

# Allapattah

## 17th Avenue Property Directory

**Plusurbia Design**

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Christine Rupp, Executive Director



# Allapattah

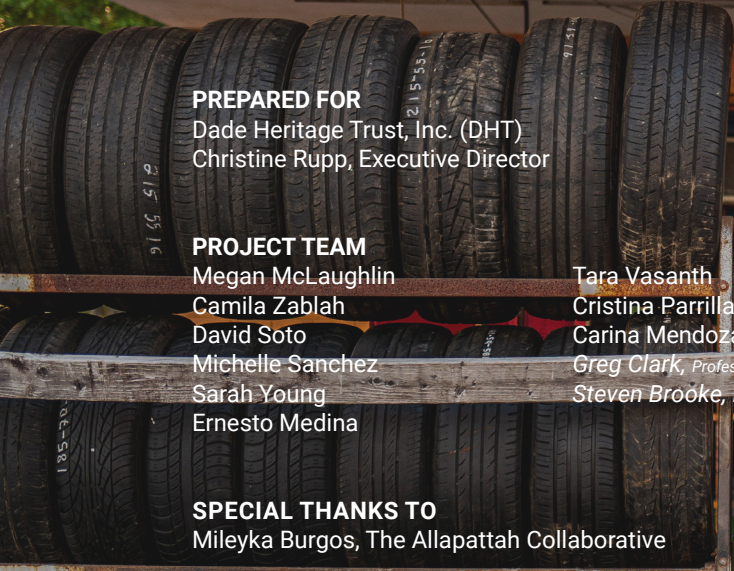
17<sup>th</sup> Avenue Property Directory



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**PREPARED FOR**  
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**SPECIAL THANKS TO**  
Mileyka Burgos, The Allapattah Collaborative

*For her unwavering support for this project.*

**ALLAPATTAH 17TH AVENUE PROPERTY DIRECTORY**  
REDISCOVERING MIAMI'S NEIGHBORHOODS  
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# Allapattah

## 17<sup>th</sup> Avenue Property Directory

*by:*

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*prepared for*

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*2800 NW 17th Avenue, by Greg Clark Photo*

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# MAIN STREET

## ALLAPATTAH'S 17TH AVENUE

*“Main Street empowers communities to set their own destinies. While revitalization is challenging work, the Main Street program offers a road-map for locally-owned, locally-driven prosperity. Across the country, thousands of communities have used the Main Street Approach to transform their economies, leverage local leadership, and improve overall quality of life.”<sup>1</sup>*

<sup>1</sup> Main Street America website <https://www.mainstreet.org/mainstreetamerica/themovement> accessed September 30, 2020.

In 2019, Dade Heritage Trust partnered with The Allapattah Collaborative to bring attention to the unique character of this thriving Dominican neighborhood, and to support the small, locally-owned businesses along 17th Avenue. Along with Mileyka Burgos and Manuel Ochoa, Dade Heritage Trust has supported efforts for 17th Avenue to become part of a nation-wide network of Main Street programs. Established by the National Trust for Historic Preservation, Main Street America is a network of large and small communities who understand that their locally-owned, walkable commercial areas (often the Main Street in small towns) are an important source of community identity and economic resilience. Based on an approach of preservation and supporting community self-sufficiency, “Main Street empowers communities to set their own destinies. While revitalization is challenging work, the Main Street program offers a road-map for locally-owned, locally-driven prosperity. Across the country, thousands of communities have used the Main Street Approach to transform their economies, leverage local leadership, and improve overall quality of life.”

As part of this effort, Dade Heritage Trust has commissioned a building inventory study of NW 17th Avenue between NW 20th Street and NW 36th Street, which is being undertaken by PlusUrbia Design. This study provides a snapshot of history for each property along 17th Avenue, including a historic photo, a current photo, and a history of the various businesses that were located on the site from the 1920s until the present day. This “picture in time” provides information for property owners and neighborhood stakeholders to make informed decisions about the future, based on a better understanding of the history of Allapattah’s “Main Street.” This investigation into Allapattah’s history has already revealed the hard-working, industrial character of 17th Avenue throughout the 20th Century, and the cultural transformation of the neighborhood as waves of Dominican immigrants arrived in the neighborhood by way of the Miami River.

**Figure 01.** Mature street trees along 17th Avenue at Juan Pablo Duarte Park. (Source: Plusurbia Design).



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## ALLAPATTAH'S ORIGINS

The neighborhood that we call Allapattah today was originally a grassy prairie intersected by a creek that fed into the Miami River,<sup>1</sup> forming the eastern edge of the vast Everglades system. It was part of the territory of the Native American Tequesta tribe up until the time of Spanish colonization, and later it was part of the Seminole tribe territory during the 1800s, as it was located along a direct trade route from the Everglades to the early white settlements at the mouth of the Miami River. The name "Allapattah" is attributed to the Seminole tribe, who christened the area with their name for "Alligator". Seminole tribe members could be found living in the vicinity of Allapattah as late as the early 20th century.

**Figure 02.** The footprint of historic Wagner Creek still visible today in Juan Pablo Duarte Park (source: *Plusurbia Design*)



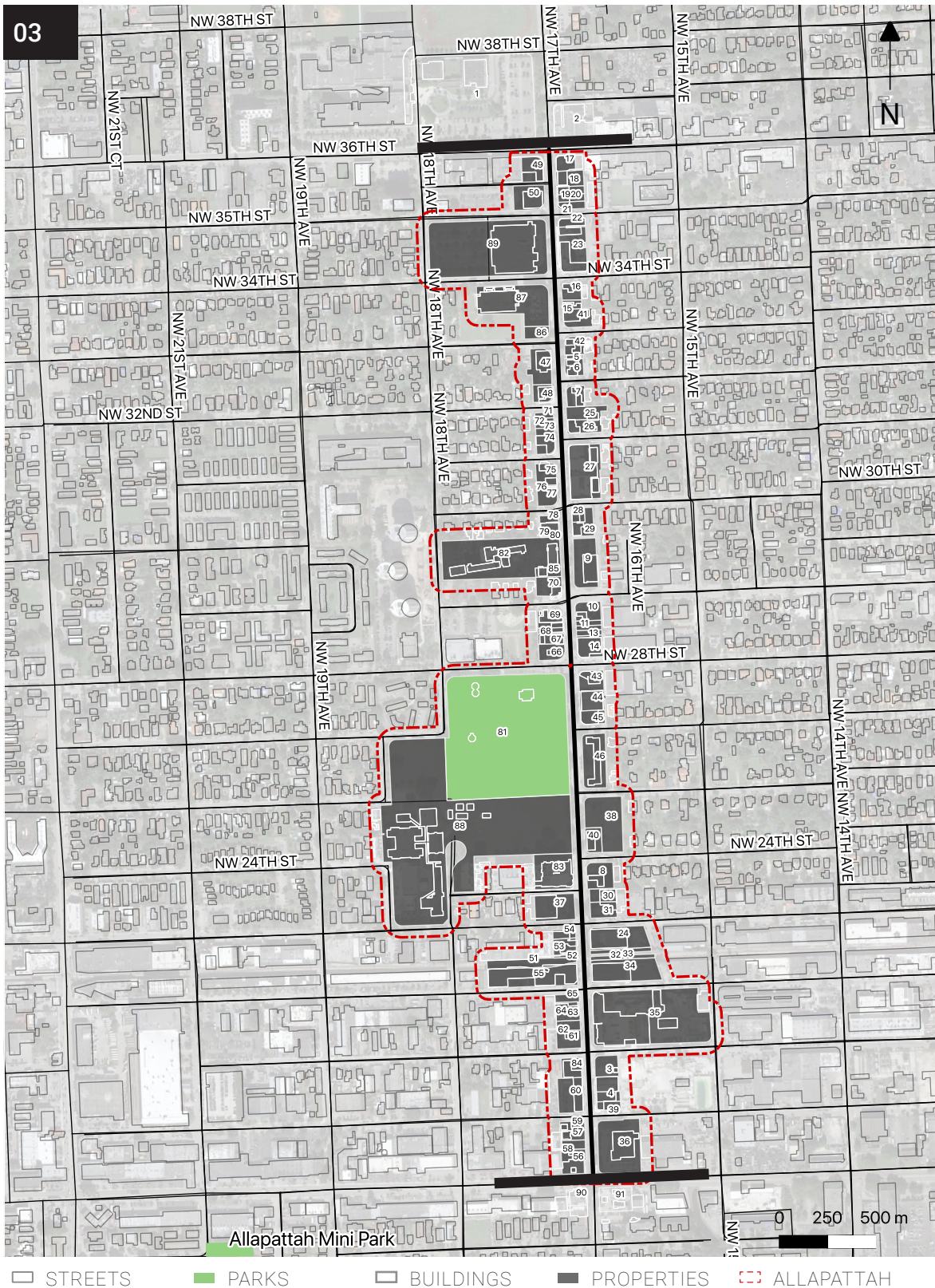


Figure 03. Study area diagram. (Source:Plusurbia Design).

# WORKING HARD

## A HISTORY OF GRIT AND HUSTLE

*William and Eveline Wagner left an indelible legacy in the Allapattah area. Out of their settlement, a hard-working, culturally diverse neighborhood was born, a neighborhood that has been reborn and redefined numerous times in the past century.*

### EARLY PIONEERS – THE WAGNER FAMILY

One of the first pioneer settlers of this area of Miami was William Wagner, his West Indian Creole wife Eveline, and their children, who arrived from Charleston, South Carolina in 1855. Present-day Allapattah's cultural diversity was foreshadowed by the arrival of this mixed-race couple, who came to the unregulated frontier of Miami in part to escape persecution and discrimination in Charleston. Racial tensions were high in the 1850s Antebellum South; mixed-race marriages were illegal in South Carolina at the time, and both William and Eveline could have been arrested for their marriage.<sup>2</sup>

Upon arrival in Miami, the Wagners established a store on the Miami River to serve troops during the Seminole War between 1855 and 1858. They built a house in the late 1850s where NW 11th Street and 7th Avenue are today. It was a one and one-half story building with braced frame construction and board and batten siding, a gable roof with wooden shingles, and a small porch with a shed roof. The house is still standing today; it was restored by Dade Heritage Trust and relocated to Lummus Park as a historic exhibit. The Wagners also built a small Catholic chapel in 1875, which was the earliest house of worship in Miami since the Spanish missions. The chapel burned down in 1892.

In 1877, the Wagners obtained a homestead to land north of the Miami River. They then built a steam-powered coontie mill on a tributary of the Miami River, one of many that were built in the 19th century. Coontie starch mills allowed the manufacturing of starch from the coontie plant, which grew abundantly in the pine woods in the area and was one of the only sources of starch and the only cash crop in Miami at that time. The tributary where the Wagners established this mill was soon renamed as "Wagner Creek."



04

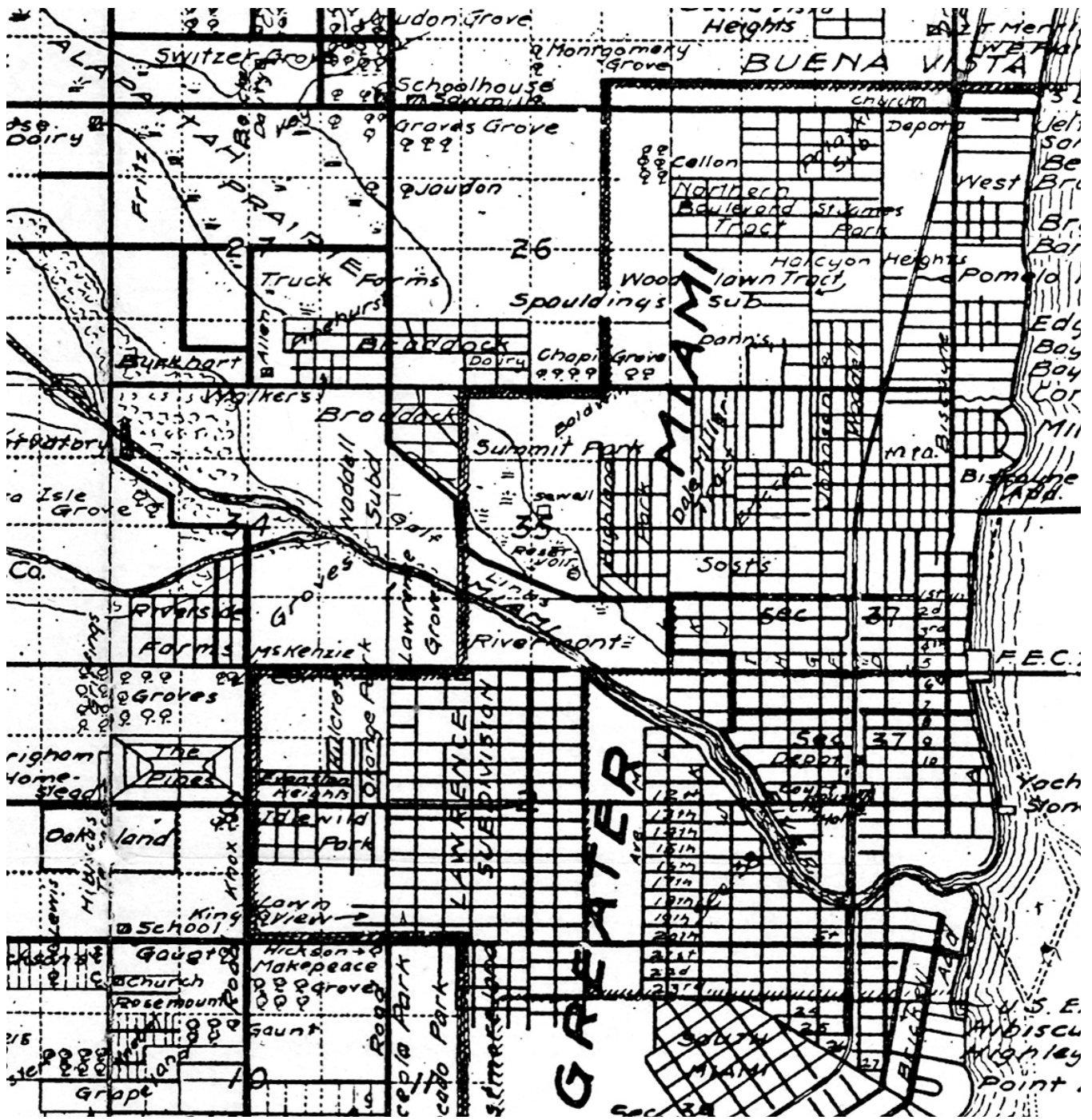
William Wagner and his family were respected businesspeople and they helped to shape the early years of Miami. Their time in Miami was notable for their tolerance of many different kinds of people, with a focus on productive business. They were known for keeping good relations with Union and Confederate forces through the Civil war, and also maintaining a good relationship with the Seminole tribe in Miami.<sup>3</sup> It is possible that they were more tolerant of diverse backgrounds as a result of their experiences of discrimination in South Carolina.

The Wagners left an indelible legacy in the Allapattah area. Out of their settlement, a hard-working, culturally diverse neighborhood was born, a neighborhood that has been reborn and redefined numerous times in the past century. Today Allapattah is best known for its tight-knit Dominican population, who since the early 1980s have established a thriving micro-economy, consisting of small, neighborhood-serving businesses along NW 17th Avenue.

## WAGNER CREEK

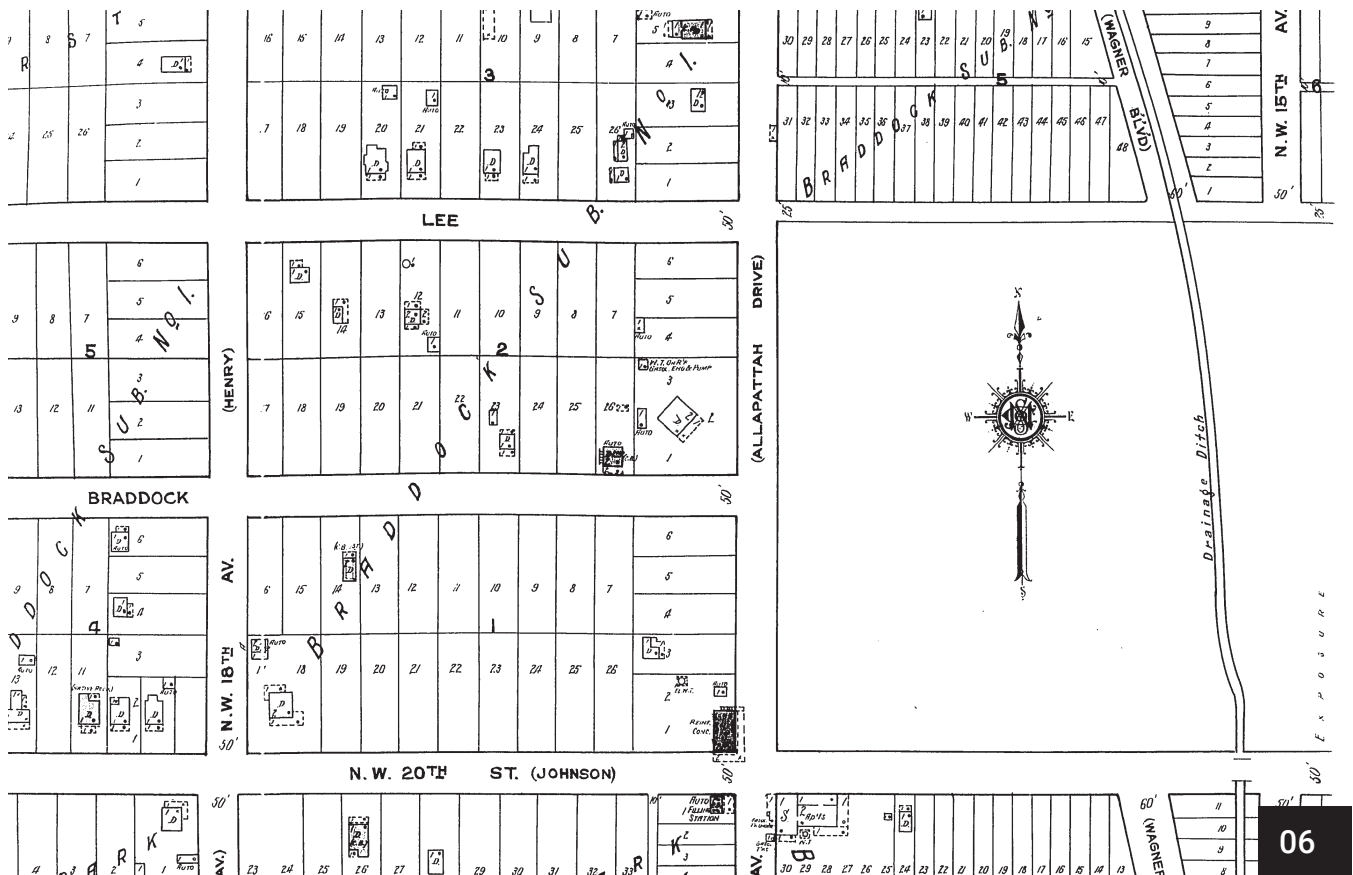
Wagner Creek is a one-and-a-half mile tributary of the Miami River that runs through the neighborhoods of Spring Garden, Overtown, and Allapattah in the City of Miami. There are references to Wagner Creek as a three-foot deep creek as early as 1915.<sup>4</sup> By July 1923, the Dade County Commission began considerations to create a drainage district in Allapattah, converting Wagner Creek into a drainage ditch in order to improve agricultural conditions for

**Figure 04.** Wagner House, Lummus Park. (Image Source: *Clio*).



- |  |                              |  |                  |
|--|------------------------------|--|------------------|
|  | Highways & Main Outlets.     |  | Prairie          |
|  | City Streets & Road Layouts. |  | Hammock          |
|  | Trails or Farm Roads.        |  | Mangrove         |
|  | Florida East Coast Ry        |  | Groves.          |
|  | Rivers & Creeks.             |  | Palms.           |
|  | Canals.                      |  | No Sign Pineland |
|  | Channels.                    |  | Houses.          |
|  | Contour Lines                |  | Towers.          |

Figure 05. A map of a section of Miami Dade County in 1914 showing the Allapattah Prairie, Braddock Subdivision, the Miami River, and Wagner Creek. (Source: Location Map of a Portion of Dade Co. Florida. Richeson Love, 1914).



*The historic path of the creek is still recognizable through property maps of the area; a shallow drainage ditch running diagonally through Juan Pablo Duarte Park is one of the few remnants of the creek that is still visible today.*

truck farms in the Allapattah area.<sup>5</sup> Around this time it was noted in local newspapers that the existing Wagner Creek was dirty, filled with garbage and presented a health risk to residents in the area. A 1924 Sanborn map of the area shows the creek labeled as a “drainage ditch” running through private properties. Wagner Creek was piped or filled in stages; portions of the creek were still an open ditch in 1951. As private properties were further developed, most of the creek has since been filled or piped. The historic path of the creek is still recognizable through property maps of the area and a shallow drainage ditch running diagonally through Juan Pablo Duarte Park is one of the few remnants of the creek that is still visible today.

In 2018, the City completed a project to dredge the portions of the southern portion of Wagner Creek that are still open, including the Seybold Canal, to remove sediment from the bottom containing deadly toxins and pollutants.<sup>6</sup> As the next stage in restoring Wagner Creek, there are ongoing efforts by the Nature Conservancy to uncover and “green” the portions of the waterway that were piped, buried, or filled. The goal of the Wagner Creek Greenspace Project is “to create public ‘greenspaces’ along the section of the creek that runs through the concrete-heavy Health District”<sup>7</sup>; the project could potentially be expanded to include areas further north that may be experiencing drainage problems.

**Figure 06.** 1924 Sanborn Map of Allapattah showing the Wagner Creek “drainage ditch” along the righthand side.



# FUELED UP

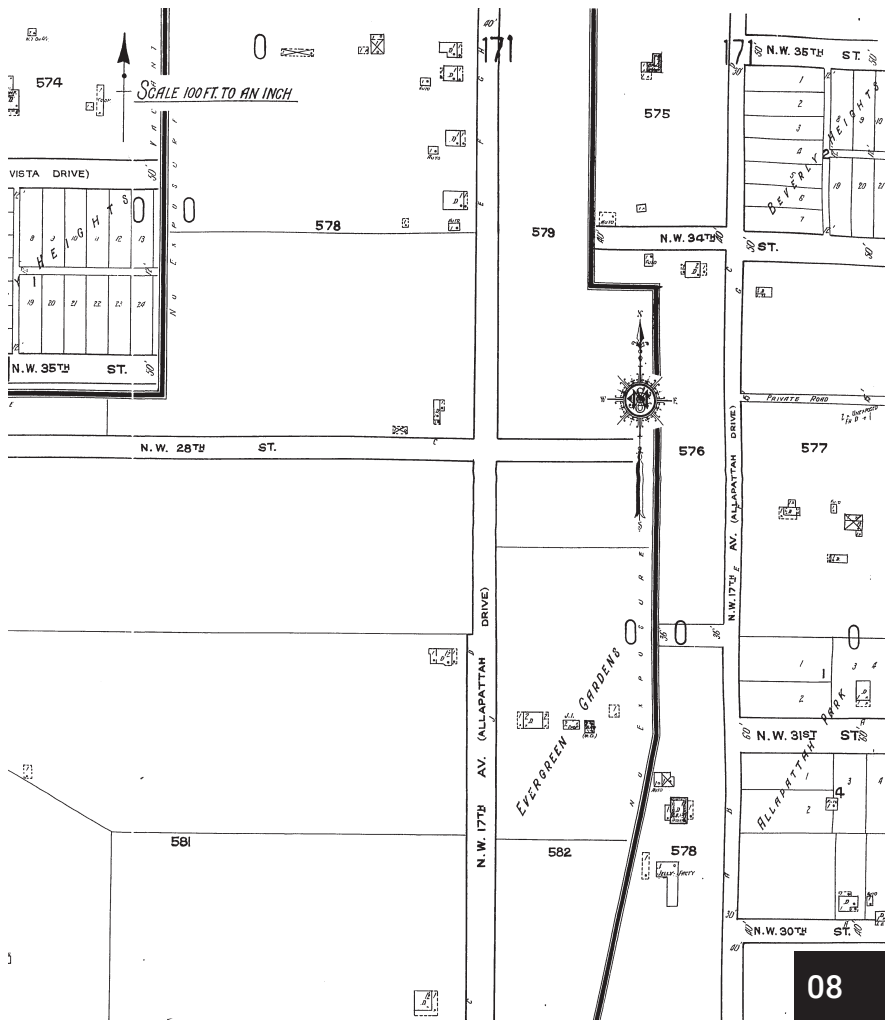
## TAKING CARE OF BUSINESS

### SMALL-SCALE FARMS AND GROVES

During the early twentieth century, Allapattah Prairie was best known as an area of “truck farms” which were small-scale farms growing winter vegetables and other produce. By 1914, there was only one subdivision within the study area: the Braddock subdivision at the intersection of NW 20th Street and NW 17th Avenue. To the north, the area was characterized by Jaudon-owned groves and agricultural land, as well as other smaller truck farms.

In 1924, the area remained primarily agricultural. There were multiple small-scale groves and farms along 17th Avenue with small farmhouses located along 17th Avenue. These farms grew winter vegetables, tomatoes, peppers, strawberries, and citrus. One such grove near NW 30th Street even had a small “Jelly Factory” on site fronting 17th Avenue. The handful of small wood-frame Bungalows and Wood Vernacular structures that remain in the area may originally have been farmhouses for these small-scale truck farms.

**Figure 07.** A wood frame bungalow that was likely an original farmhouse for a small truck farm off of 17th Avenue. (source: *Steven Brooke Studios*).



**Figure 08.** 1924 Sanborn Map showing Evergreen Gardens and a Jelly factory.

**Figure 09.** Historic frame vernacular farm house on NW 35th Street, near NW 17th Avenue. (source: Steven Brooke Studios).



*The handful of small wood-frame Bungalows and Wood Vernacular structures that remain in the area may originally have been farmhouses of early 20th-century, small-scale truck farms.*

Evergreen Gardens was one of the largest farms in Allapattah, located on 17th Avenue between NW 23rd Street and NW 28th Street. Evergreen Gardens was owned by the Losey and Wheatley families; they established the farm in around 1914 and had a successful business growing winter vegetables, strawberries, and roses.<sup>8</sup> By 1926, the family sold their agricultural lands to a developer and it was transformed into the Evergreen Gardens subdivision. The family advocated for the widening of 17th Avenue, or “Allapattah Drive” for business expansion, and used the proceeds of the sale of their agricultural lands to build a commercial block at the northeast corner of SW 17th Avenue and NW 28th Street; the commercial buildings remain here today at 2815 NW 17 Avenue.<sup>9</sup>







*Gas stations, or “filling stations” were particularly prevalent on 17th Avenue by the 1930s; the 1938 Sanborn map shows a filling station on nearly every block.*

## INDUSTRIAL USES

By the 1930s, NW 17th Avenue had been widened in many sections to encourage commercial development; the width of the street varied from 70 feet wide to 45 feet wide. Industrial uses began to be found in the area; this may be attributed to new zoning use regulations that were first implemented in the City of Miami in the early 1930s and that would have outlawed industrial uses in other closer-in areas of the City.

Early industrial uses along NW 17th Avenue included bakeries, gas stations and automobile repair shops, a veterinary hospital, construction supply shops, and lumber yards. Gas stations, or “filling stations” were particularly prevalent; the 1938 Sanborn map shows a filling station on nearly every block of 17th Avenue, where there had only been only one shown in the 1924 Sanborn map. By 1951, the area continued to have an industrial character, with the addition of Foremost Dairies at the intersection of 17th Avenue at NW 21st Terrace, multiple large-scale lumber yards, and additional filling stations and automobile repair shops. At this time, local Labor Unions began to organize and locate their meeting halls in storefronts along 17th Avenue.

**Figure 10.** 3263 NW 17th Avenue.  
(Source: Greg Clark Photo)

**Figure 11.** 3151 NW 17 Avenue.  
(Source: Steven Brooke Studios ).



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**Figure 12.** Tropex Battery, Ghost Sign at 2121 NW 17th Avenue. (Source: Phillip Pessar, Flickr)

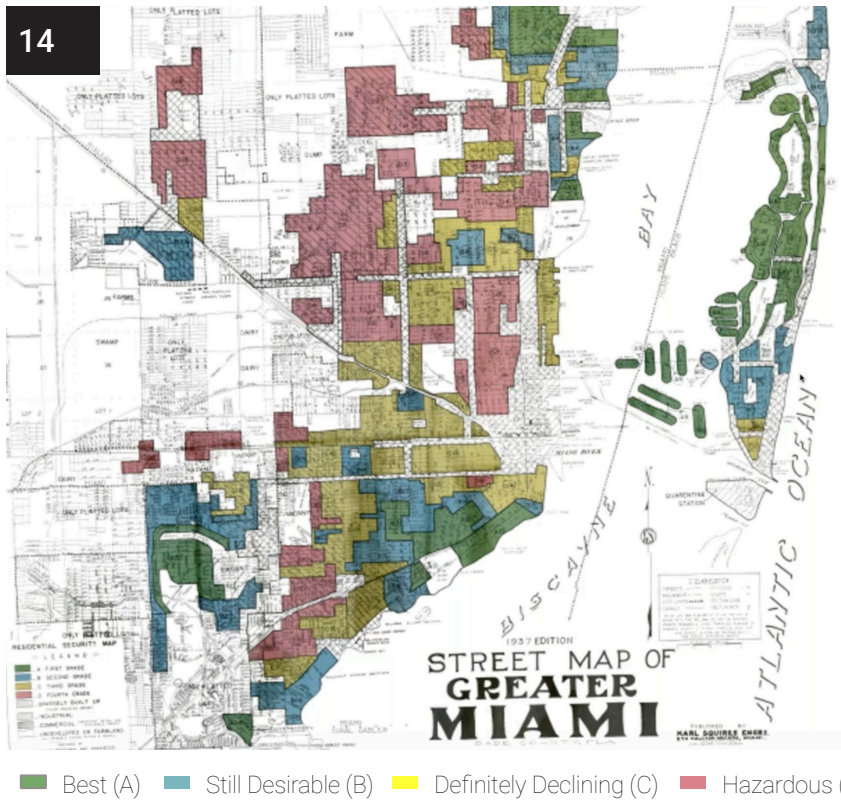
**Figure 13. Top image:** Historic Sinclair Gas Station Prototype (Source: Flickr, courthouselover), **Bottom Image:** Former Sinclair Gas Station at 2865 NW 17th Avenue, repurposed as a mechanic shop. (Source: Steven Brooke Studios)



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## MID-CENTURY FRANCHISES

From the 1930s until the 1960s, NW 17th Avenue was host to numerous national franchise businesses, reflected a national trend towards large-scale, standardized business practices. Some of the National companies that were located in Allapattah during this time included Foremost Dairy, Tropex Battery, Major Appliances, and Royal Castle. Most notable during this period were the national gas station companies. These included a distinctive 1940 Sonoco filling station at 2865 NW 17th Avenue, Gulf at 3501 NW 17th Avenue, and Texaco at 2800 NW 17th Avenue. Notably, all of these National businesses evolved into locally-owned and operated businesses by the late 20th Century; many of the locations are Dominican immigrant-owned businesses.



The Allapattah neighborhood was classified in these maps as alternating between the two least desirable categories – “Definitely Declining” and “Hazardous” for Federally-insured property loans.

### 1930S SECURITY MAPS OF ALLAPATTAH

In 1937, the first residential security map of Miami was published by the Federal Home Owners’ Loan Corporation (HOLC), as part of the sweeping New Deal housing reform program. The Allapattah neighborhood was classified in these maps as alternating between the two least desirable categories – “Definitely Declining” and “Hazardous” for federally-insured property loans. The Red, or “Hazardous” areas for lending were flagged as such due to “Lack of adequate zoning restrictions in the majority of the area, poorly improved streets, and lack of utilities.” The Yellow, or “Definitely Declining” areas for lending were flagged as such due to “Poor restrictions and zoning, and proximity of incinerator.”<sup>10</sup> The publication of these HOLC maps nationwide ultimately created winners and losers in large cities across the United States by codifying where federal aid in the form of low-cost government-insured mortgages would be channeled in the ensuing decades. As a result of Allapattah’s categorization as a risky investment for federal aid, the area stagnated economically in the ensuing decades. As pre-ordained, Allapattah evolved into predominantly low-income residential neighborhood that was interspersed with vital industrial uses, all in close proximity to Downtown Miami and the Miami River. This would create a ready environment for an influx of Dominican immigrants in the late 20th Century, who would find low-cost housing and low-cost commercial spaces in Allapattah.

**Figure 14.** 1937 Federal Home Owners’ Loan Corporation Residential Security Map of Miami. (Source: *Mapping Inequality*, University of Richmond).

# DOMINICANA

## MULTI-CULTURAL COMMUNITY

Allapattah was predominantly populated by whites from early in the 20th century until the late 1950s, when there was a large influx of black Americans displaced by the construction of I-95 (then, the North-South Expressway) in the 1950s and 1960s, leading to white flight to suburban Miami-Dade County and Broward County. Cubans migrated to Miami neighborhoods like Allapattah in large numbers following the Cuban Revolution of 1959, hosting one of Miami's largest Cuban American populations. The 1980s brought influxes of Dominican Americans, Nicaraguans, Hondurans, and Haitians in the aftermath of various refugee crises in those nations. Now, a melting pot of residents from all across the Caribbean, Central America, Latin America more broadly, and African Americans who historically lived throughout the South, reside in the area.<sup>11</sup>

*In recognition of the unique Dominican character of the neighborhood, in the 1990s the City of Miami renamed NW 17th Avenue and Comstock Park after Juan Pablo Duarte, a national hero from the Dominican War of Independence.*

### LITTLE SANTO DOMINGO

Since the 1980s, Allapattah has been a distinctive Dominican American neighborhood. A sizable number of residents arrived from the Dominican Republic after the fall of the dictatorial Trujillo regime in the 1960s and established the social networks to support subsequent immigrant from the island nation. By the 1980s, there was a major wave of immigration into Allapattah and the area became majority Dominican American. Immigration in the 1980s was fueled by unemployment, inflation and the rise in value of the dollar and it was the largest wave of emigration from the island nation.<sup>12</sup>

Dominican American residents of Allapattah could not obtain traditional bank loans to buy houses or establish businesses; a micro-economy of Dominican Americans supporting each other evolved over time. As a result, the neighborhood is distinctive for the number of small, locally-owned Dominican American businesses; there are few national companies or large corporations present in the neighborhood. Auto-repair shops, restaurants, retailers, and services such as barbershops are all locally-owned by Dominican immigrants; the majority of business in the neighborhood is conducted in Spanish and most signage is written in Spanish. Walking down NW 17th Avenue, the most distinctive experience is the sound of Merengue music, people speaking Spanish on the sidewalk, and the smell of sancocho and tostones cooking in the restaurants.

In recognition of the unique Dominican character of the neighborhood, in the 1990s the City of Miami renamed NW 17th Avenue and Comstock Park after Juan Pablo Duarte, a national hero from the Dominican War of Independence. In 2003, the City of Miami officially nicknamed the neighborhood of Allapattah as "Little Santo Domingo."

**Figure 15.** Santo Domingo Store Corp. at 3016 NW 17th Avenue. (Source: *Steven Brooke Studios*).

**Figure 16.** La Gloria de Dios Church at 3255 NW 17th Avenue. (Source: *Steven Brooke Studios*).

**Figure 17.** Dominican restaurants on NW 17th Avenue. (Source: *Steven Brooke Studios*).



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**ENDNOTES**

- 1 Location Map of a Portion of Dade Co. Florida. Richeson Love, 1914 HistoryMiami Archives
- 2 Ammidown, Margot, "The Wagner Family: Pioneer Life on the Miami River" Tequesta v.42, 1982, [http://digitalcollections.fiu.edu/tequesta/files/1982/82\\_1\\_01.pdf](http://digitalcollections.fiu.edu/tequesta/files/1982/82_1_01.pdf) accessed July 31, 2020.
- 3 Gaby, Donald C., The Miami River and its Tributaries. The Historical Association of Southern Florida, 1993, pp 89-94
- 4 Miami Herald "Cause of Trouble in the Water" 14 February 1915, p5
- 5 Miami Herald 12 July 1923, p2
- 6 Viglucci, Andres. "After This, Wagner Creek in Miami Won't Be Florida's Dirtiest Waterway Any More." Miamiherald, Miami Herald, 12 Apr. 2017, [www.miamiherald.com/news/local/community/miami-dade/article144121814.html](http://www.miamiherald.com/news/local/community/miami-dade/article144121814.html). Accessed 30 April 2020.
- 7 Knecht, Greg. "The Greening of Wagner Creek." The Nature Conservancy, The Nature Conservancy, <https://www.nature.org/en-us/about-us/where-we-work/united-states/florida/stories-in-florida/florida-wagner-creek-restoration>. Accessed 30 April 2020.
- 8 Page, C. Clinton "Growing Strawberries, Roses and Sweet Peas Proves Pleasant and Profitable" Miami Herald 25 January 1922 p7
- 9 "Losey Building Fully Tenanted" Miami Herald 10 July 1926, p11
- 10 Mapping Inequality Website, University of Richmond <https://dsl.richmond.edu/panorama/redlining/#loc=15/25.806/-80.236&city=miami-fl&area=C8> Accessed 10 August 2021.
- 11 "Allapattah," Wikipedia < <https://en.wikipedia.org/wiki/Allapattah>> Accessed 10 August 2021.
- 12 "Dominican Americans" Wikipedia < [https://en.wikipedia.org/wiki/Dominican\\_Americans](https://en.wikipedia.org/wiki/Dominican_Americans)> Accessed 10 August 2021.

**Figure 18.** Locally-owned businesses at 2828 NW 17th Avenue (Source: Steven Brooke Studios).

**Figure 19.** Former Sinclair Gas Station and Present-Day Mechanic Shop at 2865 NW 17th Avenue (Source: Greg Clark Photo)



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# PROPERTY DIRECTORY

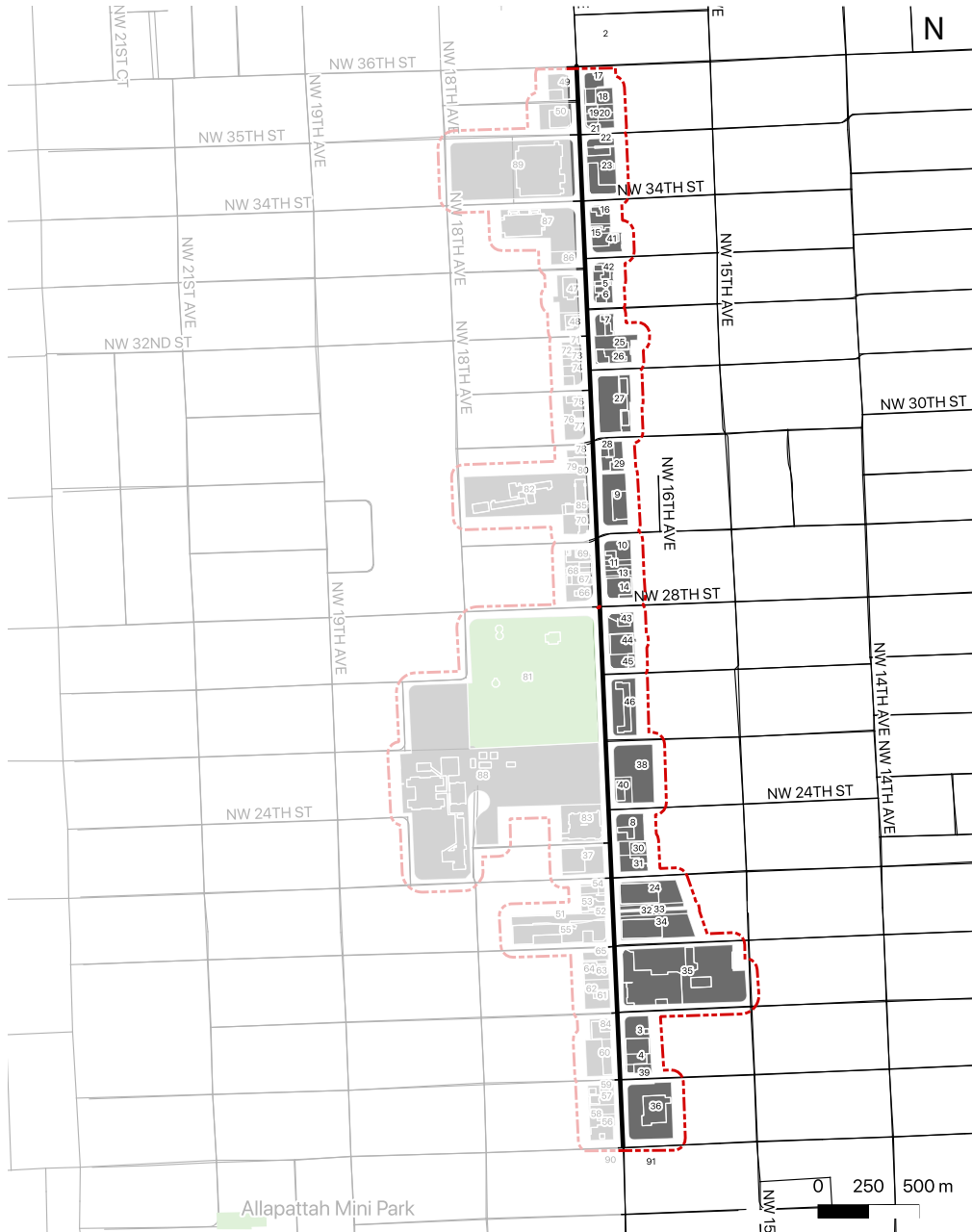




**Figure 20.** 3114 NW 17th Avenue.  
(Source: Steven Brooke Studios).

# EAST SIDE

## 17<sup>TH</sup> AVENUE



# 1695 NW 20TH ST



1996 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

## ARCHITECTURAL INFO

Year Built:	1996
Architectural Style:	Franchise Mediterranean
Architectural Integrity:	N/A
Building Typology:	Suburban Retail

## BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	N/A
1966	N/A
1976	N/A
2021	Walgreens

This one-story Walgreens is constructed in a well-known proto-type that can be considered "Franchise Mediterranean" style. The building is set back from the corner with parking lots fronting both streets. Features include a prominent cornice, arches, columns, and a decorative shed roof with Spanish tiles.

# 2101 NW 17TH AVE



1972 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

## ARCHITECTURAL INFO

Year Built:	2018 (1921)
Architectural Style:	Masonry Vernacular
Architectural Integrity:	N/A
Building Typology:	One-Story Commercial

## BUSINESS HISTORY

1925	N/A
1935	Vacant
1945-46	Bank Tavern Liquors
1956	Bank Tavern Liquors
1966	Bank Tavern Liquors
1976	Bank Tavern Liquors
2021	Pizza Hut

This one-story Masonry Vernacular commercial building was constructed in 2018 on the foundation of a 1921 building with the same footprint and form, presumably in order to use the grandfathered setback and parking requirements. The original 1921 building on site was a liquor store from approximately 1940 - 2018.

## 2113 NW 17TH AVE



ARCHITECTURAL INFO	
Year Built:	1946
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Fair
Building Typology:	One-Story Commercial
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	N/A
1956	Vacant
1966	Schnupp Manufacturing Co
1976	Schnupp Manufacturing Co
2021	Schnupp Manufacturing Co

Since at least the 1960s, this Masonry Vernacular one-story commercial building has been the site of Schnupp Manufacturing Company, a pioneer in weather-resistant umbrellas and canvas furniture in the southern United States. The business was founded by Leo Schnupp after WWII. Schnupp manufactured parachutes during WWII.

## 2121 NW 17TH AVE



ARCHITECTURAL INFO	
Year Built:	1946
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Fair
Building Typology:	One-Story Commercial
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	Modesitt Shop The uphol
1956	Tropex Batteries Inc (stge)
1966	Tropex Batteries
1976	Tropex Batteries
2021	Unknown

This one-story Masonry Vernacular Commercial building and adjoining open work yard was the site of Tropex Batteries from approximately 1954 until 1990 when the property was sold. The original Mid-Century Modern pole sign for Tropex Batteries remains as a "ghost sign" on the northwest corner of the property.

## 2165 NW 17TH AVE



1955 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	2017 (1955)
<b>Architectural Style:</b>	Industrial Vernacular
<b>Architectural Integrity:</b>	N/A
<b>Building Typology:</b>	Concrete Plant

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	Foremost Dairies Inc / Restaurant Foremost
1966	Dairies Inc / Restaurant
1976	Vacant
2021	Ozinga Concrete Manufacturing

This site originally was built as a 1955 Mid-Century Modern two-story building for Foremost Dairies in the 1950s and 1960s, a national company that grew rapidly after WWII. Later it was home of Radio Centro. In 2016, it was purchased and in 2017 transformed into a concrete plant by Ozinga, a concrete manufacturing company.

## 2201 NW 17TH AVE



1955 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1951
<b>Architectural Style:</b>	Masonry Vernacular
<b>Architectural Integrity:</b>	Good
<b>Building Typology:</b>	Warehouse / Retail

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	Miami Shipbuilding Corp Lumber Yard
1956	Major Appliances Inc
1966	Major Appliances Inc
1976	Major Appliances Inc
2021	Latch Shoe Corporation

This two-story warehouse and retail space was constructed in 1951 in a Masonry Vernacular style of concrete block and minimal ornament. The site was used as a ship building lumber yard during WWII, as an appliance warehouse until 1981, tropical fruit distributor, and has been home to Latch Shoe Corporation since 2004.





**Figure 21.** 2201 NW 17th Avenue.  
(Source: Steven Brooke Studios).

**Figure 22.** 1648 NW 17th Avenue.  
(Source: Steven Brooke Studios).



## 2247 NW 17TH AVE



1990 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1938
<b>Architectural Style:</b>	Art Deco
<b>Architectural Integrity:</b>	Excellent
<b>Building Typology:</b>	Warehouse / Retail

### BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	N/A
<b>1945-46</b>	Peninsular Supply Co Plumbing Suppl.
<b>1956</b>	Peninsular Supply Co Plumbing Suppl.
<b>1966</b>	Peninsular Supply Co Plumbing Suppl.
<b>1976</b>	Peninsular Supply Co Plumbing Suppl.
<b>2021</b>	McKenzie Design Build Craft

*This one-story warehouse and retail space was constructed in 1938 in the Art Deco style and is a unique example of this style in Allapattah. The building housed Peninsular Supply Co. for many years, before serving as home to Premiere Class Footware. Since 2015, it has been home to McKenzie, a boutique construction firm.*

## 2301 NW 17TH AVE



c.1930s Image Source: City of Miami Tax Card Photos



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	N/A
<b>Architectural Style:</b>	N/A
<b>Architectural Integrity:</b>	N/A
<b>Building Typology:</b>	parking lot

### BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	Vaughan Arth J
<b>1945-46</b>	Renner Francis M
<b>1956</b>	Cutler Alvin B nursery
<b>1966</b>	Jungle Orchids Importers / Jenkins Jack
<b>1976</b>	demolished
<b>2021</b>	Roadway Towing

*This parking lot is currently used as part of a towing and impound business. The site was residential with a Frame Vernacular residence between the 1930s and 1950s, when it changed to become a commercial nursery for tropical plants between the 1950s until the 1970s. By the 1970s the house was demolished and the use changed.*



## 2323 NW 17TH AVE



ARCHITECTURAL INFO	
Year Built:	1970
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Good
Building Typology:	Industrial
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	N/A
1956	N/A
1966	N/A
1976	Electronica Internacional export
2021	European Bread Company

This Masonry Vernacular industrial building was constructed in 1970 for international exports. Previously, it was a Frame Vernacular structure with a low wall. Today it serves as home of European Bread Company, an artisan bakery that supplies custom bread products throughout South Florida. The original low wall remains.

## 2353 NW 17TH AVE



ARCHITECTURAL INFO	
Year Built:	1953
Architectural Style:	Mid-Century Modern
Architectural Integrity:	Fair
Building Typology:	Service Station
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	N/A
1956	N/A
1966	Pardee's Pure Oil Service Station Gas Station
1976	Mayol Union Seventy Six
2021	Marathon Gas Station

This property has been in continuous use as a service station since 1953. The building was originally built in a Mid-Century Modern style. The facade of the retail portion of the building has been altered and a large canopy has been added, which has changed the Mid-Century Modern character of the building.

## 2401 NW 17TH AVE



1958 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

ARCHITECTURAL INFO	
Year Built:	N/A
Architectural Style:	N/A
Architectural Integrity:	N/A
Building Typology:	Vacant Lot
BUSINESS HISTORY	
1925	Marion French
1935	N/A
1945-46	N/A
1956	Hamilton Saml L Inc air conditioning
1966	Plumbers Jnt Apprentice Ed. Committee
1976	Plumber's Credit Union
2021	Vacant Lot

This vacant lot was the site of a two-story Mid-Century Modern building that was likely constructed in the 1950s and was host to an air conditioning service company, and later, mutual aide organizations such as an apprentice education group and a credit union. The Mid-Century Modern building was demolished in 2016.

## 2629 NW 17TH AVE



1970 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

ARCHITECTURAL INFO	
Year Built:	1970
Architectural Style:	Mansard
Architectural Integrity:	Excellent
Building Typology:	Apartment Building
BUSINESS HISTORY	
1925	N/A
1935	Wheatley Joshua N
1945-46	Losey Howard / rear Wheatley Joshua
1956	Haven Manor Sanitarium
1966	Haven Manor Sanitarium
1976	Apartments
2021	Apartments

This Mansard-style apartment building was constructed in 1970. Previously home of Allapattah pioneers Losey and Wheatley, owners of the 37-acre Evergreen Gardens nursery since 1916. By the 1920s they led commercial development on 17th Avenue and sold their land for development of the Evergreen Gardens subdivision.

## 2711 NW 17TH AVE



1964 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1951
<b>Architectural Style:</b>	Masonry Vernacular
<b>Architectural Integrity:</b>	Good
<b>Building Typology:</b>	One-story Commercial

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	Rowell-VanAtta Acoustics contrs/matls
1966	Vacant
1976	Exotic Gardens Inc (Whol Whse)
2021	Iramis Gym

This one-story commercial building was constructed in 1951 in the Masonry Vernacular style, with a chamfered corner entrance and vertical relief panels topped by ventilation grilles. The building was originally the site of a building contractor and materials company, and later a wholesale floral warehouse. Today it is an exercise gym.

## 2723 NW 17TH AVE



1964 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1941
<b>Architectural Style:</b>	Masonry Vernacular
<b>Architectural Integrity:</b>	Good
<b>Building Typology:</b>	One-story Commercial

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	Mann John H & Son genl contrs
1956	Rowell Sou Flooring Inc
1966	Vacant
1976	Dare Manufacturer
2021	Bespoke Moda

This one-story commercial building was constructed in 1941 in the Masonry Vernacular style, with distinctive protruding and recessing bays for specific retail spaces. The building has been home to various businesses associated with construction. Today it is home to Bespoke Moda, a custom men's clothing business.

## 2795 NW 17TH AVE



c.1981 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1933
<b>Architectural Style:</b>	Masonry Vernacular
<b>Architectural Integrity:</b>	Fair
<b>Building Typology:</b>	Service Station

### BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	Mann John Gas Sta/Cramer auto parts
<b>1945-46</b>	Dingler Iradell V Filling Station
<b>1956</b>	Dingler's Garage
<b>1966</b>	Bob's Standard Service Gas Station
<b>1976</b>	Guby Standard Service
<b>2021</b>	El Ceibeno Restaurant

This one-story building was constructed as a gas station and auto service station in 1933 and is Masonry Vernacular in style, with minimal ornament. It was used for auto-related services from 1933 until about 2010, when it was converted to a restaurant use for El Ceibeno Restaurant, Central American food.

## 2815 NW 17TH AVE



c.1983 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1924
<b>Architectural Style:</b>	Masonry Vernacular
<b>Architectural Integrity:</b>	Fair
<b>Building Typology:</b>	Two-story Commercial

### BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	Allapattah Hdw & Paint Co Inc
<b>1945-46</b>	Allapattah Hdw & Paint Co Inc
<b>1956</b>	N/A
<b>1966</b>	N/A
<b>1976</b>	Martin R V Hardware
<b>2021</b>	Ace Hardware

This two-story Masonry Vernacular building is notable for its dramatic curved corner. It was constructed in 1924 by Howard Losey, Allapattah pioneer whose family owned 37 acres along 17th Avenue and promoted commercial development. He located his H.C. Losey Floral Shop at the corner. It has been used for hardware business since 1924.

## 2865 NW 17TH AVE



1964 Image Source: Miami-Dade County Appraiser

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2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

Year Built:	1940
Architectural Style:	Mission
Architectural Integrity:	Excellent
Building Typology:	Service Station

### BUSINESS HISTORY

1925 1	N/A
935	N/A
1945-46	N/A
1956	Fogg's Service Station
1966	Fogg, La Fe Service Station
1976	Vega Brakes Inc / Enrique Julio
2021	R&D Brakes Service

This distinctive service station was constructed in 1940 in the Mission style, which was unique for the time period. The building features a shaped parapet with tile coping, a Spanish-tile visor roof, and a decorative arch profile. This Mission style station has been in auto service use continuously since 1940.

## 2901 NW 17TH AVE



c.1950s Image Source: City of Miami Tax Card Photos



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

Year Built:	1979
Architectural Style:	Neo-Mediterranean
Architectural Integrity:	N/A
Building Typology:	Suburban Medical

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	Lincoln Auto Finance Co Inc
1966	N/A
1976	N/A
2021	Doctor's Medical Center

As early as the 1950s, this property was in use for automobile sales and finance. In 1979, the present building was constructed on site and in 1994, it was expanded to twice its size. Today the site has a suburban medical office on site for Doctor's Medical Center.

## 2951 NW 17TH AVE



1970 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1949
<b>Architectural Style:</b>	Masonry Vernacular
<b>Architectural Integrity:</b>	Good
<b>Building Typology:</b>	Two-story Mixed-use

### BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	N/A
<b>1945-46</b>	N/A
<b>1956</b>	Carpenter's Union 1509 (2nd Floor)
<b>1966</b>	N/A
<b>1976</b>	N/A
<b>2021</b>	Barbershop / Dentist / Banquet Hall

This two-story mixed-use building was constructed in 1949 in a Masonry Vernacular style, with a distinctive cantilevered concrete canopy over the ground level retail spaces to provide shelter from the elements. The second floor was Carpenter's Union 1509 in the 1950s. The building has service retail on the ground floor and second-floor commercial space, currently used as a banquet hall.

## 2969 NW 17TH AVE



1957 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1948
<b>Architectural Style:</b>	Mid-Century Modern
<b>Architectural Integrity:</b>	Good
<b>Building Typology:</b>	One-story Commercial

### BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	Anichini Amilcare Group
<b>1945-46</b>	N/A
<b>1956</b>	K & K Sales Service
<b>1966</b>	N/A
<b>1976</b>	N/A
<b>2021</b>	La Mia Bakery / La Ganga Pharmacy

This one-story Mid-Century Modern commercial building has restrained architectural elements such as an eyebrow overhang over the storefronts, decorative applied brick, and a patterned grill transom over the storefront windows. The building has two retail spaces; the corner space has a chamfered entrance facing the intersection.

## 3001 NW 17TH AVE



1966 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

Year Built:	1948
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Fair
Building Typology:	One-story Commercial

### BUSINESS HISTORY

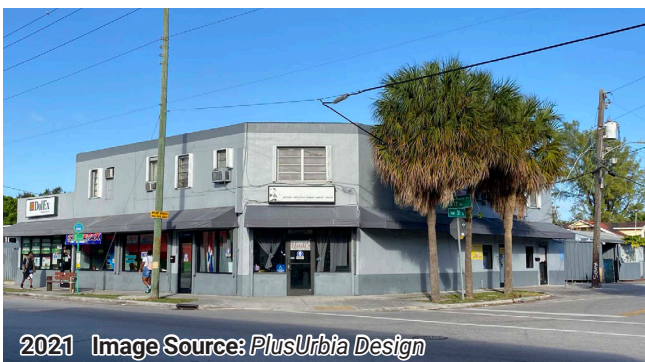
1925	N/A
1935	N/A
1945-46	N/A
1956	Benco Sup Co plmb sups
1966	Tropicana Grocery
1976	La Mia Market
2021	Presidente Supermarket

This one-story commercial building was constructed in 1948 in a Masonry Vernacular style, with some stylistic features such as a projecting visor roof to protect the storefronts from the elements. A grocery store has been on site since the 1960s; today it is the neighborhood Presidente Supermarket, a significant Miami chain.

## 3101 NW 17TH AVE



c. 1950s Image Source: City of Miami Tax Card Photos



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

Year Built:	1946
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Good
Building Typology:	Two-story Mixed-use

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	Seventeenth Av Sundries / Grondin Const.
1966	Seventeenth Av Sundries
1976	Jardin Cuba Florist
2021	Yadi's Beauty Salon, DoEx Financial

This Masonry Vernacular two-story mixed-use building was constructed in 1946. Defining features include a flat roof, ground floor storefronts and awning windows. Today the building continues to serve its original function as neighborhood retail on the ground floor with six apartment units on the second floor.



3321

786-775-2013

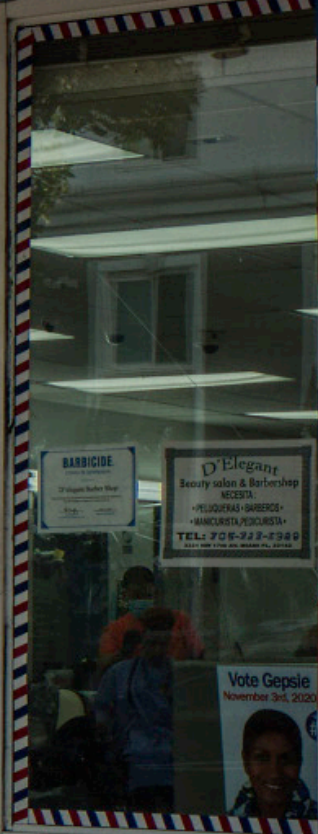
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23

**Figure 23:** NW 17th Avenue.  
(Source: Steven Brooke Studios).

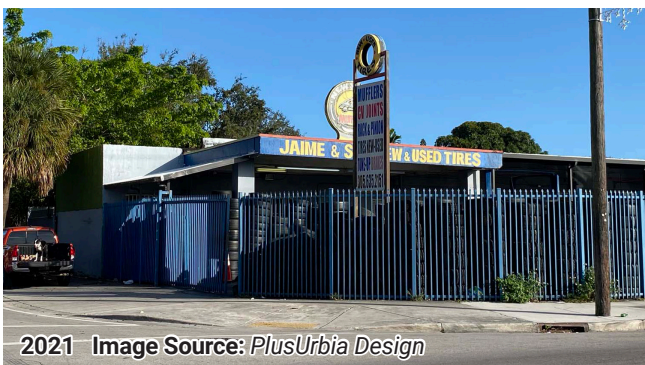
## 3115 NW 17TH AVE



ARCHITECTURAL INFO	
Year Built:	1935
Architectural Style:	Frame Vernacular
Architectural Integrity:	Good
Building Typology:	Two-story Residence
BUSINESS HISTORY	
1925	N/A
1935	Sprow Gurney E
1945-46	Grondin Edw E
1956	Grondin Edmond E / Herring Emil T
1966	Grondin Edmond E
1976	N/A
2021	Multi-Family Residential

The one-story portion of this Frame Vernacular building was constructed in 1935, and a two-story addition was constructed before 1951. At some point the site was a franchise of the Viami Way to Health, a national patent medicine company. Edmond Grondin lived here c.1945-1966, and his building contracting business was next door.

## 3151 NW 17TH AVE



ARCHITECTURAL INFO	
Year Built:	1939
Architectural Style:	Moderne
Architectural Integrity:	Fair
Building Typology:	Service Station
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	Triplett Service Station filling station
1956	Triplett Service Station filling station
1966	Twin Oil Company
1976	Twin Oil Company
2021	Jaime & Sons New & Used Tires

This Moderne service station was constructed in 1939 and served in its original use until at least the 1970s, however it remains in use for automotive service. Significant features include a flat roof and the individual service bays. The building has been altered with the addition of a projecting canopy in front of the building.

## 3201 NW 17TH AVE



ARCHITECTURAL INFO	
Year Built:	1939
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Fair
Building Typology:	One-story Commercial
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	Rayfield Brothers gros
1956	(3201-03) Rathmann Jim Auto Repair
1966	Rapid Service Radiator Company
1976	Rapid Service Radiator Company
2021	El Chamo Auto Glass

This one-story Masonry Vernacular commercial building originally service as a neighborhood grocery store in the 1940s, and by the 1950s transitioned into auto-related uses, which continue to the present day. The original facade and storefront are covered by a deep awning and security bars.

## 3255 NW 17TH AVE



ARCHITECTURAL INFO	
Year Built:	1947
Architectural Style:	Neo-Classical Revival
Architectural Integrity:	Excellent
Building Typology:	One-story Commercial
Current vs Potential FLR:	xxxx
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	N/A
1956	Odum & Mixson General Insurance
1966	Odum & Mixson General Insurance
1976	Iglesia Cristiana La Gloria De Dios
2021	Iglesia La Gloria de Dios

This one-story Neo-Classical Revival building was constructed in 1947 and has excellent architectural integrity, retaining the original broken pediment and pilasters at the entrance, and the original projecting porch with columns and roof-line balustrade. The building has been in use as a church since the 1970s.

## 3263 NW 17TH AVE



c.1950s Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1935
<b>Architectural Style:</b>	Masonry Vernacular
<b>Architectural Integrity:</b>	Good
<b>Building Typology:</b>	Service Station

### BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	N/A
<b>1945-46</b>	Knight's Service Station Filling Station
<b>1956</b>	Simpson's Auto Service
<b>1966</b>	Simpson's Auto Service
<b>1976</b>	Ramon Santiago Auto Repair
<b>2021</b>	El Pibe Auto Repair

This Masonry Vernacular service station was constructed in 1935 and features a low-pitch hip roof with overhanging eaves, and a large, open service bay incorporated under the main roof. The building originally served as a gas station and service station throughout the Mid-Century, and today serves as a auto repair shop.

## 3311 NW 17TH AVE



1968 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1949
<b>Architectural Style:</b>	Masonry Vernacular
<b>Architectural Integrity:</b>	Fair
<b>Building Typology:</b>	One-story Commercial

### BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	N/A
<b>1945-46</b>	N/A
<b>1956</b>	Gamble Hdw Co
<b>1966</b>	Schafer Warren J Supply Co Electric Appliances
<b>1976</b>	C & W Imported Parts Ltd
<b>2021</b>	Family Dollar Store

This Masonry Vernacular building was constructed in 1949 with Mid-Century Modern stylistic elements such as a chamfered corner storefront, louvered transoms for ventilation, and an overhanging eyebrow that wraps the corner. Some features have been removed, and the use has evolved to a neighborhood goods store.

## 3321 NW 17TH AVE



c.1950s Image Source: City of Miami Tax Card Photos



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

Year Built:	1956
Architectural Style:	Mid-Century Modern
Architectural Integrity:	Fair
Building Typology:	One-story Commercial

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	N/A
1966	N/A
1976	Marcie's Massage
2021	D'Elegant Barbershop, Latinos United

This Mid-Century Modern commercial building features two separate commercial spaces, an eyebrow overhang across the entire faces, and a flat roof. The front facade and storefronts have been altered. Today the building is owned by Juana Vargas, and is home of her non-profit, Latinos Unidos, which assists families in Allapattah.

## 3333 NW 17TH AVE



c.1950s Image Source: City of Miami Tax Card Photos



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

Year Built:	1945
Architectural Style:	Mid-Century Modern
Architectural Integrity:	Good
Building Typology:	Service Station

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	Freeman's Service Station
1956	Al's Service Station
1966	R & A Sunoco Service
1976	L & V T A C C Service
2021	N/A

This Mid-Century Modern service station was constructed in 1945 and features a sweeping curved roofline over the service bays, as well as cylindrical column supports. The building has been in continuous use as a service station from 1945 until recent years. The building is currently vacant and is for sale.

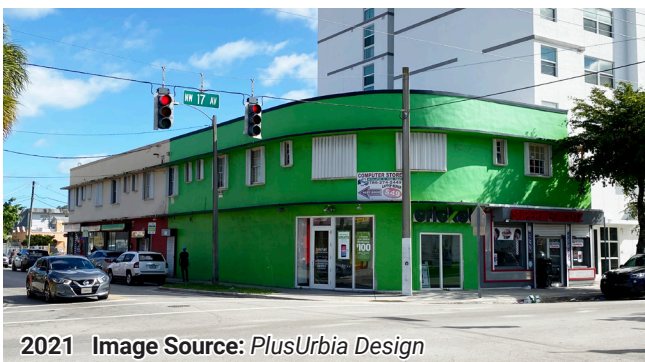
## 3401 NW 17TH AVE



ARCHITECTURAL INFO	
Year Built:	2016
Architectural Style:	Contemporary
Architectural Integrity:	N/A
Building Typology:	Large-scale Mixed-Use
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	N/A
1956	Schafer Warren J Supply Co electric appliances
1966	
1976	N/A
2021	Allapattah Terrace Apartments, No Limit Urgent Care, Mambo Style Barber Shop, MoneyGram, Savannah Fashion Show & Accessories

This Contemporary 8-story mixed-use building was constructed in 2016 and features 77 residential units and residential amenities on the ground level. The building features a rounded corner that faces the intersection with banded windows. Engaged eyebrow elements are placed asymmetrically throughout the facade.

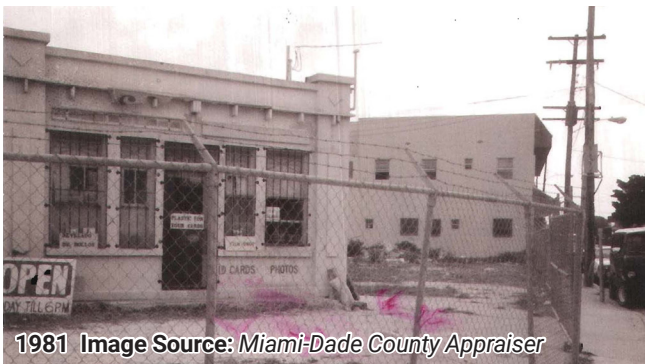
## 1648 NW 35TH ST



ARCHITECTURAL INFO	
Year Built:	1946
Architectural Style:	Streamline Moderne
Architectural Integrity:	Good
Building Typology:	Two-story Mixed-Use
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	N/A
1956	Bernstein Apartments
1966	Bernstein Apartments
1976	Lopez Maria C Apartments
2021	Computer Store, Cricket, Super Mega Cutz, Apartments

This striking mixed-use building was constructed in 1946 in the Streamline Moderne style. Prominent features include a sweeping curve at the corner and an eyebrow overhang on both levels. The building has continuously been used as neighborhood retail on the ground level and rental apartments on the second floor.

## 3501 NW 17TH AVE



1981 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1930
<b>Architectural Style:</b>	Masonry Vernacular
<b>Architectural Integrity:</b>	Fair
<b>Building Typology:</b>	Service Station

### BUSINESS HISTORY

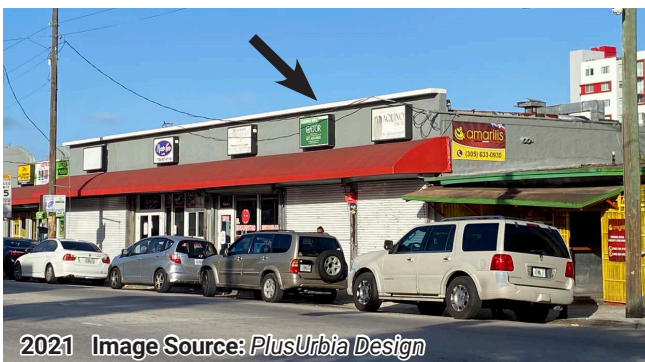
1925	N/A
1935	Coart Leroy H Filling Station
1945-46	Nusso Frank Filling Station
1956	Hotham Gulf Service Filling Station
1966	Clay's Gulf Service Station
1976	Photographer's Paradise
2021	Amarilis Cafe Shop

This Masonry Vernacular service station was constructed in 1930. It featured concrete block construction with large storefront windows, a flat roof with a parapet, and decorative piers at the corners. The building is now a restaurant and has been wrapped with a large open-air terrace, obscuring the original service station structure.

## 3505 NW 17TH AVE



c.1950s Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	pre-1938
<b>Architectural Style:</b>	Masonry Vernacular
<b>Architectural Integrity:</b>	Fair
<b>Building Typology:</b>	One-story Commercial

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	Northeast Beauty Lounge
1956	Idell Beauty Salon
1966	Wilda's Beauty Salon
1976	Wilda's Beauty Salon
2021	Aquino Tailor

This one-story commercial building was built before 1938, and it originally had a shaped parapet along the front facade, in keeping with the 1920s Mission style of architecture. It was part of a cluster of commercial development at the intersection of 17th Avenue and 36th Street. The front facade has been altered.

## 3517 NW 17TH AVE



ARCHITECTURAL INFO	
Year Built:	pre-1938
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Fair
Building Typology:	One-story Commercial
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	N/A
1956	Kendrick Lucille C Florist
1966	N/A
1976	Allapattah Realty
2021	Nueva Era Cafe

This One-story Commercial building was built before 1938. It features minimal ornamentation and can be considered Masonry Vernacular style. It features concrete construction with a smooth stucco exterior, large storefront windows, and a flat roof with a raised parapet. In the 1950s, a flower shop was located here.

## 3521 NW 17TH AVE



ARCHITECTURAL INFO	
Year Built:	1924
Architectural Style:	Mission
Architectural Integrity:	Good
Building Typology:	One-story Commercial
BUSINESS HISTORY	
1925	N/A
1935	Ginbey Robt A gro/ Grover Cleaners
1945-46	Madison Dolly The (br) confrs
1956	Carl's Shoe Service
1966	Carl's Shoe Service
1976	Simpson C Candleshop
2021	Simple Mobile, La Nacional Money order. Metro PCS

This One-story Commercial building was built in 1924 in the Mission style. It features a shaped parapet along the front facade and it has a small setback in the front. It was part of a cluster of commercial development at the intersection of 17th Avenue and 36th Street. Over the years it was a shoe store and a candle shop.



# 3535 NW 17TH AVE



1964 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

## ARCHITECTURAL INFO

<b>Year Built:</b>	1946
<b>Architectural Style:</b>	Masonry Vernacular
<b>Architectural Integrity:</b>	Good
<b>Building Typology:</b>	One-story Commercial

## BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	N/A
<b>1945-46</b>	N/A
<b>1956</b>	Miller's Liquor
<b>1966</b>	Miller's Liquor
<b>1976</b>	Miller's Liquor
<b>2021</b>	Tipico Centroamericano restaurant, Eli Rose Boutique, Germanuy's Salon Dominicano.

This Masonry Vernacular, One-story Commercial building is located at the prominent corner of 17th Avenue and 36th Street, a historic commercial center dating back to the 1920s. The present structure on site was built in 1946, and was the location of a Royal Castle restaurant for many years, as well as a liquor store.



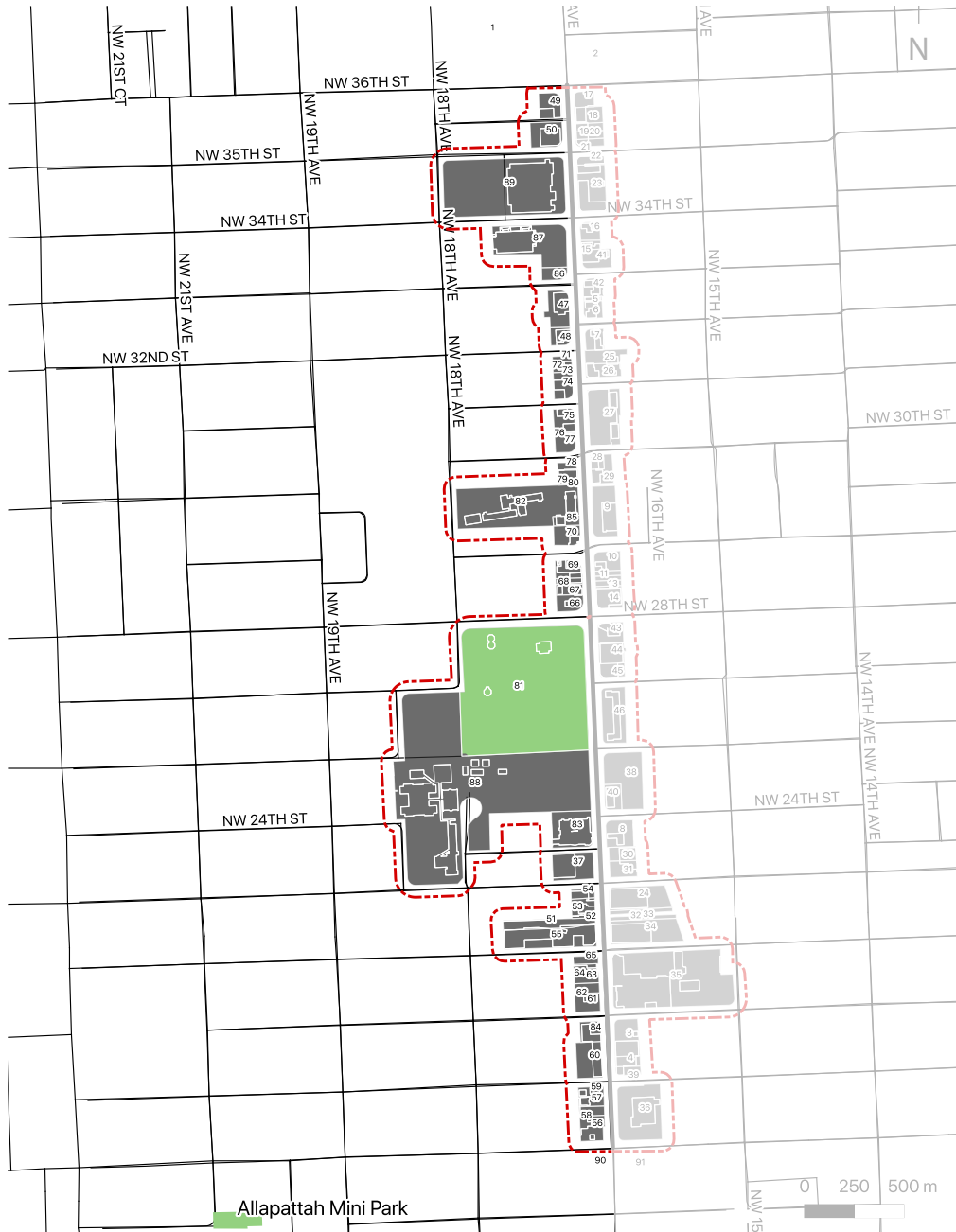


Figures 24-28. 3263 NW 17th Avenue. (Source:Greg Clark Photo).



# WEST SIDE

## 17<sup>TH</sup> AVENUE



## 2020 NW 17TH AVE



1971 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1971
<b>Architectural Style:</b>	Mid-Century Modern
<b>Architectural Integrity:</b>	Excellent
<b>Building Typology:</b>	Service Station

### BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	McDay Frank L Barber
<b>1945-46</b>	Collins Chase W Banker
<b>1956</b>	Am Venetian Blind Co
<b>1966</b>	Abbott Stove Stge
<b>1976</b>	Armando Shell Service Station
<b>2021</b>	Shell Service Station

This Mid-Century Modern Service Station was constructed in 1971 and it is located on a major intersection in Allapattah that has had significant commercial development since at least the 1920s. The Service Station features a broad, asymmetrical, front-facing gable roof with a gridded facade with integrated openings.

## 2030 NW 17TH AVE



1971 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	2011
<b>Architectural Style:</b>	New Traditional Mediterranean
<b>Architectural Integrity:</b>	N/A
<b>Building Typology:</b>	Suburban Retail

### BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	(2030-34) Allapattah Auto Parts
<b>1945-46</b>	(2030-34) Edens Robt L Seed Co The
	N/A
<b>1956</b>	N/A
<b>1966</b>	N/A
<b>1976</b>	Estrella Insurance / Ticket Defense / Taxtore
<b>2021</b>	

This New Traditional Mediterranean-style, suburban retail building is located at the back of a parking lot and was constructed in 2011. Previously, there was a two-story commercial building on site with a gallery over the sidewalk and habitable space above, with uses ranging from auto supply, to seed supply, to restaurant supply.

## 2042 NW 17TH AVE



1985 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1930
<b>Architectural Style:</b>	Bungalow
<b>Architectural Integrity:</b>	Good
<b>Building Typology:</b>	Single-Family Residence

### BUSINESS HISTORY

1925	N/A
1935	Schaff Walter M
1945-46	Kelsh Francis E pntr
1956	Vacant
1966	Vacant
1976	N/A
2021	Residence

This one-and-a-half story Craftsman-style Bungalow has continuously served as a residential use on this commercial corridor since its construction in 1930. The residence features a broad side-facing gable roof with overhanging eaves and a large gable dormer in the front facade. The porch supports and chimney are oolitic limestone.

## 2100 NW 17TH AVE



1963 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1948
<b>Architectural Style:</b>	Industrial Vernacular
<b>Architectural Integrity:</b>	Good
<b>Building Typology:</b>	Industrial

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	(2100-10) Cunio Motors used cars
1956	Fla Trailer & Equip Co
1966	US Rust Control Corp Paint & Body Shop
1976	Tropex Batteries Inc
2021	Dunis Market / Check Cashing Store

This one-story Industrial Vernacular building served as an auto body shop from its construction in 1948 until the 1970s. Today it serves as neighborhood retail space, including a salon and a dollar store. A unique feature of the building is the slender column and the recessed corner entrance, and the louvered vents at the top of the wall.

## 2148 NW 17TH AVE



1977 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1972
<b>Architectural Style:</b>	Mansard
<b>Architectural Integrity:</b>	Good
<b>Building Typology:</b>	Suburban Retail

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	N/A
1966	N/A
1976	N/A
2021	Nitro Barber Shop / El Encanto Restaurant

This one-story suburban retail center was constructed in 1972 and has a false mansard roof that was a trend of its time. The building has an L-shape floor plan with a parking court fronting the intersection. Original uses in the building included a bakery and produce retailer.

## 2150 NW 17TH AVE



1955 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	2015
<b>Architectural Style:</b>	Neo-Moderne
<b>Architectural Integrity:</b>	N/A
<b>Building Typology:</b>	Two-story Commercial
<b>Current vs Potential FLR:</b>	0.29 / 4.0

### BUSINESS HISTORY

1925	N/A
1935	(2150-54) Freedman Sidney auto parts
1945-46	(2150-58) Bishop Seed Co
1956	N/A
1966	Tropex Automotive Electric Inc
1976	Deatin Tile Corp
2021	Jensens liquors

This two-story commercial building was constructed in 2015 and has strong stylistic influences from the 1930s Moderne and the Art Deco style of architecture of Miami, including a wrapping eyebrow around the front entrance and porthole windows along the second floor. Previously, there was a c.1920s Masonry Vernacular retail building on site.

## 2176 NW 17TH AVE



1955 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1920
<b>Architectural Style:</b>	Masonry Vernacular
<b>Architectural Integrity:</b>	Good
<b>Building Typology:</b>	Single-Family Residence

### BUSINESS HISTORY

1925	N/A
1935	Farrar Grace L Mrs
1945-46	Farrar Grace L Mrs
1956	Paroli Sebastian P
1966	Guzman Erma Mrs
1976	N/A
2021	Ley Auto Collision

This Masonry Vernacular residence was constructed before 1920, and has been converted into a mechanic's office. The building features concrete block with a rusticated exterior finish and no stucco, which was a common construction method in the 1910s when concrete construction was first introduced in Miami.

## 2196 NW 17TH AVE



1970 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	N/A
<b>Architectural Style:</b>	N/A
<b>Architectural Integrity:</b>	N/A
<b>Building Typology:</b>	Parking Lot

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	Nu-Way Plumbing Co
1956	Mothers Silent Helper Inc novelties / LeRoy Inc roofer
1966	Far-Mac Electro Plating Inc
1976	Far-Mac Electro Plating Inc
2021	Ley Auto Collision

This auto repair work yard is incorporated as part of the auto repair shop at 2176 NW 17th Avenue, next door. The property originally had a one-story Masonry Vernacular commercial building on site, with uses that ranged from a plumbing supply company to a roofer to an "Electro-Plating" business.



## 1717 NW 22ND ST



1989 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

Year Built:	1982
Architectural Style:	Industrial Vernacular
Architectural Integrity:	Good
Building Typology:	Warehouse

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	N/A
1966	N/A
1976	N/A
2021	Produce in Paradise Market

This Industrial Vernacular-style warehouse building was constructed in 1982. It originally served as Miami Waste Paper Company, and today it is the home to Paradise Industries, a produce grower, importer and distribution company.

## 2234 NW 17TH AVE



1955 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

Year Built:	1914
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Good
Building Typology:	Two-story

### BUSINESS HISTORY

1925	N/A
1935	Hathaway Roofing Co / Willie Edw F
1945-46	Hathaway Roofing Co (2234 1/2 Hathaway John E)
1956	Piano & Organ Exch (2234 1/2 Davis Lewis J)
1966	Piano Sales & Service Used Pianos (2234 1/2 vacant)
1976	Richard's Cigars / Vacant
2021	Don Toston Restaurant

This two-story Masonry Vernacular commercial building was built in 1914 and features concrete block construction with a stucco exterior, a flat roof with a parapet, and the original window and door openings.

## 1720 NW 23RD ST



1974 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

ARCHITECTURAL INFO	
Year Built:	1973
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Fair
Building Typology:	Warehouse
BUSINESS HISTORY	
1925	R F Bragg
1935	N/A
1945-46	N/A
1956	N/A
1966	Vacant
1976	Lighthouse Whole Dists Inc
2021	Small Business Agency

This one-story Masonry Vernacular Warehouse was constructed in 1973 for Lighthouse Wholesale Distributors. In 2016, the facade fronting 17th Avenue was altered, and the solid masonry walls were opened up for large expanses of windows.

## 1721 NW 23RD ST



1964 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

ARCHITECTURAL INFO	
Year Built:	1976
Architectural Style:	Mansard
Architectural Integrity:	Good
Building Typology:	Suburban Retail
BUSINESS HISTORY	
1925	N/A
1935	Stephenson Nettie M Mrs
1945-46	Mulligan Jas A
1956	Vacant
1966	Arguerlles Fernando
1976	Vacant
2021	El Castillo Cafeteria / European Auto Repair / Auto Tire

This one-story building was constructed in 1976 with a Mansard-type roof overhang along the front facade, which is a typical feature of that time period. The building is set back on the lot with a parking lot fronting 17th Avenue, in a suburban format. It currently serves as an auto mechanic shop and a coffee shop.

## 2370 NW 17TH AVE



### ARCHITECTURAL INFO

Year Built:	2009
Architectural Style:	Decoupage
Architectural Integrity:	N/A
Building Typology:	Mid-rise Residential

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	N/A
1966	N/A
1976	YMCA
2021	Village of Allapattah YMCA /

This Mid-rise Residential building was constructed in 2009 on land that has been occupied by the YMCA since the 1970s. The building includes community amenities, such as a pre-school. The building is designed in the Decoupage style, which features intersecting planes and boxes with multiple materials or colors.

## 2420 NW 18TH AVE



### ARCHITECTURAL INFO

Year Built:	N/A
Architectural Style:	N/A
Architectural Integrity:	N/A
Building Typology:	School

### BUSINESS HISTORY

1925	N/A
1935	Comstock Elementary School
1945-46	N/A
1956	N/A
1966	N/A
1976	N/A
2021	Comstock Elementary School

This open field with mature shade trees along NW 17th Avenue is the location of the Comstock Elementary School campus.

## 1700 NW 28TH ST



1974 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1970
<b>Architectural Style:</b>	N/A
<b>Architectural Integrity:</b>	N/A
<b>Building Typology:</b>	City Park

### BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	Exotic Gardens Apartments
<b>1945-46</b>	Exotic Gardens Apartments
<b>1956</b>	Exotic Gardens Apartments
<b>1966</b>	Exotic Gardens Apartments
<b>1976</b>	Comstock Park
<b>2021</b>	Juan Pablo Duarte Park

This City Park was established in 1970 as Comstock Park. In 1990, the City of Miami renamed the park as Juan Pablo Duarte Park, after one of the founding fathers of the Dominican Republic, in honor of the large Dominican population in Allapattah. A remnant of Wagner's Creek is visible through the park as a ditch with small bridges.

## 2800 NW 17TH AVE



c.1950s Image Source: City of Miami Tax Card Photos



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	c.1935
<b>Architectural Style:</b>	Streamline Moderne
<b>Architectural Integrity:</b>	Excellent
<b>Building Typology:</b>	Service Station

### BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	Wood Leland A Filling Station
<b>1945-46</b>	Texas Co The (br) filling sta / Simmons
<b>1956</b>	Service Station / Nixon Jos
<b>1966</b>	Texaco Allapattah Service Station
<b>1976</b>	Ripoll Texaco Service Hernandez Texaco Service
<b>2021</b>	Leo's Auto Repair / Anderson Tires

This Streamline Moderne service station was constructed in the early 1930s and has been in continuous use for auto-related services since that time. The architectural integrity is excellent. Defining architectural features include a flat roof, horizontal grooves and lines along the roofline, smooth stucco, and curved edges.

## 2814 NW 17TH AVE



c.1950s Image Source: City of Miami Tax Card Photos



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	c.1935; altered 1963
<b>Architectural Style:</b>	Mid-Century Modern
<b>Architectural Integrity:</b>	Altered
<b>Building Typology:</b>	One-story Office

### BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	Flamingo Cleaners Clothing Cleaners
<b>1945-46</b>	Calonge Jos Jr Radio Reporter
<b>1956</b>	Rowell-Southern Flooring Inc (parking)
<b>1966</b>	N/A
<b>1976</b>	McKie John & Son Inc General Contractors
<b>2021</b>	Allapattah Accountant

This one-story commercial building began as a small 211 square foot Masonry Vernacular shop in the 1930s, once called "Charlie's Place" selling cigarettes. In 1963, a one-story addition was constructed and the facade was altered, transforming the building into a Mid-Century Modern office building.

## 2828 NW 17TH AVE



c.1950s Image Source: City of Miami Tax Card Photos



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1954
<b>Architectural Style:</b>	Mid-Century Modern
<b>Architectural Integrity:</b>	Good
<b>Building Typology:</b>	One-story Commercial

### BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	N/A
<b>1945-46</b>	N/A
<b>1956</b>	Weeks Bottle Gas & Appliance Co.
<b>1966</b>	Weeks Bottle Gas & Appliance Co.
<b>1976</b>	Weeks Bottle Gas & Appliance Co.
<b>2021</b>	Kontrol Barbershop / Blockbuster Insurance, Taino Multiservice express.

This one-story commercial building was constructed in 1954 in the Mid-Century Modern style of architecture. Contributing features include the eyebrow overhang over the storefront, and the chamfered storefronts with recessed doorways. The eyebrow overhang remains, however two of the three storefronts have been altered.



**Figure 29.** 2800 NW 17th Avenue.  
(Source: Steven Brooke Studios).

**Figure 30.** 1700 NW 17th Avenue.  
(Source: Steven Brooke Studios).

**Figure 31.** 2815 NW 17th Avenue.  
(Source: Steven Brooke Studios).





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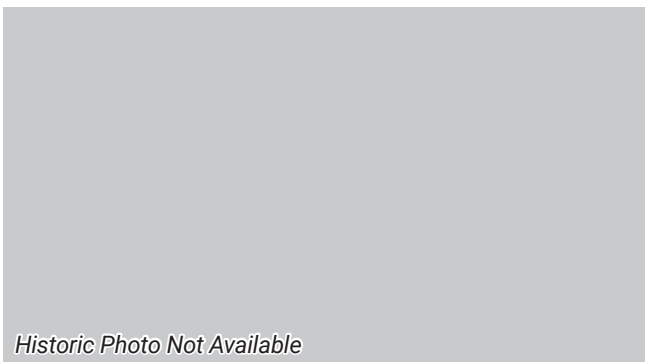
## 2860 NW 17TH AVE



ARCHITECTURAL INFO	
Year Built:	1954
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Fair
Building Typology:	One-story Commercial
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	N/A
1956	N/A
1966	Fogg, Johnny Auto Sales used cars
1976	Tropic Cars used cars
2021	Silverio General Mechanic

This property has been in continuous use for car sales since 1954. A small Masonry Vernacular office structure was constructed in 1954 and remains in its original use. The openings have been altered.

## 2900 NW 17TH AVE



ARCHITECTURAL INFO	
Year Built:	1946
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Good
Building Typology:	One-story Commercial
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	N/A
1956	H & M Bar & Liquor Store
1966	H & M Bar & Liquor Store
1976	H & M Bar & Liquor Store
2021	Yaris Liquor / Nuevo Amanecer Restaurant

This one-story commercial building was constructed in 1946 in the Masonry Vernacular style, with minimal ornamentation or architectural detail. It has a chamfered facade at the corner and large storefront windows on three sides. It has a flat roof with a parapet. The building has been in continuous use as a liquor store since 1946.



## 2928 NW 17TH AVE



c.1950s Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

ARCHITECTURAL INFO	
Year Built:	1924
Architectural Style:	Mission
Architectural Integrity:	Poor
Building Typology:	Rear Ancillary Structure
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	Underwood Robt A (1935), Keystone Press/
1956	Leonard Paul R
1966	Reynolds Herbert T / rear vacant
1976	Reynolds Herbert D / rear vacant
	Umara Haydee H / rear Flores Elseo
2021	Papo Llega y Pon Restaurant

This one-story building was constructed in 1924 in the Mission style as a rear ancillary structure to a single-family home fronting 17th Avenue. The main house was demolished and the rear ancillary structure was expanded and eventually converted into a restaurant with a parking lot in the front. The architecture has changed.

## 2936 NW 17TH AVE



1958 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia-Design

ARCHITECTURAL INFO	
Year Built:	1973
Architectural Style:	International
Architectural Integrity:	Excellent
Building Typology:	Mid-rise Residential
BUSINESS HISTORY	
1925	N/A
1935	Knowles Adam T veterinarian / rear Parmer Frank W
1945-46	Knowles Pet Animal Hospital
1956	Knowles Pet Animal Hospital
1966	Communications Wkrs of Am Local 3107 (AFL-CIO)
1976	N/A
2021	Miami-Dade County Public Housing

This property is owned and operated by Miami-Dade Public Housing and Community Development. A pair of mid-rise residential buildings were constructed in 1973. There is an Applicant Leasing office fronting 17th Avenue. This was the site of a large animal hospital from the 1930s - 1960s.

## 2960 NW 17TH AVE



1958 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

ARCHITECTURAL INFO	
Year Built:	1947
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Good
Building Typology:	One-story Commercial
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	N/A
1956	Frandsen's Real Estate/ Frandsen Frank E
1966	Karkett Rollo E lawyer
1976	Karkett Rollo E lawyer
2021	Bachata Travel

This one-story Masonry Vernacular building was constructed in 1947 on a 2,500 sf commercial lot fronting 17th Avenue. The building featured a modest eyebrow overhang along the street, a large storefront window, and an angled entrance set back from the sidewalk. It was originally an office use and now is a retail use.

## 2964 NW 17TH AVE



1984 Image Source: Miami-Dade County Appraiser

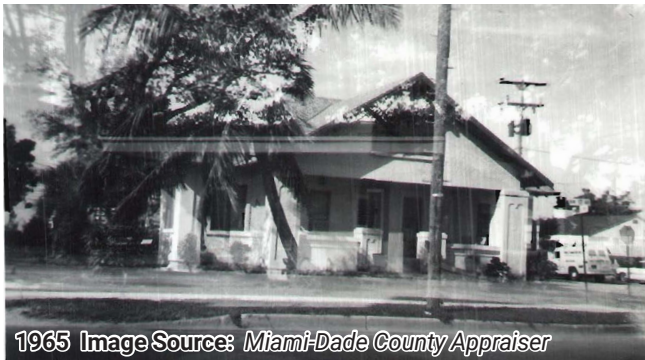


2021 Image Source: PlusUrbia Design

ARCHITECTURAL INFO	
Year Built:	1949
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Good
Building Typology:	One-story Commercial
BUSINESS HISTORY	
1925	N/A
1935	N/A
1945-46	N/A
1956	Ace Glass & Mirror Co.
1966	N/A
1976	N/A
2021	Liquid Dry Cleaners / Master TV / Power Beauty Salon

This one-story Masonry Vernacular commercial building was constructed in 1949 during the Post-War building boom. It features concrete block construction with large storefront windows, and a flat roof with a parapet. There are decorative round vents along the top of the wall that provide attic ventilation.

## 3028 NW 17TH AVE



1965 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

Year Built:	1925
Architectural Style:	Bungalow
Architectural Integrity:	Good
Building Typology:	Single-Family Residence

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	Allapattah Wee Wash-It
1966	Allapattah Wee Wash-It
1976	N/A
2021	Santo Domingo Store Corp. Flores y Productos Dominicano

This one-and-a-half story Craftsman style Bungalow was constructed in 1925 as a single-family residence fronting 17th Avenue. The structure remains relatively intact, however the porches have been filled in. A modest one-story Masonry Vernacular shop was constructed to the side in 1950 and later expanded in 1966, and is now a florist.

## 3100 NW 17TH AVE



1958 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

Year Built:	1958
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Good
Building Typology:	One-story Commercial
Current vs Potential FLR:	0.77 / 5.0

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	N/A
1966	N/A
1976	N/A
2021	Nitin Bakery

This one-story commercial building was constructed in 1958 in a modest Masonry Vernacular style. The stylistic elements on the building are pragmatic: the dramatic curved facade follows the curve of the property line, therefore maximizing the building size. A wrapping eyebrow overhang over the storefront provides shade and shelter.

## 3114-24 NW 17TH AVE



1962 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

Year Built:	1962
Architectural Style:	Mid-Century Modern
Architectural Integrity:	Poor
Building Typology:	Suburban Drive-Through

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	N/A
1966	Farm Stores
1976	N/A
2021	Plaza Seafood Market Pescaderia

This striking Mid-Century Modern-style drive-through convenience store was constructed in 1962 as part of the popular Farm Stores chain that still exists in Miami today. The building features a dramatic overhanging butterfly roof. The building was expanded and adapted to become a popular seafood market and restaurant.

## 3200 NW 17TH AVE



1969 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

Year Built:	1940
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Good
Building Typology:	One-story Commercial

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	Jack's Windssock Bar Tavern
1966	Dona's Lounge
1976	Dona's Lounge
2021	El Jardin Latino Restaurant

This one-story Masonry Vernacular commercial building was built in 1940. It has a distinctive chamfered corner wall at the intersection where it follows the property line, and horizontal banding along the parapet. The building has historically been a bar and lounge, and today it is a Hispanic restaurant.

## 1700 NW 33RD ST



1964 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	1963
<b>Architectural Style:</b>	International
<b>Architectural Integrity:</b>	Excellent
<b>Building Typology:</b>	Post Office

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	N/A
1966	USPO - Allapattah Station
1976	USPO - Allapattah Station
2021	Miami Coin Laundry

This one-story International-style building was constructed in 1963 as a United States Post Office branch for Allapattah. It notably is oriented towards 33rd Street, with a four-bay projecting entrance volume clad in native oolitic limestone. A blank wall faces the main street, 17th Avenue. The Post Office has been converted to a laundromat.

## 3380 NW 17TH AVE



1969 Image Source: Miami Dade Property Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

<b>Year Built:</b>	2015
<b>Architectural Style:</b>	New Traditional
<b>Architectural Integrity:</b>	N/A
<b>Building Typology:</b>	Mid-rise Residential

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	N/A
1966	Popular Market Gro
1976	Popular Market Gro
2021	The Pearl Apartments

This mid-rise residential building was constructed in 2015 in a New Traditional style. It has some architectural features of Italian Renaissance architecture such as low-pitch hip rooftop elements with decorative brackets. This building was constructed on the site of a mid-century one-story commercial building with a neighborhood market.

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Figures 32-36. Gas stations and auto repair shops along 17th Avenue. (Source: Greg Clark Photo).



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## 3401 NW 18TH AVE



1964 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

Year Built:	1996
Architectural Style:	Masonry Vernacular
Architectural Integrity:	N/A
Building Typology:	Suburban Grocery Store

### BUSINESS HISTORY

1925	N/A
1935	N/A
1945-46	N/A
1956	N/A
1966	N/A
1976	N/A
2021	Winn-Dixie Supermarket

This suburban-format grocery store was constructed in 1996. It orients all of its service and loading toward the main street, NW 17th Avenue, with a blank wall. The entrance of the store faces NW 18th Avenue, the secondary street, and is located set back behind a large suburban parking lot. Previously the block had a mix of one-story, small-scale retail fronting 17th Avenue.

## 3500 NW 17TH AVE



1964 Image Source: Miami-Dade County Appraiser



2021 Image Source: PlusUrbia Design

### ARCHITECTURAL INFO

Year Built:	c.1938
Architectural Style:	Masonry Vernacular
Architectural Integrity:	Good
Building Typology:	Movie Theater

### BUSINESS HISTORY

1925	N/A
1938	Regent Movie Theater
1945-46	Regent Movie Theater / Grady's Place restaurant
1956	Regent Movie Theater / Irene's Lunch Room
1966	Unknown
1976	Unknown
2021	MedPlus Medical Center / Pharmacy

This Masonry Vernacular building was constructed before 1938. It features a flat roof with a stepped parapet over the entrance. It was built as the Regent Movie Theater, with small retail spaces integrated into the front facade at 17th Avenue. It was a focal point in the neighborhood shopping district at the intersection of 17th Avenue and 36th Street. It is now a retail medical center.



# 1700 NW 36TH ST



## ARCHITECTURAL INFO

<b>Year Built:</b>	1925
<b>Architectural Style:</b>	Masonry Vernacular
<b>Architectural Integrity:</b>	Excellent
<b>Building Typology:</b>	Two-story Commercial

## BUSINESS HISTORY

<b>1925</b>	N/A
<b>1935</b>	Vacant
<b>1945-46</b>	N/A
<b>1956</b>	N/A
<b>1966</b>	N/A
<b>1976</b>	N/A
<b>2021</b>	Kuky Estilo Beauty Salon and Barber Shop / Total Wireless, Boost Mobile / Ficohsa Express / Jacquelines Fried Chicken / Little Caesars Pizza

*This two-story commercial building was built in 1925 in the Masonry Vernacular style, with minimal orientation. Its notable features include a curved facade at the corner, following the curved property line at the intersection of 17th Avenue and 36th Street. It has large storefront windows at the ground level and multiple retail spaces. It had scuppers, which have been covered.*

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**Allapattah 17<sup>th</sup> Avenue Property Directory**  
**Rediscovering Miami's Neighborhoods**

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STEEL RADIAL  
TUBELESS

TUMPER

MADE IN JAPAN



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