

Preliminary Designation Report

Jackson-Mosley/Johnson Residence

2931 NW 52 Street
Miami-Dade County, Florida
Built: 1941



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Principal Planner
Office of Historic Preservation
Regulatory and Economic Resources Department
Miami-Dade County

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I. GENERAL INFORMATION

NAME: Jackson-Mosley/Johnson Residence

LOCATION: 2931 NW 52 Street
Miami, FL 33142
Township: 53
Range: 41
Section: 21

ARCHITECT: Unknown

CONSTRUCTION: 1941

PROPERTY OWNER: Barbara Stapleton

LEGAL DESCRIPTION: 21 53 41
GLENWOOD HGTS PB 16-76
LOT 16 BLK 5
LOT SIZE 40.000 x 102
OR 13904-3148 1188 4
COC 25300-2816 12 2006 5

TAX FOLIO NUMBER: 30-3121-031-1210

SIGNIFICANCE: **History/Context:** The construction of this home in Brownsville and the sale of the property to an African American family, the Johnsons, tells the story of segregation, integration, and housing struggles in the Jim Crow South. The Jackson-Mosley/Johnson Residence fulfills Criteria Sec. 16A-10(1)(a), *Associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation.*

People: The Jackson-Mosley/Johnson Residence is connected to the lives of persons significant to the history of Miami-Dade County and the Brownsville neighborhood including Ida Bell Jackson-Mosley, Ruth Johnson and Wesley Garrison. The Jackson-Mosley/Johnson Residence fulfills Criteria Sec. 16A-10(1)(b), *be associated with the lives of persons significant in our past.*

Architecture: The residence is a typical representation of a specific architectural style constructed in Brownsville during the 1940s and 1950s. The Jackson-Mosley/Johnson Residence fulfills Criteria Sec. 16A-10(1)(c), *Embodies the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction.*

IMPACTS:

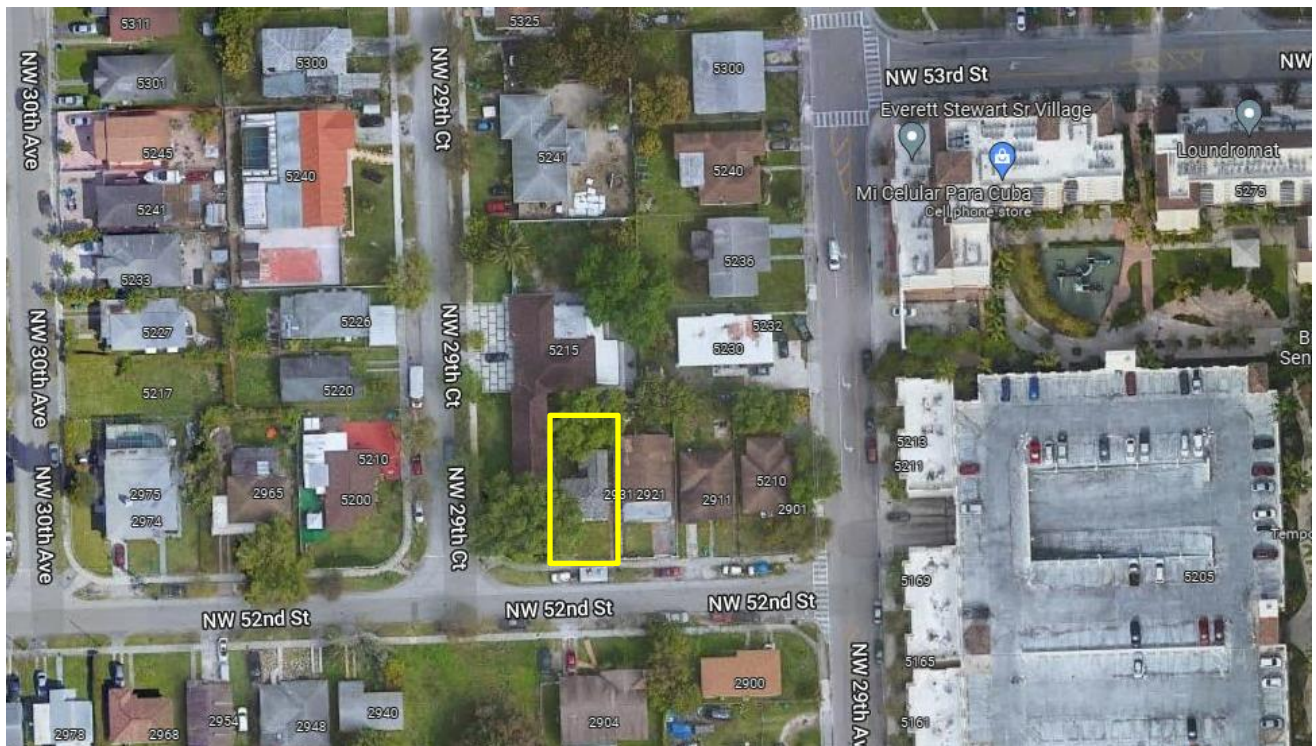
The Miami-Dade County Office of Historic Preservation is required to approve any exterior changes and/or additions, demolition, or new construction to the designated resource. Most approvals are handled in-house directly by the staff of the Office of Historic Preservation. Major alterations require approval by the County Historic Preservation Board. Additional details are included in *Section IX: Standards for Certificates of Appropriateness*.

Designated resources are eligible to take part in the County's Ad Valorem Tax Exemption program.

II. PHYSICAL DESCRIPTION / SETTING

The Jackson-Mosley/Johnson Residence is located in the Brownsville neighborhood at 2931 NW 52 Street between NW 29 Avenue and NW 29 Court. The surrounding area is comprised of primarily single-family residential properties with a large mixed-use/multifamily complex to the east across NW 29 Avenue. The complex is built adjacent to the Brownsville Metrorail stop at NW 27 Avenue.

The homes surrounding the Jackson-Mosely/Johnson House were primarily constructed in the 1950s and 1960s. The Jackson-Mosley/Johnson home is one of the oldest homes in the immediate vicinity, having been constructed in 1941.



2931 NW 52 Street, outlined in yellow.



2931 NW 52 Street, outlined in yellow, with construction dates of adjacent properties.



Looking east on NW 52 Street.



Looking southeast on NW 52 Street from 2931 NW 52 Street.



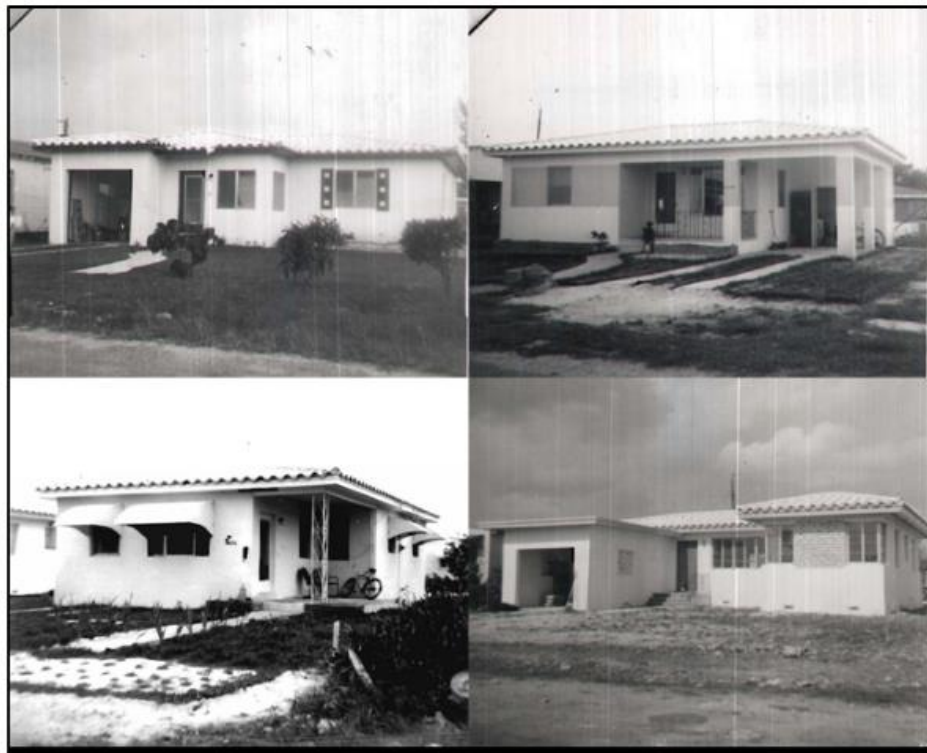
Looking west on NW 52 Street.



Neighbor to west of 2931 NW 52 Street.

Architectural Narrative

The Jackson-Mosley/Johnson Residence is a Minimal Traditional style home, built with concrete block and stucco. Minimal Traditional homes are identified by the following features: “low- or intermediate-pitched roof, more often gabled; small house, generally one-story in height; roof eaves usually have little or no overhang; double-hung windows, typically multi-pane or 1/1; minimal amounts of added architectural detail; rarely has dormers.”¹ The structure has a L-shaped floor plan. The construction of concrete block homes with white tile roofs was representative of modern homes being built in Brownsville at the time. This is illustrated by the Jackson-Mosley/Johnson home as well, which was an early example of this construction style in the neighborhood, having been built in 1941.



Concrete block homes with white tile roofs in Brownsville, Home Owner's Paradise subdivision plat, c.1950s-60s.²



Jackson-Mosley/Johnson Residence, façade/south elevation, January 1961.



Jackson-Mosley/Johnson Residence, northeast corner, January 1961.



Facade/south elevation, October 2022.

The façade of the Jackson-Mosley/Johnson home is simple with minimal architectural detailing. Two windows flank a smaller window that still retains a metal awning. Historically metal awnings were on the façade and east elevation as well as what appears to be the rear elevation (see 1961 photos). The white concrete barrel tile roof is visible from the façade. The windows are new impact windows.



Southeast corner, façade and side/east elevation with main entry, October 2022.



Side/east elevation just beyond main entry, October 2022.

The east elevation is the most detailed for the four elevations, as it serves as the main entry for the home. Five entry stairs lead to the entry door, which is covered by a small shed roof. The stairs are covered in tile with a metal railing. It appears that the stairs were originally plain concrete as illustrated in the 1961 photo and the tile was added later. The windows and entry door have been replaced with impact glass. No metal awnings remain over the windows. A unique architectural feature consisting of a white plaque with a bird in relief is on the east elevation.



Rear/north elevation, October 2022.

The rear/north elevation is comprised of a Florida room, which historically had jalousie windows, but today has horizontal louvered windows. There is a rear entry with concrete steps and a metal railing and on the western side of the rear elevation there is a single window. Windows and doors on this elevation have been replaced with impact glass with the exception of the Florida room windows.



Side/west elevation, October 2022.

The side/west elevation is very simple with two windows that have been replaced with impact glass.

Additional Features

Other features that make the property unique include the bird tile on the east elevation, the “broken tile” entry sidewalk, concrete planters on the façade corners, and the concrete barrel tile roof. It is unclear from the historic photo if the bird tile was in place by 1961. However the style of the tile is similar to bird detailing on other mid-20th century structures. Georgette’s Tea Room in Brownsville has a bird motif in concrete on the garage. Like the tile on the entry stairs, the tile sidewalk was a later addition, as the 1961 photo shows a concrete sidewalk. However, the style of the tile sidewalk is potentially historic at this point in time. Simple concrete planters on the façade corners appear to have been added sometime after 1961. Lastly, the white concrete barrel tile roof is still extant and representative of the era of construction in Brownsville.



Bird tile on east elevation.



Entry sidewalk.



Concrete planter on southeast corner of façade.



Concrete planter on southwest corner of façade.



Concrete barrel tile roof and entry overhang.

III. HISTORIC SIGNIFICANCE & CONTEXT

Historically, the land where the Jackson-Mosley/Johnson Residence sits today is the land of the Tequesta and Seminole people. After forced removal of the indigenous people, the land was in part portioned off by the United States government to various homesteaders through a series of land grants in the late nineteenth and early twentieth century. No land grant information is available for the particular area of the Jackson-Mosley/Johnson Residence.

History of Brownsville

As of the writing of this report, the Brownsville neighborhood is being surveyed through a National Park Service grant managed by Dade Heritage Trust in partnership with the Brownsville Civic Neighborhood Association (BCNA). The BCNA has been leading efforts for years to highlight and protect the history of the neighborhood. PlusUrbia is the firm conducting the historic resource survey. The Jackson-Mosley/Johnson Residence is not included in the portion of the neighborhood being surveyed under the grant.

As part of the survey, PlusUrbia has been working with community members to document the history of the neighborhood. In addition, historic context has been gathered by PlusUrbia into a timeline, which is as follows:

1916 — Brown's Subdivision is Officially Platted. At the time of Brown's Sub plat in 1916, the area around Brownsville was considered part of the Allapattah Prairie, which was the eastern edge of the Everglades. There was limited farming in the area, mostly citrus groves. Historical records suggest that W. L. Brown and his wife Martha Brown were Black farmers and landowners, however more research into their identity is needed. In addition, a 1914 map of the area suggests that the two Black families, the Williams Family and the Brown family, already owned land in the area.

1924 — Lincoln Memorial Park Cemetery Officially Platted. Lincoln Memorial Park Cemetery, a Black cemetery, was officially platted in 1924 and was originally owned by F.B. Miller, a White real estate developer.

1927 — Black Property Ownership Expands around Brown's Subdivision. J.D. Williams, Dr. W.B. Sawyer, Samuel Wilson, F. Ayres, and T. Amos were just some of the Black property owners in the area around Brown's Sub by 1927. In addition, Centerville Subdivision was platted by Dr. W.B. Sawyer, a prominent Black doctor and land owner.

1938 — Kelsey Pharr Takes Ownership of Lincoln Memorial Park. Kelsey Pharr, a wealthy Black undertaker and civic leader, took over ownership of the Lincoln Memorial Park Cemetery, and the Cemetery was doubled in size. Around the same time, Kelsey Pharr constructed his own residence, a two-story Moderne-style home, across from the newly-expanded Lincoln Memorial Park Cemetery.

1940 — Home Owner's Paradise Subdivision is Platted. The plat for Home Owner's Paradise was approved on February 27, 1940. It was platted by a White man, F.B. Palbicke, in business as "Palgar Home Builders" with Wesley Garrison, a White man, who would go on to build and privately finance homes for Black homeowners throughout the 1950s. Although Home Owner's Paradise was platted in 1940 for Black homeowners of modern single-family homes, construction of homes in the subdivision was delayed for a decade due to racism and contested territory by White homeowners in the area who feared an expansion of Black residents in the area around the Brown's Sub community. During this time period between 1940 and 1951, there were reported cross burnings and intimidation in the area as White property owners sought to scare away Black residents.

1949 — Alberta Heights Rental Housing is constructed. Dr. William B. Sawyer was 63 years old when in 1949, he built the concrete-block Alberta Heights Apartment Complex. It was one of the first Black-owned rental apartment projects to be financed by an FHA-backed mortgage. Black-owned single-family homes were not yet being approved for FHA-insured mortgages in 1949.

1950 — Home Owner's Paradise Homes are Built. Around 1950, the FHA began changing its practices and began insuring mortgages for single-family homes in Black neighborhoods. By 1952, a handful of modern, concrete homes with tile roofs were constructed in Home Owner's Paradise. By 1963, the subdivision was almost entirely built out. Most homes were constructed and financed by Wesley Garrison, a White developer, and his associates. Oral history records show that J.D. Williams, a Black businessman and early property owner and booster of Brownsville, partnered with Garrison to implement the platting of Home Owner's Paradise and later the construction of single-family homes. Former resident Sumner Hutchinson remembers that his father was a realtor and a pioneer resident of Brownsville. He was a strong believer in Brownsville and convinced many of his contacts in Overtown to buy homes in Brownsville during the 1950s. Modern Ranch-style homes in Home Owner's Paradise were built out of concrete with white tile roofs.

1951 — Bethune Elementary is Relocated, Expanded and Improved. By 1949, the original Black school site provided for the children of Brownsville was seriously inadequate. It was a one-acre site that had been donated to the school board in 1918 by T. Amos. It had twelve wooden classroom buildings. It originally served 10 families, but by 1949 it was serving 500 families and 1,635 children. On March 3, 1949, the Bethune Elementary School PTA and the Brownsville Improvement Association lobbied the Dade County School Board for a new building. While initially told that no funds were available for the school, by September 1950, \$300,000 was allocated for the purchase of a 5-acre campus and construction of a modern 20-classroom building. By 1951, the school was open, and Mrs. Mary McLeod Bethune herself attended the dedication ceremony as the celebrity guest speaker.

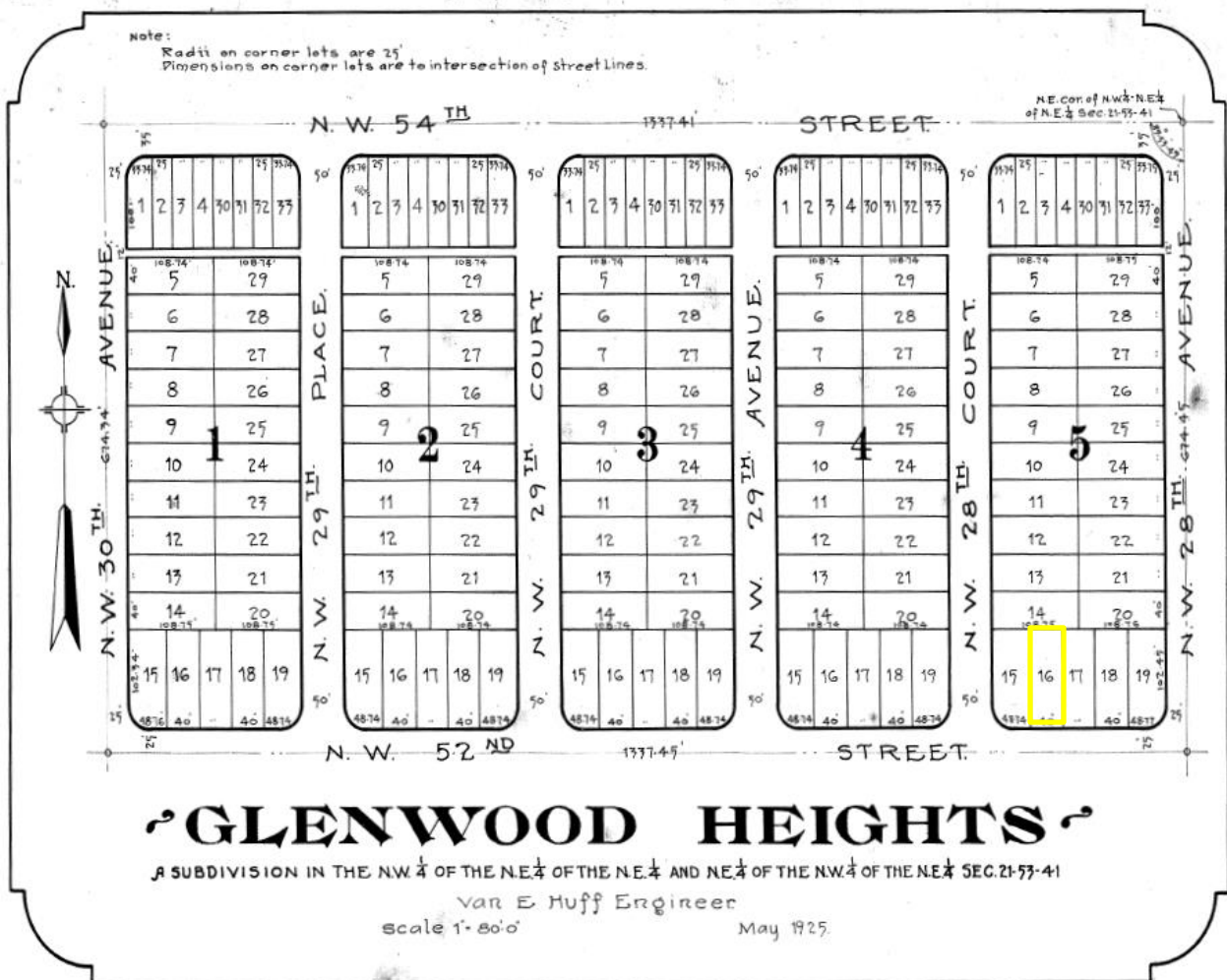
1965-1969 — Public Housing & Bannerman Park and Pool are Built. By 1965, Dade County and the Miami Housing Authority had selected Brownsville as a location to build a significant amount of public housing units. The Brownsville Improvement Association was in opposition, concerned that public housing would not be adequately maintained and that the residents would not be sufficiently screened by the Housing Authority. Over 100 property owners in the neighborhood were actively involved in public opposition through petitions, attendance at public meetings, and other actions. Despite strong neighborhood objection, the public housing was constructed throughout Brownsville but primarily on the east side of NW 27th Avenue. In some cases, eminent domain of black-owned homes was undertaken in order to construct the public housing. According to N.D.B. Connolly in his book *A World More Concrete*, the Bannerman Park & Pool was constructed by Dade County in 1969 as a concession to the neighborhood for the construction of public housing.³

History of the Jackson-Mosley/Johnson Residence

The Jackson-Mosley/Johnson Residence is within the Glenwood Heights subdivision. The Glenwood Heights subdivision was platted in May 1925 by Glenwood Hawkins Incorporated. Anna R. Chichester and Glenwood Hawkins signed the plat as Secretary and President of the organization, respectively. The organization is listed as headquartered in Miami.⁴

This plat was created at the height of the Miami Land Boom, which peaked in 1925. The boom was not sustainable. By the spring of 1926, signs of a downturn were evident and land prices were falling. The September 1926 hurricane was the final blow to the real estate market. As a result, many subdivisions that were platted at this time

remained vacant until later. This appears to be the case for Glenwood Heights, with homes appearing in the late 1930s/early 1940s, but much of the subdivision was built in the 1950s and 1960s. Some infill construction continued into the 1970s and 1980s. 2931 NW 52 Street was built in 1941, one of the earlier homes built in the immediate vicinity.



Glenwood Heights Subdivision Plat, May 1925. 2931 NW 52 Street is outlined in yellow.

The property is owned by Barbara Stapleton, who is the granddaughter of Eugene A. Johnson and the niece of Ida Belle Jackson-Mosley and Ruth Johnson. Mr. Johnson was born in New Jersey but moved to Jacksonville, Florida as a young child. He was known as Gene, and became a crew member on ships and a mail boat in his early 20s. By the age of 25, he settled on land in Summer Haven Beach, Florida south of St. Augustine near the Matanzas River. There he was employed by T.A. Mellon of the Mellon family of Pittsburgh, who owned property in Summer Haven, and Johnson maintained a relationship with the family for over 60 years.

Mr. Johnson was known for his cooking, especially seafood, and operated the "Oyster Shack" on his property for decades.⁵ The Oyster Shack was one of the region's busiest, most well-known fish houses.⁶ One of the most famous regular visitors to the Oyster Shack was Marjorie Kinnan Rawlings, who wrote about Mr. Johnson and his food in *Cross Creek Cookery*, published in 1942.⁷ While the Oyster Shack no longer exists, the road leading to the former site was renamed Gene Johnson Road.⁸



Gene Johnson and family at the Oyster Shack.⁹

Mr. Johnson had five daughters and three sons. One of his daughters, Ida Belle Johnson Jackson-Mosley, created a Brownsville institution, the Jackson's Toddle Inn. This early childhood education center served as a foundational education for many Brownsville children. Ms. Jackson-Mosley was born in Palatka, Florida and was the third child of Eugene and Julia Johnson. After grade school, she studied at Florida Normal College in St. Augustine (now Florida Memorial University in Miami) and Edward Waters College in Jacksonville, before obtaining a degree at South Carolina State College.

After college, she worked for a short time as a teacher in the Dade County Public Schools. In April 1942, Ms. Jackson-Mosley enlisted in the United States Army as a WAC, or member of the Women's Army Corps. She served until August 1944, receiving an honorable discharge. She was a member of the Disabled American Veterans. She married Johnnie Mosley in 1960 and had a daughter, Betty Jackson, and three stepdaughters, Delores Jackson Poitier, Rosa L. Mosley Cantrell, and Betty J. Wilson. Ms. Mosley was an active member of St. James A.M.E. Church and a member of Phi Delta Kappa sorority.¹⁰



Ida Belle Jackson-Mosley, Women's Army Corps photo.¹¹

Ms. Jackson-Mosley founded her school after identifying a need in the community. As a fourth-grade teacher in Perrine, she observed that students were not getting the foundations of education that were necessary. At the time, preschools were not common in the Black community as most children stayed at home with their mothers.¹² Ms. Jackson-Mosley went door-to-door and church-to-church to convince parents of the need for a preschool.¹² Ms. Jackson-Mosley started her kindergarten on September 13, 1946 with thirteen students.¹³ Her school continued to expand and at its peak served 400 students from kindergarten to 4th grade.¹⁴ The original school and thirteen students originally met on the front porch of a frame house in Liberty City and Ms. Jackson-Mosley kept the school afloat by working nights at her husband's restaurant.¹⁵

After starting on the front porch, the school operated at 1741 NW 68 Street, before moving to 3038 NW 48 Terrace in Brownsville.¹⁶ The school is immediately to the north of Lincoln Memorial Cemetery. The Jackson-Mosleys lived across the street from the school at 3021 NW 48 Terrace (built 1959); however, the home is no longer in the family's ownership and has been significantly altered from its original appearance.¹⁷ This makes the connection with 2931 NW 52 Street and Ms. Jackson-Mosley more significant since it has remained in the family and retains its architectural integrity.



Former Jackson-Mosley Home, 3021 NW 48 Terrace, c.1960.¹⁸

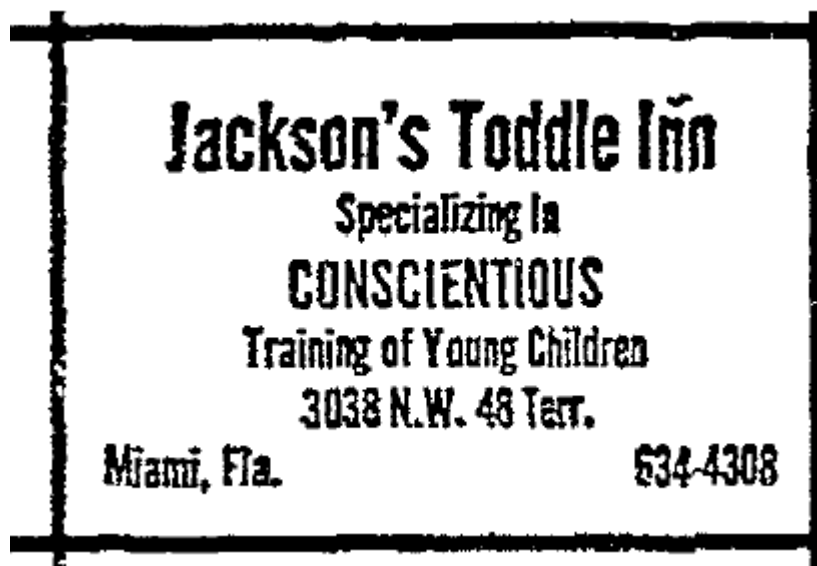


Former Jackson-Mosley Home, 3021 NW 48 Terrace, October 2022.



Jackson's Toddle Inn site (yellow), 3038 NW 48 Terrace, Brownsville.
Former Jackson-Mosley Home (red), 3021 NW 48 Terrace, Brownsville.

The school became a neighborhood institution, with generations of families attending.¹⁹ Ms. Jackson-Mosley maintained a strong presence in the school's curriculum throughout its operation, and was known to call students to her desk to quiz them on reading, spelling or math. Her motto was "don't ever stop doing something," and her educational philosophy was to teach the basics, and drill, drill, drill, along with loving discipline to instill success.²⁰ Jackson's Toddle Inn was notable for being the first school in the area to provide a modern private bus transportation system with five buses and a station wagon.²¹ Jackson's Toddle Inn was sold to Alonzo Gilbert in 1987.²² Today the school operates as Sheyes Learning Center and Elementary School.



Jackson's Toddle Inn newspaper advertisement, *Miami Herald*, March 7, 1971.



Images of Toddle Inn students, *Miami Herald*, February 20, 1983.



Founder Ida Belle Jackson Mosley has been holding children, like Joycelye Spicer, 5, for nearly 37 years. At left, Sheila Lynn, 9, plays a game.

Images of Ida Belle Jackson-Mosley and Toddle Inn students, *Miami Herald*, February 20, 1983.

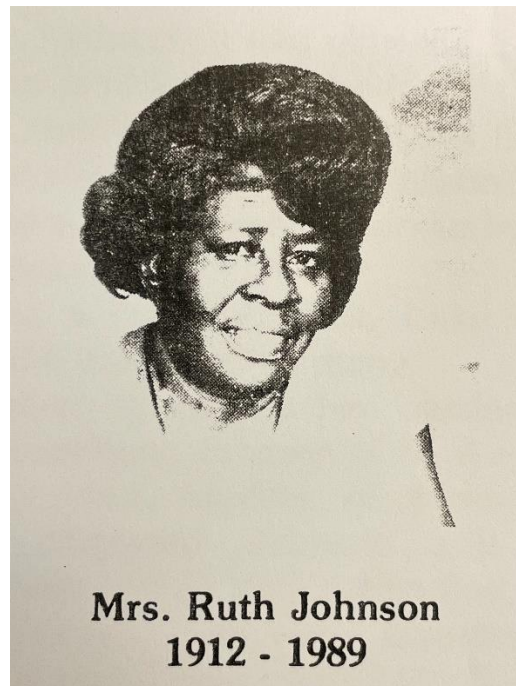


Former Jackson's Toddle Inn Building, today Sheyes Learning Center and Elementary School, October 2022.



Track and play area across NW 48 Terrace from the school (Folio 30-3121-009-0940), October 2022.

The second child of Gene and Julia Johnson, Ruth Johnson, was a partner with Ms. Jackson-Mosley in the Toddle Inn and served as head cook and manager. Ms. Johnson carried on her father's culinary legacy in this manner. Ida Belle Jackson-Mosley assisted Ruth Johnson by purchasing the property at 2931 NW 52 Street. Ruth Johnson was born in Palatka on May 18, 1912. She was educated in the Palatka public schools and later received training as a professional caterer. Ms. Johnson was a member of St. Luke Baptist Church.²³



Ruth Johnson, who lived at 2931 NW 52 Street.

The home is also connected to Wesley Garrison, the White real estate developer who was instrumental in building and selling properties to Black families in Brownsville. Garrison sold 2931 NW 52 Street to Ruth Johnson in March 1949. Ms. Johnson and Ms. Jackson-Mosley would have been one of the Black families purchasing property in Brownsville at the time that there was violence and intimidation by White property owners in an effort to scare Black families out of the neighborhood.

Garrison began purchasing vacant land and homes owned by White families in Brownsville in 1943. He would finance mortgages for Black families and move them into Brownsville. He also sold to a Puerto Rican family. Garrison's practices were considered "blockbusting," a term used to describe real estate agents and developers who would use scare tactics to get White families to leave an area and then sell their real estate at a lower price to Black families. However, Garrison was unique in that he would not disappear after the sales and would help Black families fight local zoning laws designed to evict Black families and even could result in jail time.

This particular circumstance happened to two families, the Wilsons and the Colemans. Garrison bailed the Wilsons and Colemans out of jail and helped them secure legal representation. Garrison was friendly with leading Black Miamians at the time including Judge Lawson Thomas and Sam Solomon. He was known for connecting an interracial coalition to work on fighting local restrictive laws, even resulting in Garrison's being kicked out of the Whites-only Urmev Hotel in 1955 for trying to host a racially integrated Republican Party event that included Thomas and Solomon.²⁴

The changing demographics of the neighborhood led by Garrison's real estate sales led to instances of White residents organizing against the changes and in some instances, becoming violent. During the time period between 1940 and 1951, there were reported cross burnings and intimidation in the area as White property owners

sought to scare away Black residents.²⁵ In the midst of this hostile environment, Ida Belle Jackson-Mosley and Ruth Johnson established themselves and their families in Brownsville. Ms. Stapleton, Ida Belle and Ruth's niece, states that her aunts did not share any stories about this tumultuous and potentially dangerous time as they were getting settled in Brownsville.²⁶

Negro Expansion Foes Meet Today

Northwest property owners combatting threatened expansion of negro areas in their section will hold their third mass meeting at 8 tonight at the Northwest Baptist church, N. W. 56th st. and 32nd ave.

P. M. Byrd, president of the newly-formed community organization, said residents in the area from N. W. 46th st. to N. W. 62nd st., between N. W. 23rd to 35th aves., had been invited to attend.

Attorney George Okell will report on progress of steps taken to prevent the expansion, which property owners say is threatened under a project planned by Wesley Garrison, local developer.

Miami Herald reporting on White property owners organizing against Brownsville integration, September 21, 1944.²⁷

In her later years, sister June Johnson Dixon-Applying (daughter of Gene Johnson and his second wife, Pinky Johnson) served as caregiver for Ruth Johnson at the home. In 1988, the property was quitclaimed to Ruth and June as a joint tenancy ownership. In 2006, Ms. Applying deeded the property to her daughter, Ms. Stapleton. From the research being conducted by PlusUrbia as part of the Brownsville historic resource survey, it has been found that many of the families who built or purchased homes in the 1950s and 1960s have maintained family ownership throughout the decades.²⁸ PlusUrbia notes this is unique within Miami-Dade County, known for its transient population. The Jackson-Mosley/Johnson home fits within this neighborhood trend.

IV. ARCHITECTURAL SIGNIFICANCE

The architect and builder of the Jackson-Mosley/Johnson Residence is not known. The home is a Minimal Traditional-style building representative of architecture built during the 1940s and 1950s in Brownsville and primarily retains its architectural integrity. It typifies the concrete block residence built with a white tile roof that is indicative of the era of integration in Brownsville. The windows and doors have largely been replaced, but the rest of the building is very similar to its original appearance.

V. PROPOSED DEVELOPMENT

Sec. 16A-10(4) regarding the designation process requires that, to the extent applicable, designation reports shall address the following:

- any projected, proposed, or existing public improvements and developmental or renewal plans;

- any private plans for development or redevelopment of the property or area under consideration, including any new architecture or features proposed for the same location;
- any applicable neighborhood or community revitalization goals, plans, or objectives, including any existing policies in the local government's comprehensive plan or other planning initiatives pertaining to, among other things, economic development, transportation, and housing;
- any impacts on the availability of affordable or workforce housing in the community due to historic designation or proposed redevelopment of the property or area under consideration; and
- the possible adaptive use of the property after designation, based on applicable local government zoning regulations and other building code requirements.

No current zoning or Comprehensive Master Development Plan applications exist in the immediate vicinity of the property. The property is still in use as a residence, as constructed, so adaptive reuse is not applicable. The historic designation of this individual property would not impact availability of affordable or workforce housing. There are no current pending public improvements in the area.

The property is very near to the Model City Urban Center District, which begins to the east across NW 29 Avenue. 2931 NW 52 Street is zoned RU-1. In theory this helps protect the single-family use of the structure. However, the property is within the ¼ mile buffer of the SMART Plan Corridor. The SMART Plan Corridor is a policy implemented by Miami-Dade County to encourage development around transit. Within the ¼ mile buffer of the SMART Plan Corridor, residential densities are permitted at up to 60 dwelling units per acre, and commercial intensities are permitted at a Floor Area Ratio of 2.0. In short, this area is highly susceptible to redevelopment pressure due to the increased allowance for density and intensity, and the fact that the area is on relatively high ground for Miami-Dade County, as addressed below in Section VI.

VI. PROPERTY VULNERABILITY

As Miami-Dade County works to address the impending challenges of increased flooding, sea level rise, and more frequent severe weather events, it becomes increasingly important to assess the vulnerability of historic and cultural resources to these threats. Utilizing the matrix developed in association with the County's Historic Site Vulnerability Assessment, historic properties can be evaluated for their level of vulnerability. Factors related to a property's flood zone, elevation, storm surge, sea level rise, king tides, and proximity to water are a sampling of the environmental factors that are included in determining a site's vulnerability. Property use is also included.

Utilizing information in the County's Flooding Vulnerability GIS-based mapping system, 2931 NW 52 Street is in a X flood zone, and has a parcel mean elevation of 9.34'. The property does not show vulnerability to storm surge inundation or king tide flooding, nor does it have predicted vulnerability to sea level rise. As such, this property is not a highly vulnerable property. Standard mitigation options for protecting the property from storm events are recommended.

VII. FLORIDA MASTER SITE FILE

The Florida Master Site File is an official inventory managed by the State of Florida Division of Historical Resources that maintains records of historic and archaeological resources that are over 50 years of age. As a Certified Local Government, Miami-Dade County is required to complete and submit Florida Master Site File forms for all newly designated resources, if none exists. At the time of designation, no Florida Master Site Form exists for this property and a new form will need to be submitted to the Florida Division of Historical Resources.

VIII. CRITERIA FOR DESIGNATION

The Jackson-Mosley/Johnson Residence is significant under the following criteria, as set forth in Section 16A-10 of the Miami-Dade Historic Preservation Ordinance:

Criteria Sec. 16A-10(1)(a), Is associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation.

Criteria Sec. 16A-10(1)(b), Be associated with the lives of persons significant in our past.

Criteria Sec. 16A-10(1)(c), Embodies the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction.

IX. STANDARDS FOR CERTIFICATE OF APPROPRIATENESS

Standards for Certificates of Appropriateness will follow the general guidelines as recommended for historic sites, as detailed in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as developed in 1992 and codified as 36CFR Part 68 in the July 12, 1995, *Federal Register* (Vol. 60, No. 133). However, ordinary maintenance and minor repairs/alterations will not be subject to review.

X. CONTRIBUTING FEATURES

The Jackson-Mosley/Johnson Residence maintains a high degree of its historic integrity. Despite replacement windows and doors, all exterior elevations of the building are contributing resources, including the window and door openings, roof, exterior walls, the bird tile on the east elevation, and exterior stairs. Any proposed alterations to the features that contribute to the significance and integrity of the Jackson-Mosley/Johnson Residence require submittal of a Certificate of Appropriateness.

The interior spaces of the Jackson-Mosley/Johnson Residence have not been evaluated for purposes of this designation. As such, alterations to these interior spaces would not require a Certificate of Appropriateness.

XI. STAFF EVALUATION & RECOMMENDATION

Staff has performed a site visit to document the Jackson-Mosley/Johnson Residence, as well as performed research into the historic context of the building. Staff has determined that the Jackson-Mosley/Johnson Residence, located at 2931 NW 52 Street, meets the objective criteria for designation. The construction of this home in Brownsville and the sale of the property to an African American family, the Johnsons, tells the story of segregation, integration, and housing struggles in the Jim Crow South.

The residence is associated with the lives of Ida Belle Jackson-Mosley and Ruth Johnson, who are significant for their connection to the Jackson's Toddle Inn, a Brownsville community institution. The home is also associated with Wesley Garrison and his efforts to integrate Brownsville during the mid-20th century.

The residence is a physical representation of an architectural style constructed in Brownsville during the 1940s and 1950s that illustrates the pattern of history in Miami-Dade County. Despite updates to the windows and doors, the structure retains a high level of integrity. Based on its historic context, and the application of objective criteria for designation, Staff recommends that procedures be initiated to consider the Jackson-Mosley/Johnson Residence for designation as a Miami-Dade County Historic Site.

XII. ENDNOTES

- ¹ McAlester, Virginia Savage. (2013). *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf. p.587.
- ² PlusUrbia. (2022, February 10). Community Forum Presentation. <https://www.historicbrownsvillesurvey.org/events>
- ³ PlusUrbia. (n.d.) History of Brownsville. <https://www.historicbrownsvillesurvey.org/copy-of-about>
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- ¹² "Two Generations Toddle to Jackson's," *Miami Herald*, February 20, 1983, p.10.
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- ¹⁴ Obituary, Ida Belle Johnson Jackson-Mosley, provided by Barbara Stapleton.
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