost entirely

unrecognized in today's landscape yet in many cases still remembered. The historic landscape once bursting with packing houses, refrigeration plants, canneries, and lumber mills, that once defined central corridors of these towns and were once where its most important employers were centered have largely been lost to time and new development. The buildings and sites that remain may be considered important opportunities for preservation. It is recommended that in doing so, the County seek ways to recognize these lost layers of the County's historic fabric.

Centering prewar resources, like early railroad depots and settlements, has a secondary goal to recognize historically excluded and underserved communities, whose presence and contribution have been omitted from the historical record and in many instances lost as a result. Recognizing the extraordinarily rapid redevelopment of the South Dade Corridor it is reasonable believe that the remaining heritage resources in these areas is at increased risk of being lost. Given the region's accelerated transformation, and the connected loss of resources, meaningful



Coral rock wall with barrel tile detail

ways of recalling demolished communities and structures should be found. These could include grant-funded publications, designation reports, historical markers, and/or an oral history project.

In addition to documenting planning infrastructure, additional work could also be undertaken to look specifically at cluster planner suburbs and urban hubs. Dadeland is a good example. Dadeland was an emerging counterpoint to the suburban sprawl of Kendall Drive, and as a foundation for the area's urban hub that was later connected by Metrorail. It is perhaps the best representation in Dade County of the type of concentrated and mixed-use suburban downtown conceived by mid-century planners as a suburban future. This type of concentrated, mixed-use, suburban core has not been understood within the broader context of planning and development in the County and has not been the subject of any previous historic preservation work. An interpretive framework for the assemblage of multi-family housing, shopping, office buildings and infrastructure might be developed.

Civic Context:

The relationship between Civic activities and developments and the growth of our communities is also an intrinsic concept that has not been adequately explored. This focus area would extend to county government complexes, libraries, schools, religious centers, parks, and transportation centers. These civic-based themes may also intersect with the social and planning history of Miami-Dade County.

Metro-Dade's broad 1970s-80s efforts to create both a central County administration center and decentralized government centers is well-represented in the Downtown Government Center, where bold new facilities are grouped around the County's Metrorail and Metromover transportation hub. The connected complex of the Metro-Dade Administration Building and Government Center Station, Miami-Dade Cultural Plaza, and an open space park offer intrinsic examples of the development typical across this theme. The effort to decentralize

County governance, with regional centers in South, West and North Dade, and in the Model City area of Northwest Dade, expanded the reach and visibility Metro-Dade governance and civic representation. These include the South Dade Government Center Complex, North Dade Government Complex, and Joseph Caleb Community Center and Model City Library in Northwest Dade. As the County continues to incentive development around transit hubs, it is critical for the County to explore strategies and policies that will balance historic preservation goals with development goals in these areas as planning continues to reimagine these areas.

The architecture of these centers reflects the search for modern public architecture, and architectural trends of the up to the 1970s for which little has been documented.

While not often understood, Depression-era developments played an important role in the development of Dade County. Under the leadership of William Lyman Phillips, the Civilian Conservation Corps (CCC) constructed many of the critical elements of Dade County park system including Homestead Bayfront Park, Royal Palm Park, Greynolds Park, Matheson Hammock Park, Fairchild Tropical Botanic Garden. South Dade in particular comprises not only some of the County's largest and most significant parks, but also the development of regionally unique park systems, including sides like Fruit and Spice Park, Bauer Drive Hammock, and Castellow Hammock.

To tell the story of the County Parks system, one must also be willing to address the role that systemic racism and segregation played in forming that system. Virginia Key Beach Park, Cape Florida, Haulover Park, and Homestead Bayfront Park are integral to the story of segregated beaches. Using these types of civic landscapes to tell a broader story. Telling the story of Homestead Bayfront Park as a segregated beach affords the opportunity to tell the broader story of racial segregation in South Dade. Additionally, the site of the former "Black

Beach,” at North Homestead Bayfront Park, current location of Biscayne National Park Ranger Station and Visitors Center, along with the “Black Road,” or North Canal Path of the Mowrey Canal, which provided access to the Black beach, should be considered for local designation.

The intersection of the evolution of school development amid the era of school segregation is well illustrated in South Dade. Many schools that have been established remain in good condition and are reflective of their original design. A thoughtful partnership and potential historic designation of schools also brings conservation of identity and architectural preservation into the community.

As a framework for further research, the theme might be broken down into three subthemes:

- 1) 1950s-era modern functional schools program directed by James Garland: i.e. Goulds Elementary, Florida City Elementary, Leisure City Elementary, Naranja Elementary/ Macarthur South Senior High, Avocado Elementary, and Vineland Elementary.
- 2) In the 1960s, progressive modernization, supported by a Ford Foundation-funded Education Facilities Laboratory, under the leadership of architectural consultants Ferendino, Skeels and Burnham: i.e. Colonial Drive Elementary School, Bel-Aire Elementary.
- 3) 1970s era: William A. Chapman Elementary and Pine Lake Elementary.

Local universities should also be considered for further contextual study. By any standard, the campuses of Dade Junior College (current Miami-Dade College), were among the most socially, architecturally, and urbanistically progressive works of the postwar era. While much academic research and publication work has already been done, these projects should be prioritized

for further study and potential designation to further illustrate the evolution of planning and development for educational campuses.

Like Miami Junior College, the late postwar development of Florida International University two campuses were crucial civic complexes. Tamiami Campus and Bayshore Campus represent a type of public consensus unavailable in commercial and even most civic architecture. These educational institutions originally embodied ambitious master plans representing the spirit of the period, design integration of integration across several buildings, and gracious public spaces. Miami’s postwar universities achieved remarkable expressions of public purpose and amenity, even as they suggested novel planning models and urban futures.

The Campus of Carlos Albizu University, while not specifically designed as an educational campus, was designed as a corporate, industrial and research campus by Miami’s leading campus planner and architect of civic architecture, Ferendino, Pancoast and Grafton. The architecture represents important design and technological issues of the postwar era. Further, as the only university in Miami whose origins are in Latin America, and the only U.S. university named in honor of a Hispanic educator, it has particular cultural relevance.

Similarly, religious campuses attributed to various cultural groups have been identified as meriting further historical context research extending preservation consideration to structures that hold cultural significance not just solely architecturally based determinations is supported by community sentiment. Potential areas of interest for future study and potential designation include Catholic Educational Complex near Bird Road Corridor, the Catholic institutions around Christopher Columbus High School, the St. Brendan Catholic Church and schools, and St. John Vianney Seminary and Chapel to name a few. Further, this may be an area where the dense concentration of characteristic mid-century public schools might be considered for further research and recognition.

Modernist Churches, synagogues, mosques, and other religious institutions, particularly as they may be associated with historically excluded communities, are also an important consideration for future phases. This could include sites like the Olympia Heights United Methodist Church, Camp Matecumbe, and Camp Kendall. While Camp Matecumbe was recently designated as a Miami-Dade County historic site, the network of Pedro Pan Camps, and other sites related to the Pedro Pan operation, might be linked thematically. Similar recommendations have been made for Cold War resources in general, but the specific social considerations central to Pedro Pan resonate as an argument for stand-alone treatment. Any thematic treatment in this vein might also consider resources like the Rose Motel, now the Pedro Pan Campus of Camillus House, the headquarters of the Catholic Welfare Board, etc.

Exploring the transformation of some of Miami's most characteristic sites – airfields, golf courses and racetracks – into new uses resonates in the postwar period. These changes testify both to the one-time abundance (later surplus) of these facilities, but also to the susceptibility of the city, in a period broadly considered as representing first wave of development, to change and to layer. Tropical Park is one example of this transformative use of civic construction.

Housing Context:

Study, and further research in this area, may present an opportunity to identify and highlight the many streams of housing that constitute pre-1982 Miami-Dade County, and the iteration of those streams across the County's cultural and physical landscape. Through this it may be possible to bring into focus the meaning/importance of seemingly identical housing types in different community groups as these types are translated from one environment to another. Future preservation efforts by OHP should ensure that concentrated examples of these developments are preserved as living examples of that history.

The postwar development of Miami-Dade involved a much broader range of housing than the single-family house. Countless variations on townhouses, patio homes, and multi-family housing have emerged throughout the County from that time. To some extent, the documentation of prewar homes is already well covered, particular in the 1992 *From Wilderness to Metropolis* and the 2022 follow-up, *From Metropolis to Global City*. However, this introduction of various housing types also starts to bring housing affordability into the conversation. A future countywide phase of survey work could aim to study more closely the intersection of planning and zoning policies and housing affordability, to identify opportunities for historic resources to meet the growing and diverse housing needs of the community.

Broad areas of Miami also reflect the intervention of the FHA and their efforts to provide postwar GI housing, either in their financing, their planning, or their rather standardized architectural package – and in their refusal to approve financing for non-White developments. This layer of housing development and its broader social context should be better represented in the County's current historic designations and presents an opportunity for future survey and potential designation or other recognition.

Dade County also produced many development examples notable for their considerations on planning, technology, and engagement of public process. South Dade became one of the most important concentrations of public housing in Dade County. While public housing was a Countywide issue, South Dade developed distinct varieties to include lower density and more agriculturally attuned housing, often built for migrant communities. Deterioration and lack of maintenance has meant that many of these housing projects are now being demolished to make way for new housing. Designation of some exemplary units should be considered as well as alternative recognition of those sites that are lost such as historical markers. Some potential



OHP Chief Sarah Cody and Miami-Dade County Mayor Daniella Levine Cava



Mayor Levine Cava discussing the Survey project



"Tell Us Your Story" flyer



Architect Ron Frazier making a point

candidates include Arthur Mays Villas, Perrine Gardens, Circle Plaza West & Little Labyrinth, Perrine Villas, Moody Gardens, and Little Bear Subdivision.

The mid-century boom of upper- and middle-class housing played out in various developments and wealth accumulating in the northern portion of South Dade (particularly Kendall and Pinecrest), in the Northeast Corridor, and throughout the Southwest Corridor. The eclectic and chaotic character of Kendall Drive and its surrounding housing defy the traditional rationale typically applied for designation; however, several important resources may be identified here that merit recognition or further interpretation and community engagement to explore preservation opportunities. Potential candidates include Kendall Village, The Hammocks, Calusa Club Estates, Lake Laura Homes and Clubhouse, and Taracomo Townhomes, Baptist Hospital. The Bird Road corridor is notable for its concentrated development during the 1950s, making it representative of early-postwar development, its mostly consistent urban and architectural character.

Cluster planning and higher-density suburban development in the late post war period has had a significant impact on South Dade. Several quality options exist within these developments that may be considered for designation. In South Dade this includes Casa Granada and the Green Hills Park West Condominium. Fontainebleau Park was among the first generation of cluster planned communities. It stands out, both for its Victor Gruen-inspired design, and its concentrated development, which preserves a snapshot of the 1970s mixed-density community in Miami. Other notable cluster-planned communities include Skylake West, The Hammocks, and Miami Lakes.

Although a variety of housing types and costs are incorporated into the survey framework, mobile home parks are notably entirely absent from any previous historic preservation work and should be further explored. As a result of development pressure, trailer parks are being usurped by

newer development making it increasingly difficult to preserve the imprint of postwar suburbia. Preservation of the best examples of these trailer parks is imperative. An example of potential focus in Sweetwater would be the Li'l Abner Mobile Home Park.

Commercial Context:

The fundamental development theme of postwar American life, centered in commercially lined roadways, transformed Dade County. Roadside retail, strip centers, shopping malls, can be explored in the rapid transition of some of Miami's most important corridors, including US1 in Northeast and South Dade, the development of Flagler Street, Tamiami Trail (SW 8th Street, Calle Ocho), Bird Road, Kendall Drive, NW 27th Avenue.

Along the Bird Road corridor, several individual retail establishments stand out including locations at 11165 SW 40th Street, Milk Maid Dairy Store, the Farm Store, L&L Hawaiian Barbecue, and the Coral Gables Federal building stand out as Googie icons of the American road. Of the many malls and shopping plaza, Bird Bowl is particularly significant.

Shopping centers played an important role in American life and the development of the city as places residents looked to for entertainment and necessities. As development moved from commercially lined roads to concentrated shopping centers, malls came to serve as pseudo community centers. As a shopping and travel destination, Miami played an important role in this history, and developed important designs. From a preservation standpoint, however, shopping malls are frequently and often dramatically transformed in both use and appearance over time. An exception is Dadeland Square, an extraordinary, high-quality, construction that has remained largely intact. Dadeland square, as such, would be an ideal site to pursue further study and potential designation as a prime example of these designs. As the nature of malls and commercial strips is constantly changing based on the needs of the community and economics— some of these developments have disappeared (Perrine

Village) while others have been transformed architecturally to serve new purposes. A thematic designation may be appropriate to recognize these developments. Such developments by decade include 1950s Northside and Dadeland Malls, Suniland Shopping Center; 1960s: Cutler Ridge Mall; in the 1970s, specialty malls like The Falls Shopping Center, Dadeland Plaza; in the 1980s, large all-purpose mall campuses like Aventura Mall. Together these projects help tell a story of development and growth across the County in focus of retail development and entertainment and can be grouped together to share that story.

Additional research and survey work could also focus on specific commercial themes. For example, bowling alleys which were postwar social magnets reflecting the latest machine technology, often comprising long-spanned street facing structures. They generally comprised a mix of social amenities in response to the needs of postwar suburban dwellers, becoming both a place for families and a place for competitive leagues. They were also among the most socially progressive commercial institutions of their day, open to all groups. Several important alleys, or their original structures, remain under Miami Dade County preservation jurisdiction, like Bird Bowl in Southwest Dade, and Tropical Lanes and Cloverleaf Lanes in Northwest Miami, the latter designed by Alfred Browning Parker, 1958. Future efforts could work to interpret these commercial entertainment hubs as part of a larger story; they could also be assessed for potential historic designation eligibility.

Tourism Context:

Tourism played a hugely impactful role in the growth and development of Miami-Dade County. In particular, US 1 served as a touristic corridor, lined with motor courts, motels, and trailer camps with novelty entertainment stops along the way, such as Parrot Jungle, Monkey Jungle, and Orchid Jungle, as well as Coral Castle, Rare Bird Farm, Miami Serpentarium and Metrozoo. Motels and motor courts found along this corridor include the Kent Motel, Rose Motel, Deluxe Inn Motel,

Holiday Motel, Coral Roc Motel, American Best Inn, and Super 8 Motel, Southern Comfort, and Palm Garden. The Goldcoaster Mobile Home Park and the Larry and Penny Thompson Park and Campground are additional nearby resources drawing in visiting tourists. To tell this engaging story of tourism across the County, OHP should launch collaborative community engagement initiatives through which OHP may support site recognition and preservation. It is also an opportunity to create a StoryMap focused on sites of tourism.

Preservation of remaining fragments of the South Dade Motel Corridor is made all the more important by the loss of resources in the related Northeast Dade Corridor. Tourism of South Dade was structured around South Dixie Highway, later US 1, which drew tourists south to the entrances to Biscayne National Park and Everglades National Park just outside Florida City. The many motels, cottage courts, trailer courts and the touristic byways themselves might be considered part of a heritage trail leveraging interpretive content such as QR Code or virtual tour programs. Because they are spread out, perhaps these could be tied together in a thematic grouping which may lend itself to a StoryMap or alternative preservation which can serve to document and share these sites with the public in lieu of designation and perhaps recognize those sites that would be a part of the built environment that have been lost

Agricultural Context:

South Dade is most distinguished by its agricultural heritage, and particularly by the persistence of agriculture through the postwar era to today. Evidence of this agricultural heritage is readily linked to the packing plants that line the transitway corridor. Because of their large size, surviving examples are at risk for redevelopment. Although once widely distributed, two important centers remain in Goulds and Florida City. In the latter case, there is a vast intact area of sheds that could be assembled into a historic district. Of the few that are left, many seem eligible for designation. Another important evidence of

agriculture were the once numerous migrant camps and migrant housing villages. Although widely dispersed, perhaps these could be assembled into a heritage trail. Additional resources for consideration may extend to the more rural areas of the County in particular the Redland area which poses an opportunity to consider future preservation, recognition and planning that centers preservation as key considerations in their process. OHP should explore potential designations that illustrate the story of South Dade's agricultural heritage.

Industrial Context:

There also exists the potential to better understand industrial contributions to the County's historic landscape from its beginnings to current day. For example, rock pits can be seen in the geography of Dade County today which aided in providing natural stone for building, in creating water bodies, forming the layout of new communities, in some cases recreational opportunities. In some cases, these former quarry sites became part of the social importance of a community – providing informal opportunities for recreation and engagement in the landscape.

Aviation is another prominent industry that impacted the planning and design of the surrounding areas. Miami International Airport is surrounded by important corporate and industrial annexes. Of particular note are the

Pan American Regional Headquarters for Latin America, the National Airlines Headquarters building, and National Airlines' semi-circular hangar, designed by Greenleaf/Telesca. While the airport corporate and industrial zone is a rather singular phenomenon, and deserves further investigation, it is not holistically remarkable for either its planning or its architecture. Nevertheless, some excellent industrial buildings might be further investigated within this context.

Military Context:

Cold War resources in South Florida have been well documented. The National Park Service's Cold War in South Florida Historic Resource Study, and Miami-Dade County's Thematic Research Study for Cold War Resources, have recounted the context of the Cold War regionally, and detailed individual sites. Given the special importance of South Dade in national defense and Cold War operations, this section may serve as a good context to elaborate the relationship of these places and events to larger themes like employment and housing, or to further document Miami-Dade County's role in other significant military eras, such as the use of beachfront hotels to train military personnel during World War II, and the influx of military personnel who settled in Miami following their service, and the associated plans developed in response to the growing need for quality housing for veterans.

Conclusion

The Heritage at Risk Survey is the first step toward a more informed and dynamic preservation practice for Miami-Dade County. Looking to the future, that is a practice rooted in equity that incorporates the traditional tools of preservation with new avenues of research, site recognition, and preservation strategy that are vital. Recognizing our past through preservation remains a paramount goal in Miami-Dade's preservation practice. Equally important is that in doing so, OHP stewards preservation practices that are inclusive and illustrative of the impact, contributions, and presence of Miami-Dade County's diverse residents.”

The Phase I survey successfully sets a new framework in place from which additional phases of survey work can be launched with that in mind. It is important that in taking a closer look at existing resources, historic districts, and undesignated resources, that significant sites of interest be considered beyond architectural significance. The equally strong connection sites may have the heritage of the community, the cultures of diverse groups must be elevated in the overall preservation practice. With community engagement as a key element to identify, recognize, and preserve historic resources, exploring places of cultural importance is intrinsic to sharing a fuller story of the evolution of Miami-Dade's tapestry of iconic architectural styles and places of importance. It is also important that future preservation and recognition consider and share the stories of the impact and contributions of historical figures of diverse backgrounds in Miami-Dade extending from those who helped shape its civic growth through to progression and advancements in education and housing, cognizant of the challenges presented amid the politics and social changes that mark pivotal moments in the evolution of Miami-Dade County and its dynamic built environment. It is important that the preservation policy and planning for Miami-Dade align with its ambition to share that fuller story

Carving space for recognition of what has been seen as non-traditional designations is imperative.

As such, potential policy considerations would include revision of the Miami-Dade County Preservation Ordinance to allow for a broader scope of consideration that folds in the opportunity for designation of non-traditional resources like churches and cemeteries by including support for designations based on social history and cultural significance as a primary basis. Exploring the connections of diverse groups through the built environment presents a compelling way of sharing the story of Miami-Dade's diverse population. Striving to recognize underrepresented populations is an overarching goal that should be a central consideration for future survey work. It is unsaid that there exists ample opportunity to expand local designation to resources attributed to these communities to elevate the stories, contributions, and places of importance of the African American, Latinx and Hispanic, Asian, and Indigenous peoples.

The Heritage at Risk Survey illuminates the necessity for future survey and planning across a variety of themes and communities. As preservation work continues in Miami-Dade, it is imperative that additional research through surveys, context studies, and other grant-funded projects are undertaken in focused approaches. Inevitably, these projects may find a starting point among the themes and contexts outlined within the recommendations presented here, but as OHP continues to lend a critical eye to their work, it is expected the potential for additional study will extend beyond those identified in this phase.

Ultimately, the Heritage at Risk survey provides a framework from which to consider additional themes and areas of focus to best identify and recognize resources important to various cultural groups; with the goal of documenting and preserving resources illustrative of the rich history and diversity of Miami-Dade's communities. With the work completed thus far, and the potential phases to come, Miami-Dade County can more fully recognize the impact and contributions of people from all walks of life to the growth and expansion of Miami-Dade.