

# HISTORIC SHENANDOAH

REDISCOVERING MIAMI'S NEIGHBORHOODS

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VOL. I: MAIN REPORT











# HISTORIC SHENANDOAH

## REDISCOVERING MIAMI'S NEIGHBORHOODS

VOLUME 1  
**MAIN REPORT**

by:  
*Plusurbia Design*

**prepared for**  
*Dade Heritage Trust, Inc.  
Florida Department of State  
Division of Historical Resources*

*This project is sponsored in part by the Department of State, Division  
of Historical Resources and the State of Florida*

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**REDISCOVERING MIAMI'S NEIGHBORHOODS**  
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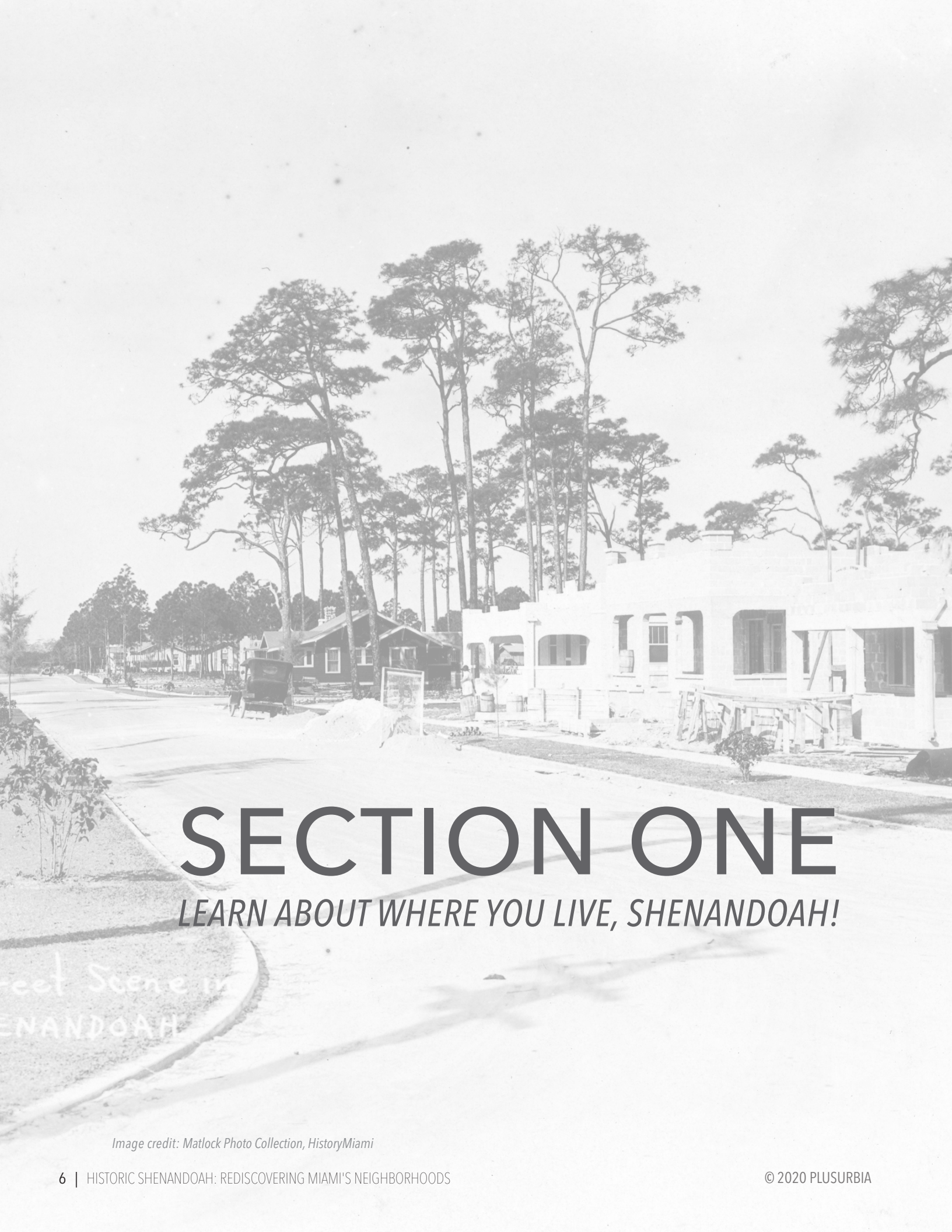
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# SECTION ONE

*LEARN ABOUT WHERE YOU LIVE, SHENANDOAH!*

Street Scene in  
SHENANDOAH

*Image credit: Matlock Photo Collection, HistoryMiami*



## **1.1 SHENANDOAH: THIS PLACE MATTERS**

Shenandoah is the largest concentration of pre-1940s structures in the City of Miami that has not yet been surveyed.

Shenandoah is the heart of Miami: Geographically central, and high and dry on a ridge. It is well-connected to Downtown and the larger metropolis by SW 8th Street, also known as Tamiami Trail or Calle Ocho.

Shenandoah's population is diverse, and always has been. It is home to families of varying religions, ethnicities, languages, and economic status. Since its inception, Shenandoah has had varied housing options: apartment buildings, duplexes, houses, and garage apartments, all arranged together in harmonious streetscapes of bungalows and Mediterranean Revival architecture.

The architecture in Shenandoah matters. It is climate adapted: large porches and windows allow for cross breezes and natural lighting. It is fanciful: there are arches, elaborate chimneys, clay tile roofs, and textured coral rock. For many residents, it reminds them of places where they grew up, from old Cuba to the mid-west. It makes people happy.

There is a newfound appreciation of all of the neighborhood conveniences that Shenandoah inherently possesses. Walkability. Transit access. Proximity to Downtown. Corner stores with Cafecito. Parks, schools, libraries, and churches integrated into the neighborhood. Varied housing options, from apartments to single-family homes. Beautiful historic architecture.

As Shenandoah becomes more popular, it is receiving more and more attention and investment. Trees are being planted. Pocket parks created. Streetscape improvements completed. And many, many homes are being renovated for new families to move in.

It is important that property owners, residents, civic associations, City staff, elected officials, and State agencies understand Shenandoah's history, so that they can make informed decisions about the future.

## **1.2 WHAT IS THE PURPOSE OF A SHENANDOAH HISTORIC PROPERTIES INVENTORY?**

The purpose of this project is to document an architecturally and culturally significant neighborhood that has never been comprehensively surveyed. Shenandoah has the largest concentration of 1920s and 1930s buildings in the City of Miami that is not yet on the National Register, and is not part of a Local Historic District. The neighborhood thus far has not been documented in a comprehensive or systematic manner.

A County-wide historic resources survey was completed in 1980 and included approximately seven resources within the Shenandoah Historic Resources Inventory Study. There is no comprehensive literature available or surveys conducted of the neighborhood to date, therefore the majority of the material used for this survey is primary source data, such as fire insurance maps, city directories, tax cards, and contemporary newspaper articles.



**Figure 1.1:** View of Mediterranean style homes in SW 11th Street in Shenandoah (source: ©Steven Brooke Studios, Inc.).

Understanding the importance of documenting Shenandoah, Dade Heritage Trust applied for and was awarded a Small Matching Grant by the State of Florida, Department of State, Division of Historical Resources to conduct a comprehensive survey. The current survey effort focused on all historic resources that are 50 years or older within the study area. Resources for consideration included buildings, structures, districts, and landscapes that possess architecture of historical significance. The completed report meets the requirements of Chapter 1A-46 of the Florida Administrative Code: Archaeological and Historical Report Standards and Guidelines.

An important goal of the project is to educate residents and City of Miami

stakeholders about their neighborhood. The Shenandoah Historic Resources Inventory serves as Dade Heritage Trust's launch of a larger community-wide marketing and outreach campaign branded as "Learn About Where You Live," an initiative that will be offered to neighborhoods throughout Miami-Dade County.

The survey report and the data collected for each property are important final deliverables of the project that will be shared with the City of Miami, History-Miami, the local historical archive, the Miami-Dade Public Library System, and the State of Florida. Largely, the resulting survey files will assist the City and the State Department of Historical Resources with their ongoing commitment to preservation planning, promotion of





**Figure 1.2:** View of Mediterranean style homes in SW 11th Street in Shenandoah (source: @Steven Brooke Studios, Inc.).

economic incentives for rehabilitation, heritage tourism development, education, and local compliance with state and federal preservation and environmental laws.

The project will enable the City's public officials to make informed decisions regarding the impact of development and other publicly funded projects on Shenandoah's cultural resources and to set priorities for the protection and use of these resources. The historical overview contained in this report will provide an appreciation and understanding of these resources.

The project results serve as an archival record of Shenandoah's historic architectural resources at the time of the

survey; this report contains an inventory of every resource recorded during the fieldwork: a table of properties is provided in *Section 3*, *Appendix C* provides a visual reference guide. Largely, the resulting survey files will assist the City, Dade Heritage Trust, and the Florida Division of Historical Resources (DHR) with their ongoing commitment to preservation planning, promotion of economic incentives for rehabilitation, heritage tourism development, education, and local compliance with state and federal preservation and environmental laws.

This project was conducted in cooperation with the Florida Master Site File (FMSF), the State of Florida's official inventory of historical cultural resources, and is part of Florida's historic preserva-





Figure 1.3: Map of Shenandoah survey area within the City of Miami.

..... Shenandoah survey area boundary





tion program. One purpose of this statewide program is to identify all cultural resources in the state and to highlight those that are eligible for the National Register of Historic Places (NRHP) and for local designation. The federal government has recommended this process of documentation through the National Historic Preservation Act of 1966, as amended. The FMSF inventory provides the DHR with information that enables it to review the effect of projects with federal components on resources eligible for the NRHP. Federal projects require environmental and cultural review permits to proceed, which in turn requires review by the DHR. In addition, some federal grants for cultural resources and certain federal tax incentives for rehabilitation of historic buildings require a determination of NRHP status. The information developed through the Shenandoah Historic Properties Inventory gives the DHR a basis for making these determinations.

### 1.3 HOW WE PRODUCED THE SURVEY

#### Study Area

The current survey effort focused on all historic resources that are 50 years or older within the study area boundary. The survey area is bounded by SW 8th Street to the north (Calle Ocho / Tamiami Trail), SW 12th Street to the south, SW 12th Avenue to the east, and SW 22nd Avenue to the west. Figure 1.1 presents the survey area depicted on a map. The boundaries of the area investigated were selected based on capturing the earliest subdivisions and the earliest constructed buildings in the Westmoreland / Shenandoah area.

The survey area was comprised of approximately 222 acres within the city limits of Miami, approximately 2 miles west of Downtown Miami. The neighborhood is located on the southern edge of the area known as greater Little Havana, and is immediately south of Calle Ocho (SW 8th Street) known as the

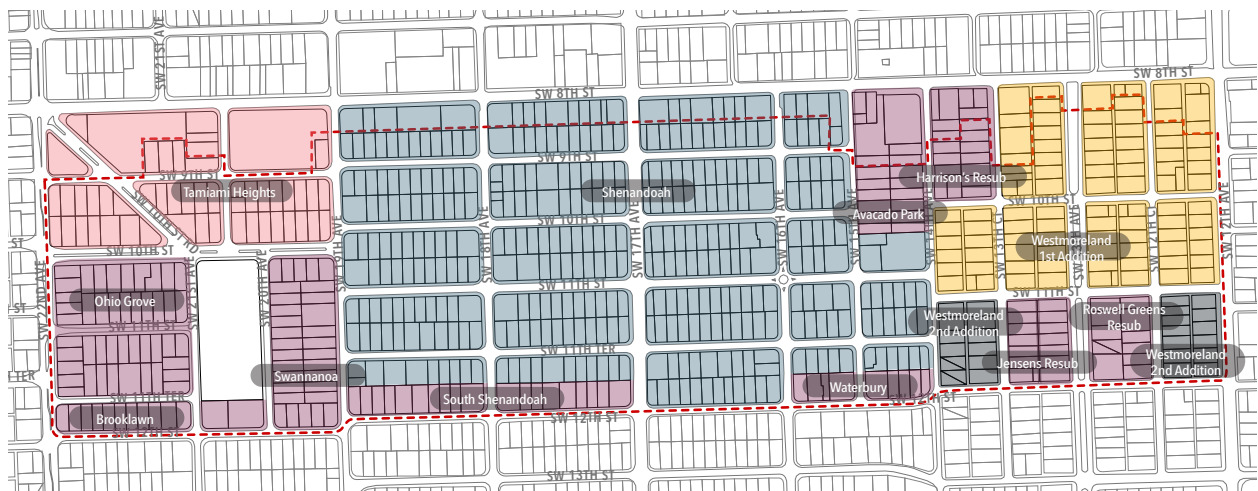


Figure 1.4: Map of Shenandoah survey area and subdivisions.



heart of Little Havana. The neighborhood is characterized by predominantly single-family homes, with a mix of duplex, walk-up apartment buildings, and homes that have been converted into multi-family use. Subdivisions included in the survey include Shenandoah, South Shenandoah, Swannanoa, Westmoreland, Avacado Park, Ohio Grove, Tamiami Heights, Brooklawn, Waterbury, Harrison's Resub, Jensens Resub, and Roswell Greens Resub.

### Resources Included

Resources for consideration included buildings, structures, objects, districts, and urban design features that possess historical significance. The survey recorded 583 historic architectural resources (576 new and 7 updated) within the survey area that were built before 1969. These historic and culturally significant properties are predominantly 1920s and 1930s Revival residences and multi-family properties that have served as the homes of successive waves of ethnic and immigrant groups since the 1920s.

Properties fronting Southwest 8th Street (also known as Calle Ocho, or Tamiami Trail) were not included in this survey because a survey of these properties and corresponding Florida Master Site Files were produced in 2017, and the information is up to date.



**Figure 1.5:** A Mediterranean Revival apartment building in Shenandoah (source: ©Steven Brooke Studios, Inc.).



**Figure 1.6:** A Mediterranean Revival apartment building in Shenandoah (source: ©Steven Brooke Studios, Inc.).



**Figure 1.7:** A Colonial Revival home in Shenandoah (source: ©Steven Brooke Studios, Inc.).

## Project Team

Plusurbia Design led the project team who worked on the Shenandoah Historic Properties Inventory, Miami, Florida. The project team consisted of eight professionals. Megan McLaughlin served as co-project manager, lead architectural historian, lead research professional, report author, and reviewer/editor of all Site Files. Jeana Wiser served as co-project manager, lead field survey specialist, database manager, photographer, and GIS specialist. Camila Zablah served as assistant research professional and graphic design specialist. Sofia Villanueva and Cristina Parrilla served as graphic design specialists. Olivia Kramer, Julia Murdoch, and Amanda Arrizbalaga served as field survey staff members and report illustrators. Elena Gámez served an invaluable role in completion and organization of the site files. Carina Mendoza of Dade Heritage Trust served as an assistant research specialist, gathering resident directory records, tax cards, and tax cards photos. Steven Brooke of Steven Brooke Studios, Inc. served as professional photographer.

Megan McLaughlin has been involved in the research and documentation of the Shenandoah neighborhood for over five years and has a strong knowledge of the history and current trends in the neighborhood. As the lead architectural historian, she meets the Secretary of the Interior's Professional Qualification Standards set forth in 36 CFR 61. Both Megan McLaughlin and Jeana Wiser are residents of Shenandoah.

## Stakeholder Meetings

The project began with a kick-off con-

ference call with the State Division of Historical Resources, Dade Heritage Trust, and Plusurbia, held on December 11, 2018. Participants were Laura Bright Houston and Max Imberman of the State DHR, Christine Rupp of Dade Heritage Trust, and Megan McLaughlin and Jeana Wiser of Plusurbia.

An informational meeting was also held with the City of Miami Preservation Office, Dade Heritage Trust, and Plusurbia, held on December 11, 2018. Participants were Warren Adams, Wendy Szechowicz, and Vickie Toranzo of the City of Miami Preservation Office, Christine Rupp of Dade Heritage Trust, and Megan McLaughlin and Jeana Wiser of Plusurbia.

A neighborhood meeting to publicly kick off the project and invite residents to participate was held on March 21st, 2019 at the home of Charles Laredo at 1004 SW 16th Avenue. Approximately 100 residents attended. A public exhibit of the research and findings of the survey project was held at Dade Heritage Trust headquarters from June 2019 through October 2019 and later was placed on display in the Shenandoah Branch of the Miami-Dade Public Library.

## Survey Methodology

The survey was conducted in accordance with the DHR's Cultural Resource Management Standards and Operational Manual (DHR 2002), guidelines included in the Scope of Work, and the Secretary of the Interior's Standards for Identification and Evaluation (36 CFR 61.3, 6; 36 CFR 61.4[b]). The principle fieldwork took place between December 10, 2018 and May 20, 2019. The





**Figure 1.8:** A Tudor Revival home in Shenandoah (source: ©Steven Brooke Studios, Inc.).

survey team created new survey files for 583 newly recorded identified resources of historic, architectural, or cultural significance that are approximately 50 years old or older within the survey area and revisited eight Florida Master Site Files for a total of twenty-seven historical resources that had previously been recorded, and updated or created new Site Files accordingly.

Background research was conducted from November 2018 through April 2019. Report writing and production took place March through May 2019. The field survey was conducted following the development of preliminary GIS mapping and creation of a master property list. Compilation of historic tax cards, tax

card photos, and historic City Directory lists was prepared for each identified resource and used to inform the resource analysis. In addition, the team used current Miami-Dade Property Appraiser's Database, Sanborn Maps, historic newspaper articles, and archival research.

### **Source Materials**

Archival research was conducted to develop an overview of the historical development of Shenandoah and to identify trends and criteria for significance at the local, state and national levels. Archival records were obtained from local institutions such as History Miami, the Jewish Museum of South Florida, Special Collections at the University of





**Figure 1.9:** A Mediterranean Revival home in Shenandoah (source: ©Steven Brooke Studios, Inc.).

Miami, and Special Collections at Miami-Dade Public Library.

### Architecture Trends

Virginia & Lee McAlester's Field Guide to American Houses and Miami-Dade County's From Wilderness to Metropolis<sup>1</sup> were used as reference to categorize architectural style and architectural features. Historic Plan Books and Mail-Order Catalogs with "Kit Home" plans were investigated to identify specific housing models used in Shenandoah, and to gain a general understanding of the role of mass publications of house plans during the early 20th century.

### Florida Master Site File

The only comprehensive survey that has been conducted in Shenandoah was carried out between 1977 and 1980 as part of the Dade County Historic Survey, which is documented in the publication From Wilderness to Metropolis. As part of this survey effort, seven Florida Master Site Files were produced for resources within the study area; these Site Files have not been updated since the time that they were produced.

<sup>1</sup> Metropolitan Dade County, Office of Community and Economic Development, Historic Preservation Division. From Wilderness to Metropolis: The History and Architecture of Dade County (1825-1940). New York, Franklin Press, Inc., 1983.



The Florida Master Site Files are:

1410, 1420, 1432, 1440 SW 11 Street and 1040 SW 15 Avenue (DA 04697)

St. Peter & Paul Eastern Orthodox Church 1411 SW 11 Street (DA 04698)

1601 SW 10 Street (DA 04699)

1923 SW 10 Street (1907, 1923, 1936, 1953, 1965, 1967, 1969 SW 10 Street (DA 4700)

1621 SW 11 Street (DA 04701)

1628, 1630, 1636, 1637, 1640, 1650, 1660, 1661, 1668, 1676 SW 11 Street (DA 04702)

Two additional Florida Master Site Files are on record with the State DHR for the following resources, which have been produced since 2010.

1795 SW 12 Street (DA 05370)

Edificio Pineiro (1176 SW 20 Avenue) (Demolished in 2014) (DA 12420)

### Historic Maps

The original plat maps for each subdivision were pulled and included as part of the research for this project. In addition, Sanborn Fire Insurance Maps for the years 1918, 1921, 1940, and 1950 were assembled and used to verify the year built for the structures, to better understand City expansion and annexation during the 1910s and 1920s, and to understand overall development trends and building construction trends through the 1950s. The 1925 Plat Book of Greater Miami, Florida and Suburbs by G.M. Hopkins Co. was studied for similar information as the Sanborn Maps.



**Figure 1.10:** 1925 map of the Shenandoah survey area (source: 1925 Plat Book of Greater Miami, Florida and Suburbs, G.M. Hopkins Co., p55.).



**Figure 1.11:** View of Spanish cottages in SW 11th Terrace in Shenandoah (source: ©Steven Brooke Studios, Inc.).

### Resident Directories

Polk City Directories, available through Miami-Dade Public Library, have been used to obtain the resident information for the years 1925, 1930, 1940, 1949, and 1966. The year 1925 and 1930 were selected to provide insight into the early residents of Shenandoah, many of whom were prominent civic leaders of Miami, including pioneer Mayors, bank owners, attorneys, judges, merchants and doctors, as well as prominent Jewish leaders. The years 1940 and 1949 were selected to track shifting demographics through the Depression Years and post-World War II, as well as to confirm accounts of a strong Jewish demographic in the neighborhood from the 1920s through the 1950s. The year 1966 was selected to investigate the demographic shift of the neighborhood from

heavily Jewish to Cuban, following the Cuban Revolution and an influx of Cuban political refugees in 1959 through the 1960s. The demographic story of Shenandoah since 1925 is one of diversity, with a large portion of the population consisting of ethnic and religious minorities and immigrants, particularly refugees. A full documentation of resident and owner information is provided in *Appendix A: Resident Chronology*.

### Oral History

Numerous oral history transcripts were obtained and studied to gather a sense of residents' memories, emotions and perceptions of life in Shenandoah prior to 1969. Oral histories were obtained from the Jewish Museum of South Florida and History Miami.



## Newspaper Articles

Research of contemporary news publications was used extensively to form the Shenandoah narrative. The project authors pulled articles from between 1911 and 1969 from The Miami Herald, The Miami Daily News, The Miami Metropolis, and The Jewish Floridian. Research focused on the creation and development of Westmoreland, Shenandoah, and other associated subdivisions, and the individuals, corporations, and institutions that influenced their evolution, including owners, developers, salesmen, architects, builders, and early residents.

**The times call for  
ACTION!**  
**WESTMORELAND LOTS  
are GOING FAST!**

**Why?** Because they are in the RIGHT location—  
Twentieth Street, (West of Lawrence Drive)  
—on the “Tamiami Trail.” The growth of the  
city is in THIS direction.

Lots face a fine double-parked boulevard running south to the Bay and the Jas. Deering estate. They are LARGE lots, 60x130 feet—plenty of room for beautiful yards. The time to ACT is NOW!

**Values are increasing—Big profits have been made in  
“WESTMORELAND”**

Twentieth Street, (West of Lawrence Drive) on the “Tamiami Trail”  
Many lots in Westmoreland have been re-sold for original purchasers at profits of a HUNDRED DOLLARS and MORE. In THREE YEARS others have DOUBLED in price!

**LOTS** This is the kind of live salable property you buy if you buy in Westmoreland. Get in on these rapidly increasing values. Two new blocks are just being opened up. This is your opportunity. Paved streets, sidewalks, water, electric lights. These lots will sell FAST—prices will go up. It's NOW or higher prices, which will you take?

Two new blocks just opened

**\$ 500** **Westmoreland Company**  
**and up** **1109 Avenue C**  
**Second Floor**



**We sell Homes—  
We sell Lots—  
We Build Homes  
to order.**

**ASK YOUR OWN BROKER**

**Figure 1.12:** Westmoreland advertisement by Westmoreland Company in *The Miami News*, 1919.

## Field Work

The field survey was conducted in parallel with archival research and analysis of the historic context. At least two digital photographs, typically showing the main elevation and an angled view, were taken of each resource. The location of each surveyed property was plotted utilizing GIS technology. In general, access to properties was limited to public rights-of-way, but on-site inspections have been conducted for some resources, and on-site interviews were conducted where possible.

The project team confirmed that eight resources that were included in the initial GIS-generated master property list had been demolished. For nearly all resources, the survey team included the names of the individuals, families, institutions, or businesses historically associated with the documented buildings. Deed research on individual resources was not conducted. Such in-depth research should be conducted in connection with the preparation of National Register nominations or local designation reports. *Appendix C* provides a full inventory of historical resources included in the survey.

The historical narrative and identification of trends provides a context within which to identify and assess the significance of Shenandoah’s historical architectural resources; eligibility for inclusion in the National Register of Historic Places and for local designation rests to a large extent on the relations between a historical resource and its historic context. This historic context also allowed the field surveyor to predict and to be alert to the presence of certain types of historical resources, and to understand their significance in the field.



## 1.4 WHAT WE LEARNED

At the start of the survey effort, it was anticipated that the diverse population that has resided in Shenandoah and adapted its residences for their particular needs would warrant a broader consideration of the entire study area for National Register nomination for its cultural significance. It was also anticipated that the structures closest to Southwest 8th Street would be the oldest, most diverse in housing type, and the most significant, but also have the most complicated integrity, while the structures further south would be less diverse in housing type but have gradually higher levels of integrity as one moves away from Southwest 8th Street.

It was anticipated that stronger concentrations of high-integrity Mediterranean Revival, Mission, and Spanish Cottage style structures would be found in particular areas of the survey study area that may warrant creation of a local district or National Register district based solely on the quality, integrity, and concentration of the architecture.

It was anticipated that Bungalows, Frame Vernacular, and Masonry Vernacular structures would be found scattered throughout the study area, but primarily found at the eastern portion of the study area, the Westmoreland Subdivision, as this area was platted in 1911 and contains the earliest homes in the area.

As the survey progressed, it was determined that additional significant resources may be identified for at least two additional blocks to the south of the study area boundary, extending south to include both sides of the street



**Figure 1.13:** A Classical Revival Architectural style Church in Shenandoah (source: ©Steven Brooke Studios, Inc.).



**Figure 1.14:** A Mediterranean Revival home in Shenandoah (source: ©Steven Brooke Studios, Inc.).



**Figure 1.15:** A Spanish Cottage in Shenandoah (source: ©Steven Brooke Studios, Inc.).

along Southwest 14th Street. This expanded study area is identified due to the unique architectural character of the structures, the distinctive mix of housing types placed side-by-side on a particular street, and adaptations of structures to accommodate additional living units and living space.

It was also determined that a separate survey of the entire length of Southwest 13th Avenue (Westmoreland Boulevard, today known as Cuban Memorial Boulevard), from Southwest 8th Street to Southwest 22nd Street (Coral Way) should be conducted in the future, to encompass the urban design features of the central "Parkway" median, the monuments within the median as part of Cuban Memorial Boulevard, and the structures fronting the median, including commercial structures at the north and south end. This avenue was a significant achievement in the early expansion and transportation modernization of the City of Miami, and tells an important story about the first stages of suburban growth of the City.

It was anticipated that most properties have been altered or adapted, based on first-hand experience living, working, and walking in the neighborhood for many years. As the survey progressed, certain trends in the condition of the resources were determined:

- In almost all cases, windows and roofing material have been replaced.
- In almost all cases, porches have been enclosed.
- In almost all cases, free-standing garages and the garage portion of rear garage apartments have been enclosed and repurposed as an ancillary living unit.
- In many cases, additions have been made to the main house and the rear ancillary structure to provide additional living space or additional separate living units.
- In some cases, porte-cocheres have been enclosed to create additional living space.
- In some cases, character-defining features of the structure have been removed or altered, such as arches altered (removed with replacing arched windows with standard rectangular windows), rooflines altered (parapet roofs topped with gable roofs, or the decorative profile of a parapet removed) exterior finish changed (rough stucco changed to smooth stucco; wood siding removed; coral rock covered with stucco), medallions removed, entry porches removed or replaced.
- A small but growing trend in the neighborhood is the "Modernization" of structures - removal of all architectural detail and texture (such as straightening a decorative parapet profile, or smoothing over a rough stucco finish) in order to adapt historic building types to the current "White Box" or "Sugar Cube" trend in Miami construction.
- A growing number of wooden structures such as Bungalow or Frame Vernacular have been demolished in recent years.
- New construction in the neighborhood is primarily restrained one-story Neo-Mediterranean homes and large-scale "White Box" duplexes. The large duplexes are a threat to the character of the neighborhood, as they disrupt the generally uniform scale and pattern of buildings in the neighborhood. ■

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# SECTION TWO

*A HISTORY OF SHENANDOAH: DIVERSITY BY DESIGN*

A Street Scene in  
SHENANDOAH

*Image credit: Matlock Photo Collection, HistoryMiami*

# Becoming Shenandoah

## PART 1: 1910S - WESTMORELAND



**Figure 2.1:** Westmoreland 1st and 2nd Addition subdivisions shown on map of the Shenandoah survey area. Westmoreland was developed by selling entire blocks for re-subdivision, which is why Roswell Green Resubdivision, Jensens Resubdivision, and Harrisons Resubdivision go by separate names, but retain a similar character to the overall Westmoreland Subdivision.

### National Context - Early 20th Century Urban Planning

The Westmoreland Company was incorporated in 1911 during a watershed moment of urbanization in the United States. Urban planning was gaining greater recognition as a professional and scientific discipline to control growth, and interest in the artistic effect of city design was still strong. Transportation, housing, and quality of life in the face of rapidly growing cities was an important issue of the day that was being discussed in political circles and in the news media. The founders of the Westmoreland Company were keenly aware of urban planning trends. Two years earlier, in 1909, numerous significant milestones in urban planning were reached, all of which were being reported in newspapers, books, and journals of the time.<sup>1</sup>

In 1909, the Supreme Court of the United States affirmed the right of a community to restrict building height and to zone for a specific use - the early moments of modern-day zoning. During this time, Daniel Burnham was actively working on his monumental Comprehensive Plan for Chicago, one of the greatest master plans of modern planning. This project focused on the design and planning for public space, transportation, and housing as a solution for modern city life.<sup>2</sup>

A number of advancements were made during this time in regards to education on city planning. In 1909, the journal "American City" was launched. In that same year, landscape architect Fredrick Law Olmsted served as president of the first national conference on City Planning and the problems of congestion. In 1910, Harvard offered the first university course in City Planning. Additionally, influential books were published in 1909: Benjamin Marsh's Introduction to City Planning: Democracy's Challenge to the American City was made available to the public, in which he was quoted "a city without a plan is like a ship without a rudder;" Raymond Unwin's influential Town Planning in Practice was also published, providing readers with practical examples of historic and current town planning throughout the world with a strong emphasis on artistic design.<sup>3</sup>

<sup>1</sup> Klaus, Susan L. *A Modern Arcadia: Fredrick Law Olmsted Jr. and the Plan for Forest Hills Gardens*. Amherst, University of Massachusetts Press, 2002, p.55

<sup>2</sup> Klaus p.55

<sup>3</sup> Klaus pp.55 - 56



## The “Westmoreland” Movement 1887 - 1913

Despite many important national urban planning advancements in the early 1900s, the most important influence on the conception, design, and development of Miami’s Westmoreland was its namesake private street in St. Louis, Missouri. In the late 1800s, St. Louis, Missouri was booming as a center of trade and transportation connecting the furthest reaches of the United States. It was the fourth-largest city in the country, and one of the wealthiest. The economic and demographic boom led to major urban developments and innovations. One of the most notable was the creation of Forest Park and the adjacent suburban “private places,” or gated communities, for St. Louis’ elite families.<sup>4</sup>



**Figure 2.2:** A view of Westmoreland Place in St. Louis, MO circa 1900 (source: Hunter, Julius K. *Westmoreland and Portland Places: The History and Architecture of America’s Premier Private Streets, 1888-1988*. University of Missouri Press, 1988).

The most successful and famous of the private places was Westmoreland Place, which was established in 1887. Westmoreland Place was created by the Forest Park Improvement Corporation and was an entirely private endeavor, with all infrastructure owned, improved, and maintained by the corporation, including the streets and utilities. Westmoreland Place was characterized by a wide landscaped median, stately detached homes, and deed restrictions that foreshadowed early zoning regulations such as use restrictions, setbacks, and a minimum price of construction for a house.<sup>5</sup>

The Westmoreland experiment was so successful and popular that it was copied extensively throughout the early 20th century. Millions of visitors passed by the gates of the community during the 1904 World’s Fair in St. Louis, which was held across the street from Westmoreland Place in Forest Park, and likely inspired even further replication nationwide.<sup>6</sup> “Westmorelands” can be found in Houston, Texas (1902),<sup>7</sup> Los Angeles, California (1902),<sup>8</sup> Salt Lake City, Utah (1913),<sup>9</sup> and Miami, Florida (1911). In every example, “Westmoreland” was developed in the early 20th century, it featured a landscaped central “parkway,” deed restrictions, and an early suburban character with detached residences. Deed restrictions includ-

4 Hunter, Julius K. *Westmoreland and Portland Places: The History and Architecture of America’s Premier Private Streets, 1888-1988*. University of Missouri Press, 1988, pp. 17 - 18

5 Hunter pp. 33 - 35

6 “Louisiana Purchase Exhibition.” *Wikipedia*. Wikimedia Foundation, Inc. Web. 6 Jun. 2019. <[https://en.wikipedia.org/wiki/Louisiana\\_Purchase\\_Exhibition](https://en.wikipedia.org/wiki/Louisiana_Purchase_Exhibition)>

7 “Historic Preservation Manual.” *City of Houston Planning & Development Department*. City of Houston. 2015. Web. 1 Feb. 2019. <<https://www.houstontx.gov/planning/HistoricPres/HistoricPreservationManual/index.html>>

8 “Westmoreland Place: A History.” *Historic Los Angeles*. Duncan Maginnis. 2016. Web. 1 Feb. 2019. <[westmorelandplacelosangeles.blogspot.com](http://westmorelandplacelosangeles.blogspot.com)>

9 “Westmoreland Place Historic District.” *Living Places*. The Gombach Group. 1997-2019. Web. 1 Feb. 2019. <[http://www.livingplaces.com/UT/Salt\\_Lake\\_County/Salt\\_Lake\\_City/Westmoreland\\_Place\\_Historic\\_District.html](http://www.livingplaces.com/UT/Salt_Lake_County/Salt_Lake_City/Westmoreland_Place_Historic_District.html)>



ed exclusive residential use, minimum residence construction cost, minimum residence square footage, minimum front setbacks, and requirements for the height, character and location of walls and fences. The majority of the neighborhoods were characterized by Bungalows, Craftsman and Prairie style residences, and Period Revival cottages.

Residents of Miami in the 1910s were familiar with St. Louis, and prominent members of the community visited the City in person. In the summer of 1910, the society pages of the local paper referenced the homecoming of Isidor Cohen, the prominent Jewish pioneer, merchant, realtor, civic leader, and historian, who returned from a trip to St. Louis and immediately met with his friend F. C. Brossier to discuss his travels. During the visit Cohen stated that he expected “a great number of investors from about St. Louis to come to Miami during the coming fall and winter.”<sup>10</sup> The following June of 1911, the Westmoreland Company was incorporated,<sup>11</sup> with F.C. Brossier as the sales agent. It is probable that Isidor Cohen’s news of the successful real estate venture in St. Louis prompted Miami’s leading businessmen to attempt a direct copy. A few years later, in 1916, national political figure William Jennings Bryan became an important investor in Westmoreland,<sup>12</sup> selling all of his property in Texas and immediately investing in five acres

of land in the Westmoreland subdivision.<sup>13</sup> Bryan grew up in Marion County, Illinois, with St. Louis as the closest large city throughout his childhood and young adult life<sup>14</sup> – it is likely that he was intimately familiar with the original St. Louis Westmoreland Place and felt that a replica of this development in Miami was a smart investment. The implementation of a “Westmoreland” in the young city of Miami was a clear statement of optimism about its current status and its hopes for the future.

## **PRE-BOOM DEVELOPMENT TRENDS IN MIAMI**

### The Push for Urban Expansion: Overcrowding, Affordability, and Transportation in 1910s Miami

During the early 1910s, Miami was experiencing growing pains as an emerging metropolis. Urban apartment buildings were overcrowded and the rental market was volatile, leaving tenants at the mercy of rapidly fluctuating rental rates.<sup>15</sup> Most residents had no opportunity to own property in the center city. Westmoreland and other “suburban” developments with cheap lots and detached residential buildings were promoted as a potential solution to these problems.

Westmoreland was platted immediately west of the City of Miami municipal boundaries. As a result of the subdivi-

<sup>10</sup> “Miami – Best Town and Coolest Place on the Continent – Says Cohen” *The Miami News* 28 July 1910. Newspapers. Web. 1 Feb. 2019

<sup>11</sup> “Notice of Intention to Apply for Letters Patent: Certificate of Incorporation of ‘The Shenandoah Improvement Corporation.’” *The Miami Herald* 22 May 1911. America’s Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

<sup>12</sup> “Real Estate Transfers.” *The Miami Herald* 27 Feb. 1916. America’s Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

<sup>13</sup> “Bryans Leave Winter Home” *The Miami Herald* 28 Feb. 1916. America’s Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

<sup>14</sup> “William Jennings Bryan.” *Wikipedia*. Wikimedia Foundation, Inc. Web. 6 Jun. 2019. <[https://en.wikipedia.org/wiki/William\\_Jennings\\_Bryan](https://en.wikipedia.org/wiki/William_Jennings_Bryan)>

<sup>15</sup> “Bryans Leave Winter Home” *The Miami Herald* 28 Feb. 1916, p.16. America’s Historical Newspapers Database. University of Miami Libraries. Web. 6 Dec. 2018

sion and improvement of lands in Westmoreland, the City of Miami annexed all of the lands in Westmoreland west to SW 14th Avenue in 1913. At the time of its early development, it did not yet have municipal services such as piped water or other utilities, and all infrastructure improvements such as street construction and landscaping were the responsibility of the Westmoreland Company.<sup>16</sup> Westmoreland was promoted as an opportunity for land ownership, with the possibility to “earn half your living! - a truck garden, fruit trees and chickens will work wonders toward cutting down the present ‘high cost of living.’”<sup>17</sup> Mortgages were being offered for the purchase of land only or for a small house already constructed - the package was advertised at a monthly rate that was cheaper than paying rent.<sup>18</sup>

In Miami in the 1910s, one of the most pressing issues was the need for better roads. The only reliable way to access the growing city at this time was by rail or by sea.<sup>19</sup> There were no regional roadways that reached Miami from the north or west, and street infrastructure within the city itself was very primitive,<sup>20</sup> with the first “paving” project commissioned in 1913.<sup>21</sup> Therefore, the provision of improved roads that connected Westmoreland to the center city was critical to the neighborhood’s success. At the same time, the early develop-

ment of SW 8th Street (known as SW 20th Street until 1920, and later known as the long-distance Tamiami Trail) was a trigger for subsequent early suburban projects like Westmoreland and Westlawn Cemetery, and later boom-time subdivisions like Shenandoah, Tamiami Heights, Bryan Park, and further-flung developments like Coral Gables.

In January 1913, F.C. Brossier & Son, the sales agent for Westmoreland, published an article about the neighborhood promoting the location and infrastructure improvements that made Westmoreland a unique investment:

Westmoreland is a beautiful piece of land in the Southwest corner of Miami, about fifteen city blocks from the City Hall. Westmoreland is on the edge of the “density belt” which is fast spreading out and must inevitably reach us. The northern boundary is 20th street [authors note: SW 8th Street today] a splendidly macadamized highway running east and west from beautiful Biscayne Bay to the Everglades. In the scheme for public highways, the County commissioners from Dade County have had a road surveyed along the southern boundary of Westmoreland [author’s note: US1 today] a stretch of one hundred and fifty miles of macadamized road, which will be the main road... to the northern states...<sup>22</sup>

The roads within Westmoreland itself were also promoted as being high-quality, with “each lot ... fronted by a broad and well paved street, connecting

16 “Westmoreland: Buy Before the Improvements Are Complete Not After.” *The Miami News*, 30 Jan. 1913. Newspapers. Web. 1 Feb. 2019

17 “Westmoreland Lots Selling at the Rate of 5 a Day.” *The Miami News* 6 Dec. 1913. Newspapers. Web. 1 Feb. 2019

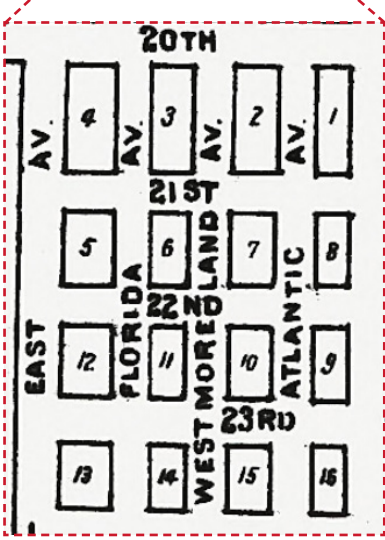
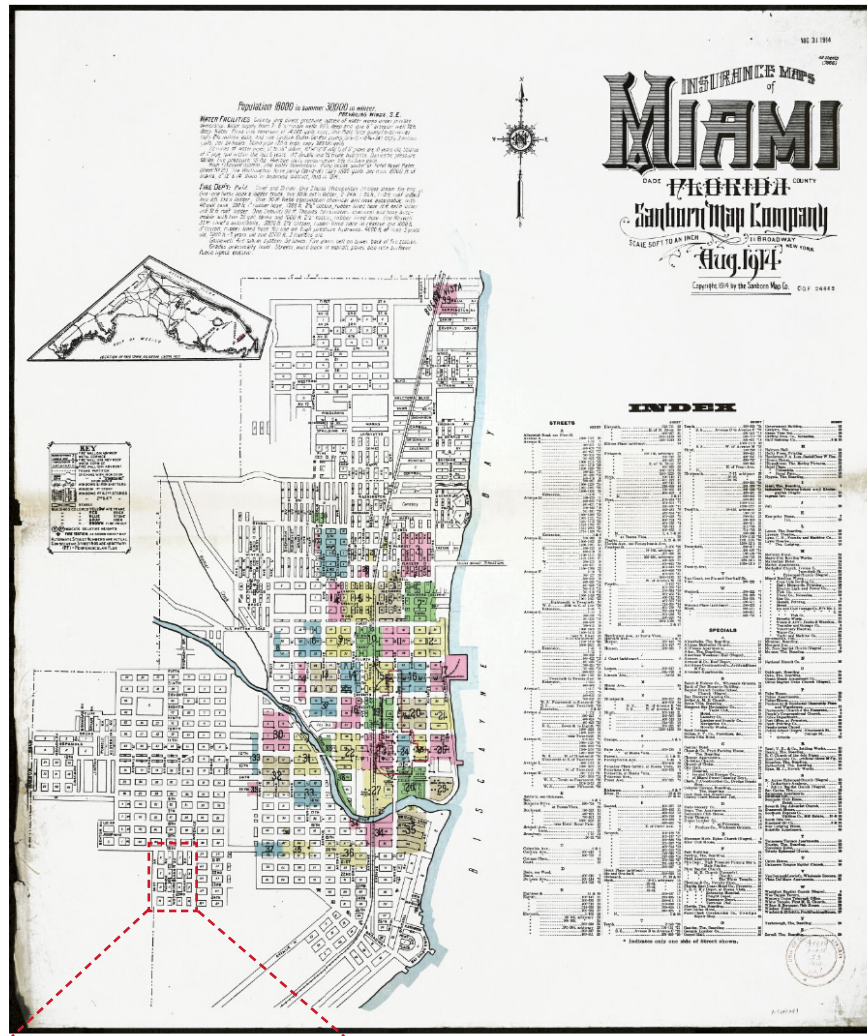
18 “Westmoreland Homes for Winter Residents.” *The Miami Herald* 25 Feb. 1917. America’s Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

19 “Mr. and Mrs. William Jennings Bryan to Spend Winter in Miami.” *The Miami Herald* 27 Sept. 1915. America’s Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

20 “Mr. and Mrs. William Jennings Bryan to Spend Winter in Miami.” *The Miami Herald* 27 Sept. 1915

21 Lynn, Catherine and Carie Penabad. *Marion Manley: Miami’s First Woman Architect*. Athens, University of Georgia Press, 2010

22 “Westmoreland.” *The Miami Metropolis* 30 Jan. 1913. Newspapers. Web. 1 Feb. 2019



Westmoreland

**Figure 2.3:** Map of Miami Dade County, FL, and enlargement of Westmoreland section, 1914. Note that Westmoreland was at the furthest edge of urban development in Miami at the time (source: Publication of Archival Library and Museum Materials. Sanborn Insurance Maps).



# WESTMORELAND

## WHAT AND WHERE Westmoreland Is

### And How to Get There

**W**ESTMORELAND is a beautiful piece of land in the Southwest corner of Miami, about fifteen city blocks from the City Hall. Just across the street (30th) is General Lawrence's vast estate, which is known as the most beautiful estate in the county.

Westmoreland is on the edge of the "density belt" which is fast spreading out and must inevitably reach us. The northern boundary is 20th street, a splendidly macadamized highway running east and west from beautiful Biscayne Bay to the Everglades.

In the scheme for public highways, the County commissioners for Dade County have had a road surveyed along the southern boundary of Westmoreland, this road-way will connect with the four mile hammock that leads south to Coconut Grove and north through the city of Miami to Palm Beach, a stretch of one hundred and fifty miles of macadamized road, which will be the main road to Jacksonville, Florida, and thence up to the northern States.

The land itself is of the characteristic Dade County soil, dry and fertile; many beautiful orange and grapefruit groves surround this tract that will bear out the statement that this land is among the best for fruit raising. It lies well above the sea level, being the highest elevation in this section, is level and well drained. In all parts it is well timbered.

Luxury, culture and refinement surround this tract. The homes are owned by people of wealth who have beautiful, well kept homes, broad macadamized thoroughfares, trees and flowers. What do these surroundings mean to you who want a home free from all the unpleasant features that too often mar a city home.

Upon this tract, naturally so well located and favored, we are introducing the best possible improvements. The streets are laid out with parkways through the center, giving from thirty-five to sixty feet road-way on each side of the park. The streets will be opened, graded and paved with Dade County's famous rock, which makes the finest macadamized road known. Shade trees and other decorating features will be added. In fact, nothing will be left undone that will contribute to make "WESTMORELAND" synonymous with perfect development.



PERSPECTIVE OF "WESTMORELAND" SHOWING PLAN OF IMPROVEMENTS, PARKS, SHRUBBERY, ETC.

**Desirable Restrictions**

1. Only persons of good character shall be allowed ownership.
2. No building on the property shall be used for the manufacture or sale of intoxicating liquors.
3. No residence shall be built on any part of the property costing less than \$1,500.

**Prices and Terms**

Prices above quoted are to be in effect after November 30th, 1912. Prices to that date a discount of \$100.00 will be given on any lot.

Blocks as a whole will be sold at a further discount of 25 per cent. Half blocks at a further discount of 15 per cent. Single lots will carry a further discount of 25 per cent to any one who will complete a dwelling thereon by January 1, 1913.

**TERMS.**

\$30.00 down per lot and \$10.00 per month per lot. 10 per cent discount for cash. 5 per cent discount for one-fourth cash and the balance in six semi-annual installments. No interest charged on any deferred payments. Taxes paid by the Company until deed delivered.

**All Improvements**

It is our intention to make this property in every respect a thoroughly high-class residential suburb, and no expense will be spared to this end. All streets will be built and macadamized.

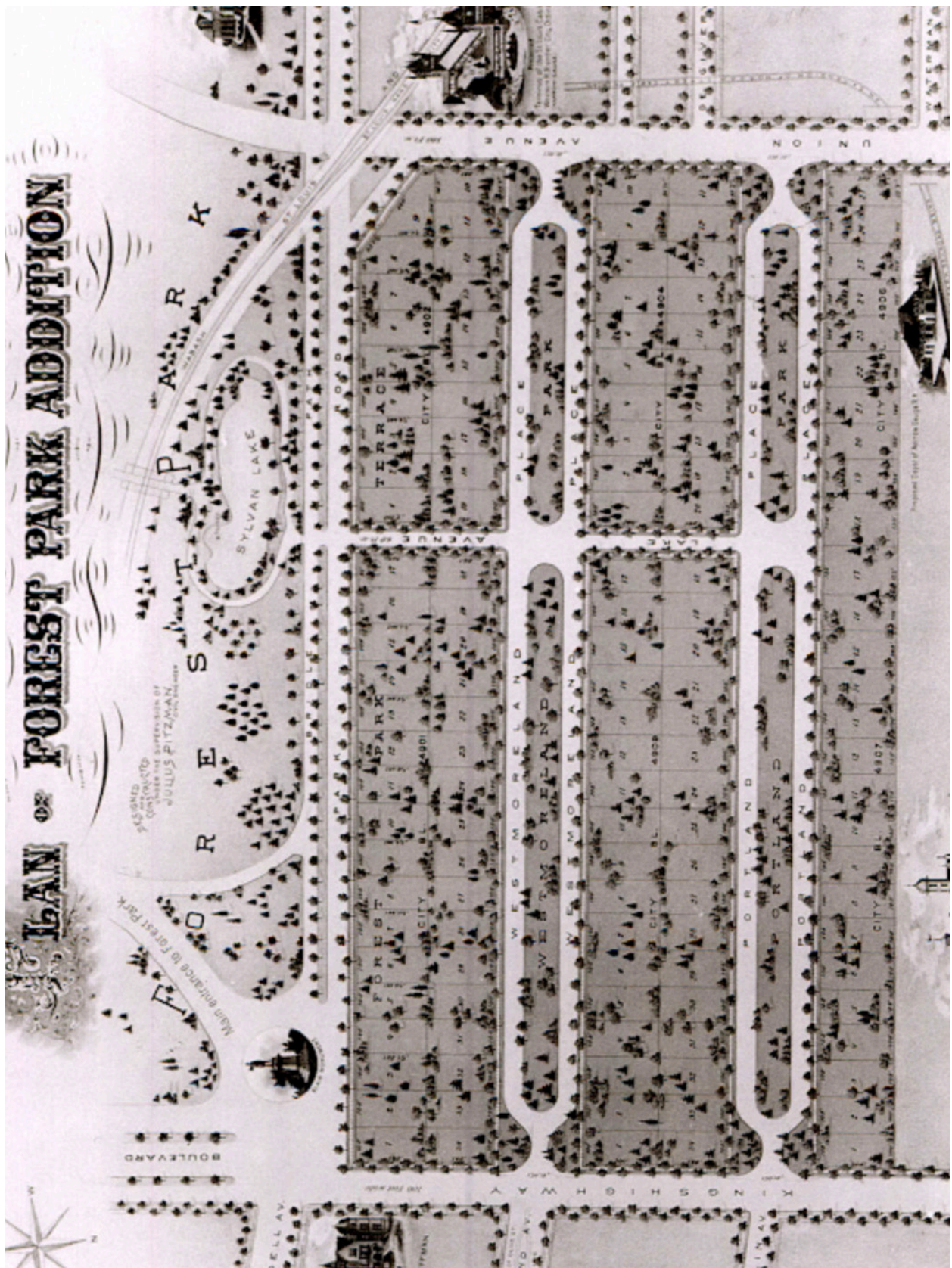
All parks will be sodded with grass and planted with flowers, shade trees will be planted on both sides of the streets.

City water and gas will be extended as soon as satisfactory arrangements can be made with the water works and gas companies.

**F. C. BROSSIER & SON**  
1120 Avenue C - - - - - Miami, Fla.

Figure 2.4: Advertisement in *The Miami Metropolis* by F.C. Brossier & Son, showing the Westmoreland subdivision in 1913. As written on the advertisement: "Perspective of 'Westmoreland' showing plan of improvements, parks, shrubbery, etc." (source: "Westmoreland" *The Miami Metropolis*, January 30, 1913. Newspapers. Web. 1 Feb. 2019).





**Figure 2.5:** Julius Pitzman's prospectus map of Forest Park Addition in St. Louis, MO, which includes Westmoreland and Portland Places, 1887. Note the strong similarity in urban form to Miami's Westmoreland, as well as the similar graphic representation of the maps (source: Hunter, Julius K. *Westmoreland and Portland Places: The History and Architecture of America's Premier Private Streets, 1888-1988*. University of Missouri Press, 1988).



BIRD'S-EYE VIEW OF THE CITY OF MIAMI AND HER SURROUNDINGS LOOKING TOWARD THE MIGHTY ATLANTIC OCEAN

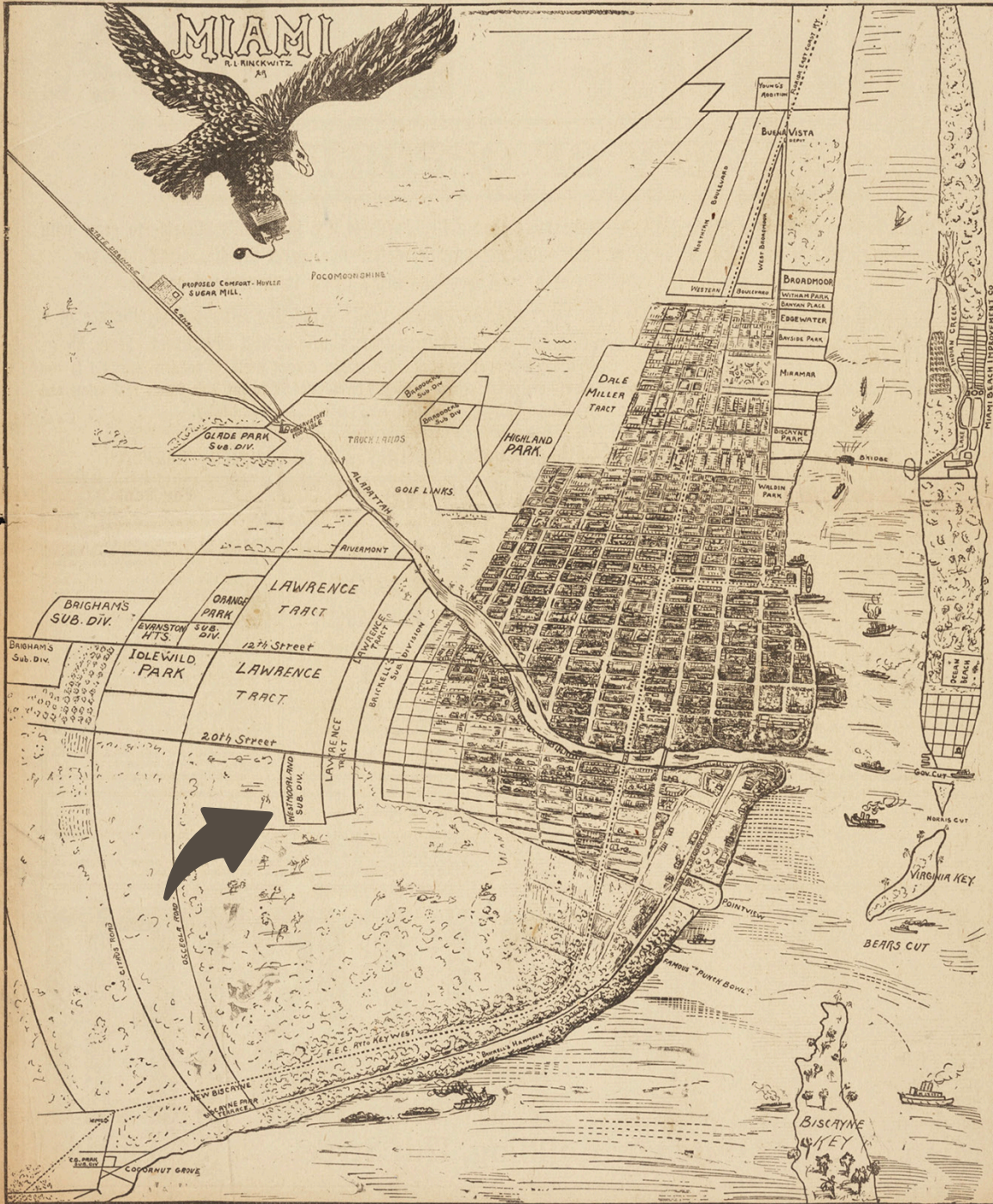
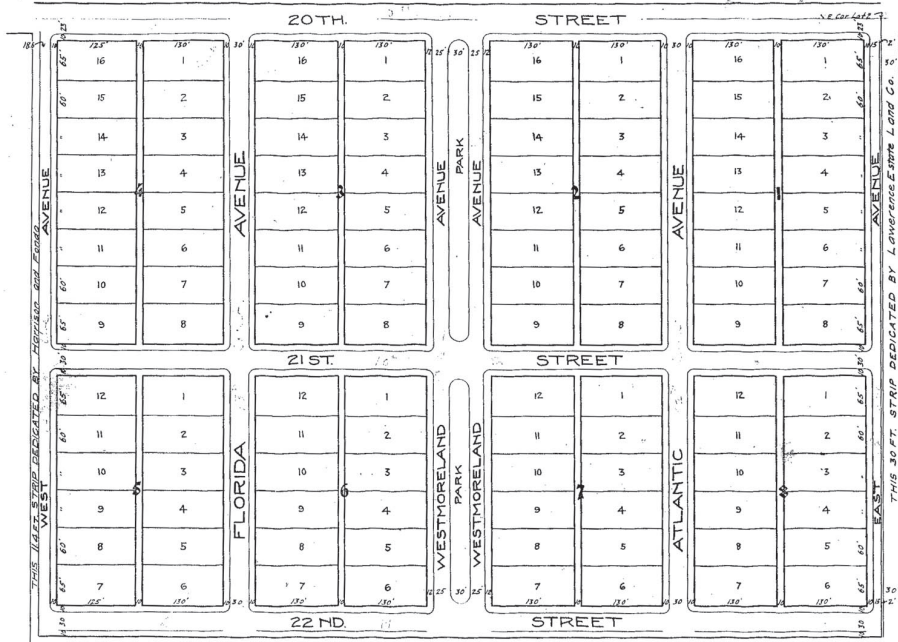


Figure 2.6: Cover for Miami Daily Metropolis in 1912 showing the early part of Westmoreland (source: "Westmoreland" The Miami Metropolis, November 2, 1912. Newspapers. Web. 1 Feb. 2019).

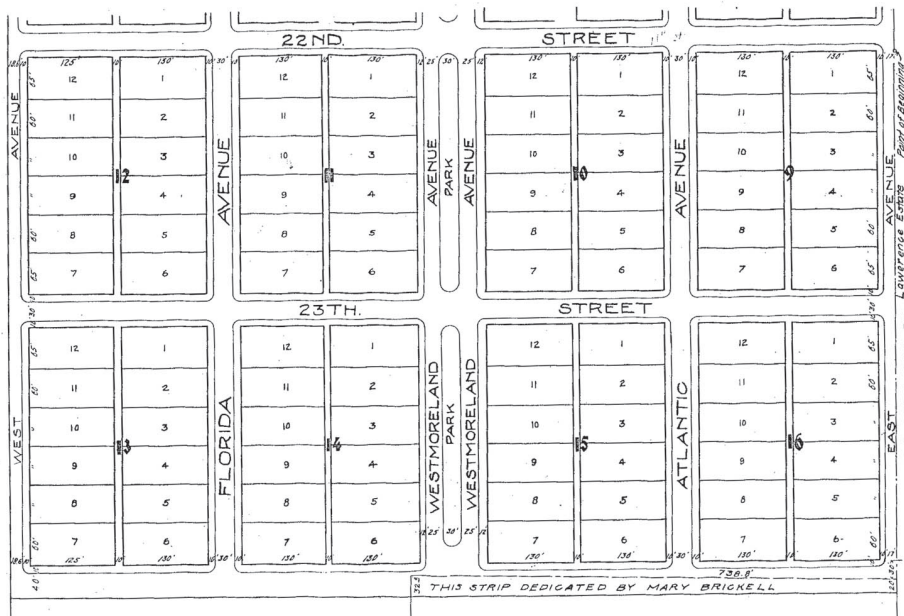




FIRST WESTMORELAND ADDITION  
TO  
CITY OF MIAMI, FLORIDA.  
PLATTED FOR RECORD BY  
BISCAYNE ENGINEERING CO., MIAMI, FLORIDA  
SCALE 1" = 100'  
OCT. 11, 1912.

Planning defective as filed Jan. 23, 1912,  
by James James Long Co. as recorded in R.  
Bk. 100, pg. 205, and as amended therein  
Bk. 100, pg. 205, and as amended therein  
Bk. 100, pg. 205, and as amended therein

Figure 2.7: Plat of the First Westmoreland Addition in the City of Miami, 1912 (source: Miami-Dade County Clerk of Courts).



SECOND WESTMORELAND ADDITION  
TO  
CITY OF MIAMI, FLORIDA.  
PLATTED FOR RECORD BY  
BISCAYNE ENGINEERING CO., MIAMI, FLORIDA  
SCALE 1" = 100'  
DEC 2, 1912.

Oct 3 1912  
J. White

Figure 2.8: Plat of the Second Westmoreland Addition in the City of Miami, 1912 (source: Miami-Dade County Clerk of Courts).

it with the city and all surrounding towns by the best road and streets in the state."<sup>23</sup> In addition, a streetcar was under construction to connect these neighborhoods to the center city, which was another attractive feature. Finally, as Brossier pointed out in the same article, the neighborhood was located on high ground, which was already a consideration for investors: "The land itself... lies well above the sea level, being the highest elevation in this section."<sup>24</sup>

### Capitalizing on Beauty

In addition to the advantages of affordable homeownership and convenient transportation, the promoters of Westmoreland offered beauty and harmony as part of the "package" when purchasing land or a home in Westmoreland. An early advertisement of the neighborhood used terms such as "pretty" and "aesthetic" as some of the valuable qualities of the neighborhood, which was innovative at the time, and foreshadowed techniques used in 1920s boom-time developments such as Shenandoah and Coral Gables:

One of the prettiest of suburbs that ever delighted the heart of the commuter - a subdivision which has many unique features that do not appear on the face of the extensive improvements now going on, features that make Westmoreland distinctive and of special value to the man who would buy a suburban lot... it will have an aesthetic development that will add quite as much to the value of the property as the practical improvements.<sup>25</sup>

Neighborhood beauty was guaranteed through beautifully-designed streets and parkways, coordinated landscaping, and deed restrictions.

### Parkways as an Urban Development Tool

The broad landscaped median, or parkway, along SW 13th Avenue was originally christened "Westmoreland



**Figure 2.9:** Advertisement in *The Miami News* showing Westmoreland Avenue in 1916.

Avenue," and like all Westmoreland projects around the country, its form can be traced to the original Westmoreland development in St. Louis. The St. Louis Westmoreland parkway was a two-block private street and it served as a central park space for the enjoyment of a select group of residents. In Miami, Westmoreland Avenue soon became an important transportation connection in the City, connecting the Tamiami Trail with Coral Way and US1. By 1916, there was discussion of extending the "Parkway" to Coconut Grove as part of a network of good-quality roads.<sup>26</sup>

23 "Westmoreland Late Addition is Popular." *The Miami News* 7 Dec. 1913. Newspapers. Web. 1 Feb. 2019

24 "Westmoreland" *The Miami Metropolis*, January 30, 1913. Newspapers. Web. 1 Feb. 2019

25 "Westmoreland Late Addition is Popular." *The Miami News* 7 Dec. 1913. Newspapers. Web. 1 Feb. 2019

26 "Beautifying Our Suburbs Parkway and Bungalows." *The Miami News* 12 Aug. 1916. Newspapers. Web. 1 Feb. 2019



The early use of parkways as a transportation and urban design tool within the larger metropolis can be attributed to landscape architect Fredrick Law Olmsted, who began using them as early as the 1860s in urban design projects in Boston (Commonwealth Boulevard) and later Brooklyn (Eastern Parkway and Ocean Parkway). These parkways served an important connection in a network of green space and supported multi-modal transportation. Olmsted promoted the parkway as “an opportunity incidentally to his necessary communication with his store or office” to enjoy “air and exercise in driving, riding, and walking.”<sup>27</sup>

While progress in the infrastructure implementation at Westmoreland was slow at first, by 1916 landscaping and improvement of streets and the parkway were well underway. Westmoreland Boulevard was landscaped and improved with street lights and furniture.<sup>28</sup> It was one of the only streets or public spaces in Miami with this level of public amenity and improvement at the time. The intention of this level of investment was to integrate architecture, streets and public space in a gardenlike setting as a technique to improve the value of the private lots for sale.

### Initial Westmoreland Constuction Types: 1910s

Despite the significant resources invested in the platting, public improvements, and promotion of Westmoreland during the 1910s,

the local economy did not support a significant amount of construction and only a small number of residences were built. Those residences that were constructed were Frame Vernacular, American Foursquare, and wood-frame Craftsman-style Bungalows. These residences resemble homes featured in house plan catalogs of the time, as well as kit homes. All of these residences feature wood frame construction and use of oolitic limestone for the foundation, piers and chimney. Most examples included a detached garage or apartment at the rear of the property.

### Deed Restrictions

Three restrictions were advertised for Westmoreland in 1912: “Men of Good Character,” “No manufacture of liquor,” and “All houses must cost at least \$1,500.”<sup>29</sup> “Men of Good Character” could have had many underlying meanings and may have signified that potential purchasers were restricted on the basis of religion, ethnicity, or race; however, the close association of the prominent Jewish pioneer Isidor Cohen with many of the original sale agents and investors in Westmoreland suggests that discrimination was not aimed at Jews. The restriction on the manufacture of liquor was in keeping with the temperance movement that was underway at the time and would have later been appealing to investors like William Jennings Bryan, who strongly supported prohibition. The technique of minimum price restrictions was commonly used to ensure that residents would be higher-income; this

<sup>27</sup> Klaus, Susan L. *A Modern Arcadia: Fredrick Law Olmsted Jr. and the Plan for Forest Hills Gardens*. Amherst, University of Massachusetts Press, 2002, p. 58

<sup>28</sup> “Beautifying Our Suburbs Parkway and Bungalows.” *The Miami News* 12 Aug. 1916. Newspapers. Web. 1 Feb. 2019

<sup>29</sup> “Westmoreland: What and Where Westmoreland Is.” *The Miami Metropolis* 7 Nov. 1913. Newspapers. Web. 1 Feb. 2019

was used in the original Westmoreland in St. Louis and was used extensively in Miami boom-time subdivisions. This technique was later used in the deeds for each property in Coral Gables, with different areas of the master subdivision established with different minimum house prices.

### **EARLY DEVELOPERS, INVESTORS, AND SALES AGENTS**

The Westmoreland Company was incorporated on June 7, 1911 through the State of Florida.<sup>30</sup> The individuals associated with the Westmoreland Company were Miami residents and prominent leaders nationally, statewide, and locally, including T.V. Moore, prominent agriculture businessman, landowner and developer; F.M. Hudson, Florida state senator; and A.A. Boggs, trustee of the State of Florida's Everglades Drainage project.<sup>31</sup> A prominent investor was William Jennings Bryan, two-time presidential candidate and Secretary of State.<sup>32</sup> They were leaders of transformative change in the State of Florida and Miami during the early decades of the 20th century, including Everglades drainage, agricultural expansion, transportation improvements, and real estate development.

#### **T.V. Moore**

T.V. Moore was one of the three original controlling board members of the

Westmoreland Company in 1911. Moore was one of Miami's earliest pioneers and was known as "The Pineapple King," for his cultivation of pineapples and other tropical fruits on his extensive landholdings throughout Dade County. Notable landholdings included what is present-day downtown Miami Shores and Buena Vista, where Moore oversaw the development of his pineapple plantations into what is today the Design District. In 1908, only a few years before forming the Westmoreland Company, Moore took a leading role in defending farmers' rights by forming the East Coast Fruit and Vegetable Growers Association. Along with many community leaders of the time, he was actively involved in pushing for transportation improvements, including deep water port access, rail improvements, and roadway improvements, in large part to improve markets for the tropical fruits being grown in South Florida.<sup>33</sup> T.V. Moore withdrew from the Westmoreland Company in the late 1910s, presumably to focus on his land interests in Buena Vista and Miami Shores. Moore's influence on the development of Westmoreland is seen in the promotion of the community as a place where homeowners could grow their own food on site, and also offset their living expenses by growing crops to sell. The lessons he learned from Westmoreland were likely applied in the development of Miami Shores and Buena Vista in the 1920s.

30 "Notice of Intention to Apply for Letters Patent." *The Miami News* 22 May 1911. Newspapers. Web. 1 Feb. 2019

31 "Notice of Intention to Apply for Letters Patent." *The Miami News* 22 May 1911

32 "Real Estate Transfers." *The Miami Herald* 27 Feb. 1916. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019  
and "Bryans Leave Winter Home" *The Miami Herald* 28 Feb. 1916. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

33 City of Miami Preservation Office, Buena Vista Post Office / Moore Furniture Building Designation Report, 2003

## F.M. Hudson

F.M. Hudson was another of the three original controlling board members of the Westmoreland Company in 1911. He was a well-respected attorney, served as a State Senator, and also served as head of the Dade County Bar. In 1909, two years before forming the Westmoreland Company, he served as President of the State Senate. He practiced law with A.A. Boggs at their firm Hudson & Boggs. The focus of his professional, political, and civic work included drainage of the Everglades, expansion of agriculture in South Florida, and transportation improvements. As part of his civic work, he oversaw the dredging of the Miami River as part of Everglades drainage canalization for irrigation, and increased navigation.<sup>34</sup> This included the destruction of natural features such as fresh water springs and the Miami River Rapids, which at the time was viewed as a great accomplishment in the development of South Florida.<sup>35</sup> Through his work at the State and local level, Hudson saw a great opportunity for real estate development, and chose Westmoreland as a strategic location at the intersection of agriculture development, transportation improvements, and Miami's urban expansion.

## A.A. Boggs and Emma Boggs

A.A. Boggs was the third controlling board member of the Westmoreland Company when it was founded in 1911. He was an early Miami pioneer, arriving

in the city in 1900, just four years after its incorporation. Boggs was a well-respected attorney and law partner with F.M. Hudson at their firm Hudson & Boggs. Like Hudson, he served as a leader for the Dade County Bar. Boggs also served as an attorney for T.V. Moore's East Coast Fruit and Vegetable Growers Association.<sup>36</sup>

Boggs was a friend and colleague of Governor Napoleon Bonaparte Broward during heady years of optimistic growth and expansion in the State. In 1910, just a year before he founded the Westmoreland Company, he served as a trustee of Governor Broward's pet project: the Internal Improvement Fund of the State of Florida.<sup>37</sup> This Fund was created with a lofty, optimistic goal of draining the vast Everglades for agriculture and other development. Boggs and his colleagues, embarking on such ambitious statewide schemes, must have felt that opportunities for real estate development in Miami were limitless.

In November 1914, A.A. Boggs was murdered and his Coconut Grove home was burned to the ground. Prominent leaders throughout the state donated money to fund an unprecedented investigation into the murder, but it was never solved.<sup>38</sup> It is possible that the upheaval from these events resulted in a slow-down in promotion and sales of Westmoreland property, as there was little activity reported in local papers during the year of 1915, and business

34 "Sen. Hudson, 103, Services Tomorrow." *The Miami News* 7 Aug. 1974. Newspapers. Web. 1 Feb. 2019

35 Blackman, E. V. *Miami and Dade County, Florida : Its Settlement, Progress, and Achievement*. Chuluota, Fla.: Mickler House, 1977. Print. Florida County Historical Ser

36 Crush Skulls and Burn Residence." *The Orlando Sentinel* [Orlando, FL] 25 Nov. 1914. UM Newspaper Database. Web. 1 Feb 2019

37 "Minutes of the Trustees Internal Improvement Fund of the State of Florida." Volume 8, 9, 10, and 11. Tallahassee, 1910 - 1915

38 "Big Reward is Offered for Arrest Murderers of Miamians." *The Miami News* 4 Dec. 1914. Newspapers. Web. 1 Feb. 2019



only began picking up again in 1916. By 1919, Boggs's widow, Emma Boggs, had taken his place on the board of the Westmoreland Company.<sup>39</sup>

### Clifton Benson

Clifton Benson was an attorney who came to Miami due to poor health and joined the law firm of Hudson & Boggs from 1911-1913.<sup>40</sup> Benson was an advisor to and close friend of George Merrick, the founder of Coral Gables. Benson was also the founder of Realty Securities Corporation, the second largest real estate company in Miami; George Merrick worked with Benson at Realty Securities Corporation.<sup>41</sup> Benson became involved with Westmoreland beginning in 1916 through the Realty Securities Corporation, which sold Westmoreland lots on commission.<sup>42</sup> By 1919, he was one of the three controlling Board members of the Westmoreland Company, along with original member F.M. Hudson and widow Emma Boggs.<sup>43</sup>

Benson was involved in the prohibition fight and was an active member of the Presbyterian Church. He was responsible for organizing the famous William Jennings Bryan Bible Classes in Royal Palm Park.<sup>44</sup> His involvement in Westmoreland may have influenced regulations such as restrictions on the manufacture of alcohol in the

neighborhood, and in convincing William Jennings Bryan to invest in the neighborhood.

### F. C. Brossier & Son

F. C. Brossier & Son was a real estate firm established in 1905 by F. C. Brossier and his son G. Duncan Brossier. The family arrived in Miami in 1893 and were among the City's earliest pioneers; they were prominent citizens and real estate professionals.<sup>45</sup> F. C. Brossier was the Sales Agent for Westmoreland during the initial development efforts from 1911 through 1914. During this time, the sales agents were handling transactions for the sale of suburban lots in Westmoreland, however there was relatively little construction of homes in the neighborhood, and much of the infrastructure for the subdivision had not yet been implemented. The "face" of Westmoreland was F. C. Brossier & Son through their frequent full-page, illustrated advertisements in local newspapers of the virtues of investment in this subdivision.

### Jacobson and Afremow - "Bungalow City"

In 1914, David Afremow and J. E. Jacobson, Jewish real estate developers, assumed the task of sale agents for the Westmoreland Company. The partners were the first to promote a

39 "Indiana Man Is Made Manager of Sales for Westmoreland Co." *The Miami News* 2 Jan. 1919. Newspapers. Web. 1 Feb 2019

40 Blackman, E. V. *Miami and Dade County, Florida : Its Settlement, Progress, and Achievement*. Chuluota, Fla.: Mickler House, 1977. Print. Florida County Historical Ser.

41 Parks, Arva Moore. *George Merrick, Son of The South Wind, Visionary Creator of Coral Gables*. Gainesville, University Press of Florida, 2015, p. 126

42 "Beautifying Our Suburbs Parkways and Bungalows." *The Miami News* 12 Aug. 1916. Newspapers. Web. 1 Feb. 2019

43 "Indiana Man Is Made Manager of Sales for Westmoreland Co." *The Miami News* 2 Jan. 1919. Newspapers. Web. 1 Feb 2019

44 Blackman, E. V. *Miami and Dade County, Florida : Its Settlement, Progress, and Achievement*. Chuluota, Fla.: Mickler House, 1977. Print. Florida County Historical Ser.

45 Blackman, E. V. *Miami and Dade County, Florida : Its Settlement, Progress, and Achievement*. Chuluota, Fla.: Mickler House, 1977. Print. Florida County Historical Ser.

specific building type and architecture as the development matured from land speculation to construction of residences. Jacobson and Afremow were the first to propose building “a bungalow city,” which they proposed was the style of house “most suitable to a sub-tropical locality.”<sup>46</sup>

### Realty Securities Corporation

Beginning in 1916, the Realty Securities Corporation began selling lots in Westmoreland on commission on behalf of The Westmoreland Company, selling the property with “bungalows built to order with plans to suit.”<sup>47</sup> This was a further improvement of the sales techniques and development in Westmoreland, which during the first five years had been limited to land speculation, some subdivision of blocks, and very limited construction of residences. Prominent leadership at Realty Securities Corporation during this time was founder Clifton Benson and young George Merrick, who would go on to become the founder of Coral Gables.

During this time period, infrastructure improvements in Westmoreland accelerated as trees were planted in public spaces and road construction was completed.<sup>48</sup> It is likely that development of the parkway on Westmoreland Boulevard was the first hands-on experience that Merrick had with the financial benefits of well-planned streets and public space in real estate development, which he later applied in Coral Gables, for instance, on

Alhambra Circle, Country Club Prado, Sevilla Avenue, and Ponce de Leon Boulevard. None of Merrick’s other real estate ventures during this time at Realty Securities Corporation included a landscaped parkway.

### William Jennings Bryan

William Jennings Bryan was a preacher, politician, and national celebrity who became one of Miami’s most famous winter residents in 1913. Bryan was a two-time Democratic Party Presidential Candidate and he served as Secretary of State under President Woodrow Wilson from 1913-1915, during his early years as a resident of Miami.<sup>49</sup> In 1915, Bryan resigned as Secretary of State over disagreement over foreign policy with Germany; he was a promoter of peace and did not support going to war with Germany during World War I.<sup>50</sup> Bryan was known as “The Commoner” and “America’s Greatest Orator.” He was closely associated with important figures in Westmoreland, including Clifton Benson and George Merrick, and during the 1920s he employed his skills as an orator to assist George Merrick in selling property in Coral Gables.<sup>51</sup>

Bryan was a major investor and property owner in Westmoreland by 1916. He and his family had spent the winter of 1915-1916 in Miami as their home, Villa Serena, was being completed. During their long stay, the family became more ingrained in the community, and on Feb-

46 “Bungalow City Be Built Here.” *The Miami Herald* 24 Dec. 1914. America’s Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

47 “Westmoreland on Rent Like Terms.” *The Miami Herald* 15 Aug. 1916. America’s Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

48 “Beautifying Our Suburbs Parkways and Bungalows.” *The Miami News* 12 Aug. 1916. Newspapers. Web. 1 Feb. 2019

49 “William Jennings Bryan.” *Wikipedia*. Wikimedia Foundation, Inc. Web. 6 Jun. 2019. <[https://en.wikipedia.org/wiki/William\\_Jennings\\_Bryan](https://en.wikipedia.org/wiki/William_Jennings_Bryan)

50 “Bryan and Wilson at Parting of Ways Over German Note and Secretary Has Resigned.” *The Miami Herald* 9 June 1915. America’s Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

51 Parks, Arva Moore. *George Merrick, Son of The South Wind, Visionary Creator of Coral Gables*. Gainesville, University Press of Florida, 2015, p. 203

bruary 26, 1916, Bryan was named chancellor of the newly-formed Pan-American University, the predecessor of the University of Miami.<sup>52</sup> The next day, on February 27, 1916, William Jennings Bryan purchased five acres of land from the Westmoreland Company, Lot 3 Section 11 Township 54, Range 41.<sup>53</sup> These five acres constituted the entire city block bounded by SW 20th Street to the north, Westmoreland Boulevard to the east, SW 22nd Street to the south and Florida Avenue to the west. (In today's street names, this is SW 8th Street, Cuban Memorial Boulevard, SW 10th Street and SW 14th Avenue). The Miami Herald reported that Bryan had "added to his arrangements for permanency by purchasing more property here."<sup>54</sup> The timing of his land purchase seems to align with acceleration of construction in Westmoreland, as long-promised infrastructure improvements, such as roadway completion and landscaping, were finally implemented in 1916.

The Bryan family was actively involved in civic matters in Miami, including promotion of prohibition and women's suffrage. Bryan regularly conducted Sunday school classes and delivered sermons in Miami, as coordinated by his colleague Clifton Benson. Bryan supported transportation improvements, including improved long-distance roadways like the Tamiami Trail and US1.<sup>55</sup> He was good friends with Henry Ford, an early car owner, and later would drive frequently on the Tamiami Trail to visit Ford at his winter estate in Fort Myers. He may have had influence over funding for transportation improvements such as the Tamiami Trail, which also improved the value of his land holdings in Westmoreland. ■

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52 "W.J. Bryan Heads New University." *The Miami Herald* 28 Feb. 1916. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

53 "Real Estate Transfers." *The Miami Herald* 27 Feb. 1916. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

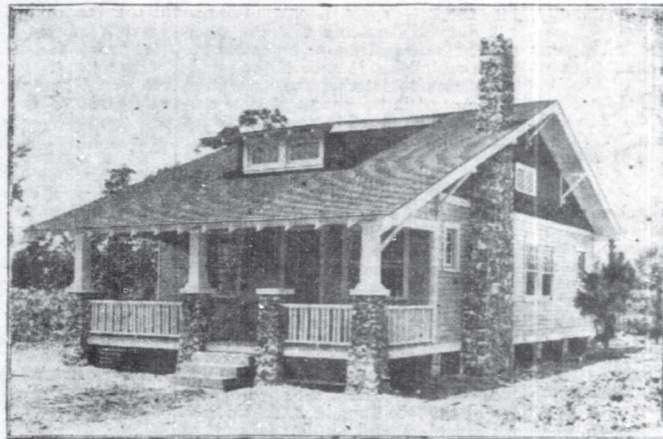
54 "Bryans Leave Winter Home" *The Miami Herald* 28 Feb. 1916. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

55 "Mr. and Mrs. William Jennings Bryan to Spend Winter in Miami." *The Miami Herald* 27 Sept. 1915. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019



# Throw Off Rent Shackles

**BUY  
NOW**



**BUY  
NOW**

## Westmoreland Homes

*Mean Happiness and Independence!*

Rent receipts pay no dividends—except for the other fellow! YOU'RE a man—FREE yourself. Be your own landlord. Take your pencil and figure up how much "rent" you have invested in somebody else's property. It's time to STOP! Here is your OPPORTUNITY. Seize it! And live more comfortably and happily than you've ever lived before in your life

**\$30** A Month PAYS For This Beautiful BUNGALOW and LOT  
*A Real Home You Can Actually Call Your Own*

Ornamental trees, shrubbery, paved streets, broad avenues and delightful parkways make "WESTMORELAND" the ideal close-in suburb. It is located on 20th street, west of Lawrence Drive and right on the line of the "Tamiami Trail." Electric lights; good jitney service to center of city; restricted development—everything in fact to make it a beautiful, healthful location for YOUR home, where property values are increasing every day.

### "WESTMORELAND HOMES"

are either "ready-built" or built to your order. In either case we can assure you of the best grade of construction and finish to be found anywhere at our prices and terms. They're selling FAST, too. YOU ought to see them AT ONCE!

Plans and detailed description of Westmoreland Homes may be seen at our office, or phone us NOW and we'll take you out to see the HOMES themselves!

## Realty Securities Corporation

Phone 300

Ask For Mr. Ferrell

1109 Avenue C

Figure 2.10: Westmoreland Homes advertisement by Realty Securities Corporation in *The Miami Herald*, 1917.



# Sorry, but it's been sold! WESTMORELAND



Sorry, but it's been sold!

We had to tell five prospective purchasers of WESTMORELAND

Lets that the lot they were looking at had been sold, and why, because they hesitated. Yet they acknowledged that there is not a better investment in Miami today than WESTMORELAND. These people thought that we were anxious to sell them and told us that "tomorrow they could get the lot they wanted" (as it wasn't going so fast.) We have tried to impress upon these people that they had better make a deposit on the lot they selected in order that we could hold it for them but they didn't, and the very next person planted down the CASH for that particular lot.

Westmoreland is going now! Get busy!

## Don't Play a Waiting Game!

BUSINESS MEN AND MEN WITH SNAP AND JUDGMENT ARE BUYING IN BEAUTIFUL WESTMORELAND. JOIN THIS CLASS. MEN WHO HAVE MADE FORTUNES BUYING JUST SUCH PROPERTY AS WESTMORELAND ARE BUYING HERE. SOMEBODY ELSE WILL WANT JUST THE LOT YOU BOUGHT BEFORE YOU PAY THEM OUT AND THEY WILL PAY YOU A PROFIT. DO YOU WANT IT? COMPARE THE PRICES ASKED IN BEAUTIFUL WESTMORELAND WITH ANY OTHER SECTION OF MIAMI AND YOU WILL FIND THAT YOU WILL HAVE TO PAY FROM THREE TO TEN TIMES MORE FOR THE SAME PROPERTY. TRY TO BUY A LOT FIFTEEN BLOCKS NORTH OF THE CITY AND YOU WILL HAVE TO PAY FROM ONE THOUSAND DOLLARS TO THIRTY-FIVE HUNDRED FOR IT. AND WHEN YOU GET IT, WHAT HAVE YOU GOT? A BARE LOT WITH NO IMPROVEMENTS, BUT ONLY THE PROMISE OF IMPROVEMENTS. IN WESTMORELAND YOU GET BEAUTIFUL PARKS, PLANTED AND UNDER THE CARE OF AN EXPERT LANDSCAPE GARDENER. IF YOU BUY A LOT IN THIS RESTRICTED ADDITION TO MIAMI, YOU WILL MAKE THE BEST INVESTMENT YOU EVER MADE IN REAL ESTATE. BUT YOU WILL HAVE TO BUY NOW AND REMEMBER YOU PAY NO INTEREST AND ONLY TEN DOLLARS A MONTH. TAKES WILL BE PAID BY THE COMPANY UNTIL YOU GET DEED. SEND US THE FIRST PAYMENT TO, CLOSE THE DEAL WE WILL RESERVE THE BEST LOT AT THE PRICE YOU NAME FOR YOU AND WILL GIVE YOU SIXTY DAYS TO INSPECT IT. IF IT'S NOT AS WE REPRESENT IT TO BE YOU GET YOUR MONEY BACK!

Prices \$200 to \$650 --- none higher  
\$50.00 Cash — \$10.00 per Month — No Interest — No Taxes

**Brossier knows where money grows**— We published this advertisement in the fall of 1906; we want you to read every word of it

"Ask Brossier—he knows—or any resident who keep posted, as to the truthfulness of the above statement and they will tell you that this is so. If you have taken the trouble to investigate you will not have to ask others, you know it's so. We say that we know where money grows—it's here in Miami—where all you have to do is to plant the dollar and in a year or so reap two or three dollars. We know people who came to this country a few years ago in a "Prairie Schooner" or an "Indian Dugout" who are worth from \$5,000 to \$50,000 and they made it by legitimate increases in their real estate investments. The same opportunity awaits you; we have lots in the city from \$250 up; we have acres for as little as \$80 which can be sold on our plan for \$150, \$175 and \$200 a lot. We have acre property for \$25 an acre that divided and sold for as little as \$10 a lot will bring \$800 an acre. We have a tract of one thousand acres at fifteen dollars an acre that can be sold for thirty and forty dollars an acre. But these are only a few of our bargains."

The thousand acres mentioned in the last two lines of this ad are located on the east and west side of the F. E. C. Ry. tract at Lauderdale and joins the northern limits of that town; in fact it is the north half of sections three, four and five, of township fifty and range forty-two, east. The lots there are selling from three hundred to six hundred apiece. Think of it! From \$1,800 to \$2,400 per acre, and we offered it at \$15.00 per acre a little over six years ago.

The land referred to at \$25.00 per acre has been subdivided into lots and sold at \$250 and \$500 per lot and lies one mile and a half from the court house in this city.

**Funny, isn't it!**

How often we let big opportunities slip through our fingers. Talk to any old resident of Miami and he will point out site after site worth three cents and thousands of dollars that he could have purchased a few years ago "for a song."

Three years from today you will be pointing to the attractive homes in Westmoreland and telling how you could have trebled your money if you had purchased one of them in 1912.

**Join This Class**

These people have bought in Westmoreland. Ask them what THEY think of it. Ask them WHY they bought and they will tell you it's because they KNOW it's a good investment.

Arthur T. Strandell, Miami	2 lots	R. B. and J. C. Brossier, Miami	2 lots
E. R. Koile, Miami	1 lot	D. E. Whitestone, Marathon, Fla.	1 lot
J. B. Dill, Miami	6 lots	Mrs. Florence J. Robertson, Jacksonville	1 lot
J. O. St. Johns, contractor, Miami	1 lot	Mrs. Nichols, Gainesville, Fla.	1 lot
Miss Kate Dahlberg, Miami	1 lot	Victor Moffat, Key West, Fla.	2 lots
Robert Welborn, Miami	12 lots	Mrs. Julia Coleman, Texas	2 lots
Oliph Knight and Claus Danielson, Miami	1 lot	R. H. Kemp, Key West	3 lots
Miami	1 lot	Mrs. M. C. Wright, Birmingham, Ala.	1 lot
R. H. Gardner, Miami	1 lot	Edward Moore, New Haven, Conn.	1 lot
L. I. Coffin, Miami	1 lot	F. F. Talbot, McPherson, Kans.	2 lots
W. A. Glenn, Miami	1 lot		

Send for a copy of Brossier's Magazine which will tell you all about Westmoreland.  
**F. C. BROSSIER & SON**  
1120 Avenue C Miami, Florida

Figure 2.11: Westmoreland advertisement by F.C. Brossier & Son in *The Miami News*, 1913.

## PART 2: 1920S - SHENANDOAH & RELATED SUBDIVISIONS



**Figure 2.12:** Shenandoah and related subdivisions shown on map of the Shenandoah survey area.

### DESCRIPTION

The area between SW 8th Street and SW 12th Street, and between SW 14th Avenue and SW 22nd Avenue, has a character distinct from Westmoreland, the area located between 12th Avenue and 14th Avenue. Today, the entire area, including Westmoreland, is known as Shenandoah. Although this area was developed as a variety of subdivisions, they generally share a uniform look and feel, including similar building types, architectural styles, setbacks, sidewalks, curb and gutter, placement of utilities, and landscaping. Apart from one block, the 1913 Avacado Park Subdivision, all of these subdivisions were developed during the 1920s boom-time period. Subdivisions include Shenandoah, South Shenandoah, Swannanoa, Ohio Grove, Tamiami Heights, Brooklawn, and Waterbury.

### HISTORIC CONTEXT

#### 1920s Florida Land Boom: Context

Miami is a major twentieth-century city that grew from a frontier to a metropolis in only thirty years. Incorporated in

1896 after the arrival of Henry Flagler's Florida East Coast Railroad, the city began its development around the north bank of the Miami River.

As Miami's population expanded during the late 1910s, the residential neighborhoods close to downtown were absorbed in an ever-expanding commercial district. New residential subdivisions soon reached north along Biscayne Bay and west along the soon-to-be Tamiami Trail. The development of such subdivisions as Riverside, Lawrence Estates, and Westmoreland were fueled by the demand for housing outside of the City center as well as the promise of an expanding trolley system westward.

The Florida Land Boom of the 1920s had an unprecedented effect on Miami and brought the city into the national spotlight as investors, speculators, and hopeful new residents poured into town from all over the United States. The growing popularity of the automobile fueled Miami's growth. The increased mobility of the population, as well as more money, more jobs, and more leisure time, enabled all classes of people to respond to the brochures promoting the wonders of Miami.

Between 1920 and 1925, the population of Miami more than doubled. Prices of land could double or triple in a day during the height of the Boom. Front page stories in major national newspapers replaced paid advertisements as the means of promoting South Florida.

The Boom reached its peak in the fall of 1925, but it had done so on too many empty promises. Although some developments like Coral Gables, Miami



Shores, Bay Shore (Morningside), and Shenandoah delivered on the quality they had promised, too many others had no streets, public utilities, or buildable lots.

After a railroad embargo in late 1925 and an accident in the Miami harbor in early 1926 prevented building materials from reaching Miami, real estate prices began to sink, and the Boom cooled considerably. It was not until the killer hurricane of September 1926, however, that the Boom was dealt its final blow.

During the early months following the hurricane, building activity continued as Miami cleaned up after the storm. Within a year, however, it was clear that Miami was in the midst of a serious depression, several years before the rest of the country. Fair weather friends left as quickly as they had arrived, causing Miami's population to actually decrease for the first time since its founding thirty years earlier.

Although the city weathered some devastating years during the Depression, its recovery was more swift than the rest of the nation. The area did not lose its appeal for the few who could afford vacations. Residential activity also increased, and by 1936, some of the subdivisions that had been developed earlier witnessed renewed growth.<sup>1</sup> This development pattern is evident through Shenandoah.

### "Shenandoah" Meanings and Associations in the early 20th Century

Throughout American history, numerous towns, places, and military vessels in the United States have been named Shenandoah. The name "Shenandoah" was popular throughout the United States; the name traces its origins to a celebrated Oneida chief John Skenandoa, who reportedly lived from 1706 through 1816. It is believed that Chief Skenandoa assisted George Washington and his troops during the Revolutionary War, and as a result, the Shenandoah River and Valley were named in his honor.<sup>2</sup> The Shenandoah Valley later played an important role in the Civil War and gained notoriety during that time.

The Shenandoah Valley was in the news frequently in the late 1910s and early 1920s as the nation was becoming more aware of the beauty of the Shenandoah Forest in western Virginia. Many of the seasonal residents of Miami traveled from New York to Miami by way of a scenic drive through the Shenandoah Valley, which was published by the Miami Motor Club as the primary route between the two locations.<sup>3</sup> The U.S. Congress, under the Weeks Act of 1911, purchased the Shenandoah Mountain area and established the Shenandoah National Forest in 1917<sup>4</sup> as one of the first National Forests or Parks to be created east of the Mississippi.

1 "National Register of Historic Places Registration Form: Bay Shore Historic District, Miami, Florida: 8DA5201." United States Department of the Interior, National Park Service, NR. Listed October 2, 1992, Section 8, pages 1 - 2

2 "The Revolutionary War." *Oneida Indian Nation*. Web. 5 July 2010 <[https://www.fs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprd3832787.pdf](https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprd3832787.pdf)

3 "Motor Club Maps Out a New Route from New York to Miami." *The Miami Herald* 24 Nov. 1918. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

4 "The Revolutionary War." *Oneida Indian Nation*. Web. 5 July 2010 <[https://www.fs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprd3832787.pdf](https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprd3832787.pdf)

Another popular use of the term “Shenandoah” during the early 20th century came from the song *Shenandoah*, a song about Chief Shenandoah, but set on the Missouri River, and sung later out at sea. This ever-evolving song is considered one of the most popular American folk songs of all time. The song was first published in written form in 1876.<sup>5</sup> In 1910, W.B. Whall published a book of popular songs titled *Sea Songs and Shanties*, in which the first song presented was *Shenandoah*. He commented, “this song figured in old public school collections.”<sup>6</sup> The lyrics published in this book were as follows:

Missouri, she’s a mighty river.  
 Away you rolling river.  
 The redskins’ camp, lies on its borders.  
 Ah-ha, I’m bound away, ‘Cross the wide Missouri. The white man loved the Indian maiden,  
 Away you rolling river.  
 With notions his canoe was laden.  
 Ah-ha, I’m bound away, ‘Cross the wide Missouri. “O, Shenandoah, I love your daughter,  
 Away you rolling river.  
 I’ll take her ‘cross yon rolling water.”  
 Ah-ha, I’m bound away, ‘Cross the wide Missouri. The chief disdained the trader’s dollars:  
 Away you rolling river.  
 “My daughter never you shall follow.”  
 Ah-ha, I’m bound away, ‘Cross the wide Missouri. At last there came a Yankee skipper.  
 Away you rolling river.  
 He winked his eye, and he tipped his flipper.  
 Ah-ha, I’m bound away, ‘Cross the wide Missouri. He sold the chief that fire-water,  
 Away you rolling river.  
 And ‘cross the river he stole his daughter.  
 Ah-ha, I’m bound away, ‘Cross the wide



**Figure 2.13:** Pages from the book with the lyrics and music to “Shenandoah” (source: Bono, Margaret Bradford, editor, *Fireside Book of Folk Songs*, Simon and Schuster, New York, NY, 1947, pp. 136-137).

Missouri. “O, Shenandoah, I long to hear you,  
 Away you rolling river.  
 Across that wide and rolling river.”  
 Ah-ha, I’m bound away, ‘Cross the wide Missouri.

It is likely that the name Shenandoah was selected for the new subdivision simply because it had been a popular American place name for centuries; it is also possible that the name was selected based on the popularity of the new Shenandoah National Forest, or due to the popularity of the folk song *Shenandoah*. The Mascot of Shenandoah Elementary School (originally Shenandoah Junior High) is the Braves, with an image of an Indian chief, which supports the possibility that the neighborhood was named for the popular Indian chief who assisted George Washington.

### The Tamiami Trail and Westward Expansion

The Tamiami Trail was critical to the success of Shenandoah and its neighboring 1920s Boom-time subdivisions, just as it had been one of the primary sell-



ing points for its predecessor Westmoreland. As early as 1913, in the promotion of Westmoreland, SW 20th Street (the future SW 8th Street, or the Tamiami Trail) was described as “a splendidly macadamized highway running east and west from beautiful Biscayne Bay to the Everglades.”<sup>7</sup> Miami boosters’ and the Good Roads Movement supporters’ persistence led to Dade County voters approving a bond issue in 1915 that launched the Dade County section of the Everglades road project. Most of the Dade County road was finished within a few years, but the task of crossing the Everglades took thirteen years to complete.<sup>8</sup> By the 1920s, the Trail was a major commercial corridor throughout Miami and an important connection to agricultural lands to the west. Proximity to the soon-to-be completed Tamiami Trail featured prominently in the sales and promotion of real estate in the area; some subdivisions such as Tamiami Heights were directly named after the roadway.

### Shenandoah Improvement Corporation: A Uniquely Ohioan Venture

By the late 1910s, Miami was becoming a destination for seasonal residents from across the country. As a result, “State Clubs” were organized in Miami as a way to make friends with people of similar backgrounds. An Ohio Society

was formed during this time, with membership open to natives of Ohio, their families, and anyone who had lived in Ohio for at least three years. Shenandoah founder P. H. Arthur was active in the Ohio Society and served as Vice-President.<sup>9</sup> It is likely that it was here that he met other Ohio natives living in Miami and met new arrivals to Miami from Ohio who were looking for investment opportunities. By 1921, with Miami’s real estate market heating up, friendship evolved into business opportunity when the Ohio Society resulted in the formation of the Shenandoah Improvement Corporation.

The Shenandoah Improvement Corporation was incorporated on March 2, 1921 through the State of Florida.<sup>10</sup> All but two of the seven members of the Board of Directors associated with the Shenandoah Improvement Corporation were originally natives of Ohio. Board members included President W. W. Gates and Vice-President Wells A. Hutchins of Portsmouth, Ohio; Secretary - Treasurer C.H. Ward of Miami; F.M. Edwards of Columbus, Ohio; P.H. Arthur of Ohio; and George R. Roberts of Cincinnati, Ohio.<sup>11</sup> Board member Lester B. Manley was originally from Junction City, Kansas, but had been a Miami resident since 1913 and was deeply involved in construction and real estate in the City.<sup>12</sup>

7 “Westmoreland.” *The Miami Metropolis* 30 Jan. 1913. Newspapers. Web. 1 Feb. 2019

8 Liebman, Nancy. “Calle Ocho District Designation Report.” 1993

9 “Ohio Society Gets Ready for Season of Festivities.” *The Miami Herald* 26 January 1919. America’s Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

10 “Notice of Intention to Apply for Letters Patent: Certificate of Incorporation of ‘The Shenandoah Improvement Corporation.’” *The Miami Herald* 2 Mar. 1921. America’s Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

11 “Notice of Intention to Apply for Letters Patent: Certificate of Incorporation of ‘The Shenandoah Improvement Corporation.’”

12 Lynn, Catherine and Carie Penabad. *Marion Manley: Miami’s First Woman Architect*. Athens, University of Georgia Press, 2010

## SHENANDOAH DEVELOPERS AND SALES AGENTS

### P.H. Arthur

P. H. Arthur served as a founding board member of the Shenandoah Improvement Corporation and was the original Sales Agent for Shenandoah. An Ohio native, he arrived in Miami in 1912 after living for over a decade in Mexico City. P. H. Arthur was prominent in Miami business and social circles. He served on the Miami Board of Trade almost as soon as he arrived to the City<sup>13</sup> and was frequently mentioned as partaking in the prominent social gatherings of Miami.<sup>14</sup> He began working as a real estate sales agent as early as 1917,<sup>15</sup> when his name first appears in newspaper advertisements for real estate sales.

During the 1910s, Arthur frequently served alongside Shenandoah founder C. H. Ward in civic and business ventures such as the Miami Board of Trade<sup>16</sup> and the Miami Building & Loan Association.<sup>17</sup> By 1919, Arthur was active in Miami's Ohio Society and served as Vice-President,<sup>18</sup> where he served alongside other future Shenandoah Improvement Corporation board members; it was here that the seeds of the Shenandoah development were likely nurtured and grew into fruition when the Corporation was formed and sales

of lots began in 1921.

Arthur served as the original sales agent for Shenandoah with his firm P. H. Arthur Co. Sales Agents from 1921 to 1923. By 1922, he partnered with Lester B. Manley as the exclusive sales agents for Shenandoah with their firm Arthur & Manley Co. Sales Agents.<sup>19</sup> Arthur remained in partnership with Lester B. Manley through at least 1936 in their firm Arthur & Manley Co. Sales Agents.<sup>20</sup> Arthur continued to play a prominent role in development in Miami until his death in the early 1950s.

### Lester B. Manley

Lester B. Manley played a critical role in the establishment and expansion of the Shenandoah "brand." His role in the creation of Shenandoah evolved over time. He successively served as Superintendent of Construction, Sales Agent, and Developer as the neighborhood became one of the fastest-growing Boom-time neighborhoods in Miami. Unlike most real estate professionals of Boom-time Miami, Lester B. Manley stayed involved in development in Miami through the "bust" and the subsequent Great Depression. Specifically, he stayed involved in the development of high-quality successor Shenandoah subdivisions. His name became synonymous with the Shenandoah brand in Miami until at least 1936.

13 "JAM'Donald Will Withdraw His Resignation." *The Miami Herald* 24 Aug. 1913. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

14 Miami Herald news articles 1913-1917

15 "Nicely Furnished Home" advertisement. *The Miami Herald* 14 Jan. 1917. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

16 "JAM'Donald Will Withdraw His Resignation." *The Miami Herald* 24 Aug. 1913. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

17 Publisher's Report of the Condition of the Miami Building & Loan Assn. *The Miami Herald* 20 Jan. 1918. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

18 "Ohio Society Gets Ready for Season of Festivities." *The Miami Herald* 26 January 1919. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

19 "Arthur & Manley Sales Agents Advertisement." *The Miami Herald* Mar. 1923. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

20 "Personal Honor... Plus Sound Experience." *The Miami Herald* 7 Jan. 1936. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019



Lester B. Manley was born 1883 in Buffalo, NY. He lived in Junction City, Kansas from 1887-1913 with a large household that included his Aunt Amanda Jones, an accomplished inventor.<sup>21</sup> Amanda Jones was famous for inventing a method of heating oil, among other innovations.<sup>22</sup> Lester used this technology to create a way to place an "oil" finish on roads, and he created a company to do this. In 1913, Lester was awarded a large commission to pave all of the streets in Downtown Miami with his new oil heating technology, and seizing the opportunity, he moved there with his wife Josephine.<sup>23</sup> This expertise gained in improving streets was later used in the development of Shenandoah, which then and now is notable for the high-quality design of its streets, with curbing, comfortable street widths, grass planting strips, and utilities located in easements at the back of the lots.

Aunt Amanda Jones was not the only gifted woman living in the Manley household in Junction City. Lester B. Manley also grew up with his sister Marion I. Manley, who later became Florida's first licensed female architect. In 1917, just four years after Lester had arrived in Miami, Marion graduated with an architecture degree from the University of Illinois.<sup>24</sup> Lester had made a name for himself in Miami's construction community; he convinced his sister to join him in the growing city and he

soon introduced her to all of the leading architecture firms in the city, where she gained positions as an apprentice.<sup>25</sup> Marion would go on to have a long and illustrious career in Miami, where she is best known for her role as the architect for the International style University of Miami campus. She was the architect for buildings in the vicinity of Shenandoah,<sup>26</sup> and it is likely that she was the architect for many of the early Shenandoah homes, particularly the homes of the board members and employees of the Shenandoah Improvement Corporation.

Lester and Marion were raised Universalists, which was an offshoot of the Unitarian Church, and they were considered progressives at the time.<sup>27</sup> It is possible that their progressive religious upbringing influenced the Manleys to be more tolerant of diverse cultures, ethnicities, and religions, which may explain why so many prominent Jewish residents built homes in Shenandoah at its inception, and why in subsequent years it became a populous Jewish neighborhood.

### C. H. Ward

C. H. Ward served as the Secretary of the Shenandoah Improvement Corporation. Like P. H. Arthur and Lester B. Manley, C. H. Ward was well-connected in Miami business, development, and social life, and was an influential lead-

21 Lynn, Catherine and Carie Penabad. *Marion Manley: Miami's First Woman Architect*. Athens, University of Georgia Press, 2010

22 "Amanda Jones (Inventor)." Wikipedia, Wikimedia Foundation, 1 June 2019, en.wikipedia.org/wiki/Amanda\_Jones\_(inventor)

23 Lynn, Catherine and Carie Penabad. *Marion Manley: Miami's First Woman Architect*. Athens, University of Georgia Press, 2010

24 Lynn, Catherine and Carie Penabad. *Marion Manley: Miami's First Woman Architect*. Athens, University of Georgia Press, 2010

25 Lynn, Catherine and Carie Penabad. *Marion Manley: Miami's First Woman Architect*. Athens, University of Georgia Press, 2010

26 "Manley Builds Big Apartment." *The Miami News* 19 Aug. 1924. Newspapers. Web. 23 Jan. 2019

27 Lynn, Catherine and Carie Penabad. *Marion Manley: Miami's First Woman Architect*. Athens, University of Georgia Press, 2010

er of the Shenandoah development effort. Like P.H. Arthur, Ward lived in Mexico for over a decade before coming to Miami in 1910; it is likely that the two men found much in common when Arthur moved to Miami in 1913. Ward was elected as Secretary of the Miami Board of Trade in the 1910s under the leadership of Board President Isidor Cohen, who would later become an early and influential resident of Shenandoah.<sup>28</sup> In his role as Board of Trade secretary, Ward was involved in most of the high-profile campaigns for Miami business development, including drainage of the Everglades for agricultural expansion, improved roads, and improved port facilities. Ward served as Secretary and Treasurer of the Miami Automobile Association and was a strong supporter of the Good Roads Movement and the push for an east coast highway as early as 1911.<sup>29</sup> Through these early efforts in the 1910s, he was aware of the development opportunities associated with the construction of the Tamiami Trail, and he learned from the successes and shortcomings of the early Trail development effort at Westmoreland.

### Wells A. Hutchins, W.W. Gates, and Dr. Frank M. Edwards

Wells A. Hutchins, W.W. Gates, and Dr. Frank M. Edwards were relative newcomers to Miami upon the incorporation of the Shenandoah Improvement Corporation. They all came from Ohio

and likely were members of the Ohio Society. Wells A. Hutchins was a founding board member of the Shenandoah Improvement Corporation. He was a native of Portsmouth, Ohio where he was the president of the Citizens' Saving Company, and he became a winter resident of Miami beginning in 1919. Upon his arrival he began investing in real estate, and became a "leading figure in the development of Shenandoah." In later years, Hutchins purchased 75 acres south of Shenandoah, on the northeast corner of Coral Way and SW 22nd Avenue, and was involved in its development as "New Shenandoah."<sup>30</sup> W.W. Gates, another Shenandoah Improvement Corporation board member, was also from Portsmouth, Ohio.<sup>31</sup> Another founding board member of the Corporation, Dr. Frank M. Edwards, was from Columbus, Ohio and made his fortune selling "Dr. Edwards Olive Tablets" to assist digestion.

<sup>28</sup>"Committee Appointed on Commission Government." *The Miami Herald* 4 Apr. 1913. America's Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

<sup>29</sup>"Over Twenty New Members Auto Ass'n." *The Miami News* 11Jan 1925. Newspapers. Web. 1 Feb. 2019

<sup>30</sup>Main News Section. *The Miami News* 11Jan 1925. Newspapers. Web. 23 Jan. 2019

<sup>31</sup>Main News Section. *The Miami News* 11Jan 1925. Newspapers. Web. 23 Jan. 2019





# Street Names



**Figure 2.15:** Map of the Shenandoah survey area.

Street names in Westmoreland and Shenandoah have changed over time. Below are some streets in the neighborhood that are identified with different names in the past and present.

SW 8th Street	→	20th Street   Tamiami Trail   Calle Ocho
SW 10th Street	→	21st Street
SW 11th Street	→	22nd Street
SW 12th Street	→	23rd Street
SW 12th Court	→	Atlantic Avenue
SW 12th Avenue	→	Lawrence Drive
SW 13th Court	→	Avenue S   Florida Avenue
SW 13th Avenue	→	Avenue R   Westmoreland Avenue   Cuban Memorial Boulevard
SW 14th Avenue	→	Avenue S   West Avenue
SW 15th Avenue	→	Avenue T   Avenida Luis Muñoz María
SW 16th Avenue	→	Avenue U   Ferris Boulevard   Teddy Roosevelt Avenue
SW 17th Avenue	→	Avenue V   Osceola Road
SW 22nd Avenue	→	Citrus Road

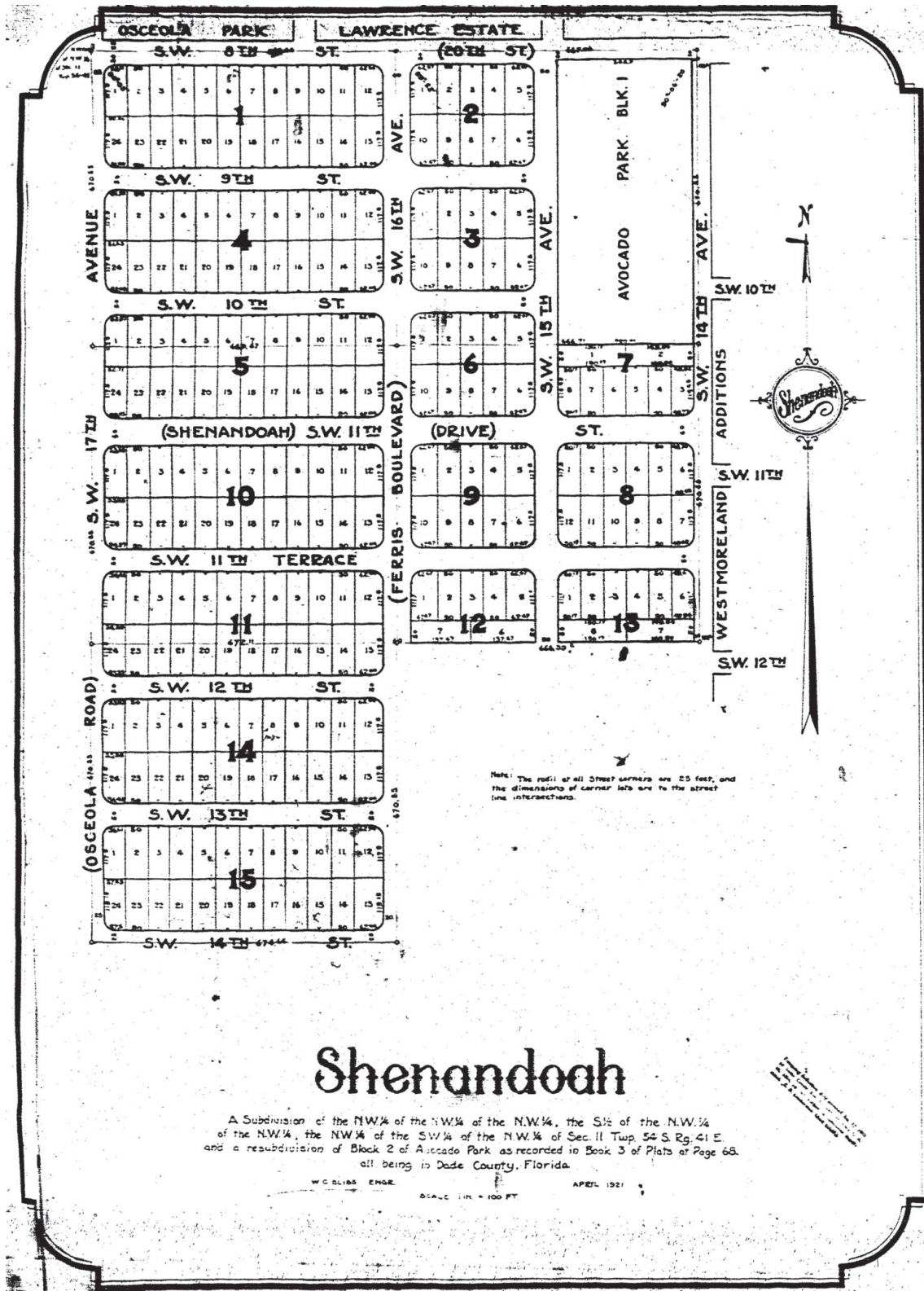


Figure 2.16: Original plat of Shenandoah, 1921 (source: Miami-Dade County Clerk of Courts).



## THE ORIGINAL SHENANDOAH, 1921: H. T. FERRIS' GROVE



**Figure 2.17:** Original Shenandoah subdivision in 1921, shown on a map of the Shenandoah survey area.

The original plat for Shenandoah that was created in 1921 was located on old Ferris' Grove between SW 14th Avenue and SW 17th Avenue, and bounded by SW 8th Street to the north and SW 11th Terrace to the south, with a one-block wide extension as far south as SW 14th Street. The designer of record for the street and block layout of the plat was W.C. Bliss, engineer<sup>32</sup>, who in the same year was the designer of record for the first plat of Coral Gables<sup>33</sup>.

Harry Tristram Ferris, the owner of the famed Ferris' Grove and the site of the first plat of Shenandoah, was a notable Yale scholar who came to Miami around 1900 for health reasons. Ferris worked as deputy collector of customs in charge of Miami port, but also owned and managed a successful citrus grove. He originally bought a 40-acre tract along Osceola Road (SW 17th Avenue) at \$15 an acre, and soon planted citrus trees, which was the primary commercial agriculture venture in south Florida at the

time. Ferris worked the grove into "one of the finest and most productive in the county. The fruit [was] of exceptionally good quality and noted for its smooth, beautifully colored skin."<sup>34</sup> However, as the 1920s land boom began, the land value of the grove increased dramatically. The land was located in a valuable location in the path of westward growth of the City along the Tamiami Trail. Ferris decided that it was "no longer good business to hold the valuable property for the citrus fruit revenue," and he sold the land to the Shenandoah Improvement Corporation in early 1921.<sup>35</sup>

### Early Promotion and Sales in Shenandoah

The first advertisement for Shenandoah appeared on November 25, 1921 in the *Miami Herald*, presented by P. H. Arthur Co. Sales Agents. Neighborhood features promoted in the advertisement included close-in location and adjacency to the Tamiami Trail, completed infrastructure improvements including high-quality streets with curbs, parkways, sidewalks, and landscaping, fruit trees on each lot, and fresh water piped to each lot, building restrictions, electricity and telephone connections.<sup>36</sup>

On Thanksgiving Day, 1921, over 2,600 people visited the newly-launched subdivision, where pure, soft, "Shenandoah water" was offered to all visitors as a testament to the level of infrastructure in place to support the new subdivision.<sup>37</sup> When citrus was in season, a

32 Shenandoah Plat, 1921. Miami-Dade County Clerk of Courts. HistoryMiami Archives

33 Coral Gables Plat, 1921. Miami-Dade County Clerk of Courts. HistoryMiami Archives

34 "\$125,000 Price Paid for Ferris's Grove; Will Be Subdivided." *The Miami News* 8 Feb. 1921. Newspapers. Web. 23 Jan. 2019

35 "H.T. Ferris, Collector of the Port, Dropped Dead at his Office Today." *The Miami News* 31 May 1921. Newspapers. Web. 24 Jan. 2019

36 Shenandoah Advertisement. *The Miami Herald* 30 Nov. 1921. America's Historical Newspapers Database. University of Miami Libraries. Web. 18 Jan. 2019

37 Shenandoah Advertisement. *The Miami Herald* 28 Nov. 1921. America's Historical Newspapers Database. University of Miami Libraries. Web. 18 Jan. 2019

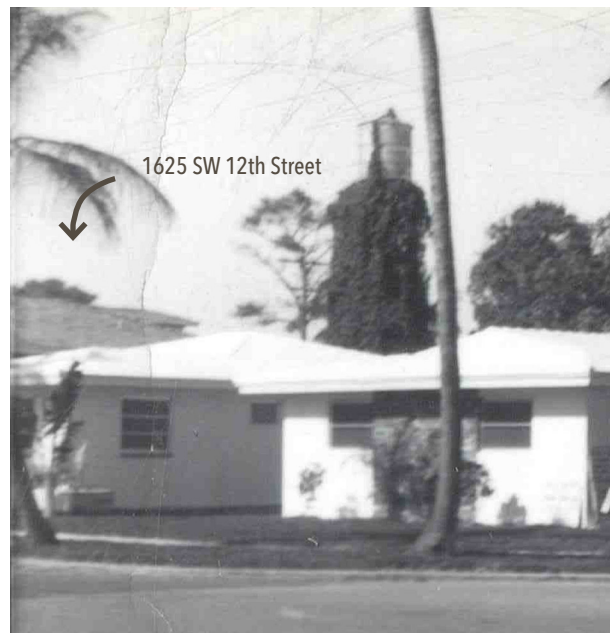
box of grapefruit from the thousands of fruit-bearing trees on site were given to each visitor.<sup>38</sup> The early sales in Shenandoah were for lots only; sales were promoted for new homeowners who could purchase a 50'x118' lot for \$1,500; the terms were \$200 cash down and \$200 semi-annually.<sup>39</sup>

### Infrastructure Improvements

At a time when many lots in other Miami subdivisions were being sold undeveloped and unimproved, Shenandoah was notable for its carefully conceived and executed plan for development. Before the first lot was offered for sale, the subdivision was fully developed. Lester B. Manley was the experienced Superintendent of Construction, with a team of 100 men employed in the clearing of lots and construction of streets.<sup>40</sup> It was promoted that all three and one-half miles of wide streets were being graded, oiled and paved, with curbs on both sides of street, rounded corners at the intersections, sidewalks in progress, and grass planted in parkways. There were no utility poles visible on streets, due to a two-and-one-half-foot easement reserved at rear of each lot for sewer, water, electric light and telephone poles. Grass, trees and shrubbery were planted on the open lots and in the parkway between the sidewalk and street for "ornamental effect," with caretakers employed to look after the landscaping to ensure that the entire neighborhood was kept up even with lots waiting to be developed.<sup>41</sup>



**Figure 2.18:** Historic 1930s tax card photograph of 1625 SW 12th Street, the original pump house at Shenandoah (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.19:** View of the abandoned water tower behind the pump house at 1625 SW 12th Street circa 1950s (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

38 Shenandoah Advertisement. *The Miami Herald* 28 Nov. 1921. America's Historical Newspapers Database. University of Miami Libraries. Web. 18 Jan. 2019

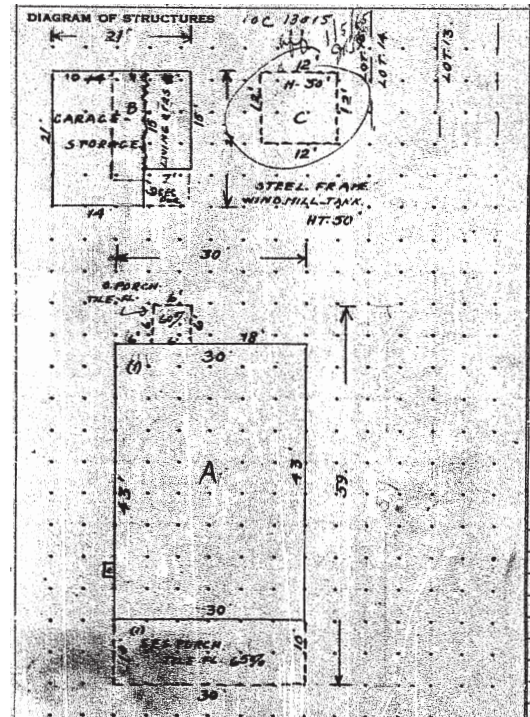
39 Shenandoah Advertisement. *The Miami Herald* 30 Nov. 1921. America's Historical Newspapers Database. University of Miami Libraries. Web. 18 Jan. 2019

40 "Spending \$80,000 on Development of New Addition." *The Miami News* 20 Oct. 1921. Newspapers. Web. 22 Jan. 2019

41 "23 New Residences in Subdivision Less Than One Year Old." *The Miami News* 14 Sept. 1923. Newspapers. Web. 22 Jan. 2019



A particularly notable feature of the neighborhood was the provision of high-quality piped water to every lot in the subdivision prior to annexation and provision of municipal services by the City of Miami. The Shenandoah Improvement Corporation "Sunk a battery of five wells 100 feet deep, put in a 5,000-gal. pressure tank maintaining a constant pressure of 25 to 50 pounds, and pipe the water to every lot, whether occupied or not." The wells, tanks and pump house with the pumping equipment inside was constructed at 1625 SW 12th Street; the house was constructed of coral rock with a unique copper entrance canopy. A public water hydrant was placed in front of the house to provide water for the public.<sup>42</sup>



**Figure 2.20:** Tax card of the original pump house at 1625 SW 12th Street showing the steel frame windmill and tank in the rear yard (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

<sup>42</sup> "23 New Residences in Subdivision Less Than One Year Old." *The Miami News*, 14 Sept. 1922, Page Three. Newspapers.com, <https://www.newspapers.com/image/298593689>



**Figure 2.21:** Historic photograph of an improved street in Shenandoah prior to construction of residences. Note the presence of the original fruit trees of the Ferris' Grove (source: Matlock Photo Collection, HistoryMiami).



## Early Construction

The rapid construction of homes in Shenandoah and nearby Tamiami Heights was notable at the time and was due in part to the strong speculative environment of the 1920s land boom. By February of 1922, just three months after Shenandoah lots were put up for sale, construction was underway on 23 new homes, most of which were being built by contractor-investors who had purchased lots for speculative homes for resale.<sup>43</sup> The sales agents Arthur & Manley Co. were quick to promote the construction of new homes and to encourage others to do the same. They published the names, locations, and a description of each property being developed.<sup>44</sup>

### **SW 16th Avenue**

Owner: Beverly Peacock  
"Spanish stucco"

### **SW 10th Street**

Owner: W.T. Irwin

### **SW 10th Street**

Owner: George Mutch  
Concrete block house  
Sold to W.W. Fentress

### **SW 12th Street**

Owner: George Mutch  
6 rooms  
Native rock  
Spanish style architecture

### **SW 11th Street**

Owner: W.H. Hooper  
Concrete block house

### **SW 11th Terrace**

Owner: Wilfred Cook  
Bungalow with garage

### **SW 11th Terrace**

Owner: W.L. Greene and family  
Two-story house  
Hollow tile construction with concrete porches  
Impressive lawn and shrubbery

### **SW 11th Street**

Owner: J.H. Patterson  
6-room cottage  
First house built in Shenandoah

### **SW 11th Terrace**

Owner: Mrs. Sadler (of Coconut Grove)  
Concrete block Spanish bungalow

### **SW 11th Terrace**

Owner: Leonard Brown (of The Bank of Biscayne Bay)  
Two-story stucco and natural rock trimmings  
Concrete porches and steps  
Garage

### **W 12th Street**

Owner: M. Letaw  
From Birmingham, Alabama  
Druggist at 12th and Osceola Road  
Stuccoed bungalow

### **SW 12th Street**

Owner: W.H. Selden  
Stuccoed bungalow

43 "New Homes Started on Lots in Shenandoah." *The Miami Herald* 24 Feb. 1923. America's Historical Newspapers Database. University of Miami Libraries. Web. 18 Jan. 2019

44 "23 New Residences in Subdivision Less Than One Year Old." *The Miami News* 14 Sept. 1923. Newspapers. Web. 22 Jan. 2019



**Figure 2.22:** Historic photograph of SW 11th Terrace between 14th and 15th Avenues in Shenandoah (source: Matlock Photo Collection, HistoryMiami).



**Figure 2.23:** Historic photograph of the intersection of 17th Avenue and 9th Street in 1923 in Shenandoah (source: Matlock Photo Collection, HistoryMiami).



# Advertisements

**FREE THIS WEEK**

TO EVERYONE WHO INSPECTS

**SHENANDOAH**

(CLOSE IN AND COMPLETE)

We will present, with our compliments, a well packed box of famous Shenandoah

**GRAPEFRUIT**

We especially want all visitors in Miami to see this fine subdivision before they return north. We want to show you how complete and thorough the improvements are; how soft and palatable the water from our five wells; how well laid the streets and sidewalks; how beautiful the parkways; how the electric lines do not obstruct the view.

We want to show you the ten fine homes now being built. We want you to sample the grapefruit that grows on every lot. We want to show you how close Shenandoah is to the central business section. We want to show you that this property is in a built-up neighborhood and is right in the line of Miami's fastest development.

Our representatives will be on the ground daily. Drive out or telephone this office and one of our autos will call for you.

**Arthur & Manley Co.**

Sales Agents 32 N. E. First Ave.

Successors to P. H. Arthur Co.

Figure 2.24: Arthur & Manley Co. advertisement for Shenandoah in *The Miami News*, 1923.

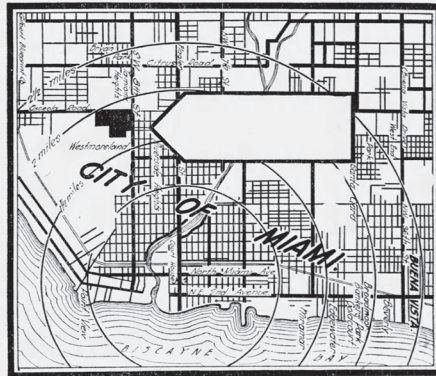


STUDY THE MAP  
THEN YOU WILL SEE FOR YOURSELF  
WHY WE SAY

# SHENANDOAH

[Close In and Complete]

IS THE BEST LOCATED SUBDIVISION  
IN MIAMI



The first question always asked in considering a real estate purchase is: "How far is it from the business center?" Why? Because everybody knows that DISTANCE is one of the first elements in fixing the value of property.

In the matter of nearness to the business center of Miami, Shenandoah is in a class by itself. Look at the map of the city shown in this advertisement. Note the circles which show the distances of various parts of the city and subdivisions, old and new. See, for instance, how the well known sections of Edgewater, Goldeourt, Banker Park and Broadmoor lie within the same distance zone as Shenandoah.

Then we ask you to inquire about the prices obtained now for lots in these older sections. Then compare the figures with prices we are asking for lots in Shenandoah. You will find Shenandoah prices from one-third to one-half less.

Those acquainted with the history of this city know how rapidly this northern property advanced in price. The very same growth of population that increased property values along Biscayne Drive is now in progress westward along the Tamiami Trail. And it is inevitable that property values will show as rapid an increase.

We unhesitatingly say the advance will be more rapid. For one thing none of these northern sections, even today, have the improvements that have been put in Shenandoah. Where are such wide, oiled streets, with cement curbs? Where fine old grapefruit trees on every lot? In what home in this section can they turn on the faucet and get water that is soft and fit to drink? If the people living in this northern city section ever have these desirable improvements, they will have to pay a big price for them. In Shenandoah they are there now, and paid for, for all time.

Get us right. We are not detracting in the least from the value of this northern city section. The few vacant lots that are for sale are worth what they are getting for them. We are simply showing that by comparison Shenandoah lots are a wonderful bargain. That as an investment it has no equal in Miami.

We ask that you let us show you

# SHENANDOAH

[Close In and Complete]

## P. H. ARTHUR CO.

Sales Agents

32 Northeast First Ave.

Beginning Monday, Free Buses Will Leave Our Office Every Afternoon at 2:30 o'Clock for Shenandoah

# Shenandoah

The  
Beautiful

Before making your choice, either for a HOME or an INVESTMENT, call at our office, 32 N. E. First Avenue, and have one of our salesmen show you this high class "close in and complete" subdivision. A 5-minute ride will bring you to BEAUTIFUL SHENANDOAH.

A truly wonderful transformation has been made with this property during the past year. Real paved and oiled streets, wide cement sidewalks and our own water plant supplies pure soft water to every lot on which are thrifty bearing grapefruit trees, while beautiful shrubbery and wide grass plots add much to its attractiveness.

The consensus of opinion of residents of Miami is that Shenandoah is the real subdivision of the Magic City. Prices right and terms most liberal, a fact proven by the erection of thirty modern homes within the past six months. We will be satisfied with your decision after seeing

# Shenandoah

(Close in and Complete)

ARTHUR & MANLEY CO.  
SALES AGENTS

CARS LEAVE OUR OFFICE HOURLY 32 N. E. FIRST AVE. WILL GET YOU IF YOU WILL PHONE 6270

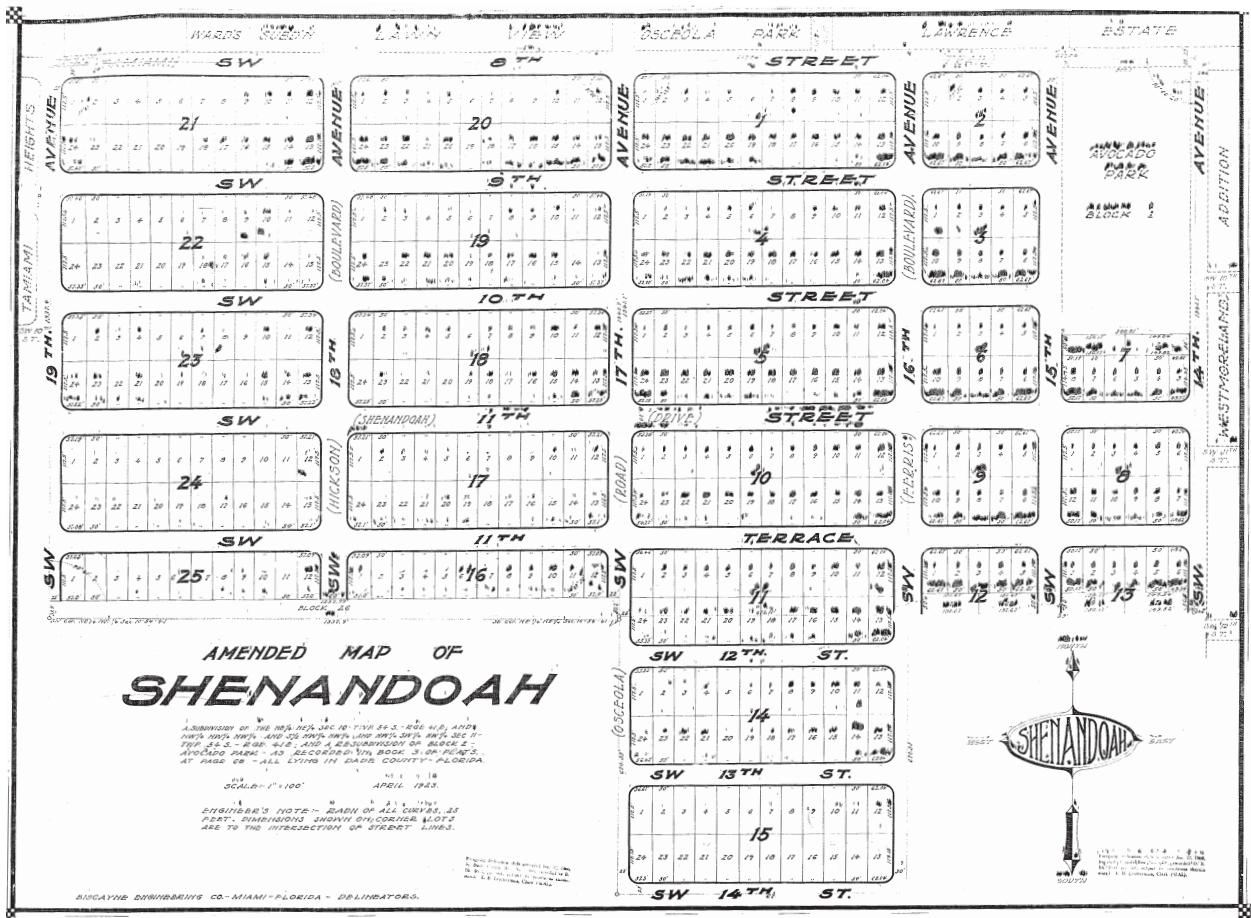
Figure 2.25: Advertisements for Shenandoah in *The Miami News*, 1922-1923.



**Figure 2.26:** Map of the "Amended" section of Shenandoah added to the original subdivision in 1923, and shown on a map of the Shenandoah survey area.

## SHENANDOAH ADDITION, 1923 - J. L. HICKSON GROVE

The first phase of Shenandoah on the east side of SW 17th Avenue was so successful that within two years the Shenandoah Improvement Corporation purchased an additional forty acres to the west on what was known as the J. L. Hickson Grove, located south of the Tamiami Trail and between SW 17th Avenue and SW 19th Avenue. This was the same grove upon which the Tamiami Heights subdivision had been platted in 1921 and was actively being developed and sold. Tamiami Heights was



**Figure 2.27:** Amended Plat of Shenandoah to include Addition west of 17th Avenue, 1923 (source: Miami-Dade County Clerk of Courts).



developed on the portion of the grove between SW 19th Avenue and SW 22nd Avenue. While the Ferris Grove was known for its grapefruit crop, the Hickson Grove was best known for its Haden variety of mangoes.

On May 15, 1923 the City Commission approved the plat for Shenandoah Amended. The designer of record for the street and block layout of the plat was Biscayne Engineering,<sup>45</sup> the oldest Civil Engineering and surveying firm in Miami. The firm was founded in 1898 and created the first official map of Miami in 1905.<sup>46</sup>

Shenandoah Amended was distinct from the earlier 1921 Shenandoah because of the building restrictions that were put in place. A minimum price on the cost of construction was established, and all homes were required to be constructed of masonry, which resulted in a shift from Bungalows, Colonial Revival, and other National-syndicate wooden “kit” homes to locally-adapted and built concrete “Spanish Bungalows” and architect-designed Mediterranean Revival homes, all of which were suited to masonry construction. It was also around this time that prominent Jewish families began purchasing or constructing masonry Spanish-style residences in the “Amended” section of Shenandoah.

With the opening of the Shenandoah Amended plat, and lots west of 17th Avenue up for sale in early 1924, a second advertisement about the rapid rate of construction was placed in the paper in

May of 1924, boasting that over 135 residences had been built in the neighborhood, with the majority being private, two-story homes in the Spanish style of architecture.<sup>47</sup>

#### **17th Ave. b/w SW 9th and 10th Streets**

Apartment house of pure Moorish architecture.  
Two units, two stories.  
Connected by curtain wall at front enclosing a patio.  
Each wing surmounted by cupola dome.  
Builder: D.P. Fox.

#### **Northwestern corner of SW 17th Avenue and 9th Street**

Builder: D.P. Fox.

#### **9th Street between 17th and 18th Avenue**

Builder/ Owner: D.P. Fox.  
Six-room bungalow.

#### **Southwestern corner of SW 17th Avenue and 9th Street**

Builder: W.J. Smith.  
Two-story concrete block and stucco residence.

#### **1836 SW 11th Street**

Builder/ Owner of the largest: H.M. Whitmer.  
Two bungalows.  
Modified Egyptian architecture.

#### **Home on SW 10th Street**

Builder/ Owner: H.O. -aw.  
Pure Spanish architecture.  
“One of the finest in the subdivision.”  
Genuine antique tile and other expensive trimmings.

#### **SW 11th Street near 17th Avenue**

Builder: M.E. Cortina.  
Four-family, two-story apartment house.

#### **SW 11th Street near 17th Avenue**

Builder: M.E. Cortina.  
Four-family, two-story apartment house.

#### **SW 11th Street**

Owner: J. Converse.  
Two-story Spanish style home.

<sup>45</sup> Amended Plat of Shenandoah, 1923. Publication of Archival Library and Museum Materials. Sanborn Insurance Maps

<sup>46</sup> “Our First 120 Years.” *Biscayne Engineering*. Biscayne Engineering. 2019. Web. 20 Jan. 2019. <<http://biscayneengineering.com/our-history>>

<sup>47</sup> “Shenandoah Construction at \$300,000.” *The Miami News* 31 May 1924. Newspapers. Web. 22 Jan. 2019



### SW 11th Street

Owner: W.H. Pennell.  
"Most original building in the neighborhood."  
Castellated bungalow of natural rock.

### 1727 and 1737 SW 10th Street

Two bungalows.  
Builders: E.E. Baker and brother, C.S. Baker.

### 1769 SW 10th Street

Builder: D.T. Duval.  
Show place, specifically designed to display one of the finest collection of draperies in the country.

### 10th Street

Owners: P.S. Malone, Roger Carter, J. Faust.  
One-story concrete block and stucco buildings.

### 9th Street and 16th Avenue

Builder: W. Label.

### 10th Street and 15th Avenue

Owner: J.S. Rodgers.  
Smaller, two-story Spanish type house.

### 11th Terrace near 17th Avenue

Builders: Roger Carter and W.H. Bolton.  
Small bungalows.

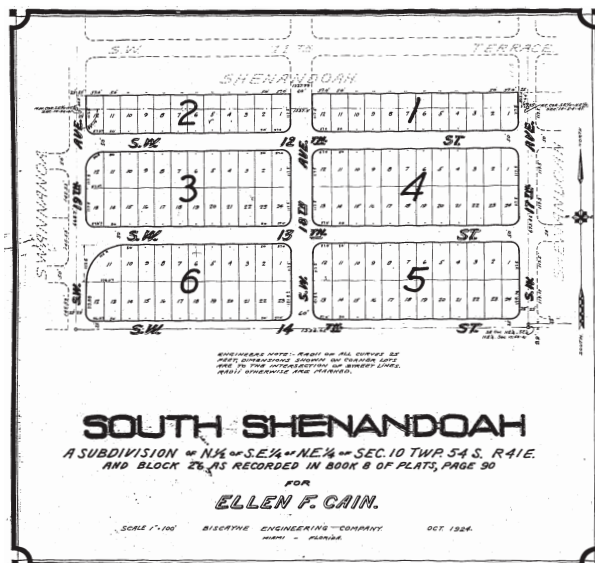


Figure 2.28: Plat of South Shenandoah, 1924 (source: Miami-Dade County Clerk of Courts).

## SOUTH SHENANDOAH



Figure 2.29: South Shenandoah subdivision, shown on a map of the Shenandoah survey area.

By 1924, all of the lots in the first and second phase of Shenandoah had sold out, and a third phase of the Shenandoah development was rolled out as South Shenandoah, which was located between SW 17th Avenue and SW 19th Avenue, and from SW 11th Terrace to the north to SW 14th Street to the south. The subdivision, like its predecessors, stood out for having all infrastructure improvements in place before any lots were sold; the same level of quality street design, curbing, swales, landscaping, piped water, and utility easements were provided. Also like the Amended Subdivision of Shenandoah, South Shenandoah had building restrictions in place, such as a minimum cost for construction of residences of \$4,000, and a requirement that all homes were constructed of masonry.<sup>48</sup> Like the Shenandoah Amended plat, the designer of record for the street and block layout of South Shenandoah was Biscayne Engineering.<sup>49</sup>

48 "New Subdivision Will Go on Sale." *The Miami Herald* 10 Nov. 1924. America's Historical Newspapers Database. University of Miami Libraries. Web. 20 Jan. 2019  
49 South Shenandoah Plat, 1924. Publication of Archival Library and Museum Materials. Sanborn Insurance Maps

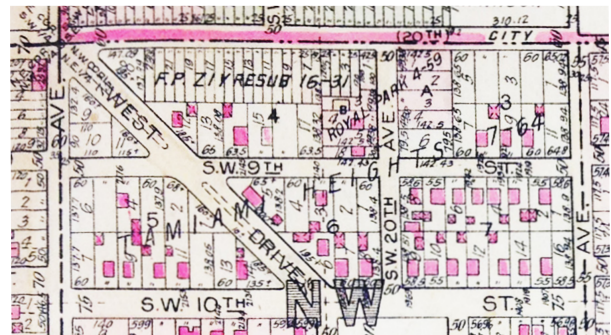
## OTHER NOTABLE BOOM-TIME SUBDIVISIONS: TAMIAMI HEIGHTS, 1921 AND SWANNANOVA, 1923

Tamiami Heights was a smaller, 60-acre subdivision at the southeast corner of the Tamiami Trail and SW 22nd Avenue, extending east to SW 19th Avenue. The sales campaign for Tamiami Heights was launched on the same day as the first phase of Shenandoah (the area of Shenandoah between SW 14th Avenue and SW 17th Avenue): November 25, 1921.<sup>50</sup> It was originally launched as “Ohio Groves of Tamiami Heights” and was promoted as a place for “Ohioans who are taking advantage of an opportunity to form a high-class Ohio Colony.”<sup>51</sup> Like Shenandoah, Tamiami Heights was likely a result of relationships built through the “Ohio Society” in Miami. The creation of an “Ohio Colony” at Tamiami Heights reflects the highly-transient nature of Miami during the 1920s, and the high rates of people moving to Miami and investing in Miami real estate during the 1920s land boom.

The Tamiami Heights subdivision was owned by the Southern Investment Corporation, with J. Emmet Wolfe, President, Dr. E. H. Lyon, Vice President, Wm. E. Arnold, Treasurer, and Chas. A. Powers, Secretary and Manager overseeing development and sales.<sup>52</sup> Beechard & Hansen was the exclusive Sales Agency.<sup>53</sup> The land was part of the former J. L. Hickson citrus and mango grove,<sup>54</sup> the eastern portion



**Figure 2.30:** Tamiami Heights subdivision, shown on a map of the Shenandoah survey area.



**Figure 2.31:** Plat of Tamiami Heights, shown on a 1925 Plat (source: Book of Greater Miami, Florida and Suburbs, G.M. Hopkins Co., p55).

of Hickson Grove was later subdivided as the Shenandoah Amended plat in 1923. The name “Tamiami Heights” was selected “owing to its location next to Tamiami Highway and it is located on one of the highest elevations in Dade County.”<sup>55</sup>

Tamiami Heights was one of the prominent subdivisions of the early boom years, with large lots and a unique street plat with a diagonal boulevard and central landscaped medians (Today’s SW 10th Street and SW 10th Street Road). Construction of new homes was required to have a minimum cost of \$5,000, with the intent to “insure high class homes on every lot;”<sup>56</sup> as a result Tamiami Heights

<sup>50</sup> “Tamiami Heights Border on Unique.” *The Miami Herald* 25 Nov. 1921. America’s Historical Newspapers Database. University of Miami Libraries. Web. 21 Jan. 2019

<sup>51</sup> “Announcement of the Opening of the Ohio Groves of Tamiami Heights Subdivision.” *The Miami Herald* 6 Feb. 1921. America’s Historical Newspapers Database. University of Miami Libraries. Web. 21 Jan. 2019

<sup>52</sup> “Southern Investment Corporation.” *The Miami Herald* 20 Feb. 1921. America’s Historical Newspapers Database. University of Miami Libraries. Web. 21 Jan. 2019

<sup>53</sup> “Tamiami Heights Border on Unique.” *The Miami Herald* 25 Nov. 1921.

<sup>54</sup> “Southern Investment Corporation.” *The Miami Herald* 20 Feb. 1921.

<sup>55</sup> “Tamiami Heights Will Open Nov. 1.” *The Miami Herald* 25 Oct. 1921. America’s Historical Newspapers Database. University of Miami Libraries. Web. 21 Jan. 2019

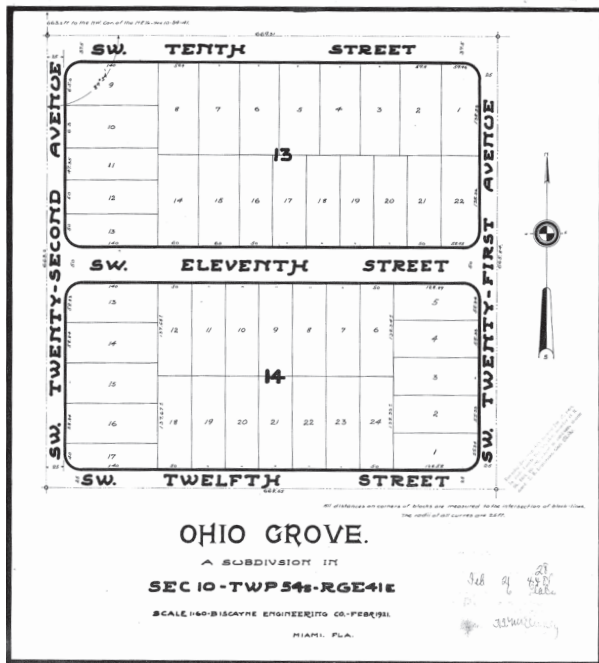
<sup>56</sup> “Tamiami Heights Border on Unique.” *The Miami Herald* 25 Nov. 1921. America’s Historical Newspapers Database. University of Miami Libraries. Web. 21 Jan. 2019



**Figure 2.32:** Ohio Grove subdivision, shown on map of Shenandoah survey area.

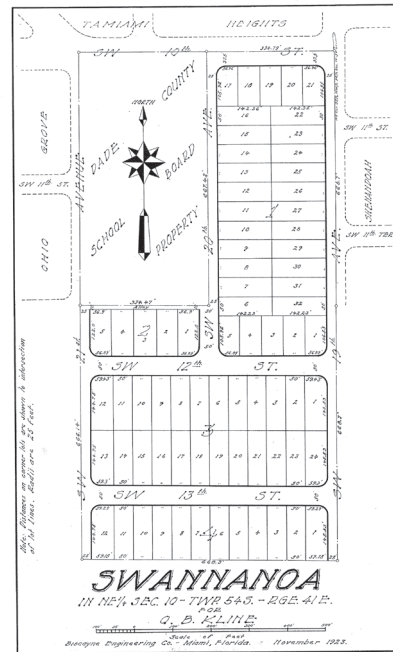


**Figure 2.34:** Swannanoa subdivision, shown on map of Shenandoah survey area.



**Figure 2.33:** Plat of Ohio Grove, 1921 (source: Miami-Dade County Clerk of Courts).

is comprised almost exclusively of large two-story Mediterranean Revival residences, in contrast to neighboring subdivisions, which are largely characterized by modest one-story Craftsman-style and Spanish-style Bungalows. Construction of homes in Tamiami Heights was fast and concentrated; as a result the subdivision has the largest concentration of 1920s homes in the area. A unique feature of the neighborhood was the offer to use the coquina rock from the former wall constructed around the grove for the construction of homes. It was advertised that “this rock is to be given free of charge to builders of



**Figure 2.35:** Plat of Swannanoa, 1923 (source: Miami-Dade County Clerk of Courts).

homes.”<sup>57</sup> It is likely that all of the coquina, or coral rock, houses in Shenandoah and the surrounding subdivisions were constructed from the remnants of the old rock wall around the original fruit groves.

Swannanoa was another smaller boom-time subdivision adjoining Shenandoah. Advertisements for lots in Swannanoa began appearing in the paper in late 1923, two years after Shenandoah and Tamiami Heights were introduced on the market. Swannanoa was distinguished by its larger lots (50' x 132') and lower prices; otherwise it was promoted for its similarities to

<sup>57</sup> “Tamiami Heights Will Open Nov. 1.” *The Miami Herald* 25 Oct. 1921. America's Historical Newspapers Database. University of Miami Libraries. Web. 21 Jan. 2019



Shenandoah, including its adjacent location and its infrastructure improvements, such as high quality streets with paving, curbs, sidewalks and planted grass strips.<sup>58</sup> Within six months, the tract had completely sold out.<sup>59</sup>

## THE END OF THE BOOM

In the fall of 1926, just a year after the peak of the land boom in 1925, Miami real estate was fizzling in the wake of a disastrous Hurricane. Growing concerns had already been cooling interest in Florida real estate nationally. For instance, by 1926, the State of Ohio, the native state of Shenandoah's founders, passed "Blue Sky" laws that forbade certain firms to sell Florida real estate in Ohio, as a reaction to what many northerners believed was rampant speculation and a risky investment that took advantage of out-of-town buyers who could not confirm what they were purchasing.<sup>60</sup> In the same year, George Merrick was traveling the country, desperately reassuring his northern investors that Coral Gables remained a sound investment. In Shenandoah, the cooling of the real estate boom meant that the construction of new residences began to slow down, although homes that may have already been under construction were completed, and a number of homes were still constructed in 1926 and 1927. By the late 1920s, the Great Depression was felt; most of the new construction in Shenandoah was ancillary garage apartments and center-hall apartment buildings, perhaps

by smart investors seeking to capitalize on a strong rental market and the opportunity to build multi-family dwellings on cheap suburban land.

## EXPANSION OF THE SHENANDOAH BRAND

The Shenandoah "brand" of subdivision in southwest Miami proved to be one of the most successful subdivisions of the 1920s. Under the leadership of Lester Manley, the Shenandoah Improvement Corporation was responsible for the creation of successor subdivisions in the area such as New Shenandoah, East Shenandoah, Shenandoah Manor, and Shenandoah Park throughout the 1920s and into the 1930s, in spite of the Depression.

After the collapse of the land boom in 1926, the place names of smaller neighboring subdivisions such as "Tamiami Heights," "Swannanoa," "Brooklawn," "Avacado Park," "Waterbury" and even the larger predecessor, "Westmoreland," were no longer used. The entire area south of the Tamiami Trail and bounded by SW 12th Avenue to the East and SW 22nd Avenue to the west became absorbed into the "Shenandoah" neighborhood identity, a place name that was only solidified once the Shenandoah Junior High was constructed in the center of Tamiami Heights and Swannanoa in 1926, and later with the relocation of Shenandoah Junior High further south and the construction of Shenandoah Park in the 1930s. ■

58 Swannanoa Advertisement. *The Miami Herald* 23 Nov. 1923. America's Historical Newspapers Database. University of Miami Libraries. Web. 21 Jan. 2019

59 "Swannanoa Tract Completely Sold." *The Miami Herald* 1 Apr. 1924. America's Historical Newspapers Database. University of Miami Libraries. Web. 22 Jan. 2019

60 Sessa, Frank B. "Anti-Florida Propaganda and Counter-Measures during the 1920s in Florida." *Tequesta Journal*. Web. 1 Feb. 2019. <[http://digitalcollections.fiu.edu/tequesta/files/1961/61\\_1\\_03.pdf](http://digitalcollections.fiu.edu/tequesta/files/1961/61_1_03.pdf)>, p 43.

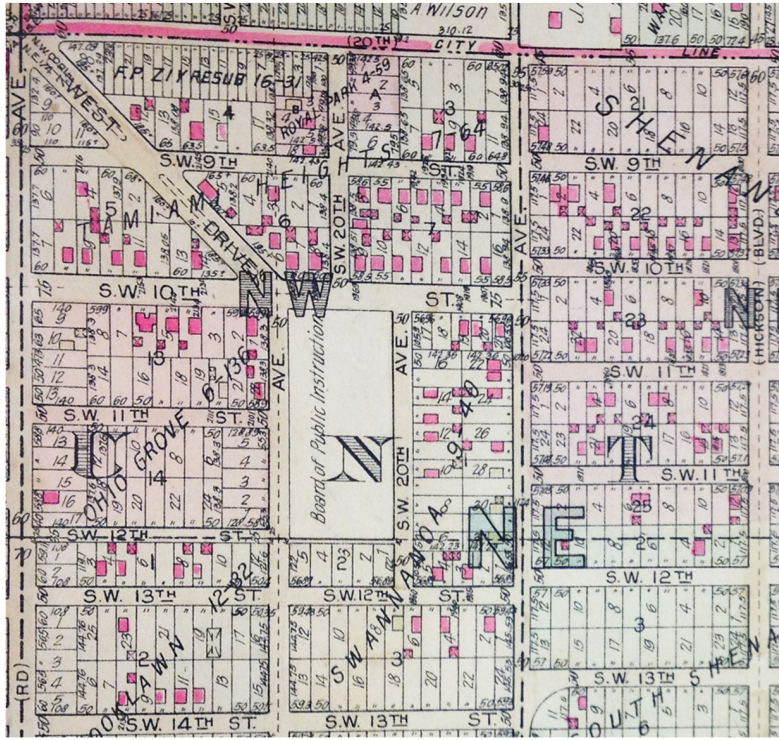


Figure 2.36: 1925 Plat Book of Greater Miami, Florida and Suburbs, G.M. Hopkins Co., p55.

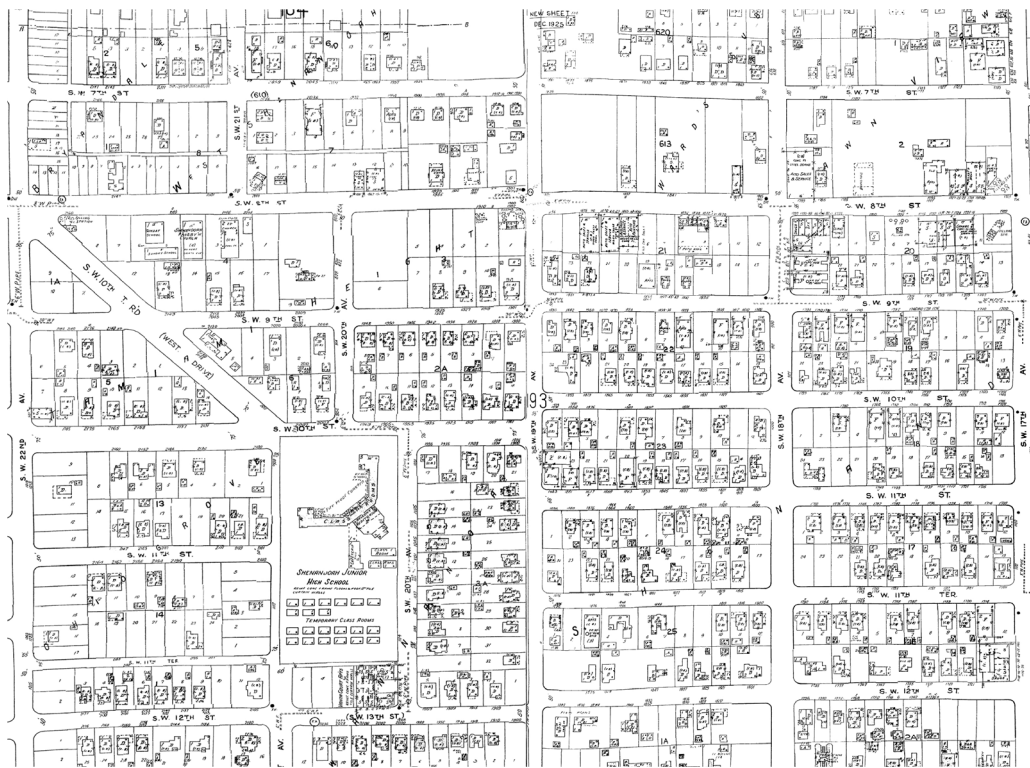


Figure 2.37: Enlarged plat of Shenandoah, 1940 (source: Miami-Dade County Clerk of the Court).



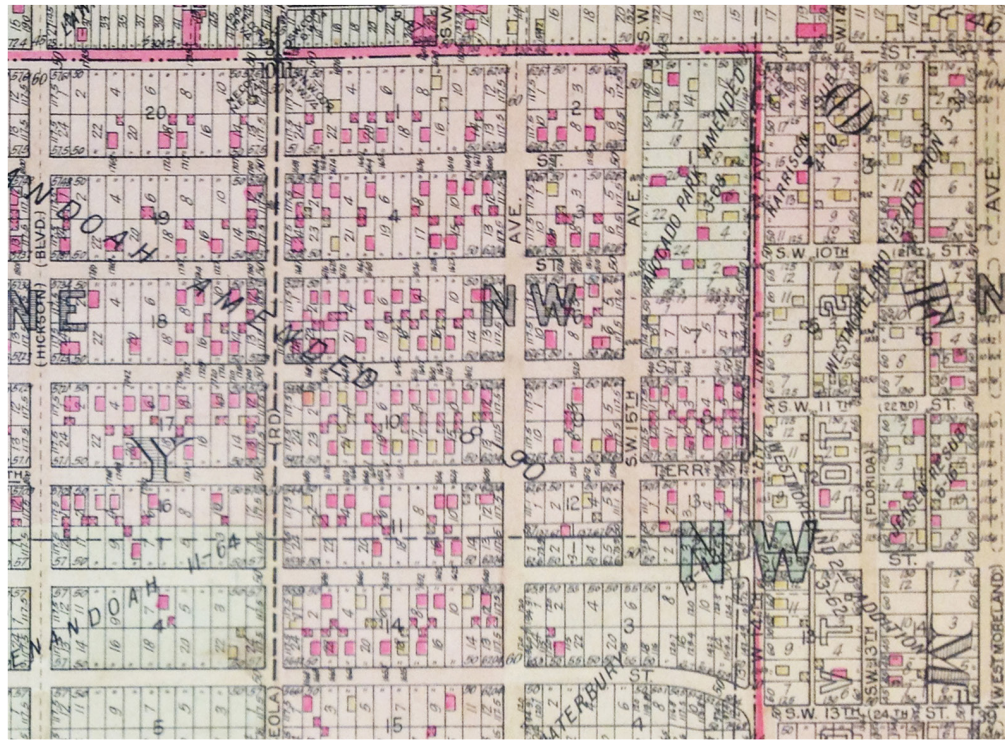


Figure 2.38: 1925 Plat Book of Greater Miami, Florida and Suburbs, G.M. Hopkins Co., p55.

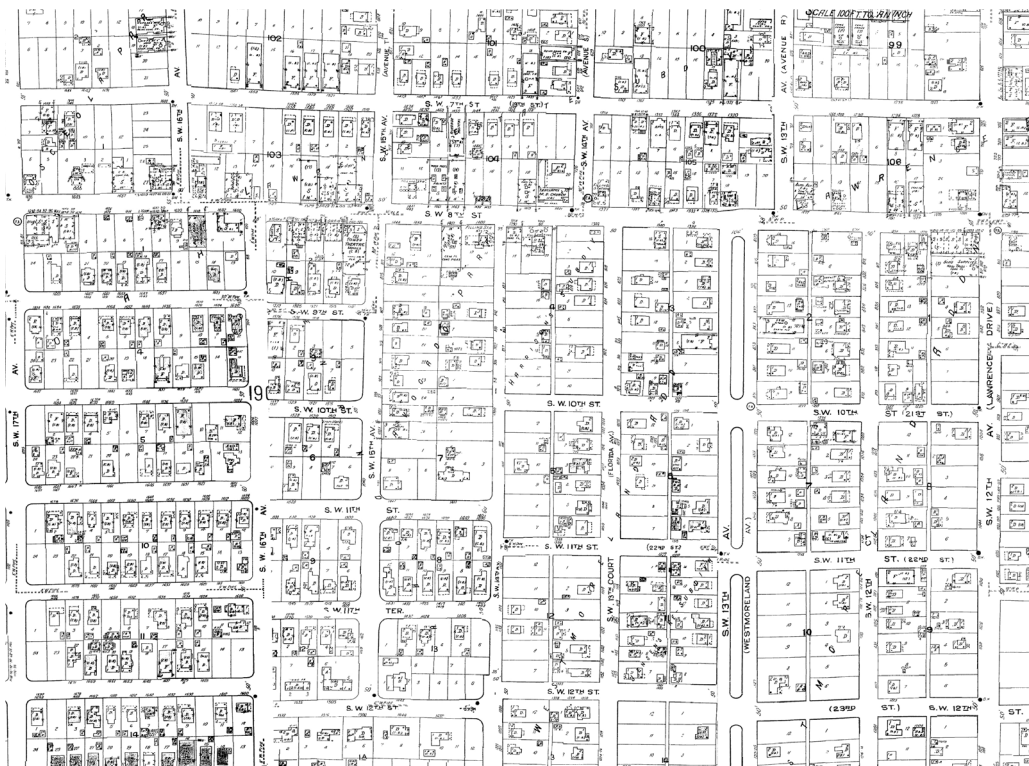
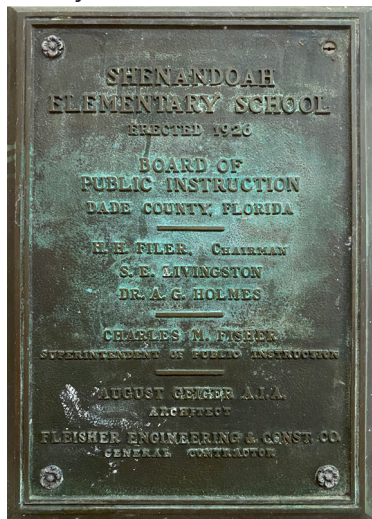


Figure 2.39: Enlarged plat of Shenandoah, 1940 (source: Miami-Dade County Clerk of the Court).



# Shenandoah Junior High

Shenandoah Junior High, constructed at the site of today's Shenandoah Elementary School at SW 10th Street and SW 20th Street, was formally dedicated and opened on November 19, 1926. The building was designed by August Geiger, one of the most prominent architects in South Florida from 1905 to the 1940s. Many of Geiger's works are listed on the National Register of Historic Places, including the Dade County Courthouse, which was under construction during the same time period as Shenandoah Elementary.

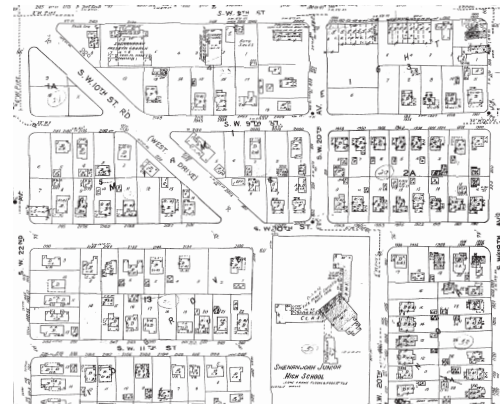


**Figure 2.40:** This plaque hangs at the entrance to Shenandoah Elementary School, the only remaining element of a 1926 Mediterranean Revival masterpiece designed by renowned architect August Geiger.

Construction of the imposing three-story Mediterranean Revival building came at a cost of \$293,361. Over the previous four or five years, the children of the rapidly expanding residential population of the neighborhood had been attending school on site in portable buildings. At the time of its opening, approximately 600 students were enrolled and there were 23 full-time teaching staff.<sup>1</sup>

The building was constructed at a scale and level of architectural design that was comparable to Miami High and Coral Gables El-

ementary School, two beloved 1920s architectural landmarks that remain today. The building was constructed as an L-shape, with a landscaped entry court fronting the northwest corner of the campus, facing the landscaped "Double Boulevard" of the diagonal entry from SW 10th Street Road.



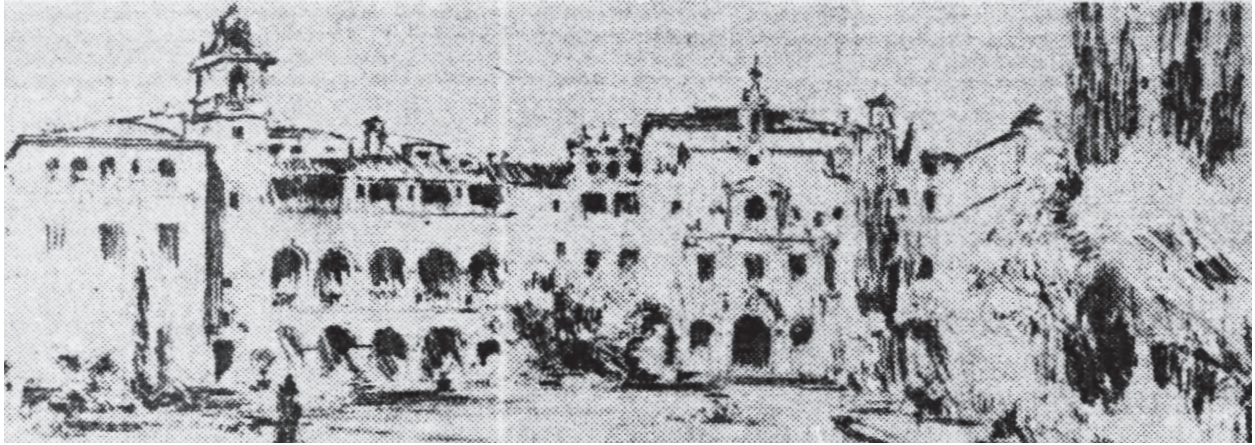
**Figure 2.41:** Enlarged map of Shenandoah, 1951, showing the way that the original Shenandoah school integrated with the street layout of the neighborhood, with a large landscaped courtyard opening up to the diagonal entrance from SW 10th Street Road (source: Publication of Archival Library and Museum Materials, Sanborn Insurance Maps).

The view down the diagonal road terminated on the central block of the school which contained the entry, administration, and the school auditorium. Three levels of classrooms were located in the symmetrical, arcaded, open-air wings opening up to the north and west. The architecture was well-adapted to the south Florida climate, with open-air breezeways, balconies, and plenty of shade.

In the 1930s, a second Shenandoah Junior High was constructed further south, and the original campus at SW 10th Street and SW 20th Avenue was converted to an elementary school. In the 1990s, the original Mediterranean Revival building that had served as an anchor and a focal point within the neighborhood was demolished and replaced with a rectangular, inward facing building with a neo-traditional style. ■

<sup>1</sup> "Principal and School She Will Open." *Miami Daily News and Metropolis* 19 Nov. 1926, pN-20. Newspapers. Web. 12 Mar. 2019





**Figure 2.42:** Rendering of Shenandoah Junior High prior to its construction in 1926 (source: "Principal and School She Will Open." *Miami Daily News and Metropolis* 19 Nov. 1926, pN-20. Newspapers. Web. 12 Mar. 2019).



**Figure 2.43:** Photo of students arriving at Shenandoah Junior High School, 1946 (source: HistoryMiami Archives, Shenandoah Junior High School, 1929-1949).



**Figure 2.44:** Photo of students at Shenandoah Junior High School, 1946 (source: HistoryMiami Archives, Shenandoah Junior High School, 1929-1949).



# Shenandoah Presbyterian Church



**Figure 2.45:** Shenandoah Presbyterian Church North Elevation and main entrance in 2019 (source: Plusurbia Design).

## SHENANDOAH PRESBYTERIAN CHURCH 1949 - 2019

The Shenandoah Presbyterian Church at 2100 SW 8th Street was significant in the historical, cultural and architectural heritage of the City of Miami, as an iconic architectural landmark in the Shenandoah and greater Little Havana neighborhood, and it possessed integrity of design, setting, materials, workmanship, feeling and association.

In 2017, the State of Florida Division of Historical Resources determined that the Shenandoah Presbyterian Church was eligible for listing in the National Register of Historic Places. In September 2019, the structure was demolished in order to construct large-scale residential

buildings on the site, as the zoning for the property on SW 8th Street is commercial and allows for up to eight stories in height. In 2020, at the time of this section update, construction of these multi-family residential buildings is currently underway. In order to keep alive the memory of Shenandoah Presbyterian Church, a brief history is provided in the following pages.

## HISTORY OF SHENANDOAH PRESBYTERIAN CHURCH CONGREGATION

The institution known as Shenandoah Presbyterian Church was organized on May 1st, 1927, and services were initially held in a dance hall on Tamiami Trail at SW 20th Avenue, a location where the church would remain in various forms for the decades to come. The founding members of the church were Shenandoah



**Figure 2.46:** Updated plat of Shenandoah, 1951 (source: Miami-Dade County Clerk of Courts).



residents who resided nearby.<sup>1</sup> The church was soon established at 2100 SW 8th Street, and a modest sanctuary and ancillary buildings, including a house for the minister, were built. The church grew steadily through the 1940s, 50s and 60s, becoming one of the largest Presbyterian congregations in the southeast. Many of the residents of Shenandoah were members of the congregation at its peak.

In 1949, in response to the tremendous growth of the church following the return of soldiers from WWII combat, an imposing Neo-Classical Revival sanctuary was constructed to serve the booming post-war population. The tall spire of the church became a landmark for the neighborhood and could be seen by countless commuters passing through the neighborhood each morning, as well as could be seen throughout the neighborhood. When the Mediterranean Revival campus of Shenandoah Junior High remained, the tall spire of the church and the elaborate courtyard of the school anchored the opposite ends of the diagonal boulevard SW 10th Street Road, creating a unique and memorable streetscape. (See map in Figure 2.46)

By the late 1960s, the nearly-complete Cuban evolution of the neighborhood resulted in a severely declining Presbyterian congregation. As a result, the property was sold to a Hispanic Evangelical congregation; the church remained in use by Hispanic Evangelical congregations until 2019.



Figure 2.47: *The Miami News*, 20 Aug. 1949

The history of the Shenandoah Presbyterian Church was summarized by Joseph Faus in *The Miami News* in 1950:

After serving commendably as pastor of four churches he took his bible and came to Miami. This was in 1926 when Miami had a rapidly growing population and only one Southern Presbyterian church. Where should another be built that would do the most good and draw people to a higher place?

<sup>1</sup> "Church is Organized in Solemn Rite Soon After Dancing Ends." *The Miami Herald* 2 May 1927, p.1. America's Historical Newspapers Database. University of Miami Libraries. Web. 12 Mar 2019



**Figure 2.48:** Pamphlet of Shenandoah Presbyterian Church from the Richard Nixon Presidential Library, White House Special Files Collection.

For weeks he walked around Miami and environs, analyzing the growth and population trends of various areas. And then at a sparsely settled section around SW 8th street and 21st avenue he paused and took counsel with God. Nearby "Q" Gardens theater. Yes, the manager answered his inquiry, he could use the auditorium Sunday morning. For three Sundays the young minister, wife and three children and 12 others studied their Bibles in the theater. Then they worshipped and studied in Trotter's Dance Hall nearby. Here on Sunday, May 1, 1927, the Shenandoah Presbyterian Church was organized with 52 members. Among them were C.H. Dodson, G.M. McNutt, Kenneth Keyes and Sam Burgess who through the years were to be of special help to pastor and congregation.

Taught by their energetic pastor, who believed in a teaching rather than a preaching church, the small congregation grew in knowledge and power and, as result, in numbers and good works.

In 1930 it built a sanctuary at 2106 SW 8th street in 20 happy, enthusiastic days. The 243 members came to its dedication with well-leafed Bibles in hands. Clifton Benson (formerly involved in the developments of Westmoreland) gave the church use of a nearby vacant lot, and on it a Sunday school building was erected with lumber obtained from dismantled Royal Palm hotel.<sup>2</sup>

Dr. Iverson soon was widely noted not only as a magnetic leader of a progressive church, but as helpful radio speaker and popular civic worker.

Several years ago a building committee, appointed by the congregation, planned a larger sanctuary. Foundation was laid. Two weeks later the old sanctuary caught fire and burned down. In the emergency the congregation used the facilities of Shenandoah junior high school.

Sunday, Oct. 30 of this year, the new \$300,000 church, of majestic exterior and exquisitely beautiful interior, equipped with many novel and useful innovations, was consecrated.

Today Shenandoah Presbyterian Church has over 1500 active members, an annual budget of \$50,000 exclusive of building program, and a total property valuation in excess of \$600,000.

Shenandoah Presbyterian Church is among the largest of Presbyterian churches in Florida, and the largest in per capita giving. It has sponsored four churches of its denomination - Homestead, Miami Springs, Alta Vista, and LeJeune. It also has a Boy Scout troop. Its emphasis on Bible teaching by trained instructors has given such radiant and intelligent character to countless youth and adults that church school accommodations are constantly crowded, and currently, a \$250,000 addition is planned.<sup>3</sup>

<sup>2</sup> "Shenandoah Presbyterian Church" *The Miami News*, January 1, 1950

<sup>3</sup> Faus, Joseph. "Shenandoah Presbyterian Church." *The Miami News* 1 Jan. 1950. Newspapers. Web. 28 May 2019



## TRADITIONAL CHURCH DESIGN IN POST-WAR MIAMI

The main sanctuary of Shenandoah Presbyterian Church was constructed in 1949, and exemplified the post-World War II ecclesiastical building boom in Miami, which consisted of traditional-style, large churches designed to house rapidly growing congregations. Some of Miami's largest and most notable churches, including but not limited to the First Presbyterian Church in Brickell, St. Jude Church in Brickell, Granada Presbyterian Church in Coral Gables, First United Methodist Church of Coral Gables, and University Baptist Church of Coral Gables were built in the late 1940s and early 1950s in response to an influx of war veterans and their families following the Great War.



**Shenandoah Presbyterian Church**

**Figure 2.49:** Eastern view of Shenandoah Presbyterian Church (source: *The Miami News*, Sat. June. 3, 1961)

Miami's post-war churches were constructed in a traditional style of architecture that harkened back to a pre-war traditional architectural style, even while commercial buildings and houses were being constructed in a more economical, stripped-down "Modern" style. This use of traditional style architecture for the construction of churches reflects the collective desire of the community to return to a sense of "normalcy" in their spiritual and community life following the upheaval and horrors of the Second World War.

Shenandoah Presbyterian Church featured an iconic square corner steeple surmounted by a spire that reached a height of 115 feet. The steeple was dedicated to the 115 members of the congregation that served in the armed forces during World War II.

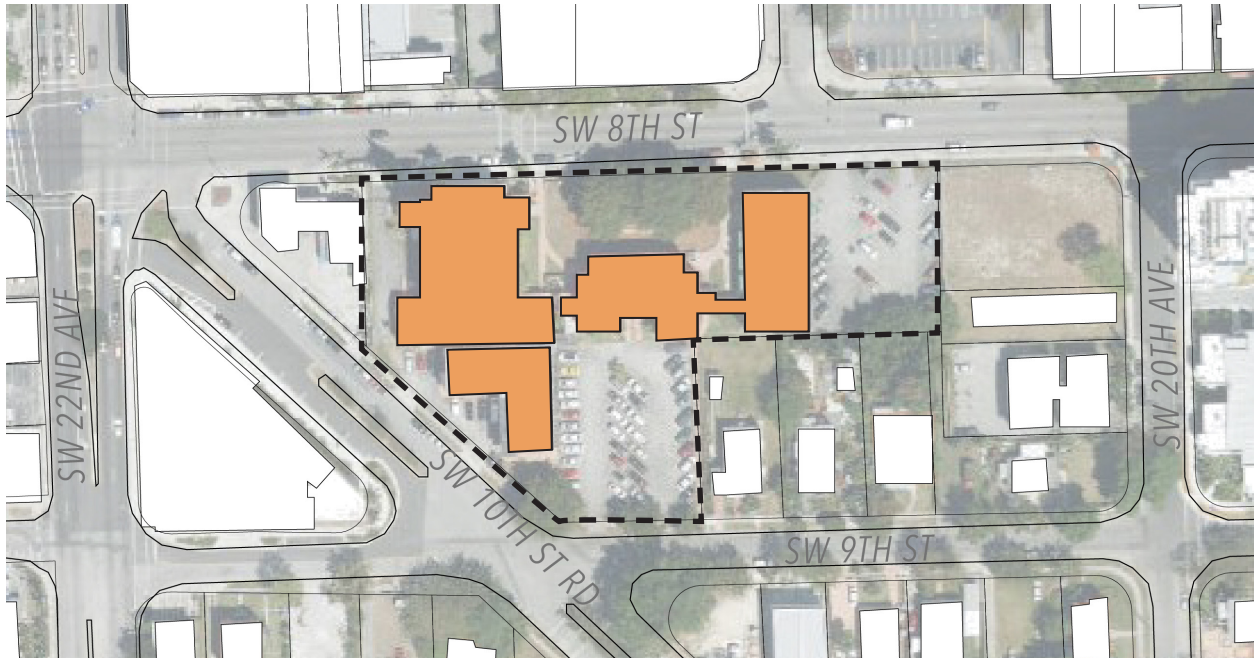


**Figure 2.50:** Historical tax card photograph of a home belonging to Shenandoah Presbyterian Church, c. 1930s (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.51:** Historical tax card photograph of the Sunday School Building adjacent to Shenandoah Presbyterian Church (Building "C"), c. 1930s (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).





**Figure 2.52:** Site Plan of Shenandoah Presbyterian Church, indicating the four buildings that were on site. Photos and descriptions of each building are found on the following pages. (source: Plusurbia Design).



**Figure 2.53:** Aerial view of the location of Shenandoah Presbyterian Church (source: Google Maps).





Presbyterian Church, he worked pro-bono with Robert Law Weed, Marion Manley, and Alfred Browning Parker on an overall masterplan for the Coconut Grove Negro Area to address issues of slum and blight, proposing a context-driven solution of providing single-family homes with FHA loans integrated into the current single-family neighborhood. This plan was overturned and an upzoning for multi-family rental apartment buildings was approved instead. In 1954, he served as Director of the Dade County Co-ordinating and Planning Commission.

Robert Fitch Smith was known as an accomplished architect in the design of prominent churches. Some of his churches include Granada Presbyterian Church in Coral Gables, University Baptist Church of Coral Gables, Westminster Presbyterian Church (demolished), the First Christian Church of Miami, North Hialeah Methodist Church, First Presbyterian Church of Pompano Beach, First Church of Christ Scientist in Fort Lauderdale, Unity Church of Delray Beach, and St. James Evangelical Lutheran Church, Coral Gables. Smith wrote extensively on the theory and practical needs of ecclesiastical design, and was admired by his clients for his ability to navigate both the intangible needs of spiritual inspiration in the design of the church, and the practical needs of dynamic church budgets and internal church politics. Through the 1940s and 1950s, Smith worked interchangeably in both traditional styles of church design, such as the Neo-Classical Revival design of Shenandoah Presbyterian, Granada Presbyterian, and University Baptist Church, while also designing more stripped-down, economical, Modern style churches to meet smaller church budgets and evolving

fashion in church design. In 1954, he wrote that “Churches are getting away from the traditional type of architecture, particularly Gothic and Romanesque... The trend is toward the garden type, a style being used more and more in the newer churches in Miami... however, even as one approaches a church, he should be able from the style of architecture and the quiet atmosphere to assume the proper worshipful attitude.”<sup>4</sup>



**Figure 2.56:** Photograph of the building adjacent to Shenandoah Presbyterian Church (source: Flickr user Philip Pessar).



**Figure 2.57:** View of Shenandoah Presbyterian Church tower and spire.

<sup>4</sup> Leyden, Louise “Church Architectural Trend is Toward More Simple Style” *The Miami News*, July 10, 1954



In 1957, while accepting an award for his Neo-Classical Revival style University Baptist Church in Coral Gables, Smith noted that the trend was away from traditional design and toward more contemporary architecture, due to the fact that “modern functional design is cheaper.”<sup>5</sup>

In each of Robert Fitch Smith’s many biographies and Curriculum Vitae written in the 1950s and 1960s, Shenandoah Presbyterian Church (1949) and its connecting Sunday School building (1954) are described as some of his most notable works. The Church and connecting Sunday School building were built at the peak of his career, were some of the largest civic buildings that he designed, and reflected both his strong opinions on proper urban planning, with civic and community functions integrated into the neighborhood, as well as his emerging theory on the importance of courtyards and gardens in the design of civic and ecclesiastic buildings. The courtyard at Shenandoah Presbyterian Church that resulted from Smith’s careful placement of Church and Sunday School annex was one of his first religious works that incorporated this garden courtyard concept, which he would go on to implement in new construction of entire church campuses in later years.<sup>6</sup>

## NEO-CLASSICAL REVIVAL STYLE

The building included numerous distinguishing characteristics of the Neo-Classical Revival style of architecture. These distinguishing characteristics included a cruciform plan with a front-facing gable sanctuary space. There was a large-scale, elevated portico entrance supported by four large-scale Corinthian columns, stucco

scoring to resemble running bond brick, decorative quoining at the corners, dentil molding, multi-light arched windows, bulls eye windows, original wooden double-doors with classically-styled wood surrounds, including a central entrance with a swan neck pediment with finials. There were one-story gabled wings extending to the east and the west.

There was a prominent square steeple tower at the northwest corner of the church with a spire. Embellishment of the steeple included broken pediments with dentils on all four sides, with bulls-eye windows in the center. Above the pediments was masonry molding. The intricate belfry included various moldings, four urns on the landing, stucco relief panels with laurel wreathes and drapes, consoles, and dentils. Pilasters flanked belfry vents and above each vent was a compass arch. A heavy concrete spire surmounted the arch to a total height of 115 feet, which was built as a memorial to the 115 members of the congregation that served in World War II. █



**Figure 2.58:** The spire of the Neo-Classical Revival Shenandoah Presbyterian Church has served as a memorable icon of the neighborhood that was visible from long distances, marking an entrance to Shenandoah and serving an important place-making role in Shenandoah, Calle Ocho, and Little Havana. This photo of the iconic steeple was taken for the National Trust for Historic Preservation as part of the Little Havana National Treasure effort (source: ©Steven Brooke Studios, Inc.).

<sup>5</sup> Church Design Wins Award” The Miami Herald, March 16, 1957

<sup>6</sup> “Building Fund Drive Date Set by Catholics” The Miami Herald, March 6, 1954

# Important Residents

During the early years of Westmoreland and Shenandoah, from the 1910s to the 1960s, the demographic of the neighborhood was a mix of lower and middle-class white Southerners (the neighborhood was known as "Little Georgia"), Ohioans, and a large proportion of wealthy and well-connected Jews. The housing options were varied, from lavish mansions, to modest bungalows, to duplexes and apartment units; therefore, the resident mix was equally diverse, from modest laborers to leading members of Miami civic life. Some of the most notable residents are highlighted below. Additional information is provided on prominent Jewish residents of Shenandoah in later sections of the report.

**John B. Reilly**, Miami's First Mayor from 1896 - 1900, bought eight adjoining lots in Shenandoah on S.W. 11th Street between 14th and 15th Avenues<sup>1</sup> and commissioned a grand residence at 1411 SW 11th Street in 1927 and lived there with his family for many years; in the 1950s the residence was converted to a Russian Orthodox Church and remains in this use today.

**Worth Washington Trammell**, respected judge and member of Florida's prominent Trammell family, brother of Governor Park Trammell; resided at 1864 SW 11th Street during the 1920s, and by the 1930s had moved to 1848 SW 11th Terrace, Shenandoah's largest and most expensive home. During this time, Trammell made important rulings that shaped the history of Miami, including the 1930s ruling that the City of South Miami would not be permitted to dis-incorporate during the Depression years.

**Archibald H. Ramsey** was the founder and co-owner of A.H. Ramsey & Sons, a company that was instrumental in the development of Miami, along with his sons John David (J.D.)

Ramsey and DeWitt (D.W.) Ramsey. Ramsey constructed a wood-frame Colonial Revival residence at 1016 SW 13th Court in 1918 and his family continued to reside at the property for nearly 100 years. A.H. Ramsey & Sons, Inc. was the oldest millwork company in Miami. A.H. Ramsey & Sons furnished millwork for some of the most architecturally and historically significant residential and commercial buildings in Miami, including Henry Flagler's Royal Palm Hotel, built in 1897; El Jardin/Carrolton School of the Sacred Heart, built in 1917; La Brisa/Ransom Everglades School at 3551 Main Highway, built in the early 1920s; The Moore Furniture Company, built in 1922 at 4000-4040 NE 2nd Ave; and the Central Arcade (Seybold Building), built in 1915 at 36 NE 1st St.<sup>2</sup>

**Thomas McAuliffe**, Coral Gables First National Bank president, resided at 1755 SW 12th Street during the height of his career from the 1930s through the 1960s. His Montgomery Ward Tudor-style kit home ("The Parkway") retains character defining features such as a clipped gable, false-thatched roof, and decorative half-timbering.

**Betty Rae Tennant**, one of the first female officers in the U.S. Navy, resided at 1835 SW 11th Street from 1959 until her death in 2006. On October 15, 1948, she was one of the first eight women officers on active duty sworn in as commissioned officers in the Regular Navy under the Womens Armed Services Integration Act of June 1948 by Secretary of the Navy John L. Sullivan. She was in the first group of women to achieve the rank of Lieutenant. She retired from the Naval Reserve as a Commander in 1978 and continued a lifetime of public service by joining the Miami Police Department in 1974. She worked as a Police Aide in the Records Department until 2006, when she died at age 88. ■

<sup>1</sup> "Reilly Buys Big Plot in Western Addition." *The Miami News* 14 Dec. 1923. Newspapers. Web. 24 Jan. 2019

<sup>2</sup> Szechowicz, Wendy, City of Miami Preservation Office, The Ramsey Residence / Little Havana House Designation Report City of Miami, 2017



### PART 3: SHENANDOAH, MIAMI'S "PREMIERE JEWISH NEIGHBORHOOD"

Shenandoah is universally remembered as Miami's "premiere Jewish neighborhood" from 1925 through the early 1960s.<sup>61</sup> The Polk City directories throughout the 1930s, 1940s, and 1950s show a high percentage of ethnically Jewish names for residents of Shenandoah.<sup>62</sup> Residents and teachers of the time remember that a large proportion of the student body at the neighborhood school, Shenandoah Elementary, was Jewish.<sup>63</sup> Kosher butchers and delis could be found on SW 8th Street and nearby Coral Way. Two major Jewish schools and synagogues were located within walking distance of the neighborhood, and Miami's largest synagogue, Temple Beth David, was about a mile away.

There is no direct explanation in the archival record for *why* Shenandoah became the premiere Jewish neighborhood in Miami from 1925 until the early 1960s. As late as 1915, there were only 55 total Jewish residents of Dade County; however, with the decline of Key West and the growing economy of Miami, by 1923, there were 600 Jewish year-round residents and approximately 2,000 seasonal winter residents.<sup>64</sup> Riverside, a neighborhood developed directly to the north of Shenandoah in the 1910s, was the residential neighborhood where

most Jewish families lived prior to the development of Shenandoah. A synagogue, Temple Beth El, was located at 500 Southwest 17th Avenue and was considered one of the largest and oldest synagogues in the area, supporting a large Jewish day school.<sup>65</sup> Therefore, in the 1920s, Miami's largest Jewish population lived in close proximity to the newly-developed Shenandoah, with the social and civic infrastructure in place to live a communal Jewish life in the new neighborhood. Meanwhile, some areas of Miami, specifically Miami Beach, and some areas of Northeast Miami, such as Miami Shores, restricted property ownership and residency to "Gentiles only,"<sup>66</sup> therefore, many wealthy Jewish families did not have the option to move to these other fashionable and exclusive Boom-time neighborhoods in the 1920s.

The three most instrumental members of the Shenandoah team, C. H. Ward, P. H. Arthur, and Lester B. Manley, worked closely with the influential Jewish leader, Isidor Cohen, in a number of civic and business organizations through the 1910s and 1920s. Isidor Cohen's influence in Miami development and business life cannot be emphasized enough. Cohen was omnipresent in civic, cultural, governmental, and business affairs. He was a prolific writer, publishing editorials almost weekly in local and state-wide publications, and he was one of the first historians of early

61 Gjebre, Bill. "Shenandoah: Zesty flavor is spice of life." *The Miami News* 17 Sept. 1979. Newspapers. Web. 10 Dec. 2018.

62 Polk City Directories; see Appendix for table of names and addresses

63 Oral Histories, Jewish Museum of South Florida and HistoryMiami

64 Liebman, Malvina W. and Seymour B. Liebman, *Jewish frontiersmen: Historical Highlights of Early South Florida Jewish Communities*. Miami Beach, Jewish Historical Society of South Florida, Inc., 1982, p.27

65 Kaplan, Paul. *Jewish South Florida: A History and Guide to Neighborhoods, Synagogues, and Eateries*. Gretna, Louisiana, Pelican Publishing Company, 2017

66 Bramson, Seth, *L'Chaim!: The History of the Jewish Community of Greater Miami*, The History Press, Charleston, SC, 2008

Miami life. He was a pioneer leader in the Miami community at large, and he was a figurehead of Jewish community life as the City matured. Perhaps Isidor Cohen convinced the Shenandoah Improvement Corporation that marketing directly to wealthy Jewish families and investors was good business; however, if this was the case, there is no official record of such marketing. The developers and sales agents of Shenandoah were progressive, well-traveled, and cosmopolitan, and they likely saw the “business sense” of attracting nearby Jewish families with growing wealth to a new subdivision with better infrastructure, larger lots, larger homes, and a certain fashionable “status”.

It is true that Isidor Cohen and his family were one of the first families to move to Shenandoah in 1925, and it immediately followed that Miami’s most prominent Jewish businessmen moved their families to Shenandoah as well, purchasing or building grand homes in the popular Spanish style of architecture. A number of Jewish investors also constructed small center-hall apartment buildings for rent, scattered throughout the neighborhood. The architect of one of the largest and most opulent homes in Shenandoah was also Jewish and designed the home for a wealthy Jewish merchant. Advertised as “Shenandoah’s Best Home,” located at 1848 SW 11th Terrace, this home had two stories, nine rooms, four master bedrooms, two complete baths, an extra toilet and lavatory, double living rooms, laundry, a two-car garage, and a porte-cochere.<sup>67</sup>

### Local Synagogues and Jewish Schools

A number of synagogues were located within walking distance of Shenandoah. In the 1920s, Temple Beth El at 500 Southwest 17th Avenue was one of the largest and oldest synagogues in the area<sup>68</sup> and supported a large Jewish day school. This synagogue and school was likely a strong attraction for Jewish families moving to Shenandoah, where they could conveniently walk to worship services and school. As Jewish families moved away from the area in the 1960s, the congregation likely diminished and could no longer support the school. The property was sold in the 1970s and is now owned by FPL as a sub-station.

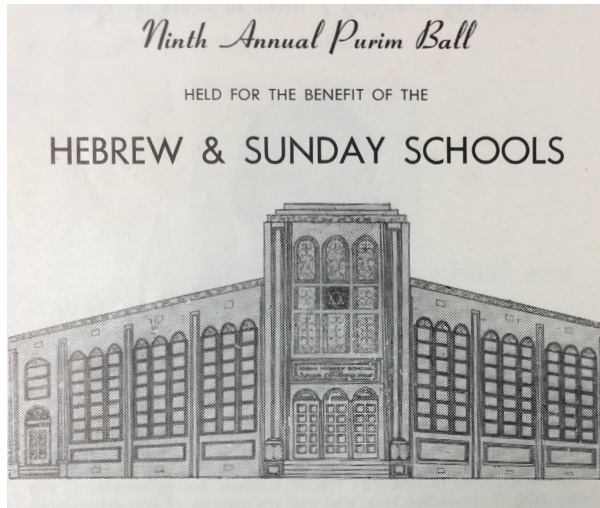
In the late 1940s, a second Jewish neighborhood school and congregation opened its doors at 1101 Southwest 12th Avenue, directly across the street from the original Westmoreland subdivision. The synagogue and school were alternately called the Miami Jewish Congregation, the Miami Hebrew School and Junior Congregation and then, years later, the Beth Kodesh Synagogue.<sup>69</sup> This organization specialized in providing after-school Hebrew School and Sunday School classes to neighborhood Jewish children who attended public school. It is likely that most of the Jewish students at Shenandoah Elementary, Shenandoah Junior High, and Coral Way Elementary attended this Hebrew School and Sunday school. The goal of the school was to create “proud conscientious and sincere Jews and Jewesses

<sup>67</sup> “Shenandoah’s Best Home” advertisement. *The Miami News* 9 Mar 1930. Newspapers. Web. 21 Mar. 2019.

<sup>68</sup> Kaplan, Paul. *Jewish South Florida: A History and Guide to Neighborhoods, Synagogues, and Eateries*. Gretna, Louisiana, Pelican Publishing Company, 2017

<sup>69</sup> Kaplan p. 128





**Figure 2.59:** Program cover for the Ninth Annual Purim Ball, held for the benefit of the Hebrew & Sunday Schools of the Miami Hebrew School and Congregation (source: Jewish Museum of South Florida archives).



**Figure 2.60:** Historical photograph of 1101 SW 12th Avenue, Miami Hebrew School and Junior Congregation (source: Imberman, Max Adriel, Little Havana / Calle Ocho Historic and Architectural Context, Florida Division of Historical Resources 6/29/2017 p 15 [https://www.history.com/topics/black-history/civil-rights-movement#section\\_5](https://www.history.com/topics/black-history/civil-rights-movement#section_5)).

throughout life.”<sup>70</sup> Like Temple Beth El to the north, the Miami Hebrew School experienced decline when Jewish families began moving away from Shenandoah. Today, it is a church serving a Hispanic Evangelical congregation, Ig-



**Figure 2.61:** Current photograph (2019) of Iglesia Bautista Renacer, previously Miami Hebrew School and Junior Congregation (source: Imberman, Max Adriel, Little Havana / Calle Ocho Historic and Architectural Context, Florida Division of Historical Resources 6/29/2017 p 15 [https://www.history.com/topics/black-history/civil-rights-movement#section\\_5](https://www.history.com/topics/black-history/civil-rights-movement#section_5)).

lesia Bautista Renacer. The front façade of the building is unique for the Star of David still visible beneath a large cross that has been placed on top, reflecting the layers of culture and history of this building and the surrounding neighborhood.

In addition to these two “neighborhood” synagogues and schools that served Jewish families in Shenandoah, Temple Beth David, the largest and oldest institution in the southwestern part

70 Miami Hebrew School and Congregation Letter to Parents, September 1953. Jewish Museum of South Florida; Miami Hebrew School and Congregation Archive Box

of Miami, is located about a mile away from Shenandoah on Coral Way and 25th Road. Many residents of Shenandoah were members of this congregation, including Isidor and Ida Cohen. Temple Beth David remains a thriving synagogue and day school that serves a cosmopolitan mix of families throughout Miami.

### Jewish Businesses on Tamiami Trail

As a reflection of the large Jewish population in Shenandoah and Riverside to the North, the central commercial street between the two neighborhoods, SW 8th Street, or the Tamiami Trail, was home to a large number of Jewish businesses that served the neighborhood. These businesses thrived during the peak of the Jewish population in Shenandoah and for the decades that followed, as SW 8th Street was transformed from a Jewish neighborhood commercial street to Calle Ocho, the heart of Little Havana. Some of the Jewish businesses on SW 8th Street during this time included the following:<sup>71</sup>

#### **Weiss Klein Mears**

1334 SW 8 Street (1958-1959)

#### **Morris Richter Upholstery**

1343 SW 8 Street (1949-1970)

#### **Stahls Meats**

1360 SW 8 Street (1952-1976)

#### **Esquire Deli**

1362 SW 8 Street (1953-1956)

#### **Gurtners Cleaners**

1390 SW 8 Street (1947)

#### **Buleah Fink Real Estate**

1438 SW 8 Street (1953-1976)

#### **Lawrence Feinberg Optician**

1442 SW 8 Street (1949-1953)

#### **Tower Theater/Mitchell Wolfson**

1508 SW 8 Street (1926)

#### **Blumenbach Sales and Kesslers**

1521 SW 8 Street (1928-1959)

#### **Sid Lewis Furniture**

1534 SW 8 Street (1953)

#### **Glucker Real Estate**

1548 SW 8 Street (1939-1942)

#### **Sid Greenberg Restaurant**

1551 SW 8 Street (1940)

#### **Murrays Deli**

1551 SW 8 Street (1953-1957)

#### **United Kosher**

1553 SW 8 Street (1947-1959)

#### **European Phonograph**

1606 SW 8 Street (1953-1962)

#### **Moser**

1638 SW 8 Street (1947-1972)

#### **Royal Castle/William Singer Hamburger Emporium**

1620 SW 8 Street (1953-1970)

#### **Greens Drugs**

1968 SW 8 Street (1953-1964)

#### **Singers Service Station**

1699 SW 8 Street (1953)

<sup>71</sup> George, Paul, PhD and Henry Green, PhD, "An Historic Tour of Jewish Miami: The Riverside/Shenandoah Quarter." October 1990



## JEWISH RESIDENTS OF SHENANDOAH

While hundreds of Jewish families lived in Shenandoah over the years, some of the most notable Jewish residents of Shenandoah included Isidor and Ida Cohen, Philip G. and Jennie Blanck, Max and Ruth Kaplan Orovitz, and Joseph and Eva Richter.

### Isidor and Ida Cohen

The backdrop to all discussions of American Jewish life in the 19th and 20th century was antisemitism taking place in Eastern and Central Europe. Many of the Jewish families in Miami in the early 20th century were religious and ethnic refugees from places such as Russia, Ukraine, Rumania, and Germany. One such refugee was Isidor Cohen,<sup>72</sup> who was born in Russia and came to the United States as a child.



**Figure 2.62:** Photograph of Isidor and Ida Cohen in 1920 (source: "Luncheon To Honor Home Founder." *The Miami News* 8 Apr. 1956. Newspapers. Web. 10 Mar. 2019).

The story of Jewish life in Miami always begins with Isidor Cohen. Cohen was the third Jewish resident of Miami, arriving in February 1896,<sup>73</sup> just before the incorporation of the new City. He was the only Jewish resident to remain in the City from its incorporation through the 1920s land boom; he remained active in City affairs until his death in 1951. Cohen was a business owner, real estate professional, author, and civic leader. He crossed cultural and religious boundaries, despite the fact that by the 1920s, the City was controlled by primarily Protestant Christian families.<sup>74</sup> He and his wife, Ida Cohen, are credited with founding many of the first Jewish institutions in Miami, including synagogues, civic groups, and community centers.<sup>75</sup>

Isidor Cohen was a prolific writer. He wrote a column in nearly every issue of *The Jewish Floridian* and he published frequently in the Miami daily newspapers. Among other accolades, Cohen was one of Miami's first historians. He published his memories of pre-1925 Miami in a series of newspaper columns, which were later published as the book *Historical Sketches and Sidelights of Miami in 1925*, the same year that he and his family moved to Shenandoah. In the 1940s, Cohen published a newspaper column titled "Development of Miami's Jewish Community," which was to be used to publish a book entitled *The History of Miami Jewry*.<sup>76</sup> In his writings,

<sup>72</sup> Isidor Cohen's name is occasionally misspelled Isidore, or Isadore in contemporary newspapers and directories

<sup>73</sup> Liebman, Malvina W. and Seymour B. Liebman, *Jewish frontiersmen: Historical Highlights of Early South Florida Jewish Communities*. Jewish Historical Society of South Florida, Inc., Miami Beach, FL 1982, p.22

<sup>74</sup> Tweed, Thomas A. *An emerging Protestant establishment: Religious affiliation and public power on the urban frontier in Miami*. Church History; Santa Rosa Vol. 64, Iss. 3, September 1995, p. 413.

<sup>75</sup> Shaw, Martin, M.A. *The Jews of Greater Miami: An Historical Perspective*. Florida Atlantic University, 1992, p.5.

<sup>76</sup> "Development of Miami's Jewish Community." Cohen Family Archival Collection, The Jewish Museum of South Florida

Cohen romanticized the early days of “pioneer” Miami as a time when pioneers of all religious and ethnic backgrounds worked together and helped each other. Because there were so few residents in early Miami, and particularly so few Jews, Isidor and Ida Cohen had social and economic interactions with other prominent members of the community, whether Protestant, Catholic, or Jewish. Cohen sent his children to Methodist Sunday School to learn the old testament before there was an organized synagogue,<sup>77</sup> and was often invited to preach at local churches.<sup>78</sup>

Isidor was a persistent voice for community service, community involvement, and working together with others of diverse backgrounds as a way to prevent discrimination against Jews or any other minority group. He served as a member of the Masons, Benevolent and Protective Order of Elks, president of the Merchants’ Association;<sup>79</sup> and he served in various leadership roles in the Miami Board of Trade, including as President.<sup>80</sup> In 1921, he was elected to serve on an exclusive committee to prepare a new City charter.<sup>81</sup> Of his community involvement, it is noted:

Cohen, like immigrants in other cities, believed that these fraternal orders served important functions in a pluralistic community. They raised moral standards and inspired church affiliation. At the same time--and this was crucial for those who might be perceived as ethnically or religiously marginal--they promoted tolerance and harmony. The lodge “binds heterogeneous groups into common brotherhoods,” Cohen claimed. “Their neophytes ... are taught the golden rule, the universal adoption of which will banish bigotry, racial antagonism and intolerance.”<sup>82</sup>

77 “Development of Miami’s Jewish Community.” Cohen Family Archival Collection, The Jewish Museum of South Florida

78 “Development of Miami’s Jewish Community.”

79 Tweed, Thomas A. *An emerging Protestant establishment: Religious affiliation and public power on the urban frontier in Miami*. Church History; Santa Rosa Vol. 64, Iss. 3, September 1995, 412

80 Tweed

81 Tweed

82 Tweed



**Figure 2.63:** 1930s tax card photograph of 1876 SW 10th Street, Isidor and Ida Cohen’s home, prominent Jewish residents and civic leaders in the community (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.64:** Claire Cohen and her bridesmaids at the Cohen home before her wedding at Temple Beth David, 1928 (source: Liebman, Malvina W. and Seymour B. Liebman, *Jewish frontiersmen: Historical Highlights of Early South Florida Jewish Communities*. Jewish Historical Society of South Florida, Inc., Miami Beach, FL 1982).



**Figure 2.65:** Photograph of Isidor and Ida Cohen (center) and their family, 1919 (source: Liebman, Malvina W. and Seymour B. Liebman, *Jewish frontiersmen: Historical Highlights of Early South Florida Jewish Communities*. Jewish Historical Society of South Florida, Inc., Miami Beach, FL 1982).



Isidor and Ida Cohen were truly the “power couple” of their time. Ida rivaled her husband in civic involvement and leadership in the Miami community. Ida Cohen worked closely with Protestant women of the community, toiling with Jessie Byrd Sewell, an Alabama-born Baptist, on behalf of the Women’s School Improvement Association;<sup>83</sup> in 1923, the Miami Herald reported that Ida Cohen was actively volunteering for the Red Cross alongside Mr. and Mrs. William Jennings Bryan, Mrs. Lester B. Manley, and Mrs. George Merrick.<sup>84</sup>

Within the Jewish community, Isidor and Ida Cohen also served as figureheads. Isidor was a founding member of Temple Beth David, the oldest Jewish congregation in Miami.<sup>85</sup> Ida “became the perennial president of most Jewish women’s organizations in the 1920s,”<sup>86</sup> including Daughters of Israel<sup>87</sup> and the Chesed Shel Emeth Sisterhood. She was the founder of the Jewish Home for the Aged in the 1940s, today known as the Douglas Home.<sup>88</sup> Both Isidor and Ida were strong supporters of Jewish institutions and encouraged people of the Jewish faith to work together towards common goals, rather than engaging in in-fighting.

Isidor and Ida Cohen were extremely influential members of the Jewish community. When Isidor and Ida decided to purchase

a modest Spanish Bungalow at 1876 SW 10th Street in Shenandoah in 1925 and moved their family to the neighborhood, it is very likely that their choice of neighborhood influenced Miami’s Jewish families to move to the neighborhood as well. Within a period of five years, Shenandoah came to be known as Miami’s “premiere Jewish neighborhood,” and it would remain that way for over thirty years.

The Cohen home at 1876 SW 10th Street remained in the family for over fifty years; Isidor passed away in 1951 and Ida remained in the home until her death in the 1970s.<sup>89</sup> During those years, hundreds of pivotal meetings were held over a cup of tea in the Cohen living room. In 1940, the organizational meeting for the Douglas Home for the Aged was held here, where Ida gathered the women who would become officers of the Institution and convinced a friend of hers, Adam Reis, to give \$10,000 to the cause, which was used to purchase the first “Home” at SW 12th Avenue and SW 4th Street.<sup>90</sup> Countless parties and celebrations were held at home as well, including the wedding of their daughter Claire to Sydney Weintraub,<sup>91</sup> who would later go on to be a major supporter of the University of Miami and founder and major supporter of the Miami Science Museum and Planetarium.<sup>92</sup>

83 Tweed, Thomas A. *An emerging Protestant establishment: Religious affiliation and public power on the urban frontier in Miami*. Church History; Santa Rosa Vol. 64, Iss. 3, September 1995, 412

84 “Red Cross Booths to Open Today.” *The Miami Herald* 10 Nov. 1923. America’s Historical Newspapers Database. University of Miami Libraries. Web. 25 Jan. 2019

85 Liebman, Malvina W. and Seymour B. Liebman, *Jewish frontiersmen: Historical Highlights of Early South Florida Jewish Communities*. Jewish Historical Society of South Florida, Inc., Miami Beach, FL 1982, p.32

86 Liebman

87 Liebman

88 Liebman

89 Transcribed Notes for Jewish Home for the Aged, Cohen Family Archive Box, Jewish Museum of South Florida

90 Transcribed Notes for Jewish Home for the Aged, Cohen Family Archive Box, Jewish Museum of South Florida

91 Liebman

92 Liebman

## Philip G. Blanck and Jennie Blanck

Like Isidor Cohen, Philip G. Blanck was born in Russia around 1885. His family came to the United States escaping the pogroms under the Czar, and Blanck came to Miami in 1913 by way of New York City and then Key West. His name was originally Philip Goldenblank, but while in Key West he had shortened it to Philip G. Blanck.<sup>93</sup> Philip G. Blanck and his wife Jennie were prominent merchants in Miami with their business *Blanck's Department Store* in Downtown from 1914 -1926. They were founding members of Temple Beth David and they played an active role in the early development and building of the synagogue.

Blanck made a strategic investment in Downtown property, purchasing a house next to the downtown location of Temple Beth David in the 1910s. In 1924, the Blanck family home in Down-

town was purchased by a developer to be redeveloped as the Savoy Hotel; Blanck used the \$35,000 proceeds from the sale of his downtown property<sup>94</sup> to commission one of the largest homes in Shenandoah at 1848 SW 11 Terrace in 1925.<sup>95</sup> The family business suffered as a result of the 1926 Hurricane, and it is likely that the Blanck family was forced to move in 1930 for financial reasons. Although the family moved three times over the next three decades, they remained always within one block of their original Shenandoah home. By 1930, the house at 1848 SW 11th Terrace was placed for sale and the Blanck family moved to another of Shenandoah's grandest homes at 1800 SW 11th Street. By 1949, Philip had passed away and his widow Jennie had moved to 1120 SW 19 Avenue, a home she inherited from her Rippa family.

93 Bernie Blanck Oral History Transcript, transcribed November 10, 1997, Jewish Museum of South Florida, archives Blanck Family archive box

94 Bernie Blanck Oral History Transcript

95 "Shenandoah's Best Home" advertisement. *The Miami News* 9 Mar 1930. Newspapers. Web. 21 Mar. 2019



**Figure 2.66:** Historic photograph of 1848 SW 11th Terrace, Philip G. and Jennie Blanck's home between 1925 and 1930 (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.67:** Historic photograph of 1800 SW 11th Street, Philip G. and Jennie Blanck's home after 1930 (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).





**Figure 2.68:** Blanck's Department Store, located at 9th Street and Avenue D, 1913. Left to right in front of store: Charlie Higgs (porter, tailor), Jennie Rippa Blanck, P.G. (Philip) Blanck, salesman, saleswoman, Mr. Hendry. Left to right in upstairs window: maid and Bernie Blanck (son of Jennie and Philip) (source: *Blanck's Department Store*. 1913. Black & white photonegative. State Archives of Florida, Florida Memory. 10 May 2019. <<https://www.floridamemory.com/items/show/135759>>).

**RESIDENCE TO BE BUILT FOR  
P. G. BLANCK IN SHENANDOAH**

A. Robert Chananie, architect, with temporary offices in the Coolidge building, has just drawn plans for the above residence to be built for P. G. Blanck of Miami in the Shenandoah section. The residence alone will cost approximately \$35,000. It is to contain 10 rooms, and the red tile roof, balcony effect and general design shows the Mediterranean influence.

**Figure 2.69:** An advertisement in *The Miami News*, 1925.

**SHENANDOAH'S BEST HOME**

TWO-STORY, NINE-ROOM C. B. S. HOME, in the heart of Old Shenandoah. The best construction throughout. Lot 100x117. House has 4 master bedrooms, 2 complete baths, extra toilet and lavatory, double living room, laundry, 2-car garage, porte-cochere, soft-water tank, solar water heater, and furnishings that cost about \$10,000. Phone 2-0177 for appointment.

THE PRICE IS TOO LOW TO QUOTE  
**E. J. DAVENPORT**  
1717 S. W. Eighth St.

**Figure 2.70:** An advertisement in *The Miami News*, 1930.



## Max and Ruth Kaplan Orovitz

Max Orovitz came to Miami at the peak of the boom in 1925 and went on to make important contributions to the development of the City. Ruth Kaplan Orovitz was from the prominent Jewish Kaplan family. Max was a founder of Mount Sinai Hospital (1942) and the longest-serving Chairman of the Board. He also served in a leadership role for the Greater Miami Jewish Federation. Max and his brother-in-law Dan Ruskin partnered to run the Scott-Perry Corporation to build houses between 1936 and 1941. They used non-Jewish names for their company to avoid discrimination. The subsequently owned Public Gas Company and a concrete-making operation, Alfred Destin Company.<sup>1</sup>

Max and Ruth lived at 1867 SW 11th Terrace in the 1930 and 1940s, on the same block as Philip G. and Jennie Blanck.



**Figure 2.71:** Photograph of Ruth and Max Orovitz and their family, 1970s (source: Bramson, Seth, *L'Chaim!: The History of the Jewish Community of Greater Miami*, The History Press, Charleston, SC, 2008).



**Figure 2.72:** Photograph of Ruth Kaplan in front of Miami High, 1927 (source: Bramson, Seth, *L'Chaim!: The History of the Jewish Community of Greater Miami*, The History Press, Charleston, SC, 2008).



**Figure 2.73:** 1930s tax card photograph of 1867 SW 11th Terrace, Max and Ruth Orovitz's home (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

<sup>1</sup> Bramson, Seth, *L'Chaim!: The History of the Jewish Community of Greater Miami*, The History Press, Charleston, SC, 2008



## Joseph and Eva Richter

Joseph and Eva Richter were prominent jewelers who owned a thriving jewelry business in Downtown Miami, Richter Jewelry Company, Inc. Since 1926, they resided in Shenandoah: first at 1698 SW 12th Street and later at 1757 SW 12th Street. In 1930, they moved with their children into the grand Art Deco-style mansion at 1893 SW 10th Street. The Richter family remained in the home until the late 1940s when, like many Jewish families, they chose to move to Miami Beach.<sup>96</sup> The house was sold to Guillermo Cabrera, a Puerto Rican who worked as a pilot bringing ships into the Port of Miami for over thirty years; the house remains in the Cabrera family today.

<sup>96</sup> Richter, Vinson. Interview. 18 June 2019.



**Figure 2.74:** Photograph of Joseph and Eva Richter with their children at the grand fireplace at their home at 1893 SW 10th Street c. early 1930s (source: Vinson Richter's personal collection, Grandson of Joseph and Eva Richter).



**Figure 2.75:** Historic photograph of 1757 SW 12th Street, Joseph and Eva Richter's home between approximately 1926 and 1930 (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.76:** Historic photograph of 1893 SW 10th Street, Joseph and Eva Richter's home from 1930 to 1948 (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.77:** Photograph of Eva Richter and her son Robert on the front steps of their home at 1893 SW 10th Street, c. 1940s. The photo was taken just before Robert's departure to serve in World War II, where he was killed in action in Manila (source: Vinson Richter's personal collection, Grandson of Joseph and Eva Richter).

## Discrimination and Violence against Jews in Miami and Shenandoah

The residents of Shenandoah lived through challenging times in the 1920s, 1930s, 1940s, and 1950s. The Depression affected many families; the atrocities of the war in Europe and the Holocaust were a somber backdrop of the time and a constant reminder of the consequences of intolerance. In the 1950s, the Civil Rights movement sparked civil unrest that affected Jewish families and institutions.

In one account of early Jewish life in Miami, discrimination and hostility towards Jews was one of the results of the 1920s land boom. Malvina Liebman recounts the 1920s practice of speculative investment in “binders” or deposits on parcels of land, which changed hands sometimes multiple times in a single day:

Many of the ‘binder boys’ [speculative investors] were Jewish and the term became one of condescension... the wave of antisemitism has been accounted for as opposition to the sudden influx of Jewish people as symbolized by the ‘binder boys.’ It may also have been resentment toward Jewish profit-making. One real estate developer must have decided to ‘get even’... to sell alternate lots only to Jews at \$8,000 and then when all were sold, to sell the other lots to Gentiles for \$6,000 thus insuring heavy Jewish losses... the scheme worked very well, so well, in fact that many people attribute the end of the boom to this act. The word spread swiftly to all Jewish investors who stopped buying and left.”<sup>97</sup>

Isidor Cohen dedicated his life to the fight against hatred and discrimination. He wrote extensively about the origins of anti-Semitism, and he worked hard throughout his life to promote tolerance and harmony amongst diverse groups, but specifically tolerance and harmony between Jews and Christians. In one of his pieces about anti-Semitism titled *Envy, a Major Contributory Cause of Anti-Semitism*, he wrote: “Envy is one of mankind’s strongest passions. It cherishes individual enmities, international hatreds and wars. The Jewish people is particularly exposed to envy owing to its exalted status, as the ‘Chosen People,’ conferred upon it by the Bible.”<sup>98</sup>

From the 1920s through the 1950s, the Ku Klux Klan was a very real presence in Miami, and rising racial tensions and post-war paranoia resulted in intimidation and violence against Jews, amongst other minority groups. The Klan had its headquarters at 420 SW 8th Avenue in nearby Riverside; they participated in public parades in the City, including the July 4th Parade and the Fiesta of the American Tropics parade.<sup>99</sup>

Daniel Richter, a prominent Jew who grew up in Shenandoah, recalled seeing KKK members in full dress meeting across the street from his home in 1926.<sup>100</sup> On December 4, 1951, an attempted bombing took place at the Miami Hebrew School and Junior Congregation on 12th Avenue, across the street from Westmoreland / Shenando-

97 Liebman, Malvina W. and Seymour B. Liebman, *Jewish frontiersmen: Historical Highlights of Early South Florida Jewish Communities*. Miami Beach, Jewish Historical Society of South Florida, Inc., 1982, pp.37-38

98 Cohen, Isidor. “Envy, a Major Contributory Cause of Anti-Semitism.” *The Jewish Criterion*. University of Florida Digital Collections. University of Florida George A. Smathers Libraries. < <https://ufdc.ufl.edu>>

99 State Library. *Florida Memory*, Florida Department of State Division of Library and Information Services

100 Richter, Vinson. Interview. 17 June 2019





**Figure 2.78:** Photograph of a Ku Klux Klan float in the July Fourth parade in Miami, 1927 (source: State Library. "Ku Klux Klan Float in July 4th parade-Miami, Florida." Florida Memory, Florida Department of State Division of Library and Information Services, <https://www.floridamemory.com/items/show/28087>).



**Figure 2.79:** Photograph of a Ku Klux Klan float in parade on Flagler Street in Miami, 1920s (source: State Library. "Ku Klux Klan Float in Parade on Flagler Street - Miami, Florida." Florida Memory, Florida Department of State Division of Library and Information Services, <https://www.floridamemory.com/items/show/143046>).

ah.<sup>101</sup> Local Jewish leaders accused the Ku Klux Klan of throwing dynamite at the temple from a moving automobile. By the late 1950s, the Civil Rights movement was gaining momentum. On September 9, 1957, President Eisenhower signed the Civil Rights Acts of 1957 into law, the first major civil rights legislation since Reconstruction.<sup>102</sup> This resulted in a backlash of violence and intimidation from White Supremacist groups who felt intimidated by the changes.

Many Jewish individuals and organizations were actively involved supporting African Americans during the Civil Rights movement. As a result, Jewish homes and institutions throughout the country and even in Shenandoah became the target of threats and violence. A Shenandoah resident recounted in 1949, "walking silently on the sidewalk, in pairs, were about a dozen klansmen in their working habits, black robes with black goods covering their faces. They carried a large cross and chains that rattled. From the holes in the hoods, the lights picked up the gleam of their eyes, shining bright like burning candles. It was as though a procession of the dead rising from their graves was coming at us. We were petrified with fright."<sup>103</sup>

On March 16, 1958 an explosion caused severe damage to the school wing of Temple Beth-El on 17th Avenue.<sup>104</sup>

101 Imberman, Max Adriel. "Little Havana / Calle Ocho Historic and Architectural Context." Florida Division of Historical Resources, 2017, p 15

102 Editors, History.com. "Civil Rights Movement." History.com, A&E Television Networks, 27 Oct. 2009, [www.history.com/topics/black-history/civil-rights-movement#section\\_5](http://www.history.com/topics/black-history/civil-rights-movement#section_5)

103 Mohl, Raymond A. et al. *South of the South: Jewish Activists and the Civil Rights Movement in Miami, 1945-1960*, p90. University Press of Florida, 2004

104 "List of attacks on Jewish institutions in the United States." Wikipedia. Wikimedia Foundation, Inc. Web. 6 Jun. 2019. <[https://en.wikipedia.org/wiki/List\\_of\\_attacks\\_on\\_Jewish\\_institutions\\_in\\_the\\_United\\_States](https://en.wikipedia.org/wiki/List_of_attacks_on_Jewish_institutions_in_the_United_States)>

### Departure of Jewish Residents and Businesses from Shenandoah

By the 1950s, Shenandoah was no longer the fashionable Jewish neighborhood, and families began to move away to Miami Beach and other suburban locations. Perhaps it was the violence and the threats felt by the presence of the nearby KKK headquarters in Riverside, and the recent bombings and attempted bombings of local synagogues, schools and churches. Perhaps it was the death in 1951 of the longtime Shenandoah resident and Jewish figurehead, Isidor Cohen. Perhaps it was the opportunity to live in luxurious Miami Beach, where decades-long restrictions against Jewish property ownership and residency had been lifted. Or perhaps, like most areas in the United States, the rise of automobile use and the post-war building boom of the 1950s offered new options to live further away from the city center in larger houses, on larger lots, in suburban communities. Older, close-in suburbs from the 1910s and 1920s like Shenandoah were out of fashion; newer, far-flung suburbs were popular. Those who could afford to move, did. Rising vacancies in housing, commercial spaces, and civic institutions as a result of the departure of Jewish and middle-class Protestant families set the stage for a Cuban revival of the neighborhood in the 1960s.

## *PART 4: SHENANDOAH, A HOME TO REFUGEES AND DIVERSE ETHNIC GROUPS*

Shenandoah has been home to diverse ethnic, religious and socio-economic groups since the 1920s. In addition to its most notable Jewish community, it was also home to Russian and Lebanese families, refugees from Hungary, and refugees from Cuba. In addition to its synagogues, the diversity of the neighborhood was and still is evident in the many churches in the area, including Our Lady of Lebanon Church at 2055 Coral Way and St. Peter and Paul Russian Orthodox Church at 1411 SW 11th Street, which was established in 1951.<sup>105</sup>



**Figure 2.80:** St. Peter and Paul Russian Orthodox Church at 1411 SW 11th Street (source: Plusurbia Design).

<sup>105</sup> "Parish History." Saints Peter & Paul Orthodox Church - Home, <https://orthodoxpeterandpaulmiami.org/sspphistory>



The initiative for the United States to take in refugees originated with the federal government, especially as it was considered a “Cold War weapon against Communists.” In 1953, President Eisenhower signed legislation to allow 214,000 refugees, orphans and other aliens to enter the United States above regular immigrant quotas. The new law was allotted to people who had escaped or been expelled from behind the Iron Curtain [Soviet Union] and had streamed into Western Germany or Western Austria.<sup>106</sup> Miami and in particular, Shenandoah, welcomed many refugees from these eastern European countries.

Federal aid to refugees of Communist countries was soon extended to Cubans with the rise of Fidel Castro. President Eisenhower appropriated one million dollars for relief of the Cuban refugees in Miami and established a Cuban refugee emergency center at 223 NW 3rd Avenue.<sup>107</sup> Presidents Kennedy and Nixon also acted in making sure that the United States participated in aiding Cuban refugees. President Nixon even visited Shenandoah Presbyterian Church at 2100 SW 8th Street in 1972 and said after his visit that “Cubans [had] made great citizens and contributed a great deal to the vitality of our country. [They] add new life and spirit.”<sup>108</sup>

### Shenandoah Community Outreach to Cuban Refugees

Aligning with Federal, State and Local government refugee aid efforts, and in keeping with Shenandoah’s status as a home for diverse immigrant and ethnic groups, in the 1950s and 1960s, churches, schools, and civic associations in and around Shenandoah were actively involved in assisting refugees from Communist countries. The majority of these refugees came from Cuba. At the Shenandoah Presbyterian Church at 2100 SW 8th Street, Pastor J. Wayte Fulton actively assisted in the refugee program.<sup>109</sup> To the south, at 2225 SW 17th Avenue, Shenandoah Baptist Church began offering services in Spanish and even opened a Spanish department.<sup>110</sup> The YMCA also stepped in, creating the International Branch of the YMCA at 2225 SW 8th Street, designed to serve Cuban refugees.<sup>111</sup>



**Figure 2.81:** Shenandoah Presbyterian Church at 2100 SW 8th Street (source: Imberman, Max Adriel. “Little Havana / Calle Ocho Historic and Architectural Context.” Florida Division of Historical Resources, 2017).

106 “Ike Signs Refugee Bill”. *The Miami News* 7 Aug 1953, p. 11. Newspapers. Web. 1 June 2019

107 “A Christmas Present for Latin Exiles”. *The Miami News* 10 Dec. 1960, p.5. Newspapers. Web. 2 June 2019

108 “Language barrier must fall for full acceptance”. *The Miami News* 30 June 1972, p. 60. Newspapers. Web. 2 June 2019

109 Leyden, Louise. “Preserve Bible. Another Way Church Can Serve.” *The Miami News* 23 June 1962, p. 3. Newspapers. Web. 29 May 2019

110 “Church of the Week. They Tell Word in Varied Tongues”. *The Miami News* 2 June 1962, p. 4. Newspapers. Web. 29 May 2019.

111 “Cuban ‘Y’ Dedication Tomorrow.” *The Miami News* 22 June 1963, p. 4. Newspapers. Web. 2 June 2019.

Miami-Dade Public Schools made great efforts to accommodate and assist the new Cuban students. The public schools were at full capacity as they took in "10,000 Cuban refugee pupils... coming in at the rate of 250 a week... Riverside Elementary [was] well over 50 per cent Cuban, with a rising ratio at Citrus Grove, South Side, Shenandoah, Robert E. Lee, Ada Merritt, Santa Clara and Auburndale."<sup>112</sup> In Shenandoah, a staff member described the new students' presence at Shenandoah Junior High: "Their eyes are a little wider and deeper. They're excited, but they're also very sad, almost subdued. But none of them has dropped out of school and, on the surface, everything is quite normal."<sup>113</sup> By the time the Superintendent at the time ordered all schools in the district to develop plans that provided bilingual education for all students who desired it, Ida M. Fisher Junior High and Shenandoah Junior High already had bilingual programs established.<sup>114</sup>

### Transformation of Shenandoah to "La Sagüesera"

As Shenandoah institutions were pitching in to assist and welcome refugees, the neighborhood itself was in the midst of a demographic transformation. Wealthy, prominent Jewish families were moving away to Miami Beach, and all other families that had economic means were moving to the far-flung suburbs, as was the

fashion at that time. Shenandoah and Riverside offered vacant apartments, low rents, declining property values, access to public transportation, and jobs: the perfect environment for refugee groups to settle en masse with their families. At the time, an average house sold for \$15,000 and an average store rented for \$100 a month (\$127,500 for a house and \$850 a month for a store in the current day).<sup>115</sup> Within a few years, Cuban refugees "not only stopped the decline, they had transformed the area into a vital new community: 'La Sagüesera' or "The Southwest" district of Miami. This area would soon be known as Little Havana.<sup>116</sup>

Shenandoah and Riverside had a small Cuban population prior to the influx of political refugees in the 1960s. In 1933, Cuban exiles first arrived in Miami during the Machado presidency. The population increased in the early 1950s after Batista overthrew Carlos Prío Socarras. According to Willy Gort, former executive director of the Little Havana Development Authority, "The exiles at that time bought some property, mainly small apartment houses between S.W. Eighth Street and Flagler." There were over 10,000 Cubans in the area before Fidel Castro gained control in Cuba.<sup>117</sup>

As explained by Max Imberman of the State of Florida Division of Historical Resources in the report "Calle Ocho Historic and Architectural Context,"<sup>118</sup>

112 Garnet, Betty. "Cuban School Bill Zooms." *The Miami News* 19 Oct. 1961, p.54. Newspapers. Web. 28 May 2019

113 Garnet, Betty. "Cuban Pupils Here Feel Invasion Grip." *The Miami News* 18 Apr. 1961, p.8. Newspapers. Web. 28 May 2019

114 "Bilingual programs ordered in all school grades." *The Miami News* 1 Oct. 1971, p.1. Newspapers. Web. 30 May 2019

115 Greene, Juanita, "Miami's Changing Face." *The Miami Herald* 18 June 1971, p. 14g. America's Historical Newspapers Database. University of Miami Libraries. Web. 20 May 2019

116 Gisela Lopez-Malta, "From Riverside to Little Havana," Cuban Heritage I (Fall 1987): p.18

117 Gort, Wilfredo. "Interview conducted in Miami, Florida, 1993-05-01." UM Database. Web. 1 Feb. 2019.

118 Imberman, Max Adriel. "Little Havana / Calle Ocho Historic and Architectural Context." Florida Division of Historical Resources, 2017



The first massive group of Cuban immigrants in Miami consisted of around 200,000 people who mostly felt threatened by the regime change in their home country. This group is historically known as the “golden exiles” because of the relative wealth, education, and business experience they entered the United States with. The United States government granted these immigrants refugee status to make their arrival in the country easier and less painful. Because the socialist Cuban Revolution generally was most threatening to those who had been well off in Cuba, the golden exiles were an attractive group of immigrants, who were anticipated to assimilate and contribute to the city’s economy and cultural scene.<sup>119</sup> This first wave of immigrants who arrived in the country had already had experience establishing themselves as successes in their homelands. They had education and experience. Their initial barriers would be language and culture. They were not used to American, or more specifically, Miamian culture and society, and would have to adapt.

While the earliest refugees who fled Castro’s Cuba were wealthy and educated, middle and working-class Cubans began to emigrate to Miami by 1963. By early 1962, eighty-five thousand Cubans had registered at Miami’s Freedom Tower as refugees. Of this number, around sixteen thousand left the state of Florida. Of the vast majority who stayed in Florida, many moved elsewhere in the state, such as Tampa, which had a large Cuban population since the late nineteenth century. The many Cubans who stayed in Miami were looking to form a community that could approximate that which they had lost by fleeing their home country.<sup>120</sup> Miami had long been considered colloquially an extension of Havana, an American city that nonetheless absorbed and demonstrated some characteristics of its Caribbean neighbors. The Cuban immigrants of the early 1960s expedited this ongoing process by actively recreating many of the cultural icons and

characteristics of their home country. The junction of the Riverside/Shenandoah neighborhoods, which had declined in property value through the 1950s as its previous Jewish tenants moved to Miami’s new suburbs, served as a backdrop for the growth and development of Miami Cuban culture. The wealthy and ambitious first generation of Cuban immigrants sought to create a community that they would be familiar with, and attempted to take advantage of the new Miami market with familiar offerings, such as new restaurants with old names, old dishes, and even sometimes the same wait staff as had been in Cuba. If Miami was to become a Havana away from Havana while Castro ruled the country, many Cuban immigrants sought to take advantage of familiarity and hominess. Local cultural institutions, such as radio stations and churches, began to transition to speaking Spanish to suit the new clientele, as more and more Cubans moved in and other ethnicities moved out. ...<sup>121</sup>

Businesses tailored themselves to serve a Cuban clientele, with many cafes serving coffee to the public through *ventanitas* (little windows). Despite concerns that Little Havana would become a ghetto like many other ethnic enclaves in history, by 1966 the New York Times was calling the neighborhood’s commercial district along Southwest 8th Street the “most interesting and fastest growing” area of Cuban settlement in Miami.<sup>122</sup> The Cuban immigrants who came to Miami, most of whom were ardently opposed to the Castro regime, led by an initial wave of wealthy, educated businesspeople, went about the task of creating a new Cuban community within the city of Miami with full force.

The 1970s were the decade where Southwest 8th Street truly became “Calle Ocho” and Little Havana went from something that seemed like a temporary response to temporary political conditions to a pivotal part of Miami’s culture and society. By 1970, enough native Spanish speakers resided in the Little

119 Grenier, Guillermo J. and Corinna J. Moebius. *A History of Little Havana*. The History Press, 2015, 23-24

120 Grenier p. 25

121 Grenier pp.32-33

122 Grenier, Guillermo J. and Corinna J. Moebius. *A History of Little Havana*. The History Press, 2015, p. 36

Havana area to allow residents to live lives entirely immersed in the Spanish language. A Cuban immigrant in Miami could live with Cubans, work with and for Cubans, and experience only Spanish-language culture on the television and radio. Even today, when Little Havana's residents are no longer almost universally Cuban, being immigrants from a variety of Central and South American countries, Little Havana maintains its Cuban character as an ethnic enclave.<sup>123</sup>

In Shenandoah, the physical transformation of the neighborhood was evident as extended immigrant families adapted homes, duplexes, and apartment buildings to meet their needs. Small bungalows were adapted: porches and porte cocheres were enclosed for use as additional bedrooms. Phased additions at the rear of the property were constructed to house additional family members. Rear ancillary garages were enclosed and expanded to create additional living units for rent or for extended family members. New rear ancillary living units were constructed.

Grand, two-story homes were subdivided into apartments, with some homes divided into as many as six or even ten apartment units. Duplexes and apartment buildings remained relevant and in high demand as affordable housing units within the quieter, landscaped suburban character of Shenandoah. Ingenuity and thriftiness were the defining characteristics of these adaptations. Cultural adaptations to homes included installation of ornate religious shrines in the front of homes.

In addition to physical adaptations of historic residences, other physical evidence

of Shenandoah's demographic shift in the 1960s is the presence of multiple cultural centers, Municipios, and monuments, most notably Cuban Memorial Boulevard. In 1973, the Miami City Commission formally renamed Southwest 13th Avenue and its central landscaped parkway "Cuban Memorial Boulevard," at the request of the Cuban Historical Group Memorial Committee.<sup>124</sup> At that time, a plaza had already been constructed at SW 8th Street, or Calle Ocho, with the Eternal Torch of Brigade 2056, a monument to those who died during the Bay of Pigs invasion. Soon after, the Mother's Monument, a statue of



**Figure 2.82:** Historic photograph of a Bungalow with a porch that has since been enclosed at 820 SW 13th Avenue (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.83:** Current photograph (2019) of a Bungalow with a porch that has since been enclosed at 820 SW 13th Avenue (source: Plusurbia Design).

<sup>123</sup> Grenier pp. 45-46

<sup>124</sup> "Renaming of avenue for Cubans queried." *The Miami News* 29 March 1973. Newspapers. Web. 30 May 2019



the Virgin Mary, was moved to the Boulevard by the City.<sup>125</sup> In the ensuing years, an additional five monuments have been constructed in the median of Cuban Memorial Boulevard.

Local churches, schools, and businesses quickly transformed to not only assist Cuban refugees but to become Cuban and Spanish-speaking themselves. Every local church in the area soon became a Spanish-speaking congregation, includ-

125 "Monuments growing in boulevard median." *The Miami News* 10 Nov. 1986. n. 8A. Newspapers. Web. 30 May 2019



**Figure 2.84:** Historic photograph of a garage apartment as an ancillary building to the main residence at 875 SW 13th Avenue (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.85:** Current photograph (2019) of the former garage apartment at 875 SW 13th Avenue, now an additional unit in the property (source: Plusurbia Design).



**Figure 2.86:** Religious shrine on display inside a residence within the Shenandoah survey area (source: Plusurbia Design).



**Figure 2.87:** Religious shrine on display at a residence within the Shenandoah survey area (source: Plusurbia Design).



**Figure 2.88:** Religious shrine on display at a residence within the Shenandoah survey area (source: Plusurbia Design).

ing Shenandoah Presbyterian Church, Sts. Peter & Paul Catholic Church (not to be confused with St. Peter & Paul Orthodox Church nearby) and Shenandoah Baptist Church. Coral Way Elementary, which served neighborhood children since the 1930s, began offering a fully bilingual program in 1963 and was a pioneer in the field of bilingual instruction in the United States. Southwest 8th Street, previously known as “The Trail” soon became known as “Calle Ocho,” or 8th Street in Spanish. The Tower Theater at 1508 SW 8th Street became the first movie theater in Miami to show films with Spanish subtitles.<sup>126</sup> Soon Cuban restaurants, grocery stores, and cafeterias with “ventanitas” dominated the commercial scene on Calle Ocho. ■



**Figure 2.89:** Bay of Pigs Museum at 1821 SW 9th Street (source: Plusurbia Design).



**Figure 2.90:** *Presidio Político Histórico Cubano, Casa del Preso* at 1140 SW 13th Avenue (source: Plusurbia Design).



**Figure 2.91:** *Municipio de Santiago de Cuba en el Exilio* at 845 SW 14th Avenue (source: Plusurbia Design).

<sup>126</sup> Novaes, Marina. Tower Theater Historic Designation Report. City of Miami: Historic Preservation, May 2013. <[www.historicpreservationmiami.com/pdfs/Tower Theater Designation Report.pdf](http://www.historicpreservationmiami.com/pdfs/Tower%20Theater%20Designation%20Report.pdf)>. Accessed June 21, 2019.



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# Cuban Memorial Boulevard

Southwest 13th Avenue was laid out in an innovative way with a central parkway and coordinated landscaping. The Westmoreland Company hired one of the largest nursery farms in the south to provide the plants, Griffin Brothers, and hired a Mr. Trefrey, landscape gardener (precursor of the profession of landscape architecture), who was lauded as “one of the most experienced men in this work in Florida.”<sup>1</sup> Parkway planting was selected and overseen by Mr. Trefrey, with species including Royal Poinciana, Royal Palms, Coconut Palms, Washington Palms, Eucalyptus, Australian Pines, Altheas, Calapas, and sod. In front of each lot line on the streets, a Washington Palm, Australian Pine, and Hibiscus was planted.<sup>2</sup>

This original striking feature of the neighborhood, the central landscaped parkway, still remains as a beautiful median on SW 13th Avenue that serves as a park for the neighborhood today. The alterations to the parkway’s original configuration and design through the years have cultural significance as part of the Cuban Memorial Boulevard, a portion of the median dedicated to celebrate Cuban history and heritage. As Little Havana, Shenandoah and Westmoreland became some of the first neighborhoods in the City of Miami to host large numbers of Cuban refugees during the Batista and Castro regimes, the central

parkspace on SW 13th Avenue became a place where people could display their pride for their heritage and their freedom.

In 1973, the Miami City Commission formally renamed Southwest 13th Avenue “Cuban Memorial Boulevard” at the request of the Cuban Historical Group Memorial Committee.<sup>3</sup> At that time, a plaza had already been constructed at SW 8th Street, or Calle Ocho, with the Eternal Torch of Brigade 2056, a monument to those who died during the Bay of Pigs invasion. Soon after, the Mother’s Monument, a statue of the Virgin Mary, was moved to the Boulevard by the City.<sup>4</sup> In the ensuing years, an additional five monuments have been constructed in the median of Cuban Memorial Boulevard.

Beyond the plazas and monuments that celebrate Cuban pride and heritage, the street continues to be one of the few in Miami with a median that serves as a park for the neighborhood. Currently, the median at SW 13th Avenue has a curving paved trail with extensive tree canopy, landscaped grounds, and plenty of benches with beautiful artwork, all of which make it an inviting, shady, and beautiful place for residents to meet and socialize; or for those who are visiting the area, a pleasant route as they make their way to the heart of Little Havana. ■

1 “Westmoreland Late Addition is Popular” The Miami News, Dec 7, 1912

2 “Westmoreland Late Addition is Popular” The Miami News, Dec 7, 1912

3 “Renaming of avenue for Cubans queried” The Miami News, March 29, 1973

4 “Monuments growing in boulevard median” The Miami News November 10, 1986, 8A





**Figure 2.92:** Photograph of the parkway at Cuban Memorial Boulevard (source: Plusurbia Design).



**Figure 2.95:** Photograph of Mothers' Monument and Ceiba Tree at Cuban Memorial Boulevard (source: ©Steven Brooke Studios, Inc.).



**Figure 2.93:** Photograph of the Eternal Torch of the Brigade 2056, a monument to those who died during the Bay of Pigs Invasion (source: Plusurbia Design).



**Figure 2.96:** Photograph of a monument at Cuban Memorial Boulevard dedicated to Manolo Fernández, a renowned actor, and Nestor "Tony" Izquierdo, a revolutionary hero (source: Plusurbia Design).



**Figure 2.94:** Photograph of the plaza dedicated to Cuban journalists who bravely devoted their lives to write against the Castro regime (source: Plusurbia Design).



**Figure 2.97:** Photograph of the monument with a bronze map of Cuba and a quote by Cuban poet and hero Jose Martí at Cuban Memorial Boulevard (source: Plusurbia Design).



## PART 5: ARCHITECTURAL ORIGINS

The architecture of Westmoreland and Shenandoah is uniquely representative of major trends in South Florida design, including the rise of mass-produced housing design, plan book houses, mail-order homes, and kit homes from local builder companies.

### Sub-Tropical Housing: The Bungalow

The Bungalow, specifically the Craftsman-style Bungalow, is the housing type associated with the early development of Westmoreland in the 1910s and 1920s, and with the earliest phases of construction in Shenandoah in the 1920s. A Bungalow is defined as “a low house, with a broad front porch, having either no upper floor or upper rooms set in the roof, typically with dormer windows.”<sup>1</sup> An article published about the Bungalow in South Florida explains:

“Perhaps no type of house has been found



**Figure 2.98:** Historic photograph of a Bungalow with a porch that has since been enclosed at 1629 SW 11th Terrace (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

which answers the peculiar needs... of Florida life in particular as well as the bungalow... in it may be found many of the effects obtained by the quaint old houses of rural Europe with their broad overhanging eaves, modernized and combined with the architecture typical of the early Spanish settlers. Originally, the bungalow was a type of house used in India, and introduced into other countries by the English from here. Broad veranda and the wide eaves are among its principal characteristics.”<sup>2</sup>

This housing type was very popular in the early 20th century. It was ideally suited for detached-dwelling suburban developments, as the plans were broadly circulated through a variety of national publications, and soon large-scale manufacturers began producing house “kits” of pre-cut materials to build the bungalows. Bungalows were promoted as being particularly well-suited for the sub-tropical climate of Miami, as the wide overhanging eaves and large porches that provided protection from the sun and rain.

Westmoreland, like many other 1910s suburban developments in Miami, utilized the Bungalow housing type; today Westmoreland continues to have a high concentration of Bungalows remaining, in contrast to other early neighborhoods like Edgewater and Riverside (Little Havana today) where zoning changes and resulting redevelopment have resulted in the demolition of many of the original Bungalows.

<sup>1</sup> “Bungalow.” Google Dictionary. Accessed June 6, 2019

<sup>2</sup> “Building a Bungalow in Florida.” *Miami Daily Metropolis* 10 Jan. 1914, Section 2 p. 9. Newspapers. Web. 7 Dec. 2018



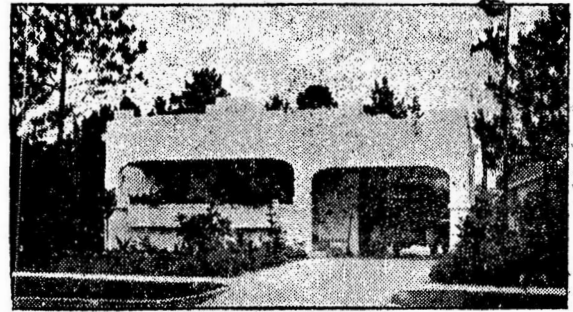
## A Unique Innovation: Concrete Bungalows

A major innovation taking place in South Florida in the late 1910s was the emerging practice of building detached dwellings out of concrete instead of wood or stone. Concrete was well suited for both Southern California and South Florida, due to the readily available raw materials for its production and the necessary warm weather for its use in construction.<sup>3</sup> This resulted in a hybrid type of construction with an emerging experimentation of the mass-produced bungalows and other plan-book and kit homes, which were designed and produced for wood construction, and the local use of concrete. By the 1920s land boom, this would result in the construction of thousands of concrete “Spanish Bungalows” (or Spanish Cottages) and Mediterranean Revival homes in both regions of the country. In the 1915 article “Concrete Construction in Miami Again Praised by National Magazine,” the author notes:

There are two areas in the United States where the use of concrete for residence construction, the building of the permanent home, has far exceeded the showing made by other localities... the resort regions of the country, southern California and Florida... have turned to reinforced concrete construction for home residence construction because the home-builders are mainly people of wealth and broad experience from other sections who take advantage of their first opportunity to put into practice what they have learned and seen... The bulk of the concrete home-building along the east coast of Florida is composed of homes of moderate cost, bungalows, cottages and larger residences not exceeding \$15,000 (\$367,000 in 2019) in cost.<sup>4</sup>

<sup>3</sup> “Miami Leads the World in the Use of Concrete.” *Miami Daily Metropolis* 24 Apr. 1913. Newspapers. Web. 9 Dec. 2019

<sup>4</sup> “Concrete Construction in Miami Again Praised by National Magazine.” *Miami Daily Metropolis* 17 Feb. 1915. Newspapers. Web. 9 Dec. 2019



**H**ERE is a one-story Spanish bungalow with snow white exterior with just enough pink to suggest a wedding cake, so much so that many friends of the owner, Mrs. Florence Sadler, refer to it as such. It is located in S. W. Eleventh terrace with a northern exposure and spacious porte cochere on the northwest corner. This house contains six rooms in addition to the breakfast room. W. W. Warner built the house which means that the construction and general arrangement are above the average. The construction is of hollow tile and stucco. There is a large inviting porch across the entire front besides a porch at the rear. The house is modern throughout including equipment for cooking by wire. Mr. Sadler, who is now in Chicago, their former home, looking after business matters, and his wife are strong for Miami and Shenandoah.

**Figure 2.99:** Article in *The Miami Herald* about the Spanish Bungalow at 1624 SW 11th Terrace in Shenandoah (source: Florida Division of Historical Resources, “Little Havana/ Calle Ocho Historic and Architectural Context.” 2017).



**Figure 2.100:** Historic photograph of a Bungalow with a porch that has since been enclosed at 1624 SW 11th Terrace (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

## Significant Miami Building Periods: the 1920s, late 1930s, and the Post-War

Significant construction of residences in Westmoreland, Shenandoah, and other boom-time subdivisions took place during the 1920s Florida land boom.

During the 1920s a large number of wood Craftsman-style Bungalows contin-

ued to be built, particularly in Westmoreland and in the first phase of Shenandoah east of SW 17th Avenue. However, the major innovation at this time was the use of concrete in residence construction. An innovative house type during this period was the new "Spanish Bungalow" housing type (also referred to as Spanish Cottage or Mission Cottage), which adapted the wood-frame Bungalow floor plan for concrete construction with a more economical flat roof. Period Revival homes were also popular at this time, including Italian Renaissance Revival, Colonial Revival, Tudor Revival, and Mediterranean Revival. Most residences constructed during this period included a detached garage or apartment at the rear of the property.

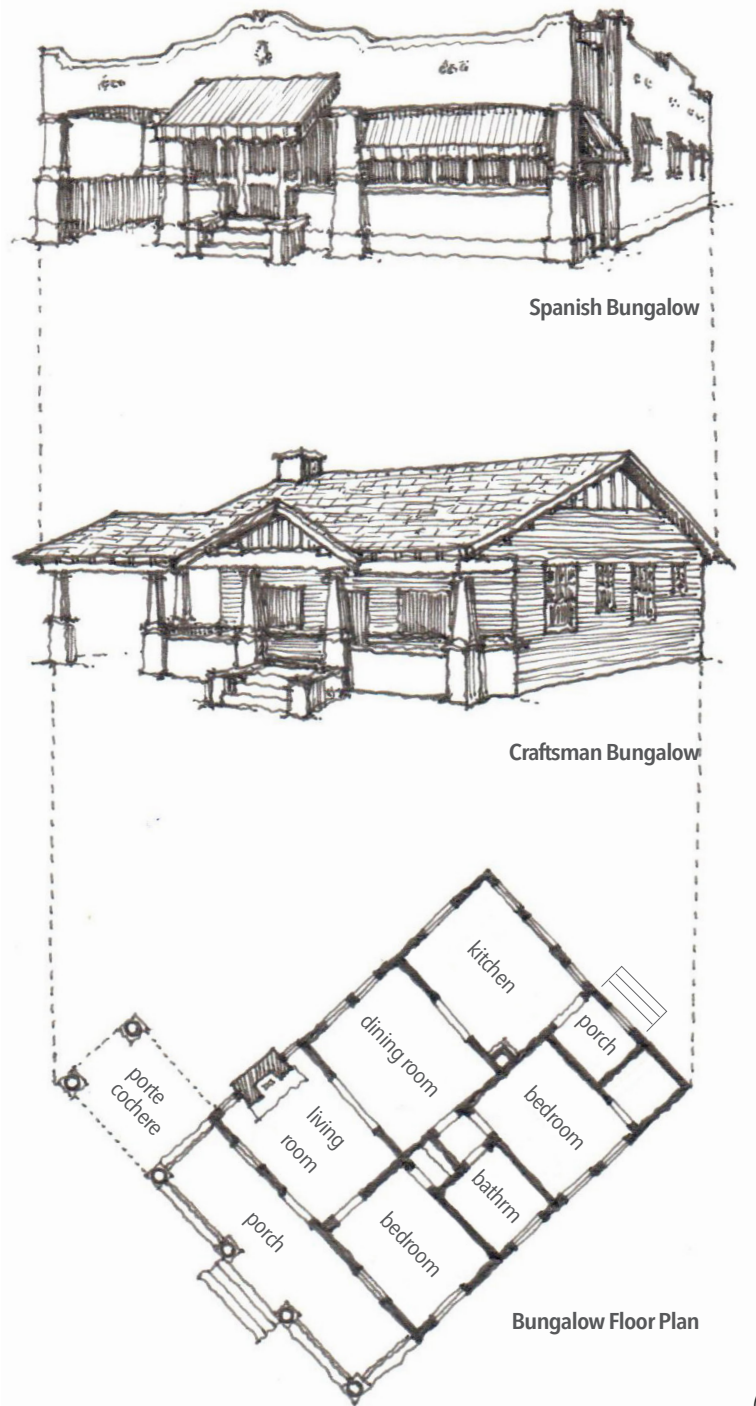
During the late 1920s, as Miami was in the midst of a severe "bust" and an early onset economic Depression, most of the new construction in Shenandoah was rear garage apartments and Mediterranean Revival center-hall apartment buildings. Likely they were constructed by smart investors seeking to capitalize on a strong rental market and the opportunity to build multi-family dwellings on cheap suburban land. Mediterranean Revival center hall/ walk-up apartment buildings are interspersed throughout the neighborhood. Apartment buildings remained relevant and in high demand as affordable housing units within the quieter, landscaped suburban character of Shenandoah.

In the late 1920s and early 1930s, there was little construction in Miami as a result of the Great Depression. By the late 1930s however, the economy was improving and the population of Miami was growing again. During this time, zoning changes in Westmoreland and Shenandoah that allowed for duplex construction fueled a mini-building boom of stacked and front-facing duplexes built of concrete. As a result, a significant number of Streamline Moderne duplexes were constructed in Westmoreland between 1937 and 1939. These duplexes did not feature a garage or ancillary building; originally the lot did not have a driveway. Parking was likely provided on street.

The next significant period for residence construction in Westmoreland was the post-war period of the 1950s, during which time a large number of Ranch-style houses and duplexes were constructed. While the Ranch style was popular at the time for its use in sprawling suburban developments, in Westmoreland and Shenandoah the type was adapted to fit into narrow, deep urban lots; Ranch-style duplexes were rotated to face the side-yard, and long, wide Ranch-style houses were built on corner lots facing the long side of the property. Most Ranch-style houses and duplexes included parking on-site; the houses occasionally had a one-car garage incorporated into the main house. ■



## The Evolution of the “Craftsman” Bungalow to the “Spanish” Bungalow

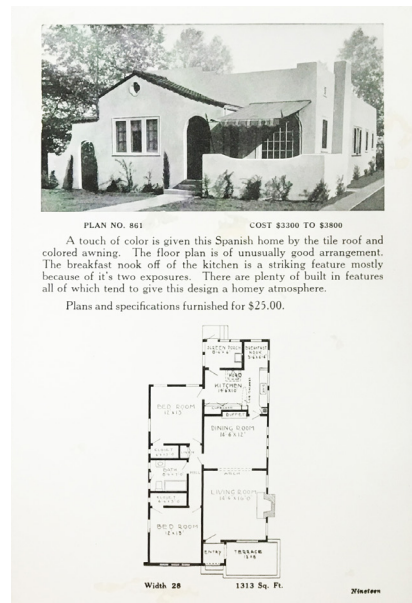
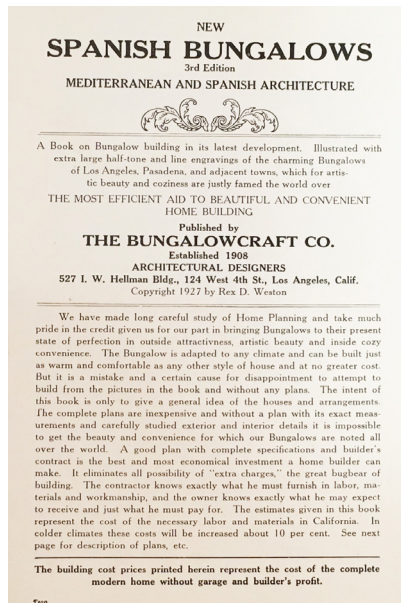
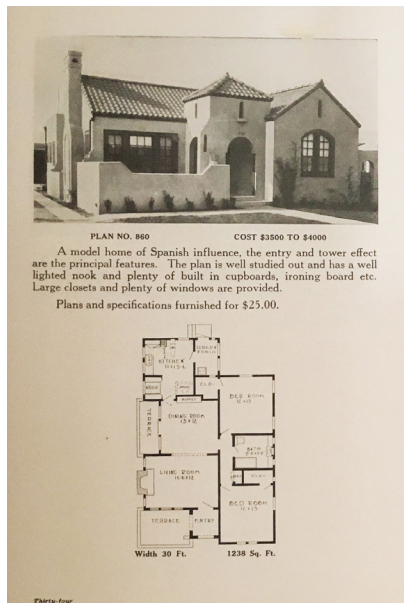


(source: Plusurbia Design)

**Figure 2.101:** Diagram showing the evolution of the early 20th Century Craftsman-style Bungalow into a “Spanish Bungalow” interpretation of the 1920s, which made use of emerging concrete construction technology in South Florida, as well as the latest fashion for Spanish style Architecture. The floor plan remained essentially unchanged, while innovations consisted of the shift from wood to concrete construction and the elimination of the pitched roof. This housing type was most prevalent in Southern California and South Florida, where concrete was most practical for residential construction.



**Figure 2.102:** The residence at 1634 SW 11th Terrace, built in 1924, has a Craftsman-style wooden side-facing gable roof over the porte-cochere, which has been integrated into an otherwise thoroughly "Spanish" style Bungalow, or Spanish cottage (source: Plusurbia Design). This residence shows the evolution of the Bungalow in Shenandoah in the early 1920s from "Craftsman" to "Spanish" style.



**Figure 2.103:** Pages from a book on Spanish Bungalows by The Bungalowcraft Co. (source: Plusurbia Design).





**Figure 2.104:** Historic photograph of a Craftsman-style Bungalow at 1661 SW 11th Terrace built in 1922 (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.105:** Historic photograph of a Spanish-style Bungalow at 1612 SW 11th Street built in 1922 (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

# House Plan Publications

A major influence in domestic architecture in the early 1900s was the rise of house plan publications. The most well-known and popularized at the time was the Ladies Home Journal, the first magazine to ever exceed one million subscribers.<sup>1</sup> The magazine was based in Philadelphia and was managed by editor Edward Bok, who “when he looked at the houses in which his subscribers lived, their drab hideousness made him sick...The result was a long series of Ladies’ Home Journal crusades against the hideousness of the national scene – in domestic architecture, in house furnishing, in dress, in town buildings, in advertising.”<sup>2</sup>

As recounted by Kenneth Jackson in his book Crabgrass Frontier: The Suburbanization of the United States,

In 1895, Bok began publishing in Ladies Home Journal *plans for building houses which were affordable for the American middle class* – from \$1,500 to \$5,000 (approximately \$46,000 to \$153,000 in 2019) – and made full specifications with regional prices available by mail for \$5. Later, Bok and the Journal became a major force in promoting the “bungalow”, a style of residence which derived from India. Plans for these houses cost as little as a dollar, and the 1 1/2-story dwelling, some as small as 800 square feet, soon became a dominant form of new domestic architecture in the country... [President] Theodore Roosevelt said about Bok: [He] is the only man I ever heard of who

changed, for the better, the architecture of an entire nation, and he did it so quickly and effectively that we didn’t know it was begun before it was finished.<sup>3</sup>

Edward Bok was a friend of William Jennings Bryan, and the two communicated by letter.<sup>4</sup> Both were progressives and had a strong influence over social change during the early twentieth century. Both were also famous Florida residents during the 1910s and 1920s. It is likely that the Ladies’ Home Journal publications influenced the choice of the bungalow as the primary housing type constructed in Westmoreland and Shenandoah in the early years.

Another influential house plans publisher during the early 20th century was Radford Architectural Company of Chicago. Founder William A. Radford published extensively, through books, journals, and newspaper columns, providing house plans, practical building advice, and other publications that supported the growing market for suburban home construction.<sup>5</sup> Radford’s newspaper columns, “Ideas for Home Builders” and “The American Home” discussed housing plans and design, and featured bungalows and frame vernacular style houses.<sup>6</sup> These newspaper columns were published extensively throughout the Midwestern United States. They

1 Santana, Marco. “Ladies’ Home Journal to Cease Monthly Publication”. Des Moines Register. Archived from the original on April 24, 2014. Retrieved April 24, 2014.

2 Mencken, H. L. *The Incomparable Bok*. Smart Set (January 1921), pp. 140-143. Mencken, H. L. *Review of The Americanization of Edward Bok*. New York, Scribner, 1920.

3 Jackson, Kenneth T. (1985). *Crabgrass Frontier: The Suburbanization of the United States*. New York, Oxford University Press, ISBN 0-19-504983-7, p.186.

4 “William Jennings Bryan Autograph Letter Signed.” Nate D. Sanders Auctions, Nate D. Sanders, Inc, 2016. <natedsanders.com/mobile/lotdetail.aspx?inventoryid=583&seo=william\_jennings\_bryan\_autograph\_letter\_signed>. Accessed June 6, 2019

5 “William Jennings Bryan Autograph Letter Signed.”

6 Radford, Wm. A. “Ideas for Home Builders.” *The Miami Daily Metropolis* 11 July 1913, p. 10. Newspapers. Web. 6 Dec. 2018



were published in the Miami Metropolis newspaper on a regular basis between 1906 and 1921, and were very influential on housing types and styles. Another publication that was influential

for domestic architecture during the 1910s in Miami was the Miami Metropolis' "Homes of Character" Department, which published regular features on home design and construction.

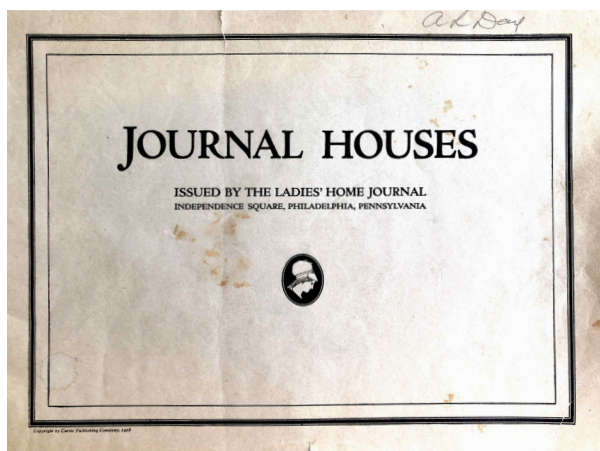


Figure 2.106: Cover from an original Ladies' Home Journal of Philadelphia, 1916 (source: Plusurbia Design).

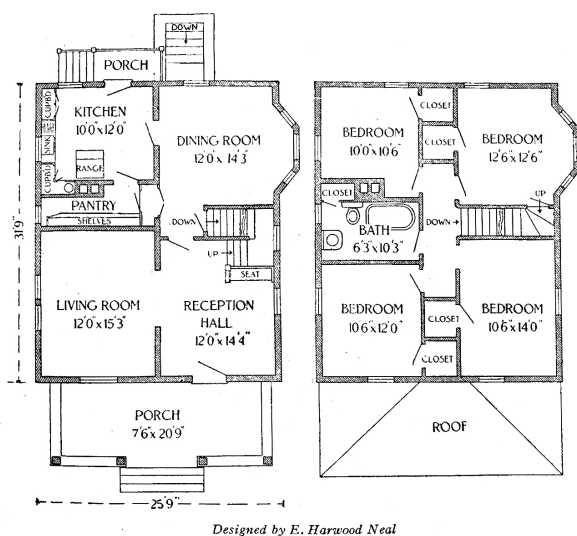
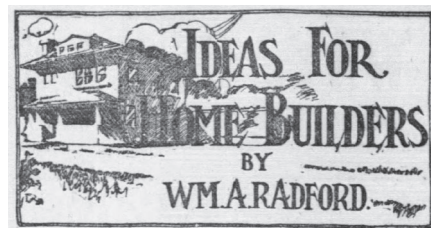


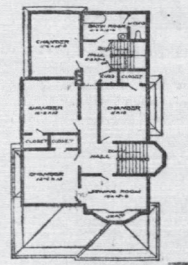
Figure 2.107: Plans of a house in the original Ladies' Home Journal of Philadelphia, 1916 (source: Plusurbia Design).



Mr. William A. Radford will answer questions and give advice FREE OF CHARGE on all subjects pertaining to the subject of building, for the readers of this paper. On account of his wide experience as Editor, Author and Manufacturer, he is, without doubt, the highest authority on all these subjects. Address all inquiries to William A. Radford, No. 175 West Jackson boulevard, Chicago, Ill., and only enclose two-cent stamp for reply.

This is a ten room house. Sometimes when there are a number of children in a growing family a house of ten rooms becomes a necessity. Ideas in regard to the site of houses have changed very much in the last ten years. People are not now building larger than they need, not so much because the expense of building has somewhat increased, but the principal reason is that help cannot be secured to do the necessary housework. A great many women have killed themselves trying to keep a large house looking nice enough to satisfy their women friends, but women are learning wisdom and are becoming content with smaller houses, houses that provide just room enough for their families and one or two occasional guests. Sometimes families need a house with four or five bedrooms, then a plan like this seems to fit in just right.

Looking at the perspective it will be noticed that this house tones up with the best of them. It is the kind of building that satisfies a person's pride and every one should have pride enough to appreciate a good home and feel satisfied with it. The mere fact of having a large house won't satisfy anybody. There must be more to a home than the building, but a family of from six to ten persons should be able to establish a very satisfactory home in a house like this. The building is thirty feet in width by thirty-seven feet six inches in length and the porch is extra, a size sufficient to lay out nicely into large pleasant rooms, with convenient hallways, stairways, etc. It is impossible to give a room in a house much smaller. If you try it you will surely spot something. For a great many years architects have been trying to arrange a satisfactory house like this and saw and drop the work at a moment's notice to be taken up at some other time without the necessity of putting every little piece away. The door may be shut and locked if necessary, so also knows nothing will be disturbed. A house as large as this should have both front and back stairs. The back stair arrangement in this house is especially good, as it leads directly from the cellar to the attic with an easy entrance from the kitchen and a grade entrance from the side of the house. It makes the third entrance.



but they are all needed in such a house, you may be sure each one will be used frequently. The side porch opening from the kitchen is another pleasant feature. A good deal of kitchen work may be done on a porch of this kind in the summer time, especially if it is shaded with a good climbing vine such as the Virginia creeper, some of the night shades, or a Dutchman's pipe vine. The pantry is big enough for a store-room, another feature that will be appreciated by a woman who is obliged to keep house for a large family. A feature of this house that looks well outside and is appreciated inside is the manner of building the exterior.

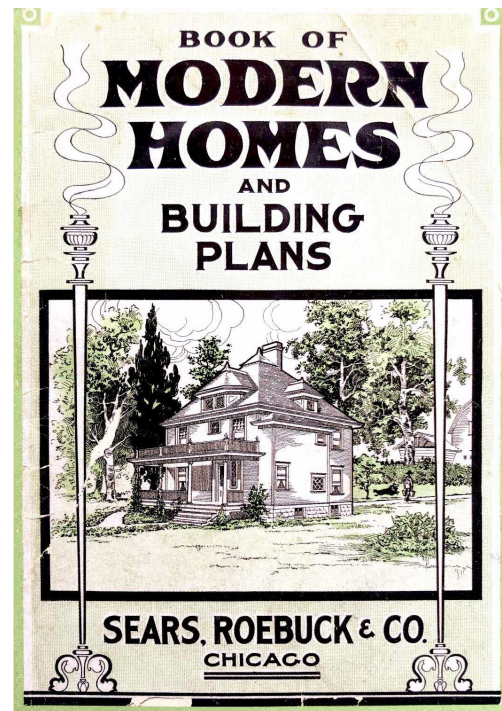


Figure 2.108: A column in The Miami Metropolis of "Ideas for Home Builders" by William A. Radford in 1913 (source: Radford, Wm. A. "Ideas for Home Builders." The Miami Daily Metropolis 11 July 1913, p. 10. Newspapers. Web. 6 Dec. 2018).

# Kit Homes



**Figure 2.109:** The cover of the 1909 Montgomery Ward *Book of Building Plans* (source: Thornton and Wolicki, *A History and Field Guide to Wardway Homes*).



**Figure 2.110:** The cover of the first Modern Homes catalog by Sears, Roebuck & Co. featuring an American Foursquare style home (source: Thornton, *Sears Homes of Illinois*).

A major innovation in the way that early suburban American houses were designed and built in the early 20th century was the rise of the “kit” or “catalogue” house. Kit houses were provided by large companies such as Sears & Roebuck, Montgomery Ward, and Aladdin Homes.<sup>1</sup> They published home catalogs, where prospective homeowners could browse the pages and select their dream home based on a three-dimensional photograph or drawing and a set of floor plans. As an innovation over the house plan publication, the house catalogue supplied not only the plans for construction, it allowed for purchase of all of the necessary construction materials as well, with all lumber pre-cut, numbered and labeled, and all the parts

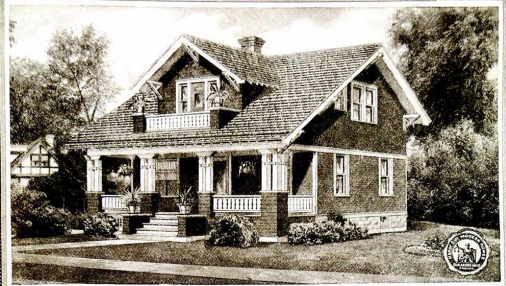
such as doors and windows included. Kit homes typically arrived by rail, and the homeowner was responsible for transporting all of the materials from the train depot to the home building site. As a result, most kit homes are found within a mile or two of a contemporaneous train depot.<sup>2</sup> It is possible that many of the Bungalows in Westmoreland were kit homes that were purchased from a catalogue and shipped to the site. The nature of the kit house as a detached suburban dwelling that required a private automobile for transportation, but the delivery of the kit house materials by train, resulted in very specific types of early suburban neighborhoods located in close proximity to rail stations. █

<sup>1</sup> Thornton, Rosemary and Dale Patrick Wolicki. *Montgomery Ward's Mail-Order Homes: A History and Field Guide to Wardway Homes*. Norfolk, Gentle Beam Publications, 2010  
<sup>2</sup> Thornton, Rosemary and Dale Patrick Wolicki



# Bungalow "Kit" Homes in Westmoreland and Shenandoah

**A TWO-STORY BUNGALOW**



**The WESTLY** House Plan **\$1,874.00**

No. 3028 "Already Cut and Fitted."

At the above price we will furnish all the material to build this modern two-story bungalow, consisting of mill work, porch ceiling, siding, flooring, finishing lumber, building paper, eaves, roofing, down spout, each window, mantle, colonnade, hardware, painting, doors, sashes, lattice and shingles. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

**First Floor:** The front door glazed with heavy plate glass leads directly into a hall which has case opening with colonnade leading into living room and dining room, and stairway leading to second floor. Dining room has oak mantel. The library is arranged directly in the rear of the living room, with an entrance to back porch. Also a chamber, bath, and trunk room.

**Second Floor:** The main to the second floor lead directly into a hall which connects with all chambers and bathroom. All rooms on both floors are light and airy.

**Height of Ceilings:** Basement, 7 feet from floor to ceiling; second floor, 8 feet from floor to ceiling; first floor, 9 feet from floor to ceiling.


**Our Guarantee Protects You—Order Your House From This Book**  
Price Includes Plans and Specifications.

**SEARS, ROEBUCK AND CO. CHICAGO**



**Figures 2.112-2.113:** Above, a historic photograph of 875 SW 13th Avenue Bungalow (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a two-story Bungalow as shown to the left in a page from the Sears Catalog for Bungalows (source: "Sears Homes of Illinois" by Rosemary Thornton).

**DEWITT'S FARM**



**\$1,126.00**

No. C2925 "Already Cut and Fitted. Price, \$1,183.00

No. C172 "Not Cut and Fitted. Price, \$1,126.00

For \$1,126.00 we will furnish all the material to build this Five-Room Bungalow, consisting of Lumber, Lath, Shingles, Mill Work, Flooring, Ceiling, Siding, Sidesboard, Finishing Lumber, Building Paper, Pipes, Gutter, Sash Weights, Hardware and Painting Material. NO EXTRAS, as we guarantee enough material at the above price to build this house according to our plans.

**First Floor:** The main to the second floor lead directly into a hall which connects with all chambers and bathroom. All rooms on both floors are light and airy.

**Height of Ceilings:** Basement, 7 feet from floor to ceiling; second floor, 8 feet from floor to ceiling; first floor, 9 feet from floor to ceiling.

**Our Guarantee Protects You—Order Your House From This Book**  
Price Includes Plans and Specifications.


**SEARS, ROEBUCK AND CO. CHICAGO, ILLINOIS**



**Figure 2.114:** historic photograph of 820 SW 13th Avenue Bungalow (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs) an example of a Bungalow as shown to the left in a page from the Sears Catalog for Bungalows.



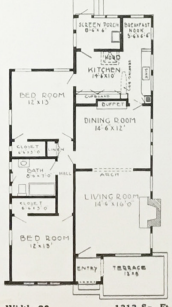
# Spanish Bungalow House Plans



**PLAN NO. 861** **COST \$3300 TO \$3800**

A touch of color is given this Spanish home by the tile roof and colored awning. The floor plan is of unusually good arrangement. The breakfast nook off of the kitchen is a striking feature mostly because of its two exposures. There are plenty of built in features all of which tend to give this design a homey atmosphere.

Plans and specifications furnished for \$25.00.

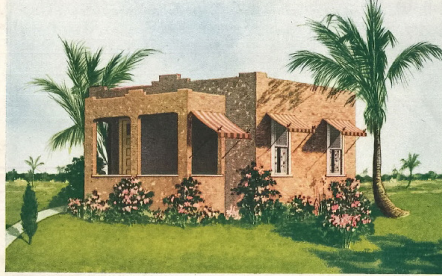


Width 28 1313 Sq. Ft. Nineteen



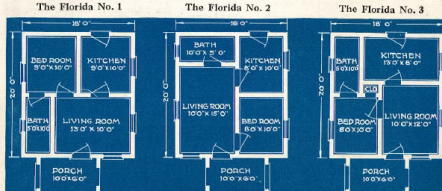
**Figures 2.115-2.116:** Above, a historic photograph of 1120 SW 16th Avenue residence (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a Spanish Bungalow as shown in the advertisement to the left (source: Plusurbia Design).

**The FLORIDA—A Cozy Home—Price \$513** *And We pay The Freight*



**THE Florida** is the smallest Spanish type home manufactured by The Aladdin Company. It is one of the most popular, for it provides complete living accommodations for a small family at a very small investment. Aladdin furnishes the same high quality of lumber, mill-work, doors, windows, paint, stains, varnishes, hardware, etc., with the Florida as are provided with the largest and most elaborate homes manufactured. In all three of the Florida plans shown below the living room and kitchen have been given the greatest possible amount of space so that either room can conveniently be used for dining purposes. All three plans include a bedroom and a bath as well as a living room and kitchen. Regardless of which plan of the Florida you decide upon, the price is the same—\$513, freight paid to your railroad station. Full size galvanized wire screens can be furnished for all windows and outside doors of any one of the three Florida plans for \$10 additional.

**Specifications, The Florida:** Size 18'00 feet. 4-64 balustrade. 2-1/2 inch fire joists on 12-inch centers. Clear wall and partition masonry on 16-inch centers. 2-1/2 inch ceiling joists on 16-inch centers. 2-1/2 inch rafters. Roofing and wooden joist for stairs over outside walls. Roof sheathing laid right. Best quality Cross Grain surfaced Asphalt Roofing. Wooden bath for being all inside walls, partitions and ceilings. Close outside finish. Clear Southern Pine made from 4-1/2 inch diameter lumber. Operational windows and fixtures, size of glass in each sash 20x24 inch. Bathroom window, and doors 2 feet 4 inches or 4 feet 8 inches, height quality 7/8. Glass with 1/8 inch lead. Glass from day 2 feet 8 inches by 6 feet 8 inches. Rear door 2 feet 8 inches by 6 feet 8 inches, upper section glazed. Two coats of paint for exterior trim. Steps and aprons for exterior trim and doors. All units, masonry, ledgers, sills, etc. so complete house. Height of ceiling 8 feet. Roof pitch to rear. Plans reversed without charge. See page 7.




**Figures 2.117-2.118:** Above, a historic photograph of 1120 SW 16th Avenue residence (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a Spanish Bungalow as shown in the advertisement to the left by The Aladdin Company (source: "Aladdin City: the 'Town Where Homes Will Rise Almost Over Night.'" Sears Homes of Chicagoland. Lara Solonickne and Sears Homes of Chicagoland, 2019. <http://www.sears-homes.com>).



# Tudor Revival Kit Homes in Shenandoah



"The Parkway"—Material Supplied Either Ready-Cut or Not Ready-Cut

## One of Our Most Beautiful English Designs

**T**HE PARKWAY is an interesting example of beautiful English architecture. It suggests quiet and rest, and is a home that appeals to the most discriminating home builder. The outside finish is stucco with sufficient half-timbering to break up side walls and prevent any suggestion of plainness. This type of home is rapidly increasing in favor, and no matter where "The Parkway" is constructed it is certain to please and to fit in perfectly with the surroundings.

The quiet porch with its evenly roof brackets and pointed gable end seems to radiate hospitality and invites you to the pleasant home within. On entering we find a spacious hall room, which an attractively designed stair leads to the sleeping rooms above. A closet on the stair landing provides a place for clothes and outside wraps.

From the hall you enter the living room through a wide eared opening. This is an exceptionally light, pleasant room with a high window on one side and a single window on the other. A fireplace has been provided, making this a real living room indeed.

The dining room is located directly back of the living room and this, too, is a pleasant and light room. Notice the handy closet for boxes and dishes. A swinging door connects the dining room with the kitchen, a device which we know will delight the lady of the house. The sink has been located beneath the Muller window, making a highly pleasant place in which to do the kitchen work. Our fine kitchen case No. 24, as shown on Page 23 of this catalogue, provides abundant storage space for pots, dishes, trays, cups, except everyday cooking, and makes household necessities.

On the second floor of the house you will find three fine bedrooms and bath. Each bedroom has an exceptionally large and plenty of windows, affording ample light and ventilation. One of our fine built-in linen closets shown on Page 23 of the catalogue, has been placed in the upper hall providing convenient storage space for linens, handkerchiefs and other household necessities.

"The Parkway" embodies all of the necessary conveniences of a well-built home. It is modern in every respect. We know you will never have cause for regret should you decide to build it for your home.



**FIRST FLOOR PLAN**  
 DINING ROOM 12'-0" x 13'-3"  
 KITCHEN 12'-0" x 13'-3"  
 LIVING ROOM 17'-0" x 13'-3"  
 HALL  
 PORCH 6'-0" x 7'-0"

**SECOND FLOOR PLAN**  
 B'D ROOM 10'-0" x 13'-6"  
 B'D ROOM 15'-0" x 11'-6"  
 BATH 6'-6" x 9'-3"  
 HALL  
 CLO.

Size of Home  
 26 Feet Wide by 38 Feet Long

See Prices on Pages 1 to 4  
 Specifications on Pages 10 and 11

Unless you request otherwise we furnish for this home dark brown paint for the trim. Sidelwalls are stucco. See page 8 for list of finishing equipment, plumbing, etc., and your option of Marble Asphalt Shingles and oak flooring and finish.



**Figures 2.119-2.120:** Above, a historic photograph of 1755 SW 12th Street residence, a half-timbered Tudor Revival residence (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), identified as a Montgomery Ward kit home known as "The Parkway" as shown in the image to the left (source: "1925 Parkway Home by Montgomery Ward - English Tudor Style - Half Timbered: Shenandoah House Plans: Vintage House Plans, House Floor Plans, House Plans." *Pinterest*, <https://www.pinterest.com/pin/524317581615652099>).



*The Daily Bungalow*

24488 Cuban Form

## Design 697-B



**FIRST FLOOR PLAN**  
 PORCH 6'-0" x 2'-0"  
 DINING ROOM 12'-0" x 12'-0"  
 LIVING ROOM 25'-0" x 12'-0"  
 KITCHEN 12'-0" x 10'-0"  
 HALL  
 BATH  
 CLO.

**SECOND FLOOR PLAN**  
 CHAMBER 11'-5" x 10'-4"  
 CHAMBER 11'-5" x 12'-1"  
 CHAMBER 13'-5" x 12'-0"  
 HALL  
 BATH  
 CLO.

GRACEFUL lines make this Colonial home one of effective beauty.

Size of Main Building: 24' 0" x 32' 0"  
 Size of Porch: 18' 0" x 4' 0"  
 Ceiling Height, 1st Floor: 8' 0"  
 Ceiling Height, 2nd Floor: 7' 0"  
 Height of Basement: 7' 0"

34



**Figures 2.121-2.122:** Above, a historic photograph of 1410 SW 11th Street residence (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), left, an example of a Tudor Revival Kit home (source: Daily Bungalow. "1920::National Plan Service." *Flickr*, Yahoo!, 3 July 2014, [www.flickr.com/photos/daily-bungalow/14378842520/in/photostream/](http://www.flickr.com/photos/daily-bungalow/14378842520/in/photostream/)).



# Mission-style Kit Homes in Shenandoah

**THE MISSION TYPE**

**The ALHAMBRA** **Model B-111** **\$1,969.00**

No. 2099 "Already Cut" and Fitted

At the above price we will furnish all the material to build this eight-room house, consisting of lumber, bath, Oriental slate surfaced shingles, mill work, flooring, porch ceiling, finishing lumber, masonry, hardware, nails, medicine cans, ironing board, building paper, cove, trough, down spout, cash weights, hardware and painting material. Price does not include cement, brick or plaster. This house has stairs siding. We will furnish close express siding for \$127.50 extra.

**THE ALHAMBRA** is an effective Mission style of architecture. Its exterior appearance, as well as the interior arrangement, will appeal to anyone who likes massiveness and beauty of rooms.

to match, all yellow pine, in beautiful grain and color. Porch and terrace have concrete floor.

Paint furnished for two coats outside. Varnish and wood filler for interior finish. Chicago Design hardware, see page 128.

Bath on a brick foundation, with basement 7 feet from floor to grade. No. 1 yellow pine frame construction and roofed with Oriental slate surfaced shingles, guaranteed for fifteen years.

**OPTIONS**  
Sheet Plaster and Water Finish in place of wood bath, \$17.00 extra.  
Oak Trim and Floor for bathroom, living and dining rooms, \$12.00 extra.  
Clear Maple Floor furnished in kitchen with base and apron, \$12.00 extra.  
Screen Doors and Windows, \$11.00 extra.  
Screen Doors and Windows, Black ones, \$11.00 extra, polished ones, \$20.00 extra.  
This house can be built on a lot 48 feet wide.

**First Floor** A French door leads from the porch to the sun parlor. Casement sash opening on three sides supply an abundance of light and ventilation. There is a sideboard in the dining room, a large brick mantel with a hoodcase on each side in the living room, an ironing board in the kitchen. Separate stairs to the second floor from living room and kitchen. Rooms are 9 feet from floor to ceiling.

**Second Floor** Four bedrooms with closets and bathroom on this floor. "Special closets for hats in three of the bedrooms. Rooms are 8 feet 4 inches from floor to ceiling. We furnish our best "Quality Guaranteed" mill work, described on pages 120 and 121. Interior doors are one-panel fir on the first floor, on the second floor five-cross panel, with trim and flooring

Our Guarantee Protects You—Order Your House From This Book  
Price Includes Plans and Specifications.

**SEARS ROEBUCK AND CO. CHICAGO**

**Figure 2.123:** Kit home from the Sears Catalog showing the Mission-style home "The Alhambra" (source: Craven, Jackie. "Maybe Your Foursquare House Is From a Catalog." *ThoughtCo*, ThoughtCo, 12 Dec. 2018, <https://www.thoughtco.com/foursquare-house-plans-catalog-favorites-178125>).



**Figure 2.124:** A photograph of the residence at 1700 SW 11th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a Mission-style Kit home similar to that shown in the image from the Sears Catalog to the left.



**Figure 2.125:** A photograph of the residence at 2100 SW 10th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a Mission-style Kit home similar to that shown in the image from the Sears Catalog to the left.





**Figure 2.126:** A photograph of the residence at 1537 SW 10th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a Mission-style Kit home.



**Figure 2.128:** A photograph of the residence at 1004 SW 16th Avenue (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a Mission-style Kit home.



**Figure 2.127:** A photograph of the residence at 2144 SW 10th Street, an example of a Mission-style Kit home (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.129:** A photograph of the residence at 1898 SW 11th Terrace (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a Mission-style Kit home.





## 1937 Mediterranean Revival stacked duplexes



**Figure 2.134:** Above, a historic photograph of 1841 SW 9th Street residence, one of the 1937 Mediterranean Revival stacked duplexes (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.136:** Above, a historic photograph of 1836 SW 9th Street residence, one of the 1937 Mediterranean Revival stacked duplexes (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.135:** Above, a historic photograph of 1872 SW 9th Street residence, one of the 1937 Mediterranean Revival stacked duplexes (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

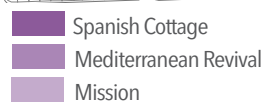


**Figure 2.137:** Above, a historic photograph of 901 SW 19th Avenue residence, one of the 1937 Mediterranean Revival stacked duplexes (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

# Spanish Architecture



**Figure 2.138:** Map of Spanish Cottage, Mediterranean Revival, and Mission style structures within the Shenandoah survey area.



The single most significant expression of Miami’s lifestyle during the 1920s Boom was the Mediterranean Revival style architecture that it produced. A description of this phenomenon in the book *From Wilderness to Metropolis* says it best:

The style represents all the excess and extravagance of the Roaring Twenties in the Miami area. It is ornate, pompous, and flamboyant like the wealthy industrialists and speculators who built their winter residences on the shores of Biscayne Bay. It is deeply rooted in the Spanish heritage of the Florida peninsula, yet in tune with contemporary national trends. It is a good regional adaptation of an architectural vocabulary removed from its original environment by hundreds of years and thousands of miles. Most most important it is playful, tossing aside strict adherence to academic dictates, truly meant for “the good life” of a tropical playground.<sup>1</sup>

While Shenandoah features a variety of architectural styles, the overall character

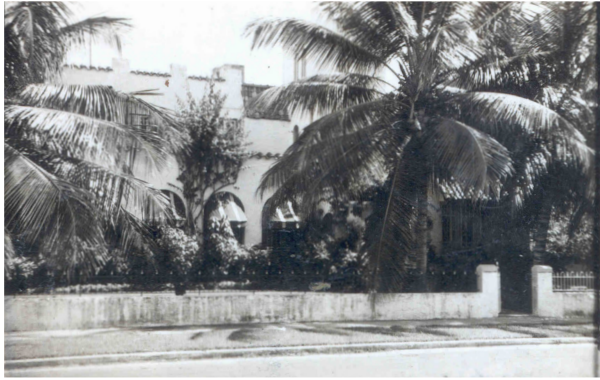
is dominated by Spanish-style architecture, creating a cohesive streetscape. Spanish styles range from flamboyant Mediterranean Revival to more restrained Mission, to the particular and economic innovation of the Spanish Bungalow, or Spanish Cottage, which borrows elements of both Mediterranean Revival and Mission architecture. █



**Figure 2.139:** Arches are a common element derived from Spanish Architecture, as seen in this historic photograph of the residence at 1621 SW 9th Street (source: Plusurbia Design).

<sup>1</sup> Metropolitan Dade County, Office of Community and Economic Development, Historic Preservation Division. *From Wilderness to Metropolis: The History and Architecture of Dade County (1825-1940)*. New York, Franklin Press, Inc., 1983.





**Figure 2.140:** Mediterranean Revival residence at 1799 SW 11th Street in 2019 (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.143:** Mediterranean Revival residence at 1800 SW 11th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.141:** Mediterranean Revival residence at 1755 SW 10th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.144:** Mediterranean Revival residence at 1601 SW 11th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.142:** Mediterranean Revival residence at 1545 SW 11th Terrace (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.145:** Mediterranean Revival residence at 1738 SW 11th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

# Architects and Builders

## *Marion Manley*

Architect Marion Isadore Manley was the sister of Shenandoah founder Lester B. Manley. She was the first registered female architect in Florida and was one of Miami's most highly regarded architects in the first half of the century, most known for her extensive work for the Modern, International-style campus planning and architecture of the University of Miami. Manley was one of the first female architecture graduates from University of Illinois, where she studied under Rexford Newcomb, a proponent and expert on American Mediterranean

architecture. Prior to her work as a Modernist in the post-WWII era, Manley was an accomplished Beaux Arts architect, and worked with the most well-respected Mediterranean Revival architects in South Florida, including Walter de Garmo, Phineas Paist, and Harold Steward, who were the primary architects of Coral Gables, among other works.<sup>1</sup>

Marion Manley first arrived in Miami in 1917, where her brother Lester soon arranged for an apprenticeship with Walter de Garmo. She worked with architect

<sup>1</sup> Lynn, Catherine and Carie Penabad. *Marion Manley: Miami's First Woman Architect*. Athens, University of Georgia Press, 2010



**Figure 2.146:** The home at 1040 SW 15th Avenue in Shenandoah in the Mediterranean Revival style has similar design features as homes built elsewhere in Miami by Marion Manley and was the home of her brother, Shenandoah founder Lester B. Manley, from 1924-1930 (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



Gordon E. Mayer from 1918-1922 where she quickly advanced from apprentice to partner. She had moved away from Miami from 1921 to 1924 to live with a friend in South Carolina, and was likely called back to Miami to assist her brother Lester B. Manley in his development endeavors, and to take part in the frenzied building "Boom" in South Florida.<sup>2</sup>

From 1924 to 1929, Manley formed her own architecture firm in Miami and was active designing high-quality Mediterranean Revival homes, commercial buildings, and civic buildings. Her working drawings during this period had the same look and style as her first mentor, Walter de Garmo<sup>3</sup>. It is likely that she designed the more prominent Mediterranean Revival mansions in Shenandoah between 1924-1929, however very few records exist; there is only record for six total works by Manley during this period, as all of her pre-WWII architectural records of her accomplishments in Mediterranean Revival and Beaux Arts architecture were destroyed. Manley

preferred to be remembered for her Modernist works, of which all of her records were donated to the archives at History Miami.

Three of Manley's confirmed works in Shenandoah and in the immediate vicinity include the apartment building at 1603 SW 8th St and the residences at 1040 SW 15th Avenue and 1621 SW 11 Street. The Mediterranean Revival commercial building at 1603 SW 8th Street was designed by Marion for her brother Lester, and was leased by Lester Manley to Mrs. Lillian D. Welsh.<sup>4</sup> The Mediterranean Revival residence at 1621 SW 11 Street was the home of a Shenandoah Corporation Salesman, and family friend, Mr. J. E. Rose. The form and design of the home is strikingly similar to a home designed by Marion Manley of the same year in Miami Shores.<sup>5</sup> Finally, the Mediterranean Revival residence at 1040 SW 15 Avenue was the home Marion's brother Lester B. Manley, founder of Shenandoah.<sup>6</sup>

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2 Lynn, Catherine and Carie Penabad. *Marion Manley: Miami's First Woman Architect*. Athens, University of Georgia Press, 2010

3 Lynn

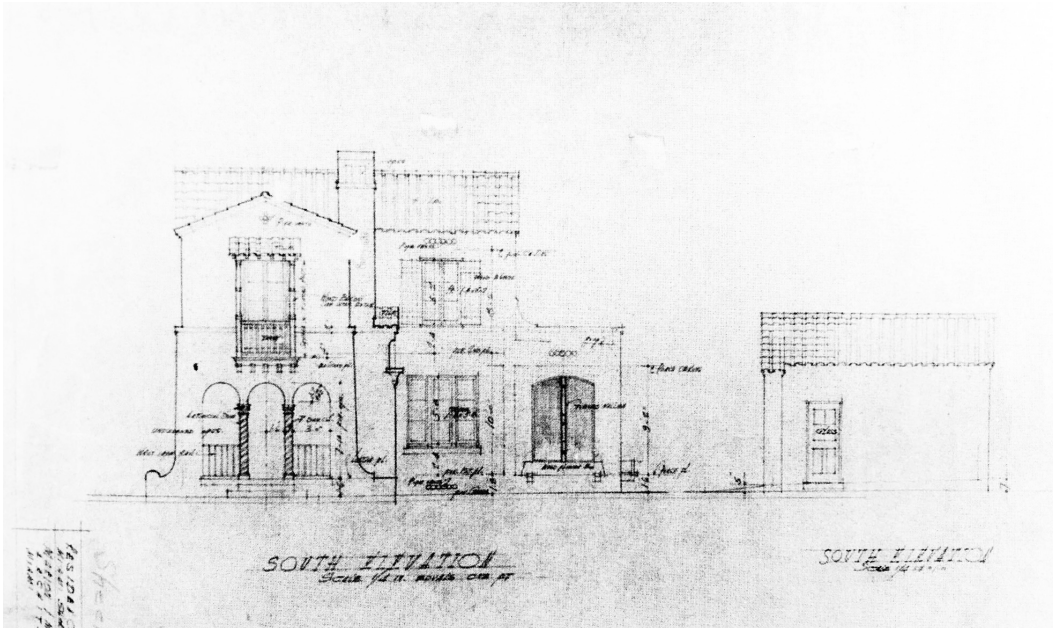
4 "Miami Breaks All Records In New Building." *The Miami Daily News* 22 Aug. 1924, pp. 1-3. Newspapers. Web. 22 Jan. 1924. <<https://www.newspapers.com/image/298646228>>.

"2-Story Store, Apartments to Cost \$40,000." *The Miami Daily News* 12 June 1924, Second Section. Newspapers. Web. 22 Jan. 1924. <<https://www.newspapers.com/image/298294942>>.

"Manley Builds Big Apartment." *The Miami Daily News* 19 Aug. 1924, Page Three. Newspapers. Web. 22 Jan 1924. <<https://www.newspapers.com/image/298645600>>.

5 Lynn, Catherine and Carie Penabad. *Marion Manley: Miami's First Woman Architect*. Athens, University of Georgia Press, 2010

6 Polk City Directory, 1925 and 1930



**Figure 2.147:** Drawing of elevation of Quinn House, a home in Miami Shores designed by Marion Manley with similar features as 1621 SW 11th Street in Shenandoah (source: Lynn, Catherine and Carie Penabad. *Marion Manley: Miami's First Woman Architect*. Athens, University of Georgia Press, 2010).



**Figure 2.148:** Historic photograph of the home at 1621 SW 11th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.149:** Historic photograph of Quinn House, a home in Miami Shores designed by Marion Manley with similar features as 1621 SW 11th Street in Shenandoah (source: Lynn, Catherine and Carie Penabad. *Marion Manley: Miami's First Woman Architect*. Athens, University of Georgia Press, 2010).



## Ralph A. Preas

Architect Ralph A. Preas specialized in Spanish-style architecture and designed many of the apartment buildings in Shenandoah. His works include:

- 829 SW 18th Avenue
- 1792 SW 11th Street
- 1604 SW 9th Street
- 1536 SW 9th Street
- 1876 SW 11th Terrace



**Figure 2.151:** Advertisement in *The Miami News*, 1925 for the building at 1536 SW 9th Street, designed by Architect R.A. Preas.



**Figure 2.150:** Photograph of the building at 829 SW 18th Avenue, designed by architect Ralph A. Preas (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 2.152:** Historic photograph of 1536 SW 9th Street, designed by architect Ralph A. Preas (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).





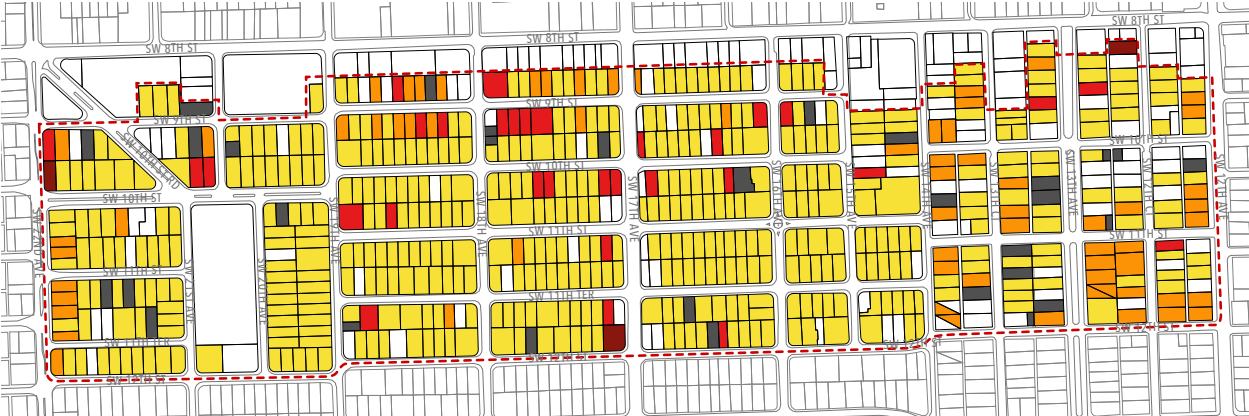
# SECTION THREE

*DISCOVERIES IN SHENANDOAH:  
DOCUMENTING DIVERSITY*

*Image credit: Matlock Photo Collection, HistoryMiami*



# Building Typologies



**Figure 3.1:** This map of the diverse building types in Shenandoah illustrates the distribution of single-family and multi-family housing throughout the neighborhood in a variety of forms. It is this variety, from modest bungalows, to stately mansions, from duplexes to apartment buildings and garage apartments, that contribute to the diversity and resilience of the neighborhood.

- Single-Family, 1 Story
- Single-Family, 2 Story
- Garage Apartment
- Commercial
- Apartment Building, 2 or 3 Stories
- Stacked Duplex, 2 Story
- Front-Facing Duplex, 1 Story
- Front-Facing Duplex, 2 Story
- Side-Facing Duplex, 1 Story
- Demolished
- Property Not Surveyed
- Shenandoah Survey Area Boundary



**Figure 3.2:** Map of the structures that are owner-occupied within the Shenandoah survey area.

- Owner-occupied
- Not owner-occupied
- Demolished
- Property Not Surveyed

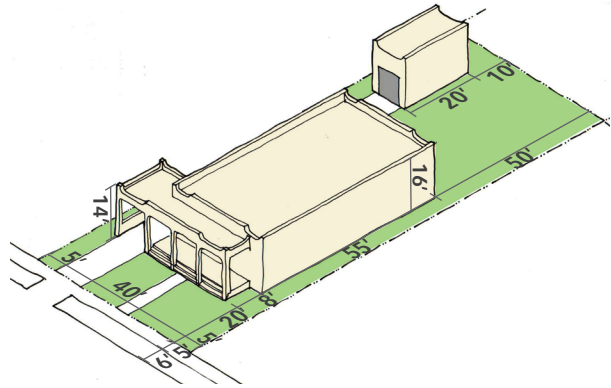


Shenandoah is an outstanding example of diverse housing typologies located side-by-side within a harmonious streetscape. On a single block in Shenandoah, one can find grand homes, modest bungalows, duplexes, and apartment buildings; many of these buildings also have an ancillary garage apartment in the rear of the property. This mix of housing types is what has made Shenandoah an economically diverse neighborhood, resilient throughout economic ups and downs, and as a result a haven for immigrants and ethnic groups throughout its nearly 100-year history.

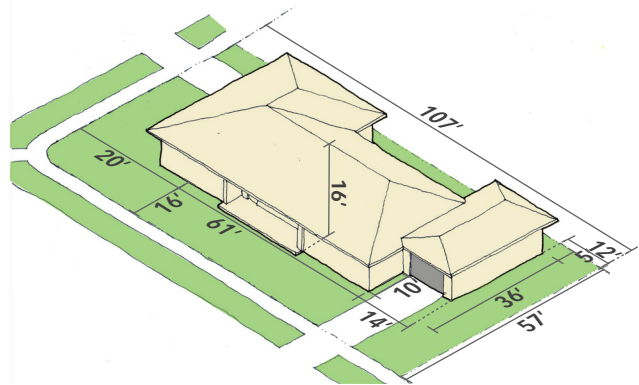
Despite the wide range of building types, there are design elements that create consistency in the neighborhood. These design elements include consistent building setbacks with a landscaped front yard, limited paving for driveways, similar height and massing of buildings, and a similar pattern of windows and doors facing the street. Prior to the 1960s, all typologies and architectural styles followed these rules.

On this page and the following page, the three distinct housing types, single-family, duplex, and apartment, are illustrated in their various typological forms with the typical architectural style associated with them. One of the most important features to note is that historically, parking was never provided in the front yard, it was often provided only on-street (thanks to the high-quality curbing installed by Lester Manley), and if a driveway was present, it was single-track, located along the side property line and leading to a rear garage. This discrete handling of parking and pavement allows for a high level of density on a single lot while maintaining a landscaped suburban-style front yard. This prevented one of the most visible and arguably the most objectionable side-effects of high density: the “parking lot” in the front yard or swale.

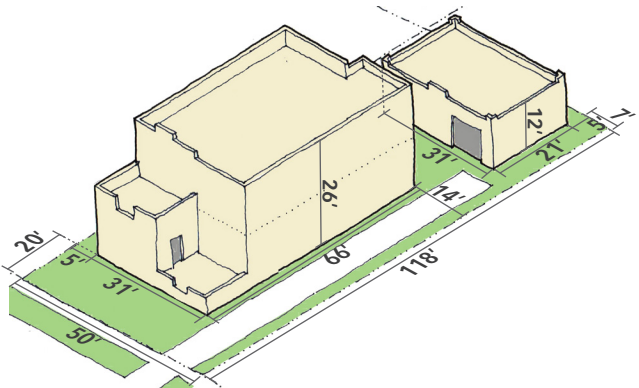
## Single-Family



**One-Story Single-Family Residence:** Bungalow Residence or Spanish Cottage, 1910s - 1930s.



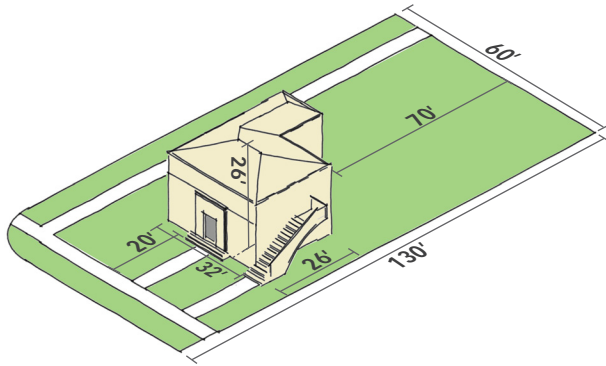
**One-Story Single-Family Residence:** Ranch or Minimal Traditional, 1940s - 1960s.



**Two-Story Single-Family Residence:** Mediterranean Revival, Colonial Revival, Tudor Revival, Streamline Moderne, American Foursquare, Mission, and Italian Renaissance Revival, 1910s - 1930s.

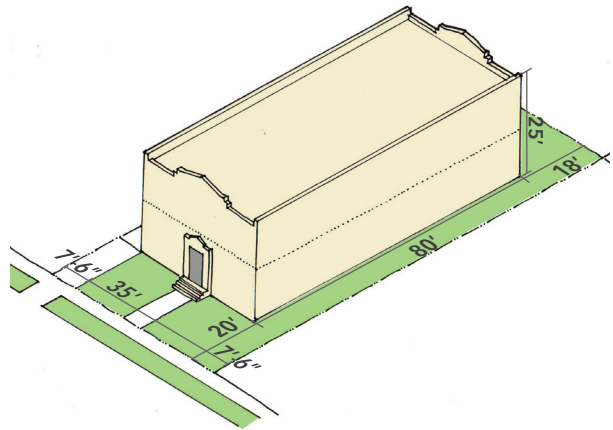


## Duplex

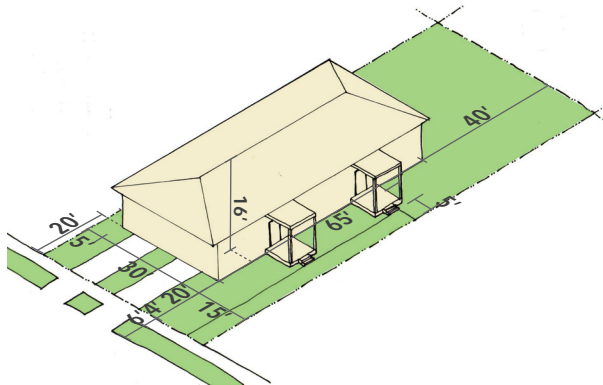


**Stacked Duplex:** Streamline Moderne or Mediterranean Revival, 1930s.

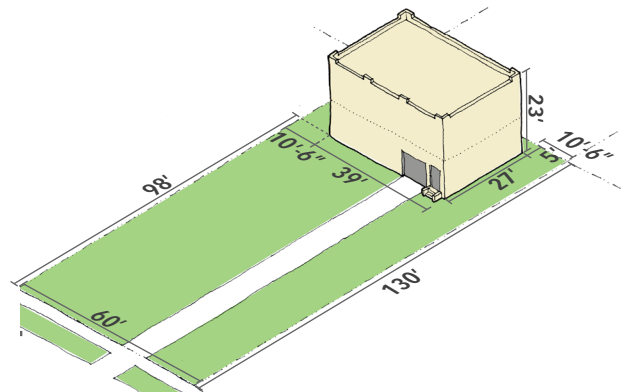
## Apartment



**Apartment Building:** Center-Hall Plan, Mediterranean Revival, 1920s - 1930s.



**Side-Facing Duplex:** Ranch, 1950s - 1960s.



**Stand-Alone Garage Apartment:** Mediterranean Revival, Mission, Frame Vernacular, 1910s - 1930s. Can be found as a stand-alone building on a lot, or as an ancillary structure in the rear on a main building.

## Single-Family

Single-family residences in Shenandoah come in a variety of shapes and sizes, from modest one-story Craftsman style Bungalows and Spanish Bungalows (or Spanish Cottages) to grand two-story Revival-style catalogue homes and architect-designed Mediterranean Revival “castles.” A large percentage of single-family residences also have an ancillary garage apartment building in the rear, which in almost all cases has been converted into additional living space on site. Larger residences, particularly those closer to Calle Ocho, have in some cases been converted into apartment buildings, nursing homes,

or assisted living facilities, reflecting the innovative adaptation of these unusually large structures during times of economic hardship. Smaller homes have often been expanded with rear additions and enclosure of porches, porte-cocheres and garages in order to accommodate large, extended families. Traditionally, all single-family residences constructed before 1969 had modest single-car driveways located along the side of the property or they had no on-site parking at all – parking if needed was provided on street. This allowed for the front yard to be dedicated to tropical landscaping.



**Figure 3.3:** Current photograph (2019) of a Spanish Cottage (Spanish Bungalow) at 1649 SW 11th Terrace (source: Plusurbia Design).



**Figure 3.5:** Current photograph (2019) of a Bungalow at 1661 SW 11th Terrace (source: Plusurbia Design).



**Figure 3.4:** Current photograph (2019) of a Ranch home at 1125 SW 18th Avenue (source: Plusurbia Design).



**Figure 3.6:** Current photograph (2019) of a two-story Mediterranean-style home at 1799 SW 11th Street (source: ©Steven Brooke Studios, Inc.).



## Duplex

In Shenandoah, there are three types of duplexes built before 1969: stacked duplexes, front-facing duplexes (both one and two stories), and side-facing duplexes. Regardless of what type of duplex, however, all of the buildings resembled and were compatible with other residences in the neighborhood.

Front-facing duplexes, many of which were Mediterranean Revival or Mission style, were built in the 1920s. A significant number of stacked duplexes were built in the Streamline Moderne and Mediterranean Revival architectural styles in the late 1930s. The third

type of duplex was the 1950s and 60s side-facing duplex, which adapted the sprawling, horizontal Ranch-style architecture to the narrow, deep urban lots of Shenandoah by rotating the building to face the side-yard.

Duplexes remain relevant and in high demand as affordable housing units within the quieter, landscaped suburban character of Shenandoah. The buildings maintain a scale and format that is in harmony with the character of the neighborhood. The majority of pre-1969 duplexes in Shenandoah do not have on-site parking or driveways.



**Figure 3.7:** Current photograph (2019) of a front-facing duplex in Ranch architectural style at 1143 SW 12th Court (source: Plusurbia Design).



**Figure 3.9:** Current photograph (2019) of a Streamline Moderne front-facing duplex at 1242 SW 13th Avenue (source: Plusurbia Design).



**Figure 3.8:** Current photograph (2019) of a front-facing duplex in Mission architectural style at 2144 SW 10th Street (source: Plusurbia Design).



**Figure 3.10:** Current photograph (2019) of a stacked duplex in Mediterranean Revival architectural style at 901 SW 19th Avenue (source: Plusurbia Design).

## Apartment Building

During the late 1920s, as Miami was in the midst of a severe “bust” and an early onset economic Depression, most of the new construction in Shenandoah was garage apartments and Mediterranean Revival center-hall/ walk-up apartment buildings. Likely they were constructed by smart investors seeking

to capitalize on a strong rental market and the opportunity to build multi-family dwellings on cheap suburban land. The photographs below are examples of the kind of Mediterranean Revival center-hall/ walk-up apartment buildings that are interspersed throughout the neighborhood.



**Figure 3.11:** Historic tax card photograph of 829 SW 18th Avenue, an example of the kind of Mediterranean Revival center-hall/ walk-up apartment building that are interspersed throughout the neighborhood (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 3.13:** Current photograph (2019) of 829 SW 18th Avenue. The apartment building has been reconstructed and all stylistic elements have been removed (source: Plusurbia Design).



**Figure 3.12:** Current photograph (2019) of the apartment building at 1752 SW 10th Street (source: © Steven Brooke Studios, Inc.).



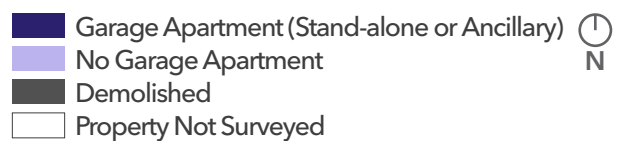
**Figure 3.14:** Current photograph (2019) of an apartment building in Mediterranean Revival architectural style at 1630 SW 10th Street (source: Plusurbia Design).



## Garage Apartment (and other ancillary buildings)



**Figure 3.15:** Map of properties with garage apartments with in the Shenandoah survey area.



As seen in the map above, the inclusion of garage apartments as ancillary buildings is widespread throughout Shenandoah. More than half of the properties in Shenandoah include an ancillary building, usually a garage apartment; single-family homes, duplexes, and apartment buildings can all be found to have ancillary buildings in the rear.

In almost all cases, these free-standing garages and the garage portion of rear garage apartments have been enclosed and repurposed as an ancillary living unit. Ancillary garage apartments serve

a key role in Shenandoah’s unique urban character and the economic resilience of the neighborhood; they allow for twice the amount of residential density on a single lot without interrupting the landscaped, “suburban” character of the street. They also provide naturally-occurring affordable housing for both the tenant and the owner, as rents from a garage apartment can be used to offset mortgage payments on the main house. Garage apartments played a critical role in providing housing for Cuban refugees from the 1950s until today.

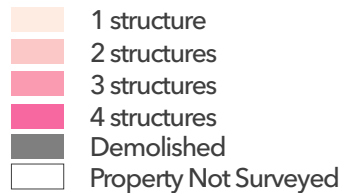
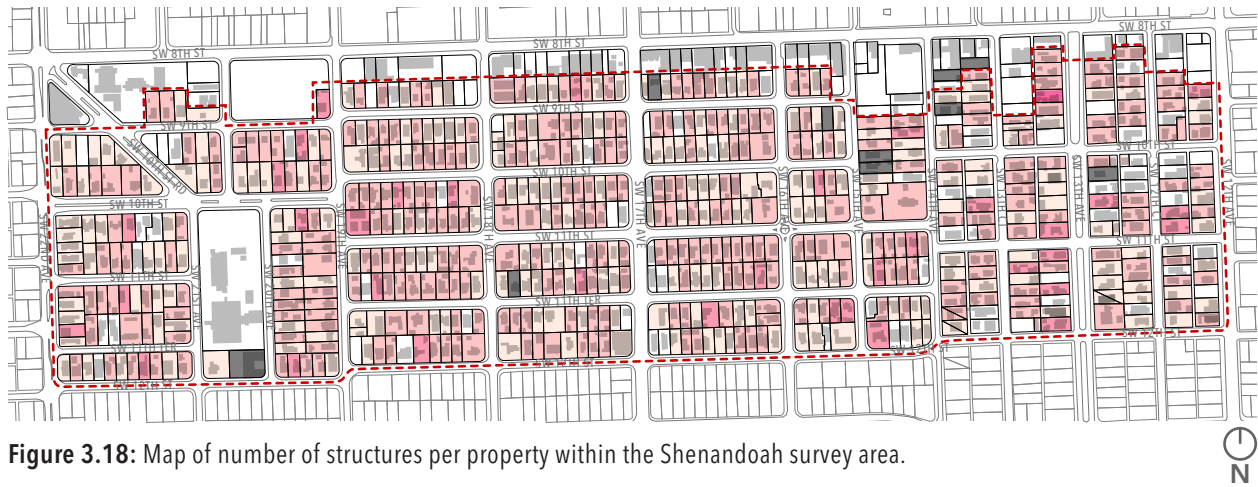


**Figure 3.16:** Historic tax card photograph of a garage apartment as an ancillary building to the main residence at 915 SW 18th Avenue (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 3.17:** Current photograph (2019) of the former garage apartment at 915 SW 18th Avenue, now an additional unit in the property (source: Plusurbia Design).

## Building Density



This map of the number of structures per property within the Shenandoah survey area highlights the prevalence of ancillary buildings within the neighborhood. These ancillary buildings were often garage apartments, and nearly all of them have evolved to be used as additional living space on the property. These ancillary living units are used for extended family members, as rental units to supplement

the income of resident homeowners, or as part of a rental complex on a property with multiple rental properties managed by an off-site landlord. It is the presence of rear, ancillary buildings throughout Shenandoah that allows for a remarkable amount of residential density per lot, within a neighborhood that in many cases appears to be low-density (single-family) and suburban from the street.



**Figure 3.19:** Current aerial view (2019) of the building complex at 840 SW 13th Avenue (source: Google Maps).



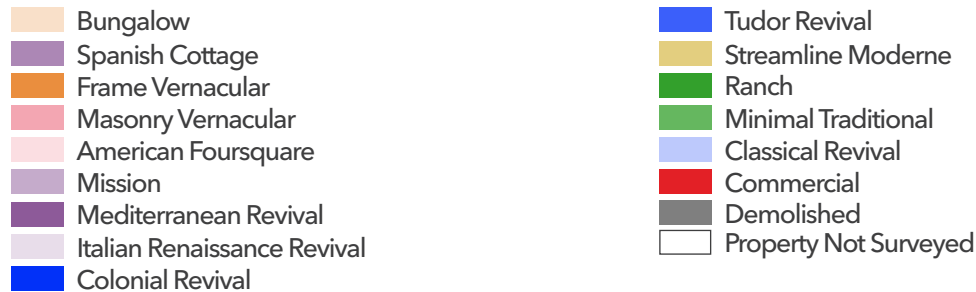
**Figure 3.20:** This aerial view of the 1400 block of 11th Street shows that nearly every house on the block has an ancillary building in the back. The block features the density of a multifamily neighborhood, with the appearance from the street of a suburban single-family neighborhood..



# Architectural Styles



Figure 3.21: Map of the different architectural styles within the Shenandoah survey area.



Shenandoah is significant as one of the largest concentrations of 1920s and 1930s-constructed buildings in the City of Miami that has not been surveyed and is not a historic district. Shenandoah is best-known for its Spanish, or Mediterranean-style architecture, especially its collection of modest Spanish Cottages,

flamboyant Mediterranean Revival Mansions, and Mediterranean Revival and Mission style homes, duplexes, and apartment buildings. However, it also includes a significant collections of Bungalows, Vernacular homes, Revival-style kit homes, Streamline Moderne, Minimal Traditional, and Ranch-style homes and duplexes.

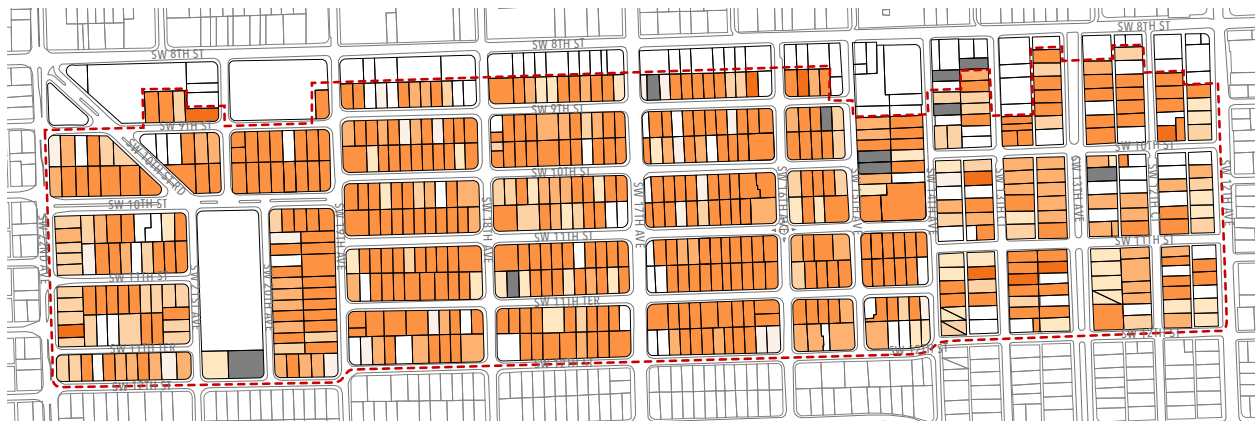


Figure 3.22: Map of the year the structures within the Shenandoah survey area were built.







## American Foursquare



**Figure 3.25:** Map of American Foursquare buildings within the Shenandoah survey area.

The American Foursquare is best described as an architectural type rather than a specific architectural style. It was prevalent nationally between 1895 and the 1930s. The American Foursquare home is identified by the overall form of a perfect cube, with two stories, topped by a pyramidal hipped roof, often with dormers. A one-story front porch with wide steps is a prominent feature, and oftentimes the porch wraps the house on the side or even on all four sides. The boxy shape of the home was designed as a practical and economical way to maximize interior room space on a small city lot. It is a very common architectural type in early suburbs, particularly in the Midwest where new towns sprung up around railroad infrastructure. American Foursquare homes could be purchased through national catalogs, but the type was also common enough that a builder could build locally without nationally syndicated plans or kits.

Like the Bungalow, American Foursquare homes could be “decorated” with a variety of architectural styles, from

Craftsman, to Colonial, to Mission. Generally, the style can be described as more Craftsman, or Vernacular, using local materials and practical woodwork for design embellishment rather than more academic “Revival” design elements. In Shenandoah, American Foursquare type homes were some of the largest and most prominent early homes in the neighborhood, and often feature restrained architectural details, the use of oolitic limestone, and generous porches.



**Figure 3.26:** Historic tax card photograph of the American Foursquare at 1601 SW 10th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

## Bungalow



**Figure 3.27:** Map of Bungalows within the Shenandoah survey area.



Bungalows were economic to build and were built primarily during the earlier years of the 20th Century from house catalogues and kit homes. The style is most commonly found in the Westmoreland section and the first phase of Shenandoah, east of 17th Avenue.

Bungalows typically have a wood frame with foundations and chimneys of native oolitic limestone. The exterior facades have either horizontal wood siding or shingles, but because of the subtropical

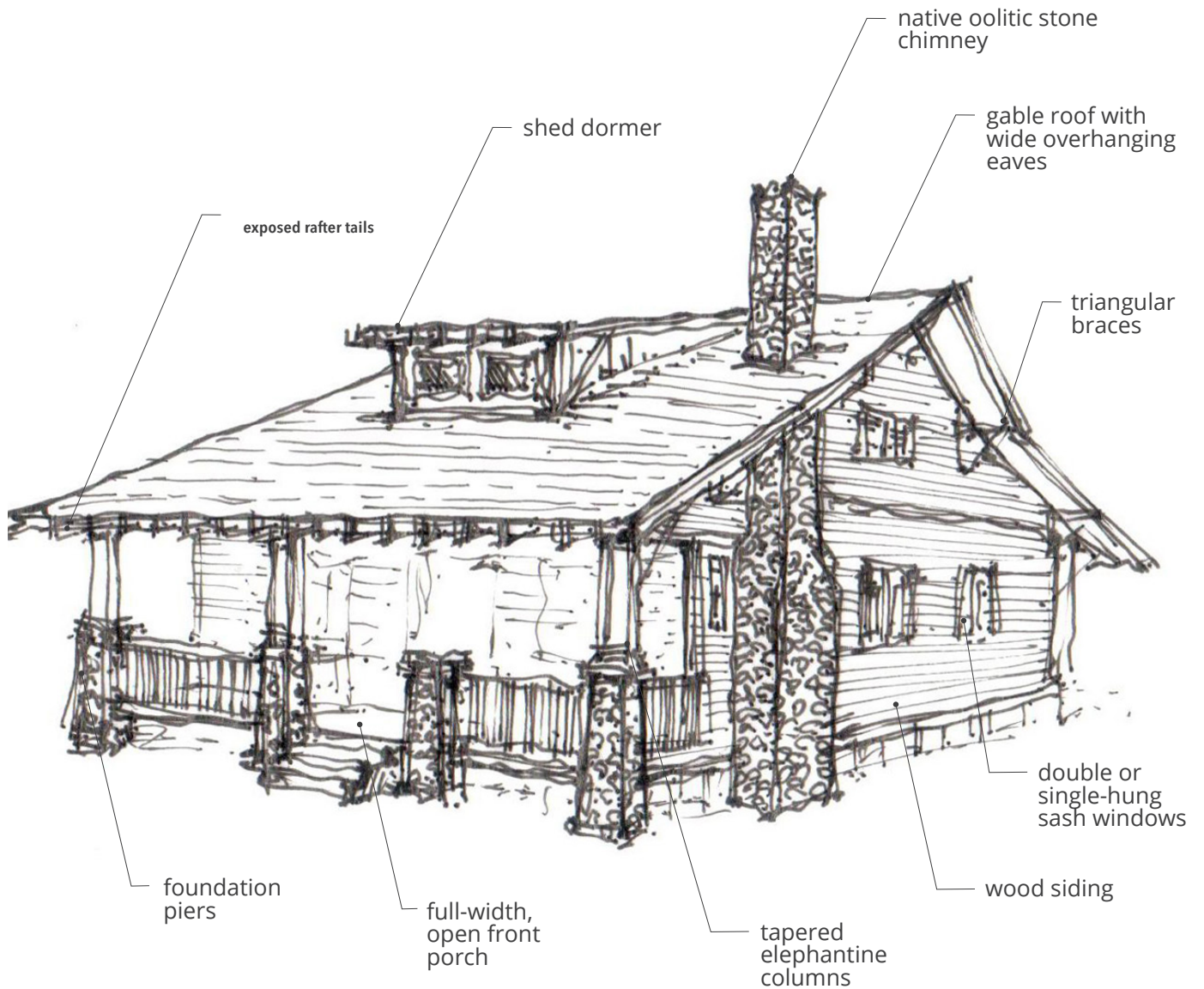
Miami climate, most have been replaced with stucco, which is easier to maintain. Its main features include a high pitch, side-gabled roof with exposed roof rafters, wide overhanging eaves, numerous large sash windows, dormers projecting from the roof, and screened porches. In most cases, the Bungalow's porches have been enclosed. The structural features still remain for most, however, including tapering masonry piers and wood posts that support the porch roof.



**Figure 3.28:** Current photograph (2019) of the side view of the Bungalow at 875 SW 13th Avenue (source: © Steven Brooke Studios, Inc.).



# Features of a Bungalow



**Figure 3.29:** Illustration of a Bungalow at 820 SW 13th Avenue (source: Plusurbia Design).

## Spanish Cottage (“Spanish Bungalow”)



**Figure 3.30:** Map of Spanish Cottages within the Shenandoah survey area.



Spanish Cottages are the most common building type in Shenandoah, illustrated in the map above. Most of the residences were speculatively built by local builders in the unique hybrid “Spanish Bungalow” style and building type, which adapted the floorplan of the Craftsman style, wood-frame Bungalow to concrete construction and the fashion for Spanish-style architecture.

Spanish Cottage homes are one story and they often feature an open porte

cochere, or a passageway to let vehicles pass. While these homes do not include extensive ornamentation from the Spanish Revival architectural style, they draw from the style’s stucco exterior surfaces, flat roof with a parapet, decorative red tile roof embellishment, grouped windows and arched entryways with rustic wooden doors. Other decorative elements include wing walls, towers, elaborate chimney tops with small tiled roofs, decorative tile vents, finials, and crests.



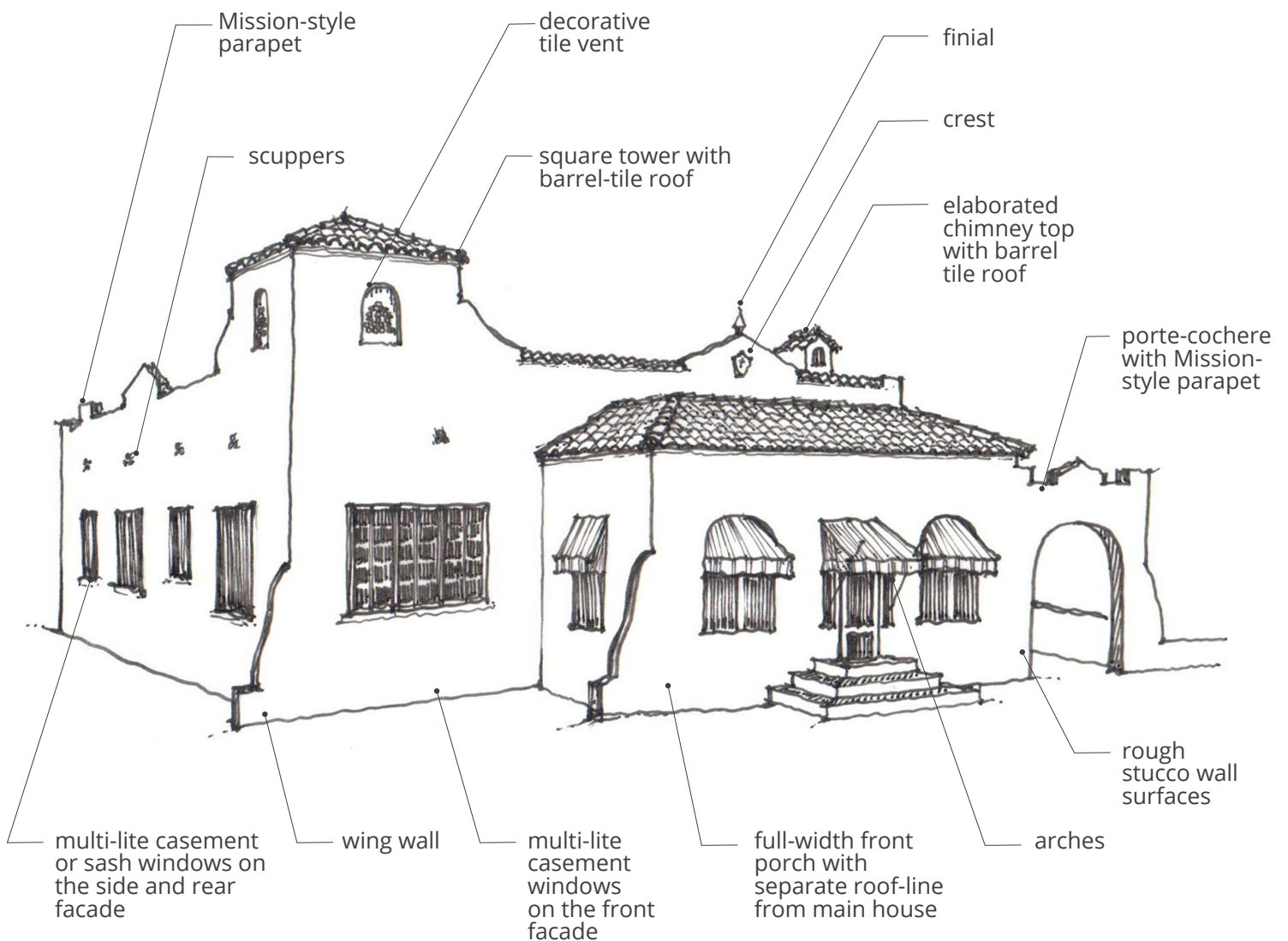
**Figure 3.31:** Current photograph (2019) of a Spanish Cottage at 1638 SW 11th Terrace (source: © Steven Brooke Studios, Inc.).



**Figure 3.32:** Current photograph (2019) Spanish Cottage at 1634 SW 11th Terrace (source: © Steven Brooke Studios, Inc.).



## Features of a Spanish Cottage (“Spanish Bungalow”)



**Figure 3.33:** Illustration of a Spanish Cottage at 1638 SW 11th Terrace (source: Plusurbia Design).



**Figure 3.34:** Current photograph (2019) of Spanish Cottages on the 1600 block of SW 11th Terrace (source: © Steven Brooke Studios, Inc.).



**Figure 3.35:** Current photograph (2019) of Spanish Cottages on the 1800 block of SW 11th Street (source: © Steven Brooke Studios, Inc.).



## Components of a Spanish Cottage (“Spanish Bungalow”)



**Figure 3.36:** Illustration of a Spanish Cottage at 1638 SW 11th Terrace. Note the interchangeable elements of the style that could be used to individualize an otherwise standardized floor plan and building form (source: Plusurbia Design).

## Mediterranean Revival



**Figure 3.37:** Map of buildings in the Mediterranean Revival architectural style within the Shenandoah survey area.



Like Spanish Cottages, the Mediterranean Revival style is also very common in Shenandoah, having also been influenced by the original Spanish Colonial architecture in earlier centuries of the region. It takes components from other architectural styles along the Mediterranean Coast, most evident its decorative features from Italian, Moorish, and French architecture.

Mediterranean Revival homes are typically two stories and have generously applied ornamentation, especially around

doorways, windows, and balconies. Distinguishing features of this style are the use of arches for doorways and windows, rough stucco exterior surfaces and red tile roof covering. Decorative parapets are common, and other ornamentation consists of wrought iron grills, wood brackets, wood balustrades, twisted columns, and ceramic tile and oolitic limestone decorations. Rather than a front porch, homes in this style typically have courtyards, terraces, patios, and balconies.



**Figure 3.38:** Current photograph (2019) of a Mediterranean Revival home at 1799 SW 11th Street (source: © Steven Brooke Studios, Inc.).



**Figure 3.39:** Current photograph (2019) of residences in the Mediterranean Revival architectural style on the 1800 block of SW 11th Terrace in Shenandoah (Source: © Steven Brooke Studios, Inc.).



# Features of the Mediterranean Revival style

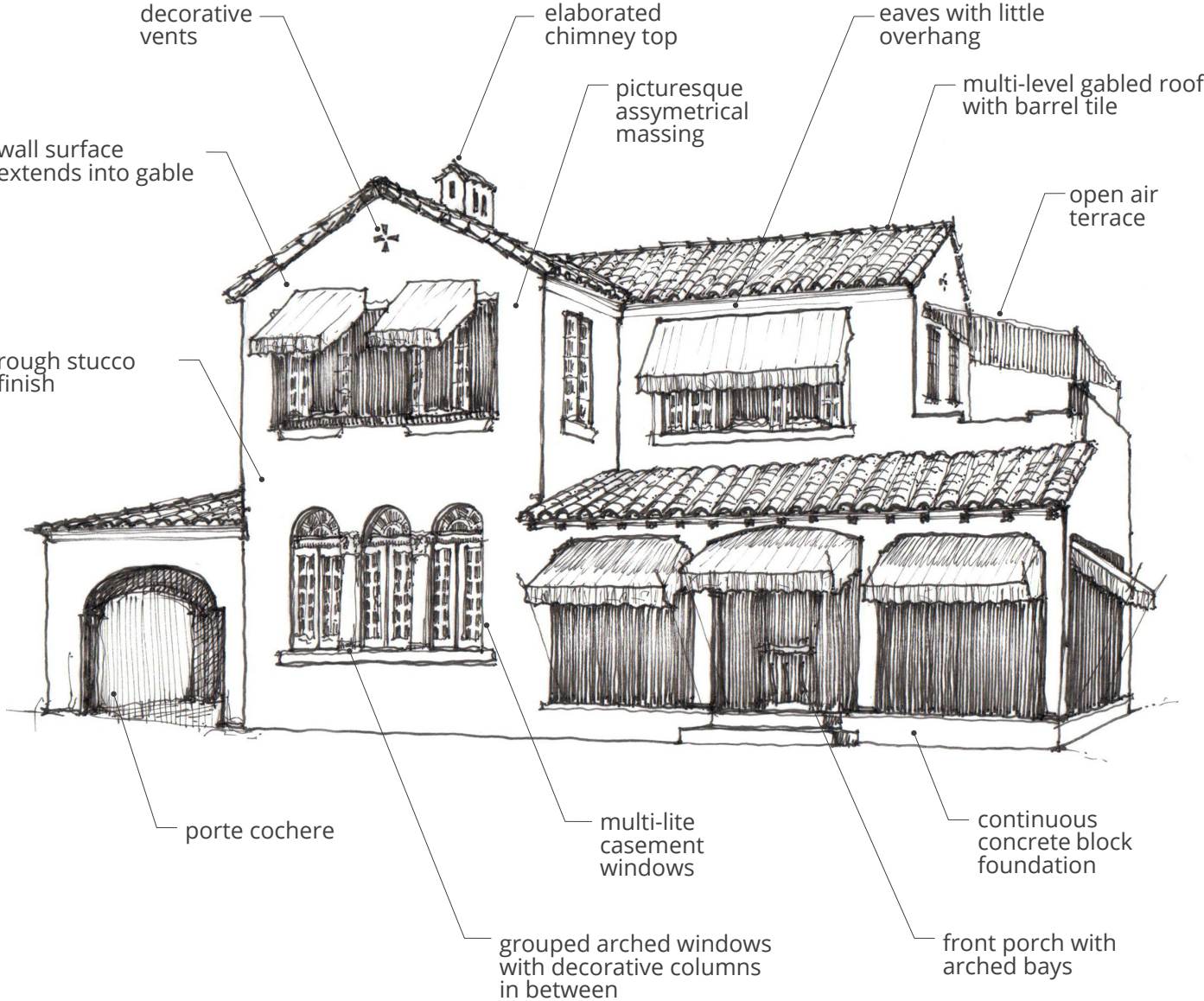


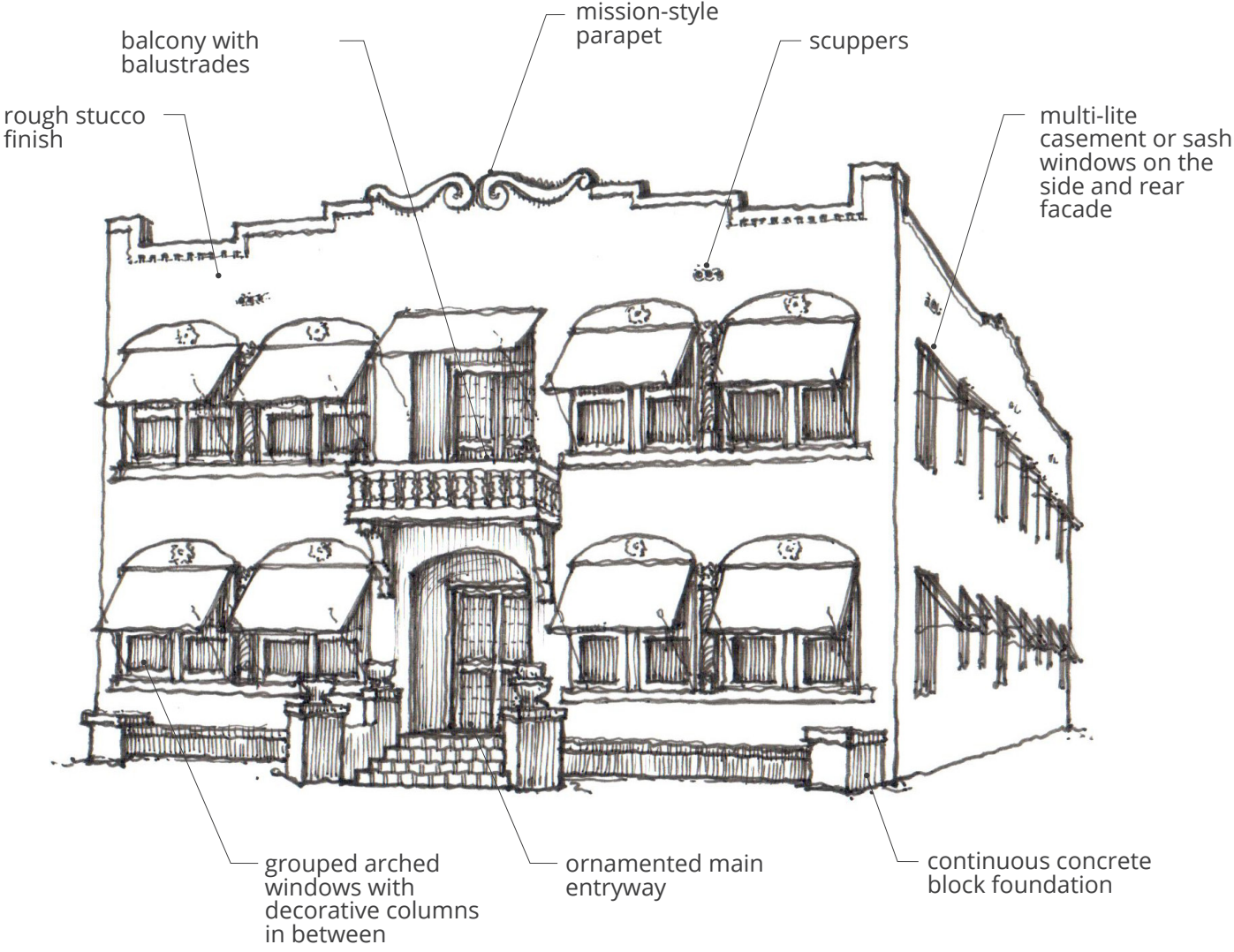
Figure 3.40: Example of a Mediterranean Revival style residence at 1837 SW 11th Terrace (source: Plusurbia Design).



**Figure 3.41:** Current photograph (2019) of a Mediterranean Revival style apartment building at 1764 SW 10th Street (source: © Steven Brooke Studios, Inc.).



# Features of the Mediterranean Revival style



**Figure 3.42:** Illustration of a Center Hall apartment building in Mediterranean Revival architectural style (source: Plusurbia Design).

## Mission



**Figure 3.43:** Map of buildings in the Mission architectural style within the Shenandoah survey area.

Purely Mission-style buildings are not as prevalent in Shenandoah as are Spanish Cottages and Mediterranean Revival Style buildings, however, Mission-style elements can be found on many Spanish Cottages and Mediterranean Revival style buildings, particularly the decorative parapet and barrel-tile coping.

Mission-style homes are simpler than other architectural styles of the time in that applied decorations and ornamentation are kept to a minimum.

They have very specific features that define the style, most distinctively the decorative shaped parapets that have stucco moldings or barrel tile coping, which are often seen on the roof and repeated on front porches. The buildings have rough stucco exterior surfaces and chimneys. The buildings also often have arched openings and arcaded front porches supported by large square piers or columns that extend the width of the entire front facade of the building.



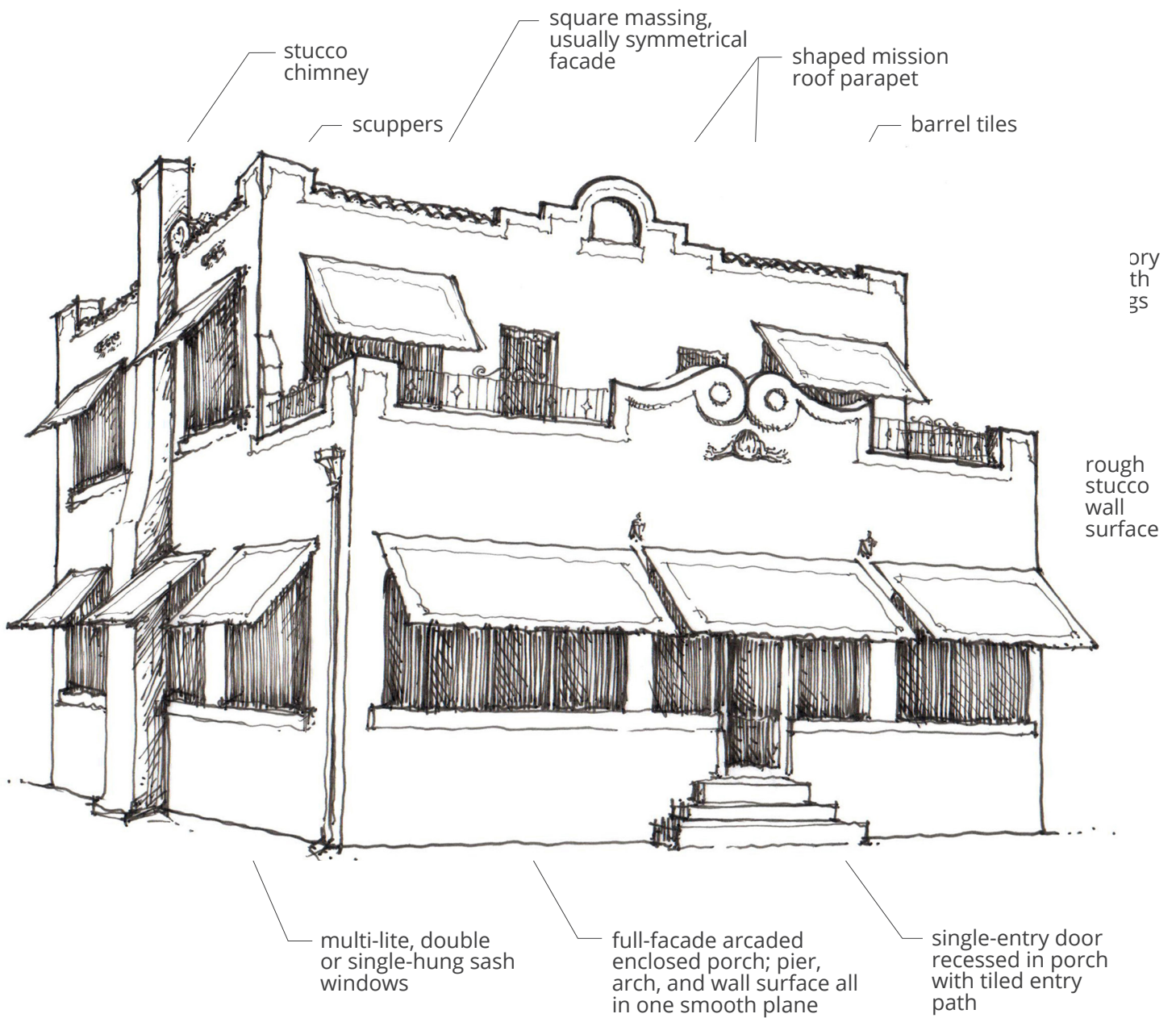
**Figure 3.44:** Current photograph (2019) of a Mission-style residence at 1537 SW 10th Street (source: Plusurbia Design).



**Figure 3.45:** Current photograph (2019) of a Mission-style residence at 1004 SW 16th Avenue (source: Plusurbia Design).



# Features of the Mission style



**Figure 3.46:** Diagram of the features of the Mission-style residence at 1537 SW 10th Street (source: Plusurbia Design).

## Colonial Revival



**Figure 3.47:** Map of buildings in the Colonial Revival architectural style within the Shenandoah survey area.



There are only a few buildings in Shenandoah that were built in the Colonial Revival style, but all of the examples are significant for their size and prominence. Most of these examples were built in the 1920s as “kit” homes, from national catalogues such as Sears or Montgomery Ward, which explains why they appear more in keeping with national trends and why their style departs from the more typical “Spanish” style that dominated in 1920s Florida. These homes still retain original design elements, but some have replaced the windows, roofing material, or exterior siding.

The Colonial Revival architectural style

features a symmetrical facade and a traditional form. While design elements include dormers, columns, quoining, and dentils under eaves, the differentiating decorative element of these homes is the prominent main entryway, typically with a pediment supported by pilasters or columns if extended forward and has a fanlight or sidelights. The homes have a rectangular shape, a medium pitched hipped or gabled roof with shingles and moderately overhanging eaves, its windows are large, double-hung, symmetrically balanced, many times come in pairs, and shutters are commonly present. The exterior is wood clapboard or stucco.



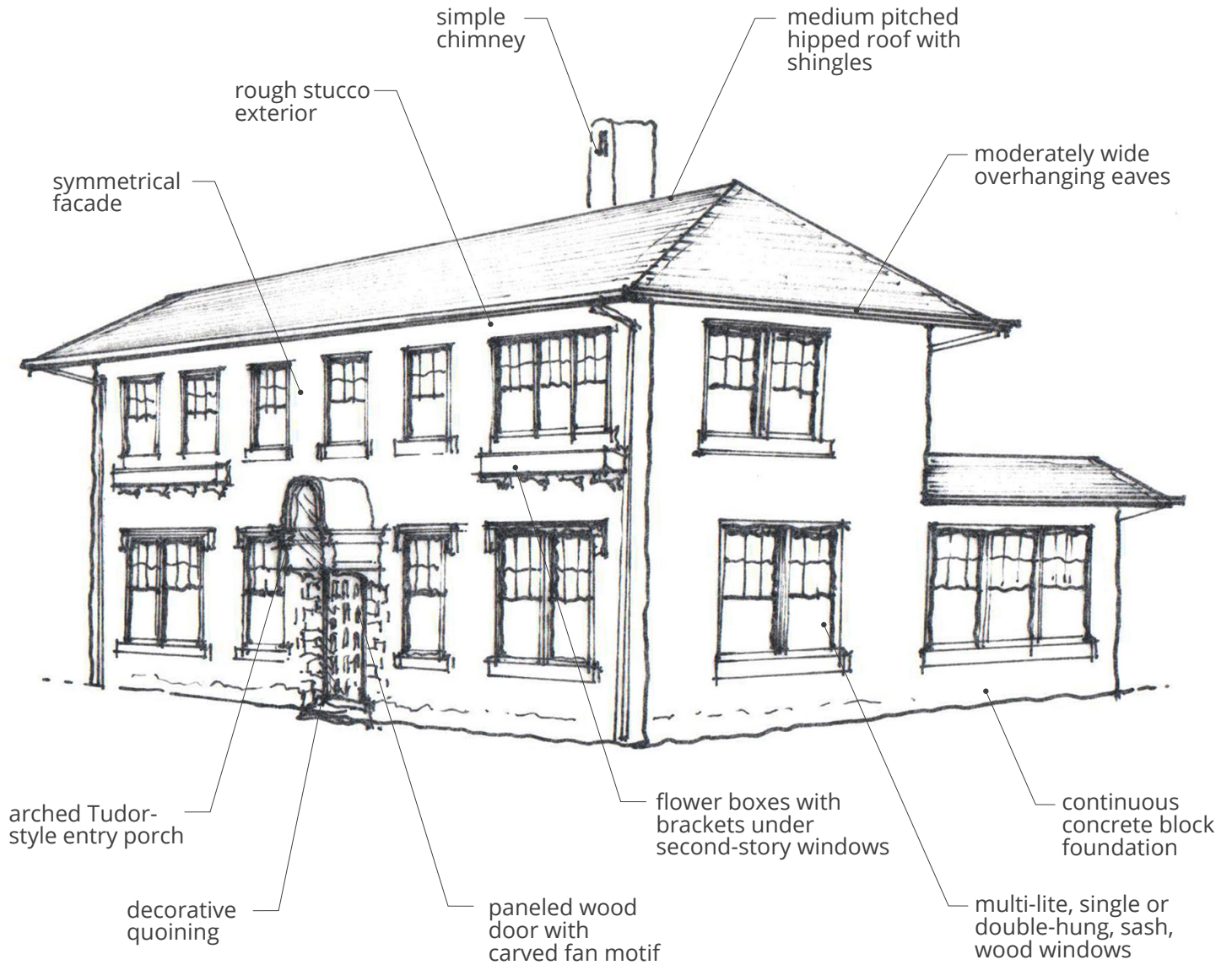
**Figure 3.48:** Current photograph (2019) of a Colonial Revival residence at 1441 SW 11th Street (source: © Steven Brooke Studios, Inc.).



**Figure 3.49:** Current photograph (2019) of a Colonial Revival residence at 1147 SW 13th Avenue (source: © Steven Brooke Studios, Inc.).



## Features of the Colonial Revival style



**Figure 3.50:** Diagram of the features of the Colonial Revival residence at 1147 SW 13th Avenue (source: Plusurbia Design).

## Tudor Revival



**Figure 3.51:** Map of buildings in the Tudor Revival architectural style within the Shenandoah survey area.



Like the Colonial Revival style, there are only a few homes in Shenandoah that were built in the Tudor Revival style, but all of the examples are significant for their size and prominence. Most of these examples were built in the 1920s as “kit” homes, from national catalogs such as Sears & Roebuck or Montgomery Ward, which explains why they appear more in keeping with national trends and why their style departs from the more typical “Spanish” style that dominated in 1920s South Florida. These homes still retain original design elements, but some have replaced the windows or roofing material.

There are two main types of Tudor Revival architecture: the half-timbered type, which

features decorative half-timbering and often includes a false-thatch roof with inward-curving eaves, and the front-facing gable type, which features a dramatically steep roof pitch that allows a full second story to be located under the slope of the roof, and a prominent decorative chimney on the front facade. There is one example of a half-timbered Tudor Revival residence at 1755 SW 12th Street - this home is identified as a Montgomery Ward kit home known as “The Parkway.” The other four examples are of the front-facing gable type; the home at 1410 SW 11th Street is identified as a plan-book home from the 1920 National Plan Service Catalogue, unromantically named “Design 697-B.”



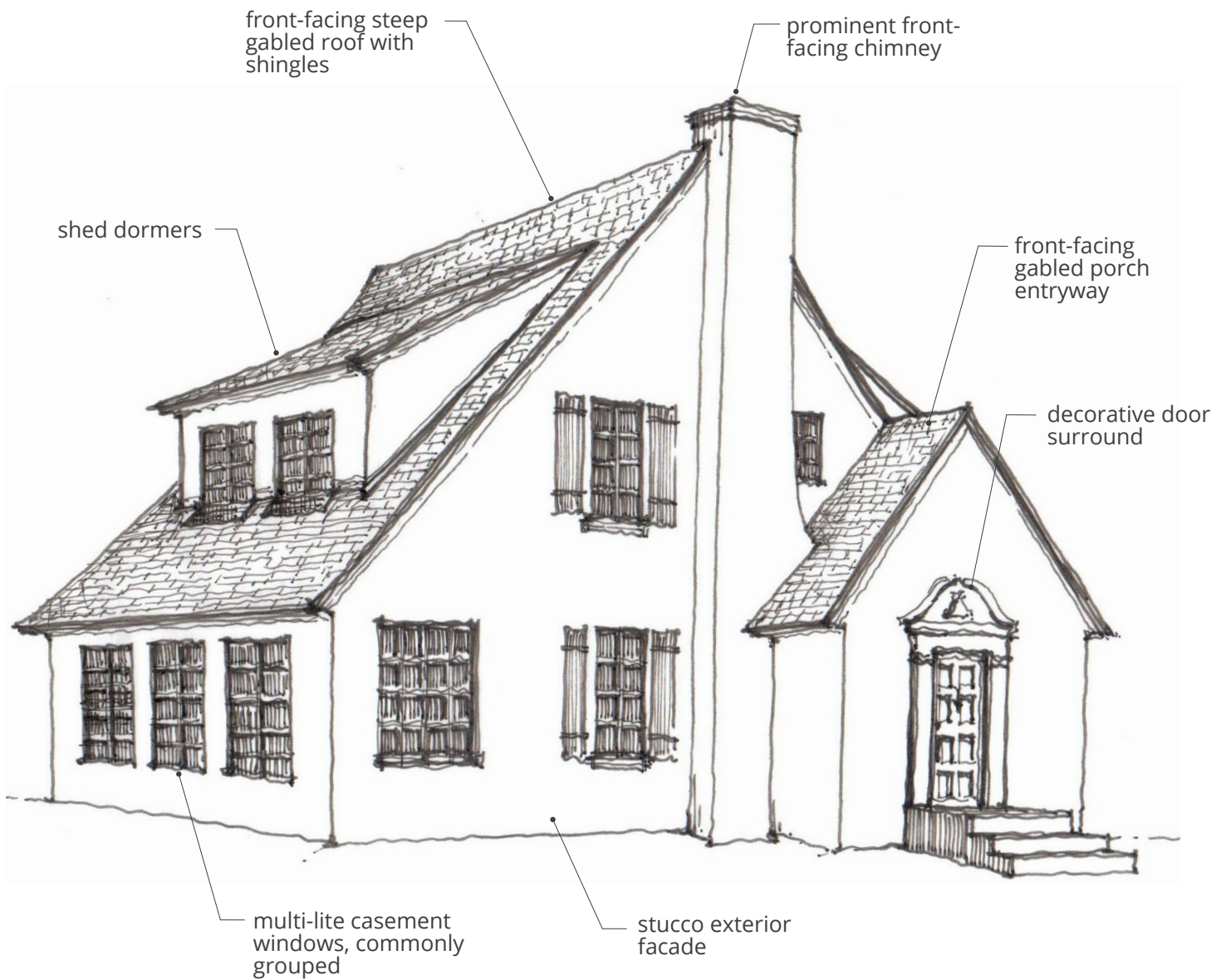
**Figure 3.52:** Current photograph (2019) of a Tudor Revival residence at 1755 SW 12th Street (source: © Steven Brooke Studios, Inc.).



**Figure 3.53:** Current photograph (2019) of a Tudor Revival residence at 1645 SW 9th Street (source: Plusurbia Design).



## Features of the Tudor Revival style



**Figure 3.54:** Diagram of the features of the Tudor Revival residence at 1410 SW 11th Street (source: Plusurbia Design).

## Italian Renaissance Revival



**Figure 3.55:** Map of buildings in the Italian Renaissance architectural style within the Shenandoah survey area.



The Italian Renaissance Revival style was commonly used for architect-designed homes in the late 1920s and 1930s and therefore was not as common as other styles of the time. The homes built in this style in Shenandoah are the largest in the neighborhood and all are two stories.

The Italian Renaissance Revival style is characterized by decorative details

that include quoining, decorative brackets under widely overhanging boxed-in eaves, string courses, and main entryways with classical surrounds and pediments supported by classical columns. The roof is typically low-pitched with ceramic tiles. Facades in this style are symmetrical, often with arched first floor windows and smaller, less elaborate windows on the second story.



**Figure 3.56:** Current photograph (2019) of an Italian Renaissance Revival residence at 1505 SW 12th Street (source: Plusurbia Design).



**Figure 3.57:** Current photograph (2019) of an Italian Renaissance Revival home at 2137 SW 10th Street (source: © Steven Brooke Studios, Inc.).



## Minimal Traditional



**Figure 3.58:** Map of Minimal Traditional homes within the Shenandoah survey area.



The Minimal Traditional style was a transitional style between the grand Revival-style homes of the 1920s and 1930s, and the stripped-down, “modern” Ranch homes of the 1950s and 1960s. The style was common before the rising popularity of the Ranch style and incorporated forms from Colonial and

Tudor buildings with a more practical floor plan. They were more economical to build and lacked their decorative detailing and large scale. Homes in this style are usually one story, have low or moderately pitched tile roofs with close eaves, and usually have at least one front-facing gable.



**Figure 3.59:** Current photograph (2019) of a residence in the Minimal Traditional style at 2105 SW 12th Street (source: Plusurbia Design).



**Figure 2.60:** Current photograph (2019) of a home in the Minimal Traditional style at 1844 SW 10th Street (source: Plusurbia Design).

## Streamline Moderne



**Figure 3.61:** Map of buildings in the Streamline Moderne architectural style within the Shenandoah survey area.



Streamline Moderne was one of the most common architectural styles in Shenandoah during the 1930s. Because at this time the zoning allowed for duplexes, many of the Streamline Moderne residences were built as this building type. Stacked duplexes feature a prominent exterior stairway to the second-floor unit, while front-facing duplexes feature a vertical element in the center of the facade.

The Streamline Moderne architectural style takes its name from the beginning

of the streamlined industrial design for ships, airplanes, and automobiles at the time, notable in the horizontal emphasis designed into the homes of the style meant to resemble airstreams and manifested as grooves or lines in the building's walls. Other identifying features include unornamented smooth stucco wall surfaces, flat or low-pitched hipped roofs, eyebrow overhangs over entryways, steel casement windows, and an enhanced main entryway with curved features.



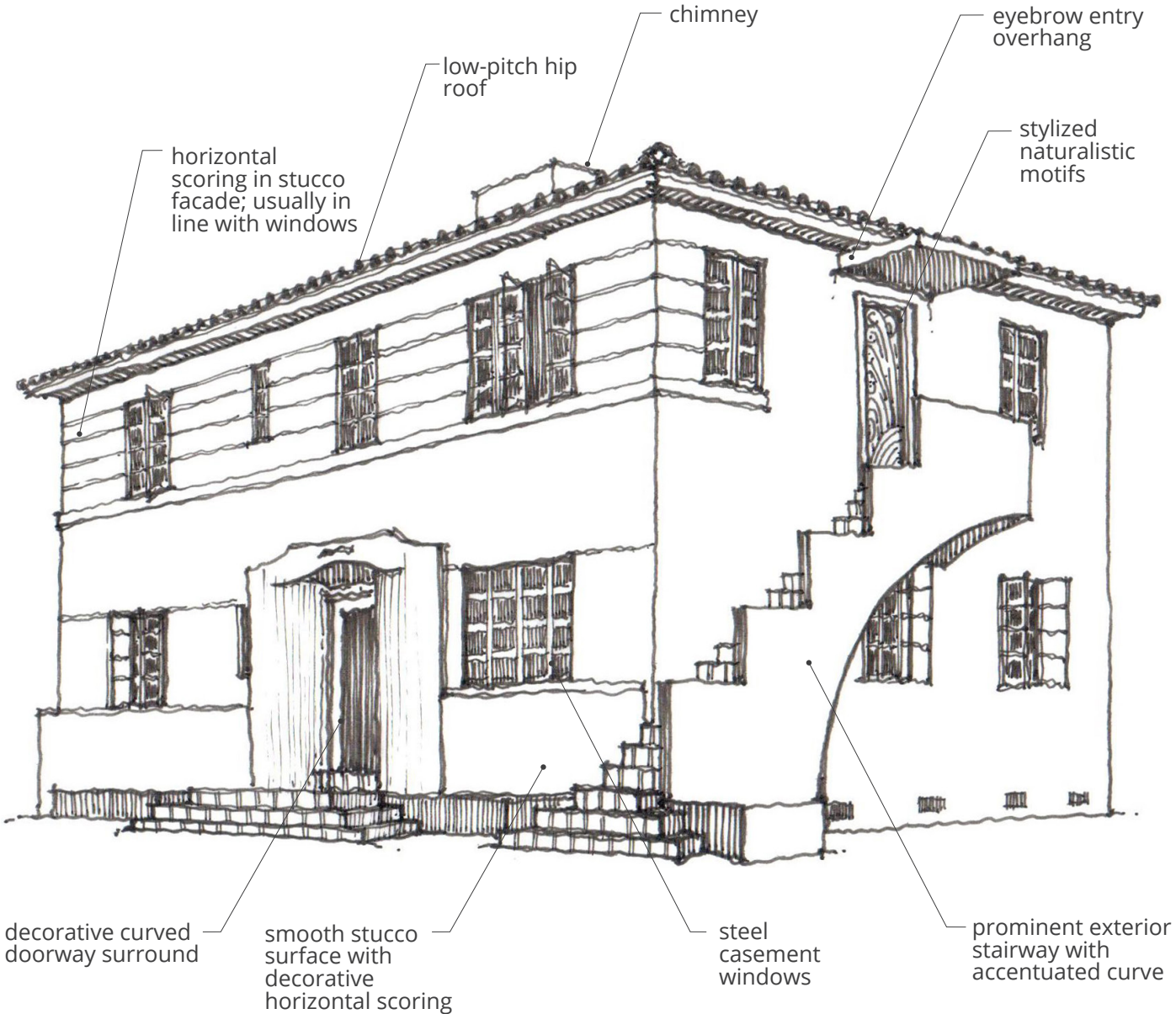
**Figure 3.62:** Current photograph (2019) of a Streamline Moderne residence at 2129 SW 12th Street (source: Plusurbia Design).



**Figure 3.63:** Current photograph (2019) of a Streamline Moderne residence at 1104 SW 12th Court in 2019 (source: Plusurbia Design).



# Features of the Streamline Moderne style



**Figure 3.64:** Diagram of a Streamline Moderne stacked duplex at and its features at 1252 SW 13th Avenue (source: Plusurbia Design).

## Ranch



**Figure 3.65:** Map of buildings in the Ranch architectural style within the Shenandoah survey area.



During the post-war period of the 1950s, as more households became dependent on the automobile, a new architectural style became popular throughout the country - the Ranch homes. Sprawling suburban developments were now accessible, and Ranch homes were ideal for the larger lots and usually integrated a garage into the main building. Ranch style homes are notable for their long, wide, and horizontal sprawling form. They have low-pitched hipped roofs with moderate eave overhangs. Exterior

surfaces have either pressed stone or brick cladding or a combination of both. Common ornamentation includes decorative iron or wooden porch supports, and slump brick shutters.

In Shenandoah, narrow and deep lots meant adapting the type by rotating homes in this style to face the side-yard; alternatively long, wide homes and duplexes were built on corner lots facing the long side of the lot. Some Ranch homes had an incorporated one-car garage when possible.



**Figure 3.66:** Current photograph (2019) of a Ranch-style residence at 1290 SW 11th Street (source: Plusurbia Design).



**Figure 3.67:** Current photograph (2019) of a Ranch-style residence at 1190 SW 16th Avenue (source: Plusurbia Design).



# Ranch style features

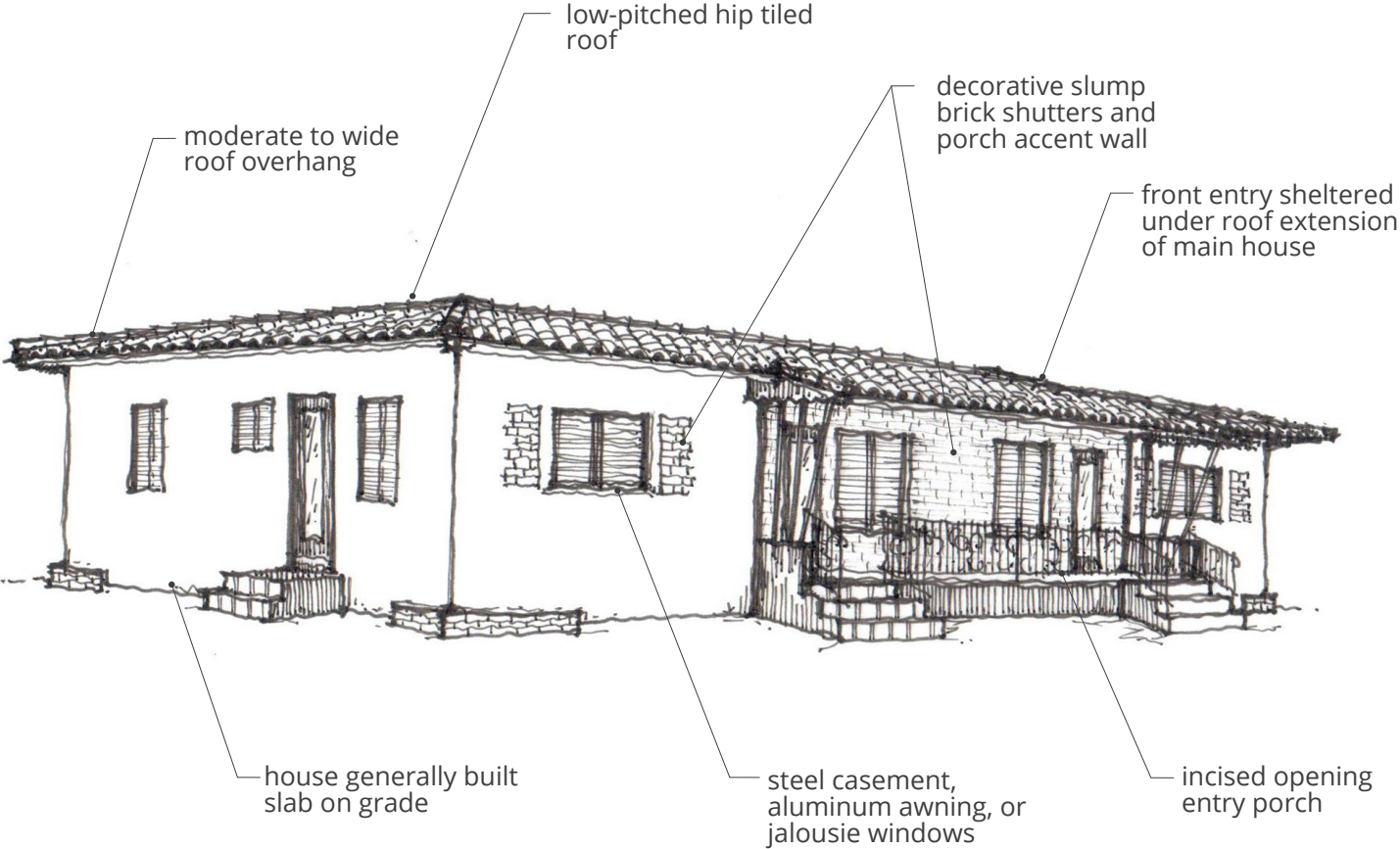


Figure 3.68: Diagram of the features of a Ranch-style duplex at 1290 SW 11th Street (source: Plusurbia Design).

# Street Widening

In the 1970s, SW 22nd Avenue and SW 17th Avenue were widened from two lanes to four lanes with a center turn lane. As a result, these streets changed dramatically in character.

In particular, on SW 17th Avenue, which served as the heart of the Shenandoah Subdivision, grand homes with large front yards and a wide “parkway” or swale, were

altered when the landscaped parkway was replaced with a lane of fast-moving traffic.

In some cases, buildings were partially demolished to make room for the widened road. As a result, residences on SW 17th Avenue and SW 22nd Avenue have declined dramatically in value, appearance and desirability. This has extended almost a block into the neighborhood as well.



**Figure 3.69:** The mixed-use building at 941 SW 22nd Avenue was originally a corner store and an apartment unit (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 3.70:** Current photograph (2019) of the residence at 941 SW 22nd Street. After road widening on SW 22nd Avenue in the 1970s, the commercial portion of the building was demolished (source: Plusurbia Design).





**Figure 3.71:** This large Mediterranean Revival residence at 1695 SW 11th Street originally had a large landscaped front yard facing SW 17th Avenue (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 3.74:** Current photograph (2019) of the building at 1695 SW 11th Street. After road widening on SW 17th Avenue, the swale, side yard, and landscaping was eliminated and the residence partially demolished (source: Plusurbia Design).



**Figure 3.72:** The Mediterranean Revival building at 1701 SW 10th Street fronting SW 17th Avenue, originally with a landscaped swale and street trees (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 3.75:** Current photograph (2019) of the building at 1701 SW 10th Street. After road widening on SW 17th Avenue, the landscaped swale and street trees are no longer present to buffer the residence from fast-moving traffic (source: Plusurbia Design).



**Figure 3.73:** The Mediterranean Revival building at 1687 SW 10th Street fronting SW 17th Avenue, originally with a shaped parapet, decorative roof tiles, medallions, and front arched entryway (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).



**Figure 3.76:** Current photograph (2019) of the building at 1687 SW 10th Street. The entire front facade, including the shaped parapet, decorative roof tiles, medallions, and front arched entryway were removed to accommodate the widening of 17th Avenue (source: Plusurbia Design).

# Landscape

During the survey, the change in landscape trends over time in Shenandoah was very evident. Early landscapes seen in the 1930s and 1950s tax card photos demonstrated generally open lawns. This allowed full visibility of the intricate and often flamboyant architecture of the individual residences. Tropical palms, fruit trees, and shrubbery were the preferred plant types. Today, landscape preferences here generally shifted towards privacy and shade.

Large street trees such as Mahogany and Royal Poincianas are more prevalent today. These large trees provide valuable shade for the many residents who travel the neighborhood by foot or bicycle, or who walk to Southwest 8th Street to catch a bus. They also provide important habitat in this location that is so close to the Downtown and Brickell. Owners have erected tall walls, fences, and privacy hedges that sometimes completely obscure the architecture of their home from view.



**Figure 3.77:** View of the 1800 block of SW 11th Terrace in Shenandoah, c. 1932, showing the original landscaping of Royal Palms, Coconut Palms, and tropical shrubs (source: Romer, Gleason Waite, Miami-Dade Public Library Sytem, 2018).



**Figure 3.78:** View of the 1800 block of SW 11th Terrace in Shenandoah in 2019 showing large Mahogany trees planted to provide shade for the street (Source: ©Steven Brooke Studios, Inc.).



# List of Historical Resources

The following table and map documents all of the historic resources included in the Shenandoah Historic Properties Inventory. The table includes the Site File Number, the Site Address, Year Built, Architectural Style, Building Typology, Presence of an Ancillary Building, National Register Eligibility as a contributing resource in a potential

Shenandoah National Register Historic District, and National Register Eligibility as an individual resource. Please note that a complete photo directory of all of the recorded historic resources is provided as an Appendix of this report. Please also note that a large-scale version of the map is included as an Appendix of this report.



Figure 3.79: Map of historical resources within the Shenandoah survey area.

- Eligible for NRHP
- Potentially Eligible for NRHP
- Ineligible for NRHP
- Demolished
- Outside Survey Boundary, vacant lot, or built after 1969.

\*Note: a large format of this map can be found in Appendix B.

# Property Inventory

Site Number	Site Address	Year Built	Architectural Style	Building Typology	Ancillary Building Present	National Register District Eligibility	National Register Individual Eligibility
DA15885	1000 SW 12 CT 1	1924	Med Revival	Apartment	N	Eligible for NRHP	
DA15889	1000 SW 13 CT	1947	Streamlined Moderne	Front-Facing Duplex	N	Eligible for NRHP	
DA15890	1000 SW 14 AVE	1923	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15891	1000 SW 18 AVE	1937	Streamlined Moderne	Single Family, 2 Story	N	Eligible for NRHP	
DA15892	1001 SW 13 AVE	1939	Minimal Traditional	Single Family, 1 Story	N	Ineligible for NRHP	
DA15894	1001 SW 18 AVE	1941	Minimal Traditional	Single Family, 1 Story	Y	Eligible for NRHP	
DA15895	1003 SW 15 AVE	1930	Med Revival	Apartment	N	Eligible for NRHP	
DA15896	1004 SW 16 AVE	1923	Mission	Single Family, 2 Story	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA15897	1005 SW 13 CT	1938	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15898	1011 SW 15 AVE	1955	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA15899	1012 SW 13 AVE	1938	Frame Vernacular	Single Family, 1 Story	N	Eligible for NRHP	
DA15901	1015 SW 14 AVE	1966	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA15902	1015 SW 22 AVE	1938	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA15903	1016 SW 12 AVE	1938	Streamlined Moderne	Ancillary Apartment	Y	Eligible for NRHP	
DA15904	1016 SW 13 CT	1918	Colonial Revival	Single Family, 2 Story	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA15905	1017 SW 13 CT	1938	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15906	1017 SW 20 AVE	1965	Ranch	Single Family, 1 Story	N	Ineligible for NRHP	
DA15907	1020 SW 13 AVE	1939	Med Revival	Ancillary Apartment	N	Eligible for NRHP	
DA15908	1020 SW 19 AVE	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA15909	1023 SW 12 CT	1937	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15910	1023 SW 13 CT	1937	Streamlined Moderne	Stacked Duplex	Y	Eligible for NRHP	
DA15911	1024 SW 12 AVE	1947	Minimal Traditional	Single Family, 1 Story	Y	Eligible for NRHP	
DA15912	1024 SW 19 AVE	1926	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA15913	1025 SW 20 AVE	1926	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15914	1026 SW 19 AVE	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA15915	1030 SW 12 AVE	1951	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA15916	1032 SW 13 AVE	1935	Med Revival	Ancillary Apartment	N	Eligible for NRHP	
DA15917	1033 SW 13 AVE	1938	Bungalow	Single Family, 1 Story	Y	Potentially Eligible for NRHP	
DA15918	1033 SW 13 CT	1923	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15919	1034 SW 12 CT	1938	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15920	1034 SW 13 CT	1925	Bungalow	Single Family, 1 Story	Y	Ineligible for NRHP	
DA15921	1040 SW 12 CT	1936	Streamlined Moderne	Front-Facing Duplex	Y	Eligible for NRHP	
DA15922	1040 SW 15 AVE	1924	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA15923	1041 SW 14 AVE	1936	Frame Vernacular	Ancillary Apartment	N	Potentially Eligible for NRHP	
DA15924	1042 SW 13 AVE	1935	Mission	Single Family, 1 Story	Y	Eligible for NRHP	
DA15925	1044 SW 12 AVE	1954	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA15926	1044 SW 13 CT	1936	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15927	1045 SW 12 CT	1925	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15928	1045 SW 13 CT	1950	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA15929	1045 SW 20 AVE	1927	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15930	1050 SW 13 CT	1925	Bungalow	Single Family, 1 Story	N	Eligible for NRHP	
DA16431	1054 SW 12 CT	1926	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15931	1055 SW 12 CT	1925	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15932	1055 SW 22 AVE	1946	Ranch	Side-Facing Duplex	N	Eligible for NRHP	
DA15933	1056 SW 13 AVE	1920	Masonry Vernacular	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA15934	1065 SW 22 AVE	1946	Ranch	Side-Facing Duplex	N	Eligible for NRHP	
DA15935	1073 SW 14 AVE	1948	Ranch	Front-Facing Duplex	Y	Eligible for NRHP	
DA15936	1100 SW 13 AVE	1921	Italian Renaissance Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA15937	1100 SW 21 AVE	1948	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA15938	1101 SW 12 CT	1930	Med Revival	Apartment	N	Eligible for NRHP	
DA15939	1101 SW 20 AVE	1930	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA15940	1104 SW 12 CT	1937	Streamlined Moderne	Front-Facing Duplex, 2 Story	N	Eligible for NRHP	
DA15941	1109 SW 14 AVE	1953	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA15942	1110 SW 18 AVE	1950	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA15943	1111 SW 12 CT	1924	Bungalow	Single Family, 2 Story	N	Eligible for NRHP	
DA15944	1111 SW 20 AVE	1938	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA15945	1112 SW 13 AVE	1919	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	



Site Number	Site Address	Year Built	Architectural Style	Building Typology	Ancillary Building Present	National Register District Eligibility	National Register Individual Eligibility
DA15946	1113 SW 13 CT	1923	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA15947	1114 SW 12 AVE	1920	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15948	1114 SW 13 CT	1916	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15949	1115 SW 16 AVE	1949	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA15950	1115 SW 22 AVE	1946	Ranch	Side-Facing Duplex	N	Eligible for NRHP	
DA15951	1118 SW 12 CT	1937	Streamlined Moderne	Front-Facing Duplex, 2 Story	N	Eligible for NRHP	
DA15952	1118 SW 13 CT	1948	Ranch	Side-Facing Duplex	N	Eligible for NRHP	
DA15953	1119 SW 13 CT	1916	Bungalow	Ancillary Apartment	N	Eligible for NRHP	
DA15954	1120 SW 16 AVE	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15955	1120 SW 19 AVE	1926	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA15956	1121 SW 13 AVE	1955	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA15957	1121 SW 22 AVE	1946	Ranch	Side-Facing Duplex	N	Eligible for NRHP	
DA15958	1122 SW 13 CT	1925	Craftsman	Ancillary Apartment	N	Ineligible for NRHP	
DA15959	1122 SW 17 AVE	1928	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA15960	1122 SW 21 AVE	1928	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15961	1123 SW 14 AVE	1925	Bungalow	Single Family, 1 Story	N	Eligible for NRHP	
DA15962	1125 SW 12 CT	1928	Modernized	Single Family, 2 Story	Y	Potentially Eligible for NRHP	
DA15963	1125 SW 18 AVE	1951	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA15964	1125 SW 22 AVE	1917	Masonry Vernacular	Single Family, 1 Story	Y	Eligible for NRHP	
DA15965	1126 SW 12 AVE	1920	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15966	1127 SW 13 CT	1926	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15967	1128 SW 19 AVE	1926	Modernized	Single Family, 2 Story	Y	Ineligible for NRHP	
DA15968	1128 SW 21 AVE	1947	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA15969	1130 SW 12 CT	1936	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA15970	1130 SW 13 AVE	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15971	1131 SW 13 AVE	1954	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA15972	1131 SW 14 AVE	1928	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15973	1134 SW 12 CT	1937	Streamlined Moderne	Stacked Duplex	N	Eligible for NRHP	
DA15974	1135 SW 12 CT	1927	Bungalow	Single Family, 1 Story	N	Eligible for NRHP	
DA15975	1136 SW 19 AVE	1926	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15976	1137 SW 13 CT	1940	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15977	1137 SW 20 AVE	1930	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15978	1140 SW 12 AVE	1951	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA15979	1140 SW 13 AVE	1922	Frame Vernacular	Ancillary Apartment	N	Ineligible for NRHP	
DA15980	1140 SW 21 AVE	1948	Ranch	Single Family, 1 Story	Y	Eligible for NRHP	
DA15981	1141 SW 13 AVE	1954	Ranch	Side-Facing Duplex	N	Eligible for NRHP	
DA15982	1143 SW 12 CT	1954	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA15984	1143 SW 13 CT	1922	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15986	1144 SW 19 AVE	1926	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA15987	1145 SW 14 AVE	1952	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA15988	1145 SW 20 AVE	1926	Mission	Single Family, 2 Story	Y	Eligible for NRHP	
DA15989	1147 SW 13 AVE	1927	Italian Renaissance Revival	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA15990	1150 SW 13 AVE	1959	Ranch	Front-Facing Duplex	Y	Eligible for NRHP	
DA15991	1152 SW 15 AVE	1935	Minimal Traditional	Single Family, 1 Story	Y	Eligible for NRHP	
DA15992	1153 SW 12 CT	1937	Streamlined Moderne	Front-Facing Duplex, 2 Story	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA15993	1153 SW 20 AVE	1930	Minimal Traditional	Single Family, 1 Story	N	Ineligible for NRHP	
DA15994	1154 SW 19 AVE	1925	Spanish Cottage	Single Family, 1 Story	N	Potentially Eligible for NRHP	
DA15995	1160 SW 19 AVE	1947	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA15996	1161 SW 19 AVE	1925	Mission	Ancillary Apartment	N	Eligible for NRHP	
DA15997	1161 SW 20 AVE	1926	Modernized	Single Family, 1 Story	Y	Ineligible for NRHP	
DA15998	1166 SW 17 AVE	1925	Commercial	Commercial	N	Ineligible for NRHP	
DA15999	1166 SW 19 AVE	1925	American Foursquare	Single Family, 2 Story	Y	Ineligible for NRHP	
DA16000	1171 SW 16 AVE	1938	Med Revival	Single Family, 1 Story	N	Eligible for NRHP	
DA16001	1171 SW 20 AVE	1949	International	Single Family, 1 Story	N	Ineligible for NRHP	
DA16002	1175 SW 15 AVE	1927	Masonry Vernacular	Single Family, 2 Story	Y	Eligible for NRHP	
DA16003	1175 SW 21 AVE	1950	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16004	1175 SW 22 AVE	1947	Ranch	Side-Facing Duplex	N	Eligible for NRHP	

Site Number	Site Address	Year Built	Architectural Style	Building Typology	Ancillary Building Present	National Register District Eligibility	National Register Individual Eligibility
DA16005	1190 SW 14 AVE	1951	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16006	1190 SW 16 AVE	1962	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16007	1190 SW 19 AVE	1963	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16008	1201 SW 11 ST	1947	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA16009	1201 SW 12 ST	1951	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA16011	1237 SW 10 ST	1916	Frame Vernacular	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16012	1245 SW 12 ST	1948	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA16013	1260 SW 10 ST	1924	Med Revival	Ancillary Apartment	N	Ineligible for NRHP	
DA16014	1265 SW 11 ST	1937	Streamlined Moderne	Ancillary Apartment	N	Eligible for NRHP	
DA16015	1270 SW 10 ST	1957	International	Ancillary Apartment	N	Eligible for NRHP	
DA16016	1285 SW 11 ST	1939	Streamlined Moderne	Stacked Duplex	N	Ineligible for NRHP	
DA16017	1290 SW 11 ST	1954	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA16018	1316 SW 10 ST	1938	Streamlined Moderne	Single Family, 2 Story	Y	Eligible for NRHP	
DA16019	1321 SW 12 ST	1921	Frame Vernacular	Ancillary Apartment	N	Eligible for NRHP	
DA16020	1322 SW 11 ST	1920	Frame Vernacular	Ancillary Apartment	N	Eligible for NRHP	
DA16021	1325 SW 11 ST	1949	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA16022	1329 SW 10 ST	1920	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16023	1344 SW 11 ST	1954	Ranch	Single Family, 1 Story	Y	Eligible for NRHP	
DA15886	1354 SW 11 ST	1954	Ranch	Single Family, 1 Story	Y	Eligible for NRHP	
DA16024	1361 SW 12 ST	1948	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA16026	1380 SW 11 ST	1953	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA16027	1382 SW 10 ST	1953	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA16028	1395 SW 10 ST	1948	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA16029	1400 SW 11 ST	1921	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16030	1400 SW 11 TER	1965	Other	Single Family, 1 Story	N	Eligible for NRHP	
DA16031	1408 SW 11 TER	1924	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16032	1409 SW 11 TER	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16033	1410 SW 11 ST	1920	Tudor Revival	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA04698	1411 SW 11 ST	1927	Classical Revival	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16034	1415 SW 12 ST	1951	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16035	1417 SW 11 TER	1926	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16036	1420 SW 11 ST	1925	Craftsman	Single Family, 2 Story	Y	Eligible for NRHP	
DA16037	1420 SW 11 TER	1949	Ranch	Single Family, 1 Story	Y	Eligible for NRHP	
DA16038	1424 SW 11 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16039	1425 SW 11 TER	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16040	1428 SW 11 TER	1920	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA04697	1432 SW 11 ST	1924	Colonial Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16041	1433 SW 11 TER	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16042	1440 SW 11 ST	1925	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA16045	1441 SW 11 ST	1922	Med Revival	Single Family, 1 Story	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16044	1441 SW 11 TER	1924	Colonial Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16046	1445 SW 12 ST	1938	Med Revival	Single Family, 1 Story	Y	Eligible for NRHP	
DA16047	1500 SW 10 ST	1948	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16048	1500 SW 11 ST	1932	Colonial Revival	Single Family, 1 Story	Y	Ineligible for NRHP	
DA16049	1500 SW 9 ST	1947	Minimal Traditional	Single Family, 1 Story	N	Ineligible for NRHP	
DA16050	1505 SW 11 TER	1924	American Foursquare	Single Family, 2 Story	Y	Eligible for NRHP	
DA16051	1505 SW 12 ST	1935	Italian Renaissance Revival	Single Family, 2 Story	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16053	1512 SW 10 ST	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16054	1512 SW 11 TER	1924	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA16055	1513 SW 11 TER	1923	Bungalow	Single Family, 1 Story	N	Eligible for NRHP	
DA16056	1515 SW 10 ST	1924	Tudor Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16057	1515 SW 11 ST	1957	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16058	1515 SW 9 ST	1920	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA16060	1518 SW 9 ST	1924	No Style	Ancillary Apartment	N	Potentially Eligible for NRHP	
DA16061	1520 SW 10 ST	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16062	1520 SW 11 ST	1923	Masonry Vernacular	Single Family, 2 Story	Y	Ineligible for NRHP	
DA16063	1520 SW 11 TER	1927	American Foursquare	Single Family, 2 Story	Y	Potentially Eligible for NRHP	



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DA16064	1521 SW 10 ST	1922	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16065	1521 SW 11 TER	1922	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16066	1521 SW 9 ST	1939	Masonry Vernacular	Single Family, 1 Story	N	Eligible for NRHP	
DA16067	1523 SW 11 ST	1921	Mission	Single Family, 2 Story	N	Eligible for NRHP	
DA16068	1525 SW 12 ST	1934	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA16069	1525 SW 9 ST	1919	Med Revival	Single Family, 2 Story	Y	Ineligible for NRHP	
DA16070	1526 SW 9 ST	1921	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA16071	1528 SW 10 ST	1924	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16072	1529 SW 10 ST	1924	Med Revival	Single Family, 2 Story	Y	Ineligible for NRHP	
DA16073	1530 SW 11 ST	1927	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16074	1530 SW 11 TER	1925	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16075	1535 SW 11 ST	1957	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16076	1535 SW 9 ST	1924	Med Revival	Single Family, 1 Story	Y	Eligible for NRHP	
DA16077	1536 SW 9 ST	1932	Med Revival	Apartment	N	Eligible for NRHP	
DA16078	1537 SW 10 ST	1928	Mission	Single Family, 2 Story	Y	Eligible for NRHP	
DA16079	1538 SW 11 ST	1935	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16080	1538 SW 11 TER	1924	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16081	1545 SW 11 TER	1923	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16082	1550 SW 10 ST	1947	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16083	1600 SW 11 ST	1922	Bungalow	Single Family, 2 Story	Y	Eligible for NRHP	
DA16084	1600 SW 11 TER	1924	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA04699	1601 SW 10 ST	1926	American Foursquare	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16085	1601 SW 11 ST	1935	Med Revival	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16086	1601 SW 11 TER	1922	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16087	1604 SW 9 ST	1920	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16088	1611 SW 11 TER	1922	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16089	1612 SW 11 ST	1922	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16091	1620 SW 9 ST	1929	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA04701	1621 SW 11 ST	1923	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16092	1621 SW 11 TER	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16093	1621 SW 12 ST	1962	Ranch	Single Family, 1 Story	Y	Eligible for NRHP	
DA16094	1621 SW 9 ST	1917	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16095	1624 SW 10 ST	1923	Mission	Ancillary Apartment	N	Eligible for NRHP	
DA16096	1624 SW 11 TER	1922	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16097	1625 SW 12 ST	1922	Masonry Vernacular	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16098	1626 SW 9 ST	1965	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA16099	1627 SW 10 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16100	1627 SW 9 ST	1940	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16101	1628 SW 11 ST	1922	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16102	1629 SW 10 ST	1925	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA16103	1629 SW 11 TER	1922	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA16104	1629 SW 12 ST	1922	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA16105	1630 SW 10 ST	1922	Med Revival	Apartment	N	Eligible for NRHP	
DA16106	1630 SW 11 ST	1922	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16107	1631 SW 11 ST	1925	Bungalow	Single Family, 1 Story	N	Ineligible for NRHP	
DA16108	1631 SW 9 ST	1940	Minimal Traditional	Single Family, 1 Story	Y	Eligible for NRHP	
DA16109	1633 SW 11 TER	1922	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16110	1634 SW 11 TER	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16111	1636 SW 10 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16112	1636 SW 11 ST	1922	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16113	1636 SW 9 ST	1924	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16114	1637 SW 10 ST	1925	Med Revival	Apartment	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16115	1637 SW 11 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16116	1637 SW 11 TER	1922	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA16117	1637 SW 12 ST	1924	Med Revival	Apartment	N	Eligible for NRHP	
DA16118	1637 SW 9 ST	1925	Bungalow	Single Family, 1 Story	N	Eligible for NRHP	
DA16119	1638 SW 11 TER	1926	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP

Site Number	Site Address	Year Built	Architectural Style	Building Typology	Ancillary Building Present	National Register District Eligibility	National Register Individual Eligibility
DA16121	1640 SW 11 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16122	1644 SW 10 ST	1923	Spanish Cottage	Single Family, 1 Story	N	Potentially Eligible for NRHP	
DA16123	1644 SW 9 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16124	1645 SW 11 ST	1921	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA16125	1645 SW 12 ST	1934	Frame Vernacular	Ancillary Apartment	N	Eligible for NRHP	
DA16126	1645 SW 9 ST	1920	Tudor Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA16127	1649 SW 11 TER	1923	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA04702	1650 SW 11 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16129	1651 SW 11 TER	1922	Bungalow	Single Family, 1 Story	N	Eligible for NRHP	
DA16130	1652 SW 11 TER	1922	Mission	Single Family, 2 Story	Y	Eligible for NRHP	
DA16131	1652 SW 9 ST	1925	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16429	1653 SW 12 ST	1922	Bungalow	Single Family, 1 Story	N	Potentially Eligible for NRHP	
DA16132	1653 SW 9 ST	1925	American Foursquare	Single Family, 2 Story	Y	Eligible for NRHP	
DA16133	1654 SW 11 TER	1922	Med Revival	Ancillary Apartment	N	Potentially Eligible for NRHP	
DA16134	1655 SW 10 ST	1933	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16135	1655 SW 11 ST	1940	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16136	1658 SW 10 ST	1967	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16137	1660 SW 10 ST	1923	Tudor Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA16138	1660 SW 11 ST	1930	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16139	1661 SW 10 ST	1923	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16140	1661 SW 11 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16141	1661 SW 11 TER	1922	Bungalow	Single Family, 1 Story	N	Eligible for NRHP	
DA16142	1661 SW 12 ST	1922	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16143	1661 SW 9 ST	1926	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16144	1664 SW 9 ST	1923	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16145	1665 SW 11 ST	1967	Mid-Century Modern	Single Family, 1 Story	N	Eligible for NRHP	
DA16147	1667 SW 10 ST	1961	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16148	1667 SW 11 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16149	1667 SW 9 ST	1926	Spanish Cottage	Single Family, 1 Story	Y	Ineligible for NRHP	
DA16150	1668 SW 11 ST	1930	Med Revival	Single Family, 2 Story	Y	Potentially Eligible for NRHP	
DA16151	1669 SW 12 ST	1922	Mission	Single Family, 1 Story	Y	Eligible for NRHP	
DA16152	1670 SW 10 ST	1926	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16153	1670 SW 11 TER	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16154	1671 SW 12 ST	1932	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16156	1674 SW 9 ST	1925	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16157	1675 SW 10 ST	1930	Bungalow	Single Family, 1 Story	N	Eligible for NRHP	
DA16158	1675 SW 11 TER	1923	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16159	1675 SW 9 ST	1961	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16160	1676 SW 10 ST	1926	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA16161	1676 SW 11 ST	1923	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16162	1678 SW 11 ST	1924	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16163	1678 SW 11 TER	1923	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16164	1681 SW 10 ST	1952	International	Single Family, 1 Story	N	Eligible for NRHP	
DA16165	1682 SW 9 ST	1922	Mission	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16167	1684 SW 10 ST	1926	Med Revival	Apartment	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16168	1686 SW 11 TER	1922	Bungalow	Single Family, 1 Story	N	Eligible for NRHP	
DA16169	1687 SW 10 ST	1925	No Style	Apartment	N	Ineligible for NRHP	
DA16170	1687 SW 11 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Potentially Eligible for NRHP	
DA16171	1695 SW 11 ST	1923	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16172	1695 SW 9 ST	1965	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA16173	1700 SW 10 ST	1925	Med Revival	Apartment	Y	Eligible for NRHP	
DA16174	1700 SW 11 ST	1925	Mission	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16175	1700 SW 9 ST	1924	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16176	1701 SW 10 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16177	1703 SW 10 ST	1924	Med Revival	Ancillary Apartment	N	Eligible for NRHP	
DA16178	1707 SW 9 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16179	1709 SW 9 ST	1926	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	



Site Number	Site Address	Year Built	Architectural Style	Building Typology	Ancillary Building Present	National Register District Eligibility	National Register Individual Eligibility
DA16180	1710 SW 9 ST	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16181	1711 SW 11 TER	1958	International	Single Family, 1 Story	N	Eligible for NRHP	
DA16182	1711 SW 9 ST	1935	Med Revival	Stacked Duplex	Y	Eligible for NRHP	
DA16183	1712 SW 10 ST	1925	Med Revival	Apartment	Y	Eligible for NRHP	
DA16184	1714 SW 11 TER	1928	Med Revival	Apartment	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16185	1716 SW 11 ST	1925	Med Revival	Apartment	N	Eligible for NRHP	
DA16186	1717 SW 9 ST	1926	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16187	1718 SW 9 ST	1934	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16188	1719 SW 9 ST	1926	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16189	1720 SW 11 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16190	1720 SW 11 TER	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16192	1721 SW 11 ST	1926	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16193	1721 SW 11 TER	1924	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16194	1721 SW 12 ST	1924	Mission	Single Family, 1 Story	Y	Eligible for NRHP	
DA16195	1724 SW 10 ST	1952	Modernized	Single Family, 1 Story	N	Ineligible for NRHP	
DA16196	1724 SW 11 ST	1924	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16197	1727 SW 10 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16198	1727 SW 11 TER	1935	Med Revival	Single Family, 2 Story	Y	Ineligible for NRHP	
DA16199	1728 SW 11 TER	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16201	1729 SW 12 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16202	1730 SW 9 ST	1949	Ranch	Side-Facing Duplex	N	Eligible for NRHP	
DA16203	1731 SW 11 ST	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16205	1733 SW 9 ST	1958	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA16206	1734 SW 10 ST	1924	Modernized	Single Family, 1 Story	Y	Ineligible for NRHP	
DA16207	1734 SW 11 TER	1947	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16208	1735 SW 11 ST	1946	Minimal Traditional	Single Family, 1 Story	Y	Ineligible for NRHP	
DA16209	1736 SW 9 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16210	1737 SW 10 ST	1924	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16211	1737 SW 11 ST	1955	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16212	1737 SW 11 TER	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16213	1737 SW 12 ST	1937	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16214	1738 SW 11 ST	1924	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA16215	1738 SW 11 TER	1925	Med Revival	Single Family, 2 Story	N	Ineligible for NRHP	
DA16216	1739 SW 11 ST	1937	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16217	1740 SW 11 ST	1924	Moderne	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16218	1742 SW 10 ST	1925	Modernized	Single Family, 1 Story	Y	Potentially Eligible for NRHP	
DA16219	1742 SW 11 ST	1925	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16221	1743 SW 11 ST	1925	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA16222	1744 SW 10 ST	1936	Minimal Traditional	Single Family, 1 Story	Y	Eligible for NRHP	
DA16223	1745 SW 10 ST	1926	Modernized	Single Family, 2 Story	Y	Ineligible for NRHP	
DA16224	1745 SW 11 TER	1950	Ranch	Single Family, 1 Story	Y	Eligible for NRHP	
DA16225	1746 SW 11 ST	1924	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16226	1746 SW 9 ST	1930	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16227	1751 SW 11 TER	1926	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16228	1752 SW 10 ST	1932	Med Revival	Apartment	N	Eligible for NRHP	
DA16229	1752 SW 9 ST	1930	Mission	Apartment	Y	Eligible for NRHP	
DA16230	1755 SW 10 ST	1924	Med Revival	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16231	1755 SW 12 ST	1924	Tudor Revival	Single Family, 2 Story	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16232	1757 SW 12 ST	1922	Colonial Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA16233	1757 SW 9 ST	1954	Ranch	Side-Facing Duplex	N	Eligible for NRHP	
DA16234	1760 SW 11 TER	1957	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16235	1761 SW 11 ST	1948	Minimal Traditional	Single Family, 1 Story	Y	Eligible for NRHP	
DA16236	1761 SW 11 TER	1926	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16237	1764 SW 10 ST	1930	Med Revival	Apartment	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16238	1767 SW 12 ST	1924	Mission	Ancillary Apartment	N	Potentially Eligible for NRHP	
DA16239	1768 SW 11 TER	1925	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16240	1769 SW 10 ST	1924	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	

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DA16241	1769 SW 11 TER	1926	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16242	1769 SW 9 ST	1937	Bungalow	Single Family, 1 Story	N	Eligible for NRHP	
DA16244	1770 SW 9 ST	1925	Med Revival	Apartment	N	Eligible for NRHP	
DA16245	1772 SW 10 ST	1955	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16246	1773 SW 9 ST	1926	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16247	1774 SW 11 ST	1925	Med Revival	Stacked Duplex	Y	Eligible for NRHP	
DA16248	1774 SW 9 ST	1926	Med Revival	Apartment	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16249	1775 SW 10 ST	1925	Italian Renaissance Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16250	1775 SW 11 TER	1951	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16251	1776 SW 11 TER	1926	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16252	1777 SW 12 ST	1927	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16253	1780 SW 10 ST	1924	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16254	1784 SW 11 TER	1925	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16255	1785 SW 10 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16257	1786 SW 10 ST	1949	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16258	1786 SW 9 ST	1920	Med Revival	Apartment	N	Eligible for NRHP	
DA16259	1792 SW 11 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16260	1792 SW 11 TER	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA05370	1795 SW 12 ST	1934	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16261	1799 SW 11 ST	1927	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16262	1800 SW 11 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16263	1800 SW 11 TER	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16264	1800 SW 9 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16265	1801 SW 10 ST	1924	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16266	1801 SW 11 ST	1930	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16267	1801 SW 12 ST	1932	Italian Renaissance Revival	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16268	1810 SW 9 ST	1926	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16269	1811 SW 10 ST	1958	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16270	1813 SW 11 ST	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16271	1815 SW 11 TER	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16272	1818 SW 11 TER	1928	Med Revival	Front-Facing Duplex	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16273	1818 SW 9 ST	1925	Italian Renaissance Revival	Apartment	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16274	1819 SW 11 TER	1926	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16275	1820 SW 10 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16430	1820 SW 11 ST	1924	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16276	1821 SW 10 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16277	1821 SW 11 ST	1926	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16278	1821 SW 12 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16279	1821 SW 9 ST	1941	Modernized	Side-Facing Duplex	N	Potentially Eligible for NRHP	
DA16280	1822 SW 11 TER	1939	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16281	1822 SW 9 ST	1963	Ranch	Side-Facing Duplex	N	Eligible for NRHP	
DA16282	1828 SW 11 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16283	1828 SW 11 TER	1967	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16284	1828 SW 9 ST	1928	Med Revival	Apartment	N	Eligible for NRHP	
DA16285	1829 SW 11 TER	1927	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16286	1829 SW 12 ST	1928	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16287	1831 SW 10 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16288	1834 SW 10 ST	1930	Med Revival	Single Family, 1 Story	Y	Eligible for NRHP	
DA16289	1835 SW 10 ST	1929	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16290	1835 SW 11 ST	1925	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16291	1835 SW 9 ST	1926	Med Revival	Ancillary Apartment	N	Eligible for NRHP	
DA16292	1836 SW 11 ST	1926	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16293	1836 SW 9 ST	1937	Med Revival	Stacked Duplex	Y	Eligible for NRHP	
DA16294	1837 SW 11 ST	1925	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16295	1837 SW 11 TER	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16296	1837 SW 12 ST	1925	French Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16297	1840 SW 11 ST	1924	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	



Site Number	Site Address	Year Built	Architectural Style	Building Typology	Ancillary Building Present	National Register District Eligibility	National Register Individual Eligibility
DA16298	1841 SW 9 ST	1935	Med Revival	Stacked Duplex	Y	Eligible for NRHP	
DA16299	1844 SW 10 ST	1946	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16300	1845 SW 10 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16301	1845 SW 11 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16302	1845 SW 9 ST	1935	Med Revival	Stacked Duplex	Y	Eligible for NRHP	
DA16303	1847 SW 12 ST	1932	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16304	1848 SW 11 TER	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16305	1848 SW 9 ST	1962	Ranch	Side-Facing Duplex	N	Eligible for NRHP	
DA16306	1850 SW 11 ST	1940	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16307	1851 SW 11 TER	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16308	1852 SW 10 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16309	1853 SW 10 ST	1926	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16310	1853 SW 11 ST	1926	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16311	1853 SW 9 ST	1925	Med Revival	Apartment	N	Eligible for NRHP	
DA16312	1854 SW 9 ST	1926	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16313	1860 SW 10 ST	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16314	1860 SW 11 ST	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16315	1861 SW 10 ST	1925	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16316	1863 SW 11 ST	1924	Med Revival	Apartment	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16317	1863 SW 9 ST	1963	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA16318	1864 SW 11 ST	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16320	1865 SW 10 ST	1928	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16321	1866 SW 11 TER	1928	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16322	1867 SW 11 TER	1926	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16323	1868 SW 10 ST	1955	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16324	1869 SW 11 ST	1925	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16325	1869 SW 11 TER	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16326	1869 SW 12 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16327	1871 SW 11 TER	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16328	1872 SW 9 ST	1935	Med Revival	Stacked Duplex	Y	Eligible for NRHP	
DA16329	1875 SW 12 ST	1939	Streamlined Moderne	Single Family, 1 Story	Y	Ineligible for NRHP	
DA16330	1876 SW 10 ST	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16331	1876 SW 11 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16332	1876 SW 11 TER	1925	Med Revival	Apartment	N	Eligible for NRHP	
DA16334	1877 SW 11 ST	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16335	1879 SW 10 ST	1959	Ranch	Single Family, 1 Story	Y	Eligible for NRHP	
DA16336	1879 SW 9 ST	1926	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA16337	1880 SW 11 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16338	1880 SW 9 ST	1926	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16339	1882 SW 9 ST	1926	Spanish Cottage	Single Family, 1 Story	N	Ineligible for NRHP	
DA16340	1883 SW 11 ST	1922	Mission	Apartment	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16341	1884 SW 10 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16342	1885 SW 12 ST	1962	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16343	1890 SW 11 ST	1951	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16344	1892 SW 10 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16345	1893 SW 10 ST	1925	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16346	1895 SW 11 TER	1935	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16347	1898 SW 11 TER	1925	Mission	Single Family, 2 Story	N	Eligible for NRHP	
DA16348	1900 SW 10 ST	1926	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA16349	1900 SW 9 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16350	1901 SW 10 ST	1926	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16351	1901 SW 9 ST	1925	American Foursquare	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16352	1904 SW 10 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16353	1907 SW 10 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16354	1908 SW 10 ST	1926	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16355	1908 SW 9 ST	1924	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16356	1909 SW 12 ST	1931	Spanish Cottage	Single Family, 1 Story	Y	Potentially Eligible for NRHP	

Site Number	Site Address	Year Built	Architectural Style	Building Typology	Ancillary Building Present	National Register District Eligibility	National Register Individual Eligibility
DA16357	1915 SW 12 ST	1930	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16358	1919 SW 10 ST	1926	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA04700	1923 SW 10 ST	1925	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA16359	1924 SW 9 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16360	1930 SW 10 ST	1927	Med Revival	Ancillary Apartment	N	Eligible for NRHP	
DA16361	1935 SW 10 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16362	1936 SW 10 ST	1940	Modernized	Single Family, 1 Story	N	Eligible for NRHP	
DA16363	1942 SW 9 ST	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16364	1946 SW 9 ST	1925	Med Revival	Single Family, 2 Story	Y	Ineligible for NRHP	
DA16365	1950 SW 9 ST	1926	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16366	1953 SW 10 ST	1925	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA16367	1953 SW 12 ST	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16368	1959 SW 12 ST	1935	Minimal Traditional	Single Family, 1 Story	Y	Ineligible for NRHP	
DA16369	1965 SW 10 ST	1925	Modernized	Single Family, 2 Story	N	Potentially Eligible for NRHP	
DA16370	1968 SW 9 ST	1925	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA16371	1969 SW 10 ST	1927	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA16372	2003 SW 10 ST	1926	Med Revival	Apartment	Y	Eligible for NRHP	
DA16373	2007 SW 10 ST	1926	Med Revival	Apartment	N	Eligible for NRHP	
DA16374	2009 SW 9 ST	1917	Mission	Ancillary Apartment	N	Eligible for NRHP	
DA16375	2010 SW 9 ST	1936	No Style	Ancillary Apartment	N	Eligible for NRHP	
DA16376	2011 SW 10 ST	1924	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16377	2020 SW 9 ST	1925	Modernized	Single Family, 1 Story	Y	Potentially Eligible for NRHP	
DA16378	2025 SW 9 ST	1949	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16379	2037 SW 9 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16380	2100 SW 10 ST	1925	Mission	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16381	2101 SW 11 ST	1924	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16382	2103 SW 11 ST	1922	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16383	2104 SW 11 ST	1948	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16384	2105 SW 12 ST	1936	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16385	2110 SW 10 ST	1958	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16386	2110 SW 11 ST	1948	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16387	2111 SW 11 ST	1927	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16388	2113 SW 9 ST	1925	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16389	2115 SW 12 ST	1969	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16390	2120 SW 11 ST	1948	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16391	2121 SW 11 ST	1946	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16392	2127 SW 11 TER	1926	Bungalow	Ancillary Apartment	N	Potentially Eligible for NRHP	
DA16393	2129 SW 12 ST	1938	Streamlined Moderne	Single Family, 1 Story	Y	Eligible for NRHP	
DA16394	2131 SW 10 ST	1929	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16395	2134 SW 11 ST	1926	Med Revival	Ancillary Apartment	N	Eligible for NRHP	
DA16396	2135 SW 11 TER	1926	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16397	2136 SW 9 ST	1947	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16398	2137 SW 10 ST	1926	Italian Renaissance Revival	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA16399	2137 SW 11 ST	1936	Minimal Traditional	Single Family, 1 Story	Y	Eligible for NRHP	
DA16400	2137 SW 12 ST	1925	Med Revival	Single Family, 1 Story	Y	Ineligible for NRHP	
DA16401	2140 SW 9 ST	1924	No Style	Ancillary Apartment	N	Potentially Eligible for NRHP	
DA16402	2144 SW 10 ST	1929	Mission	Front-Facing Duplex, 2 Story	N	Eligible for NRHP	
DA16403	2144 SW 11 ST	1929	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16404	2145 SW 11 ST	1926	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16405	2145 SW 11 TER	1946	Streamlined Moderne	Single Family, 1 Story	Y	Eligible for NRHP	
DA16406	2145 SW 12 ST	1931	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16407	2147 SW 11 ST	1926	Frame Vernacular	Single Family, 2 Story	Y	Eligible for NRHP	
DA16408	2152 SW 10 ST	1929	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16409	2153 SW 10 ST	1926	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16410	2153 SW 12 ST	1933	Spanish Cottage	Single Family, 1 Story	Y	Ineligible for NRHP	
DA16411	2155 SW 11 ST	1960	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16412	2156 SW 11 ST	1928	Frame Vernacular	Ancillary Apartment	N	Ineligible for NRHP	



Site Number	Site Address	Year Built	Architectural Style	Building Typology	Ancillary Building Present	National Register District Eligibility	National Register Individual Eligibility
DA16413	2160 SW 10 ST	1937	Minimal Traditional	Single Family, 1 Story	N	Eligible for NRHP	
DA16414	2161 SW 12 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16415	2162 SW 11 ST	1927	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16416	2164 SW 11 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16417	2165 SW 10 ST	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16418	2175 SW 10 ST	1926	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	
DA16419	2176 SW 11 ST	1946	Minimal Traditional	Front-Facing Duplex	Y	Eligible for NRHP	
DA16420	2177 SW 12 ST	1926	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA16421	2180 SW 10 ST	1948	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA16422	2184 SW 9 ST	1938	Frame Vernacular	Stacked Duplex	N	Eligible for NRHP	
DA16423	2185 SW 10 ST	1924	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA16424	2185 SW 11 TER	1941	Ranch	Single Family, 1 Story	Y	Ineligible for NRHP	
DA16425	2185 SW 12 ST	1940	Ranch	Single Family, 1 Story	Y	Eligible for NRHP	
DA16426	2191 SW 11 TER	1949	Ranch	Front-Facing Duplex	N	Ineligible for NRHP	
DA16427	2192 SW 10 ST	1945	Ranch	Single Family, 1 Story	Y	Ineligible for NRHP	
DA16428	2193 SW 11 ST	1946	Ranch	Single Family, 1 Story	Y	Eligible for NRHP	
DA15827	816 SW 12 CT	1940	Commercial	Commercial	Y	Eligible for NRHP	
DA15829	820 SW 13 AVE	1920	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15830	820 SW 17 AVE	1958	Ranch	Side-Facing Duplex	N	Eligible for NRHP	
DA15831	824 SW 13 AVE	1948	Streamlined Moderne	Front-Facing Duplex	Y	Eligible for NRHP	
DA15832	825 SW 13 AVE	1936	Minimal Traditional	Single Family, 1 Story	Y	Potentially Eligible for NRHP	
DA15833	826 SW 13 CT	1938	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15835	829 SW 18 AVE	1925	Med Revival	Apartment	Y	Ineligible for NRHP	
DA15836	829 SW 19 AVE	1925	Med Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA15837	834 SW 12 CT	1925	Mission	Single Family, 1 Story	Y	Eligible for NRHP	
DA15838	834 SW 13 AVE	1920	Frame Vernacular	Single Family, 1 Story	Y	Eligible for NRHP	
DA15839	834 SW 13 CT	1920	Bungalow	Single Family, 1 Story	N	Eligible for NRHP	
DA15840	835 SW 12 CT	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15841	837 SW 13 AVE	1925	Bungalow	Single Family, 2 Story	Y	Potentially Eligible for NRHP	
DA15842	840 SW 13 AVE	1921	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA15843	842 SW 12 AVE	1925	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15844	842 SW 12 CT	1925	Streamlined Moderne	Single Family, 2 Story	N	Eligible for NRHP	
DA15845	842 SW 13 CT	1946	Ranch	Side-Facing Duplex	N	Eligible for NRHP	
DA15846	843 SW 13 AVE	1925	Med Revival	Apartment	N	Eligible for NRHP	
DA15847	845 SW 12 CT	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15848	845 SW 14 AVE	1947	Ranch	Single Family, 1 Story	N	Potentially Eligible for NRHP	
DA15849	850 SW 13 CT	1946	Ranch	Side-Facing Duplex	N	Eligible for NRHP	
DA15851	852 SW 12 CT	1925	Masonry Vernacular	Single Family, 1 Story	Y	Eligible for NRHP	
DA15852	852 SW 13 AVE	1925	Med Revival	Apartment	N	Potentially Eligible for NRHP	
DA15853	853 SW 12 CT	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15854	861 SW 13 AVE	1925	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15855	862 SW 12 CT	1925	Streamlined Moderne	Single Family, 2 Story	Y	Eligible for NRHP	
DA15856	875 SW 13 AVE	1925	Bungalow	Single Family, 2 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA15857	900 SW 12 AVE	1952	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA15858	900 SW 13 AVE	1949	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA15859	900 SW 16 AVE	1924	Med Revival	Apartment	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA15860	901 SW 19 AVE	1936	Med Revival	Stacked Duplex	Y	Eligible for NRHP	
DA15861	902 SW 13 CT	1921	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15862	902 SW 14 AVE	1923	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA15863	905 SW 13 CT	1925	Med Revival	Single Family, 2 Story	Y	Eligible for NRHP	
DA15864	905 SW 22 AVE	1962	Mid-Century Modern	Apartment	N	Eligible for NRHP	
DA15865	906 SW 14 AVE	1925	Bungalow	Single Family, 1 Story	Y	Eligible for NRHP	
DA15866	906 SW 20 AVE	1938	Med Revival	Stacked Duplex	Y	Eligible for NRHP	
DA15867	913 SW 15 AVE	1931	Frame Vernacular	Single Family, 2 Story	N	Potentially Eligible for NRHP	
DA15868	915 SW 18 AVE	1924	Mission	Ancillary Apartment	N	Ineligible for NRHP	
DA15869	918 SW 14 AVE	1925	No Style	Garage Apartment	N	Potentially Eligible for NRHP	
DA15870	919 SW 13 CT	1925	Spanish Cottage	Single Family, 1 Story	N	Eligible for NRHP	

Site Number	Site Address	Year Built	Architectural Style	Building Typology	Ancillary Building Present	National Register District Eligibility	National Register Individual Eligibility
DA15871	919 SW 15 AVE	1931	Bungalow	Single Family, 1 Story	N	Eligible for NRHP	
DA15872	919 SW 20 AVE	1926	Med Revival	Ancillary Apartment	N	Eligible for NRHP	
DA15873	920 SW 10 STREET RD	1947	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA15874	922 SW 12 AVE	1952	Ranch	Front-Facing Duplex	N	Eligible for NRHP	
DA15875	923 SW 13 CT	1925	Spanish Cottage	Single Family, 1 Story	Y	Eligible for NRHP	
DA15876	925 SW 15 AVE	1925	Frame Vernacular	Single Family, 2 Story	Y	Eligible for NRHP	
DA15877	925 SW 18 AVE	1945	Masonry Vernacular	Ancillary Apartment	N	Ineligible for NRHP	
DA15878	927 SW 18 AVE	1922	Italian Renaissance Revival	Single Family, 2 Story	N	Eligible for NRHP	
DA15879	930 SW 14 AVE	1952	Ranch	Side-Facing Duplex	N	Eligible for NRHP	
DA15880	941 SW 22 AVE	1936	Masonry Vernacular	Commercial	N	Potentially Eligible for NRHP	
DA15881	950 SW 12 AVE	1945	Ranch	Single Family, 1 Story	Y	Eligible for NRHP	
DA15883	980 SW 15 AVE	1949	Ranch	Single Family, 1 Story	N	Eligible for NRHP	
DA15884	995 SW 14 AVE	1948	Ranch	Front-Facing Duplex	N	Eligible for NRHP	



# Potentially Eligible Individual Resources

The following map and proceeding photo directory documents the 57 properties that were determined to be potentially eligible for the National Register for Historic Places as individual resources. Additional research on these properties is recommended to make a final determination of National Register eligibility as an individual resource. The photo directory includes the Site

File Number, the Site Address, Year Built, Architectural Style, the National Register Eligibility as a contributing resource in a potential Shenandoah National Register Historic District, and a summary caption explaining the significance of the property. Please note that a large-scale version of the map is included as an Appendix to this report.



Figure 3.80: Map of landmark homes within the Shenandoah survey area.



\*Note: a large format of this map can be found in Appendix C

## HOW TO USE THIS PHOTO DIRECTORY

**SITE NUMBER**

Historic Tax Card Photograph dating from the 1920s (resources predating 1930), the 1930s (resources predating 1940), the 1950s (resources predating 1960), or the 1960s (resources predating 1970)

Historic tax card photo

Current photograph (2019)

Current photo - 2019

- SITE ADDRESS**
- YEAR BUILT**
- ARCHITECTURAL STYLE**
- NATIONAL REGISTER DISTRICT ELIGIBILITY**

DA 15896



Historic tax card photo

**1004 SW 16TH AVENUE**

**YEAR BUILT:** 1923

**STYLE:** MISSION

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Mission-style home with shaped parapet, one-story projected arcaded front porch across facade, portecochere, medallions, and decorative tile vents. Rehabilitated in 2014. Home of Frank and Mabel Couture from 1920s-60s.

DA 15904



Historic tax card photo

**1016 SW 13TH COURT**

**YEAR BUILT:** 1918

**STYLE:** COLONIAL REVIVAL

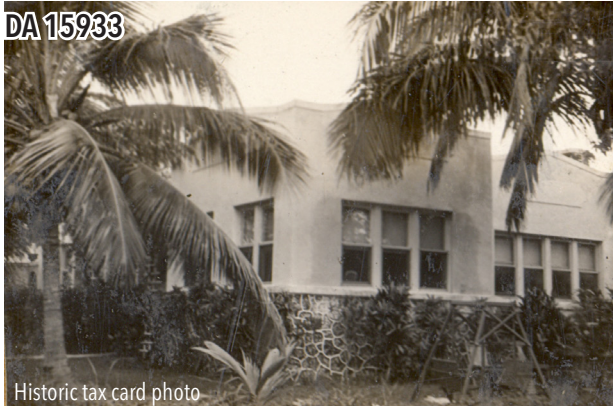
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story locally designated Colonial Revival home of A.H. Ramsey; wood frame construction and wood siding, brick chimney, hip roof, sash wood windows with shutters, porch with decorative wood balustrade and railing, doric pilasters, dentil frieze.

DA 15933



Historic tax card photo

**1056 SW 13TH AVENUE**

**YEAR BUILT:** 1920

**STYLE:** MASONRY VERNACULAR

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

Masonry Vernacular residence with Frame Vernacular garage outbuilding, flat roof with decorative parapet, foundation and chimney constructed of native coral rock with grapevine mortar. Excellent integrity. Long-time home of Garavaglia family.



DA 15989



Historic tax card photo

**1147 SW 13TH AVENUE**

**YEAR BUILT:** 1927

**STYLE:** COLONIAL REVIVAL

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Colonial Revival home converted to a Nursing home complex. Wing added on North facade to connect the neighboring property, 1141-43. Retains character-defining features such as original windows, roofline, quoining, and Tudor-style entry.

DA 16011



Historic tax card photo

**1237 SW 10TH STREET**

**YEAR BUILT:** 1916

**STYLE:** FRAME VERNACULAR

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Frame Vernacular home with steep intersecting gables and open entry porch with hip roof, original classical wood supports, and pressed concrete railing. Resembles many Catalogue Homes of the 1910-20s. 1927 Mission-style garage apartment.

DA 16033



Historic tax card photo

**1410 SW 11TH STREET**

**YEAR BUILT:** 1920

**STYLE:** TUDOR REVIVAL

ELIGIBLE FOR NRHP DISTRICT

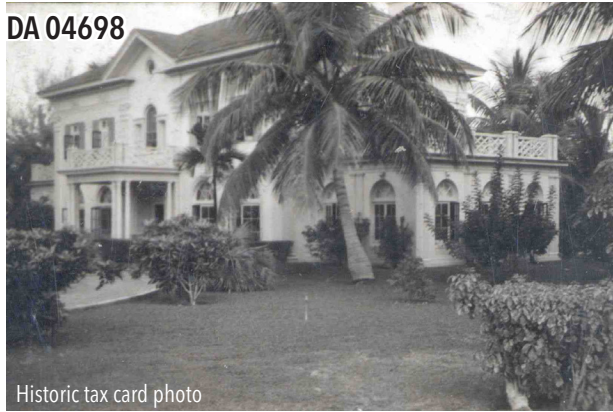


Current photo - 2019

Two-story Tudor Revival style home with unusually tall and steep multiple front facing gable roofs with shed dormers, front facing chimney, stylized classical entablature with swan neck pediment over front door, home is based on "Design 697-B" of the 1920 National Plan Service Catalogue.



DA 04698



Historic tax card photo

**1411 SW 11TH STREET**

**YEAR BUILT:** 1927

**STYLE:** CLASSICAL REVIVAL

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

This Mayor's residence is an outstanding example of Neo-Classical Revival architecture in Miami, noteworthy for its stylistic features, classical details, and large scale. Built as the home for Miami's first Mayor, John Reilly, it has served as a Russian Orthodox church since 1954.

DA 16045



Historic tax card photo

**1441 SW 11TH STREET**

**YEAR BUILT:** 1922

**STYLE:** COLONIAL REVIVAL

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Colonial Revival home with the front facade containing symmetrically balanced windows, center entry door and side porch. Retains all character defining features including windows, siding, and portico front entry porch. This was likely a catalogue home from Sears or Montgomery Ward.

DA 16051



Historic tax card photo

**1505 SW 12TH STREET**

**YEAR BUILT:** 1935

**STYLE:** ITALIAN RENAISSANCE REVIVAL

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Italian Renaissance home with a central block two-wing plan and Streamline/ Art Deco/ Mediterranean elements. Retains original character defining features - hipped tiled roof, classical door surround, belt course, original openings.



DA 04699



Historic tax card photo

**1601 SW 10TH STREET**

**YEAR BUILT:** 1926

**STYLE:** AMERICAN FOURSQUARE

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

This home is an outstanding example of American Four-square architecture in Miami featuring a pyramidal roof with glazed barrel tiles, hip dormers, exposed rafters, and a large L-shape wrapping porch with Doric columns. Two-story garage apartment.

DA 16085



Historic tax card photo

**1601 SW 11TH STREET**

**YEAR BUILT:** 1935

**STYLE:** MEDITERRANEAN REVIVAL

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A one-story Mediterranean Revival home with an L-shaped plan, and Moderne elements - round entry tower at interior corner facing intersection, chimney. Original side porch remains open with front-facing gable roof and basket-handle arched openings. No alterations.

DA 16097



Historic tax card photo

**1625 SW 12TH STREET**

**YEAR BUILT:** 1922

**STYLE:** MASONRY VERNACULAR

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

This Masonry Vernacular structure was the original 1922 pump house for Shenandoah, supplying fresh water to the neighborhood prior to annexation in 1925. Features exposed native coral rock walls, grapevine mortar, and swooping copper entry roof.





Historic tax card photo

**1638 SW 11TH TERRACE**  
**YEAR BUILT:** 1926  
**STYLE:** SPANISH COTTAGE  
 ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

Large Spanish Cottage retaining character defining features, tower, parapet decorated with barrel tile, coat of arms, and finial, porte cochere with Mission-style parapet, open porch with iron bars.



Historic tax card photo

**1682 SW 9TH STREET**  
**YEAR BUILT:** 1922  
**STYLE:** MISSION  
 ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A Mission-style residence with exposed native coral rock walls that served as a model home for Shenandoah. Coral Rock was taken from old Ferris's Grove wall. Original parapeted gable roof, projecting visor roof & incised porch with Islamic arches. Two-story garage-apartment.



Historic tax card photo

**1795 SW 12TH STREET**  
**YEAR BUILT:** 1934  
**STYLE:** MEDITERRANEAN REVIVAL  
 ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

Two-story Mediterranean Revival home with Streamline Moderne elements, low sloped roof with ledge, incised porch with scallop arched decoration, coping, quoining, and tiles around front door, horizontal elements such as string course, chimney tower.



DA16261



Historic tax card photo

**1799 SW 11TH STREET**

**YEAR BUILT:** 1927

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Mediterranean Revival home resembling a Spanish castle. A three-story entry tower and recessed second story creates picturesque massing. Most original site elements. Originally the home of Mr. William Hill, owner of Hill Motor Car Company.

DA 16262



Historic tax card photo

**1800 SW 11TH STREET**

**YEAR BUILT:** 1925

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

An outstanding example of Mediterranean Revival residential architecture with Moorish features. Home of Jewish merchant and civic leader P.G. Blanck after 1930. Excellent integrity with arcaded loggia, horseshoe arched front door surround, arched original windows.

DA 16267



Historic tax card photo

**1801 SW 12TH STREET**

**YEAR BUILT:** 1932

**STYLE:** ITALIAN RENAISSANCE REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Italian Renaissance home that retains all original character defining features: hipped tiled roof, classical door surround, all original windows (many with fanlites). Long-time home of Dr. William A Haggard; crest over door is of medical fraternity.



DA 16430



Historic tax card photo

**1820 SW 11TH STREET**

**YEAR BUILT:** 1924

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Mediterranean Revival home with picturesque massing. A protruding chamfered sun room w/ crenelated parapet and an open porte cochere flank an entry court. Original applied stone door surround, elaborated chimney top, stucco vents, scuppers.

DA 16295



Historic tax card photo

**1837 SW 11TH TERRACE**

**YEAR BUILT:** 1925

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Mediterranean Revival home with a picturesque massing, varying roof-levels, open wrap entry porch and porte cochere. The front-facing gable facade includes three-arched windows and Maltese cross vent. Replaced windows/roofing, enclosed second floor terrace.

DA 16304



Historic tax card photo

**1848 SW 11TH TERRACE**

**YEAR BUILT:** 1925

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

Outstanding example of Mediterranean Revival architecture designed by Robert A. Chananie in 1925. Commissioned by prominent Jewish merchant and civic leader P.G. Blanck; after 1930 it was the long-time residence of Judge W. W. Trammell, brother of Florida governor Park Trammell.



DA 16322



Historic tax card photo

**1867 SW 11TH TERRACE**

**YEAR BUILT:** 1926

**STYLE:** MEDITERRANEAN REVIVAL

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

Two-story Mediterranean Revival home of Max Orovitz, founder of Mount Sinai hospital, in the 1930s and 1940s. Notable parabolic arched stain glass window, decorative terracotta tiles surrounding edge of flat roof. Detached garage in rear with porch.

DA 16330



Historic tax card photo

**1876 SW 10TH STREET**

**YEAR BUILT:** 1924

**STYLE:** SPANISH COTTAGE

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

This one-story Spanish Cottage was the long-time home of Miami's most influential Jewish pioneers and leaders, Isidor and Ida Cohen from 1925 to 1971. This was the site of many pivotal events in the Jewish community during those years.

DA 16345



Historic tax card photo

**1893 SW 10TH STREET**

**YEAR BUILT:** 1925

**STYLE:** MEDITERRANEAN REVIVAL

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

An outstanding and unique example of a large Mediterranean Revival home with Art Deco elements. Home of Joseph A. Richter and his family from 1930-1948, prominent Jewish family with strong civic leadership. Retains most character-defining features.



DA 16351



Historic tax card photo

**1901 SW 9TH STREET**

**YEAR BUILT:** 1925

**STYLE:** AMERICAN FOURSQUARE

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story American Foursquare home retaining character defining features including pyramidal roof with hip dormers and a one-story porch with native coral rock piers/base and wood spindle-work frieze quoining. Windows and roofing have been replaced. Two ancillary buildings.

DA 15842



Historic tax card photo

**840 SW 13TH AVENUE**

**YEAR BUILT:** 1921

**STYLE:** BUNGALOW

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

One-story Bungalow with excellent architectural integrity. Features cross-gable roof, shed dormer, brick chimney, exposed rafter tails, casement multi-light windows, enclosed porch with side entrance. Three ancillary buildings at rear.

DA 15856



Historic tax card photo

**875 SW 13TH AVENUE**

**YEAR BUILT:** 1925

**STYLE:** BUNGALOW

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

Two-story bungalow with steep pitched gabled roof with gabled dormers on either side, screened incised porch, some windows and roofing replaced. Two-story garage apartment at the rear of the property.



DA 15922



Historic tax card photo

**1040 SW 15TH AVENUE**

**YEAR BUILT:** 1924

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

Two-story Mediterranean Revival home of Lester B Manley (Shenandoah founder) in the 1920s and 30s that was likely designed by his sister Marion I. Manley, Florida's first licensed female architect, best known for her work on the University of Miami campus.

DA 15859



Historic tax card photo

**900 SW 16TH AVENUE**

**YEAR BUILT:** 1924

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Mediterranean Revival apartment building with a three-story cylindrical tower with a crenelated parapet. Windows have been replaced and some openings altered, however, the building maintains its original character-defining features.

DA 15862



Historic tax card photo

**902 SW 14TH AVENUE**

**YEAR BUILT:** 1923

**STYLE:** BUNGALOW  
ELIGIBLE FOR NRHP DISTRICT



Current photo

A one-story Craftsman home retaining original form and character. Original low-pitch nested front-facing gable roofs, porte cochere, full-width open porch, tapered porch piers, and brick facade. Windows and roof material replaced. Ancillary unit in rear.



DA 16380



Historic tax card photo

**2100 SW 10TH STREET**  
**YEAR BUILT:** 1925  
**STYLE:** MISSION  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Mission home with shaped parapet and projecting tile visor roof supported by decorative brackets. Original Tudor-style portico entry, finials, flower boxes and rough stucco exterior. One-story side porch enclosed and replaced windows.

DA 16081



Historic tax card photo

**1545 SW 11TH TERRACE**  
**YEAR BUILT:** 1923  
**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Mediterranean Revival home retaining its original picturesque massing and character-defining features, such as open porch and porte cochere, arched openings, Mission-style parapets, stepped wing walls and scuppers.

DA 16094



Historic tax card photo

**1621 SW 9TH STREET**  
**YEAR BUILT:** 1917  
**STYLE:** SPANISH COTTAGE  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A one-story native coral rock Spanish cottage that was constructed in 1917, likely as a residence on the original Ferris' Grove, prior to the development of Shenandoah in 1921 and the first construction of residences in 1922.



DA 04701



Historic tax card photo

**1621 SW 11TH STREET**

**YEAR BUILT:** 1923

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

An outstanding example of Mediterranean Revival architecture designed by architect Marion I. Manley, Florida's first woman architect. Home of J E Rose, associate of Arthur & Manley, sales agents for Shenandoah. Picturesque massing with loggia entrance.

DA 16114



Historic tax card photo

**1637 SW 10TH STREET**

**YEAR BUILT:** 1925

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Mediterranean Revival apartment with a two-story open porch enclosed on first level. Original arched doors remain with screens removed. Replaced barrel-tile roof with Concrete tile. Wood Doric columns and railing replaced.

DA 16167



Historic tax card photo

**1684 SW 10TH STREET**

**YEAR BUILT:** 1926

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

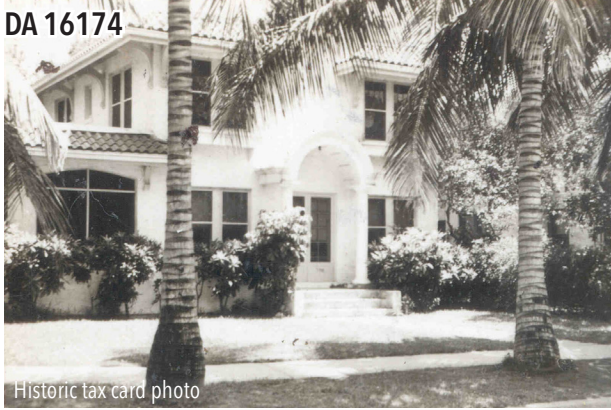


Current photo - 2019

A two-story six-unit Mediterranean Revival center-hall apartment building, retaining its original character. Decorative parapet, facade decoration at entry, and second-story balustrades remain. Windows were replaced. Garage apartment in rear.



DA 16174



Historic tax card photo

**1700 SW 11TH STREET**

**YEAR BUILT:** 1925

**STYLE:** MISSION

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story symmetrical Mission home with one-story porch, original shaped parapet, Tudor-style entry, decorative brackets supporting broken projecting visor roof with Spanish tile, flower boxes. Window openings altered, added balustrade to terrace.

DA 16184



Historic tax card photo

**1714 SW 11TH TERRACE**

**YEAR BUILT:** 1928

**STYLE:** MEDITERRANEAN REVIVAL

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

Two-story Mediterranean Revival apartment building, Mission-style parapet with Spanish tile detail, scuppers, medallions, "Boston Apartments" stucco sign over entryway, original entry double doors.

DA 16217



Historic tax card photo

**1740 SW 11TH STREET**

**YEAR BUILT:** 1924

**STYLE:** MODERNE

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A one-story Moderne home built in 1924 with unique features for its time. The home was altered to include Mediterranean-style elements. The original porte cochere was enclosed and windows replaced. The Silver family lived here for over thirty years; 1930-60s.



DA 16230



Historic tax card photo

**1755 SW 10TH STREET**

**YEAR BUILT:** 1924

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A one-story Mediterranean Revival home retaining its original character including exposed native coral rock structure, arched openings and barrel tile shed roof. An early Coral Rock home in Shenandoah that was built of Hickson / Ferris Grove wall stones.

DA 16231



Historic tax card photo

**1755 SW 12TH STREET**

**YEAR BUILT:** 1924

**STYLE:** TUDOR REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

Long-time home of Coral Gables First National Bank president Thomas F. McAuliffe, this Montgomery Ward Tudor-style kit home ("The Parkway") retains character defining features such as a clipped gable, false-thatched roof, and decorative half-timbering.

DA 16237



Historic tax card photo

**1764 SW 10TH STREET**

**YEAR BUILT:** 1930

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Mediterranean Revival center-hall apartment building retaining its original character. Second-story balcony with balustrade. Paired window openings, recessed in arches with twisted columns. Decorative parapet with volutes remains.



DA 16248



Historic tax card photo

**1774 SW 9TH STREET**

**YEAR BUILT:** 1926

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Mediterranean Revival four-unit center-hall apartment building retaining original character. Original mission-style parapet, Spanish tile, small balconies, flower boxes, and decorative facade applications remain. Additional living space provided in an ancillary building.

DA 16259



Historic tax card photo

**1792 SW 11TH STREET**

**YEAR BUILT:** 1925

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Mission style home commissioned by W.H. List in 1925, designed by architect R.A. Preas. Simple "California Mission" design with original open main entry porch with wood supports. A rear apartment was constructed in 1976 facing 18th Avenue.

DA 16266



Historic tax card photo

**1801 SW 11TH STREET**

**YEAR BUILT:** 1930

**STYLE:** MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A Mediterranean Revival home with a two-story central block massing and one-story entry wing. Defining features include the front-facing gables, original open balcony with wood balustrade, circular windows, and chimney.



DA 16270



Historic tax card photo

**1813 SW 11TH STREET**

**YEAR BUILT:** 1924

**STYLE:** SPANISH COTTAGE

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019 - 2019

This Spanish Cottage retains all of its original character-defining features, including rough stucco, flat roof with decorative parapets and tiles, large arched window openings with original Craftsman-style decorative entry tower.

DA 16272



Historic tax card photo

**1818 SW 11TH TERRACE**

**YEAR BUILT:** 1928

**STYLE:** MEDITERRANEAN REVIVAL

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A one-story Mediterranean Revival duplex with mission-style elements including the shaped parapet lined with decorative tiles, stucco door surround, garland ornament detail, and scuppers. Original open front patio with low wall. Ancillary unit at rear.

DA 16273



Historic tax card photo

**1818 SW 9TH STREET**

**YEAR BUILT:** 1925

**STYLE:** ITALIAN RENAISSANCE REVIVAL

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Italian Renaissance Revival apartment building with symmetrical facade. Original exposed rafters, grouped window openings, and arched entry.



DA 16290



Historic tax card photo

**1835 SW 11TH STREET**

**YEAR BUILT:** 1925

**STYLE:** SPANISH COTTAGE

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

The "Tennant Home" is the long-time home of Betty Rae Tennant from 1959 - 2006, one of the first female officers in the U.S. Navy. One-story stucco "Spanish Bungalow" with mission-style parapets in near original condition.

DA 16301



Historic tax card photo

**1845 SW 11TH STREET**

**YEAR BUILT:** 1925

**STYLE:** MEDITERRANEAN REVIVAL

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

Two-story house with Spanish Cottage ground floor with decorative parapet and entry sun-room with recessed arches; Mediterranean Revival second floor pavilion with front-facing gable roof and grouped arch openings, partially enclosed with lattice. Large ancillary unit.

DA 16316



Historic tax card photo

**1863 SW 11TH STREET**

**YEAR BUILT:** 1924

**STYLE:** MEDITERRANEAN REVIVAL

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Mediterranean Revival center-hall apartment building retaining its original character. Second-story balcony with balustrade. Paired window openings, recessed in arches with twisted columns. Decorative parapet with volutes remains.





DA 16318

Historic tax card photo

**1864 SW 11TH STREET**

**YEAR BUILT:** 1924

**STYLE:** SPANISH COTTAGE

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A one-story Spanish Cottage retaining its original character. Original decorative parapets, basket handle arched opening with sunburst motif, and decorative quoining at edges and entry remain. Screen porch openings enclosed. Early home of Judge W.W. Trammell.



DA 16340

Historic tax card photo

**1883 SW 11TH STREET**

**YEAR BUILT:** 1922

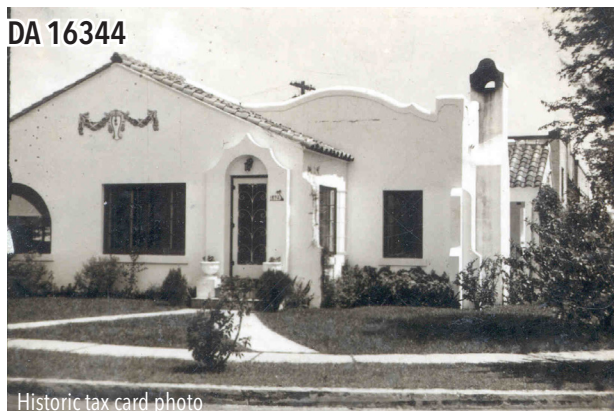
**STYLE:** MISSION

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

Three two-story apartment buildings are grouped in the lot with open lawn. Largest building built in 1922; paired apartments built in 1924 by architect J.C. Gault. Center hall plans, rough stucco exteriors, original paired double-hung sash wood windows and Mission-style parapets.



DA 16344

Historic tax card photo

**1892 SW 10TH STREET**

**YEAR BUILT:** 1925

**STYLE:** SPANISH COTTAGE

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A one-story Spanish Cottage with unusual roofline and front facing gable entry porches applied to shaped parapet roof. Original elaborated chimney top, arched openings, decorative door surround, wing walls, and garlands.



DA 16326



Historic tax card photo

**1869 SW 12TH STREET**

**YEAR BUILT:** 1925

**STYLE:** SPANISH COTTAGE

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A one-story Spanish Cottage in original condition, retaining original form, character and windows. Character-defining features include: arched openings flanked by twisted engaged Corinthian columns, parapet, sunroom with shed roof, wing walls.

DA 16398



Historic tax card photo

**2137 SW 10TH STREET**

**YEAR BUILT:** 1926

**STYLE:** ITALIAN RENAISSANCE REVIVAL

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Italian Renaissance home retaining original form and character-defining features: symmetrical facade, larger first-floor windows, classical entry portico with paired Corinthian columns, balustrades, and Palladian window. Original one-story garage apartment.

DA 15992



Historic tax card photo

**1153 SW 12TH COURT**

**YEAR BUILT:** 1937

**STYLE:** STREAMLINED MODERNE

ELIGIBLE FOR NRHP DISTRICT



Current photo - 2019

A two-story Streamlined Moderne duplex with applied Permastone, flat roof, wrap windows continuing around corners. Eyebrow overhangs cover entries facing street, exterior stair provides entry to second level.



# Demolitions



List of properties that have been demolished:

- 1176 SW 20th Avenue
- 1785 SW 11th Terrace
- 1683 SW 9th Street
- 1510 SW 9th Street
- 975 SW 15th Avenue
- 1001 SW 15th Avenue
- 851 SW 14th Avenue
- 1013 SW 13th Avenue

**Figure 3.81:** Map of properties where residences have been demolished within the Shenandoah survey area.

In the process of conducting the survey, eight (8) properties were found to have been demolished. Many of these demolished properties were located closer to SW 8th Street, where the zoning allows for higher intensity construction than what is currently there.

For example, on SW 13th Avenue, a number of wood-frame Bungalows in the T3-O zoning category have been recently demolished, and concrete duplexes are being constructed in their place.

### Portions of the project area that were not investigated and why

One hundred and sixty-four (164) properties within the Study Area



**Figure 3.82:** Historic tax card photograph of the Bungalow that was demolished at 1120 SW 13th Avenue (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

boundary were not recorded because they were constructed within the past 50 years, or because they were commercial properties fronting Calle Ocho, which were surveyed by the State in 2017 and are distinct in character from the residential, suburban building typologies within the core of the Shenandoah neighborhood.

### Portions of project area that were studied and did not contain historical or cultural resources

Thirty-nine (39) resources were studied and were determined to not contain any historical or cultural resources due to exterior alterations completed outside of the period of significance of 1911-1969 that have resulted in a loss of integrity.



**Figure 3.83:** Current photograph (2019) of the duplex under construction at 1120 SW 13th Avenue (source: Plusurbia Design).



# SECTION FOUR

## *MOVING FORWARD: RECOMMENDATIONS FOR SHENANDOAH*

*Image credit: City of Miami, Florida Historic Preservation Office Tax Card Photographs*



## RESULTS AND CONCLUSIONS

The main objective of the project is to create, for the first time, a comprehensive inventory of historic architectural resources within the oldest sections of the area known as Shenandoah. This inventory can then be used as a tool for the State, the City, and most importantly, Shenandoah stakeholders, to make decisions about the future of this historically significant neighborhood.

This effort documents the neighborhood through newly-created FMSF forms, resource photographs, GIS information, historic tax card photographs, and historic tax cards. The Archival Research Section provides a context for assessing historic resources in Shenandoah. The Building Typology and Architectural Style Guides provide analysis and guidance for understanding the unique characteristics of the buildings in Shenandoah. The NRHP recommendations can assist the State, the City of Miami, Dade Heritage Trust, and the community in any future efforts towards preservation planning. During the survey, 583 historic resources were recorded (576 new Site Files were created, and 7 previously recorded Site Files were updated), and 164 properties within the Study Area boundary were not recorded because they were constructed within the past 50 years, or because they were commercial properties fronting Calle Ocho, which were surveyed in 2017 and are outside of the scope of the Shenandoah survey effort. Of these 583 historic resources in Shenandoah that were recorded, it is recommended that 518 resources are eligible for listing as contributing resources within a potential Shenandoah National Register Historic

District, and 26 resources are potentially eligible pending further investigation to determine if exterior alterations or adaptations occurred within the period of significance. It is recommended that 39 resources are currently ineligible due to exterior alterations that have resulted in a loss of integrity. An additional 8 properties that were on the original survey list were found to have been demolished. Finally, it is recommended that 57 resources should be further investigated for eligibility for Individual listing on the National Register.

### NRHP Evaluation of Architectural Resources

Historical architectural resources in the survey area were evaluated for listing on the NRHP. Federal guidelines allow four broad evaluative criteria for determining the significance of a particular resource and its eligibility for the NRHP. Any resource (building, structure, site, object, or district) may be eligible for the NRHP if it:

- A. is associated with events that have made a significant contribution to the broad pattern of history;
- B. is associated with the lives of persons significant in the past;
- C. embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. has yielded, or is likely to yield, information important to history or prehistory.

A general guide of 50 years of age is employed to define “historic” in the NRHP evaluation process. That is, all properties greater than 50 years of age may be considered. However, more recent properties may be considered if they display “exceptional” significance.

Following National Register Bulletin: How to Apply the National Register Criteria for Evaluation (Savage and Pope 1998), evaluation of any resource requires a twofold process. First, the resource must be associated with an important historic context. Second, the integrity of the resource must be evaluated to ensure that it conveys the significance of its context.

The constituent elements that define a complete property for the purposes of this survey include the following:

1. Architectural Style and Integrity of Primary Structure
2. Building Typology, and presence of Ancillary Living Unit
3. Cultural Adaptations, particularly those adaptations associated with Cuban refugee families. These include religious shrines in the front of the residence, enclosing porches, large-scale rear additions, conversion of garages and ancillary units into additional living space, and subdividing large houses into multiple living units.

### Methods used to apply National Register Criteria

Under Criterion A, a resource must have existed at the time that a particular event or pattern of events occurred, and activities associated with the event(s) must have occurred at the site. In addition, this association must be of a significant nature.

Under Criterion B, the resource must be associated with historically important individuals. This association must relate to the period or events that convey historical significance to the individual.

Under Criterion C, a resource must possess physical features or traits that reflect a style, type, period, or method of construction; display high artistic value; or represent the work of a master.

### **SHENANDOAH’S SIGNIFICANCE IN LOCAL, REGIONAL, STATE AND NATIONAL HISTORY AND ARCHITECTURAL HISTORY**

#### Criterion A - associated with events that have made a significant contribution to the broad pattern of history:

Since 1925, Shenandoah has served as a sanctuary of religious and ethnic diversity. It was Miami’s “premiere Jewish neighborhood” from 1925 until the 1950s, and by the 1950s it became a landing place for refugees of Communist countries, most notably as a destination for Cuban refugees in the 1950s and 1960s. Shenandoah’s founders, particularly Lester B. Manley, a progressive and a Unitarian, may have encouraged diversity by creating a climate of acceptance in the neighborhood, and after 1924 they may have actively marketed property



to wealthy Jews. Jewish pioneers and civic leaders Isidor and Ida Cohen were some of the first residents, moving into their modest Spanish Bungalow, or Spanish Cottage, in 1925; the neighborhood remained home to Miami's most prominent Jewish families until the 1950s. The neighborhood was also home to immigrants from Russia, (as evidenced by St. Peter and Paul Russian Orthodox Church at 1411 SW 11th Street), the Middle East, Greece, and Germany. By the 1950s, Shenandoah and adjacent Riverside became the primary destination for an unprecedented wave of immigrants to Miami: Cuban refugees escaping Fidel Castro's Communist regime. Shenandoah churches, schools, and civic institutions played a role in providing aid to newly-arrived Cuban refugees; the demographics of the neighborhood quickly shifted to become almost entirely newly-arrived Cuban families during this time. Cuban residents in Shenandoah adapted existing buildings to meet their practical and cultural needs, for instance subdividing large homes to provide multiple housing units, or building additions on smaller homes to accommodate extended families. Shrines dedicated to the Virgin Mary and Saint Lazarus were erected in front yards as a public display of their Catholic faith. Shenandoah's inherently diverse housing stock and variety of housing typologies provided a naturally-occurring economic resilience for the neighborhood that was particularly suitable as a landing place for Cuban refugees to arrive in the 1950s and 1960s, and in many cases to remain for long periods of time.

#### **Criterion B - Person - associated with the lives of significant persons in our past**

Shenandoah is significant for its association with numerous prominent individuals that shaped the history of Miami, Florida, and the United States, including, but not limited to:

William Jennings Bryan, two-time presidential nominee, Secretary of State 1913-1915, was an early investor in Westmoreland and purchased five acres of property in the subdivision in 1916. He became a property owner only a few months after resigning as Secretary of State over disagreements over foreign policy with Germany leading to World War I. At that time, he and his family became entrenched in the Miami community, completing their winter residence, volunteering in charitable efforts, preaching at Sunday School; he sold all of his property holdings elsewhere to invest solely in Miami, and specifically Westmoreland.

F. M. Hudson, Florida State Senator and leader of State-wide effort to drain the Everglades, expand agriculture, and provide regional roadways, was a founding board member of the Westmoreland Company.

Lester B. Manley, Shenandoah's first Superintendent of Construction, Sales Agent, and Developer was also an early resident at 1040 SW 15th Avenue, and went on to continue expanding the Shenandoah brand with other high-quality Shenandoah subdivisions until the 1940s.

Isidor and Ida Cohen, Miami Pioneers, the longest residing Jews in Miami, civic leaders, and founders of many of Miami's first Jewish religious, civic and

cultural institutions, were residents at 1876 SW 10th Street from 1925 until the 1970s.

Philip G. Blanck, prominent Jewish merchant and member of Florida pioneer Goldenblank family, commissioned 1848 SW 11th Terrace, Shenandoah's largest and most expensive home at the time, and lived there from 1925-1930; later resided at 1800 SW 11th Street for many years.

John B. Reilly, Miami's First Mayor from 1896 - 1900, commissioned a grand residence at 1411 SW 11th Street in 1927 and lived there with his family for many years; in the 1950s the residence was converted to a Russian Orthodox Church and remains in this use today.

Worth Washington Trammell, respected judge and member of Florida's prominent Trammell family, brother of Governor Park Trammell; resided at 1864 SW 11th Street during the 1920s, and by the 1930s had moved to 1848 SW 11th Terrace, Shenandoah's largest and most expensive home. During this time Trammell made important rulings that shaped the history of Miami, including the 1930s ruling that the City of South Miami would not be permitted to dis-incorporate during the Depression years.

Max Orovitz, founding Board member of Mount Sinai Hospital, resided at 1867 SW 11th Terrace with his wife Ruth Kaplan Orovitz and their children in the 1930s and 1940s.

Betty Rae Tennant, one of the first female officers in the U.S. Navy, resided at 1835 SW 11th Street from 1959 until 2006.

Criterion C - embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction

Shenandoah and its predecessor Westmoreland embody the characteristics of suburban growth spurred by the development of the Tamiami Trail and the westward expansion of Miami, Everglades drainage, agricultural expansion, and State-wide transportation and infrastructure improvements. The pattern and form of the neighborhood and the buildings reflects an expansion in mass consumer culture, including rising automobile ownership and home ownership, and the integration of landscape into residential neighborhoods; this is evident in the provision of detached homes, detached garages, porte cocheres, driveways, and front yards for the display of ornamental landscape.

Shenandoah is best known for its Spanish style Architecture. A large majority of the buildings in the study area are variations of Mission, Mediterranean Revival, and Spanish Cottage architecture, most of which were constructed in concrete, which was a unique occurrence of the 1920s Florida Land Boom; this type of architecture is primarily found in South Florida and Southern California.

Shenandoah is also home to a notable collection of "Catalogue Homes" and "Plan-Book Homes," reflecting the influence of mass publications such as the Ladies Home Journal, the Sears &



Roebuck catalogue, the Montgomery Ward catalogue, and many others. Resources that can be attributed to this type of mass-publication architecture include Bungalows, Colonial Revival homes, Tudor Revival homes, American Foursquare homes, and others.

Shenandoah is unique for its diverse collection of housing typologies which are often mixed together on a single block, including large-scale single-family residences, modest bungalows, duplexes of various types, center-hall apartment buildings, and ancillary garage apartment buildings distributed throughout the neighborhood. The neighborhood is remarkably dense, with a high proportion of households residing within an urban pattern that feels residential and suburban from the street. High density and housing diversity is achieved with relative harmony through the use of consistent setbacks, building heights, landscape, and parking placement. Most notably, in pre-1960s duplexes and apartment buildings, no on-site parking was provided; parking was on-street and the front yard was landscaped in the same manner of a single-family residence. Most single-family homes had a two-track driveway running along the side of the property that led to a rear garage; the front yard here was also dedicated to landscape.

Finally, Shenandoah includes several architect-designed homes, including homes designed by Marion Manley, Florida's First Licensed Female Architect. Manley was the sister of Shenandoah founder Lester B. Manley, and was the architect for his residence at 1040 SW 15th Avenue, as well as the residence

for their colleague and friend J. E. Rose at 1621 SW 11th Street. She was also potentially the architect for other large Mediterranean Revival residences in Shenandoah between 1924 and 1929; however the majority of her records from this period of her career have been destroyed and it is difficult to prove her authorship.

### Integrity

Integrity is defined in seven aspects of a resource: location, design, setting, materials, workmanship, feeling, and association. If a resource does not possess integrity with respect to these aspects, it cannot adequately reflect or represent its associated historically significant context. Therefore, it cannot be eligible for the NRHP. To be considered eligible under Criteria A and B, a resource must retain its essential physical characteristics that were present during the event(s) with which it is associated. Under Criterion C, a resource must retain enough of its physical characteristics to reflect the style, type, etc., or work of the artisan that it represents.

The integrity of each architectural resource was evaluated, taking into account integrity of location, design, setting, materials, workmanship, feeling, and association. Once the historically significant context was established for the surveyed resources, these resources were categorized as follows:

- Eligible - this category includes properties where windows and roofing material may have been replaced, and also includes most properties in which the front porch

has been enclosed or other cultural adaptations are evident which are associated with the arrival of Cuban refugee families in the 1950s and 1960s.

- Potentially Eligible - this category includes properties that have been more significantly adapted, and more research is necessary to determine if the adaptation has a cultural significance from the arrival of Cuban refugees.
- Ineligible - this category includes properties that were built or modified outside of the period of significance of 1911 - 1969.

### Findings

During the survey, 583 historic resources were recorded (576 new Site Files were created, and 7 previously recorded Site Files were updated), and 164 properties within the Study Area boundary were not recorded because they were constructed within the past 50 years, or because they were commercial properties fronting Calle Ocho, which were surveyed in 2017 and are outside of the scope of the Shenandoah survey effort. Of these 583 historic resources in Shenandoah that were recorded, we recommend 518 resources as eligible for listing as contributing resources within a potential Shenandoah National Register Historic District, and 26 resources as potentially eligible pending further investigation. We recommend that 39 resources are currently ineligible due to exterior alterations that have resulted in a loss of integrity. An additional 8 properties that were on the original survey list were found to have been demolished. Finally, we recommend 57 resources that should

be further investigated for eligibility for Individual listing on the National Register.

All resources received FMSF forms, were photographed, mapped with GIS survey software, and historic resident information, historic tax cards, and historic tax card photographs was obtained for each address. Based on this material and the historic context established through primary source materials, each resource was assessed for NRHP eligibility. Individual historic resources retaining architectural integrity are important elements to the overall integrity of a historic district.

### Proposed National Register District Boundaries

It was determined that the surveyed area qualifies for listing on the National Register of Historic Places as a District. Please refer to the Map and Table of Properties in Section 4 of this Survey Report for the full inventory of properties.

### Potential National Register Individual Resources

It was determined that approximately 57 historic resources should be further investigated for eligibility for individual listing on the National Register for Historic Places. Please refer to the Map and Photo Directory of Potentially Eligible Individual Resources in Section 4 of this Survey Report for the full inventory of properties.

### Recommendations for Treatment of Resource

The following action steps are recommended based on the findings from the Shenandoah Historic Properties Inventory:



### National Register Recommendations

- National Register Nomination as a Historic District is recommended for the entire Shenandoah Historic Properties Inventory study area, based on Architectural Significance, Community Planning and Development Significance, and Significance in Cuban Heritage, Ethnic Heritage, and Jewish Heritage.
- Further investigation of 57 historic resources for eligibility for individual listing on the National Register Nomination is recommended, based on their association with prominent local and national leaders, architectural design, or cultural significance.
- A Multiple Property Submission for Central Hall Apartment Buildings is recommended.
- A Multiple Property Submission for Craftsman-style wood Bungalows and Spanish Bungalows is recommended.

### Local Historic Preservation Recommendations

- Local Historic Designation (Historic District) is recommended for key blocks, intersections, and streets within the survey area, based on the findings of this report. The entire Shenandoah Historic Properties Inventory study area is eligible for designation as a local historic district, however priority could be given to the areas with highest architectural and cultural significance, and highest levels of integrity. These areas could include, but are not limited to, the properties fronting SW 13th Avenue (Westmoreland Avenue / Cuban

Memorial Boulevard), the properties fronting SW 10th Street (between SW 19th Avenue and SW 22nd Avenue), and the entire original Shenandoah and Shenandoah Amended Subdivision. It is recommended that local historic designation should be optional, with owner consent required. If the owner opts in for designation, a package of incentives could be offered through the City, County, State, or local non-profit such as Dade Heritage Trust.

- Local Historic Designation (Individual Resource) is recommended for key properties for their association with prominent local and national leaders, architectural design, or cultural significance. A complete list of potential Individual Resource properties is provided in Section 4 of this report. It is recommended that local historic designation should be optional, with owner consent required. If the owner opts in for designation, a package of incentives could be offered through the City, County, State, or local non-profit such as Dade Heritage Trust.
- Local Historic Designation for Central Hall Apartment Buildings (Thematic Group) is recommended. A map of Center Hall Apartment Buildings is provided in Section 4 of this report. It is recommended that local historic designation should be optional, with owner consent required. If the owner opts in for designation, a package of incentives could be offered through the City, County, State, or local non-profit such as Dade Heritage Trust.
- Local Historic Designation for Craftsman-style wood Bungalows (Thematic Group) is recommended.

A map of these Bungalows is provided in Section 4 of this report. It is recommended that local historic designation should be optional, with owner consent required. If the owner opts in for designation, a package of incentives could be offered through the City, County, State, or local non-profit such as Dade Heritage Trust.

- If local Historic District or Thematic Group designations are desired and approved in Shenandoah, it is recommended that they are implemented hand-in-hand with a set of tailored Design Guidelines that are created specifically for Shenandoah. These guidelines should account for the unique cultural and economic characteristics of the neighborhood and its inhabitants. Greater flexibility should be incorporated into the Design Guidelines to allow for streamlined administrative review and approval for most exterior alterations, such as fences, driveways, or a change of windows or roofing. Exterior paint color, statues and shrines in the front yard should not be reviewed; these features are part of the living cultural expression of the neighborhood. Historic and Environmental Preservation Board review of applications should be reserved for only the most important of applications such as demolition or new construction of a building.

#### Local Planning and Zoning Recommendations

- Vision Planning for SW 13th Avenue (Cuban Memorial Boulevard / Westmoreland Boulevard) and the

facing properties is recommended to determine long-range goals and desired character for the landscaped parkway, cultural monuments, and historic residential properties fronting the parkway.

- A planning effort to address zoning incompatibilities in the neighborhood is recommended. Some areas of single-family homes are zoned for much larger duplex or multi-family, which results in pressure to demolish older single-family residences and construct large-scale duplexes in place. The current zoning regulations for duplex residences is out of scale and character with the historic fabric of Shenandoah. Good examples of compatible, historic duplex typologies in the neighborhood should be studied and considered as an alternative for current duplex zoning regulations.
- It is recommended that zoning regulations should be calibrated to legalize existing and encourage new construction of ancillary garage apartment buildings. The majority of the neighborhood is zoned T3-R, which is the most restrictive residential zoning category in the City of Miami and does not allow for ancillary structures. The majority of properties in Shenandoah have ancillary living space in a stand-alone rear garage apartment. The presence of ancillary living units in the rear yard of residential properties is a unique feature of Shenandoah that contributes to its cultural vibrancy and its economic resilience. This feature should be legalized, preserved and encouraged.



### Scope of Project, Recommendations for Further Investigation

The focus of this survey was residential properties in the oldest sections of the Westmoreland, Shenandoah, and adjacent boom-time subdivisions. These sections were determined to be between SW 12th Avenue and SW 22nd Avenue, and between SW 8th Street and SW 12th Street; the project boundary was established as such and this survey was conducted within this area.

During the process of the survey, it was determined that significant architectural resources from the 1910s, 1920s and 1930s are located south of the project boundary and that further investigation is recommended, particularly in the portions of the Shenandoah, Swannanoa, South Shenandoah, and Westmoreland subdivisions that are immediately south of SW 12th Street. This expanded survey area would extend as far south to include both sides of SW 14th Street in most areas. This recommended area for further investigation is determined based on the concentration of resources with the dates of construction, building typologies, and architectural styles that are consistent with the resources catalogued in this survey. These resources are determined to be some of the oldest in Miami (dating from the 1910s, 1920s and 1930s), a diverse mix of building typologies (a mix of single-family, duplex, apartment buildings, and the presence of ancillary garage apartment buildings), have the highest concentration of Vernacular and Revival style architecture, particular Mediterranean Revival and Spanish style architecture, for which Shenandoah is

best known. Finally, the architectural resources within this proposed expanded study area have high levels of integrity.

### Recommendations for Public Education

There are ample opportunities for public education on the historical, architectural and cultural significance of Shenandoah, which should be tailored both for residents and local Miamians, as well as the large numbers of tourists arriving by tour bus to nearby Calle Ocho every day.

Historic Plaques should be implemented in the neighborhood in order to increase public awareness of important historic trends and individuals of Shenandoah. Some recommended locations for plaques include SW 13th Avenue (Westmoreland Avenue Parkway / Cuban Memorial Boulevard) SW 11th Street (Shenandoah Street), 1625 SW 12th Street (Original Shenandoah Pumphouse), 1411 SW 11 Street (Mayor Reilley's House) 1876 SW 10th Street (Isidor and Ida Cohen's Home), 1800 SW 11 Street (Philip G. Blanck's House), 1848 SW 11 Terrace (Washington Worth Trammell's home), 1867 SW 11 Terrace (Max Orovitz's home), and 1040 SW 15 Avenue (Lester B. Manley's home), 2100 SW 8th Street (Shenandoah Presbyterian Church), and 1023 SW 21st Avenue (Shenandoah Junior High / Shenandoah Elementary).

Another possibility for public education is a smartphone-based virtual walking tour, such as the Florida Humanities Council's Florida Stories App program. This would allow the daily influx of tourists arriving by tour bus at Calle

Ocho to explore the neighborhood and appreciate its history with the use of their phone. There are currently regular walking tours of the neighborhood conducted by resident historian Dr. Paul George, in association with History Miami as part of Viernes Culturales, a monthly festival held on Calle Ocho. These walking tours are extremely valuable and should be continued and expanded.

The photos, maps, historic documents and findings of this report could also become part of a permanent exhibit at Shenandoah Library, perhaps in conjunction with the Museum Magnet program at nearby Shenandoah Middle School. This could also form the basis of a rotating exhibit at History Miami, the American Museum of the Cuban Diaspora, the Jewish Museum of South Florida, and Dade Heritage Trust.

It is recommended that a Shenandoah History website is created that places the findings of this report online, with the report document, an interactive map, and links for each property within the study area that include historic and current photos, in order to improve public accessibility of the findings of this survey and increase public knowledge of the significance of Shenandoah.

### **Location of Records**

The primary source records associated with the Shenandoah Historic Properties Inventory are located at the City of Miami Planning Office, Miami-Dade Public Library, Newsbank Online Database, the Coral Gables Public Library, History Miami Archives, the Jewish Museum of Florida, and the Sanborn Maps Online

Database. Copies of the Survey Report and supporting Site File Records will be provided to the City of Miami Office of Historic Preservation, Dade Heritage Trust, and History Miami, the local historic archives for South Florida. Additional records for the Shenandoah Historic Properties Inventory will be kept on file in the offices of the author, PlusUrbia Design.





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# SECTION FIVE

## *APPENDICES*

*Image credit: City of Miami, Florida Historic Preservation Office Tax Card Photographs*



# RESIDENT CHRONOLOGY

Property Address	City Directory 1925	City Directory 1930	City Directory 1940	City Directory 1949	City Directory 1966
1000 SW 12 CT 1		Rifas Maxwell	Draper Clifton C	Sevill Arlene Mrs	Burg Paul
1000 SW 12 CT 2		Bland Wm A	Beasley Micken S	Dryer Vera	Ochs Fred D
1000 SW 12 CT 3		Schooler C Danl	Morlang Bertha Mrs	Lichliter E Donald	O'Connor Edith M Mrs
1000 SW 12 CT 4		Haislett Frederic R	Quarles Cornelia T Mrs	Lichliter Emmet E mgr	Czayka Matthew
1000 SW 13 CT			Rifas Max	Brake Arden J	Pozo Carmelo
1000 SW 14 AVE	A P Murphy	Murphy Albert P	Murphy Albert P	Cook Kath Mrs / Cook Dorothy L Mrs reg prof nurse	Lorenzo Ernesto
1000 SW 18 AVE			Lutz Albert	Marcus David	Falk Walter S
1001 SW 13 AVE			Atkins Marguerite Mrs	Atkins Marguerite A Mrs	Atkins Edw J
1001 SW 15 AVE	J S Rogers	Rodgers Jesse S / rear vacant	Hagenbuch Jas B / rear Ruland Erwin C	Steiner Wolf / rear Deutsch Harold	Mendez Eduardo D / rear vacant
1001 SW 18 AVE				Rapillard Ben A	Rapillard Ben A
1003 SW 15 AVE		Shenandoah Apts	Shenandoah Apts	Shenandoah Apts	Shenandoah Apartments
1004 SW 16 AVE		Couture Frank H	Couture Frank H	Couture Frank H	Couture Mabel R Mrs
1005 SW 13 CT	D C Coleman	Coleman David C	Storer Geo W	Gilkey Thos E	Passeri Robt
1011 SW 15 AVE					Bertok Wendel
1012 SW 13 AVE	S I Besvinick	Dawson Thos B	Hinton John F	Rutemiller Herbert	Rutemiller Herbert F
1013 SW 13 AVE	J F Cole	Cole Jacob F	Cole Carl W	Cole Edna L	Cole Carl W
1015 SW 14 AVE			Frear Kath Mrs	Adams Leonard H	Acosta Raul
1015 SW 22 AVE		Conrad C Leslie	Rehbein Geo W / Rehbein Zelma Mrs mus tchr	Rehbein Clifton L / Rehbein Zelma Mrs mus tchr	Rehbein Zelma E Mrs mus tchr
1016 SW 12 AVE		Fox Kyle	Hardekopf Wilson D	Hardekopf Wilson D / Lupiano Claude	Hardekopf Wilson D / Lupiano Claude
1016 SW 13 CT	A H Ramsey	Ramsey Arch H	Ramsey Archie H	Ramsey Mary C Mrs	Ramsey Mary C Mrs / 106 1/2 vacant
1017 SW 13 CT	H B Thrasher / rear J D Prickett	Belledeu Geo L	Johnson Tommie Mrs nurse	vacant	Nil Margt J Mrs
1017 SW 20 AVE					Bonilla Joaquin
1020 SW 13 AVE			Bennett Harry E	Caruthers Thos W	Caruthers Thos W
1020 SW 19 AVE		Bowes John J	Bowes John J	Bowes John J	Sanchez Yolanda Mrs
1023 SW 12 CT			Ward Chas H jr / rear Clark Theo D	Lerette Albert J / Dugan Mary K	Lerette Albert J / rear Dugan Mary Y Mrs
1023 SW 13 CT			Buckard John J / Givens Robt H	Gerstel Herman	Bianchi Mario
1024 SW 12 AVE				Hall T Arth	Hall Thos A
1024 SW 19 AVE		Platt Harry E	Pope Mary A	Pollock Anne P Mrs	Pollock Anne P Mrs
1025 SW 20 AVE		Griffen Franks	Brown David	Toivonen Toiuo A	Toivoner Towo A
1026 SW 19 AVE		Pfeiffer Geo L	Love Wm J	Shugar Saml	Arcadio Manor Furn Rms / Mc Allister Elota Mrs
1030 SW 12 AVE					Palloni Dominick
1032 SW 13 AVE		Bass Leo Y / Kelley A Beverley	Smith Arth P / 1032 1/2 Press Saml	Press Saml	Perez Armando / Small Max
1033 SW 13 AVE	vacant	Kennett J Holliday	Lazarou Constantine A	Lerer Kelman	Kopka Theo R
1033 SW 13 CT	R C Booth	Booth Robt C	Booth Robt C	Booth Robt C	Booth Robt C / rear Burbidge Owen
1034 SW 12 CT	P L Robertson	Robertson Paul L	Geyer Russell I	Smith R Earl real est	Waters Elva M
1034 SW 13 CT	W H Spear	Spear Wallace H / rear Shane Wm A	Spear Wallace H	Spear Wallace H / rear Nelson Monta Mrs	Monsieur Alexis
1040 SW 12 CT			vacant	Aitchison Edw	Terry Russell F
1040 SW 15 AVE	L B Manley	Manley Lester B	vacant	LaFontisee Edith Mrs	vacant
1041 SW 14 AVE			vacant	Strong Clarence E	Valiunas Peter A



Property Address	City Directory 1925	City Directory 1930	City Directory 1940	City Directory 1949	City Directory 1966
1042 SW 13 AVE		Johnson Geo D	Land Patterson B / Roberts C Jack	Hamlyn Mabel Mrs	Pridy Cornelia Mrs / rear Bazan Orestes / rear Ferrer Fabio E
1044 SW 12 AVE	W D Weber	Neder Amon E	Neder Ameen E / Neder Ellis E	Raben Jack	Jones Robt D
1044 SW 13 CT			Dolcort Saml	Stevenson John	Stevenson John
1045 SW 12 CT	R L Snow	Snow Belle Mrs	Gromhagen Carl	Adams Philip L	Nerpite Aug
1045 SW 13 CT					Merino Pedro
1045 SW 20 AVE		Zalka Albert	Zalka Albert L	Zalka Rose Mrs	Suarez Wilfredo
1050 SW 13 CT	Y G Pope	Pine Ashton W	Pope Youel G	Guy Wm H	Rosell Consulo Mrs
1055 SW 12 CT	S E Penning	Penning Sylvester E	Eldon Walter B	Eldon Walter B	Eldon Walter B
1055 SW 22 AVE				vacant	vacant
1056 SW 13 AVE	Chas Garavaglio	Predinger Alf H	Schatzman Saml	Garavaglia Chas	Garavaglia Feliceta Mrs
1065 SW 22 AVE				Foss Harry	Schonwetter Dora Mrs
1073 SW 14 AVE					Marin Aracely Mrs
1100 SW 13 AVE	A C Jensen	Jensen Andrew C	Ellington A V Mrs	Wise Geo J	Dagostino Ralph
1100 SW 21 AVE				Schwimmer Stanley	Quinones Enirda J
1101 SW 12 CT		Apartments	South Bend Apts	Edward Apts	Williams Apartments
1101 SW 20 AVE		McConnell Lawsons	Ross Harry L	Ross Harry L	Nogueras Carlos
1104 SW 12 CT			Rifas Hyland	Saporita Jos	Armesto Primitivo
1109 SW 14 AVE					Brown Willard
1110 SW 18 AVE					Bartlett David K
1111 SW 12 CT	Mrs E M Young	vacant	Rosenberg Saml	Muzzarelli Lewis	De Castro Julio / Dominguez Gerardo / Navarro Laura Mrs / Navarro Louis
1111 SW 20 AVE			Goldenblank Saml	Goldenblank Saml	Goldenblank Minnie
1112 SW 13 AVE	J S Corlew	Corlew John S	Corlew John S	Yeager John W	Lutz David D
1113 SW 13 CT	R D Grahall	McCrum Douglas S	Farr Harry H	Echtenthal Herman E	Imme Richd P
1114 SW 12 AVE				Chaires Myers F	Sampson Wana E Mrs
1114 SW 13 CT	J H Schleucher	Porter Chas F	Barrett S Hugh jr	Hyndman Jos A / rear Taylor Bruce H	Cotola Joseph / 1114 1/2 Carmelo Thos
1115 SW 16 AVE					Parets Augelo
1115 SW 22 AVE				Herskowitz Aaron	Quesada Oliverio
1118 SW 12 CT					
1118 SW 13 CT	Wm M Adams				Timenez Enrique
1119 SW 13 CT	J B White	Lane DeWitt H	Lane H DeWitt	Lane DeWitt	Gillmeister Geo
1120 SW 16 AVE		vacant / 1120 1/2 vacant	Appleby Wm H / rear Belcher Ruth Mrs	Rush Hugh E	Morganti Albert
1120 SW 19 AVE		Rippa Manuel P	Rippa Manuel	Blanck Jennie G Mrs	no return / 1120 1/2 Horadeczki
1121 SW 13 AVE					Adatto Alberto
1121 SW 22 AVE				Feldstein Mary Mrs	Feldstein Mary M Mrs
1122 SW 13 CT	J W Hamilton	Summerlin Bryant A		Jones Howard G	Jones Marjorie R Mrs
1122 SW 17 AVE		Katz Meyer D	Underwood Julian N / Fackler Enoch A	Rudo Abr	Asber Louis / Garcia Gloria
1122 SW 21 AVE			Miami Conservatory of Music (studio)	Miami Conservatory of Music (studio)	Gissin Armand / rear vacant
1123 SW 14 AVE	L M Gaskill	Gaskill Lorenzo M	Gaskill Mary I Mrs	Gaskill Mary I Mrs	Gaskill M Irene Mrs
1125 SW 12 CT	G R Snyder	Mock Earl F	Sand John A	Doyle Geo R	Albo Lazaro
1125 SW 18 AVE					Weger A Sol
1125 SW 22 AVE		Keller Lamar O	Dodds Thos	Dodds Lora Mrs	Kovach Joseph Jr

Property Address	City Directory 1925	City Directory 1930	City Directory 1940	City Directory 1949	City Directory 1966
1126 SW 12 AVE	W L Shoemaker	Shoemaker Walter L	Schwartzburg Fredk	Sarnstein Jos	
1127 SW 13 CT		Snyder Paul E	Gooravin John F	Palma Louis	Ojeda Felix
1128 SW 19 AVE		Perry H Gaither	Perry H Gaither	Perry H Gaither	Montero Geraldo
1128 SW 21 AVE				Sternshein Lewis	Sariol Ernesto P / Sariol Ernesto F
1130 SW 12 CT			Rogers Saml W	Rogers Sue W	Dodge Richd D Rev
1130 SW 13 AVE	J W Hunt contr	Hunt John W contr	Hunt John W bldg contr	Hunt John W bldg contr	Hunt John W
1131 SW 13 AVE					Lewis Harry L
1131 SW 14 AVE			Roberts Henry C	Stratton Fred	Ojeda Miguel
1134 SW 12 CT				McMullin Willard genl contr	Gustman Morris D
1135 SW 12 CT	AC Woods	Davis Eug A	Woods Lillian D Mrs	Woods Lillian D Mrs / Maclure Wm	vacant
1136 SW 19 AVE		Cowieson John B	Sweeting Thos H	Cochrane Frank W	Weber Anthony
1137 SW 13 CT	D L Clark	Shurtz Earl	Davis J Olney	Davis Ruth Mrs	Alonso F Edw / rear Perez Armando
1137 SW 20 AVE		Hartley Mary V Mrs	Silberski Michl	Silberski Michl	Silberski Augusta Mrs
1140 SW 12 AVE					Villapal Rafael G
1140 SW 13 AVE	Mrs C M Bain	Bain Cora M Mrs	Bain Cora M Mrs	Wojdat Benj	Murphy Edw J / Smith Caroline
1140 SW 21 AVE					Perellada Miguel B
1141 SW 13 AVE					Levin Sol
1143 SW 12 CT					Sanders Raymond G
1143 SW 13 AVE					Greenblatt Leonard
1143 SW 13 CT		High Alton L	Mennitt Lawrence A	Otto Emil L	Miranda Jacinto
1143 SW 14 AVE					Solomon Abe
1144 SW 19 AVE		McCraken Wm J	LaFontisee Louis L	Williams Lona O Mrs	Hall Zella B Mrs
1145 SW 14 AVE					Schaeffer Bernhard
1145 SW 20 AVE		Wilcox Walter C	Roberts Richd C	Schiller David / Pease Verna Mrs	Schiller David
1147 SW 13 AVE		Railey Lilburn R	Railey Lilburn R	Railey Lilburn R	Brion John D
1150 SW 13 AVE					Barimo Louis E
1152 SW 15 AVE			Dean J M	Ray Mabel Mrs	Magluta Alfredo
1153 SW 12 CT			Sewell Willie Mrs / Kennedy Geo G	Gordon Leonard J	Bevis Willie M Mrs
1153 SW 20 AVE			Baer Violet M Mrs	Baer Gene M Mrs	Baer Gene M Mrs
1154 SW 19 AVE		vacant	Moler Axel L	Bangilsdorf Morris	Bangilsdorf Rebecca B Mrs alterations
1160 SW 19 AVE				Manucy Edgar E	Brown Fred
1161 SW 19 AVE			Lindsay Celeste D Mrs	Chastain J K	Lambert Thos L
1161 SW 20 AVE			Cassels Wm H	Friedman Lele	Fiedman Fanetta
1166 SW 17 AVE		[1164-66] White House Grocery Smith, Hadley H prod	Overstreet H Ernest gro	Chris' Home Supply Mkt gros	Ross Television Inc SLS & Serv
1166 SW 19 AVE		Brahaney Elisabeth M Mrs	Brahaney Eliz M Mrs	Cohick Elsie L Mrs	Forney Robt H Jr
1171 SW 16 AVE				Eisman Frank	Kern Max
1171 SW 20 AVE				Headley Walter E jr	Headley Hermine W
1175 SW 15 AVE					
1175 SW 21 AVE					Romei-Sossio Gregory
1175 SW 22 AVE				Cano Miguel A / Siegel Nathan	Fernandez Felipe
1176 SW 20 AVE		Vanta Court Apartments	Vanta Court Apts		Vanta Court Apartments
1190 SW 14 AVE					Rada Julia Mrs



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1190 SW 16 AVE					Lopez Manuel
1190 SW 19 AVE					Allen Gerard
1201 SW 11 ST				Peterson John / Grasser Max E / Erdheim Max T	Kreutzer Elsa Mrs
1201 SW 12 ST					Llano Carlos
1225 SW 10 ST		Thomas Albert G	Radcliff Effie Mrs	DeVane Dan I F	Fajardo Esteban / Garcia Juan
1237 SW 10 ST	Jas Hamptons		Hampton Jas J / Alexander John P	Hampton Annie M Mrs	Hampton Annie M Mrs
1245 SW 12 ST				vacant	Weisman Joseph
1260 SW 10 ST		Perez Waldo F	Gunnison Maydelle Mrs	Quarles Cornelia T Mrs	Krakaw Israel
1265 SW 11 ST			Mulcahy Wm F	Hayes Mariposa Mrs / Maier Muncie	Hayes Henrietta Mrs / Davis Everett W
1270 SW 10 ST					Atkins Marguerite Mrs
1285 SW 11 ST			vacant	Backer Saml	Sapliki Irving
1290 SW 11 ST					Percaccio Thos
1316 SW 10 ST			Mero Jos	Mero Jos	Mero Joseph
1321 SW 12 ST			Robinson Stanley	Anthony Louis H	Hector Jose
1322 SW 11 ST	E G DeVean	vacant	Chancellor Wm M	Hardy Eug	Nunez Alfredo
1325 SW 11 ST					Puig Ramon
1329 SW 10 ST		Fitzpatrick Edw N	Fitzpatrick Edw N	Fitzpatrick Edw N / 1329 1/2 Frankel Barney	Sac Arturo
1344 SW 11 ST					Irwin John M
1361 SW 12 ST				Rowland Thos T	Rowland Eliz W Mrs
1363 SW 12 ST				Fitzpatrick Edw C mfrs agt	vacant
1380 SW 11 ST					Caskill Robt
1382 SW 10 ST					Lopez Fernando
1395 SW 10 ST				Porwich Alice Mrs	Abdelnour Moses E
1400 SW 11 ST	C N Wells	Pappas David N	Shisler John W	Shisler John W	Shisler John W
1400 SW 11 TER	R H Cook				Morrone Salvatore
1408 SW 11 TER		Hantges Nicholas	Newcomer Geo C	Simmons Louise B Mrs	Sejas Ermilio
1409 SW 11 TER		Menagh Geo H	Menagh Geo H	Menagh Faye R Mrs	Radywoniuk Antoni Rev
1410 SW 11 ST		Weingarten Marcus	Johnson S Curtis	McDonald Frank J	vacant
1411 SW 11 ST		Reilly Maria M Mrs	Pero Jos H	Pero Jos H	Saint Peter and Paul Russian Orthodox Greek Cath Ch/ Soroka Theo Rev
1415 SW 12 ST					Sternstein Max
1417 SW 11 TER		Morrison John R	Amoury Mary Mrs	Conrad Robt M	England Clayton C / England Isabel I Mrs nurse
1420 SW 11 ST		Humphreys Robt N	Cortelyou Rushton G	Humphreys Robt N / Brown Claude R	Brown Claude R
1420 SW 11 TER				under construction	Carmosa Ramiro
1424 SW 11 ST	L E Cook	Cook Lewis E	Lawhorn Dorothy E Mrs	Lawhorn Dorothy E Mrs	Lawhorn Dorothy E Mrs
1425 SW 11 TER	R H Wilson	Wilson Roy H	Larcada Alf E	Larcada Alf E	Soderquist Charles P
1428 SW 11 TER		Schonfeld Jos	Schonfeld Jos	Schonfeld Jos	vacant
1432 SW 11 ST		Leatherman Emory B	Leatherman Emory B	Leatherman Emory B	
1433 SW 11 TER	W D Buckley	Glick Ralph R	Dann Chas W	Dann Margt M	Dann Margt B Mrs
1440 SW 11 ST	T J Panier	Coret Frank	Coret Frank	vacant	Saxon Walter L
1441 SW 11 ST	J H Pero	vacant	Gordon J Fritz	Mehrtens Wm O	Mehrtens Wm O
1441 SW 11 TER	vacant	Jay Wm H	vacant	McQueen Hardin R	Mc Queen Eleonor
1445 SW 12 ST			Schmieder Hilda	Carrel Eleonora P	Fulton J Wayte Jr Rev
1500 SW 10 ST				Yerkes Clayton M	Hoffman Geo L

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1500 SW 11 ST			Bell J Harry	Bell J Harry	Bell J Harry
1500 SW 9 ST					Lopez Emelio
1505 SW 11 TER	M R McGechin	McGechin Milton R	Terry Royal P	Terry Royall P	Corbin Vernon L
1505 SW 12 ST			Wright Clinton S	Fuller Jos W / Hickman Edna L	Bernard Pedro
1510 SW 9 ST					Feinberg Reuben
1512 SW 10 ST		vacant	Eagan Margt Mrs	Tebele Albert	vacant
1512 SW 11 TER	AJ Rocco	Becker Edwin S	Terry Jas N	Wood Norman H	Wood Annie P Mrs
1513 SW 11 TER	Jos Catalano	Leland Eug W	Jones Thos I	Jones Thos I	Jones Thos I
1515 SW 10 ST	vacant	McCune Adrian	Knight Leslie E	White Julia	White Julia Mrs
1515 SW 11 ST					vacant
1515 SW 9 ST	J W Galloway	Phelps Victor H	Phelps Golda B Mrs	Phelps Golda B Mrs	Mullins Goldie P Mrs
1518 SW 9 ST		Orr Jos J / Roberts Albert P	Matthews John C	Howard Jas W	Diaz Francisco
1520 SW 10 ST	vacant	Youmans Chas C	Sturdivant J Fletcher	Kalnay Victoria Mrs	Andrew Elvira
1520 SW 11 ST	L H Lloyd	Lloyd Ellen T Mrs	Bass J Gordon	Bass J Gordon	Kalil Geo
1520 SW 11 TER		Simmons Wm C	Simmons Mayme Mrs	Balin Esther Mrs	Abreu Santiago / Lopez Paulino
1521 SW 10 ST	Mrs MO B Stebbins	Newman Chas V	Orr Jos J	Orr Jos J	Schad Emma M Mrs
1521 SW 11 TER	MO Rini	Given Maud M Mrs	Given Maud M Mrs	Kelley Ralph P / Kelley Ralph Pat & Associates Inc engs	Kelley Rae E Mrs
1521 SW 9 ST			Dillard Mont	Dillard Reola Mrs / Dillard Rozella E public sten	Ashbaucher Lorin F / Ashbaucher Rozella D Mrs
1523 SW 11 ST	vacant	Inglis Edgar A / rear Nix E Louise	Inglis Edgar A	Shevin Saml T	Martinez Satuonino
1525 SW 12 ST			Gold Glenn W	Gold Glenn W	Gold Glenn W
1525 SW 9 ST	J B Gray	Ganger Norton R	Strandell Victor C / rear Kunde Chas C	Strandell Victor C / rear Strandell Arnold J	Strandell Victor C / rear Ruiz Marta
1526 SW 9 ST		Brickerhoff C E / Bass J Gordon	Brinckerhoff Mary K Mrs	Russo Elvira E / rear vacant	Applegate Greta Mrs / rear vacant
1528 SW 10 ST	H M Ogle	Williams Walter	Given Alex F	Abrahams Sarah Mrs	Abrahams Sarah Mrs
1529 SW 10 ST	Nellie McNab	Lehman Ralph R	vacant	DeBoer Richd H	Hazlewood Lee
1530 SW 11 ST		Carter Kingsley B	Barge Hubert A	Barge Hubert A phys	Barge Hubert A
1530 SW 11 TER		Ganyard Jas C	Hitchcock Chester J	Hitchcock Minnie S Mrs	Gonzalez Alfredo
1535 SW 11 ST					Jung Emil O
1535 SW 9 ST		Werner Chas F	Werner Chas F	Werner Chas F	Skorupski Frank
1536 SW 9 ST		Don Apartments	Dona Apts	Dona Apts	Dona Apartments
1537 SW 10 ST		Momand F Furman	Coleman David C	vacant	Miller Ann Mrs
1538 SW 11 ST			Pearce Lynwood D	Pearce Linwood D	Pearce Lynwood D
1538 SW 11 TER		Wiseheart Malcolm	Stevenson Wm M	Becker Robt	Dominguez Ana Mrs
1545 SW 11 TER		Vollmer Fred	Vollmer Fred	Hovsepian Agnes H Mrs	Housepian Agnes Mrs
1550 SW 10 ST				Sassi Gisacchino	Sassi Cath R
1600 SW 11 ST	Perrime Palmer	Hagan John	vacant / rear Crossett John E	Smolinsky Jacob	Rosenberg Morris R
1600 SW 11 TER	S B Sampson	Sampson Stewart B	Price Chas L	Price Chas L	Sanchez Clementina
1601 SW 10 ST		Rhodes Richd W / rear O'Hara Jas W	Burch Reubin N	Burch Reuben N phys / rear McMahn Chas B	Smith Arth P jr / rear Garcia Luis
1601 SW 11 ST			Owens L LeRoy	Owens LeRoy L	Owens L Leroy
1601 SW 11 TER			Kutner Raymond	vacant	Stone Sara Mrs
1604 SW 9 ST	E E Roberts	Roberts Ernest E	Roberts Sylvia Mrs	vacant	Kmet Charles
1611 SW 11 TER			Wicker Jas J	VanDeventer Richd	Vandeventer Richd W
1612 SW 11 ST		Vervoort Ralph I	Harrison Jerome E	Komoroff Hyman	Komoroff Rose Mrs



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1620 SW 9 ST		Morrow Earl R	Morrow Earl R	Pierce Robt	Bruce Julie Mrs / rear Hernandez Laudina
1621 SW 11 ST	J E Rose	Twyman Edith Mrs	Twyman Edith M Mrs	Etzwiller Edith M Mrs	Twyman Lewis/ rear vacant
1621 SW 11 TER		Davis B Frank	Brody Saml	Brody Rose Mrs	Brogy Rose Mrs
1621 SW 12 ST					Kafati Demetrio
1621 SW 9 ST	F L Weisser	Mills Thos W	Mills Thos W	Mills Thos W	Ponder Karl B
1624 SW 10 ST				Smalley H Earl	Royal Palm Apartments
1624 SW 11 TER	vacant	Harvey Lloyd B	vacant	McNamara Wm M	Mc Namara Wm M
1625 SW 12 ST		Ruehle Ernest R	Rysdon Louis S	Rysdon Anna L Mrs	Rofls J H
1626 SW 9 ST					
1627 SW 10 ST	A T McNeal	Pitts Lillian L Mrs	McGahey T Willard	vacant	Bass Lottie B Mrs / rear vacant
1627 SW 9 ST				Damren Edwin L	Alfonso Rafael
1628 SW 11 ST		Gibson Emmett A	Woodham Arth L	Frey Walter J	Andrewski Anthony
1629 SW 10 ST	L A Oates	vacant	Adams Augustus H	Adams Augustus H	Fernandez Raul R
1629 SW 11 TER	J H Patterson	Schirmer Chas G	Akerman Ruby W Mrs	Brown Gordon A	Sejas Carlos
1629 SW 12 ST	David Letaw	Johnson Arth B	Roberts May B Mrs	Arteche Pedro L	Miller Carl T
1630 SW 10 ST		Lynn Apts	Lynn Apts	Lynn Apts	Lynn Apartments
1630 SW 11 ST	vacant	Dodd Hazel A Mrs	Burgay Hugh T	Burgay Hugh T	Nesteriak Harry
1631 SW 11 ST	I A Benedict	Tracy Wm F	Unland Ruby Mrs	Wood Martin W	Unland Ruby W Mrs
1631 SW 9 ST				Cohan Moe	Thompson Homer C
1633 SW 11 TER	D L O'Berry	Payne Harvey R	Payne Harvey R	Monnett John	Monnette John B
1634 SW 11 TER		vacant	Sadler Saml M	Sadler Saml M	Sadler Mary E Mrs
1636 SW 10 ST	C H Stearns	Spencer W Earl	Fraser John D	Stein Harold A / rear vacant	vacant / rear Sagas Aristides
1636 SW 11 ST		Burgess Geo C	Starling Edmund L	Bross David	Vizaino Jose M
1636 SW 9 ST		Hunt Geo H contr	Hunt Geo H		Niditch Maurice
1637 SW 10 ST		Cook Apartments	Apartments	Benjamin Apts	Benjamin Apartments
1637 SW 11 ST		Engler Jacob S	Engler Jacob	Chrusciki Charles	Cevallos Humberto
1637 SW 11 TER	C R Gorton	Deale Clifton D	vacant	Davis John J	Knoepple Eloise M Mrs
1637 SW 12 ST		Simbel Apartments	Simbel Apts	Simbel Apts	Simbel Apartments
1637 SW 9 ST	J P Spizak	Spiczak John P	Spiczak John P	Chapraska Anastasia	Cronan Carl H
1638 SW 11 TER		Mulley Chas	Hosford DeCarr F	Hosford DeCarr F	Hosford De Carr F
1640 SW 11 ST		Vinson Wm J	Vinson W Jos	Vinson Adella S Mrs	Vinson Adella S Mrs
1644 SW 10 ST	W H Simpson	Jelks Oliver K	Kessing Chas T	Kessing Chas T	Sonora Orlando
1644 SW 9 ST		Cowen Shelby L	Howard H Gwynn		Howard Henry G
1645 SW 11 ST	S G Jenkinson	Jenkinson Sidney G	Joslin Harry A	Joslin Harry A	Halle Anita S
1645 SW 12 ST		Brill Saml B	Naugle Simon	Simmers Olive Mrs	Pico Rinaldo
1645 SW 9 ST		Fuzzard Wm	Browne Jas D	Kmetz Jos	Bulza Theo
1649 SW 11 TER	J W Ross	Comstock Margt R Mrs	Pinkus Israel	Harlan Jas	Calabria Edw
1650 SW 11 ST		Berriman Bertha H Mrs	Berriman Bertha H Mrs	Bugdai Wacław	
1651 SW 11 TER		Alpert Jay	Costello Louis	Sanders Isadore	Rottler John Jr
1652 SW 11 TER	G J Callahan	Ormsby Alonzo A	France John G	France Dasie W Mrs	France Alice
1652 SW 9 ST		McKay John H	Popham Kimble	Shoemaker Jack E / Pearson Laura C Mrs	La Marche Lucienne Mrs
1653 SW 9 ST	vacant	Lind Hjalmar J	Trapnell Benj A	Trapnell Benj A	Trapnell Benj A
1654 SW 11 TER	H E Foster	Foster Harold E	Randolph Casper G	Knox Oliver E	Knox Ruth K Mrs
1655 SW 10 ST			Brinsfield D'Arcy	Russell G Jas	Russell G James
1655 SW 11 ST				Christofe Antonio O	Christofe Antonio
1658 SW 10 ST					
1660 SW 10 ST	Palmer Rosemonde	Rosemond Palmer	Marfleet Cyril A	Marfleet Cyril A	Marfleet Cyril A

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1660 SW 11 ST	M B Newman	Thomas Wm C	Thomas Wm C	Thomas Paul B	Karch Maurice B
1661 SW 10 ST	Hubert Singer	Terry Royall P	Erickson Gustav A	Litterer Della Mrs	Vidal Antonio
1661 SW 11 ST	G E Whitting	Nackley Jos G	McKelvey Minnie Mrs	McKelvey Martha Mrs	Mc Kelvey Martha K Mrs
1661 SW 11 TER	Rockwell Roman	Roman Rockwell	Williams Elmo H	Williams Elmo E	Williams Elmo H
1661 SW 12 ST		Shayne Wm	vacant	Conway Mary	Conway Mary
1661 SW 9 ST	G G Jackson	Murray Emmett L	vacant	Freedman Reubin	Castro Jose
1664 SW 9 ST		Ragland Nathaniel T	McNutt Garland M	McNutt Garland M	Mc Nutt Garland M
1665 SW 11 ST					
1666 SW 9 ST					
1667 SW 10 ST					Del Valle Manuel A
1667 SW 11 ST		O'Reilly Clara A Mrs	Purvis Hugh F	Lichtenberger Frank	Deller Maurice / rear vacant
1667 SW 9 ST	J B Crocker	Hopkins Howard C	West Geo M	Mahoney M Allyn Mrs	Kopy Lance
1668 SW 11 ST	Mrs F L Dick	Spero Lawrence L	Russell Guilreymo E	Russell Guilreymo E	Russell Guilreymo E
1669 SW 12 ST		Nibbelink Seth	Nibbelink Alva L Mrs	Nibbelink Alva L Mrs	Nibbelink Alva L Mrs
1670 SW 10 ST	vacant	Conklin Geo N	Kaplan Abr N / rear Massey Geo P	Fasany Anthony genl contr / rear Fitch Wm	Dessel Zisko / rear Mier Belarmino
1670 SW 11 TER	W P Herig	Herig Julia	Burke Alphonso E	Wood Gerald S / rear vacant	Wood Gerald S / rear vacant
1671 SW 12 ST			LeCompte Chas C	LeCompte Chas C	Hee L / Lichtl Luis
1674 SW 9 ST		Fisher Roscoe B	Riles Norman O	Summerson Wead A	Summerson Clara A Mrs
1675 SW 10 ST	Wm Schwartz	Graham Hattie F Mrs	Kautner Paul	Pappas Demetra	Guzman Lorenzo
1675 SW 11 TER	H J Jones	Sparks Estil E	Clark Bruce G	Wilson Gertrude D Mrs	Clark Bruce G
1675 SW 9 ST					Yohan James L
1676 SW 10 ST	ER Watson jr	Browne Brooke B	Callaway Irvin M / rear Elwood Harvey	Callaway Irvin M	Lopez Alberto
1676 SW 11 ST	F L Terry	Terry Fredk L	Lee Steph P	Lee Steph P	Lee Steph P / rear vacant
1678 SW 11 ST		vacant	Rubin Morris / rear Kirby Tolleson H	Kulhanjian John / rear vacant	Kulhanjian John / rear vacant
1678 SW 11 TER	T W Wood	Holmes Eric F	Wilson Marvin		Wilson Gertrude D Mrs / Bickerstaff Thelma N Mrs
1681 SW 10 ST					Boan Humberto
1682 SW 9 ST					Simpson Arth R
1683 SW 9 ST	W H Merz	Merz Amelia Mrs	Merz Amelia Mrs	Merz Eliz Mrs	Villacian Armando E
1684 SW 10 ST	B C Litter	Litterer Apartments	Litterer Apts	Litterer Apts	Apartments
1686 SW 11 TER	G T Preston	Preston Geo T	Revel Nora A Mrs	Roberts Albert E jr	Mullen Kath A Mrs / rear vacant
1687 SW 10 ST		Beldner Apartments	Beldner Apts	Beldner Apts	Beldner Apartments
1687 SW 11 ST	H J Gants	McCarty Greeley P	Wilde Edw L	Hochreiter Wm H	Hochreiter Freda E Mrs
1695 SW 11 ST	vacant	Chafer Robt E	Chafer Robt E	Harrison John R	Martinez Janie V Mrs
1695 SW 9 ST					
1700 SW 10 ST	Elaine Apts	Elaine Apartments	Elaine Apts	Elaine Apts	Elaine Apartments
1700 SW 11 ST		Heck Joy	vacant	Hannon Anthony G	Hannon Anthony G
1700 SW 9 ST	R E Smith	Fuzzard Fredk W	Smith Rufus E	Smith Rufus E	Smith Rufus E
1701 SW 10 ST		Green Aubrey E	Bennet Jas A	Bloodworth Andrew D F	Bloodworth Virginia R Mrs
1703 SW 10 ST			Clinkscates Hugh R	Clinkscates Hugh R	Clinkscates Hugh R
1707 SW 9 ST		Bauer Wm E	Tenney Arth H	Tenney Lillian S Mrs	vacant
1709 SW 9 ST		Henderson Julia Mrs	Tallman Gertrude L Mrs / Penrod Ann nurse	Murray Wm S	Murray Wm S
1710 SW 9 ST			Miles J Harry	Weinstein Jos / rear Levine Abr	De Armas Rexnaldo
1711 SW 11 TER					Dorn Vicky S Mrs



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1711 SW 9 ST			Bloch Victor E	Cohen Bernard	Cohen Bernard
1712 SW 10 ST		Tressa Apartments	Tresa Apts	Tressa Apts	Tressa Apartments
1714 SW 11 TER		Boston Apartments	Boston Apts	Boston Apts	Boston Apartments
1716 SW 11 ST	vacant	Illinois Apartments	Illinois Apts	Michigan Apts	Summerson Apartments
1717 SW 9 ST		McNeil Geo B	Davis Furman G	Spickelmier Henrietta A	Williams Charles
1718 SW 9 ST				Town Fanny Mrs	Cowen Lillian
1719 SW 9 ST		Hopkins G Hyde	McRae Edith Mrs	Marcus Gertrude Mrs	Green Selma Mrs / rear Nossar Jose
1720 SW 11 ST	F H Owen	Nelson Chas H	Stahler Lester L	Stabler Mildred Mrs	Vaujin Otavio
1720 SW 11 TER		Ensign Walter C	Ensign Walter C	Ensign Walter C	Hoffer Mary Mrs / rear vacant
1721 SW 11 ST	AR Patey	Patey Arth R	Sayeg Jos	Sayeg Jos	Sayeg Joseph
1721 SW 11 TER		vacant	Applebaum Ray Mrs	Dorn Jos K	Jacome Gonzalo
1721 SW 12 ST		Speer Frances Mrs	Liever Hyman	Liever Hyman	Liever Ray B Mrs
1724 SW 10 ST					Brown Grace H Mrs
1724 SW 11 ST		Saxe Earl H	Weiss Alf F jr	Gilson Freda B Mrs	Comas Nichlos
1727 SW 10 ST	E E Baker	Whitfield Nathan B	Whitfield Nathan	Falkner John E	Skiwski Joseph
1727 SW 11 TER			Johnson Robt E	Johnson Robt E	Johnson Katie L Mrs
1728 SW 11 TER		O'Donnell John E	Bush Theo L	Barrish Jack	De Monte Louis
1729 SW 12 ST		Berg Henry	Scott Nancy	Zell Ward K	Howard Otis B / rear vacant
1730 SW 9 ST				under construction	Miller Laura Mrs
1731 SW 11 ST		Shanks Harry W	Shank Harry W	Cady Chas M	Garcia Petro
1733 SW 9 ST					Perez Ramon
1734 SW 10 ST	vacant	Faust John K	Kantor Bessie Mrs	Edwards Theron H	Mazzotti Frank
1734 SW 11 TER				Breece Bethusea	Tussing Charlotte M Mrs
1735 SW 11 ST					Armont Francisco
1736 SW 9 ST		Rice Geo F	Rubin Harry I	Erickson Gustaf A	Ross Barbara
1737 SW 10 ST	C S Baker	Feinberg Maurice	Sarver Fredk	Sarver Fredk O	Sarver Fredk O
1737 SW 11 ST	vacant	Cresap Freeland B	Fink Jos K	Binkley Jack C contr	Garcia Armando
1737 SW 11 TER	R W Jones	Walter John		Fixler Bert B	Gallas Walter
1737 SW 12 ST			Scuse Alverd H	Scuse Alverda H Mrs	Maxwell Augusto D
1738 SW 11 ST		Bash Harry R	Wortham Simeon W	Cates Clifton	Cates Clifton
1738 SW 11 TER			Martin Philip	Grussmark Harry B	Kowand Geo L
1739 SW 11 ST			Lucinian Jos H	Serrano Luis A	De Montbrun Mario E
1740 SW 11 ST		Silver Israel	Silver Israel	Silver Ben / 1740 1/2 Clarke Glynn	no return
1742 SW 10 ST		Lund Olive M Mrs	Coffeen Wellington G	Coffeen Wellington G	Coffeen Patricia Mrs
1742 SW 11 ST		vacant	Moyer Jos G	Moyer Jos	Glick Dora Mrs
1742 SW 11 TER		vacant	Losner Max	Losner Max	vacant
1743 SW 11 ST		vacant	Jackson Chas H	Jackson Goldie Mrs	Winters John
1744 SW 10 ST			Sater Frank E	Sater Frank E	vacant
1745 SW 10 ST		Baker Carl S	Moir Herbert M Mrs	Clark Leroy A / rear Moore Andrew L	Clark Adris Mrs / Peebles Bessie Mrs
1745 SW 11 TER					Loehr Chas
1746 SW 11 ST		Harris Fredk D	Harris Fredk D	Harris Margt M Mrs	Harris Margaret M Mrs
1746 SW 9 ST		vacant	McGhan Louis A	Lumpkin Frances	Robinson Davila H
1751 SW 11 TER		Kirtley Fred H	Young Wm F / rear Glass G Randy	Jabara Badeh / rear vacant	Jabara Margt Mrs
1752 SW 10 ST		Buford Apartments	Buford Apts	Buford Apts	Briford Apartments
1752 SW 9 ST		Wilbourne Apartments	Rust Apts	Rust Apts	Rust Apartments
1755 SW 10 ST		Glick Elmer G	Glick J Elmer	Wardy Wm M	Cibral Mariano

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1755 SW 12 ST		McAuliffe Thos F	Bryant Henry H jr	McAuliffe Willie G Mrs	Mc Auliffe Thos F
1757 SW 12 ST		Richter Jos A	Mason Egerton	Mason Egerton	Mason Lillian Mrs
1757 SW 9 ST					Krepis Leo
1760 SW 11 TER					Kocsis Anna Mrs
1761 SW 11 ST				Easley Jas E	Dodrill Buell E
1761 SW 11 TER		Graham Harold S	Fineman Emanuel	Carrington Dunlop S jr	Feamster Kath Mrs
1764 SW 10 ST		Sylvania Apartments	Sylvan Apts	Kir-Tay Apts	Cresse Apartments
1767 SW 12 ST		Rogers Margt L	Rogers Margt L	McAdams Nina E	vacant
1768 SW 11 TER		Katz Saml	Kelly Wm T	Papy Julian L / rear Gans Floy B	Voorhees Henry M
1769 SW 10 ST	ET Duval	Arnovitz Morris	Tillinger Benj	Herrman Arth T	Herrman Arth T
1769 SW 11 TER		Febrey Jas E	VanD'Elden Frank	Van D'Elden Eunice Mrs	Van D'Elden Eunice S Mrs / rear vacant
1769 SW 9 ST	Mrs MG Hocker	Lynch Walter W	Laramore Mary F Mrs	Laramore Mary F Mrs	vacant
1770 SW 9 ST		Vera Apartments	Vera Apts	Apartments	Kennedy Apartments
1772 SW 10 ST					Nuhomovic Max
1773 SW 9 ST		Ruskin Danl B / Kaplan Saml	Rice Jack G	Clark Blanch Mrs	Megais Sergio M
1774 SW 11 ST		Barksdale Jas L	Nitzche Rhinehold E	Baker Alec	Margus Manuel
1774 SW 9 ST		StDenis Apartments	StDenis Apts	StDenis Apts	Saint Denis Apartments
1775 SW 10 ST		Wiggins Thos J	Koger Emmett B	Giddens W Ellis	De Benedetto Peter
1775 SW 11 TER					Safka Rose H Mrs
1776 SW 11 TER		Haggard Wm A	Shinn Geo L	Steckel Abner M	Stillerman Meyer
1777 SW 12 ST		Scheinberg Pincus	Scheinberg Pincus	Whitehorn Wm	Whitehorn Wm
1780 SW 10 ST	vacant	Baird Wm P	Baird Wm P	Baird Wm P	Baird Gertrude W Mrs
1784 SW 11 TER		Knight Jas H	Knight Jas H	Knight J H	Gomez Benny
1785 SW 10 ST		Hutchinson Irvin	Hutchison Irvin	Yahnke Ben G	Runnels Jean W
1785 SW 11 TER					Davis Philip A
1786 SW 10 ST				Singer David	Rotenberg Joseph
1786 SW 9 ST		[1786-90] Marian Apartments	Marian Apts	[1786-90] Marian Apts	Francis Apartments
1792 SW 11 ST		List Wm H	Pearce Arth T	Pearce Arth T	Pearce Arth T
1792 SW 11 TER		vacant	Shull Claud E	Shull Grace B Mrs	Shull Grace B Mrs
1795 SW 12 ST			Stein Jos R	Kaplan Leon	Kaplan Leon
1799 SW 11 ST		Hill Wm A	Keene Jas H	Keene Jas H	Peters Nelly M Mrs
1800 SW 11 ST		Blanck Philip G	Waldeck Geo A	Waldeck Geo A	Waldeck Geo A
1800 SW 11 TER		Edgerton Geo I jr	Bachrach Jack S	Bachrach Jack	Paige Robt E
1800 SW 9 ST		McNutt Garland N	Coz Chas C	Cook Whit M	Torres Frank
1801 SW 10 ST	H O Shaw	Shaw Henry O	Barbee Irving C	Feldman Eva Mrs	Griner Anice Mrs
1801 SW 11 ST		Parry Willard H	Parry Willard H	Brill Clifton M	Parry Willard H
1801 SW 12 ST			Haggard Wm A	Haggard Estelle A Mrs	Haggard Estelle Mrs
1810 SW 9 ST		Ethridge Harry J	Smith Stuart K	Hopkins Jas A / 1820 1/2 Kauper Albert	Temes Mario / 1810 1/2 Vazquez Aristides
1811 SW 10 ST					Jacobs Mary Mrs / Bamos Louis
1813 SW 11 ST	Robt Irwin	Dodd W Stanley	Dodd W Stanley	Bradley Dockery C	Vera Joseph
1815 SW 11 TER	M L Hostetter	Dickson Alex F	Dickson Alex F / Carroll Herbert A	Parlato Julia	Edwards Raymond L
1818 SW 11 TER			Steele Thos A	Friedman Wm M real est	Morgan Charles L
1818 SW 9 ST		Ferris Apartments	Mar-Vey Apts	Mar-Vey Apts	May Apartments
1819 SW 11 TER	J D Roop	Meyer Henry W	vacant	Chernauckas Geo	De Matteis Carmen T
1820 SW 10 ST		vacant	Wells Josephine Mrs	Dressel Roman C	Mading Evelyn M Mrs



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1821 SW 10 ST	vacant	McAllister Chas B	McAlister Minnie Mrs	McAlister Minnie Mrs / rear vacant	Weiss Rose Mrs
1821 SW 11 ST		Wirth A Warren	Wirth Warren W	Wirth Warren W	Benney Tony
1821 SW 12 ST		Schonfeld Jos	Hendry Norman C Hon / rear Clark Edna	Hendry Norman C Hon	Hendry Norman C Hon / rear Fishwick Anna C Mrs
1821 SW 9 ST				Meltzer David	Beirs Rodolfo
1822 SW 11 TER				Schumm Chas A	Schumm Charles A
1822 SW 9 ST					Garcia Juan F
1828 SW 11 ST		Chambers Silas E	Chambers Eldredge	Dodd W Stanley	Dodd Caroline K Mrs
1828 SW 11 TER					
1828 SW 9 ST		Linton Apartments	Linton Apts	Linton Apts	Oakwood Apartments
1829 SW 11 TER		Lutmer Chas H	Lutmer Chas H	Lutmer Chas H	Bielow Pablo
1829 SW 12 ST		Farrington Thos H	Clemons Jos N	Stewart Julian T	Stewart Julian T
1831 SW 10 ST		Fogg Edw C jr	Fogg Edw C jr	Steinmetz Jos	Steinmetz Joseph J / rear Shater Charles
1834 SW 10 ST		vacant	Lanier Wm T	Lanier Wm T	Lanier Wm T
1835 SW 10 ST		Daniel Robt	Tozer Zene	Tozer Zene	Tozer Zene Chiropractor
1835 SW 11 ST	G W Price	Thompson Robt J	Cummings Jos F	Cummings Jos F	Tennant Mary E Mrs
1835 SW 9 ST		Linney Geo	Rhodes John A / Flood Jas E	Woodward W Theo lawyer	Morano Luisa Mrs
1836 SW 11 ST	L O Chisling	Chisling Leon B	Gelhaus Fred J	Kurtz Louis	Borras Cosme
1836 SW 9 ST			Iskin Chas S	Cowans Maurice	Goldfarh Jack
1837 SW 11 ST	H M Whitmer	Gill Willis W	Scott Arnt B	Shaw Richd H	Cabrera Felix
1837 SW 11 TER		Rust Chas F	Roettgen Frank C	O Neill Chas A	Guerra Rini / Gomez Maria drsmkr
1837 SW 12 ST			Whitten C Maud	Whitten Helen M	Whitten Helen M
1840 SW 11 ST		Singer Hubert B	Single Alice B Mrs	Caple W Fred	Ordonez Manuel
1841 SW 9 ST			Neale Norman K	Neale Norman K	Silberberg Sigmund
1844 SW 10 ST				Gailar Sam	Falasco Silvio J
1845 SW 10 ST	P S Malone	vacant	Kishbaugh Wilson	Kishbaugh Wilson	vacant
1845 SW 11 ST		Fink J Kingsley	Jennings John T W	Peter Jos	Salter Jerry P / rear vacant
1845 SW 9 ST			Swanson Clarence	April Simon Rev	Schwartz Gerald
1847 SW 12 ST			Lee Gabriel G jr	Geller Saml	Shea Raymond E
1848 SW 11 TER		Songer Noble S	Trammell Worth W	Trammel May P Mrs	Rose Mary Mrs
1848 SW 9 ST					Camara Dolores dress designer
1850 SW 11 ST				vacant	Kasperek Maria M Mrs
1851 SW 11 TER		vacant	Peeples Annett Mrs	Gomez Eduardo C	Susacasa Jose C
1852 SW 10 ST		Barker Edwin J	Barker Edwin J / Stephens Robt L	Barker Edwin J	Baker Violet Mrs
1853 SW 10 ST	H F Batchelor	Russell Emily	Nicaraguan Consulate / Knuckey Maria Mrs	Knuckey Marie E Mrs	Knuckey Marie E Mrs
1853 SW 11 ST		vacant	Bell Theo A	Sandler Martin	Terrera Fernando
1853 SW 9 ST		Elizabeth Apartments	Elizabeth Apts	Elizabeth Apts	Bernhardt Apartments
1854 SW 9 ST		Booth Robt E	Bonsteel Louis S	Bonsteel Louis S	Margworth Fred F
1860 SW 10 ST		Porges A Jos	Stearns Max J	Woolridge Frances Mrs	Woolridge Frances E Mrs drsmkr
1860 SW 11 ST		Brigham Murray E	Brigham Murray E	Mazloom Geo	Marshamesh Joseph
1861 SW 10 ST	vacant	Kenyon Addison G	Kenyon Addison G	Langston Frances Mrs	Small Ray
1863 SW 11 ST		Superior Apartments	Ellsworth Apts	Ellsworth Apts	Ellsworth Apartments
1863 SW 9 ST					vacant
1864 SW 11 ST		Trammell Worth W	Florence Robt S	Florence Robt S	Florence Robert S
1865 SW 10 ST		Cox Sidney D	Ferrell Oscar R	Saxon Gratia Mrs	Kimball Kenneth C

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1866 SW 11 TER			Cramer Theo	Winn Saml D	Koerner Fred W
1867 SW 11 TER		Flood Jas E	Orovitz Max	vacant	De Mirza Rachel Y Mrs
1868 SW 10 ST					Patrick Joseph
1869 SW 11 ST		McShanie Josphine	vacant	Doppelt Hyman	Doppelt Hyman
1869 SW 11 TER			vacant	Huggins Welbon	Maurzio Marcello
1869 SW 12 ST		Marfleet Leslie R	Ginsburg Saml	Ginsburg Saml	Ginsburg Saml
1871 SW 11 TER		Hall Vilona Mrs	Hall Vilona Mrs	Hollister Wm L	vacant
1872 SW 9 ST			vacant	Fox Jean Mrs	Gertzenberg Isaac
1875 SW 12 ST			Henry Albert L	Henry Albert L	Kaye B Barry
1876 SW 10 ST		Cohen Isadore	Cohen Isadore	Cohen Isidor	Cohen Ida Mrs
1876 SW 11 ST		Jacobs Geo P	vacant	Feldstein Chas	Felstein Charles
1876 SW 11 TER		Shenandoah Arms Apts	Shenandoah Arms Apts	Shenandoah Arms Apts	Shenandoah Arms Apartments
1877 SW 11 ST		Strunk Jos H	Strunk Jos H	Strunk Jos H	Bolinger Franz J
1879 SW 10 ST		Goberna J Michell	vacant	Monahan John M	Padron Oswaldo
1879 SW 9 ST			David Alsa N	vacant	Garcia Armando
1880 SW 11 ST		Upton Leon	Abernathy Riley J	Schapiro Maurice	Hurst Julius
1880 SW 9 ST		Jackson Elbert C	Tolley Lawrence T	Rosen Morris	Kivitt Saul
1882 SW 9 ST		Linthicum Howard M	Porra Eduardo	Kayat Geo	Hann Paul W
1883 SW 11 ST		Cascade Court Apts No 2	Cascade Court Apts No 2	Cascade Court Apts No 2	Coral Shores Apartments
1884 SW 10 ST		Relman Wm / rear vacant	Stone Jacob / rear Abraham Benj L	Stone Jacob H / rear Bernstein Geo H	Stone Jacob H / rear vacant
1885 SW 12 ST					Quiroga Micanor
1890 SW 11 ST					Elois Gildo
1892 SW 10 ST		Buckner Mattie L Mrs	Buckner Martha L Mrs	Buckner Mattie L Mrs	Christman Amanda Mrs
1893 SW 10 ST			Richter Jos A	Cabrera Guillermo	Cabrera Estrell Mrs
1895 SW 11 TER			Shehan Waddell L	Juffe Benj	Garcia Charles
1898 SW 11 TER			Loyd Henry C	Dipaolo Antonio	Di Paolo Anthony J
1900 SW 10 ST		Grau Edwin A	vacant	Mooney Frances Mrs	Palmer Addie J Mrs nurse
1900 SW 9 ST		Letaw David	Letaw David	Marahousky Fania Mrs	Marsh Fania B Mrs
1901 SW 10 ST	E A Grau	Rust Herbert B	Taylor Robt R / rear Renfroe Chas	Inlow Harry L	Inlow Harry L
1901 SW 9 ST			Smith Marvin H	Smith Marvin H / Smith Marvin H clinic	Sherry Richd S
1904 SW 10 ST	C L Nutt	Hennings Josephine Mrs	vacant	Huggins Miller	vacant
1907 SW 10 ST		Skipper Glenn B	Rhodes Marshall G	Altland Mary Mrs / rear Melton Harry	Altland Mary E
1908 SW 10 ST		Bowers Jennie Mrs	Dietz Harry	Herman Martin J	Matousek Jean R
1908 SW 9 ST	W A Bowers	Owen Ralph L	vacant	Tuckman Sarah Mrs	Tuchman Sarah Mrs
1909 SW 12 ST			Ulrich Steph F	Ulrich Steph F	Ibanez Angel
1915 SW 12 ST		Veach Chas B	Cody Geo R / rear DeVore E Louise Mrs	DeVore E Louise / rear vacant	Andersen Wm E / rear Nopier Rodney / rear vacant
1919 SW 10 ST		Dann Chas W	Dubrocq Miguel	Dubrocq Miguel	Sinco Russell S
1923 SW 10 ST			Asselta Jos A	Asselta Jos A	
1924 SW 9 ST		Grater Geo	Freed Howard D / rear Freed Norman D	Grote Frank M / rear Deaton Jessie Mrs	Grote Lena M Mrs
1930 SW 10 ST			Skibsted Wesley G	Sakren Benj	Brill Isaac
1935 SW 10 ST		Cox Elsie Mrs	Martinez-Saenz Joaquin	Mashaty Geo / rear Watson Aaron L	Moshaty Geo J / rear William Madaline Mrs
1936 SW 10 ST			Maloney Geo V	Lee Leslie T	Huerta Guillermo
1942 SW 9 ST		McCrea Jas C	Givens Benj F	Marks Herbert	Marks Herbert



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1946 SW 9 ST		Adler Wm J	vacant	Bosworth David L	Bosworth David L
1950 SW 9 ST		Gingerich David N	Haskin Leonard W	Fleischer Chas	Fleischer Sarah Mrs
1953 SW 10 ST		Pryor Fred	Preston Will M	Toby Israel	Thomas Philip A
1953 SW 12 ST		Gibson Wm H	Ainsworth Franklin R	Ainsworth Franklyn R	vacant
1959 SW 12 ST			Bass David	Baidd Louis	Greenwald Alex A
1965 SW 10 ST		Snyder John W Dr	vacant	Holden Matilda Mrs	Rodriguez Louse Mrs
1968 SW 9 ST		Wertebach John H	Wertebach John H	Kelly Agnes L	Kelly Agnes L
1969 SW 10 ST		Hodges Chas G mafrs agt	Miami Burglar Alarm Co / Hodges Chas G / rear King Wm R	Miami Burglar Alarm Co / Hodges Chas G / rear Harris Jas W	Hodges Charles G
2003 SW 10 ST		Virginia The Apartments	Denchfield Apts	Denchfield Apts	Rubins Apartments
2007 SW 10 ST		Donald Apartments	Fairbeaux Apts	Fairbeaux Apts	Parker Apartments
2009 SW 9 ST		vacant	Holbrook Lillian Mrs	Clark Mirland W	vacant
2010 SW 9 ST			Ink Walter D	Ink Walter D	Phillips Geo E
2011 SW 10 ST		Carleton Wm	Henslee T Carlos	Henslee T Carlos	Weisinger Jack
2020 SW 9 ST		McMath Geo W	vacant	Macfarlane Chas W	Codespoti Diaz Francisco
2025 SW 9 ST					Amado Nativada
2037 SW 9 ST		Simons Harding	Wallach Philip	Wallach Philip	
2100 SW 10 ST		Quinn Willis M	Jones Harry N S	Jones Harry N S	Garcia Mario / Belada Jose / Bauch Charles
2101 SW 11 ST		Tanenbaum Chas M	Tanenbaum Chas M	Betancourt Peter	Ferguson Marylyn A Mrs
2103 SW 11 ST		Tanenbaum Saml	Tanenbaum Saml	Tanenbaum Saml	Tanenbaum Cecil Mrs
2104 SW 11 ST				Frank Richd	Kanner David
2105 SW 12 ST			Kurman Abe	Kurman Abe	Kurman Nettie Mrs
2110 SW 10 ST					Schuldt Chas P
2110 SW 11 ST				Galkan Morris	Galkin Bella Mrs
2111 SW 11 ST		Finkelstein Jack	Hunt Chas W	Nagel Paul T	vacant
2113 SW 9 ST		Revels Wm	Revels Wm	Revels Wm	Revels Wm
2115 SW 12 ST					
2120 SW 11 ST				Herskowitz Harry	Neuman Ernest
2121 SW 11 ST				Panton Geo S	Bosch Orlando
2127 SW 11 TER		Roth Louis R	Thomas Wheeler A	McLoughlin Ida J Mrs	Bianchi Ricardo
2129 SW 12 ST		David Elsa N	Rowe Philip S	Pearl Harry	
2131 SW 10 ST		Fay Larry	Iverson Danl Rev	VanderLei Henry	Fadool Geo J
2134 SW 11 ST		Upton Leon contr	Lowe Francis D / Lee Darrah O	Lambousakis Michl	Apartments
2135 SW 11 TER		Glick Wm	Kassin Leon	Bear Abr M	Kahn Jacob L
2136 SW 9 ST				Lifshutz Sarah Mrs	Lifshutz Sarah Mrs
2137 SW 10 ST		Jones Frank B	Gray Wm G	Neilienger Sarah Mrs	Cressy H E / rear vacant
2137 SW 11 ST			Oliver Michl M	Oliver Michl J	Oliver Michl J
2137 SW 12 ST		Bowman Edw S	Williams W Leroy	Skeels Edith M Mrs	Rodriguez Roberto F
2140 SW 9 ST	vacant	O'Kell Geo S / O'Kell Geo M / Wood Thos	Rowland John B	Stemple Herbert	Apartments
2144 SW 10 ST	J C Gault	Gault Jas C	Kaesbach Clara E	Erbstein Rose Mrs	Yazbek Joseph A
2144 SW 11 ST		Samett Nathaniel	True Julia C Mrs / rear Barksdale Lewis M	Buch Geo / rear Simpson L Mrs	Audrain Constant
2145 SW 11 ST		Strickey Adeline Mrs	Belsham Richd A eng	Michael Sam / rear Jepson W H	Fice Wm J
2145 SW 11 TER				Funderburg Victor F	Funderburg Victor F
2145 SW 12 ST		King-Dodds Walter Dr	Cook Chas I	Cook Chas I	Du Bois Agnes M Mrs
2147 SW 11 ST			Lee Bessie L Mrs / Smith Everett S Rev	Smith Everett S Mrs / rear Lee Bessie Mrs	Smith Darien L Mrs

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2152 SW 10 ST		Atkins Morris F	Clarke Kenneth K	Ingram Harold P	Koumides Charles
2153 SW 10 ST		Sternfeld Isador	Sternfeld Isador A	Sternfeld Pauline Mrs	Strenfeld Frances R
2153 SW 12 ST		Brewer W Bryan	Killian Alf D	Killian Alf D	Killian Marian R Mrs
2155 SW 11 ST					Gebell Saml
2156 SW 11 ST		vacant	Coleman Walter	Giard Arnold	Ruiz Luis / Sanchez Manuel
2160 SW 10 ST			vacant	Cohen Abe	Tramontano Felix
2161 SW 12 ST		Gardiner Eliz W Mrs	Mebane Virginia Mrs	Matensky Jos	Topol Abr / rear Berry Beatrice Mrs
2162 SW 11 ST		Fitzsimmons John L	Wylie David H	Simons Eustace H	Abrahams Irma Mrs
2164 SW 11 ST		Kelley J Lawrence	Helvey Jean G	Blackstock Wallie Mrs	Blackstock Wallie M Mrs
2165 SW 10 ST		Sutton Harriet J Mrs	Sutton Harriet J Mrs	Frary Don R	Boyce Benj K
2175 SW 10 ST		Oates Lewis A	Haxby Grace M Mrs	Blythe Robt W	Gelpe Joseph V
2176 SW 11 ST				Sugerman Jos	Sugerman Joseph
2177 SW 12 ST		Jackson Margt Mrs	Bruce Geo	Darwick Reginald M	Darwick Reginald M
2180 SW 10 ST				vacant	no return
2184 SW 9 ST			Rife Mary E Mrs	Corbly Mary M Mrs	Corbly Mary M Mrs
2185 SW 10 ST		McCall John B / rear Welsh Earl B	Welsh Earl B / rear Dickinson Lee	Barnes Chas	Blair Gertrude T S Mrs
2185 SW 11 TER				Feder Emanuel	Gonzalez Ergidio
2185 SW 12 ST				Bruce Geo	Ludovici Joseph
2191 SW 11 TER					Parker Melvin H
2192 SW 10 ST					
2193 SW 11 ST				Fishman J Martin bldg contr	Perez Ricardo
806 SW 13 AVE	Nathan Neufeld	Raymond John E	Rubin Louis	Johnson Olaf	Asseo Luis
816 SW 12 CT				Ekonomou Sht Mtl Co	American Glass & Mirror Co
818 SW 13 CT	vacant	Kisker Geo	Kisker Geo W	Beattie Jas H	Varsegi Mike
820 SW 13 AVE	E A Marchand	Baucom Barney E	Miller Margt Mrs	Miller Fred A / Salina Dnl A	Lipsky Nathan / rear vacant
820 SW 17 AVE					vacant
824 SW 13 AVE					
825 SW 13 AVE			Bernbach Saml / rear Abel Theo	Friedman Abe A	Mingo Serafin / rear Stafstrom M / rear Camprubi J
826 SW 13 CT	G M Houchins	Norantona Humbert	Spitzer Wm C	Wolf Abr I	Arocha Ramiro
827 SW 14 AVE		Kramer Chas R	Baribeau Alphonse jr	Bowen Guy	Louis Angelo J
829 SW 18 AVE		[821-29] La Paloma Apts	Apartments	LaPaloma Apts	Apartments
829 SW 19 AVE		vacant		Grossman Max	Cobler Harry
834 SW 12 CT	E T McKnight	McKnight Edwin T	Doucet Maurice L	Hill Edgar	Hill Mabel C Mrs / Salvat Gabriel
834 SW 13 AVE			VanRyn Aug	VanRyn Aug Rev	Kawaller Benj
834 SW 13 CT	D P Armstrong	Armstrong Dwight P	Armstrong Dwight P	Armstrong Dwight P	Armstrong Sarah E Mrs
835 SW 12 CT	Mrs M L Henkel	Cohen Harry W	Trimble Saml O	Agnew Eva B Mrs / rear Blakley Tom	Albeiris Antonio / vacant
837 SW 13 AVE	Max Aronovitz	Aronovitz Max / Redman Russell P / rear Manasse Helen Mrs	Aronowitz Max / AcAllister Chas / rear Wilcher Jordan L / Stanley Fredk W	Giles Frank E / Parker Frank / rear Plumbridge Sophie Mrs	Clerch Anthony / rear De Para P / rear Fernandez
840 SW 13 AVE	Donald Carmichael	Carmichael Donald	Carmichael Donald	Carmichael Donald	Marotta Genevieve
842 SW 12 AVE	Mrs Rose Miller	Miller Rosella Mrs / Lechler Geo / Eaton Ernest	Miller Rosella E Mrs	StGermain Maurice / rear Pethtel Homer L	Leal Raul / rear Klee James M



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842 SW 12 CT	N W Graves	Graves Norman W	Graves Norman W	Wexler Isaac	Wexler Mark / Perez Anibal / rear Maldonado H
842 SW 13 CT				Schiff Wm M	Leon Jose M
843 SW 13 AVE		Moreland Apartments	Moreland Apts	Moreland Apts	Moreland Apartments
845 SW 12 CT	M E Vredenburgh	vacant	Rice Jack R	Wood Wm J	Wood Wm J
845 SW 14 AVE				Jones Oscar W	Jones Stella Mrs
850 SW 13 CT				Friedman Chas	Goldman Silvia G Mrs
851 SW 14 AVE					
852 SW 12 CT	R C Shepherd	Shepherd Roy C	Hooper Geo H / Young Edna nurse	Benson Theo bldg contr / rear Boucher Raymond	Hoffmire Roy / rear Fuller Charles E
852 SW 13 AVE		Melfred Apartments	Melfred Apts	Melfred Apts	Melfred Apartments
853 SW 12 CT		Railey Sally B Mrs	Milam Marcus A Jr	Coppel Phillip	Grifo Joseph / rear Gonzalez Joseph
861 SW 13 AVE	H F Brown	vacant	vacant / rear Wright Wm N	Wright Wm N / rear vacant	Wright Bertha A Mrs
862 SW 12 CT	A D Penney	Baker Walter L / Penny Arth D	Cook Lewis E	Cook Lewis E	Cook Lewis E
875 SW 13 AVE	J A Pullen	Pullan A Herbert / Pullan Jas A	Hopper John H / Pullan A Herbert	Pullan Arth H / Hopper John	Hopper Mae Mrs / Slattery Wm E
900 SW 12 AVE					Diaz Oscar
900 SW 13 AVE					Bernstein Paul
900 SW 16 AVE		Lebell Wm H	Lebell Wm H	Labell Wm H	Linaro Lucille Mrs
901 SW 19 AVE			Stephens Estelle Mrs	Stephens Estelle H Mrs	Suarez Lucia
902 SW 13 CT	H M Dusenberry	Dusenberry Hiram M contr	Dusenbery Hiram M	Dusenberry Morgan	Dusenberry H Morgan
902 SW 14 AVE	Mrs MO Armstrong	Armstrong Marion O Mrs	Hall Eva A Mrs / Partington John M / 902 1/2 Rowan Frank	Partington John M / 902 1/2 Robinson Martha	Foster Daisy Mrs / 902 1/2 vacant
905 SW 13 CT				Monheit Monica Mrs	Nixon Harry / rear vacant
905 SW 22 AVE					Apartments
906 SW 14 AVE	Aug Vonohsen	vacant	Baribeau Gerard / 906 1/2 Robinson Guy D	Acshady John	Miller Leon
906 SW 20 AVE					
913 SW 15 AVE			Grentner Hazel G Mrs	Tripp Guy E	Cardenas Jose
915 SW 18 AVE					vacant
918 SW 14 AVE	J B Murphy	Murphy John B	DeBolt Ozelle Mrs	Wottitz Aron	Gomez Nemesio
919 SW 13 CT		Haffemeyer Mary Mrs	Kellner Abr A Rev	Tannibaum Sarah Mrs	Brown Charles
919 SW 15 AVE			Johnson Wm C	Ray Mabel O Mrs	Galindo Jose
919 SW 20 AVE		vacant	vacant	Chaykin Allan L	Patterson Elsie J Mrs
920 SW 10 STREET RD					Watson Margt Q Mrs
922 SW 12 AVE					Bruce Forrest E
923 SW 13 CT		Dumas Jos C	vacant	Carreau Herve	Carreau Herve
925 SW 15 AVE					
925 SW 18 AVE				McMorris E R	Mc Morris Emil R
927 SW 18 AVE		Josselyn Henry A	Osborn Hugh E	Hansinger Peter	Hansinger Catherine I Mrs / Silver David
930 SW 14 AVE					Rothenberg Sam A
941 SW 22 AVE		West Flagler Mkt No 2 Inc	Maloly's Market gros		Kay's Beauty Salon
950 SW 12 AVE				Frome Rae Mrs	vacant
975 SW 15 AVE		Sweeting Norman	Reed Clarence I	vacant	Sevin Mery
980 SW 15 AVE					Alvarez Pompilio
995 SW 14 AVE				Diamond Louis	vacant



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**HISTORICAL  
RESOURCES  
MAPS**







- Eligible for NRHP
- Potentially Eligible for NRHP
- Ineligible for NRHP
- Demolished
- Outside Survey Boundary
- Shenandoah survey area boundary









Potentially eligible resource  
 Shenandoah survey area boundary



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**HISTORIC SHENANDOAH**  
REDISCOVERING MIAMI'S NEIGHBORHOODS  
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