



H I S T O R I C

Silver Bluff

REDISCOVERING MIAMI'S NEIGHBORHOODS

VOLUME 1
HISTORIC SURVEY REPORT

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by:
Plusurbia Design

prepared for
Dade Heritage Trust, Inc.

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

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PREPARED FOR

Dade Heritage Trust, Inc. (DHT)
Christine Rupp, Executive Director

2020-2021 DHT BOARD MEMBERS

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Jacquetta Colyer	Peggy Rolando
Terrance Cribbs-Lorrant	Luke Wolfson

PREPARED FOR

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PROJECT TEAM

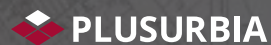
Megan McLaughlin	Maria Bendfeldt
Camila Zablah	Amanda Arrizbalaga
David Soto	Carina Mendoza
Michelle Sanchez	Cristina Parrilla
Andrew Georgiadis	Sofia Villanueva
Tara Vasanth	<i>Professional Photography</i>
Elena Gámez	Steven Brooke

Historic Silver Bluff

REDISCOVERING MIAMI'S NEIGHBORHOODS

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planning,
urban design, zoning, development and project management
firm.



1385 Coral Way PH401, Miami, FL 33145, United States
tel: +1.305.444.4850
web: Plusurbia.com
email: info@Plusurbia.com

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1925. University of Miami Architecture Research Center.

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CHAPTER 01

Learn about where you live, Silver Bluff!

Image: 1926 Photograph of Silver Bluff Elementary School, 2609 Southwest 25th Street

Image credit: Gleason Romer, Photographer. Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System.

Silver Bluff: This Place Matters

The story of Miami's Silver Bluff neighborhood is defined by the ancient, the ephemeral, and the modern.

Silver Bluff's namesake is the ancient geology of Miami's coastline, the oolitic limestone outcroppings that rise above Biscayne Bay and are the highest ground in South Florida.

The streets and infrastructure of Silver Bluff were forged by an ephemeral municipality, the Town of Silver Bluff, that existed for a mere four years before being subsumed by the hyper-growth of the City of Miami in 1925.

Silver Bluff is perhaps best known today for its abundance of well-built,

beautifully designed, 1930s-era small homes. These homes were the product of sweeping housing reform by the Federal Government under the Federal Housing Act of 1934. Silver Bluff benefited from the resulting flood of government-insured mortgages. More than half of its housing stock was built between 1937 and 1939 as single-family homes with a unique architectural expression of Mediterranean and Moderne styles.

Silver Bluff is loved for its convenient, urban location near Miami's downtown and Biscayne Bay, while maintaining a stable, predominantly single-family neighborhood with a mature tree canopy, well-maintained homes, and tidy lawns.



Figure: Typical Streetscape in Silver Bluff. Source: ©Steven Brooke Studios, Inc.



Figure: Woodside Apartments at 2460 SW 16th Court was constructed in 1927. It was documented in the 1980 County-wide Historical Resources Survey as DA00456. Source: ©Steven Brooke Studios, Inc.

What is the purpose of a Silver Bluff Historic Survey?

The purpose of this project is to document an architecturally significant neighborhood that has never been comprehensively surveyed. Silver Bluff is a unique Boom-era neighborhood in the City of Miami that was built out in three successive waves in the 1920s, 1930s, and 1940s, and it was almost completely built out by 1955. It is located in close proximity to Downtown, Brickell, and Biscayne Bay, and continues to have strong historic integrity. Silver Bluff 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 historical resources survey was completed in 1980 and included two resources within the Silver Bluff Survey study area. These resources were the Mission-style Woodside Apartments at 2460 SW 16th Court, and the Moderne-style Southland Super Service Station at 1700 Coral Way. 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, historic photographs, plat maps, and contemporary newspaper articles.

Understanding the importance of documenting Silver Bluff, Miami-Dade



Figure: The Southland Super Service Station at 1700 Coral Way was constructed in 1938. It was documented in the 1980 County-wide Historical Resources Survey as DA03139. Source: PlusUrbia Design.

County's leading preservation non-profit, 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 Silver Bluff Survey is conducted as part

of Dade Heritage Trust's larger community-wide outreach campaign branded as "Learn About Where You Live," an initiative that is offered to neighborhoods throughout Miami-Dade County. To date, this campaign has included Shenandoah, Grove Park, Allapattah, and Brownsville.

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.

The project will enable the City's public officials to make informed decisions regarding the impact of development and other publicly funded projects on Silver Bluff's historic and cultural resources and



Figure: Typical Streetscape in Silver Bluff. Source: ©Steven Brooke Studios, Inc.

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 Silver Bluff'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 Chapter Three of Volume One of this report; a complete Photo Directory of each resource included in this survey is provided in Appendix C of the report, which is provided as a companion Volume, Volume Two. 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 preservation 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 Silver Bluff Survey gives the DHR a basis for making these determinations.

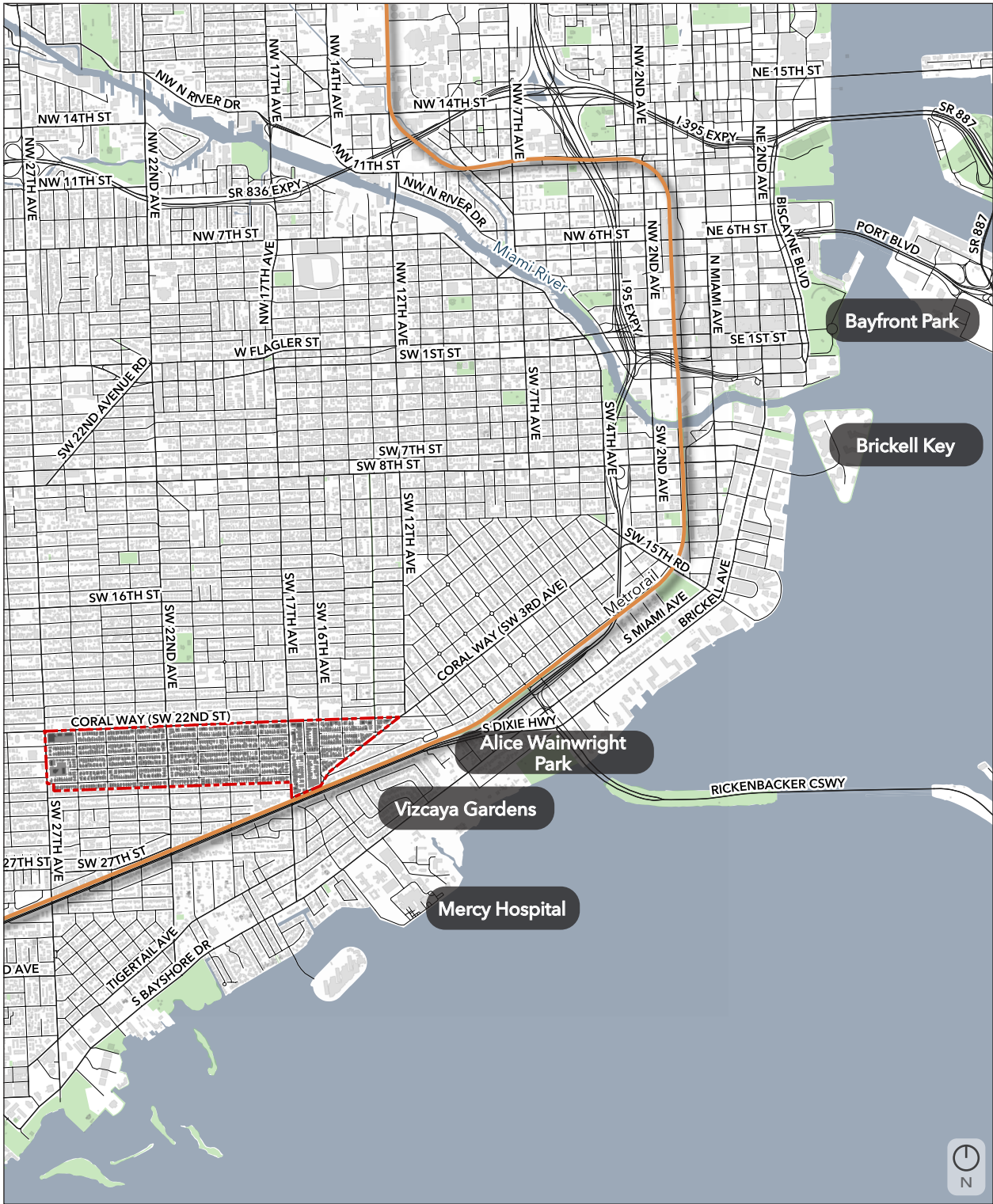


Figure: Map sketch showing the Silver Bluff study area within the context of Southwest Miami. (Source: PlusUrbia Design.)

How we produced this survey

STUDY AREA

The area known as Silver Bluff has many shifting, overlapping, and blurred boundaries, resulting from an identify that springs alternately from geology, fleeting municipal boundaries, various sub-divisions, and later, local institutions and businesses.

The name “Silver Bluff” originally referred to the dramatic, linear limestone rock out-

cropping along Biscayne Bay between the Miami River and Matheson Hammock. In the 1910s, one particular stretch of this bluff was settled by the nationally famous James Deering and William Jennings Bryan, and soon after, the place name of that area became known as Silver Bluff. From 1921-1925, the idea of Silver Bluff as a place transformed yet again, when the Town of Silver Bluff was incorporated and included the area from approximately

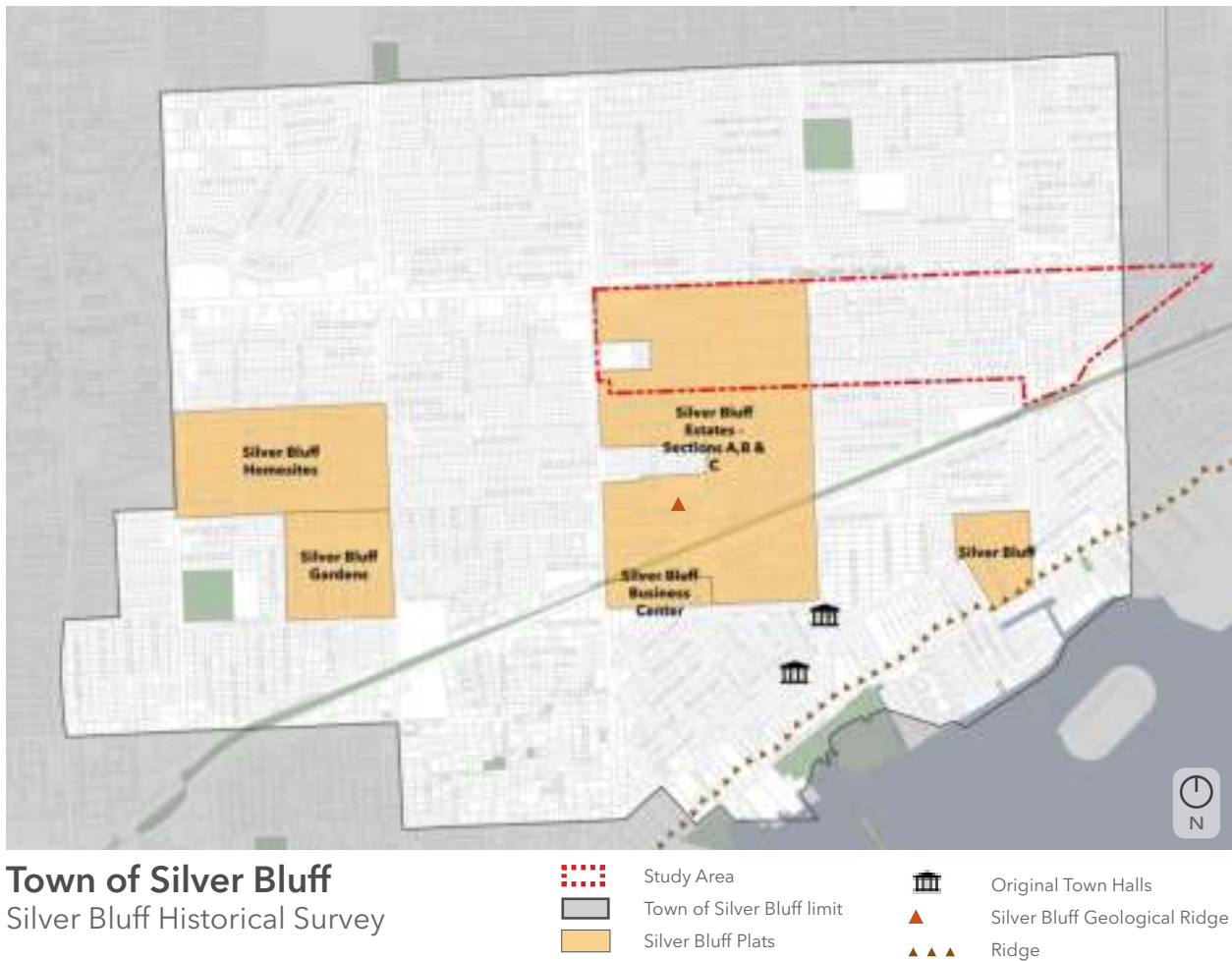


Figure: Map indicating the location of the original Silver Bluff geological feature, the original Town of Silver Bluff boundaries, Silver Bluff subdivision plats, and the Silver Bluff Survey boundary. Source: PlusUrbia Design.

SW 14th Avenue to SW 32nd Avenue, and SW 16th Street to Bird Road. Meanwhile, throughout the 1920s, many different subdivisions with variations of the name “Silver Bluff” were platted and remain embedded in the legal descriptions of individual properties to this day. Various businesses and institutions, including Silver Bluff Elementary School, carry the legacy of the place name into the twenty-first century.

Today, the area identified by residents as the neighborhood of Silver Bluff is much smaller than the original town boundaries, and it is located inland, detached from its

namesake oolitic limestone outcroppings. It includes the area roughly bounded by Coral Way to the north, US1 to the south, SW 3th Avenue to the east, and SW 27th Avenue to the west. Over time, the areas south of US1 assumed the identity of Coconut Grove; the areas to the north and west became part of Shenandoah and other neighborhoods. For the purposes of a historic survey, the oldest platted subdivisions with the largest concentrations of older buildings were selected; in addition, a cross-section of properties from east to west was prioritized. The resulting boundary for

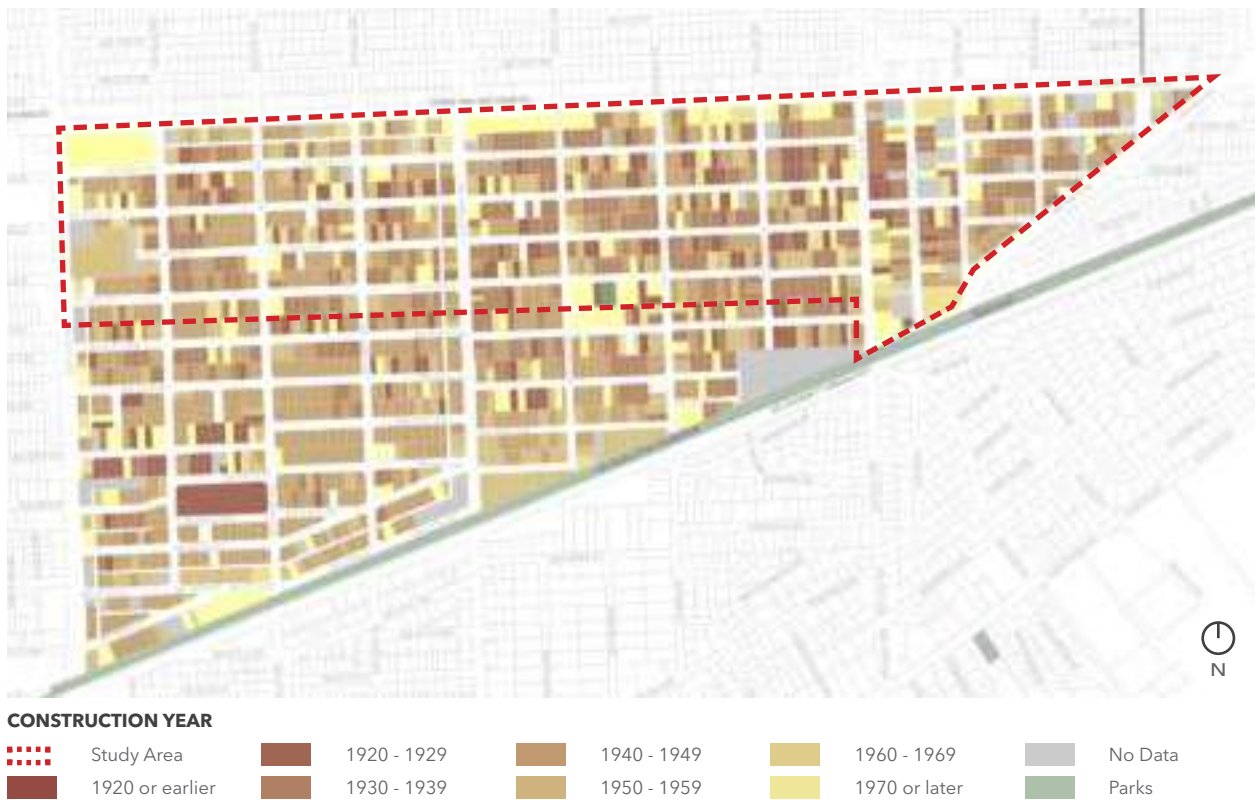


Figure: Building Age Analysis of the Silver Bluff Survey area. Generally speaking, the largest concentration of older and more intact buildings (shown in darker red) was found in the northern half of the neighborhood that is today considered to be Silver Bluff. Source: PlusUrbia Design.

SILVER BLUFF STUDY AREA AND SUBDIVISIONS

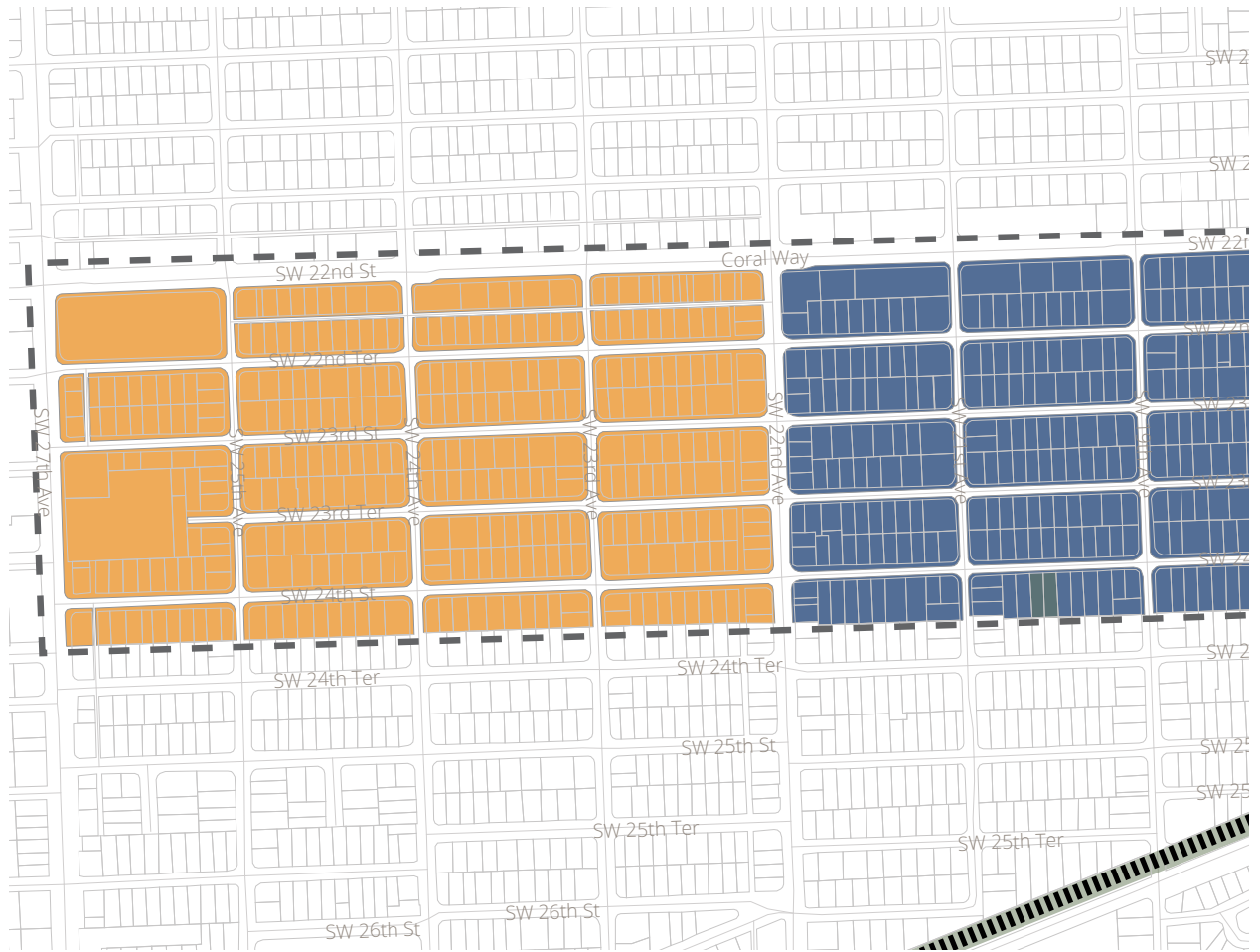
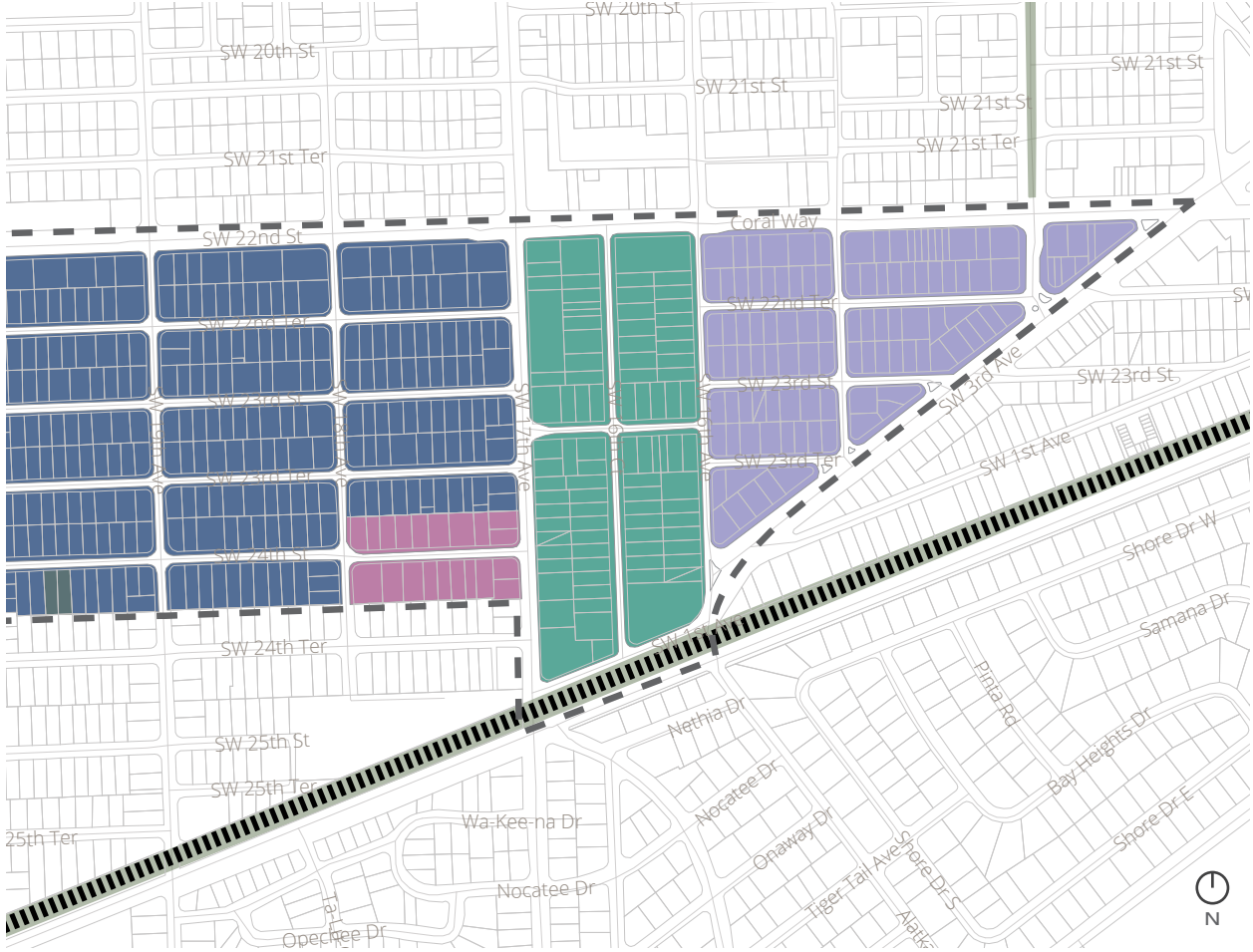


Figure: Map of the western half of the Silver Bluff Survey study area with subdivisions. Source: PlusUrbia Design.



LEGEND







	Study Area		Kensington Park
	Silver Bluff Estates		Woodside Park
	New Shenandoah		East Shenandoah

Figure: Map of the eastern half of the Silver Bluff Survey study area with subdivisions. Source: PlusUrbia Design.

this historic survey, therefore, is Coral Way to the north, SW 24th Street (both sides of the street) to the south, SW 3rd Avenue to the east, and SW 27th Avenue to the west.

The survey area was comprised of approximately 210 acres within the city limits of Miami, approximately 2 miles west of Downtown Miami. The neighborhood is located north of Coconut Grove, south of Shenandoah, and in close proximity to Biscayne Bay, Brickell, and Vizcaya.

The current survey effort focused on all historic resources that are 50 years or older within the study area boundary. The neighborhood is characterized by predominantly single-family homes, with small number of duplexes and walk-up apartment buildings. In the easternmost section of the study area, east of SW 17th Avenue, there is a large concentration of duplexes, both historic and new construction. Subdivisions included in the survey are Silver Bluff Estates (Section A & portions of Section B), New Shenandoah, portions of East Shenandoah, Woodside, and Kensington Park.

RESOURCES INCLUDED

Resources for consideration included buildings, structures, objects, districts, and landscape features that possess historical significance. The survey recorded 777 historic architectural resources (775 new and 2 updated) within the survey area that were built before 1971. These historic properties are predominantly modest single-family homes. Approximately half of the documented resources were built in the late 1930s as part of the New Deal's FHA-insured home loan program. Likewise, approximately a quarter of the documented resources were built

in the late 1940s as part of the post-war FHA-insured and VA-insured home construction boom. These 1930s and 1940s homes have high quality design and construction, with local design adaptations and innovations, which include Moderne and Mediterranean design influences. In addition to these Federal-government insured small homes, there are 1920s Spanish cottages, some larger homes, duplexes, small apartment buildings, and commercial properties along Coral Way that were included in the Survey.

PROJECT TEAM

Plusurbia Design led the project team who worked on the Silver Bluff Survey. The project team consisted of ten professionals. Megan McLaughlin served as project manager, architectural historian, report author, lead field survey specialist, photographer, and reviewer/editor of Site Files. Camila Zablach served as assistant researcher, Site File production, assistant Site File editor, and assistant report author and editor. David Soto served as database manager, GIS specialist, and Site File production. Tara Vasanth served as Site File production and report layout assistant, and Michelle Sanchez served as Site File production and GIS specialist. Andrew Georgiadis served as report illustrator, Elena Gámez served as data management and clerical support, Maria Bendfeldt and Amanda Arrizbalaga provided photo cataloging support, and Cristina Parrilla provided graphic design support. Carina Mendoza of Dade Heritage Trust served as an assistant research specialist, gathering resident directory records. Steven Brooke of Steven Brooke Studios, Inc. served as professional photographer.

Megan McLaughlin has been involved

in the research and documentation of Miami neighborhoods for ten years and has a strong knowledge of the history and current trends in Silver Bluff. As the lead architectural historian, she meets the Secretary of the Interior's Professional Qualification Standards set forth in 36 CFR 61. PlusUrbia's professional offices are located on Coral Way, adjacent to the Silver Bluff Historic Survey area.

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 in July 2020. The survey team created new Florida Master Site Files for 775 newly recorded identified resources of historic, architectural, or cultural significance that are approximately 50 years old or older within the survey area, and revisited 2 Florida Master Site Files for a total of 777 Site Files.

Background research was conducted from July 2020 through March 2021. Report writing and production took place from January 2021 through June 2021. The field survey was conducted following the development of preliminary GIS mapping and creation of a master property list. Compilation of 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, plat maps, historic newspaper articles, and archival research.

SOURCE MATERIALS

Archival research was conducted to develop an overview of the historical development of Silver Bluff and to identify trends and criteria for significance at the local, state and national levels. Archival records were obtained from HistoryMiami's digital archives, the University of Miami Architecture Research Center, Miami-Dade Public Library Digital Collection, the Miami-Dade Public Library Florida Collection, Florida International University, the University of Florida digital collection, the Library of Congress, Newsbank Digital Newspaper Collections, Newspapers.com, Florida Memory, the Florida Master Site File, and the Miami-Dade County Property Appraiser. It should be noted that access to in-person archives was extremely limited for this project due to the Covid-19 pandemic. A full record of all source materials is provided in the Bibliography at the end of Chapter Four.

ARCHITECTURE TRENDS

Virginia & Lee McAlester's [A Field Guide to American Houses](#) and Miami-Dade County's [From Wilderness to Metropolis](#) were used as reference to categorize architectural style and architectural features. Newspaper articles and advertisements of 1930s home construction in Miami and Silver Bluff were investigated to determine architectural themes. Finally, local Miami house plan books from the 1930s, 1940s and 1950s were studied to determine the specific adaptations of Federal housing guidelines to local tastes and needs.



Figure: Homes on SW 22nd Terrace in Silver Bluff. Source: ©Steven Brooke Studios, Inc.



Figure: Typical Streetscape in Silver Bluff. Source: ©Steven Brooke Studios, Inc.

FLORIDA MASTER SITE FILE

The only comprehensive survey that has been conducted in Silver Bluff 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, two Florida Master Site Files were produced for resources within the study area.

The Florida Master Site Files are:

- Woodside Apartments (DA00456)
- Southland Super Service Station (DA03139)

RESIDENT DIRECTORIES

Polk City Directories, available through Miami-Dade Public Library, have been used to obtain the resident information for the years 1927, 1931, 1941, 1953-54, 1962, and 1971. This research provides a snapshot of residents that resided in Silver Bluff, and it also provides a window into demographic trends over time. The years 1927 and 1931 were selected to provide insight into the early residents of Silver Bluff and population transience as a result of the late 1920s land “bust” and subsequent depression. The years 1941 and 1953-54 were selected to track Silver Bluff’s explosive population growth as a result of New Deal housing policies, and its further growth following the Second World War. The years 1962 and 1971 were selected to examine the demographic shifts in Silver Bluff as Cuban families moved into the neighborhood in the aftermath of Castro’s rise to power. The 1950s and 1960s City Directories also provide a glimpse into a growing Jewish population following World War Two. A full documentation of resident and owner information is provided in Appendix A: Resident Chronology at the end of Volume 1 of this report.

HISTORIC MAPS

The original plat maps for each subdivision were located and included as part of the research for this project. Aerial photography of the study area from 1924, 1925, 1952, and 1963 was obtained and studied. The 1925 Hopkins Map, and the 1938 and 1947 Sanborn Fire Insurance Maps were consulted. All of these maps were assembled and used to verify the year built for the structures, to better understand City expansion and annexation, and to understand overall development trends and building construction trends through the mid-century.

NEWSPAPER ARTICLES

Research of contemporary news publications was used extensively to form the Silver Bluff narrative. The project authors pulled articles from between 1911 and 1971 from The Miami Herald, The Miami Daily News, and The Miami Metropolis. Research focused on the geographic formation of the Silver Bluff, the early settlements in the area, early agriculture ventures, and the short-lived incorporation of the Town of Silver Bluff and its subsequent annexation by the City of Miami. Research also focused on the early subdivision and development of Woodside, New Shenandoah, East Shenandoah, Silver Bluff Estates, and other subdivisions, and the individuals, corporations, and institutions that influenced their evolution, including owners, developers, salesmen, architects, builders, and early residents.

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.

The project team confirmed that two 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. Chapter Three of this report includes a Table that provides a full inventory of historical resources included in the survey; a complete photo directory of all historical resources is provided as Volume Two, or Appendix C, of this report.

The historical narrative and identification of trends provides a context within which to identify and assess the significance of Silver Bluff'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 relationship 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.



Figure: Two-story homes in Silver Bluff. Source: ©Steven Brooke Studios, Inc.



Figure: A unique two-story home at 2371 SW 23rd Avenue in Silver Bluff, constructed in 1937 in a local, Miami Moderne adaptation of the Neo-Classical Revival style. Source: ©Steven Brooke Studios, Inc.



Figure: A mysterious two-story home at 3644 SW 3rd Avenue in Silver Bluff, constructed in 1937 with a distinctly 1930s variant of the Mediterranean Revival style. Source: ©Steven Brooke Studios, Inc.

What We Learned

At the start of the survey effort, there were certain hypotheses that were proven correct.

The Woodside subdivision is the most historic but it is also the most threatened, as many older wood-frame houses have been torn down to build large-scale, townhouse-style duplexes.

There are few two-story, larger homes, but those that exist were constructed in the 1920s and 1930s.

There is a large concentration of small homes built in the Art Deco, Streamlined Moderne, and Depression Moderne style. These small homes share many architectural features with large-scale Moderne mansions in Miami Beach, Coral Gables, and Miami Shores. The modest Silver Bluff homes are one-story houses that fall into a Minimal Traditional category in terms of scale, form, and date of construction. Many of the houses are variations on a common floor plan. We predicted that there were builders that were mass-producing buildings in Silver Bluff in the late 1930s. We predicted that these builders were using locally-adapted plan books with small house plans designed by prominent local architects, the same architects designing mansions elsewhere. Archival sources proved this hypothesis to be correct.

It was anticipated that Craftsman-style Bungalows and Spanish Cottages would be found scattered throughout the study area, but primarily found at the eastern portion of the study area, the Woodside Subdivision, as this area was platted in 1917 and contains the earliest homes in the area. This did not turn out to be entirely

true: the only wood-frame bungalows found in the study area were associated with agricultural lands that pre-dated the subdivisions in the area. Concrete Spanish Cottages, however, were found throughout the study area.

It was anticipated that many properties have been altered or adapted. 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 many cases, porches and porte-cocheres have been enclosed; 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, character-defining features of the structure have been removed or altered.

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).

New construction in the neighborhood is primarily large-scale townhouse-style duplexes built in areas of the neighborhood with a T3-O Zoning designation. 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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




- | | | | |
|---|---------------------|---|---------------------|
|  | Study Area |  | T4-O: General Urban |
|  | T3-R: Single-Family |  | T5-O: Urban Center |
|  | T3-O: Duplex |  | T6 8-O: Urban Core |
|  | T4-R: Multi-Family | | |

Figure: Zoning map of Silver Bluff study area, 2021. Note that the majority of the neighborhood is zoned T3-R, which allows for single-family residences. Garage apartments and other detached ancillary living units are not permitted in T3-R zoning. T3-O Zoning, found predominantly east of SW 17th Avenue, allows for duplex construction, which has resulted in many of the smaller, older residences and duplexes being torn down and the lots redeveloped with large-scale townhouse-style duplexes. T4, T5, and T6 zoning allows for larger-scale construction, however under current market conditions and lot sizes, there are limited redevelopment opportunities in Silver Bluff.

Map Source: PlusUrbia Design.

CHAPTER 02

A history of Silver Bluff

Image: February 1925 Aerial Map of the Town of Silver Bluff, City of Coconut Grove, and Southwest Miami

Image credit: Aerial photographic survey. City of Miami and vicinity, Florida, Underwood & Underwood, New York, NY, Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System.

Geology

The story of geology in Silver Bluff is essential for understanding the area's identity, even though the present-day, unpretentious neighborhood known as Silver Bluff now seems marooned inland from the exuberant seaside rock-outcroppings that are its namesake.

Relatively speaking, Miami is a landscape devoid of geological drama. As described in a 1931 French academic journal on urban geography, "From the point of view of structure and relief it would be hard to imagine a region more uniform and simple than southeastern Florida. The strata are almost horizontal. The elevation above sea level is so slight and the surface so flat that no altitude exceeds 20 feet. The uniformity is further accentuated by the fact that the rock is all limestone... (Miami oolite) of Pleistocene origin... Typical Miami oolite is pure soft white limestone which includes occasional layers of calcite and usually more or less sand... it show cross-bedding, hardens on exposure, and makes good road materials and building stone... Its surface is a nearly level plan that ranges in altitude from less than 15 feet above sea level on the mainland to less than 15 feet below in the lagoons."¹

In contrast to the overall flatness and geological uniformity of Miami, the occurrence of a fifteen-foot rocky bluff along the shore of Biscayne Bay has become a landmark in its own right. The exposed outcroppings of this Miami oolitic limestone display raw cuts from prehistoric waves, telling a history of changing sea levels and shorelines. This

"silver bluff" is located most notably and visibly along South Bayshore Drive, south of Brickell Avenue. By the 1900s, this area became a popular location for wealthy Miamians to build their mansions overlooking Biscayne Bay, and the grouping of homes was said to be "at Silver Bluff." Between 1920 and 1925, this geologically memorable place was incorporated as the southeastern corner of the ambitiously large Town of Silver Bluff, and provided the inspiration for the name of the town itself.

Although the Silver Bluff outcropping near Biscayne Bay gets most of the attention, the geology of Miami and the inland Silver Bluff neighborhood itself are also unique.

Even in the areas where the land surface is completely flat, the way that the ground works in Miami and throughout the Silver Bluff neighborhood is unique as well. Miami's land characteristics are intimately linked to this hard oolitic limestone structure, which functions like a sponge, allowing water to flow freely through the ground. As Bingham explains, "In the Miami oolite area, where the limestone reaches the surface, there is subterranean drainage and the soil is dry. Minor topographic forms and surface-features are an integral part of the rock of which they are formed. This oolite is so soft and porous that it is easily eroded. The effects are everywhere visible: potholes, caverns, sinks and natural wells which communicate with underground solution channels and subterranean springs, sometimes gushing

¹ Bingham, Millicent Todd, "Miami: A Study in Urban Geography" *Tequesta: The Journal of the Historical Association of Southern Florida*, Number VIII, c.1949 p75 <http://digitalcollections.fiu.edu/tequesta/files/1948/48_1_04.pdf> accessed 10 May 2021.

with clear, sweet water below tide-level, as in Coconut Grove [and the shoreline once part of the Town of Silver Bluff]... But erosion has resulted in a surface so rough and ragged, with such angular shapes and knife-edges, that it is dangerous to walk upon it."²

The area today known as the neighborhood of Silver Bluff is inland, north of US1, and detached from its namesake rocky outcropping along South Bayshore Drive and Biscayne Bay. However, the neighborhood is located across one of the highest elevations in Miami-Dade County, a feature that becomes increasingly attractive as the community faces the challenges of sea level rise.

Furthermore, a subtle geologic formation within the study area is evident in a 1925 aerial of the neighborhood, where a deep shadow in the landscape indicates clear ridge along the ground plane. This ridge can still be experienced today in the subdivision of Silver Bluff Estates Section "A", particularly along Southwest 23rd Terrace between Southwest 23rd Avenue and Southwest 24th Avenue. Here, a grade change of nearly three feet is evident. The houses on the north side of the street are raised up upon elevated front lawns, the elevation change molded over time with retaining walls, steps, and sloped driveways.

As Paul George has eloquently written, "the Silver Bluff neighborhood is named for one of Mother Nature's most stunning gifts to Greater Miami, a silver bluff running for miles along or near the crystalline water of Biscayne Bay."³ Today's Silver Bluff neighborhood, inland, relatively flat,

with some subtle grade changes and the characteristic oolitic limestone ground surface, tells a story of shifting identities and place names over time, a story of the tumultuous and fast-paced evolution of Miami as a place itself. Of particular importance today, the Silver Bluff neighborhood is located across some of the highest elevations in Dade County, and in this manner, it fulfills its legacy of high ground in a desirable location, in close proximity to Biscayne Bay.



Figure: "View of Miami oolite at Silver Bluff," 1924 photo by D. Stuart Mossom. Source: Florida Geological Survey Collection, Florida Memory.



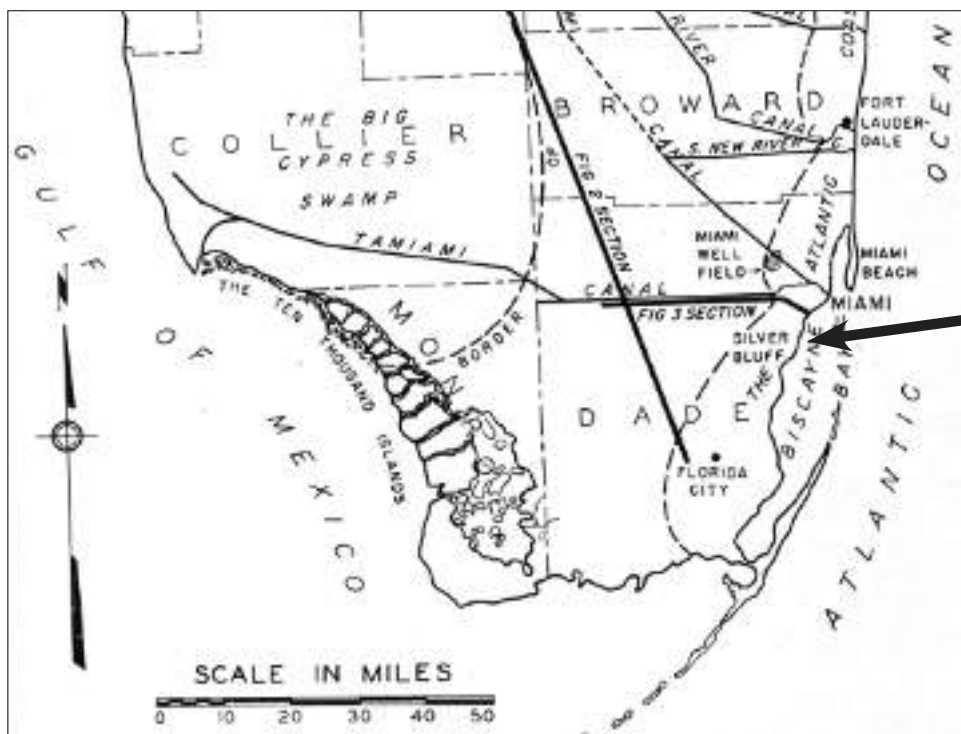
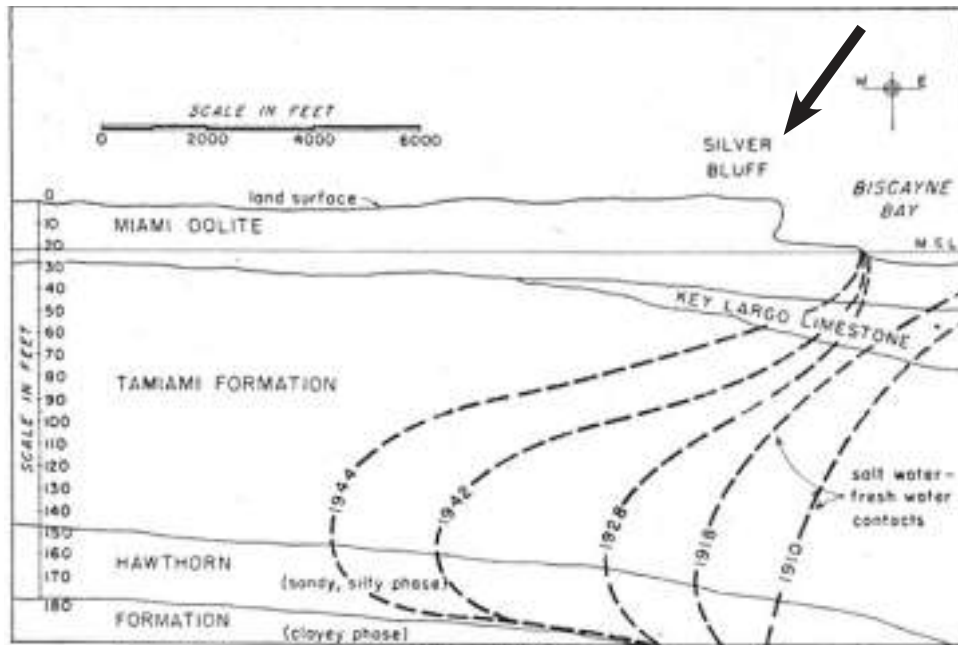
Figure: 1926 Postcard with the inscription "Stone walls surround these homes in Silver Bluff, which was annexed by the City of Miami in September, 1925. It takes its name from a limestone cliff." Source: University of Miami Library Special Collections.

² Bingham p78

³ George, Paul "Silver Bluff: An Historical Overview of a Miami Neighborhood," Dade Heritage Trust, July 2019



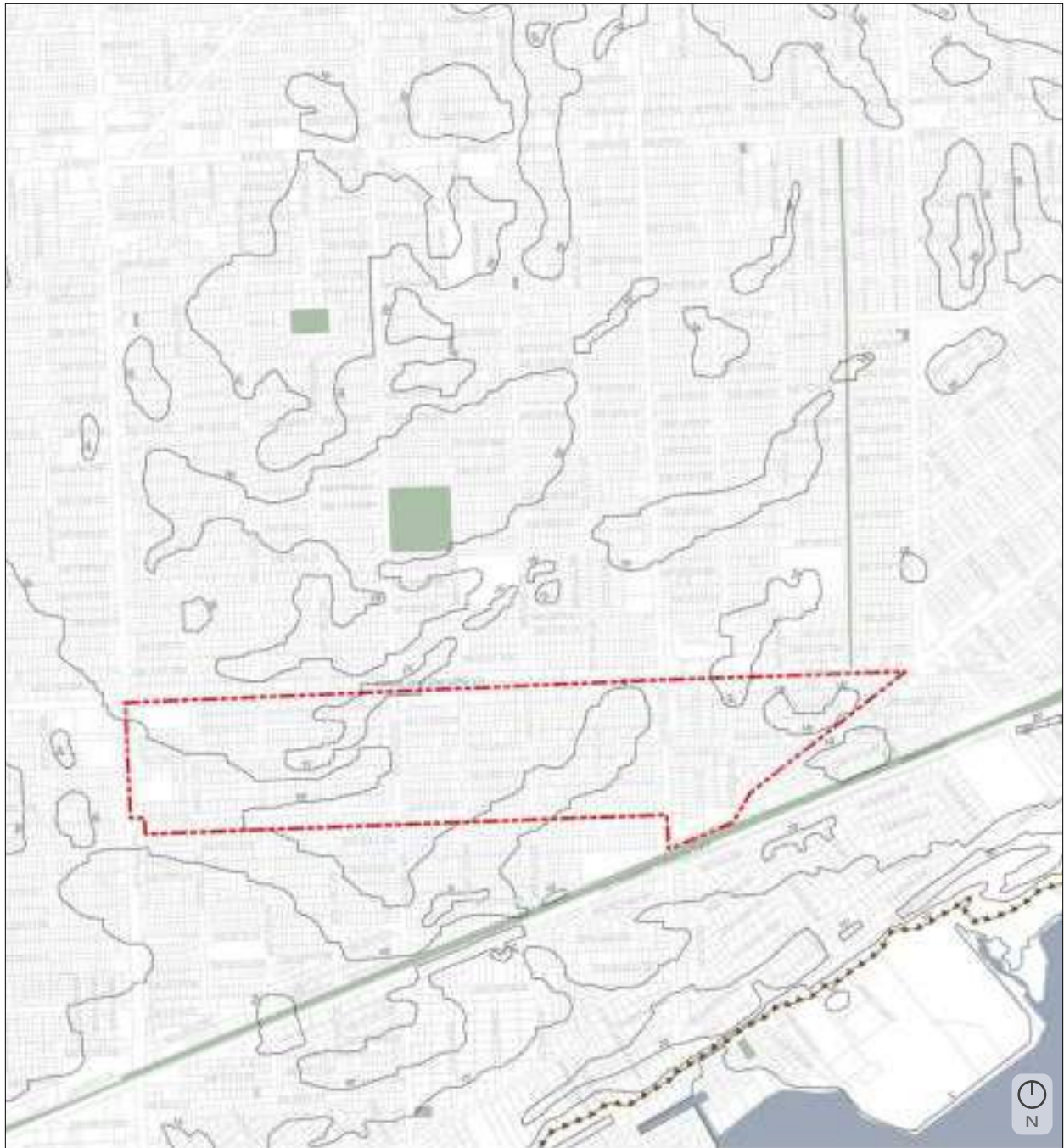
Figure: Standing beside the wave notch at Silver Bluff, Miami, Florida. 1953. Source: Price, W. Armstrong(William Armstrong), 1889-1987. State Archives of Florida, Florida Memory. <<https://www.floridamemory.com/items/show/125863>>, accessed 12 May 2021.



Above, Top: Section drawing of South Florida, showing the rise of the Silver Bluff along the coast of Biscayne Bay.

Above, Bottom: Map of South Florida showing the location of the Silver Bluff.

Image source: Garald G. Parker, "Salt Water Encroachment in Southern Florida" Journal (American Water Works Association), Vol. 37, No. 6 (June 1945), pp. 526-542, accessed 03-03.2021 at <https://www.jstor.org/stable/23347342>.



LEGEND

- Study Area
- Ridge
- Contour lines

Figure: Map of the Silver Bluff Study area and surrounding neighborhoods, showing the dramatic topography of fifteen and twenty foot elevation, some of the highest land elevation in South Florida. Source: PlusUrbia Design.



Figure: 1925 Aerial Map of Silver Bluff, showing topography and geological formation at today's SW 23rd Terrace, at around SW 23rd Avenue. Source: Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System: <https://cdm17273.contentdm.oclc.org/digital/collection/p17273coll20/id/102>



Figure: Elevated properties in Silver Bluff on SW 23rd Terrace, at around SW 23rd Avenue. Source: ©Steven Brooke Studios, Inc.



Figure: Elevated properties in Silver Bluff on SW 23rd Terrace, at around SW 23rd Avenue. Source: ©Steven Brooke Studios, Inc.

Habitat

Miami has a unique climate and habitat in comparison to rest of the continental United States. "There is on average only one day a year when Miami does not have a temperature of 60 degrees or more... Mean annual ranges of temperature are less than anywhere else in the country..."¹

The study area was originally predominantly composed of pine rockland habitat, as was still evident in a 1924 aerial, as well as historic photographs of the study area. Pine rocklands occur in South Florida in places where the limestone rises up as a ridge, providing a higher elevation and good drainage, as opposed to lower-lying swamp areas.

The South Florida pine rockland was characterized by a French geographer as follows:

It is an essentially flat area with a surface of exposed, honeycombed limestone, the innumerable cavities of which are mostly filled with sand north of Coconut Grove... The pine woods are composed of *Pinus Caribaea*, a long-leaf pine peculiar to the locality. It is handsome when young, with luxuriant masses of long rich-green needles, stately in its prime and picturesque in old age, the gnarled branches spreading flat at the top of the tall trunk. The undergrowth is saw-palmetto, scrub-oak, and coontie, with a few annual and perennial herbs. The surface of the soil is almost always dry, as the rain that falls quickly disappears in the porous rock. The woods are so often fire-swept that the soil, and or rock, is nearly if not quite, devoid of humus. As a result there is no tall growth aside from the pines,

which do not require humus as do broad-leaved trees.²

Within and nearby to the ubiquitous Miami pine rockland that once covered much of the extent of the Town of Silver Bluff and the current Silver Bluff neighborhood historic survey boundary, there were areas of tropical hardwood hammock. Hammocks are a unique feature of South Florida ecology: they can be found as islands within either a dry pine rockland, or alternately can be found as raised islands within a swamp such as the Everglades. The word "hammock" is believed to originate in the Indigenous tribes that settled South Florida, and it refers to any area of dense tropical vegetation. The geological formation of the ancient Silver Bluff coincided with a dense tropical hammock throughout the Brickell area and Coconut Grove; this hammock was located in the southern portion of the Town of Silver Bluff, south of the FEC Railway and today's US1. It does not appear that the study area boundary for this historic survey was the location of a tropical hardwood hammock, although the hammock of James Deering's Estate Vizcaya is located in close proximity, and is one of the few existing remnants of the great Brickell Hammock.

1 Bingham, Millicent Todd, "Miami: A Study in Urban Geography" *Tequesta: The Journal of the Historical Association of Southern Florida*, Number VIII, c.1949 p79 <http://digitalcollections.fiu.edu/tequesta/files/1948/48_1_04.pdf> accessed 10 May 2021.

2 Bingham, p82



Figure: Pine rockland, photo c.1938. Source: Miami-Dade Public Library System, Gleason Waite Romer Photographs. <https://cdm17273.contentdm.oclc.org/digital/collection/p17273coll3/id/2985/rec/41>



Figure: "Farming in the Pineland," 1925. This would have been a common scene in the Silver Bluff Survey area between the late 1800s and 1925. Source: Miami-Dade Public Library System, Gleason Waite Romer Photographs. <https://cdm17273.contentdm.oclc.org/digital/collection/p17273coll3/id/2959/rec/18>

A description of the vegetation of the hardwood hammock was carefully provided in this 1931 French geographer's presentation to an international conference:

"...Hammocks are covered with dense tropical jungle of broad-leafed trees, palm and shrubs characteristic of the Antillean flora, all wreathed in an epiphytal covering of orchids, bromeliads, resurrection ferns, Spanish moss and climbing lianan of giant proportions. The ground is covered with rich, loose black mold... Tropical hammocks are most common southwest of Miami. They are usually encircled by live oaks. In a typical hammock most of the trees have crooked trunks, hard heavy wood,

and stiff evergreen leaves. They make so dense a shade that few herbs grow on the ground, but a profusion of air-plants cling to limbs and leaning trunks of live oak, and other rough barked trees: massive gumbo limbo, mastic, buttonwood, red bay, ironwood, satin-leaf, pigeon plum, various figs including *Ficus Aurea* which strangles its host, papaw, Spanish bayonet, palmettoes and an occasional majestic Royal Palm sometimes as much as one hundred feet tall. Small trees, vines, climbers and creepers, briars, shrubs and air-plants, ferns and tillandsias fill every inch of space. This profusion of vegetable life contrasts with the dry monotony of the pineland. The hammock is a striking and welcome feature of the landscape."³

3 Bingham, p84



Figure: Photograph of the tropical hardwood hammock at Vizcaya, c.1934. The Villa and formal gardens are in the foreground, the tropical hardwood hammock is in the middle-ground, and the working Vizcaya farm is in the background. In the far distance, the streets of the East Shenandoah subdivision are evident, showing few structures, and the historic pine rockland habitat still visible. Houses would not be built in significant numbers in East Shenandoah until 1937. Source: Miami-Dade Public Library System, Gleason Waite Romer Photographs. <https://cdm17273.contentdm.oclc.org/digital/collection/p17273coll3/id/3022/rec/3>

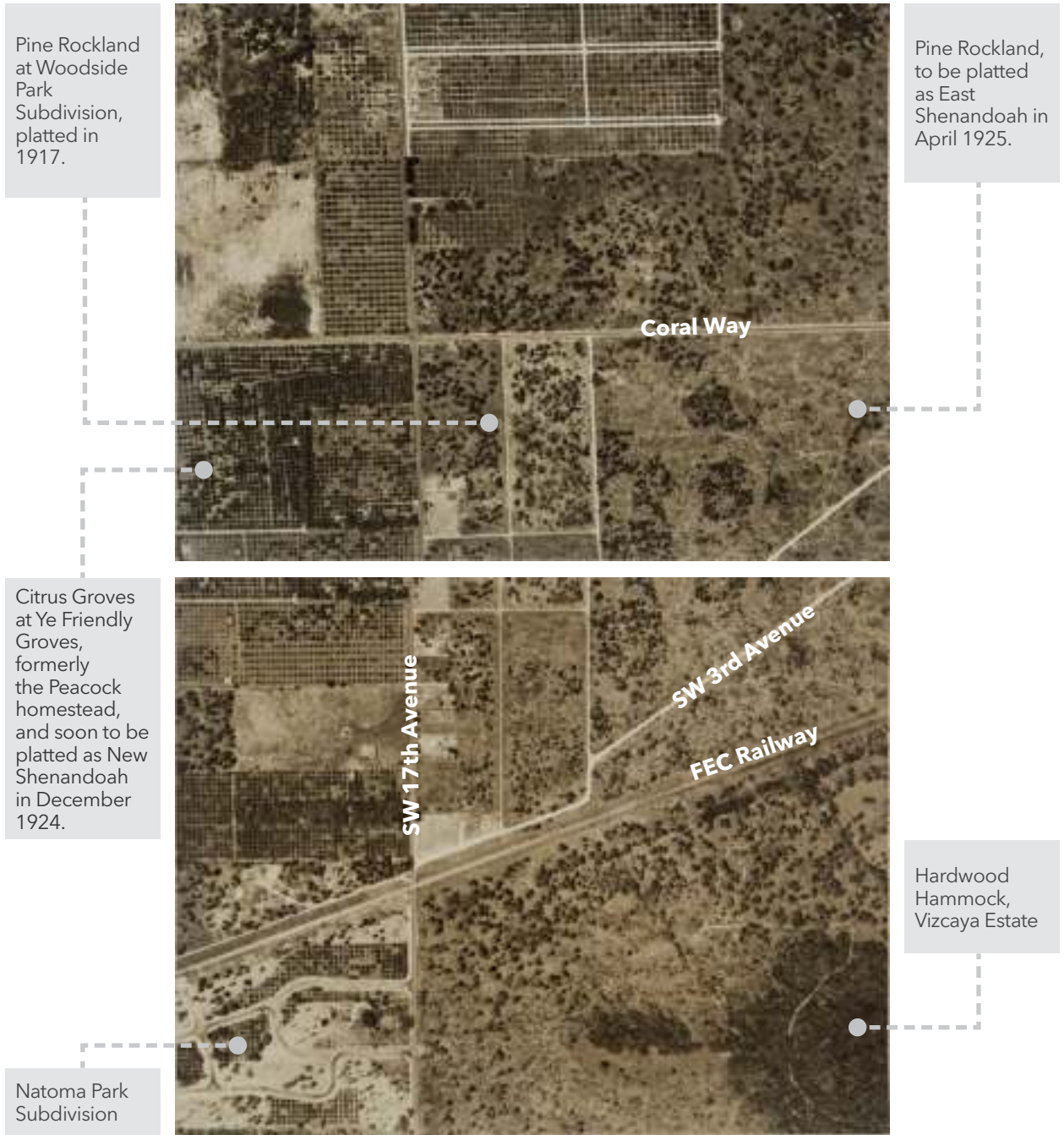


Figure: These two aerial photographs above were taken in July 1924 and show the various habitats and stages of development of what would become East Shenandoah, Woodside Park, and New Shenandoah. Note the dense hardwood hammock forest at the edge of the Vizcaya estate on the bottom right corner. Source: Aerial photographic survey, July 1924, Frame 47 and 48. City of Miami, Florida, New York, NY: Underwood & Underwood. Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System, <https://cdm17273.contentdm.oclc.org/digital/collection/p17273coll20/id/57/rec/2>

Early Settlements

The area today known as the Silver Bluff neighborhood was sparsely settled until the 1920s. Indigenous tribes such as the Tequesta and later, the Seminole, were known to have villages nearby along the Miami River, and they may have used the area in the vicinity of Silver Bluff as a hunting grounds, however there is no evidence of a more permanent settlement in this area.

Although there was some limited European exploration and temporary settlement of the Miami area during the colonial period from the 1500s to the 1700s, there are no records of European-style land ownership or legal title to the land in the area around Silver Bluff until the early 1800s.

SPANISH LAND GRANTS - JOHNATHAN LEWIS, 1813

During the second Spanish occupation of Florida from 1783-1821, the King of Spain granted lands to any person who would settle and cultivate them for ten years. There were five grants in the Miami area centered around the Miami River; the Johnathan Lewis grant was given in 1813, and included "640 acres near Cape Florida"¹ and included the area around the Brickell District, the Roads, and a portion of the Silver Bluff study area as far west as SW 17th Avenue. When the United States acquired possession of Florida in 1821, these Spanish Land Grants were confirmed as valid under U.S. law as well.

By 1835, three Spanish land grants, including the Johnathan Lewis Spanish

Land Grant, were conveyed to R.R. Fitzpatrick from Columbia, South Carolina and Key West. This area extended to the lands along the north and south sides of the Miami River. Fitzpatrick erected buildings along the Miami River (one of which later became the oolitic limestone Fort Dallas), and brought slaves from South Carolina for the cultivation of cotton. He cleared the hardwood hammock along the Bayfront all the way to the area just north of what would later become Villa Vizcaya. He also planted a number of tropical fruit trees in the area, some of the first exotic fruit cultivation in Miami.

Fitzpatrick experienced financial ruin and was forced to convey his lands to his nephew William English in 1843. During the ensuing years, English made few changes to the lands that he had obtained from Fitzpatrick; as a result the area around the Roads and Silver Bluff remained as pristine pine rockland habitat.²

What was originally the Johnathan Lewis Spanish land grant was eventually purchased by William and Mary Brickell, and became part of their extensive land holdings. Much of this land was left in its natural state until the 1920s, when it was transformed from virgin pine rockland into Boom-time subdivisions such as East Shenandoah, Brickell Hammock, and Brickell Estates.

1 Marks, Henry S., "The Earliest Land Grants in the Miami Area," Tequesta 18 (1958), 16.

2 Marks, Henry S., "The Earliest Land Grants in the Miami Area," Tequesta 18 (1958), 19.



Figure: Johnathan Lewis Spanish Land Grant shown on a 1925 Hopkin's Map. It extended as far east as SW 17th Avenue. Source: University of Miami Architecture Research Center.

HOMESTEAD ACT OF 1862

Up until the Homestead Act of 1862, South Florida remained essentially a wilderness. The United States Homestead Act, similar to the Spanish Land Grant program, granted public land, nationwide, to any person who would settle on and improve the land. In this case, the Homestead Act granted 160 acres of land and required the grantee to live on the land and improve it for five years. There were two notable homesteads in the Silver Bluff neighborhood.

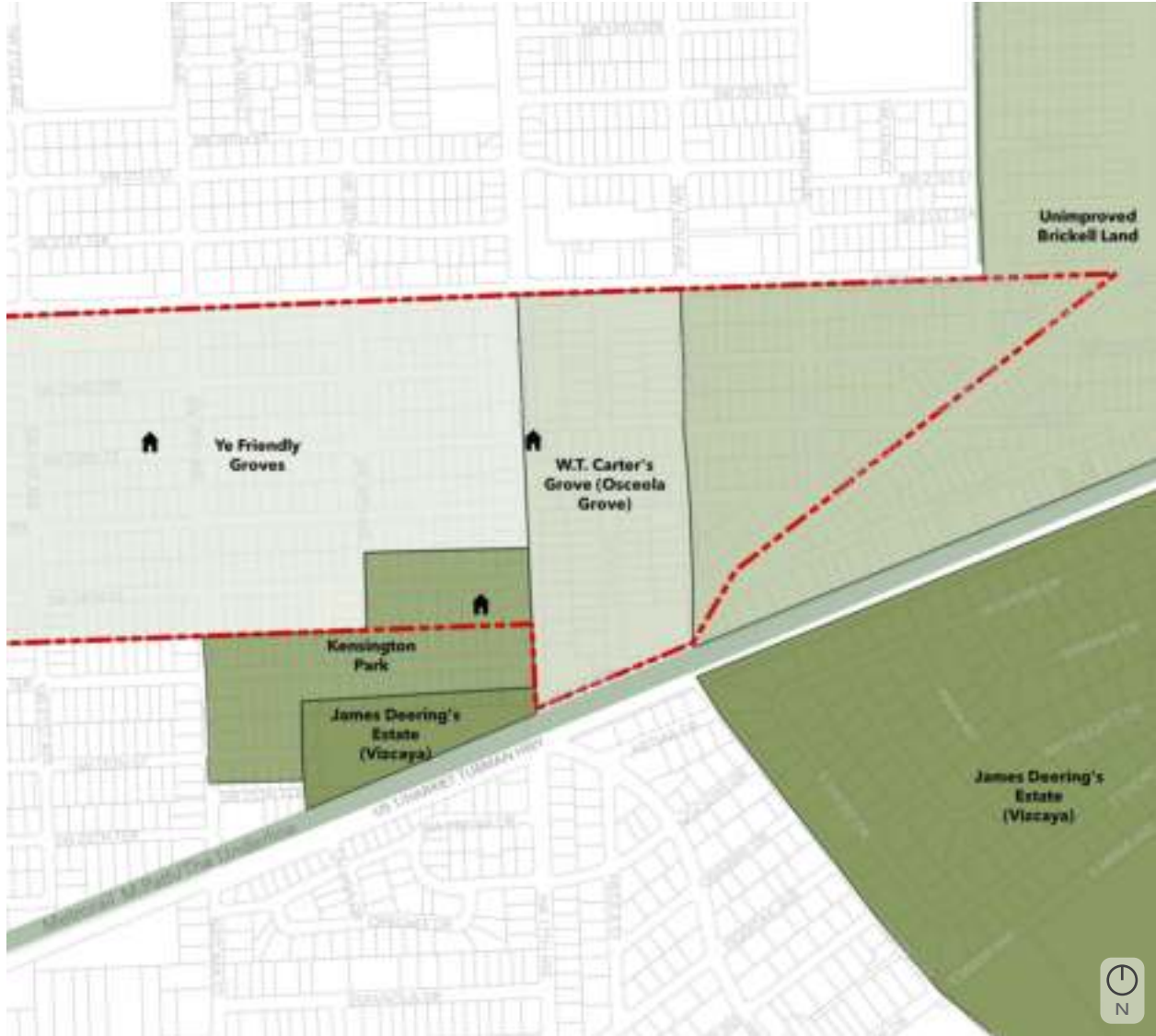
The Jackson Peacock homestead was located on land located south of Coral Way and between SW 17th Avenue and SW 22nd Avenue. In 1901, the homestead would be purchased and transformed into Ye Friendly Groves, a well-respected citrus grove for nearly 25 years. In December 1924, the land would be purchased again by the Shenandoah Improvement Corporation and transformed into the New Shenandoah subdivision.

The Charles J. Rose homestead was located on land to the north and south of Coral way, between SW 22nd Avenue and SW 27th Avenue. Rose erected a wood-frame farmhouse at today's 2200 SW 22nd Street, and planted potatoes, cabages, tomatoes, and pineapple. In 1912, the southern 80 acres and the farmhouse would be purchased by Alfonso and Minnie Harold, who named the property "Pinecrest Grove" where they would live until early 1925, when they sold the land to the Silver Bluff Properties Inc., and the land was transformed into the Silver Bluff Estates Section "A" subdivision.

LAND OWNERSHIP MAP - EARLY 20TH CENTURY

Figure: Map of Land Ownership Chronology in Silver Bluff, from recent times to the earliest recorded title to the property Source: PlusUrbia Design

LAND OWNERSHIP MAP - EARLY 20TH CENTURY











-  Study Area
-  Original Farmhouses
-  Bay Heights Subdivision / James Deering Estate (Vizcaya)
-  Kensington Park Subdivision / Unknown Citrus Grove / Peacock Homestead
-  Silver Bluff Estates Subdivision / Pinecrest Grove / C. J. Rose Homestead
-  East Shenandoah Subdivision / Brickell Family Land / Spanish Land Grant
-  Woodside Park Subdivision / W.T. Carter's Land / Spanish Land Grant
-  New Shenandoah Subdivision / Ye Friendly Groves / Peacock Homestead

Figure: Map of Land Ownership Chronology in Silver Bluff, from recent times to the earliest recorded title to the property Source: PlusUrbia Design

Ye Friendly Groves (New Shenandoah)

The Jackson Peacock homestead was purchased in 1900 by five friends from the northeastern United States who decided to make an investment venture into Florida citrus. One of the friends, E.R. Jones, retired from his career as a Philadelphia banker, and moved to Miami to live on site and establish and manage the citrus grove.

The grove was named Ye Friendly Groves, and it became a well-respected tropical fruit grove known for its citrus and mangoes. In approximately 1921, the owner of Ye Friendly Groves, E.R. Jones, rebuilt his house on site after the original house burned down. The rebuilt home was an eight-room bungalow-type house built of native coral rock, which was a popular and readily available building material in the early 1920s. The house was located "far enough back from Citrus Road to make it a most inviting place."¹ It is likely that this house was the coral rock home located at 1923 SW 23rd Street today, although the home has been altered, most likely as a result of damage from the devastating hurricane on September 18, 1926.

In December 1924, E.R. Jones and his business partners sold Ye Friendly Groves to the Shenandoah Improvement Corporation. The tropical fruit grove would be transformed into the New Shenandoah subdivision.

¹ 'The Back Country Ye Friendly Grove is One of Dade's Most Profitable Citrus Properties', Miami Herald (online), 29 Oct 1922, 12 (338) Page Nine <<https://infoweb-newsbank-com.access.library.miami.edu/apps/news>>



Figure: 1923 SW 23 ST - 1922 Newspaper photo. Source: Miami Herald.



Figure: 1923 SW 23 ST - Photo of Hurricane Damage in September 1926. Source: Gleason Waite Romer Photographs, Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System



Figure: 1923 SW 23 ST - The stone house in 2020, as it was rebuilt after the 1926 hurricane. Source: Plusurbia Design.

Pine Crest Grove (Silver Bluff Estates Section "A")

The Charles J. Rose farmhouse and the southern 80 acres of the Rose homestead were purchased by Alfonso R. and Minnie Harold in 1912, in the area today bounded by Coral Way to the north, SW 22nd Avenue to the east, SW 27th Avenue to the west, and SW 24th Street to the south. The Harold family called the estate "Pine Crest Grove." In January 1925 they sold their estate to Silver Bluff Properties, Inc. and Silver Bluff Estates Section "A" was platted, subdivided, and sold.

The Dr. A. R. Harold Family lived in a frame house at today's 2200 SW 22nd Street, on the southwest corner of Coral Way and Citrus Road (SW 22nd Avenue) from 1912 - 1925. The house was demolished to make way for more profitable development when Silver Bluff Estates was platted. Today the site is a gas station. The A.R. Harold family used the proceeds from the sale of their land to construct a grand Mediterranean-Revival style home within the subdivision in 1925 at 2317 SW 23rd Street.



Figure: Pinecrest Grove was owned and inhabited by A.R. and Minnie Harold from 1912 until January 1925, when they sold their remaining 65 acres to Silver Bluff Properties, Inc. to be subdivided as Silver Bluff Estates Section "A". They had lived in a wood frame house at the southwest corner of Coral Way and SW 22nd Avenue, at today's 2200 SW 22nd Street, however it is likely that the house had already been demolished by the time of this 1925 Hopkin's Map. They used the proceeds of the land sale to build a grand Mediterranean Revival mansion at 2317 SW 23rd Street, and they also built a rental property, a Spanish Cottage, at 2469 SW 22nd Terrace (the pink building footprint on the map above). Source: University of Miami Architecture Research Center.

Kensington Park - Unidentified Grove

Kensington Park was a plat of a small fruit grove off of Osceola Road (SW 17th Avenue) with a Bungalow-style farmhouse that faced the road. The farmhouse remains today and is located at 1710 SW 24th Street, where the side of the farmhouse is visible from SW 24th

Street. The house faced Osceola Road, or SW 17th Avenue, but the land around it was subdivided and developed, so there are now houses blocking the view from SW 17th Avenue. The farmhouse likely served as the sales office for Kensington Park lots during the 1920s.



Figure: 2020 Aerial of 1710 SW 24th Street showing the subdivision of the property and the bungalow's front facade blocked by development on 17th Avenue. Source: Miami-Dade Property Appraiser Website.



Figure: 2020 photograph of 1710 SW 24th Street taken from 24th Street. This photo shows how the side of the house now fronts SW 24th Street. Source: PlusUrbia Design.



Figure: 1924 Aerial showing bungalow at 1710 SW 24th Street. Source: Aerial photographic survey, July 1924, Frame 47 and 48. City of Miami, Florida, New York, NY: Underwood & Underwood. Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System, <https://cdm17273.contentdm.oclc.org/digital/collection/p17273coll20/id/57/rec/2>

Woodside Park - Osceola Grove

The land that would become Woodside Park subdivision - south of Coral Way, west of 16th Avenue, east of 17th Avenue, and north of SW 1st Avenue - was originally part of the Jonathan Lewis Spanish Land Grant of 1813. By 1911, W. T. and Kathryn Carter owned land in this vicinity and operated a citrus grove known as Osceola Grove, although there does not appear to have been citrus cultivation on the Woodside Park land itself.

The Carter family lived in a custom-built Craftsman-style Bungalow, the only structure in Woodside Park at the time of its plat, from 1916 - 1924. It still stands today at 2287 SW 17th Avenue, however the bungalow has been expanded, and a one-story commercial building was constructed in front of it, fronting SW 17th Avenue and making it hard to see the Bungalow.

W.T. Carter was not only a well-known businessman and leader in the Miami community, he was also was a long-time resident of and promoter of the Silver Bluff area of Miami. When he platted Woodside Park in 1917, he was ahead of his time, and was one of the few owner-developers of subdivisions in the area.



Figure: 2020 photograph of bungalow at 2287 SW 17th Avenue, located behind a restaurant. Source: PlusUrbia Design.



Figure: 1924 Aerial showing the W.T and Kathryn Carter bungalow at 2287 SW 17th Avenue. Source: Aerial photographic survey, July 1924, Frame 47 and 48. City of Miami, Florida, New York, NY: Underwood & Underwood. Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System, <https://cdm17273.contentdm.oclc.org/digital/collection/p17273coll20/id/57/rec/2>

Villa Vizcaya

The prestige and architectural character of Miami would be forever transformed by the arrival of the eccentric millionaire bachelor, James Deering. Deering made his fortune with International Harvester in 1902, and subsequently sailed the world searching for the perfect location to build a grand estate. He found it in Miami, and in 1910 he purchased 180 acres of land from the Brickell family to create the sprawling Villa Vizcaya, with its integral waterways, gardens, and farm. Construction of Villa Vizcaya began in 1912, and Deering officially moved into his estate on Christmas Day 1916.

The design of the Villa and the surrounding gardens was inspired by Italian villas, combining features of High Renaissance, Mannerist, Baroque and Rococo styles. The architects of the Villa, F. Burrall Hoffman, Jr. and Paul Chalfin, studied at Harvard and L'École des Beaux Arts, and Hoffman had worked in the New York office of Carrere and Hastings, one of the leading architectural firms in the United States. The arrival of these architects and their showcase of high-style architecture in Miami would establish the Mediterranean Revival style of architecture as the regional style for decades to come. In addition, it is said that "The single greatest accomplishment of Vizcaya was the contribution it made to the development of Miami. The huge labor force imported for its construction included skilled carpenters, masons, artists and many other fine craftsmen, most of whom remained in the area. This large contingent of high quality workers

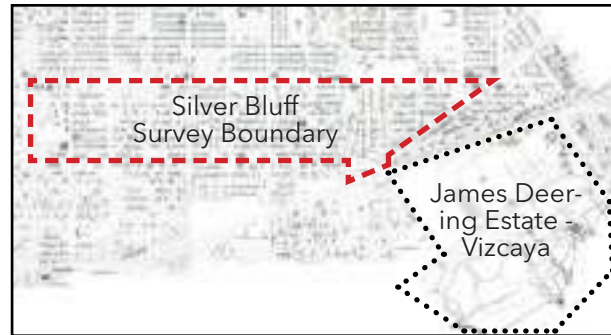


Figure: 1947 Sanborn Map showing proximity of Vizcaya, or the James Deering Estate, to the Silver Bluff Survey area. Source: Library of Congress, Sanborn Map Collection.

left its imprint beyond the walls of Vizcaya during the 1920s Florida Building Boom that ensued after its completion."¹ Many of these designers, landscapers, and builders went on to construct the 1920s Boom-era suburbs of Coral Gables, Miami Shores, and even parts of Silver Bluff and Shenandoah.

The influence of Vizcaya extended beyond Mediterranean design and construction as well. Proximity to the world-famous estate became a selling point for real estate in the area. Within a year of the completion of Villa Vizcaya, in 1917, the adjacent land to the northwest was subdivided and put up for sale as Woodside Park. Advertisements for Woodside Park lots included an area map highlighting the proximity to Villa Vizcaya. In 1925, Silver Bluff Estates, which was further west from Vizcaya, also highlighted and exaggerated the proximity of the subdivision to the Villa Vizcaya in its advertisements.

¹ Metropolitan Dade County Office of Community and Economic Development Historic Preservation Division, "From Wilderness to Metropolis" Miami, FL c1982

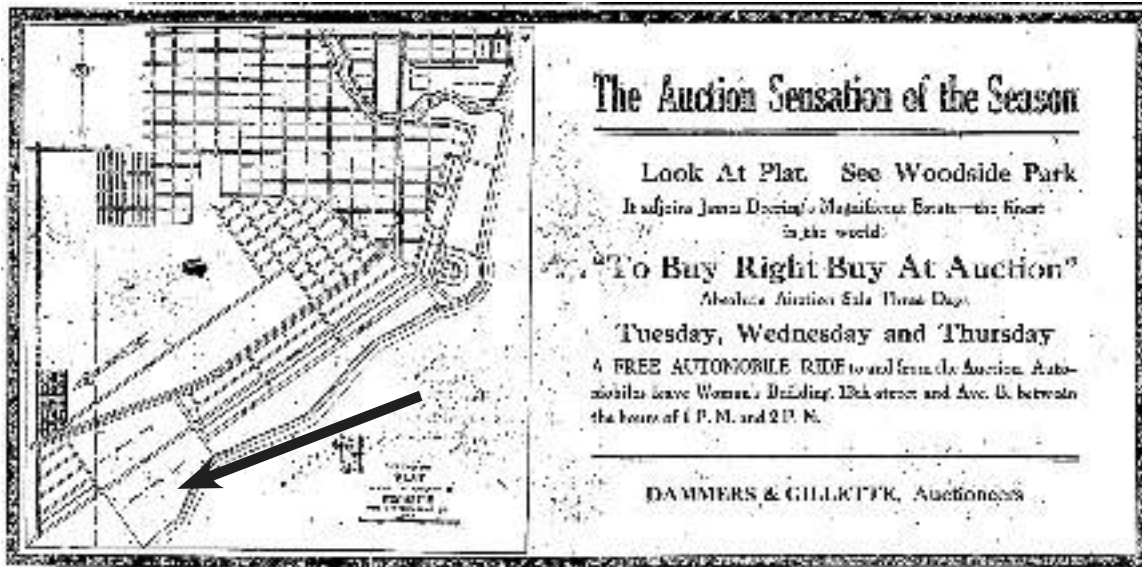


Figure: 1917 Advertisement in the Miami Herald illustrating the proximity of Woodside Park to the James Deering Estate as a feature of the neighborhood. Source: Miami Herald.

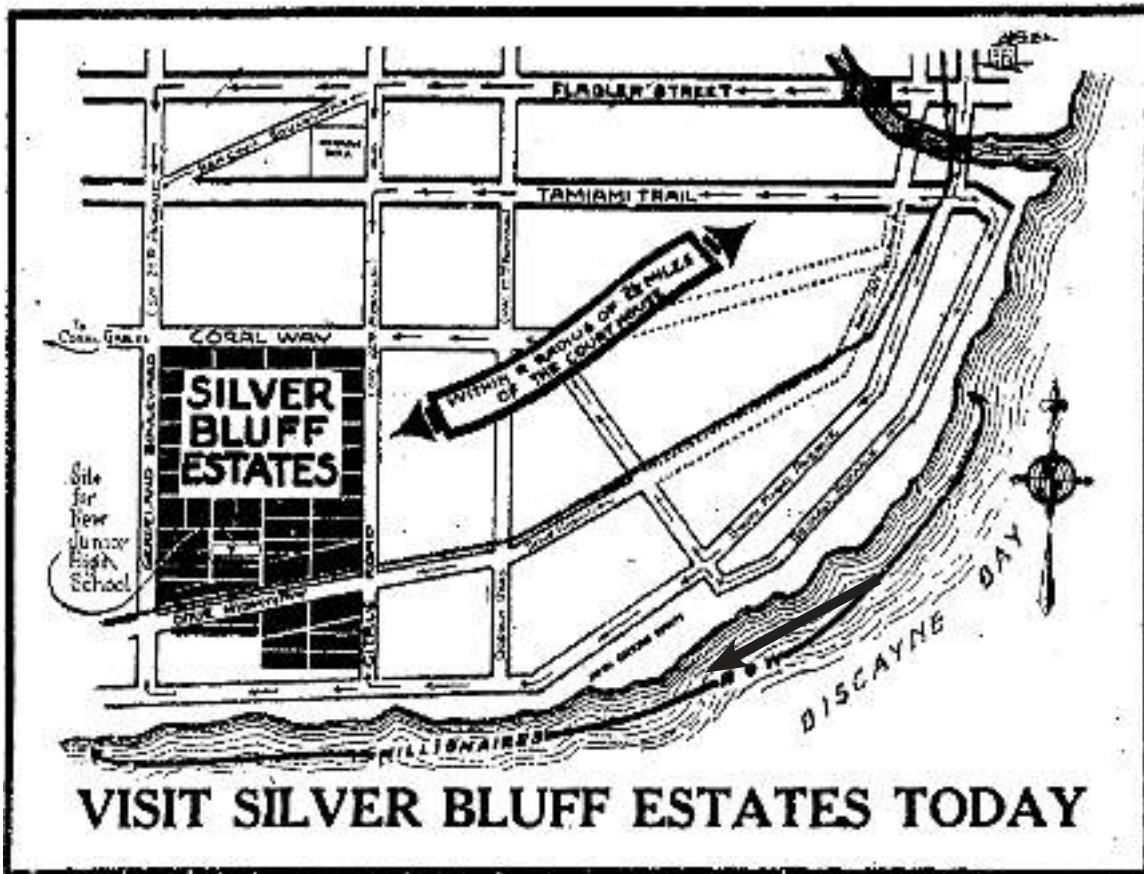


Figure: 1925 Advertisement in the Miami Herald illustrating the proximity of Silver Bluff Estates to the James Deering Estate as a feature of the neighborhood. Source: Newsbank.

Coral Way

Major north-south roads pre-dated the boom-era subdivisions in Southwest Miami. In the Silver Bluff area, the main roads were Osceola Road, or today's SW 17th Avenue, Citrus Road, or today's SW 22nd Avenue, and Grapeland Boulevard, or today's SW 27th Avenue. Early development occurred first along these roadways, including the occasional farm house, or early construction of Spanish Cottages along SW 17th Avenue in the 1919 platted Woodside Park subdivision.

Of all of the roadways, however, the development of Coral Way as a scenic transportation corridor connecting Downtown Miami with Downtown Coral Gables had the strongest influence on the development of the Silver Bluff neighborhood.

In 1920, George Merrick began shaping his family citrus plantation west of Miami into a planned suburb. The namesake of the suburb, and its historical center, was his family home: the grand, two-story,

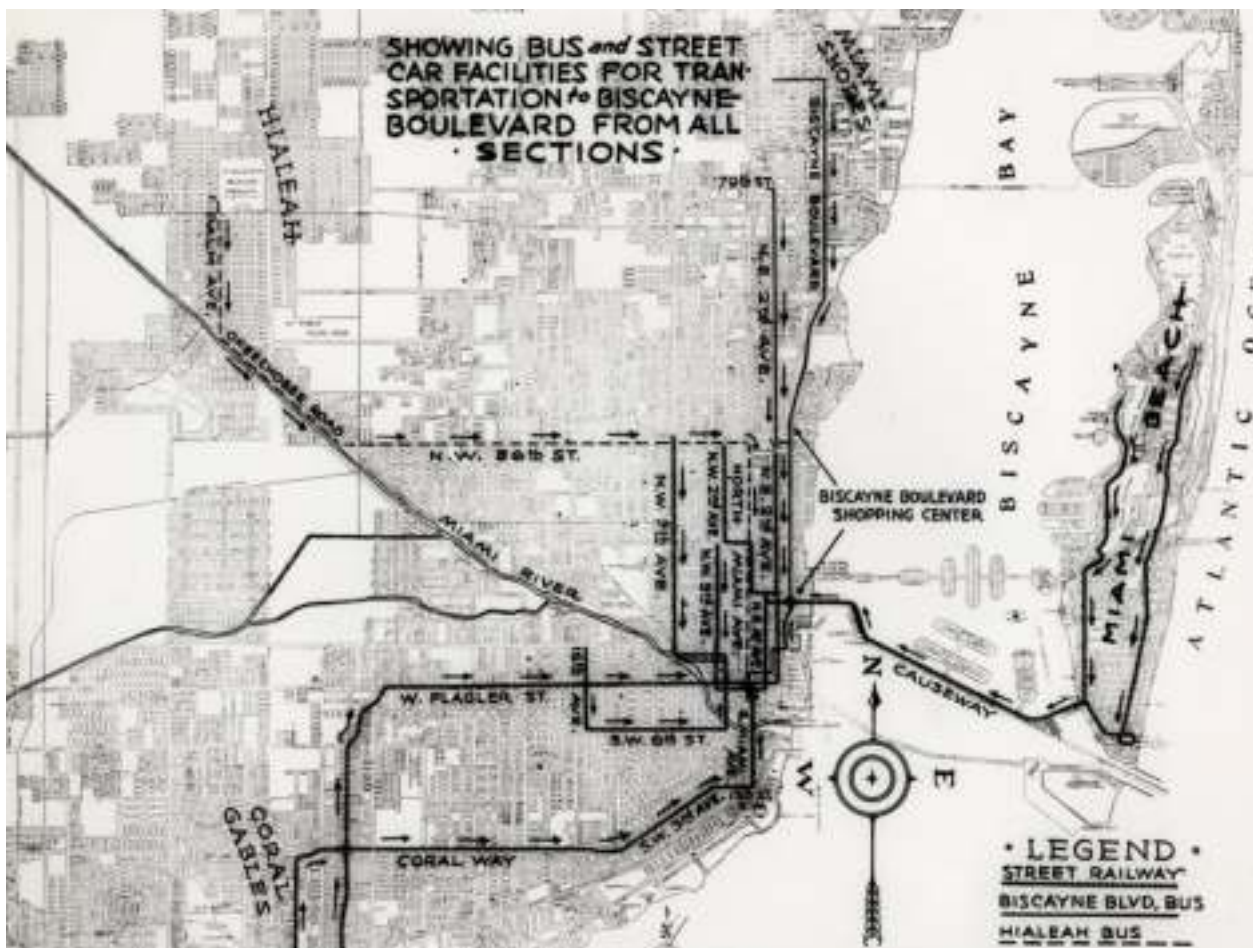


Figure: This 1927 map shows bus and streetcar routes throughout the Greater Miami area. Note the Coral Way Streetcar route connecting downtown Miami and downtown Coral Gables. Source: University of Miami Special Collections Digital Collections

masonry “Coral Gables”, which was located upon a simple country road that was christened “Coral Way”. As the masterplan for the community evolved, Merrick worked tirelessly to amplify Coral Way’s significance and prominence in the day-to-day function of the suburb. He eventually developed Coral Way from a simple dirt road into a 100-foot wide grand, ceremonial street that led east to west from the suburb’s commercial district to its western edge.

For the ambitious and visionary Merrick, however, a grand street running through his own development project was not enough. He lobbied the City of Miami and the Town of Silver Bluff to extend Coral Way beyond the boundaries of Coral Gables, and create a broad, modern thoroughfare that directly connected downtown Miami to Downtown Coral Gables, and ultimately to his beloved childhood home. By 1922, Coral Way was under construction as a purpose-built route along SW 13th Street in Southside, then turning diagonally onto SW 3rd Avenue through Brickell-owned lands, and straightening once more into SW 22nd Street at SW 12th Avenue, where it would lead directly west to Downtown Coral Gables. Along the entire route, the roadway width was between 100’ and 125’, nearly double the width of a typical road at the time.

Once the Coral Way route between Downtown Miami and Downtown Coral Gables was established, Merrick took the next step and created a new streetcar line in 1925 that would directly connect the two



Figure: Coral Gables Streetcar on Ponce de Leon Boulevard, 1926. This streetcar line would run down Coral Way to Downtown Miami. Source: Romer, G. W.(Gleason Waite), 1887-1971. Rapid transit on Ponce de Leon Boulevard - Coral Gables, Florida. 20th century. State Archives of Florida, Florida Memory. <<https://www.floridamemory.com/items/show/31411>>, accessed 12 May 2021.

cities, adding value to his development. The Coral Gables Corporation began running a system of streetcars which connected the City of Coral Gables with Downtown Miami in a 20-minute trip for a 10-cent fare. According to the Corporation, by 1926 the system was carrying 2,500 to 3,500 passengers a day.¹ At the time, the Town of Silver Bluff passed an ordinance giving authority to the Coral Gables Rapid Transit Corporation to operate the street railway through the Town along Coral Way, in exchange for free fare for Silver Bluff firefighters and police officers, among other things.²

The Miami News described the interior of the trolleys to be as opulent as any other aspect of the Coral Gables project: “Roomy, high-backed Pullman seats are of

1 Behar, Roberto M. and Maurice G. Culot, eds., *Coral Gables: An American Garden City*, University of Miami School of Architecture and Institut Francais d’Architecture, 1997 p120

2 “An Ordinance Granting to the Coral Gables Rapid Transit Corporation” *The Miami Herald*, July 29, 1925 p11 Newsbank accessed 2 December 2020



Figure: Mature banyan trees in the median of Coral Way, 2020. Source: PlusUrbia Design

Spanish leather, flooring is of rubber tile and woodwork is of cedar and cypress. Lighting is obtained through use of old Spanish lantern reproductions.”³ The Coral Gables street railway operated along Coral Way between 1926 and 1935, when it was damaged by a hurricane and never revived.

In 1929, a beautification plan for Coral Way was created. It was during this time that the wide median was laid out and constructed, and over 1,200 Banyan trees were first planted. The Banyans remain today, fully matured and providing a dense and exotic canopy over the roadway.

The widening of Southwest 22nd Street between 1922 and 1925 and its evolution into the lushly-landscaped, iconic Coral

Way connecting Downtown Miami with the commercial and historical center of Coral Gables had a significant influence on the development of the southwest section of Miami, particularly the areas formerly part of the Town of Silver Bluff, and the neighborhood today known as Silver Bluff. At the time, and to this day, Coral Way was the only wide, planned, modern thoroughfare in the southwest section, and is arguably Miami’s most scenic roadway. In the 1930s, during the New Deal and FHA Housing Boom, proximity to Coral Way was a major selling point for real estate, both commercial and residential. To this day, a Coral Way address continues to hold prestige due to the scenic qualities of the road.

³ Lauredo, Malcolm Anthony, “Trolley-Ho! The History of Coral Gables’ Electric Trolley System,” Coral Gables Museum, 2018 < <https://coralgablesmuseum.org/portfolio-item/9922/> > accessed 12 May 2021.



Figure: "Aerial view of Miracle Mile and Coral Way, looking east from Ponce de Leon Avenue. Banyan trees planted by W.P.A. & County," 1937. Note at the far end of the street, the Silver Bluff neighborhood is evident on the south side (right side) of the street. Source: Gleason Waite Romer Photographs, Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System.

Town of Silver Bluff

The very existence of the Town of Silver Bluff is a little-known chapter in the history of Miami, in part because the Town was short-lived, incorporated only from 1921-1925, and in part because the area was sparsely populated until the late 1920s, at which time it had already been annexed into the City of Miami and began to assume the identities of the surrounding neighborhoods, such as Shenandoah and Coconut Grove.

Presumably, the birth of the Town of Silver Bluff was sparked by civic pride. The southern area encompassed by the Town of Silver Bluff was at one time considered to be part of Coconut Grove, however when Coconut Grove formally incorporated as a City in 1919, the northern boundary was established at Trade Street, leaving many settlers along Bayshore Drive and Tigertail

Road without an identity. According to J.W. Carey, who lived at Trade Street and Bayshore Drive in the early 1900s, their settlement was considered “No Man’s Land,” and as a matter of civic pride, the neighbors decided to form the Town of Silver Bluff.¹

The Town of Silver Bluff was incorporated on April 21, 1921. It was an inauspicious beginning. By the 1922 election, there were only 185 registered voters in the Town. Official town business was still being held at the private real estate office of the Town Clerk, D.S. Dawson. The structure was a modest one-room, Mission-style structure at the corner of Tigertail Road and Kirk Street. Taxes were collected by the Bank of Coconut Grove, and residents had to be reminded that they owed taxes to the little-known municipality.

1 “J.W. Carey, who lives on Bayshore Drive” The Miami Herald, May 27, 1928, p6, Newsbank, accessed 2 December 2020



Figure: Silver Bluff Town Hall site 1921-1923, at the corner of Tigertail Avenue and Kirk Avenue, south of the FEC Railway. Source: Sanborn Maps Online.



Figure: Silver Bluff Town Hall 1921-1923. Source: Gleason Waite Romer Photographs, Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System.

In 1923, the town limits were extended by way of a charter from the State legislature, to include the area roughly defined by SW 16th Street to the north, SW 14th Avenue to the east, SW 37th Avenue to the west, and Bird Road to the south. In the same year, a Town Hall was constructed at 2901 Osceola Road, today's 2901 SW 22nd Avenue (known by locals today as Marjorie Stoneman Douglas Park, or Silver Bluff Mini Park.)

Some of the accomplishments of the Town during its incorporation included issuance of a \$200,000 improvement bond, the contracting of a street lighting system, paving of twelve miles of roadways, the construction of a municipal pier at the foot of Trade Street, a survey of the harbor and setting of channel beacons, and the construction of the Town Hall, which also included a police and fire station.² The Town also reviewed and approved numerous plats for new subdivisions within its boundaries, including New Shenandoah, Silver Bluff Estates, and Kensington Park, among others, and negotiated contracts for infrastructure, such as streetcars that would connect the Town to Downtown Miami and Coral Gables.

By January 1925, the future of the Town of Silver Bluff was looking very promising, as the area was being aggressively platted, subdivided, and developed, in particular in the areas of New Shenandoah and East Shenandoah, and most comprehensively, at the subdivision of Silver Bluff Estates. A public elementary school site was selected and the architect A. Ten Eyck Brown was

preparing plans for its construction. A robust commercial and industrial area was being platted in Silver Bluff Estates Section "C" to take advantage of the location alongside the FEC rail line and in proximity to Grapeland Boulevard, or SW 27th Avenue. A street railway was being planned along Grapeland Boulevard and another on Coral Way. Substantial construction of residences was already complete on the south side of the FEC railway and closer to Biscayne Bay. Newly-platted streets were being laid out, and new residences were under construction throughout the Town.

Despite the momentum of development and public improvements in the Town of Silver Bluff in early 1925, they paled in comparison to the growth of the City of Miami during the same year. At the time, there was an unprecedented enthusiasm for Miami's growth, and annexation of the surrounding areas was a topic of much debate. The annexation laws in the State of Florida at the time provided for a two-thirds vote of registered voters within all affected municipalities and unincorporated areas. As the City of Miami was significantly larger than the Town of Silver Bluff, the vote for annexation passed easily despite the overwhelming dissent of the Town's voters.

On September 2, 1925 the Town of Silver Bluff was successfully annexed by the City of Miami. The day was momentous. Within a single day, the City of Miami increased in size from 13 square miles to 43 square miles.³ The annexation extended south and west of the Town of Silver Bluff to include

² "Suburban Sections are Distinct Asset" The Miami Herald, July 28, 1935, p35, Newsbank, accessed 2 December 2020

³ Sessa, Frank B. "Miami in 1926" Tequesta: The Journal of the Historical Association of Southern Florida, Number XVI, c.1956 p17 < http://digitalcollections.fiu.edu/tequesta/files/1956/56_1.pdf > accessed 10 May 2021.

all of Coconut Grove, and it extended north and west of the City to include Little River, Lemon City, Buena Vista, and Allapattah. At the time of its annexation, the taxable property within the Town of Silver Bluff limits was valued at \$3,508,708.⁴

The Town Hall, Fire, and Police Station of the Town of Silver Bluff, located at 2901 SW 22nd Avenue, has continued to serve a civic purpose in the City of Miami to the present day. From 1925 to 1972, it was

used as an elections polling site and a City of Miami Fire Station (Fire Station No.7). In 1972 the structure was demolished and the land was put up for sale for private development. The residents of the area opposed the sale of the public land, and the property was converted into a neighborhood park. Originally the park was named Silver Bluff Mini Park, and today it is known by that name and also by the name Marjorie Stoneman Douglas Park.

4 "Suburban Sections are Distinct Asset" The Miami Herald, July 28, 1935, p35, Newsbank, accessed 2 December 2020



Figure: February 1925 Aerial Map of the Town of Silver Bluff, City of Coconut Grove, and Southwest Miami.

Figure: Image credit: Aerial photographic survey. City of Miami and vicinity, Florida, Underwood & Underwood, New York, NY, Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System.



Figure: Silver Bluff Town Hall site 1923-1925, at 2901 SW 22nd Avenue. Source: Hopkins Map of Miami, 1925, University of Miami Architecture Research Center.



Figure: Silver Bluff Town Hall site from 1923-1925; Photograph of the park on site today at 2901 SW 22nd Avenue. Source: PlusUrbia Design.

Chronology of Known Elected Officials in the Town of Silver Bluff⁵

1921

Mayor: E.E. Woolley
 Town Clerk: D.S. Dawson
 Tax Collector: George L. Reynolds

1922

Mayor: T.E. Donovan
 Town Clerk: D.S. Dawson
 Town Marshall: Robert Newbold
 Aldermen: S.E. Carter, W.E. Compton, J.I. Dowdy, H.F. Hutchinson
 Tax Collector: George L. Reynolds

1923

Mayor: T.E. Donovan
 Town Council President: W.T. Carter
 Town Clerk: L.C. Skinner

1924

Mayor: T.E. Donovan
 Town Council President: W.T. Carter
 Town Clerk: Edgar P. Frye
 Police Chief: John S. Phillips

1925

Mayor: T.E. Donovan
 Town Council President: S.E. Carter
 Town Clerk: Edgar P. Frye
 Police Chief: John S. Phillips

⁵ The Miami Herald Articles "Town of Silver Bluff"

PLAT MAP OF TOWN OF SILVER BLUFF, 1925

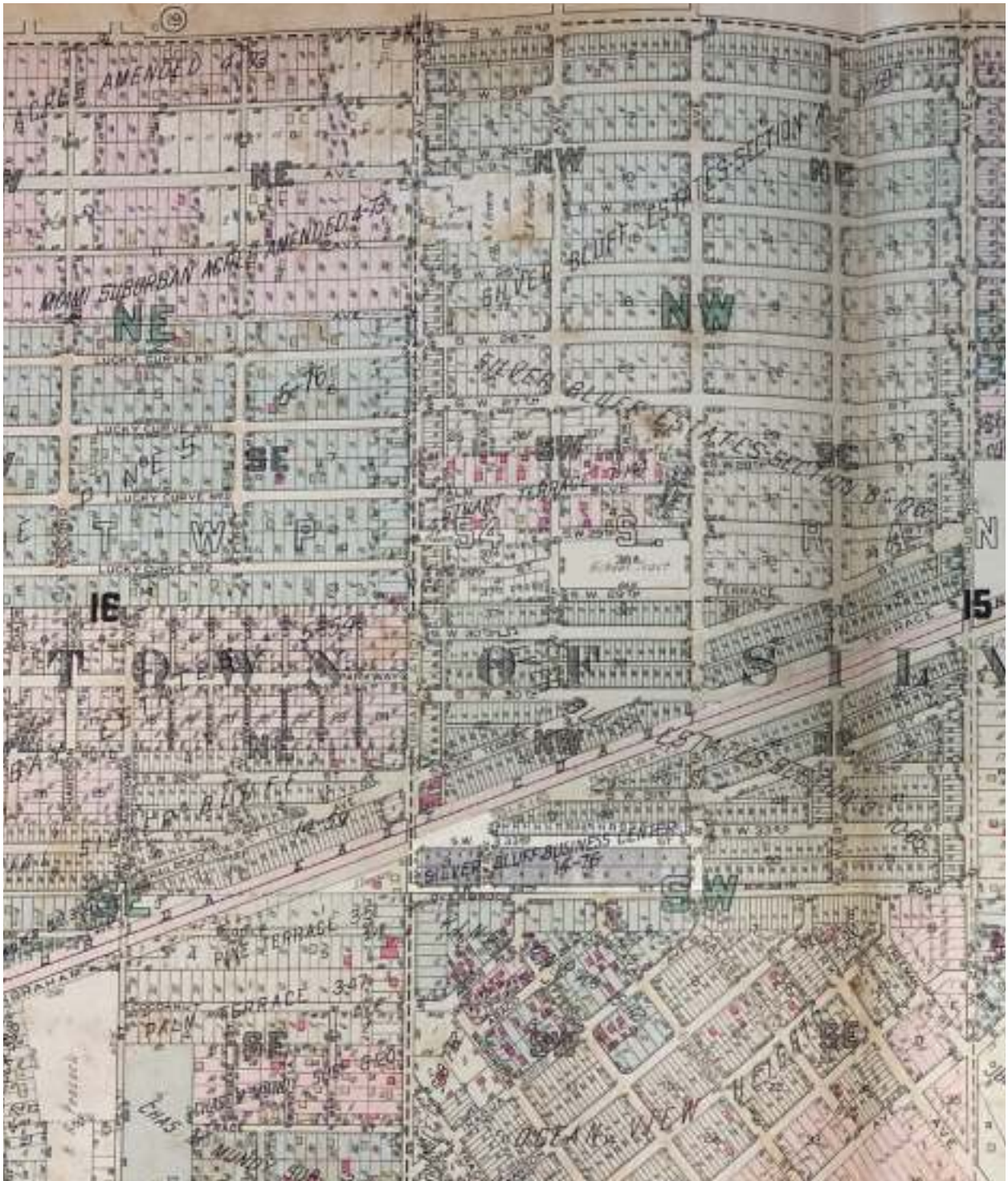


Figure: Plat book showing the Town of Silver Bluff in 1925. This Plat book shows the Town on the cusp of the great Florida land boom, with most of the land subdivided and streets designed and laid out, but before any homes were built. Source: G.M. Hopkins & Co., Philadelphia, 1925. University of Miami Architecture Research Center.

PLAT MAP OF TOWN OF SILVER BLUFF, 1925



Figure: Plat book showing the Town of Silver Bluff in 1925. This Plat book shows the Town on the cusp of the great Florida land boom, with most of the land subdivided and streets designed and laid out, but before any homes were built. Source: G.M. Hopkins & Co., Philadelphia, 1925. University of Miami Architecture Research Center.

ANNEXATION OF THE TOWN OF SILVER BLUFF, 1925

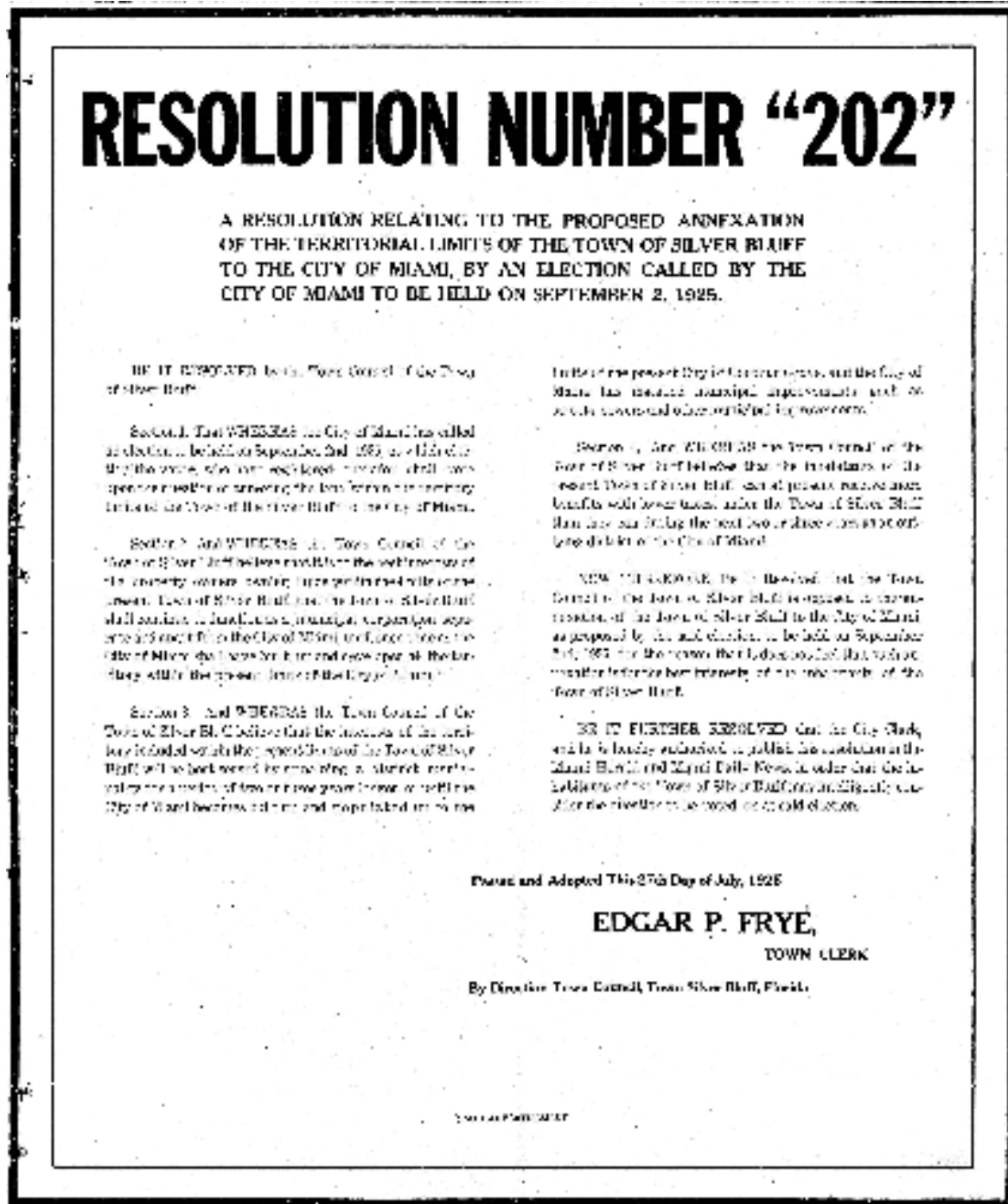


Figure: Town of Silver Bluff Resolution opposing annexation by the City of Miami, July 27, 1925.
Figure: Source: Miami Herald.

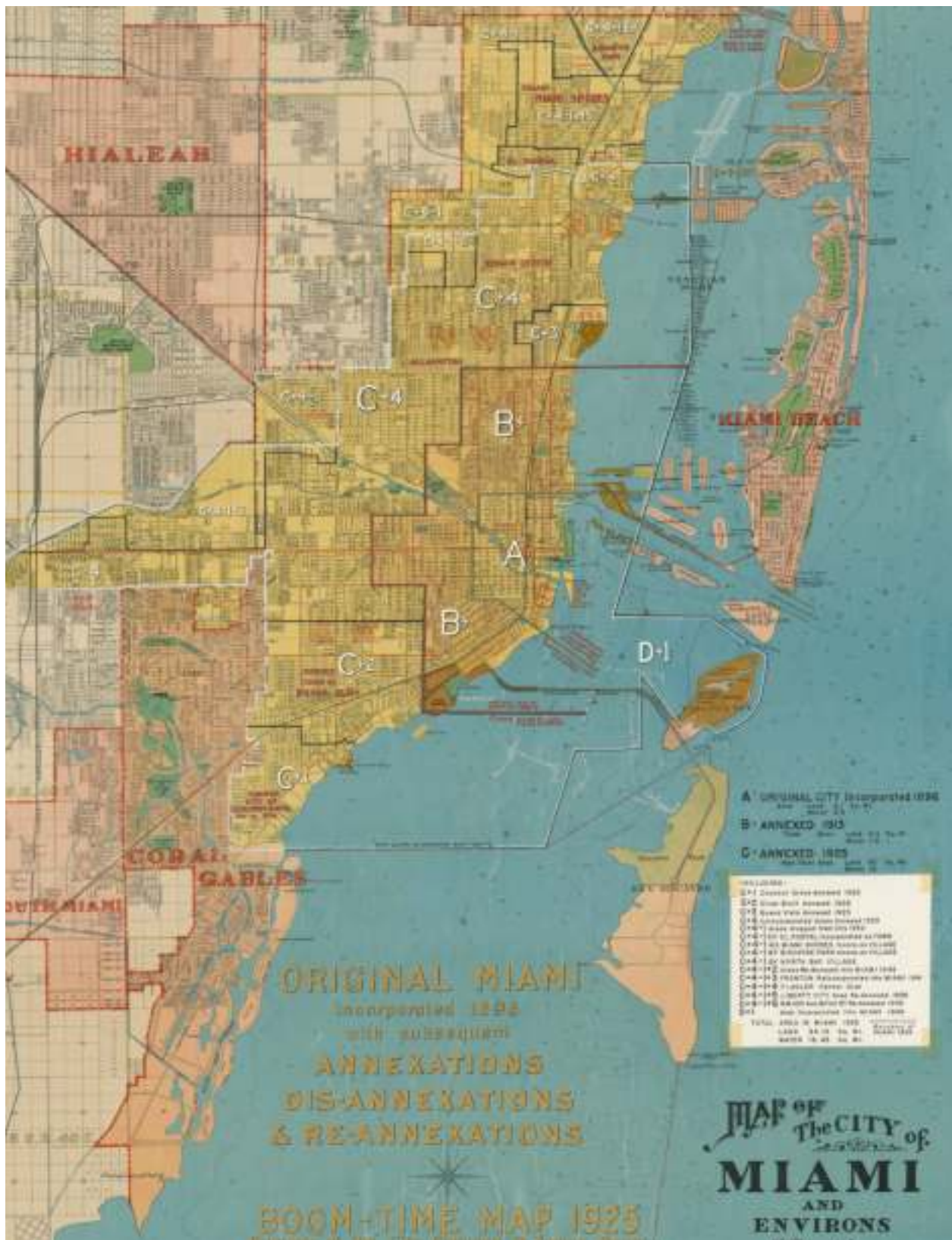
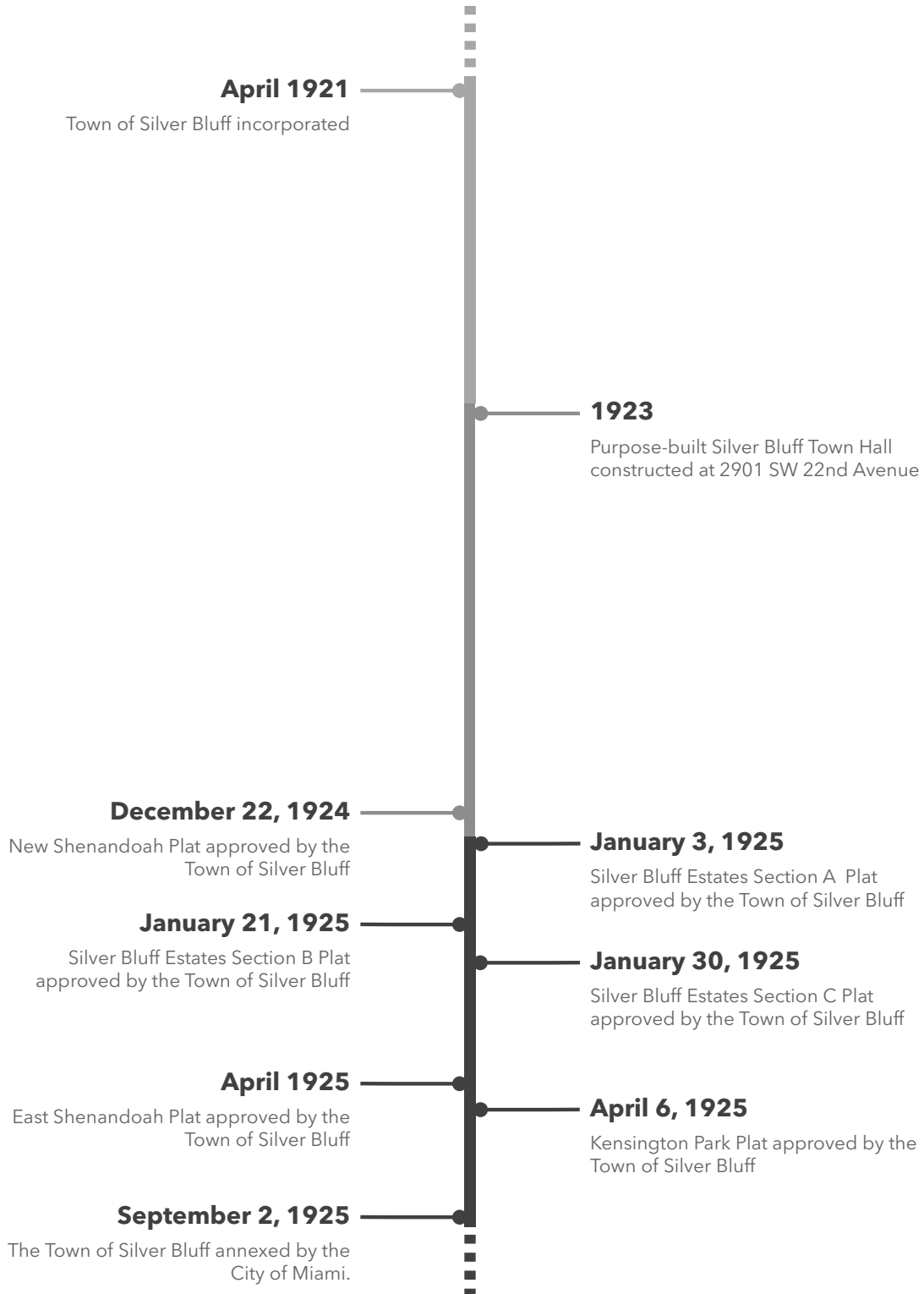


Figure: Map showing City of Miami Annexations, including the Town of Silver Bluff. All of the 1925 Annexations are labeled with a "C;" the Town of Silver Bluff annexation is shown as "C+2." Source: Stearns, Frank F. (Planning Director); Smalley, R.E. (Planning Illustrator); Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System.

TOWN OF SILVER BLUFF AND MAJOR SUBDIVISIONS - TIMELINE

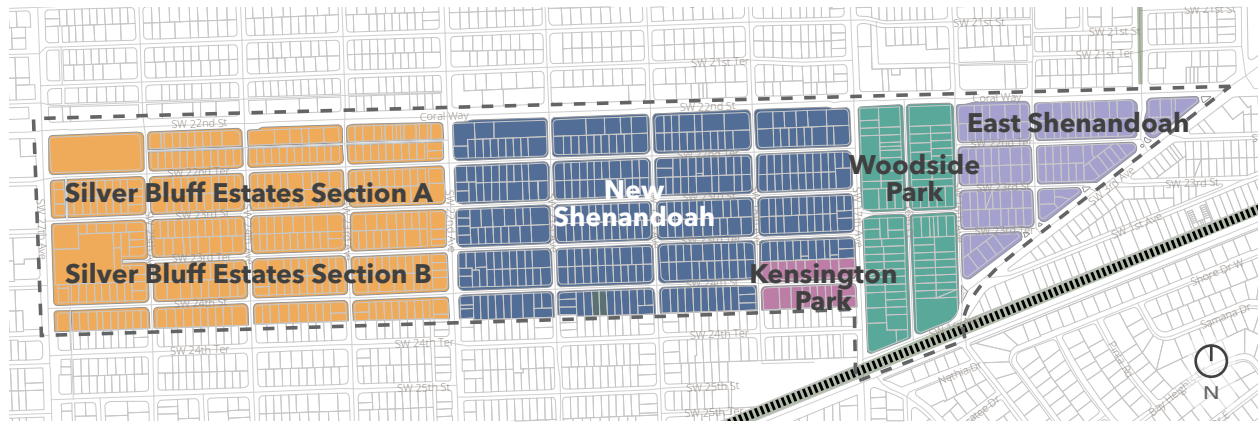


Subdivisions

NORTH SILVER BLUFF

The area today known as the Silver Bluff neighborhood is bounded generally by Coral Way to the north, US1 to the south, SW 3rd Avenue to the east, and SW 27th Avenue to the west. For purposes of this historic survey, the northern half of this area was selected for closer study, due to the intact nature of the original subdivisions and the higher concentrations of older buildings in the north. Within this northern section of

Silver Bluff, there are six subdivisions. In order of the date of their plat, they are as follows: Woodside Park, New Shenandoah, Silver Bluff Estates Section "A," Silver Bluff Estates Section "B," Kensington Park, and East Shenandoah. With the exception of Woodside Park which was platted in 1917, all of the subdivisions were platted at the height of the Florida Land Boom, within a few months of each other between December 1924 and April 1925.



SUBDIVISIONS

Woodside Park
 Kensington Park
 Silver Bluff Estates
 New Shenandoah
 East Shenandoah

WOODSIDE PARK

Woodside Park is a modest four-block subdivision of land that was platted on November 8th, 1917. The land was owned and developed by Walter T. Carter and his wife Kathryn Carter.

W.T. Carter was not only a well-known businessman and leader in the Miami community, he was also was a long-time resident of and promoter of the Silver Bluff area of Miami. As early as 1911, he and his family owned a citrus grove called Osceola Grove, which was presumably the land at or around the Woodside Park plat. Carter lived in a custom-built Craftsman-style Bungalow, the only structure in Woodside Park at the time of its plat, from 1916 - 1924. It still stands today at 2287 SW 17th Avenue, however the bungalow has been expanded, and a one-story commercial building was constructed in front of it, fronting SW 17th Avenue and making it hard to see the Bungalow. In 1924 Carter moved to a Spanish-style bungalow in Natoma Park, at 1720 Wa Kee Na Drive, where he lived until his death.

Carter was a prominent and prolific businessman who was involved in many of the early movements and projects in the development of Miami. He ran for the Dade County Commission multiple times throughout the 1910s and 1920s, and was described by the Miami Herald as "one of Dade County's most substantial citizens."¹ He served as the president of the Town Council of Silver Bluff from 1923-1924.

The evolution of W.T. Carter's business interests reflects the evolution of Miami itself in the 1910s and 1920s. In the early years of the 1910s, Carter was a leader in the citrus industry. He not only owned

his own grove, he also served as manager of the Dade County Citrus Exchange, a member of the board of directors for the Florida Citrus Exchange, and president of the Coconut Grove Citrus Exchange. In 1915, he became a leader of the Tamiami Trail project, in an effort to improve transportation and shipping for the citrus industry. By 1916, his success on the Tamiami Trail project led to his appointment as the director of the United States Good Roads Association. At this time, Carter and many other leaders in the agriculture and road-building movement saw that infrastructure improvements in South Florida would also create a favorable environment for real estate development.

By 1917, at the time of the Woodside Park plat, W.T. Carter's interests had definitively turned to real estate, development, and banking. He had many varied property holdings throughout suburban Miami, from lots in Miramar (today's Edgewater area), to apartment buildings on west Flagler Street (today's Little Havana) to unimproved pine rockland further west. He seemed concerned with the promotion of Miami nationally, and to that effect, he partnered with George Merrick, the founder of Coral Gables, in 1920 to create the Gold Seal Film Company, a movie production company. By 1921, he served as the director of the Fidelity Bank & Trust Company. In 1924 he formed the Fidelity Holding Company, a financial organization for mortgages, stocks, and bonds, with other partners including George Merrick.

When it came to the platting and development of Woodside Park, Walter

¹ Miami Herald, March 3, 1912

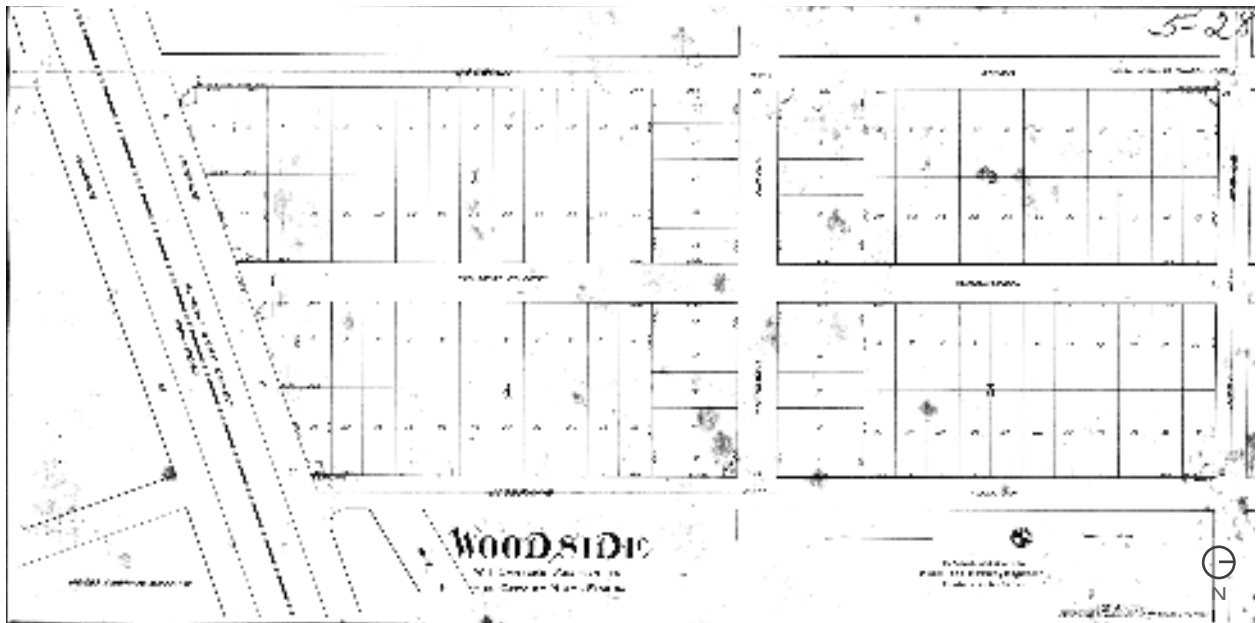


Figure: Woodside Park Plat, 1917. Note that North is oriented to the right. Source: Miami-Dade County Clerk of the Courts.

The Auction Sensation of the Season

Look At Plat. See Woodside Park
It adjoins James Deering's Magnificent Estate—the finest
in the world.

"To Buy Right Buy At Auction"
Absolute Auction Sale Three Days
Tuesday, Wednesday and Thursday
A FREE AUTOMOBILE RIDE to and from the Auction. Automobiles leave Women's Building, 12th street and Ave. B, between the hours of 1 P. M. and 2 P. M.

DAMMERS & GILLETTE, Auctioneers

Figure: Woodside Park Advertisement, 1917, boasting that the neighborhood “adjoins James Deering’s Magnificent Estate - the finest in the world.” (Vizcaya). At the time, Woodside Park was the only subdivision in the immediate area, and was surrounded by Brickell-owned pine rockland to the east, and citrus groves to the north and west. Source: Miami Herald.

and Kathryn Carter were a few years ahead of their time. In 1917, there was very limited development in the vicinity of the subdivision. Woodside Park itself and most of the land to the immediate east and north (today's Roads and South Westmoreland) were unimproved pine rockland. The portion of the Vizcaya Estate that adjoined Woodside Park was an undisturbed hardwood hammock.

At the time of the plat, Woodside Park was the westernmost "addition" to the City of Miami, although it was located west of the City's boundaries by about 600 feet, was incorporated as the Town of Silver Bluff in 1921, and would not be annexed by the City until 1925. The only public roads that connected Woodside Park to the City of Miami at the time were Osceola Road (SW 17th Avenue) and SW 3rd Avenue. Coral Way would not be cleared as a thoroughfare until 1922.

Woodside Park was promoted for its location in close proximity to the James Deering Estate (Vizcaya), Millionaire's Row (South Brickell Avenue), and Biscayne Bay. At the time, the Deering Estate encompassed a vast area and was located just across the FEC railroad tracks from Woodside Park. The construction of Vizcaya began in 1914 and James Deering moved into his home in 1916, therefore the excitement of this Miami landmark must have fueled optimism about the future of the surrounding lands.

Dammers & Gillette were selected as the auctioneers of the lots in Woodside Park. They would later become the premiere auctioneers in Miami throughout the Florida Land Boom, and "Doc" Dammers became a close friend of George Merrick and later the Mayor of Coral Gables. Advertisements showed that the one

hundred and fourteen Woodside Park lots were being promoted not only for their location, but also for the improvements that would be made within the subdivision itself, including sixty-foot paved streets, electric lights, and lot restrictions to ensure "a high class subdivision." Lot restrictions in the form of recorded deed restrictions may have included the prohibition of certain commercial or industrial uses, or may have included residency restrictions to only members of the Caucasian race. In this era before the use of zoning, and before the Civil Rights movement, these types of restrictions were a popular and "legal" practice of subdivision development. It does not appear that there were significant building construction restrictions, as the early construction in Woodside Park was a mix of wood frame and masonry construction, and varied from single-family homes to rear garage apartments.

By 1924, the Carters had delivered on their promise to construct the four 60-foot streets in their subdivision, which included Josephine Street (SW 16th Avenue), Silver Bluff Boulevard (SW 16th Court), and Kathleen Avenue (SW 23th Street). Kirby Avenue, named after the Carters' son Kirby Carter, became part of Coral Way and was soon widened to 100 feet. By this time, there was limited development of lots in the subdivision: approximately seven buildings had been constructed, and all of these buildings fronted the major, pre-existing roadways of the subdivision, Osceola Road (SW 17th Avenue) and Avenue E (SW 1st Avenue).



Figure: Woodside Park shown in a July 1924 aerial. The subdivision was platted in 1917, and three internal streets were constructed, however home construction was very limited up until 1925, with most new homes built along SW 17th Avenue, a pre-existing roadway. Source: Aerial photographic survey, July 1924, Frame 47 and 48. City of Miami, Florida, New York, NY: Underwood & Underwood. Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System, <https://cdm17273.contentdm.oclc.org/digital/collection/p17273coll20/id/57/rec/2>

LAND BOOM SUBDIVISIONS

Real estate development in Florida had been brewing in the early years of the 1920s, but it wasn't until 1924 that Miami's real estate market became red hot. In that year, the State of Florida changed the state constitution to prohibit income and inheritance taxes, and the State has never been the same. People began coming in droves. Author Christopher Knowlton explains in his book *Bubble in the Sun*:

"The great Florida land boom would prompt the country's greatest migration of people, dwarfing every previous westward exodus, as laid-off factory workers, failing farmers, disaffected office clerks- anyone unemployed or seeking a better quality of life - boarded southbound trains or climbed into their Tin Lizzies and made their way to this emerging land of opportunity, touted as a tropical paradise. Six million people flowed into the state in three years. In 1925 alone, an estimated two and a half million people arrived looking for jobs and careers, and, for a time, found them in the building trades. As one observer wrote: 'All of America's gold rushes, all of her building booms, and all her free-land stampedes dwindled by comparison with the torrent of migration pouring into Florida.'"¹

In March of 1925, the boom was at a frenzy. Subdivisions like Silver Bluff Estates and New Shenandoah were being constructed at a break-neck pace, while the sale of lots was ongoing. East Shenandoah would go on the market just two months later, with no completed improvements. All three of these developments were highly speculative, with the goal and expectation that lots would double and triple in value in

a matter of weeks or months, with no effort on the part of the developer or the property owner. The New York Times reported:

"Everybody is telling stories of Florida and the wonderful real estate developments there... Hardly anyone talks of anything but real estate, and one is led to believe that nobody in Florida thinks of anything else in these days when the peninsula is jammed with visitors from end to end and side to side - unless it is a matter of finding a place to sleep. Ten minutes to half an hour in any spot in the state would convince the most skeptical eyes and ears that something is taking place in Florida to which the history of developments, booms, inrushes, speculation, and investment yields no parallel."²

On the ground, the crush of newcomers and the frenzy to make money turned the streets of Miami into a free-for-all. Journalist Theyre Hamilton Weigall remembered:

'My first impression, as I wandered out into the blazing sunlight of that bedlam that was Miami, was of utter confusion... Hatless, coatless men rushed about the blazing streets, their arms full of papers, perspiration pouring from their foreheads. Every shop seemed to be combined with a real estate office; at every doorway, crowds of young men were shouting and speech-making, thrusting forward papers and proclaiming to heaven the unsurpassed chances they were offering to make a fortune... Everyone in Miami was real estate mad.'"³

According to author Christopher Knowlton, by the peak of the Boom, there were likely 20 million Florida lots for sale - meanwhile, the State of Florida had a population of only 1.5 million people.⁴

1 Knowlton, xvi

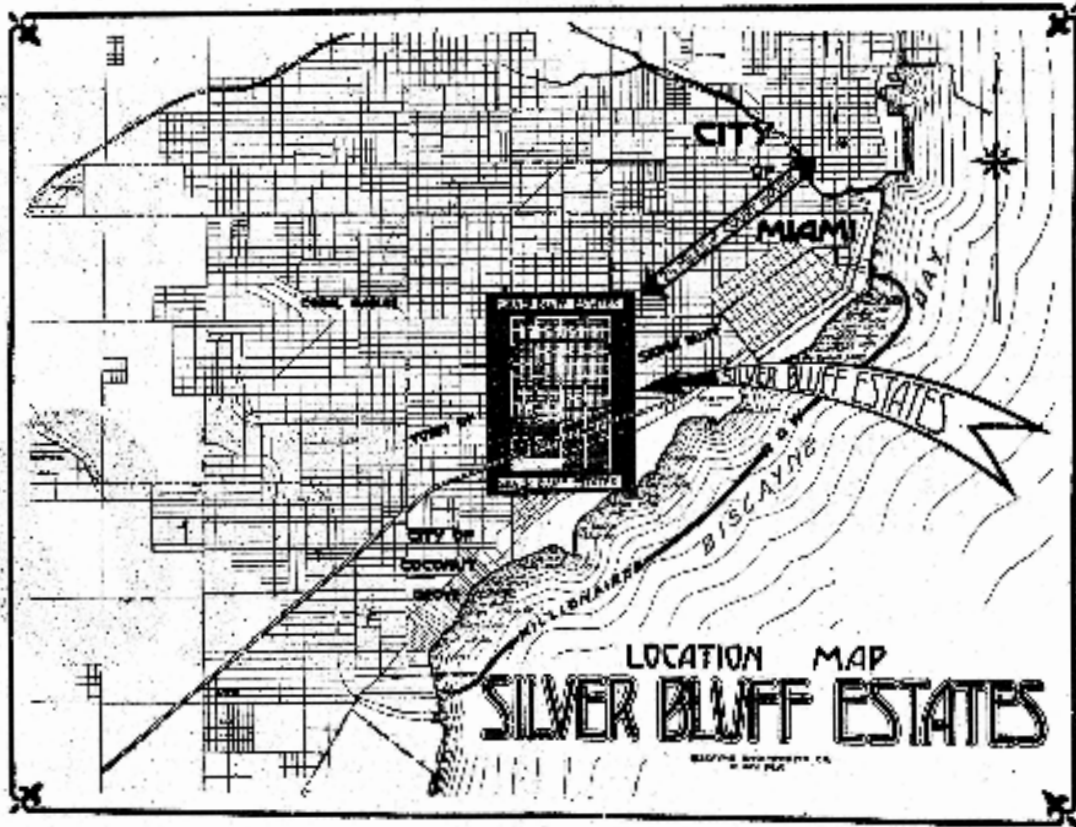
2 Sessa, Frank B. "Miami in 1926" Tequesta: The Journal of the Historical Association of Southern Florida, Number XVI, 1956, http://digitalcollections.fiu.edu/tequesta/files/1956/56_1_02.pdf accessed 10 May 2021.

3 Knowlton, Christopher *Bubble in the Sun*, Simon & Schuster, New York, 2020 xiii

4 Knowlton, xiv.

SILVER BLUFF ESTATES

CONTRACTS have been AWARDED for Complete Improvements and Work is Now Progressing Rapidly



PRE-OPENING SALE
at Prices Which Assure Substantial Profits to Every Investor

To Reach Silver Bluff Estates
Drive West on Flagler Street to Downtown, then to Silver Bluff on southern highway. Or drive South on Biscayne Avenue through the Biscayne Causeway to Dunes near the North Biscayne Club. Or better still, PHONE 3416 and one of our agents will call for you.

VISIT THIS PROPERTY - TODAY
Silver Bluff Properties, Inc.

I. P. SHINGLER, President
JOHN H. BOND, Vice President
G. L. DILL, Secretary-Treasurer
PHONE 3416

112 East Flagler Street

142 West Flagler Street

FREE SIGHTSEEING TRIP
Seven times a day leave our offices, 115 and 142 East Flagler Street, at 2:15 p.m. and 2:30 p.m. daily. This Sunday trip includes: Point Biscayne, Vallenar's Park, the James Earl Ray Hotel, White Junction, Biscayne Island and other points of interest. It is only one and a half hours and one of the most beautiful drives in all Florida. Come with us today.

Figure: Silver Bluff Estates Subdivision Advertisement, February 22, 1925. Source: Miami Herald.

KENSINGTON PARK

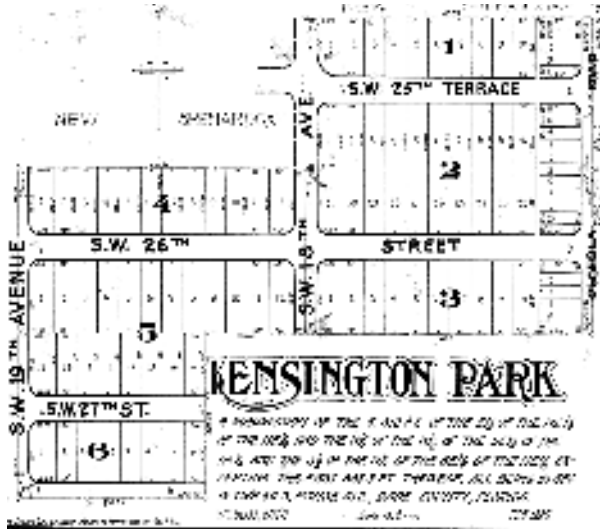


Figure: Kensington Park Plat, February 1925. Source: Miami-Dade County Clerk of Courts

Kensington Park, like its predecessor Woodside Park across Osceola Road, was a relatively modest subdivision of about four blocks, located generally between SW 17th Avenue and SW 19th Avenue, and SW 24th Street and SW 25th Terrace. Kensington Park was a plat of a small fruit grove off of Osceola Road.

The Kensington Park plat was prepared by W.C. Bliss, the same civil engineer that laid out the street plan for Coral Gables.¹ The plat was dated February 1925, however it appears that a boundary dispute with neighboring New Shenandoah may have caused a delay, and the Kensington Park plat was not approved by the Town of Silver Bluff until April 6th, 1925. During this frenzied period of the land boom, time was money, and the delay of two months likely cost the developers significant profits.

1 "Kensington Park Plat" Dade County, 1925; Miami-Dade County Property Appraiser Website, accessed 13 May 2021 <<https://onlineservices.miami-dadeclerk.com/OfficialRecords>>

2 Miami Herald (online), 22 Feb 1925 59 <<https://infoweb-newsbank-com.access.library.miami.edu>>

3 Miami Herald (online), 22 Feb 1925 59 <<https://infoweb-newsbank-com.access.library.miami.edu>>

The development and promotion of Kensington Park was modest in comparison to its Shenandoah and Silver Bluff Estates neighbors. S.W. Leonard and J.B. Phelps, a local realtor, partnered to create the firm Leonphel Development Co. for the purposes of developing and selling the property.² Few advertisements were placed in the papers. Kensington Park promised the same amenities as its neighboring subdivisions: great location, improved streets with curbs and sidewalks, electric white way lights and piped water. A sales office was located on site³, and this was likely the Bungalow at 1710 SW 24th Street, as no other structures appeared to be present on the property in February 1925.



Figure: Kensington Park Advertisement, February 22, 1925. Source: Miami Herald.

SILVER BLUFF ESTATES

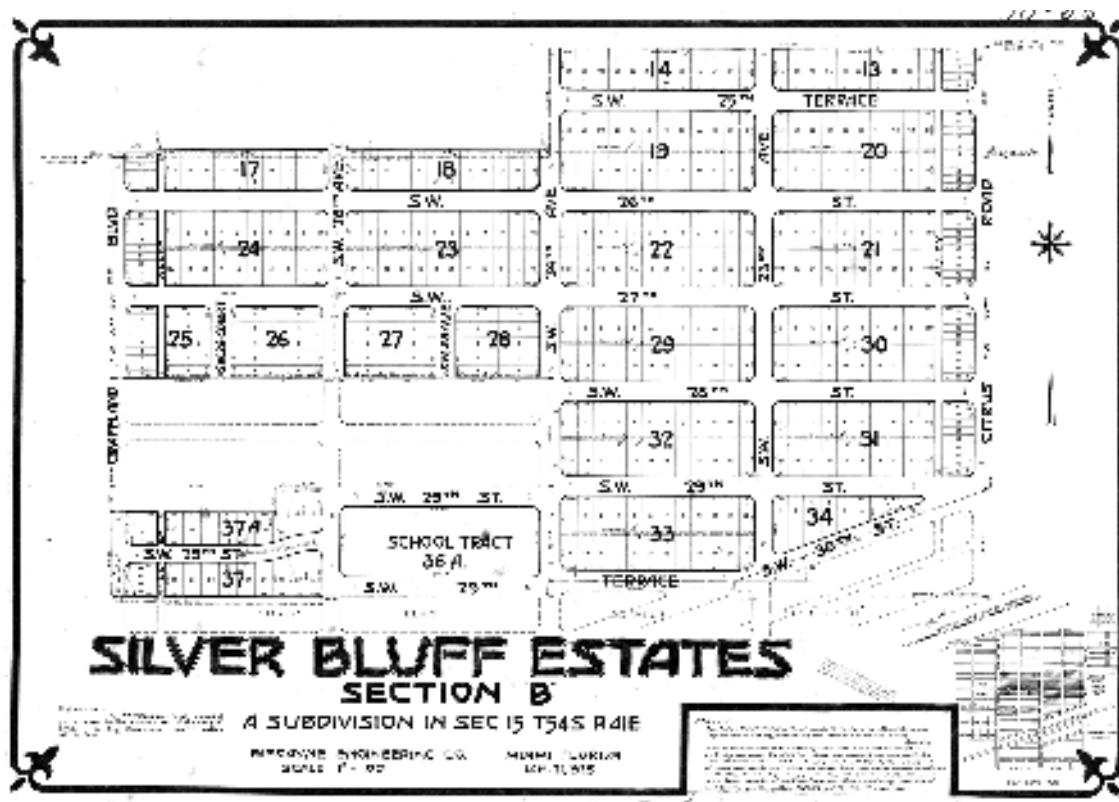
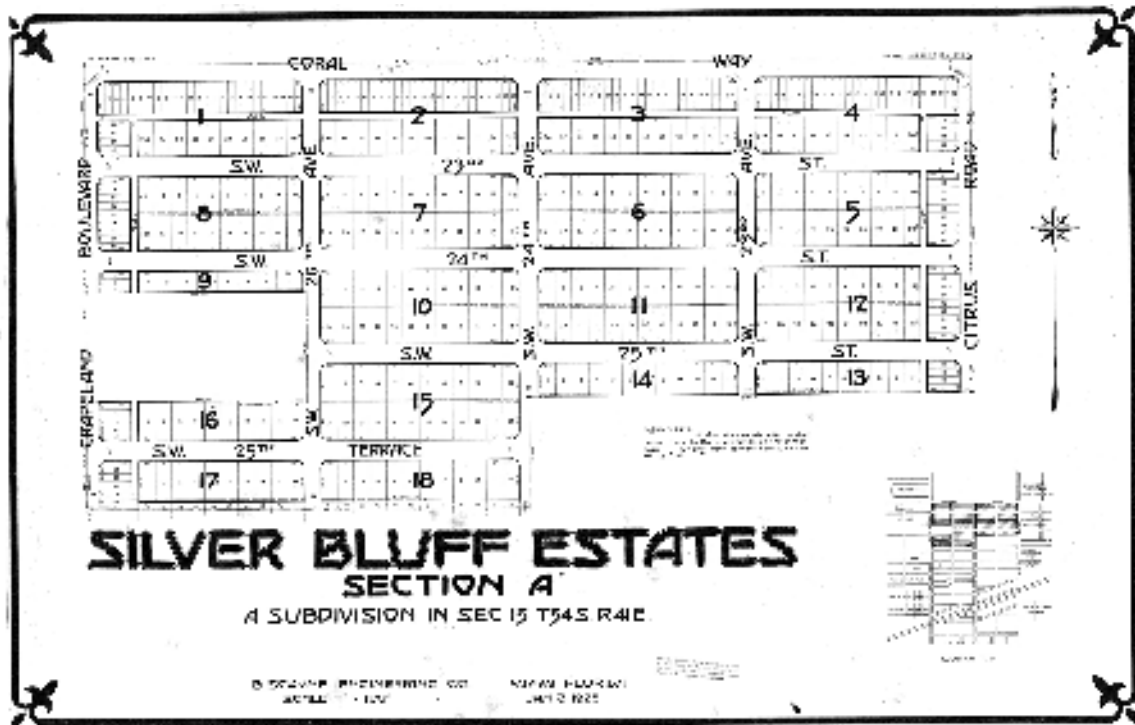
Silver Bluff Estates was the largest and most comprehensive subdivision platted in the southwest section of Miami in the 1920s, second only to Coral Gables. It was 220 acres, and bounded by Coral Way to the north, Grapeland Boulevard (SW 27th Avenue) to the west, Citrus Road (SW 22nd Avenue) to the east, and Overbrook Road, or SW 28th Street, to the south. Although references to Silver Bluff Estates appeared in local newspapers

as early as February 1924¹, the official plat for Silver Bluff Estates Section A was approved by the Town of Silver Bluff and recorded on January 3rd, 1925; the plat for Section B on January 21st, 1925, and the plat for Section C on January 30th, 1925. Biscayne Engineering, the City of Miami's oldest civil engineering and surveying firm, completed the three plats for the different Sections of Silver Bluff Estates.

¹ Miami Herald (online), 13 Feb 1924 27 <<https://infoweb-newsbankcom.access.library.miami.edu>>



Figure: Silver Bluff Estates Advertisement, March 24, 1925, showing crowds of buyers at an auction of lots in the subdivision. This speculative frenzy for real estate ultimately began to cool in early 1926 and the real estate market essentially went “bust” in 1927. As a result, many of the Silver Bluff Estates lots remained empty and undeveloped until the late 1930s, when federally-insured mortgages were offered through a New Deal program. Source: Miami Herald.



Silver Bluff Estates was divided into three Sections - A, B and C - with the southernmost Section, C, designated as a business district that straddled both the north and south sides of the FEC railway and Dixie Highway. Section C was centrally located in the middle of the Town of Silver Bluff and was envisioned to serve as the Town's "community center" with a railway station, post office, and a business district with industrial uses, shops, and offices. Heretofore, the Town of Silver Bluff had no commercial or civic center to speak of. To the north, Silver Bluff Estates Sections A and B were platted as restricted residential subdivisions; Section B included land reserved for a public school, the site of present-day Silver Bluff Elementary School which was constructed in 1926.

The organization behind the initial subdivision and development of Silver Bluff Estates was Silver Bluff Properties, Inc. The leaders of the organization were J.P. Simmons, President, John Brand, Vice President, and C.L. Ort, Secretary-Treasurer. Silver Bluff Estates was promoted in local newspapers for its close-in location within two and a half miles from the Downtown Miami Courthouse, and its central location within the southwestern expansion of Miami. The other major amenity of the neighborhood that was promoted was the convergence of four major roads around the development, including Coral Way, Citrus Road (SW 22nd Avenue), Dixie Highway (U.S. 1), and Grapeland Boulevard (S.W. 27th Avenue). Other aspects of Silver Bluff Estates that established its reputation as a high-class suburb was the

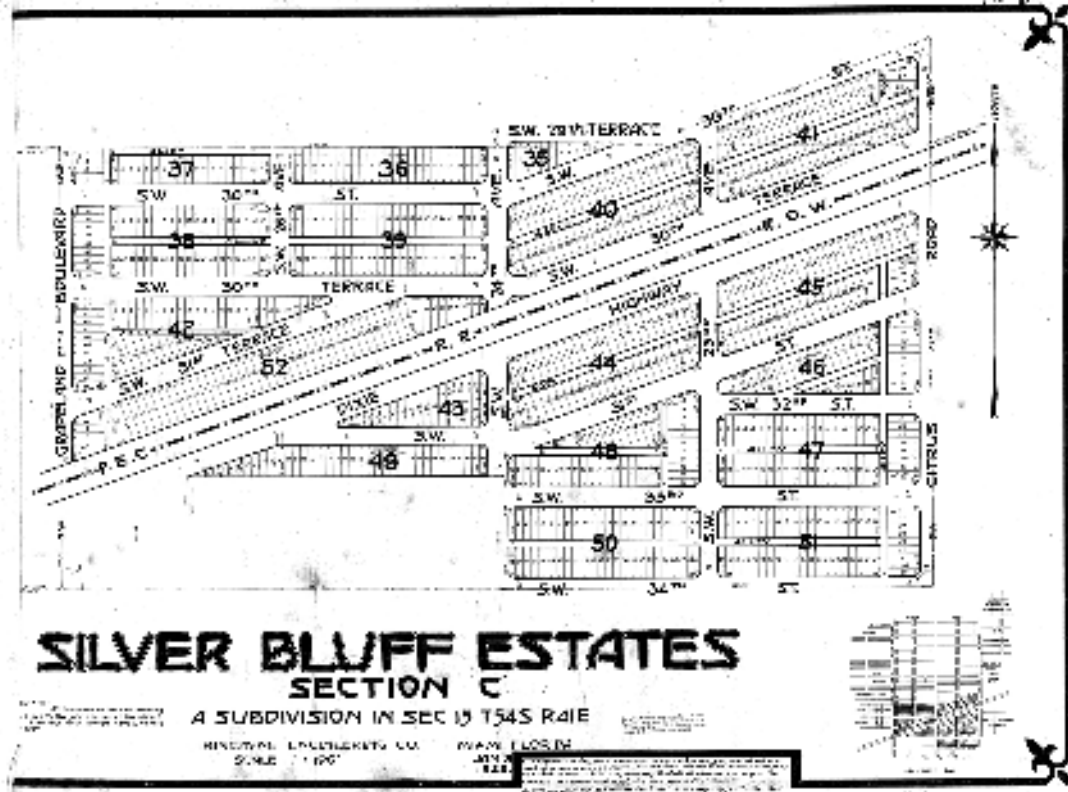


Figure: Above and Facing Page: Plats of Silver Bluff Estates Sections A, B, and C, 1925. Source: Miami-Dade County Clerk of the Courts.

quality of construction of its streets and infrastructure. During the early months of 1925, work crews led by Lassiter & Co and W.T. Price were working overtime to complete infrastructure improvements in advance of lot sales. Neighborhood improvements included street paving and curbs, sidewalks, landscaping, water mains, telephone lines, and street lights (called white way lights).²

While infrastructure improvements were underway, Silver Bluff Properties, Inc. was busy bringing busloads of potential buyers to the site. Free buses from their offices at 115 and 142 East Flagler Street in Downtown Miami were provided, and included a site-seeing excursion along "Millionaire's Row" (Brickell Avenue and South Bayshore Drive) and the Deering Estate along the way.³ State societies such as the "Michigan Society" were recruited to bring entire groups of visitors from a particular state to the site and encourage them to reserve neighboring lots together.⁴ State societies were a phenomenon of the 1920s land boom. Due to the massive influx of residents and visitors from all over the country, they provided a way to meet like-minded people in a City that must have been quite overwhelming with new arrivals, and they also resulted in entire groups of people from the same state investing in the same subdivision and in some cases building homes and living as neighbors.

Sale of lots in Silver Bluff Estates was officially opened up on March 25, 1925, at the peak of the land boom.⁵ In less than

a month, on April 19, 1925, Silver Bluff Properties, Inc placed its last notice, a full-page advertisement in the Miami Herald to offer up the last of the remaining lots for sale.⁶ After this time it appears that all of the transactions in Silver Bluff Estates were resales of lots by speculators, as Silver Bluff Properties, Inc. had sold all of the available lots. Over 1,000 advertisements for resale of lots in Silver Bluff Estates were listed in 1925 alone.

To recap, the timeline of Silver Bluff Properties, Inc's involvement in the Silver Bluff Estates development took place within a span of four months. The purchase and platting of all 220 acres of land was begun on January 3rd, 1925 and completed on January 30th, 1925. All streets and utilities were in place by March 1925, and all lots were sold by April 1925. Such was the fast-paced, dizzying speed of the land boom, which was in the midst of its peak.

2 Miami Herald (online), 12 Feb 1925 13 <<https://infoweb-newsbank-com.access.library.miami.edu>

3 Miami Herald (online), 25 Jan 1925 41 <<https://infoweb-newsbank-com.access.library.miami.edu>

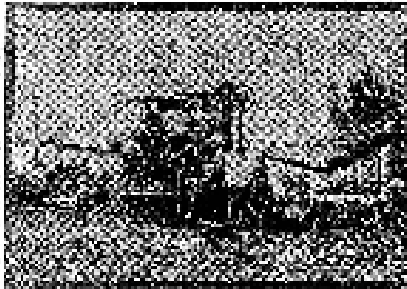
4 Miami Herald (online), 27 Jan 1925 6 <<https://infoweb-newsbank-com.access.library.miami.edu>

5 Miami Herald (online), 24 Mar 1925 30 <<https://infoweb-newsbank-com.access.library.miami.edu>

6 Miami Herald (online), 19 Apr 1925 75 <<https://infoweb-newsbank-com.access.library.miami.edu>

-speed!-action!!

The big development and improvement project at Silver Bluff Estates is being rushed to completion. Two hundred men are working with frenzied intensity—from dawn to dusk—toward that end. On every hand is the din of industry—the roar and rattle of great steam-driven agents of construction—and we are convinced that improvements will have been completed within from sixty to ninety days.



LOCATION

Silver Bluff Estates are located
within the following locations:

- on Coral Way
- on Citrus Road
- Grapeland Boulevard
- Dixie Highway

Plans for the site of 15,000 sq. ft. will
be completed in 60 to 90 days.



Construction work on the site of the new project at Silver Bluff Estates.

Construction work on the site of the new project at Silver Bluff Estates.

SILVER BLUFF ESTATES

Improvements at Silver Bluff Estates include—

- paved streets
- electric lines
- water supply
- sewerage
- drainage
- fire hydrants
- sidewalks
- curbs
- drainage
- fire hydrants
- sidewalks
- curbs



Plans for the site of 15,000 sq. ft. will be completed in 60 to 90 days.

Visit Silver Bluff Estates Today

FREE

DEVELOPMENT REPORT
Location Office
1235 Dixie Street
1425 Maple Street
Miami
and
Tampa
Dulac and St. Petersburg

This Property Is Today Available at Pre-Opening Prices!

SILVER BLUFF PROPERTIES, Inc.

135 East Flagler Street
142 East Flagler Street



J. J. BURTON, President
JAMES M. BURTON, Vice President
L. J. BURTON, Secretary



Phone
5438

Figure: Silver Bluff Estates advertisement, emphasizing the infrastructure improvements and the fast pace of completion, in an appeal to attract people to buy lots in the new subdivision. March 7th, 1925. Source: The Miami News.



Figure: Historic photograph of SW 11th Terrace between 14th and 15th Avenues in Shenandoah. Source: Matlock Photo Collection, HistoryMiami.

THE SHENANDOAHS

The Shenandoah Improvement Corporation was incorporated on March 2, 1921.¹ All but two of the seven members of the Board of Directors associated with the Shenandoah Improvement Corporation were originally natives of Ohio. The Shenandoah Improvement Corporation would go on to sell many Shenandoah lots to residents of Ohio based on their contacts in that state.

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. The first phase of Shenandoah was so successful that within two years, in 1923, the Shenandoah Improvement Corporation purchased an additional forty acres to the west on what was known as the J. L. Hickson Grove. 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.

¹ "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

The Shenandoah Improvement Corporation successfully organized and sold out the Shenandoah subdivision along the Tamiami Trail, and the success of this initial venture gave birth to numerous successor “Shenandoah” subdivisions in the vicinity during the 1920s. These subdivisions included South Shenandoah on the south side of the original Shenandoah, West Shenandoah on the north side of the Tamiami Trail, and Shenandoah Manor and Shenandoah Park on the north side of Coral Way. New Shenandoah and East Shenandoah would be platted on the south side of Coral Way; today New Shenandoah is considered to be part of Silver Bluff and a portion of East Shenandoah is considered to be part of Silver Bluff.

SHENANDOAH IMPROVEMENT CORPORATION LEADERSHIP

P. H. Arthur served as a founding board member of the Shenandoah Improvement Corporation. Arthur served as the original sales agent for Shenandoah and by 1922, he partnered with Lester B. Manley as the exclusive sales agents for Shenandoah with their firm Arthur & Manley Co. Sales Agents.² Arthur remained in partnership with Lester B. Manley through at least 1936 in their firm Arthur & Manley Co. Sales Agents.³ They were the sales agents for lots in New Shenandoah and East Shenandoah.

Lester B. Manley played a critical role in the establishment and expansion of the Shenandoah brand between 1921 and the late 1930s. His role in



Figure: Lester Manley's home in Shenandoah at 1040 SW 15th Avenue. Source: City of Miami Tax Card Photos.

the creation of Shenandoah evolved over time. For the original Shenandoah development along Tamiami Trail, 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,” the subsequent Great Depression, and the late 1930s FHA-backed “boom” of construction of small government financed and insured single-family homes. Specifically, he stayed involved in the development of high-quality successor Shenandoah subdivisions, in particular East Shenandoah. His name was synonymous with the Shenandoah brand in Miami until the late 1930s.

² “Arthur & Manley Sales Agents Advertisement.” The Miami Herald Mar. 1922. America’s Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019

³ “Personal Honor... Plus Sound Experience.” The Miami Herald 7 Jan. 1936. America’s Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019



Figure: View of Residences in Shenandoah. Source: Gleason Waite Romer Photographs, Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System.



Figure: Grand residence in Shenandoah at 1601 SW 10th Street. Source: City of Miami Tax Card Photos.



Figure: The first Mayor of Miami's home at 1411 SW 11th Street. Source: City of Miami Tax Card Photos.



Figure: Map of all of the Shenandoah - branded plats in the southwest section of Miami. Note that the original Shenandoah plat just south of the Tamiami Trail (SW 8th Street) in 1921 was such a successful real estate venture for the Shenandoah Improvement Corporation that they undertook several next-generation Shenandoah subdivisions in 1923, 1924 and 1925, including New Shenandoah and East Shenandoah, which are included in the Silver Bluff Survey. Source: PlusUrbia Design.

NEW SHENANDOAH

After the successful development of Shenandoah in 1921, Shenandoah Amended in 1923, and South Shenandoah in 1924, Shenandoah Improvement Corporation members got together in December 1924 to purchase another 75 acres to the south at the southwest corner of Coral Way and Osceola Road. The land was a 25-year old citrus grove, named Ye Friendly Groves, previously a grove owned by the Coconut Grove pioneer Ewan Peacock.¹ Since 1901, Edward R. Jones, a retired banker from Philadelphia, had lived on the site and had developed and managed a profitable grapefruit, orange and mango grove until the summer of 1924 when he retired from the grove. After Jones sold his grove to the Shenandoah Improvement Company, the bachelor took the \$350,000 proceeds and retired in Phoenix, Arizona with his sisters.

The selling agents for the neighborhood would be Arthur & Manley, just as in the previous Shenandoah subdivisions. Articles about New Shenandoah at the time explained that the neighborhood "adjoins the earlier subdivisions of Shenandoah, and is being developed as a part of Shenandoah."² Because the Shenandoah neighborhood to the north was substantially built out, Arthur

& Manley used the built neighborhood as their strongest advertisement for sales in New Shenandoah. There were few advertisements in the paper, and the advertisements used were simple, stating that New Shenandoah would "harmonize with the developments of the older sections of Shenandoah"³ and that the new improvements would "consist of curbed and paved streets, sidewalks, electric lights and soft water" and that there would be "building restrictions to conform fully with the restrictions in the original Shenandoah."⁴

Sale of lots in New Shenandoah began on January 17th, 1925.⁵ By February 1st, sixty-seven different sales of lots were completed, for a total price of sales of \$526,250.⁶ Riding on the reputation of their Shenandoah neighborhood to the north, Arthur & Manley had made around \$150,000 profit within a month, while the infrastructure improvements in the neighborhood were still underway. The majority of the buyers were out-of-town speculators; at least a dozen of the buyers were from Portsmouth, Ohio⁷, where three of the Shenandoah Improvement Corporation board members were based, and were likely actively promoting Shenandoah real estate in that town. Other buyers were from New York,

1 "Tract of 75 Acres Sells for \$385,000" The Miami Herald. 2 Dec. 1924 Newsbank. Web. 1 Feb. 2019

2 Miami Herald (Miami, Florida), February 1, 1925: 31. NewsBank: Access World News - Historical and Current. <https://infoweb-newsbank-com.access.library.miami.edu>

3 Miami Herald (Miami, Florida), March 9, 1925: 30. NewsBank: Access World News - Historical and Current. <https://infoweb-newsbank-com.access.library.miami.edu>

4 Miami Herald (Miami, Florida), March 9, 1925: 30. NewsBank: Access World News - Historical and Current. <https://infoweb-newsbank-com.access.library.miami.edu>

5 Miami Herald (Miami, Florida), March 24, 1925: 10. NewsBank: Access World News - Historical and Current. <https://infoweb-newsbank-com.access.library.miami.edu>

6 Miami Herald (Miami, Florida), February 1, 1925: 31. NewsBank: Access World News - Historical and Current. <https://infoweb-newsbank-com.access.library.miami.edu>

7 Miami Herald (Miami, Florida), February 1, 1925: 31. NewsBank: Access World News - Historical and Current. <https://infoweb-newsbank-com.access.library.miami.edu>

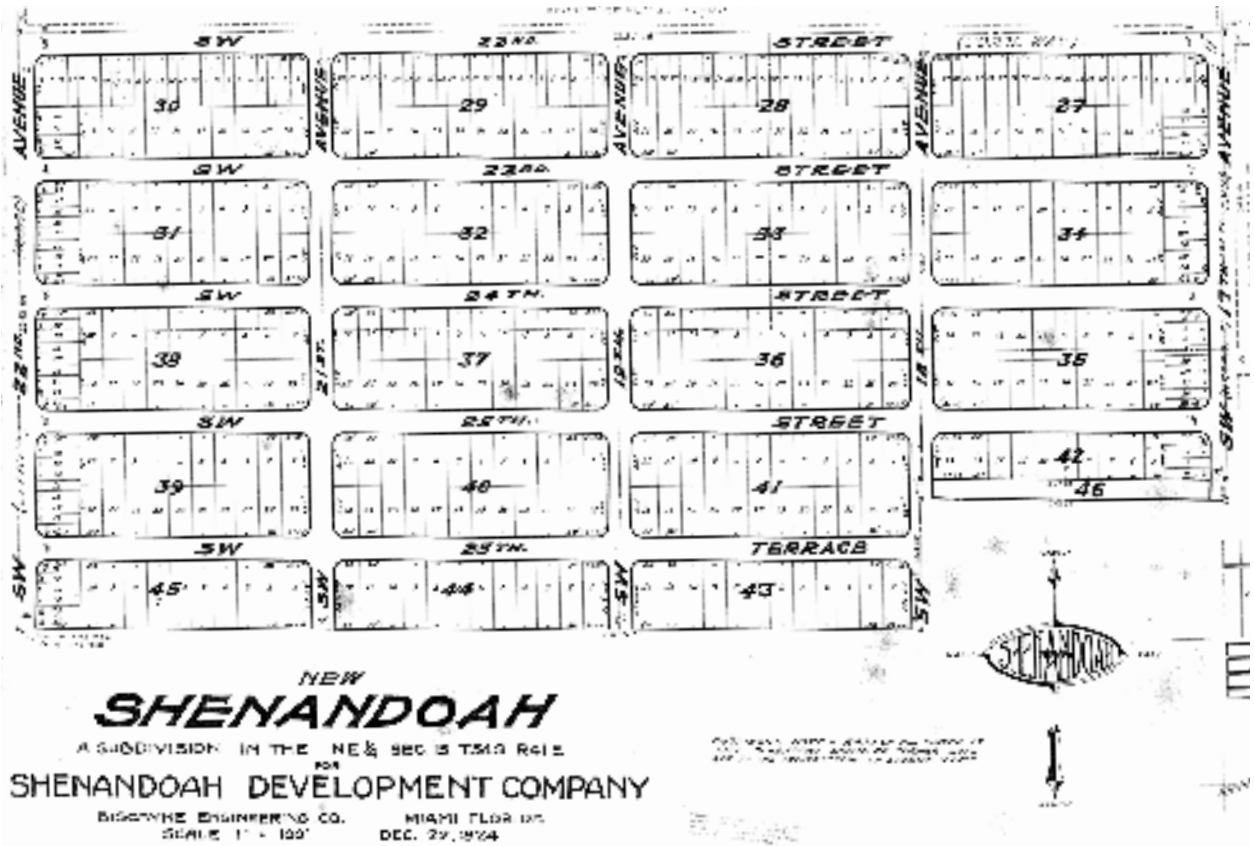


Figure: Plat of New Shenandoah, December 1924. Source: Miami-Dade County Clerk of the Courts.



Figure: Aerial Photograph of New Shenandoah subdivision with street construction underway, February 1925. Image credit: Aerial photographic survey. City of Miami and vicinity, Florida, Underwood & Underwood, New York, NY, Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System.

Georgia and Chicago. By March 9, Arthur & Manley Company announced that two-thirds of the lots in New Shenandoah had been sold,⁸ by March 24, only 45 lots remained to be sold.⁹ After this time, neither the Shenandoah Improvement Corporation nor Arthur & Manley ran any further advertisements for New Shenandoah; presumably they had sold out immediately after.

At this point in the boom, most buyers were purely speculative, hoping to buy land and resell at a profit. Almost as soon as lots were put up for sale, they were being advertised for resale by individual owners and brokers. Infrastructure improvements in New Shenandoah were completed by May 1925, but the land boom was coming to its peak and the window of opportunity to actually build homes before the market cooled in 1926 was short. As one article explained "Some new homes have been started in the subdivision and many others are being planned and will be under construction as soon as the pavements are completed sufficiently to permit the hauling of materials."¹⁰ As the streets would not be completed until May 1925, and most of the land owners were speculators that were interested in resale and not in building, and the boom officially peaked around January 1926, few homes would actually be constructed in New Shenandoah in the 1920s.

There is a sure, certain profit to be made
on every lot in
**NEW
SHENANDOAH**
(A NEW CITY, WITH PROFITS)

This tract fronts S. W. 22nd St. which will be a 100-ft.
boulevard, with the new business section of Coral Gables as
its western terminus. Our tract lies two miles East of Coral
Gables.

"A Word to the Wise is Sufficient"

Arthur & Manley Co.
SALES AGENTS

Diagonally across
corner from Post Office.
48 N. E. 1st Ave.

Phones
6270
4280

Figure: Newspaper advertisement for the sale of lots in New Shenandoah, published on January 24, 1925. Note the singular emphasis on "Profit." The land boom was reaching its peak, and these later subdivisions were almost entirely sold to speculative buyers who would soon resell their lots for profit. Source: Miami Herald.

8 Miami Herald (Miami, Florida), March 9, 1925: 30. NewsBank: Access World News - Historical and Current. <https://infoweb-newsbank-com.access.library.miami.edu>

9 Miami Herald (online), 24 Mar 1925 10 <<https://infoweb-newsbank-com.access.library.miami.edu>

10 Miami Herald (online), 24 Mar 1925 10 <<https://infoweb-newsbank-com.access.library.miami.edu>

Announcing

JANUARY 14th, 9 A. M.

at the time we will first offer for sale

NEW

SHENANDOAH

S. W. 17TH AVE. AND 22ND ST.

A Duplicate

of the original Shenandoah which needs no introduction
to home loving Miamians.

ARTHUR & MANLEY CO.

Sales Agts.

Shenandoah Development Co.

OWNERS

PHONE 62711

45 N. E. 1ST AVE.

Figure: Newspaper advertisement for the sale of lots in New Shenandoah, published on January 12, 1925. Because of the strong reputation of the original Shenandoah subdivision, which was almost entirely built out by 1925, advertisements for New Shenandoah simply referred to the "original Shenandoah" as their main selling point. Source: Miami Herald.

EAST SHENANDOAH

Like New Shenandoah, East Shenandoah was developed by a group of men associated with the "Original" Shenandoah subdivision. This would be their final venture of the Florida Land Boom. It would prove to be the most dramatic in terms of speculative lot sales, but would have the fewest constructed buildings in the 1920s.

The subdivision was put on the market at the very peak of the land boom, in mid-1925, and the manner of its marketing, sales, and resale are a microcosm of the story of the Florida Land Boom that was coming to a precarious crescendo and would soon collapse. A graphic timeline of this economic event, through the lens of East Shenandoah lot sales, is provided on the following pages.

The East Shenandoah Company was incorporated in the State of Florida on April 14th, 1925, and the incorporators included Lester B. Manley, P. H. Arthur, Adrian McCune, R. J. Marshburn, George R. Walker, V. L. Birch, and George H. Fuller.¹ Prior to their official incorporation, however, "a syndicate" associated with the group bought 106 acres of Brickell Hammock "for a new subdivision to be known as East Shenandoah."²

East Shenandoah gained notariety for the

shear volume and speed of lot sales in the subdivision. The lots were put up for sale in early May 1925, within a month of the company's incorporation, and prior to any improvements being completed to the land. The Florida Land Boom was at its peak, and lot sales were purely speculative.

A contemporary newspaper article reported on May 10, 1925 that "The Arthur Manley-Birch Company who are sales agents for East Shenandoah, made a new mark in subdivision sales last week when they sold more than \$3,000,000 worth of lots in this subdivision in eight hours, and sold out all lots in two days."³ It took only a day for this record to be exaggerated in the press, and from that point forward, East Shenandoah has been known as the subdivision that "sold out in a day."⁴ Credit for this success is attributed to Lester B. Manley.

East Shenandoah is unique among the land-boom era subdivisions in the southwest section of Miami because Lester B. Manley was the name associated with East Shenandoah from its plat at the peak of the Land Boom in 1925, through the Great Depression, and with the development under the FHA boom of 1937. While Manley seems to have

- 1 "Notice of Intention to Apply for Letters Patent." Miami Herald (online), 2 Apr 1925 42 <<https://infoweb-newsbank-com.access.library.miami.edu/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A114CF48AE24B9638%40WHNPX-14D3F85A5B9C998A%402424243-14D16B8FA1B4DE61%4041-14D16B8FA1B4DE61%40>>
- 2 Miami Herald (online), 2 Apr 1925 1 <<https://infoweb-newsbank-com.access.library.miami.edu/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A114CF48AE24B9638%40WHNPX-14D3F85A5B9C998A%402424243-14D16B8F199B7C24%400-14D16B8F199B7C24%40>>
- 3 Miami Herald (Miami, Florida), May 10, 1925: 43. NewsBank: Access World News - Historical and Current. <https://infoweb-newsbankcom.access.library.miami.edu/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A114CF48AE24B9638%40WHNPX-14D34E0EF2B28C9B%402424281-14D0FD70137FC588%4042-14D0FD70137FC588%40>.
- 4 Miami Herald (online), 8 May 1925 32 <<https://infoweb-newsbank-com.access.library.miami.edu/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A114CF48AE24B9638%40WHNPX-14D34E09A7015254%402424279-14D0FD6FB7BD311A%4031-14D0FD6FB7BD311A%40>>

severed his ties with all of the other Shenandoah subdivisions, he remained connected to East Shenandoah. He was an active booster for the neighborhood

and its amenities, and likely was involved in the planting of Banyan trees in the median of SW 3rd Avenue and Coral Way in the late 1930s.

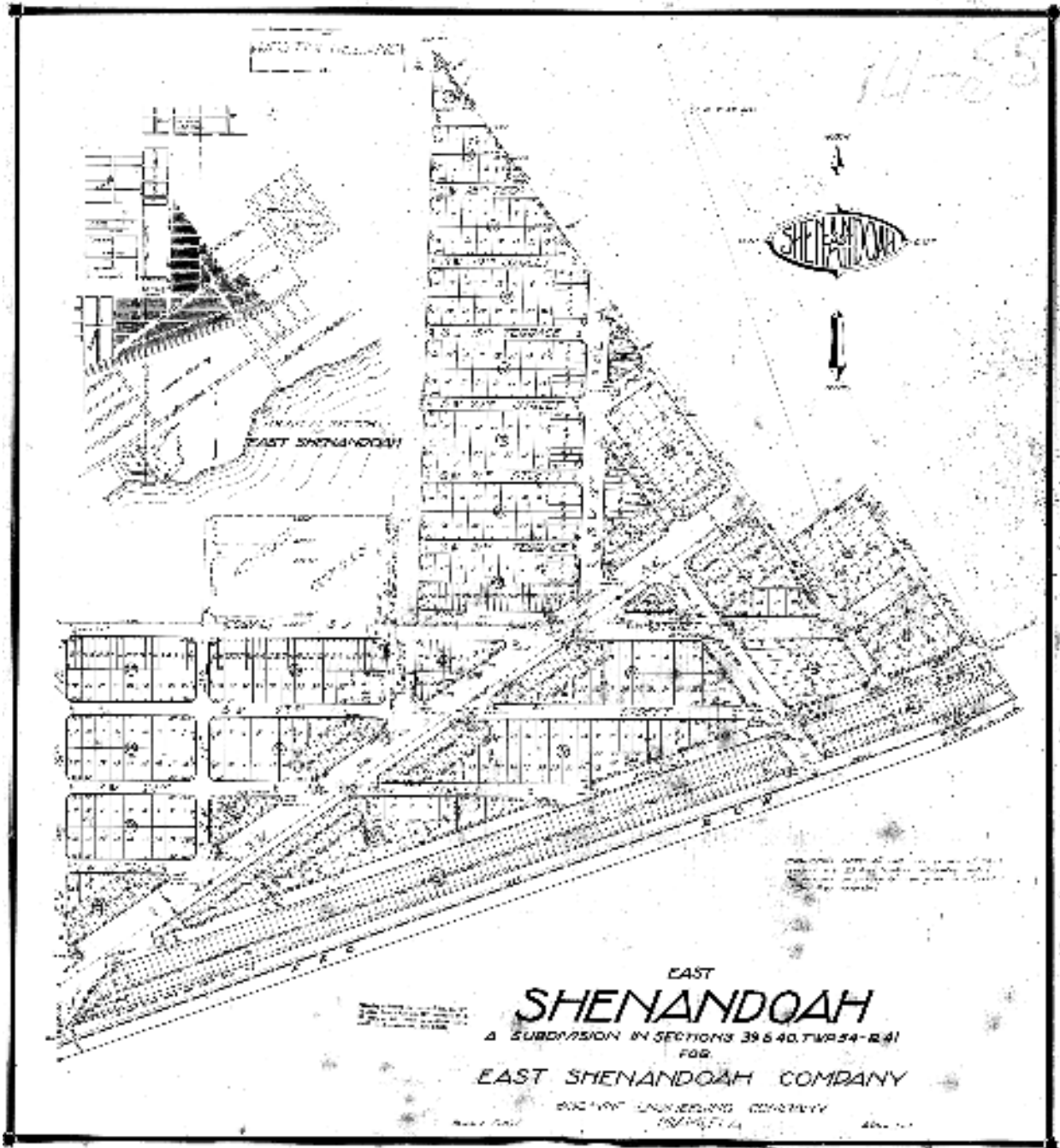


Figure: East Shenandoah Plat, April 1925. Source: Miami-Dade County Clerk of Courts.

CHRONOLOGY OF REAL ESTATE SALES IN EAST SHENANDOAH 1925-1935

1925 - Land Boom Peak

typical lot price: \$2,500 - \$5,000

NE. COR. SW. 3D AVE. & SW. 11TH ST.
 With the widening of S. W. 2nd Ave. and proposed car line to Coconut Grove and new East Shenandoah project this 100 feet on 3rd Ave. and 55 feet on 11th St., should bring \$10,000 profit in 30 days.
Only \$15,000
1-2 Cash, Bal. 1-2-3
 SEE FRED H. ROSENBERG WITH
PLANT AND CROMER
 66 N. E. 3RD ST. PHONE 7484
 BROKERS CO-OPERATE

April 4, 1925

DID YOU NOTICE
East Shenandoah's Sales Record
 In Yesterday's Paper?
 Entirely sold out in one day. If you who were disappointed in getting property from them—
 Write to Shadock & Co. Real Estate Co., 1111 Biscayne Blvd., Miami, Fla. for the story of the record sale of 100 lots in East Shenandoah subdivision. The record was made in 30 days. The price was \$15,000 for 100 lots. The record was made in 30 days. The price was \$15,000 for 100 lots. The record was made in 30 days. The price was \$15,000 for 100 lots.
Tatum Bros. Co.
 REALTORS
 1111 Biscayne Blvd., Miami, Fla.

May 11, 1925

1925 - Articles and advertisements about East Shenandoah in 1925 reveal the frenzied speculation in the fifth Shenandoah subdivision. The top advertisement promises that a lot in East Shenandoah would nearly double in value in 30 days, thereby encouraging the purchase of lots for speculation and resale for a profit. The bottom advertisement emphasizes the record-breaking speed of sales in the neighborhood, with lots sold out in a single day. Source: Miami Herald.

1926-27 - Cooling Market

typical lot price: \$2,500

CORAL WAY.
SACRIFICE
 OF DESIRABLE BUSINESS LOTS
 ON CAR LINE IN
 E. SHENANDOAH
 Lots 68 and 69 of Block 68 of East Shenandoah. These lots are on Coral Way, adjacent to intersection with 3rd Ave. The rapid turn to Coral Way makes it a snap to get to the lot. The price is a snap to get to the lot. The price is a snap to get to the lot.
 OWNERS
THOMPSON & VILLARD
 1284 LINCOLN ROAD. MIAMI BEACH

March 30, 1926

FOR SALE—LOTS
 EAST Shenandoah lot, 2 blocks from Board Tennant, at original price; \$200 down, balance \$100 a month. Owning before noon, noon, 404 Realty Board Bldg.

Figure: November 30, 1926

FOR SALE—LOTS
 WE HAVE a few lots in East Shenandoah that have been quit-claimed by the original purchaser that we can offer at the original price and terms. Arthur M. Minter, Minter Co., 45 N. E. 1st Ave.

February 13, 1927

1926-27 - As early as March of 1926, the real estate market in Miami had cooled off. Property owners in East Shenandoah (and throughout Miami) had given up their hopes of wild profits through the resale of land. Those who were overstretched financially, and unable to make their payments on the loan were now willing to sell their lots "at net price," or the original sales price. Resale at the original sales price continued through 1927. Source: Miami Herald.

CHRONOLOGY OF REAL ESTATE SALES IN EAST SHENANDOAH 1925-1935

1930 - The Depression
typical lot price: \$400

Here is the Sale You Have Waited For

SELL SELL SELL TO THE HIGHEST BIDDER

EVERY LOT IS READY FOR THE BUILDER

Regardless of Value! Regardless of Cost! Regardless of Price!

East Shenandoah Building Probs.

PUBLIC AUCTION
 February 22nd
 10:00 A.M. - 1:00 P.M.

Joseph Day
 Auctioneer

February 16, 1930

131 LOTS BOUGHT AT DAY AUCTION

\$295 To \$500 Paid In East Shenandoah Sale.

February 23, 1930

1935 - Recovery Begins
typical lot price: \$525

Removal of building restrictions in East Shenandoah from \$4,000 lot size to \$3,600 was authorized by the commission subject to waiving of any objections by property owners. Plans for the erection of a number of 33,600 houses have been made, the ordinance was adopted.

April 11, 1935

Another LESTER F. PREU HOME Just Completed!

Beautifully Furnished By
The Maxwell Company

Open For Inspection Today and Every Day

3 story - 3 bedrooms - 2 1/2 bath - U.S.M. construction - full brick road - hardwood floors throughout - steel casement windows and architecturally landscaped.

Price \$5,500, Unfurnished

All completed homes in this latest Preu development have been sold. One now under construction and others to be started at once.
 Price \$4,200.

Location—S. W. 12th Ave. and Coral Way. in East Shenandoah, and just North of

August 11, 1935

1930 - By 1930, Miami was in the depths of the Great Depression. Most of the speculative lots had been repossessed by banks, and in turn, many banks closed and no longer paid taxes on their assets. Nearly four hundred East Shenandoah lots were put up for sale at public auction, with an auctioneer brought in from New York. The lots were sold for less than a fifth of their original sales price in 1925. Even at such low prices, only a third of the lots for sale were sold on auction day. Source: Miami Herald.

1935 - In 1935, the beginnings of an economic recovery were evident. With the rise of FHA-backed home loans, builders were interested in building small houses, and East Shenandoah remained an attractive location to build. The City of Miami facilitated this new interest in home construction by forgiving unpaid taxes on 521 empty lots in East Shenandoah during the Depression years. They also facilitated by loosening building restrictions in the neighborhood to allow for the construction of smaller and cheaper homes. Source: Miami Herald.

LAND BOOM SUBDIVISIONS, INTERRUPTED

Silver Bluff Estates, New Shenandoah, East Shenandoah, and Kensington Park were platted and their lots were sold at the very peak of the Florida land boom, leaving little time for construction of residences before the boom was officially a bust. The boom peaked by late 1925, only nine months after the very first lot in Silver Bluff Estates had been sold.

By 1926, skepticism in the Florida land boom was growing, and national newspapers were sowing the seeds of doubt in investors' minds. On January 10th, 1926, the Prinz Valdemar, a large ship brought to Miami to serve as overflow hotel rooms for the overcrowded city, capsized and blocked the harbor channel. For twenty-five days, all shipping in and out of Miami was stalled, putting a halt to the arrival of building materials. This caused a pause in the exuberant building boom and gave investors pause in their frenzied speculation.¹ Finally, the boom officially went "bust" on September 17th, 1926 when a great Hurricane devastated the City and caused many of the recent arrivals to simply pack up and head back to their northern homes.² For Miami, the fall of 1926 was the official start of the Great Depression.

During the time period from 1928 - 1935, the depth of the Great Depression, hardly anything was built in Silver Bluff.

One failed developer later reflected that, "Suddenly there came a general and pathetic discovery that a piece of Florida real estate was no assurance of

either wealth or happiness. Slowly the brothers Ballyhoo and Hokum lay back on harsh cots of bankruptcy and died off - or cooled off, as we say. Thousands of desperate paupers, who had just a bit ago seemed successful promoters, began the dismal trek north."³

Late boom-era subdivisions such as New Shenandoah, East Shenandoah, and Silver Bluff Estates were platted, marketed and sold in 1925 with the express purpose of speculative profit, rather than a slower, more measured goal of building wealth through the building of a community. These subdivisions were sparsely built out by the end of the Boom in September 1926, and would remain so for at least another decade. Henry S. Villard, a journalist for Hearst Newspapers wrote about the landscape of failed Florida developments such as these in a story for *The Nation*: 'Dead subdivisions line the highway, their pompous names half-obliterated on crumbling stucco gates. Lonely white-way lights stand guard over miles of concrete sidewalks, where grass and palmetto take the place of homes that were to be... Whole sections of outlying subdivisions area composed of unoccupied houses, past which one speeds on broad thoroughfares as if traversing a city in the grip of death."⁴

The end of the Florida Land Boom in September 1926 was so calamitous that scholars have suggested that its collapse was the cause of the Great Depression three years later, in October 1929: "The

1 Knowlton, Christopher Bubble in the Sun Simon & Shuster Paperbacks New York, 2020 p xv

2 Knowlton, Christopher Bubble in the Sun Simon & Shuster Paperbacks New York, 2020 p230

3 Knowlton, Christopher Bubble in the Sun, Simon & Schuster, New York, 2020 p267

4 Knowlton p 266

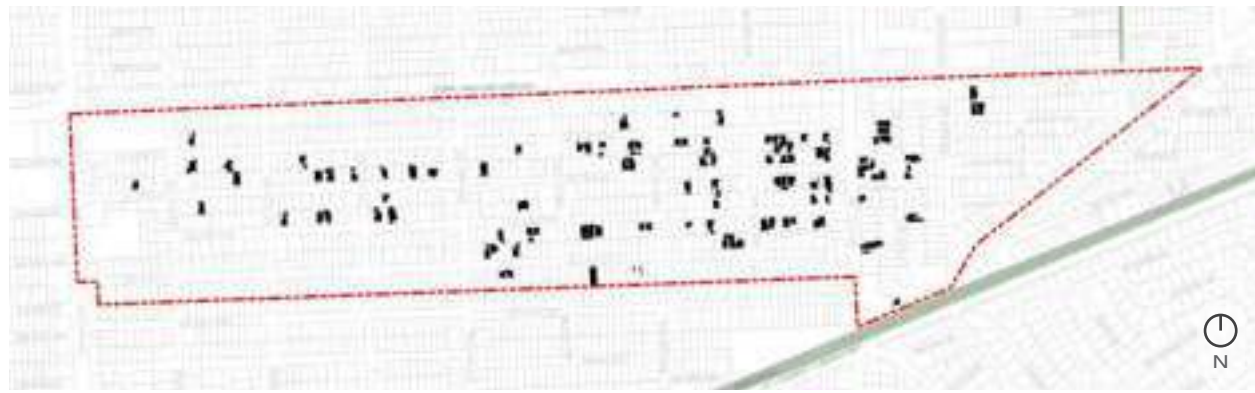
bursting of the great Florida land bubble... triggered the nationwide economic and social trauma [The Great Depression] that followed... the land boom, not the stock market, was the true catalyst for the disasters that befell the nation as overvalued housing and property prices everywhere began to collapse in the wake of the Florida debacle. The eroding economic fundamentals and collapsing consumer confidence finally reached Wall Streets and pulled down the stock market, bringing an end to the frantic nationwide party so aptly named the Roaring Twenties."⁵

Unless a lot in Silver Bluff had a house

5 Knowlton, xvi

already under construction by the end of 1925, the lot would likely remain empty and undeveloped for another decade or more.

Within the study area of the Silver Bluff Survey, of the 777 properties surveyed, 45 buildings were constructed in 1925, 17 buildings were constructed in 1926, and only 4 buildings were constructed in 1927. While a few projects that had already begun would continue to be completed until 1928, there would be a great pause in development and construction in Miami until the Federal New Deal housing programs were firmly in place by 1937.



Building Footprint - Built by 1927

Silver Bluff Historical Survey

Study Area Buildings

Figure: The great promise of the Florida Land Boom was not realized in Silver Bluff. By the end of the Boom in 1927, its many subdivisions were sparsely built out with a handful of Spanish Cottages and other Revival-style homes, many of which would remain empty for many years. Approximately 85 buildings were constructed between 1916 and 1927. Source: PlusUrbia Design

Home Construction Trends

FHA BOOM 1937-1941

The story of Silver Bluff is a story of government policies that gave a stalled-out boom-era neighborhood a second life. It is a story about how the Federal Government, by way of various New Deal agencies such as the Home Owner's Loan Corporation (HOLC), the Federal Housing Administration (FHA), and the Savings & Loans Associations predicted and subsequently shaped the future of neighborhoods through their loan and insurance policies. The Federal Government predicted that Silver Bluff would be a successful middle-class neighborhood, and as a result of its policies, this prediction came true. The effects of these policies in Silver Bluff and in neighborhoods across the country still reverberate today, whether for good or for bad.

The FHA was formed to assist middle-class renters to become first-time home buyers. By the late 1930s, a sweeping National Housing Act had reformed mortgage financing, which made homeownership accessible to the middle class.¹ The provisions included that mortgage loans are insured by the FHA, interest rates may not exceed 5 ½%, loans may be up to 25 years, the monthly payment schedule covers amortization of the loan, interest payment, insurance, F.H.A. insurance, and City, State, and County taxes, and finally, that monthly payments were arranged in such a manner that they are consistent with or cheaper than equivalent rental housing.

The result of this confluence of government

policies was a development boom of small houses, homes that today we call "Minimal Traditional" for their simplicity and high-quality design. According to Virginia Savage McAlester in her book [A Field Guide to American Houses](#), the Minimal Traditional home was a well-studied and thoughtful response to the seemingly insurmountable housing challenges of the Great Depression. Not only did the Federal Government create the financing and insurance mechanisms to encourage new home construction, they also prepared publications that showed how to effectively design a small house:

Architects, desperate for work after 1930, had enthusiastically turned their attention to the design of the small house...At that time, the FHA limited the maximum sales price of homes they would insure so that the average home size and cost remained within the reach of the broader market. A veritable flood of house plans and pattern books for small houses featuring Minimal Traditionals was published between 1935 and 1950 - and the book contents often included careful descriptions of the FHA loan programs available. The most influential publications were the FHA's own bulletins, [Principles of Planning Small Houses](#)... Builders knew that following the guidelines in this bulletin was the quickest way to ensure construction funds and home-purchase mortgages for their projects.²

Nearly half of the houses in Silver Bluff were constructed during this late 1930s building period, and meet the physical characteristics of the architect-designed government-facilitated, modest Minimal Traditional home.

¹ Rosen, 14

² McAlester, Virginia Savage [A Field Guide to American Houses](#) Alfred A. Knopf, New York 2018. p.589.



Building Boom period: 1937 - '41
Silver Bluff Historical Survey

 Study Area  Buildings

Figure: Silver Bluff’s most significant period of growth was between 1937 and 1941, when 304 out of its 777 buildings were constructed in response to New Deal era housing policies. The map above indicates all of the 304 buildings that were constructed between 1937 and 1941. Compare this to the approximately 85 buildings that were constructed between 1916 and 1927. Source: PlusUrbia Design



Figure: Typical “Minimal Mediterranean” Cottage of the late 1930s. Source: City of Miami Preservation Office.



Figure: Typical “Minimal Mediterranean” Cottage of the late 1930s. Source: City of Miami Preservation Office.



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Figure: Typical “Minimal Mediterranean” Cottage of the late 1930s. Source: City of Miami Preservation Office.

TIMELINE OF EVENTS - FHA-BACKED BUILDING BOOM IN SILVER BLUFF

Pre-1933: Depression

Financing and construction halted

Pre-1933

Context: "Bank mortgages required 50 percent down and had interest-only payments with repayment in full after five to seven years, at which point the buyer would have to refinance or find another bank to issue a new mortgage with similar terms."¹

1928-1933

Miami is in the depths of an economic Depression. Property values are less than a fifth of their 1925 prices. Thousands of lots in the Silver Bluff area have been repossessed by banks, many of which since closed. Lending and building construction is at a standstill.

1933: Roosevelt's New Deal

Federal recovery policies are crafted

1933

- Franklin D. Roosevelt takes office as U.S. President.
- Roosevelt begins rolling out New Deal programs, focusing on relief for the poor, recovery of the economy, and reform of the financial system.
- The Federal Government creates the Home Owner's Loan Corporation (HOLC) to rescue existing property owners who could not afford their existing mortgage payments.
- Congress passes an act to establish Federal Savings and Loan Associations. All funds of each local Federal Savings and Loan Association "are invested in sound, conservative, monthly reduction first mortgage loans. These loans are placed on conservative appraisals together with a close scrutiny of the financial and moral responsibility of the borrower."²

1934

The Federal Housing Administration (FHA) is formed, with the goal to produce small homes the average working American could afford. The FHA provided insurance that covered the mortgage loan that a bank made, and provided technical assistance for how to design and build small houses.³

¹ Rothstein, Richard, *The Color of Law*, Liveright Publishing, New York, 2017, p63

² Blits, H.L., ed. *Miami Herald Book of Homes, 1938* (UM SOA library) p7, 84

³ McAlester, Virginia Savage *A Field Guide to American Houses* Alfred A. Knopf, New York 2018. p.589.

TIMELINE OF EVENTS - FHA-BACKED BUILDING BOOM IN SILVER BLUFF

1935-41: Building Resumes

Silver Bluff sees a major building boom

1935

City of Miami eases building restrictions and forgives property tax delinquency on lots in East Shenandoah in order to facilitate construction of new small homes.

1937

The HOLC publishes a Map of Residential Security of Miami, to help appraisers assess the risk of lending. These types of maps would later be known as "redlining" maps.

1936

- The FHA publishes a bulletin titled "Principles of Planning Small Houses".
- First major wave of homebuilding begins in Silver Bluff / Miami.

1938

The Miami Herald prints its first Book of Homes "In an effort to be helpful to those who seek to build their own homes to the end that the architecture, the location, the building itself, and the materials used shall be of the highest quality."⁴

1937-1941

304 of Silver Bluff's 777 buildings were constructed during this era of New Deal economic policies, which infused this stalled-out Boom-time subdivision with capital.

1941 - U.S. Enters WWII

Construction in Silver Bluff halted again

1939

World War II begins in Europe on September 1st, 1939. Most of Europe is taken over by Germany, apart from Britain and Spain. Home construction in Miami continues.

1941

- United States enters World War II on December 7, 1941, when the Japanese attack Pearl Harbor.
- Housing construction in Miami and US, generally, ends.

4 Blits, H.L., ed. Miami Herald Book of Homes, 1938 (UM SOA library) p7, 84

LOCATION-BASED LENDING

Federal aid for home loans was not available to everyone, or to every neighborhood. Neighborhood location and neighborhood characteristics became one of the most important determining factors in whether or not an FHA-insured loan would be approved.

The first tool developed to determine neighborhoods that would be a safe investment for a home loan was the HOLC maps of major cities, and their accompanying grading system and area descriptions. These maps and descriptions were produced between 1935 and 1940. Factors that influenced a neighborhood grade included neighborhood infrastructure and amenities, the construction quality and age of existing homes, the average income

and rents for the neighborhood, and most famously, the “infiltration” of foreigners, ethnic groups, or “negros.”

The website [Mapping Inequality](#) provides this summary of the location-based judgements that were made when deciding whether or not to provide government-insured home loans.

Like so many other government agencies during the New Deal, HOLC and its parent bureau, the Federal Home Loan Bank Board, shaped Americans’ lives and livelihoods profoundly during and after the Great Depression of the 1930s. Both proved critical to protecting and expanding home ownership, to standardizing lending practices, and to encouraging residential and commercial real estate investment in a flagging economy. Across the middle third of the twentieth century, arguably the most prosperous

CLARIFYING REMARKS:

This is the most rapidly developing section in Metropolitan Miami. There is a small percentage of these houses that are speculatively built and are available for rent but the percentage of this type to the other is so small that it is not given consideration in the above analysis.

NAME AND LOCATION Brickell Estates - New Shenandoah SECURITY GRADE A AREA NO. 12
Miami, Florida

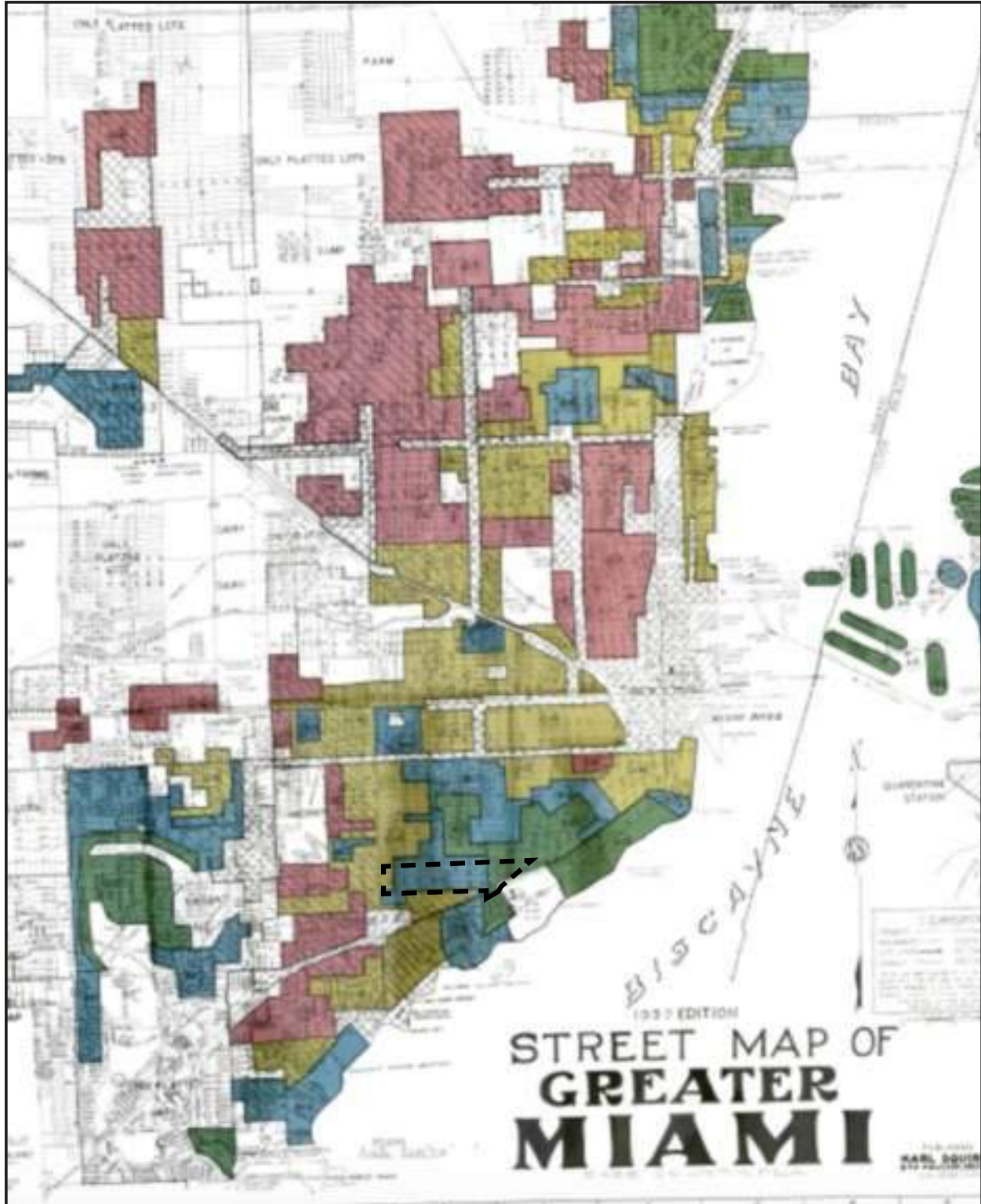
CLARIFYING REMARKS:

This area embraces Old Shenandoah and a portion of the new development. Old Shenandoah is practically 100% built up but its desirability as a residential section is on the decline.

Old Shenandoah, and major portion between
 S W 13th and 25th Avenue and 8th Street
 and the Florida East Coast RR

NAME AND LOCATION Old Shenandoah, and major portion between SECURITY GRADE B AREA NO. 17
S W 13th and 25th Avenue and 8th Street
and the Florida East Coast RR
Miami, Florida

Figure: The Home Owners Loan Corporation map was accompanied by detailed evaluations that justified the “Grade” of each area in the City. The top remarks refer to the eastern portion of the study area, which was graded “A, Best” (Green) on the basis that the area was rapidly developing with few speculative homes. The bottom remarks refer to the western portion of the study area, which was graded “B, Still Desirable” (Blue) on the basis that it was an older neighborhood and “on the decline.” Other areas of the grade sheet referred to an “infiltration of Latinos” in the Old Shenandoah area. Source: University of Richmond “Mapping Inequality” website.



A "Best" **B** "Still Desirable" **C** "Definitely Declining" **D** "Hazardous"

Figure: Home Owners Loan Corporation map of Miami ranking neighborhoods based on the likelihood that they will appreciate in value and that the loan will be repaid. Silver Bluff received the top two rankings, A, Best (Green) and B, Still Desirable (Blue), which made it a popular candidate for FHA-insured home loans. HOLC maps like this would determine the fate of neighborhoods to the present day. Source: University of Richmond "Mapping Inequality" website.

decades in American history, these agencies worked with public and private sector partners to create millions of jobs and help millions of Americans buy or keep their homes. At the very same time, federal housing programs helped codify and expand practices of racial and class segregation.

The Home Owners Loan Corporation (HOLC) has long been seen as both a savior to the housing sector and a force for racial segregation. As the economic collapse of the 1930s recedes beyond living memory, historians have focused more on the segregationist nature of housing policy—how racism helped save the American economy. The legislation creating HOLC came out of the first 100 days of the Roosevelt administration and provided billions of dollars for the rescue of banks, thrifts, and distressed homeowners. New Deal legislation was highly popular in the midst of an economic crisis—the Democratically-controlled House of Representatives passed the bill 383-4.

HOLC helped restructure the American mortgage lending market by creating and standardizing several of its elements. HOLC incorporated appraisal of home value into its lending processes, a practice only in its infancy at the time. HOLC supported the training of home appraisers and employed hundreds of appraisers throughout the 1930s, working in concert with the nation’s realtors to inaugurate and advance real estate appraisal as a profession. HOLC’s department of Research and Statistics drew upon its network of realtors, developers, lenders, and appraisers to create a neighborhood-by-neighborhood assessment of more than 200 cities in the country. These assessments included demographic data, economic reports, and the color-coded Security Maps later deemed infamous as instruments of “redlining.”¹

As a further tool for determining safe neighborhood investments, FHA issued a guide for appraisers in 1935, titled the Underwriting Manual. It favored newly-built suburbs and houses over historic, urban areas, stating that “older properties... have a tendency to accelerate the rate of transition to lower class occupancy.”² The guide also stated that “If a neighborhood is to retain stability it is necessary that properties shall continue to be occupied by the same social and racial classes. A change in social or racial occupancy leads to instability and a reduction in values.”

Through the 1940s and the 1950s, the Underwriting Manual continued to state that “compatibility among the neighborhood occupants” was an important consideration for determining property value.³

Exclusionary zoning was a feature of many of the Silver Bluff subdivisions that was heavily advertised in their 1930s promotions of loans for small homes. Exclusionary zoning, which mandated that all houses must be single-family residences, for instance, was rewarded according to the Underwriting Manual, which in 1936 included these provisions:

284(2).Carefully complied zoning regulations are the most effective because they not only exercise control over the subject property but also over the surrounding area. However, they are seldom complete enough to assure a homogeneous and harmonious neighborhood.

284(3).Recorded deed restrictions should strengthen and supplement zoning ordinances...⁴ “It should be noted that Deed Restrictions often included residency restrictions by race and ethnicity.”

1 “Mapping Inequality: Redlining in New Deal America” website, University of Richmond . < <https://dsl.richmond.edu/panorama/redlining/#loc=5/39.1/-94.58&text=intro> > accessed May 10, 2021.

2 Rothstein p65

3 Rothstein p66

4 Rothstein p84

In 1938, the Miami Herald published a Book of Homes, in an effort to provide a local guide to potential homeowners on the benefits of homeownership, and the various agencies and guidelines in place to secure a new home. The book emphasized the importance of location:

"The proper location of the homesite cannot be stressed too forcibly. Its location in respect to schools, shopping centers, church and transportation facilities is an important factor... 'Do not build on any land site where you cannot readily obtain a mortgage loan.'... To clearly illustrate this statement, two homes, identical throughout, may be built from the same set of plans on two lots in different locations... both homes cost the same amount of money to construct, yet mortgage money can be readily obtained on one home and not on the other. The one in preferred location will sell readily at an attractive price, while the other will be a drag on the realty market and might have to be sacrificed in case of forced sale. The answer is clearly LOCATION."⁵

Local developers in individual subdivisions also promoted their neighborhood's "insurability" under FHA regulations, as seen in Lester Manley's advertisement for East Shenandoah to the right. William Gold used similar promotions in an advertisement for Silver Bluff Estates, where he explains:

We can help you to select a lot in Miami in a section that is approved for mortgage loans. It is important you should have expert advice when you are selecting the homesite... All agree that Miami has a great future, but some sections will progress more rapidly than others."⁶

5 Blits, H.L., ed. Miami Herald Book of Homes, 1938 (UM SOA library) p81

6 Gold, William H. "The Home of Your Dreams" Miami Herald Book of Homes, H.L. Blits, ed., 1938 (UM SOA library) p46

NEIGHBORHOOD INSURANCE

That's one kind of insurance that can't be bought. But you can't build! Every prospective home owner looks for it, and when his search gets as far as East SHENANDOAH, he realizes that he's through. During the last fifteen months more than 150 builders have taken out neighborhood insurance by constructing homes in East SHENANDOAH, and many more are going up at present. Stores and apartments are restricted to a certain small area, and houses also have restrictions as to appearance and basic construction. Here are a few of East SHENANDOAH'S advantages:

- ★ Southwest 12th avenue and Coral Way, center of the property is only two miles from the County Court House.
- ★ Neighbors are plentiful. You won't have to worry about leaving your wife alone in an isolated neighborhood here, as more than 150 attractive new homes have been built in the last 15 months within a half mile of 12th avenue and Coral Way.
- ★ The East SHENANDOAH Elementary School will open its doors for the first time at the beginning of the second semester, in February.
- ★ Fast, modern buses run every fifteen minutes along the \$500,000 Miami to Coral Gables Boulevard (Coral Way) now under construction.
- ★ Restrictions call for concrete block and steel construction of \$4,000 minimum cost, each house to be at least five feet from side lot lines and twenty feet from the street.
- ★ Minimum lot areas are 50x104, priced from \$450 to \$585. These prices barely equal the original cost of the improvements.
- ★ ————— investigate

east SHENANDOAH

If you are thinking of building a home, or of investing your money in a good property, get in touch with us and let us discuss the matter with you. You will be pleasantly surprised at what you see during a trip through the property. The residential atmosphere is one which you will like.

★ All local loan agencies are anxious to loan funds on new homes in East SHENANDOAH. Their rates, under the Federal Housing Act, are very reasonable. And the property can be purchased and paid for over as much as a two-year period. Don't delay—see us today.

sales manager **LESTER B. MANLEY** phone 31741

Figure: Advertisement for home building in East Shenandoah by Lester B. Manley, Sales Agent on December 6, 1936. The advertisement stresses the importance of the FHA home loan insurance. It emphasizes the neighborhood's close-in location, owner-occupied homes, and building restrictions, all factors that influenced the HOLC map grading system and ultimately the ability of the home loan to be insurable. Source: Miami Herald.

ARCHITECTURE FOR SMALL HOMES

A phenomenon of the 1930s is that the Depression caused all of the leading architects of Miami to embrace the challenge of small house design, and to contribute their talents to providing small house prototype designs that builders and developers could offer in plan books to large numbers of home buyers. Well known local architects that worked on small house design included Paist & Steward, Robert Law Weed, Russell Pancoast, Marion Manley, and L. Murray Dixon. Architects that were known to have worked on house plans in Silver Bluff included Sheldon Tucker, E. L. Robertson, William Shanklin, Frank Wyatt Woods, H. George Fink, and Kiehnel & Elliot.

William Shanklin was an architect who was closely affiliated with the William H. Gold development company, and who designed several small homes in Silver Bluff Estates in the late 1930s. He was well known as an architect of prominent homes in Coral Gables, including larger homes around the Coral Gables Country Club. He served as a member of the Coral Gables Zoning Board of Appeals.¹

Frank Wyatt Woods designed up to 75 small homes in New Shenandoah in the late 1930s in partnership with developer Logan Billingsley. Frank Wyatt Woods is best known as one of the architects chosen by George Merrick to realize his dream of creating internationally themed residential “villages” throughout the City of Coral Gables, and he designed many homes in the Italian Village and on / alhambra Circle.²

1 Monica Betancourt Group Website <https://www.monica-betancourt.com/master-restoration-registered-historic-1938-gables-art-moderne-home>

2 Historic Coral Gables Website. <https://www.historic-coral-gables.com/>



Figure: Silver Bluff Estates small home design by William Shanklin in 1937. Source: The Miami Herald.

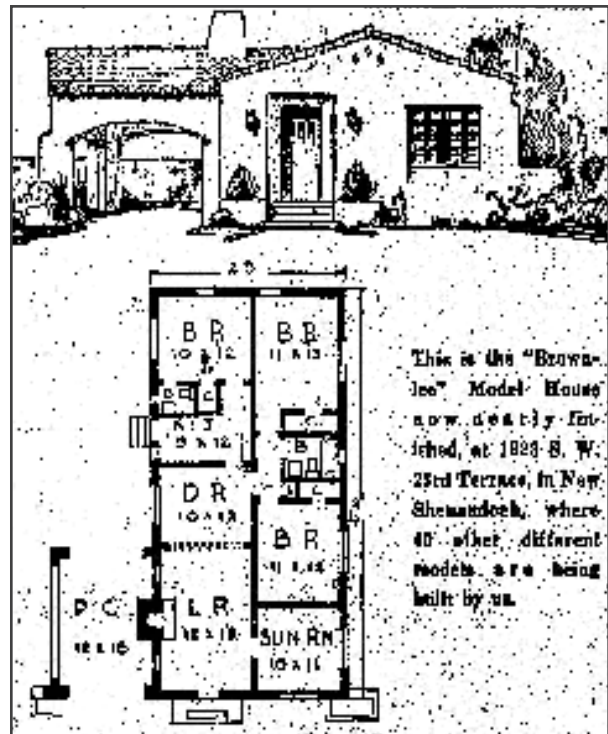


Figure: New Shenandoah small home design by Frank Wyatt Woods in 1937. Source: The Miami Herald.



Figure: Home design by H. George Fink used in the promotion of new home construction in Silver Bluff Estates, published in the Miami News on June 4, 1939. Source: The Miami News.

H. George Fink was associated with a group of homes built in Silver Bluff Estates along SW 24th Street. These homes were constructed by the builder A.C. Eddy in 1939. Fink was one of many prominent architects who was enlisted to design high-quality small homes in mass quantities in the late 1930s.

Fink is remembered for his accomplishments as follows:

H. George Fink was called "The Henry Ford of Architecture" by the New York Herald Tribune for his Riviera and Mediterranean styles that helped make Coral Gables, Florida famous. He was a cousin of George F. Merrick, developer of Coral Gables, and took an active part in the developmental design of the city and was credited with having designed most of Coral Gables original buildings... In 1921, he became a member of the American Institute of

Architects, at that time, its youngest member. That same year, Fink joined Mr. Merrick and designed the first homes along Coral Way, including the Crafts and Granada sections, Greenway Drive, the home of Merrick, the Renuart Arcade and the real estate offices of Merrick here and in New York, Atlantic City, Chicago and Atlanta. The office in New York received national recognition. Fink and Merrick traveled to Spain in 1924 to study Spanish architecture and he received an honorary citation from King Alphonso XIII for his 'interesting, outstanding and extremely artistic interpretation and reproduction of the Spanish Arts in America'. .. He then went to work for the Works Progress Administration (WPA) as supervising architect... until 1937 and he returned to Coral Gables to resume private practice... The original Ponce de Leon Junior High School and South Miami City Hall were also designed by Mr. Fink.³

historiccoralgables.org/in-the-spirit-of-celebration-historic-preservation-group-gathers-with-original-founders-and-benefactors

3 H. George Fink Obituary. <https://www.findagrave.com/memorial/196963184/h_-george-fink>

SMALL HOUSE PLAN BOOK PUBLICATIONS - 1938 BOOK OF HOMES

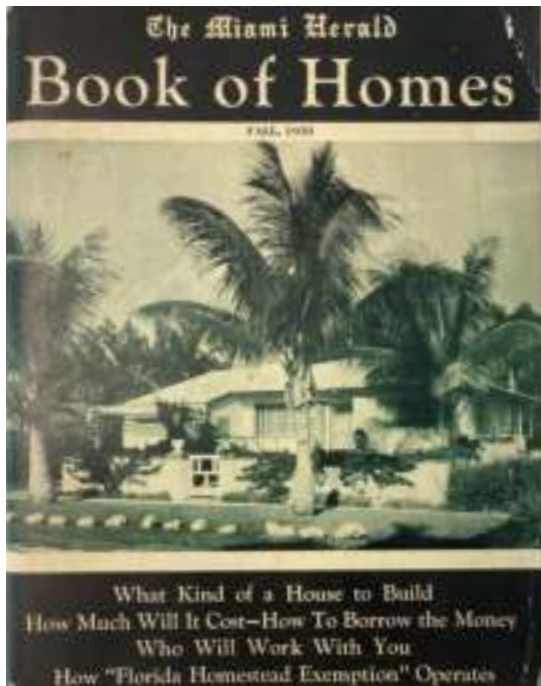


Figure: 1938 Miami Herald Book of Homes Cover. Source: University of Miami Architecture Research Center.



Figure: Paist & Steward-designed small house. Source: University of Miami Architecture Research Center.



Figure: Bank advertisement for FHA-insured home loans. Source: University of Miami Architecture Research Center.



Figure: Robert Law Weed-designed small house. Source: University of Miami Architecture Research Center.

SMALL HOUSE PLAN BOOK PUBLICATIONS - 1938 BOOK OF HOMES



Figure: William H. Gold advertisement. Source: University of Miami Architecture Research Center.



Figure: Paist & Steward-designed small house. Source: University of Miami Architecture Research Center.



Figure: Marion Manley-designed small house. Source: University of Miami Architecture Research Center.



Figure: Paist & Steward-designed small house. Source: University of Miami Architecture Research Center.

MAJOR 1930S DEVELOPERS IN SILVER BLUFF

Silver Bluff Estates - William H. Gold

William H. Gold was one of the largest developers in Miami during the FHA-backed housing boom in the late 1930s. He was a native of Minnesota, with extensive experience in “first mortgage loans.” He began living and working in Miami full-time in 1925, and he opened his own finance and real estate business in 1931, in the depths of the Depression. When the Federal Government began rolling out its housing reform policies in 1933, Gold was well poised to implement those policies and serve as a “guide” to the many requirements for design, construction, sales, and finance in order to qualify for an FHA-backed loan. Through his finance and real estate experience, he successfully secured an allotment of \$1,000,000 available for FHA and Standard home loans.

William H. Gold was particularly active in Silver Bluff Estates, where he controlled around 600 lots through an agreement with the land owners. The William H. Gold

Company was a full service real estate firm that provided the following services to home buyers:

- Home site selection (realtors)
- Provide architect’s working drawings for a model home, or provide contact with a team of architects
- Selection of a home builder and oversight of construction
- Arrange the mortgage financing
- Service the home loan

Seven different building companies were active in the subdivision, and all of their work was overseen by the Gold Company. These builders included Gobrecht Co., Hansell Hall, Miller Bros, Post & Sons, Jones Construction Co., George Allen Co., and Manusa Bros.¹

Most homes were built to order by lot buyers, and were being sold to people “who intend to become permanent residents of Silver Bluff,” in contrast to the speculative buyers of the 1920s.

¹ “500 Residence Program Lures More Builders” The Miami News, June 13 1937.



Figure: Silver Bluff Estates aerial from 1940, depicting the intense development of the area that had put it on the map as an important place in Miami. Source: William A. Fishbaugh, photographer, Florida Memory, State Library and Archives of Florida.

VM. H. GOLD CO. offers
a Large Selection of Beautiful Homesites In
SILVER BLUFF ESTATES



THIS IS ONE of the best known of the fine residential subdivisions of Greater Miami. No new or crudely developed section, this, but a partly built up, highly restricted area, with paved streets and sidewalks, water, lights, well-grown shade trees and shrubbery and nearly all modern city improvements.

As sales agents, we have available for prospective home-builders more than 600 of the best situated of these lots, all reasonably priced.



Visit Silver Bluff Estates today and see for yourself its advantages as a residential area. Nature and man have united to make this one of the real garden spots of the Miami region. High and dry, near the Bay, near the widened and beautified boulevard, Coral Way, it is the logical site for hundreds of new high-class homes.



We are in a position to finance the building of such homes, either through F. H. A. loans, or by our Standard Loans, requiring only small annual payments on the principal. Full information upon request.

TO GET TO SILVER BLUFFS ESTATES
 —Go out the Trail or Coral Way to S. W. 22nd Avenue, then south. It lies between S. W. 22nd and 27th Avenues and south of Coral Way.

**TYPICAL HOMES
 IN SILVER BLUFF
 ESTATES**

Figure: William H. Gold advertisement from April 18, 1937, displaying several small model homes with Mediterranean Revival influences, and promoting FHA loans for new homes in Silver Bluff Estates. Source: The Miami Herald

WILLIAM H. GOLD COMPANY HOMES IN SILVER BLUFF ESTATES



Figure: Announcement in *The Miami Herald* in April 1937 showing a sketch by architect E.L. Robertson of the home at 2330 SW 23rd Avenue in Silver Bluff, which was nearing completion at the time. The home is part of a group developed by the William H. Gold Company at Silver Bluff Estates. Source: Miami Herald.



Figure: Announcement in *The Miami Herald* in May 1937 showing the completed home at 2330 SW 23rd Avenue in Silver Bluff, designed by architect E.L. Robertson and part of a group developed by the William H. Gold Company at Silver Bluff Estates. Source: Miami Herald.

WILLIAM H. GOLD COMPANY HOMES IN SILVER BLUFF ESTATES



Figure: Announcement in *The Miami Herald* in May 1937 showing a home in Silver bluff Estates that was nearing completion at the time. The home is part of a group developed by the William H. Gold Company and designed by architect Ernie Woolfe. Source: Miami Herald.



Figure: Announcement in *The Miami Herald* in June 1937 of newly constructed homes in Silver Bluff Estates Source: Miami Herald.

New Shenandoah: Logan Billingsley

There were several large companies providing comprehensive home design, building, and financing services for lots in New Shenandoah, and Logan Billingsley was one of the more prominent names. He controlled over 170 empty lots within the New Shenandoah subdivision, and he worked exclusively with the prominent architect Frank Wyatt Woods on all of his house plans. By 1936, he had constructed a model home at 2100 SW 23rd Street, which had a Mediterranean Revival influenced design, and this model home also served as an on-site sales office in the neighborhood.

BILLINGSLEY
Says—
 I will sell you this beautiful new young elegant brick home on your own lot for \$6,000.00—containing living room, three bedrooms, two bathrooms, sun parlor, dining and kitchen.
\$375
 DOWN PAYMENT
 Balance in monthly payments that clean paying rent.

BILLINGSLEY
Says—
 I will sell you this beautiful new young elegant brick home on your own lot for \$6,000.00—containing living room, three bedrooms, two bathrooms, sun parlor, dining and kitchen.
\$375
 DOWN PAYMENT
 Balance in monthly payments that clean paying rent.

LOGAN BILLINGSLEY

“CAVALIER MODEL”
6 Rooms CBS
 This beautiful model house, just finished in New Shenandoah on lot 75x117 ft. can be seen at 2150 S. W. 23rd Street, south of Coral Way, near 22nd Avenue. We have 40 other houses under construction nearby, many of which are completed—and all are for sale at prices ranging from \$5,500 to \$8,500.

LOGAN BILLINGSLEY
 1015 Seybold Bldg. Bankers Protected Telephone 3-6297

Figure: 1936 Advertisements by Logan Billingsley, prominently featuring an elevation drawing and a floor plan of various Minimal Traditional homes, many of which have a Mediterranean Revival design influence. The homes were small and efficient, and met all of the requirements for FHA insured home loans. Source: The Miami News.

Figure: Advertisement in *The Miami News*, 1937, of the home at 2150 SW 23rd Street in the New Shenandoah subdivision in Silver Bluff.

DOWN PAYMENT AS LOW AS


that on a Low Priced Car.....

NEW
MODERN
CONVENIENT


BALANCE

Less Than Paying
Rent...

Designed by
FRANK WYATT WOODS



"The President" Model



THE LITTLE ARISTOCRAT

We requested Mr. Woods to design a roomy, well-planned house, as economical as to be attractive and as cleverly arranged, this property and construction cost a minimum.


The price \$2205. Down payment \$275. Balance \$24.85 per month.

WE WILL BUILD ANY OF THESE HOUSES

in almost any section of Miami, in one of our many subdivisions for only \$375 to \$550 down, balance in monthly payments less than rent. Visit our office for further details on these and many other attractive designs which we have to offer.

MEET US TODAY
at 2100 S. W. 23rd Street, in New Shenandoah, to select your home and the most one of our beautiful homes.


SEE
**LOGAN
BILLINGSLEY**
1410 Security Bldg.
Phone 3-2614



THE DRUNK ROOM

Mr. Woods offers the attractive design for a home model with a porch of convenience, particularly in space a medium-sized family in utmost comfort.


The price \$2225. Down payment \$425. Balance \$24.50 per month.



PETIT CHATEAU

Our architect, Mr. Woods, has studied the typical of small houses in such an economical as to have attractive appearance of a home, suitable for a small family. The house is in the most beautiful style.

The price \$2200. Down payment \$125. Balance \$21.75 per month.



THE PRESIDENT

The President model affords elegant in price, position and the comfort of a calm and cozy. Mr. Woods' excellent plan design to satisfy the family who can afford to pay just a little more.

The price \$2225. Down payment \$400. Balance \$24.50 per month.

Figure: 1936 Advertisement by Logan Billingsley advertising the home plan selections available to be constructed, designed by notable architect Frank Wyatt Woods. Most homesites were available in New Shenandoah, and the model home used as an on-site sales office was the home at 2100 SW 23rd Street. Source: The Miami News.

East Shenandoah - Lester F. Preu and Lester B. Manley

East Shenandoah became one of the biggest “winners” in the competition to secure FHA-insured home loans in the late 1930s. Two of the major influencers who worked to promote East Shenandoah were the builder Lester F. Preu, who built many of the early bungalows in the area, and the ever-present sales agent Lester B. Manley.

Lester B. Manley never gave up his interest in East Shenandoah through the Depression. By 1937, Manley was busily promoting the construction of 150 bright, new modern homes,¹ and he served as sales agent for those lots. Manley continued to influence and promote infrastructure improvements in East Shenandoah, including the landscaped boulevard of Coral Way, and the construction of the new Coral Way elementary school.

Features of East Shenandoah that Manley promoted in East Shenandoah were all directly tied to the neighborhood “grading” criteria from HOLC and FHA. His advertisements referred to East Shenandoah’s excellent insurance ratings and boasted that “all local loan agencies are anxious to loan funds on new homes in East Shenandoah,”² and that during the last fifteen months more than 150 builders have taken out neighborhood insurance by constructing homes in East Shenandoah.”³

He also advertised neighborhood restrictions, which improved HOLC insurance rates,⁴ which included that stores and apartments were restricted to a small area, and that houses have restrictions on appearance and construction - concrete block and stucco with \$4,000 minimum cost, five foot side setbacks, and a twenty foot front setback.

- 1 Miami Herald (Miami, Florida), November 25, 1937: 21. NewsBank: Access World News - Historical and Current. <https://infoweb-newsbank->
- 2 Miami Herald (online), 6 Dec 1936 31 <https://infoweb-newsbank-com.access.library.miami.edu>
- 3 Miami Herald (online), 6 Dec 1936 31 <https://infoweb-newsbank-com.access.library.miami.edu>
- 4 Miami Herald (online), 6 Dec 1936 31 <https://infoweb-newsbank-com.access.library.miami.edu>

TWO BUNGALOWS COMPLETED IN EAST SHENANDOAH



Figure: News article dated June 16, 1935 about the group of dozens of modest, low-cost bungalows under construction in East Shenandoah. Builder Lester F. Preu was a pioneer in the home construction in the area, almost two years ahead of the major FHA-backed building boom that would follow, and this early construction of owner-occupied homes may have favorably influenced the HOLC maps for East Shenandoah. Source: Miami Herald.

FLORIDA'S FINEST BOULEVARD

Florida's finest boulevard, now under construction at a cost of \$150,000, passes through East SHENANDOAH. This beautiful parkway, which is being built as a connecting link between Coral Gables and Miami, is divided by islands of tropical shrubbery as it goes through East SHENANDOAH, adding to the already lovely landscaping of Miami's most convenient, most residential suburb. Other advantages to be enjoyed by the home-owner in East SHENANDOAH are: a public elementary school; proximity to downtown Miami; all modern sanitary improvements; strict zoning laws that assure you of permanently attractive surroundings; low prices on property. We suggest that before you invest, you

★ **INVESTigate**
east SHENANDOAH

Drive through the property today (on Coral Way, only two miles from the County Court House) or call us and let us arrange a tour for you. We think that East SHENANDOAH will more than meet your requirements.

Sales Manager LESTER B. MANLEY Phone 2-1741

Figure: Advertisement dated March 29, 1937 for home building in East Shenandoah, by sales agent Lester B. Manley. The advertisement promotes neighborhood infrastructure such as Coral Way and a new elementary school (later named Coral Way Elementary, not East Shenandoah Elementary as proposed.) This sort of infrastructure favorably influenced the distribution of FHA-insured home loans. Source: Miami Herald.

POST-WAR BOOM 1947 - 1950

During the years of World War II, between 1941 and 1945, again hardly anything was built in Miami or Silver Bluff, as the resources of the United States were being unilaterally dedicated towards the war effort. In August 1945, Japan surrendered, and World War II was over.

After World War II, the housing market began to heat up in response to the demand for housing for returning servicemen and their families. The G.I. Bill guaranteed low-cost mortgages with no down payment for veterans. To assist in implementing this policy, the newly-established Veterans Affairs (VA) began to guarantee mortgages for returning servicemen. The VA adopted FHA housing policies, and VA appraisers relied on the

FHA's Underwriting Manual and even its design publications such as Principles for Planning Small Houses. Therefore, the post-war homes of the late 1940s share many of the same design characteristics of the homes from the late 1930s. By 1950, the FHA and the VA together were insuring half of all new mortgages nationwide.

In Silver Bluff, about a quarter of the lots in the neighborhood remained empty and undeveloped by the end of the war. Most of those empty lots were soon developed with new post-war Minimal Traditional homes and Ranch-style homes that met the VA and FHA guidelines, and were often from locally-adapted plan book publications. Around 175 homes were built in the study area between 1947 and 1950.



Building Boom period: 1947 - '50
Silver Bluff Historical Survey

■ Study Area ■ Buildings

Figure: Silver Bluff's second most significant growth period was during the post-war years between 1947 and 1950. During this time period, 175 out of its 777 buildings were constructed, the neighborhood was finally feeling complete and built-out, with few empty lots remaining. Source: PlusUrbia Design.



Figure: Pages from the G.I. Home Planning Guide, a publication used to assist builders and home buyers in selecting a home design that could be financed through FHA or VA insured loans. Source: University of Miami Architecture Research Center.

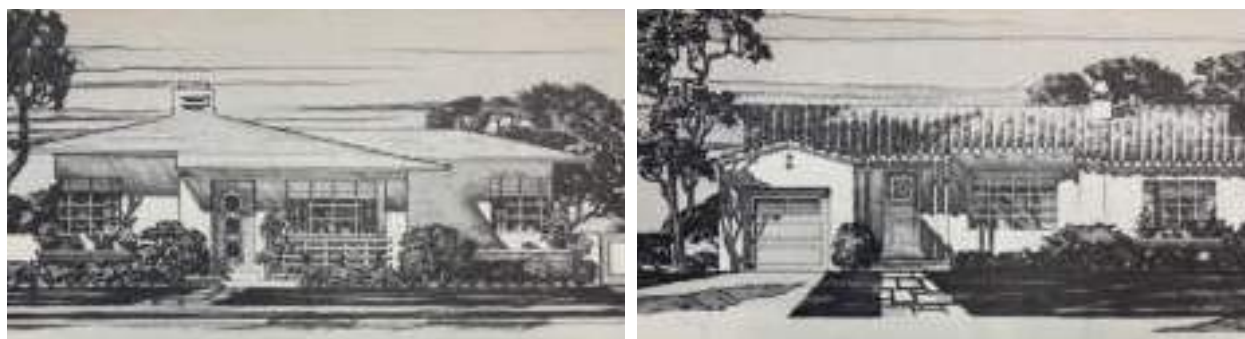


Figure: Pages from American Home Plan Service Book, 1945. Source: University of Miami Architecture Research Center.



Figure: Pages from National Home, Inc. Home Plans, 1945. Source: University of Miami Architecture Research Center.

Practical and Inexpensive Homes for G. I.'s that Meet F.H.A. and G. I. Loan Requirements

PREFACE:

We present the G. I. Home Planning Guide wherein is shown twenty-six modern homes, their descriptions and floor plans.

It has been our endeavor to achieve the ultimate in beauty, convenience and economy. We have borne in mind that the veterans, for whom these sketches and floor plans have been exclusively prepared, may need financial assistance in the building of their future homes.

Consequently, all homes herein have been especially designed and planned to meet the minimum requirements for securing an FHA or G. I. loan as provided under the "G. I. BILL OF RIGHTS" and include such necessary features as covered porches, preferably screened; garages; flues, even when there are fireplaces; overhang of at least eight inches at the eaves and no-bob tail cornices. All houses are void of cramped areas; living rooms

that contain at least 100 square feet, bedrooms that contain a minimum of 110 square feet, and kitchens that contain 70 square feet or more.

Veterans should realize that a loan will probably be rejected if plans and specifications do not include the above minimum requirements.

The designs and sketches presented herein are for the convenience of the Veteran during the preliminary planning period. We suggest that before ordering plans and specifications of the home selected, Veterans first contact their builder to obtain his comments and maximum rough estimate for construction; second that they contact the building inspector and have him check against the local building restrictions; third that they contact their banker, if a loan is involved, to ascertain the approximate permissible loan. This procedure will insure ultimate satisfaction to the Veteran at minimum expense.



Address Money Orders for Working Plans to: **G. I. HOME PLANNING SERVICE**
 (Checks Acceptable from Accredited Firms) 287 Lewis Building, 1st Street and Central Avenue
 Box 888—St. Petersburg, Florida
L. H. FALCONNIER (USNR) — R. C. FALCONNIER

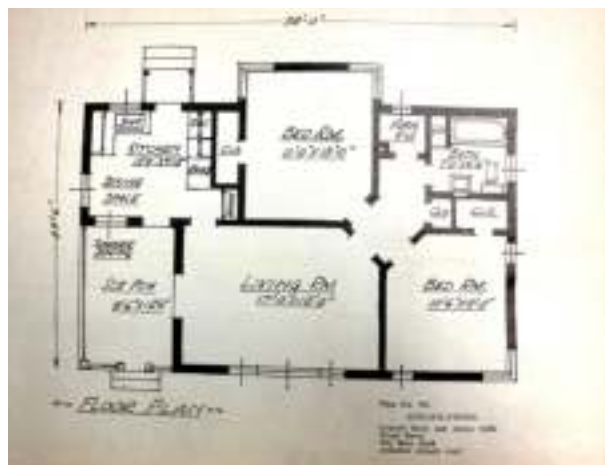


Figure: Pages from the G.I. Home Planning Guide, a publication used to assist builders and home buyers in selecting a home design that could be financed through FHA or VA insured loans. The G. I. Home Planning Service company was based in St. Petersburg, FL. Source: University of Miami Architecture Research Center.



Figure: An aerial view of Southeast Miami in 1952, including a section of the Silver Bluff neighborhood survey area, shown in the black dashed boundary. Note that the neighborhood is almost entirely built out by 1952. Source: University of Florida George A Smathers Libraries, Map and Imagery Library.

Demographic Trends

Silver Bluff is located in the southwest section of Miami, which from the 1920s to the present day was considered to include Little Havana, Shenandoah, the Roads, and all of the neighborhoods stretching west to Coral Gables and Coconut Grove. The demographic trends of Silver Bluff, in many ways, reflected those of surrounding Miami neighborhoods.

1920s - POPULATION TRANSIENCE

The first significant construction of homes in Silver Bluff took place from 1925 until 1926, when seventy-four (74) homes were built. Contemporary Polk City Directories show that the residents of these homes were highly transient through the years of the Great Depression, which in Miami began in 1927 and ran until about 1936. In fact, only five percent (5%), or four (4) of these seventy-four (74) homes had stable residents who remained in their homes for the subsequent two decades, from 1931-1953. Otherwise, most of the 1920s residents of these early homes moved elsewhere during the Depression, either because they could no longer pay their mortgage, or because they were returning to their hometowns up north after losing their fortunes in the Florida bust.

1930s - LAYING A FOUNDATION

The next major wave of construction in Silver Bluff occurred as part of the New Deal program's Federally-insured mortgage program. Approximately three hundred and eleven (311) homes were constructed during this period which ran from 1937 until 1941. A goal

of the Federally-insured mortgages was to make homeownership attainable, low-risk, and secure, and to encourage families to accrue generational wealth through the life-long investment in a single-family home, potentially a home that they could pass on to their children. Analysis of the Polk City Directories show that the Federal Government's goals were achieved. Many of the homes built through the FHA program had long-term, multi-decade residents, and many of these residents passed the homes on to their children. Of the 311 homes built during the FHA-backed building boom, thirteen percent (13%), or forty-two (42) of families stayed in the same home in the two decades between 1941 and 1962; of these, twenty-five families stayed in the same home until 1971.

1940s - POST-WAR SETTLEMENT

Finally, the third major wave of home construction in Silver Bluff occurred during the Post-World War II period, when the entire Metropolitan Miami area was experiencing an influx of veterans and their young families, ready for a fresh start in life. At this time, the Federal Housing Administration was joined by the Veteran's Affairs agency in the funding and insuring of home loans; this was most clearly apparent in the G.I. Bill which provided incentives for war veterans to purchase a new single-family home. Approximately 144 homes were constructed in Silver Bluff during this period, between 1947 and 1950. Freed from the economic and political upheavals of the Depression and a Great War, resident stability was at its

peak in these post-war homes, with twenty percent (20%), or twenty-nine (29) of these 144 post-war homes retaining the same resident family for the next two decades.

1950s - JEWISH FAMILIES ARRIVE

Another notable demographic trend in the Silver Bluff study area is the influx of ethnically Jewish residents in the 1950s and 1960s. The Jewish population in Miami is considered to have been concentrated in the Riverside neighborhood (today's Little Havana) in the first half of the 1900s. By 1925, the most prominent Jewish families had relocated to the newly-established neighborhood of Shenandoah, just south of the Tamiami Trail (today's SW 8th Street, or Calle Ocho), and Shenandoah was considered to be Miami's premiere Jewish neighborhood between 1925 and the 1950s.

The Silver Bluff neighborhood had a mostly Anglo-Saxon ethnic population between 1925 and the 1950s. However, analysis of the Polk City Directories for the Silver Bluff neighborhood from the 1950s, 1960s and 1970s shows a

representation of ethnically Jewish names as residents of the neighborhood, and contemporary newspapers confirm that many of these residents were members of local Jewish religious congregations and organizations. Of the 777 households in the study area, approximately 157, or twenty percent (20%), had ethnically Jewish names in the 1953, 1962, and 1971 Polk City Directories.

1970s - CUBAN FAMILIES ARRIVE

Finally, the story of the Cuban exodus to Miami in the 1960s is the story of modern Miami itself. Little Havana and Shenandoah, to the north of Silver Bluff, were the neighborhoods that were most significantly transformed by this refugee population. Silver Bluff, to the south, experienced a smaller but still notable shift from hardly any Hispanic family names in the 1962 Polk City Directory, to approximately twenty percent (20%) of its population (158 of the 777 households) with ethnically-Hispanic last names in the 1971 Polk City Directory.

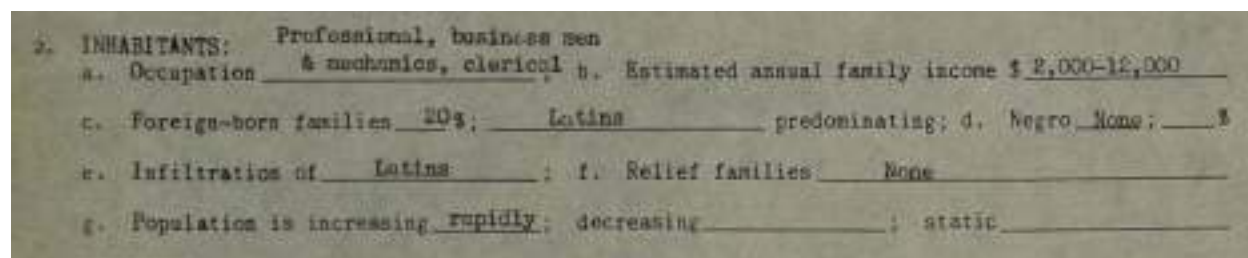


Figure: Excerpt from a 1937 Home Owner's Loan Corporation area description of the Silver Bluff neighborhood bounded by Coral Way to the north, SW 17th Avenue to the east, and SW 25th Avenue to the west. The area also included parts of Old Shenandoah to the north. The area was given a grade of "B," or "Still Desirable" despite the "Infiltration of Latins." These types of area descriptions and corresponding "grades" were applied hand-in-hand with residential security maps, which today are referred to "red-lining maps."

Notable Residents

Silver Bluff is significant for its associations with numerous prominent individuals that shaped the history of the neighborhood, the City of Miami, the State of Florida, and the United States. The majority of these individuals were residents of Silver Bluff, and many of these individuals served a pivotal role in the evolution of the neighborhood. It is important to note that the historical record disproportionately recognizes white men, and not women or minorities, for their accomplishments. Regrettably, this survey is no different, and suggestions for addressing this shortcoming are provided later in Chapter Four of this Report. An imperfect list of the significant individuals associated with the history of the Silver Bluff neighborhood, therefore, includes, but is not limited to:

Walter T. Carter was a well-known businessman and leader in the Miami community and was a long-time resident and promoter of the Silver Bluff area. The evolution of W.T. Carter's business interests reflects the evolution of Miami itself in the 1910s and 1920s. As early as 1911, he owned a citrus grove along SW 17th Avenue known as Osceola Grove. During this time, he served as manager of the Dade County Citrus Exchange, a member of the board of directors for the Florida Citrus Exchange, and president of the Coconut Grove Citrus Exchange. In 1915, he became a leader of the Tamiami Trail project, in an effort to improve transportation and shipping for the citrus industry. By 1916, his success on the Tamiami Trail project led to his appointment as the director of the United



Figure: Historic photograph of 2287 SW 17th Avenue, Walter T. Carter's home from 1916 until 1925. Source: Miami-Dade Property Appraiser Historic Tax Photo.

States Good Roads Association. In 1917, W.T. Carter's interests had definitively turned to real estate, development, and banking. In that year he platted the land for the Woodside Park subdivision and placed it up for sale. He had many varied property holdings throughout suburban Miami, from lots in Miramar (today's Edgewater area), to apartment buildings on west Flagler Street (today's Little Havana) to unimproved pine rockland further west. By 1921 he had expanded into the world of banking and finance, serving as the director of the Fidelity Bank & Trust Company. In 1924 he formed the Fidelity Holding Company, a financial organization for mortgages, stocks, and bonds, with other partners including George Merrick of Coral Gables. He served as the president of the Town Council of Silver Bluff from 1923-1924. Walter and his wife Kathryn had a modest wood-frame bungalow within Woodside Park at 2287 SW 17th Avenue, which served as his residence from 1916 until 1925.



Figure: E. R. Jones' Coral Rock farmstead at 1923 SW 23rd Street. Source: Plusurbia Design.

E. R. Jones was a retired Philadelphia banker who was part owner and the on-site resident manager of Ye Friendly Groves from 1901 until 1924. He was a well-respected farmer in the community and he was known for his high-quality fruit production practices. He built the Coral Rock farmstead at 1923 SW 23rd Street as his new home on the grove in 1921. He retired from his role as a grove manager in the summer of 1924 and in December 1924 he and his business partners sold Ye Friendly Groves to the Shenandoah Improvement Corporation for \$350,000 (approximately 5.3 million dollars in 2021 dollars). The land was transformed into the New Shenandoah subdivision.

Charles J. Rose was a Civil War veteran from Ohio and a Miami pioneer, arriving in the area in 1890, six years before the City's incorporation. He was a young pupil of Henry Flagler in Ohio, and when the wealthy Flagler arrived in Miami in 1896, Rose benefited from his personal connection to the powerful railroad magnate. In the early years he lived in the settlement of Coconut Grove, and until 1912 he homesteaded in the area where Silver Bluff Estates



Figure: Photograph of Charles J. Rose, one of Miami's pioneers and former resident of Silver Bluff. Source: The Miami News, March 1937.

Section "A" was built, growing potatoes, pineapples, tomatoes, cabbage, and later, citrus. His most significant contribution to Miami's history was his innovative manufacturing of concrete blocks for building construction as early as 1904; this was a relatively unknown material previously but proved to be a highly suitable building material for South Florida and revolutionized the development of Miami through the 1920s into the present day. Rose was very involved in City of Miami civic life and served as Miami City Commissioner, and deputy United States marshal. He established several fraternal organizations in Miami, including the first Grand Army of the Republic chapter in Miami, the Blue and Gray organization for



Figure: Historic photograph of 1837 SW 23rd Terrace, Charles J. Rose's residence until 1943. Source: Miami-Dade Property Appraiser Historic Tax Photo.

Civil War veterans, and the first Knights of Pythias lodge. Charles J. Rose chose Silver Bluff as his home later in life; he was the first resident of the c.1927 Spanish Cottage at 1837 SW 23rd Terrace and lived there until his death in 1943.

Alfonso R. Harold was a colorful figure in Miami history. He and his wife Minnie Harold were natives of Indianapolis, Indiana, and they moved to Miami in 1911. Harold used the title "Doctor" although there is no evidence that he was a practicing medic; the couple did not appear to have a profession, but were referred to as "retired" by age 50. They were well known for their adventurous travel - in 1916 they traveled by boat down the Mississippi River, across the Gulf of Mexico, and then across the Everglades (at that time considered to be impossible to navigate) and Lake Okeechobee to return home to Miami. In 1938, they drove from Miami to Los Angeles, and then sailed from L.A. to Australia.

In 1912 the Harolds purchased eighty (80) acres of land from Charles J. Rose, which was a portion of his original homestead dating back to the 1890s. The 80 acres



Figure: 2317 SW 23rd Street, Alfonso R. Harold's home. Source: Plusurbia Design.

were in the area bounded by SW 22nd Avenue to the east, Coral Way to the north, SW 27th Avenue to the west, and approximately SW 23rd Terrace to the south. They named their estate "Pine Crest Grove" and they lived in a prominently sited wood frame home on Citrus Road (today's 2200 SW 22 Street, at the southwest corner of Coral Way and SW 22nd Avenue). Over the years they had sold small portions of their grove. On January 3rd, 1925, they caught the Florida real estate fever and they sold the remaining 65 acres of Pine Crest Grove to Silver Bluff Properties, Inc., at which point the grove was subdivided and sold as Silver Bluff Estates Section "A." With the proceeds of the sale, the Harold family constructed the largest home within the subdivision at 2317 SW 23rd Street. The house was built in 1925 as a large two-story Mediterranean Revival home that was over 4,000 square feet in size, an unusually large commission in Miami at the time, and by far the largest home in Silver Bluff Estates. The Harolds also built a small rental property in the neighborhood in 1925, a modest one-story Spanish Cottage at 2469 SW 22nd Terrace. It is likely that the Harolds used the remaining proceeds from the sale of

their land to invest in rental properties throughout Miami, because Dr. and Mrs. Harold appear to have lived off of rental income from various rental properties throughout the area for the rest of their life. Harold served on the Silver Bluff Improvement Association in the 1930s and was associated with the Silver Bluff Estates developer William H. Gold during that time.



Figure: 2469 SW 22nd Terrace, built in 1925 for rental purposes by The Harolds. Source: Plusurbia Design.



Figure: Photograph of Lester B. Manley, developer and sales agent for the New Shenandoah subdivision in Silver Bluff. Source: familysearch.com.

Lester B. Manley, developer and sales agent for New Shenandoah and East Shenandoah, was an influential force in Miami construction and real estate development between 1913 and the 1940s. He was a founding member of the Shenandoah construction team in 1921 and went on to be a developer and sales agent for all of the Shenandoah subdivisions. He was the only member of the original Shenandoah team who retained an interest in the properties after the 1920s, and he actively marketed and sold East Shenandoah properties until the early 1940s.

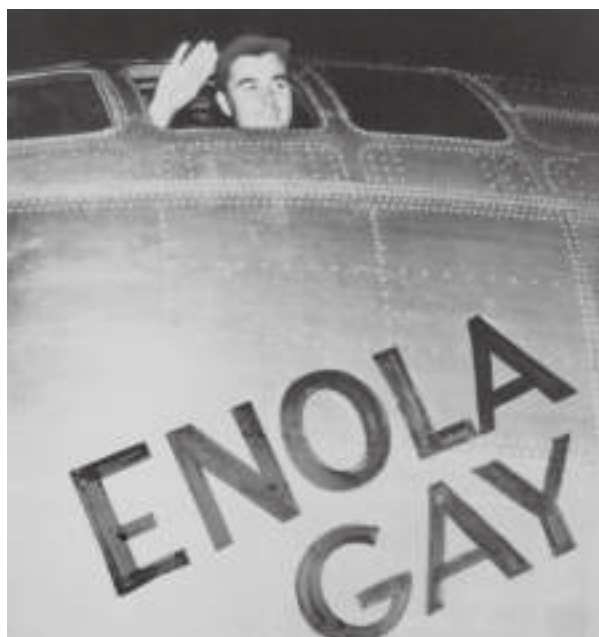


Figure: Photograph of Colonel Paul W. Tibbets, Jr., pilot of the Enola Gay, waving from the cockpit of the Enola Gay before taking off on the mission to drop the atomic bomb on Hiroshima. August 6, 1945. Tibbets was a former resident of Silver Bluff. Source: ©CORBIS/Corbis via Getty Images.

Paul Warfield Tibbets Jr. became infamous as the pilot of the B-29 Superfortress "Enola Gay" which dropped the first atomic bomb ever used in warfare on the Japanese city of Hiroshima on



Figure: 1831 SW 24th Street, Paul Warfield Tibbets Sr. and Enola Gay Tibbets residence. Source: Plusurbia Design.

August 6, 1945, effectively ending World War II. During the late 1920s Tibbets lived with his parents, Paul Warfield Sr. and Enola Gay Tibbets, at 1831 SW 24th Street. At this time, Tibbets flew in an airplane for the first time, when his father encouraged him to ride in a plane over the Hialeah Racetrack and throw Baby Ruth candy bars out to the crowd below as a promotion of his father's candy sales business. Apparently the experience was pivotal in Paul Jr.'s life, as he continued to taking flying lessons and to have an interest in flying, and he eventually became a pilot in the U.S. Army Corps and had a remarkable military career as a pilot.

Leslie Quigg was a singular presence in Miami law enforcement and politics, serving as Miami Police Chief from 1921-1928 and 1937-1945, and Miami City Commissioner from 1947-1949 and 1951-1955. He arrived in Miami in 1900, at age 13, and worked as a grocery clerk, vegetable farmer, and a boxer. He was well-known for being "fast with his fists, pithy in speech, and unapologetically eccentric." He lost his position as Police Chief the first time in 1928 when he was indicted with three



Figure: 1837 SW 23 Street, Leslie Quigg's residence from 1931 until 1975. Source: Miami-Dade Property Appraiser Historic Tax Photo.



Figure: Photograph of Leslie Quigg, former Miami Police Chief and Commissioner and former resident of Silver Bluff. Source: The Miami News, March 1937.

of his officers for the murder of a black bellboy three years earlier. He and his officers were later acquitted. Throughout his headlining political career, Quigg was a resident of Silver Bluff, where he lived in the grand two-story c.1926 Mission-style home at 1837 SW 23 Street from at least 1931-1975.



Figure: Photograph of William H. Gold, prominent developer of properties in Silver Bluff. Source: The Miami Herald, March 1935.

William H. Gold was a prominent developer and mortgage lender in Miami in the 1930s and 1940s who specialized in properties in Silver Bluff Estates and oversaw the construction of several hundred homes there between 1937 and the early 1940s. His company William H. Gold Co. was a notable pioneer in implementing the newly-established Federally-insured mortgage program in Miami. He briefly resided at 1401 SW 22nd Terrace, a c.1939 Moderne duplex, in the early 1940s.



Figure: 1401 SW 22nd Terrace, William H. Gold's home. Source: Miami-Dade Property Appraiser Historic Tax Photo.



Figure: Photograph of Carmen Higgs, founder of the Inter-American Club of Miami and former resident of Silver Bluff. Source: The Miami News, June 1950.

Carmen Higgs was the founder of the Inter-American Club of Miami, a social club for international residents during the post-war period. She was one of the first residents of the two-story c.1946 Moderne-style home at 1701 SW 22nd Terrace and resided there until the 1960s.



Figure: 1701 SW 22nd Terrace, Carmen Higgs' two-story 1946 Moderne-style home. Source: Miami-Dade Property Appraiser Historic Tax Photo.



Figure: 2100 SW 23rd Street, William M. Wolfarth. Source: Miami-Dade Property Appraiser Historic Tax Photo.



Figure: Photograph of William M. Wolfarth, former Mayor of Miami and former resident of Silver Bluff. Source: The Miami News, May 1949.

William M. Wolfarth served as Mayor of Miami from 1949-1951, and as Miami City Commissioner from 1951-1953. During this time he resided at the c.1936 Mediterranean Revival-style home at 2100 SW 23rd Street, where he was a resident from approximately 1936 until at least 1971.

Morris Klass was the Executive Director of the Greater Miami Jewish Federation from the 1950s to the 1970s. He was one of the original residents of the large two-story c.1948 Mid-Century Modern home at 2200 SW 22 Terrace, and he resided there until at least the 1970s.



Figure: 2200 SW 22 Terrace, Morris Klass' home. Source: Miami-Dade Property Appraiser Historic Tax Photo.

Father Mark Athanasias Constantine Karras was the Archbishop of the Holy Eastern Catholic Apostolic Diocese of America, Order of Constantine in the 1960s and 1970s while residing at 2345 SW 21st Avenue.



Figure: 2345 SW 21st Avenue, Father Mark Athanasias Constantine Karras' home. Source: Miami-Dade Property Appraiser Historic Tax Photo.



Figure: 2521 SW 24 Street, Archie Stone's home. Source: Miami-Dade Property Appraiser Historic Tax Photo.



Figure: Photograph of Archie Stone, honorary coach of the Miami Dolphins and former resident of Silver Bluff. Source: The Miami News, July 1968.

Archie Stone was a legendary Miami sports fan from the 1960s through the 1980s, and was named honorary coach of the Miami Dolphins based on his boosterism during this time. The "Archie Stone Foundation" was established in his name in the 1970s - the non-profit organization supported a local children's hospital and sports-oriented youth programs in Dade County. He lived at 2521 SW 24 Street from around its construction in 1946 until at least the 1980s. In the late 1950s, Archie had changed his name from Eistenstein to Stone.

CHAPTER 03

Discoveries in Silver Bluff

Frame Vernacular Cottage at 2301 Southwest 16th Court, built in 1939. Image credit: PlusUrbia Design

What We Discovered

In the course of creating the Silver Bluff Survey, the team made a number of discoveries in the field, photographing and documenting the historic homes, duplexes, apartment buildings, and commercial buildings in the study area.

The neighborhood is characterized by small, one-story single family homes. There are relatively few 1920s Revival-style homes, and far more 1930s Minimal Traditional homes than previously imagined. There are far more small homes than expected, and relatively few larger, multi-story homes. The story of Silver Bluff is unique as a story of the end of the Depression, and the successful “second life” of a failed Boom-time neighborhood.

There are a few duplexes, apartment buildings, and garage apartment buildings in the neighborhood. There are lessons to be learned from these multi-family dwellings, which seamlessly co-exist in the neighborhood alongside smaller single-family homes. They share many of the same design elements of the historic homes, including consistent building setbacks with a landscaped front yard, limited paving for driveways, similar height and massing for buildings, and a similar pattern of windows and doors facing the street. Prior to the 1960s, all building typologies and architectural styles followed similar design rules.

BUILDING TYPOLOGIES

On the following pages, 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 others), and if a driveway was present, it was double-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.

ARCHITECTURAL STYLES

Later in this section, the various architectural styles found in Silver Bluff are presented for consideration. These styles are grouped generally based on the three distinct building booms that occurred in the neighborhood and the styles present during each boom. Greater emphasis is placed on the building typologies and architectural styles of the New Deal-era building boom of the 1930s, as the greatest concentration of homes was built during this time period.

Building Typologies

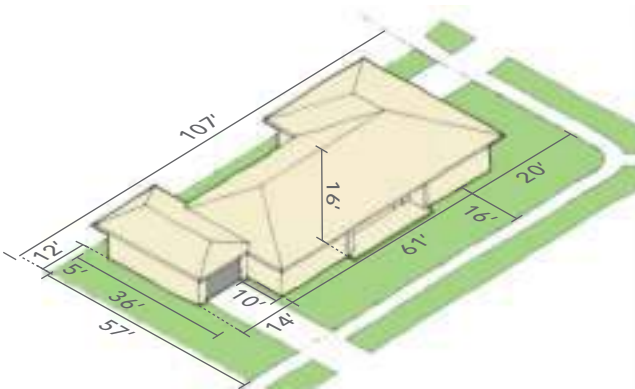
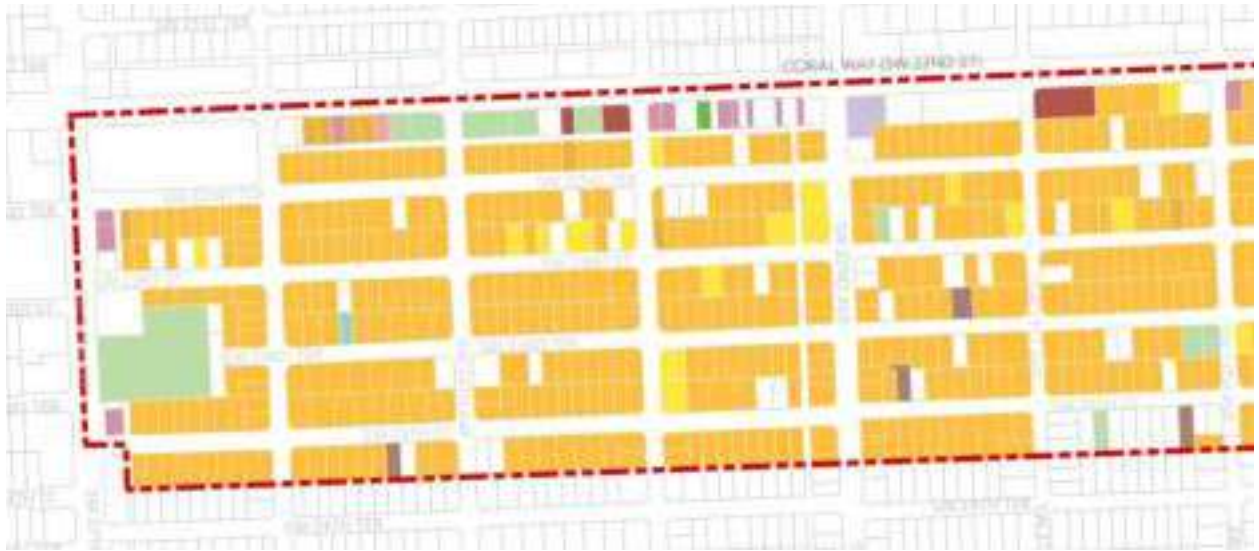


Figure: Small Plan-Book House: Ranch or Minimal Traditional, 1930s - 1960s.

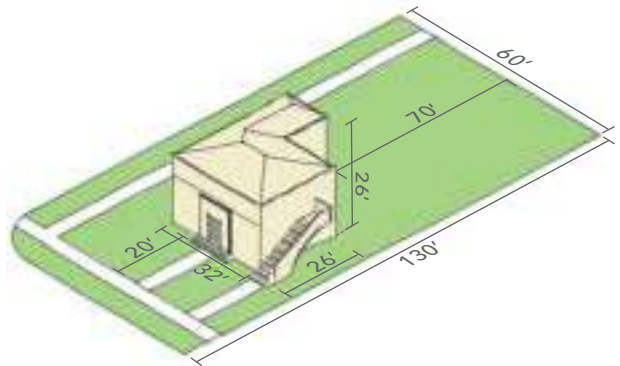


Figure: Duplex, Stacked: Moderne, Mid-Century Modern, 1930s - 1950s.

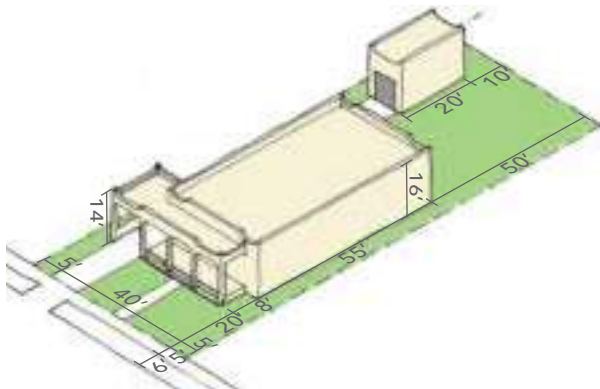


Figure: Small Plan-Book House: Bungalow Residence or Spanish Cottage, 1910s - 1930s.

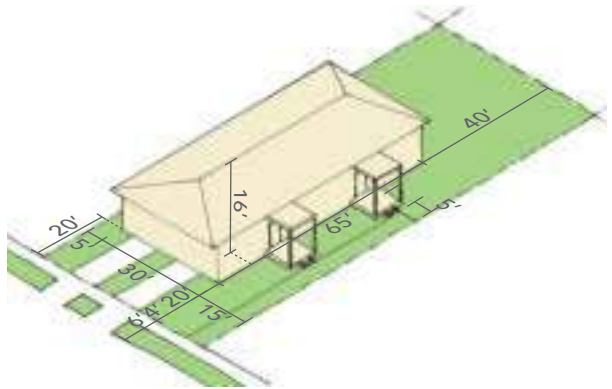




















Figure: Duplex, Side-Facing: Moderne, Mid-Century Modern, or Ranch, 1930s - 1960s.



ARCHITECTURAL STYLES LEGEND

	Study Area		House		Commercial		Service Station
	Vernacular Home		Small Plan-Book Home		Commercial (Multi-story)		Demolished
	Apartment Building		Duplex		Electric Substation		Not Surveyed
	Garage Apartment		Triplex		Mixed Use		
	Architect-Designed		Church		Office		

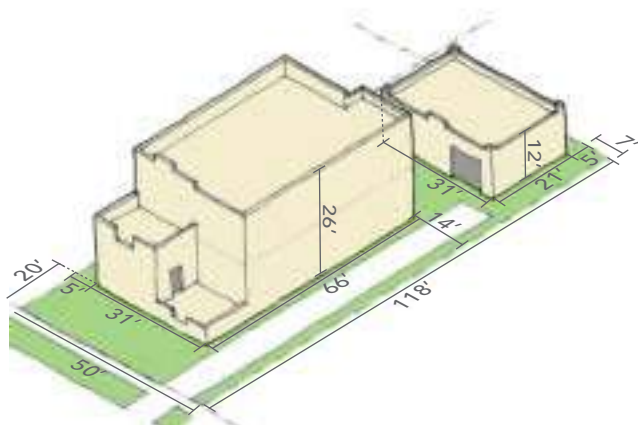


Figure: Large House: Mediterranean Revival, Colonial Revival, Mission, Italian Renaissance Revival, Mid-Century Modern 1910s - 1950s.

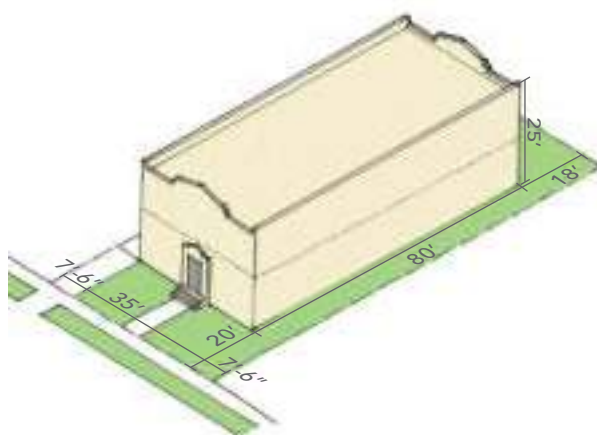


Figure: Apartment Building: Center-Hall Plan, Mission or Mediterranean Revival, 1920s - 1930s.

DUPLEX

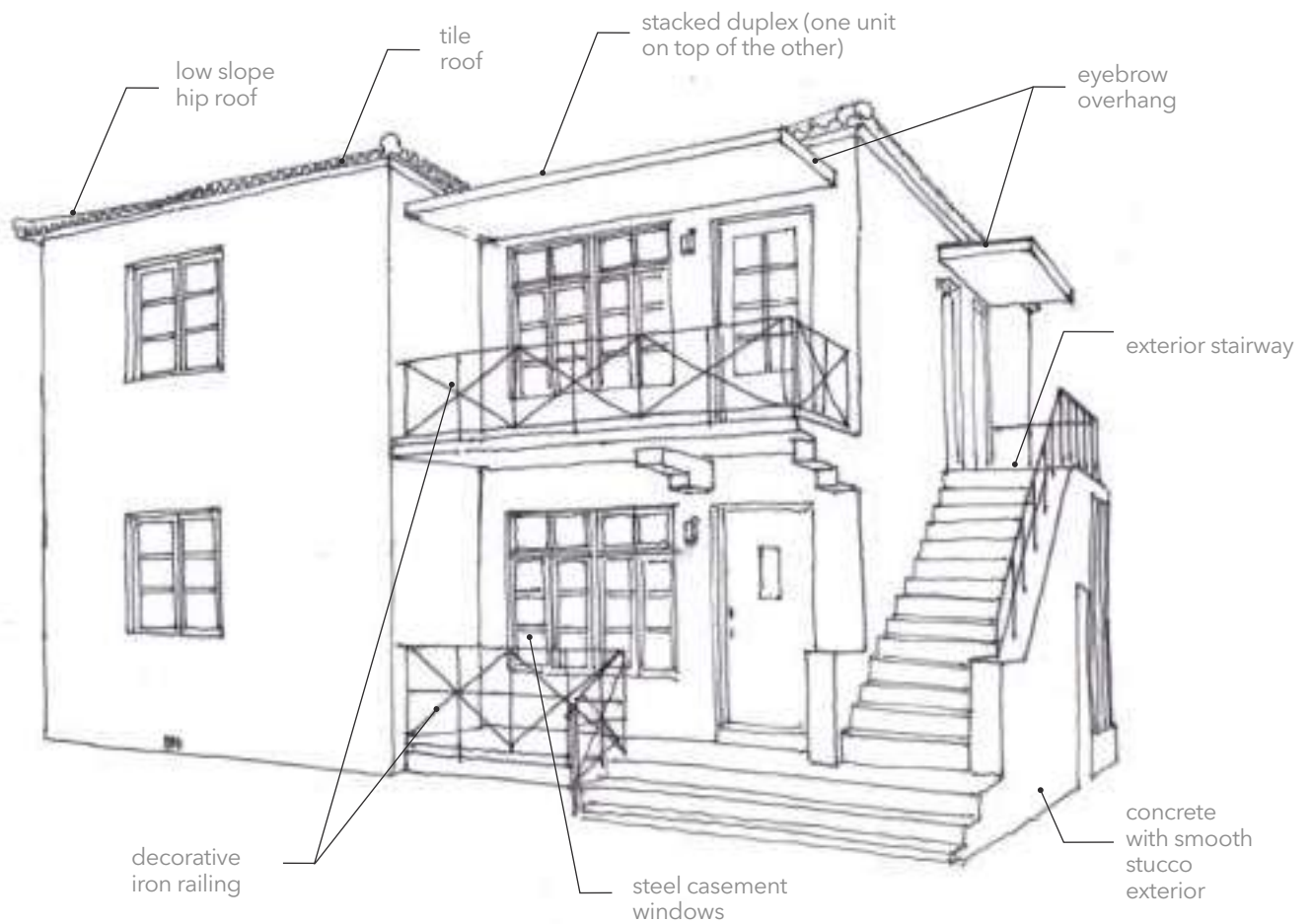


Figure: Diagram of the features of a stacked duplex at 2440-2442 SW 16th Avenue in Silver Bluff. source: Plusurbia Design



Current photograph of the stacked duplex at 2440-2442 SW 16th Avenue depicted in the diagram above.



Current photograph of the stacked duplex at 2440-2442 SW 16th Avenue depicted in the diagram above.

Duplex examples in Silver Bluff



source: Plusurbia Design (2020)

Current photograph of the Moderne-style stacked duplex at 2348 SW 16th Avenue, featuring an exterior stairway, eyebrow overhangs, porthole windows, and corner windows.



source: Plusurbia Design (2020)

Current photograph of the Ranch-style side-facing duplex at 1373 SW 23rd Street, featuring Moderne elements such as horizontal banding and corner windows.



source: Plusurbia Design (2020)

Current photograph of the Mid-Century Modern-style stacked duplex at 1429 SW 23rd Terrace, featuring overhanging eaves, exterior stairway, applied brick banding between the windows, and eyebrow overhangs.



source: Plusurbia Design (2020)

Current photograph of the Minimal Traditional-style side-facing duplex at 2231 SW 16th Avenue featuring a central chimney, horizontal brick banding, and an entry porch for each unit.



source: Plusurbia Design (2020)

Current photograph of the Moderne-style stacked duplex at 1401 SW 22nd Terrace, featuring a wrapping eyebrow, porthole windows, and a recessed curved entrance.



source: Plusurbia Design (2020)

Current photograph of the Ranch-style duplex at 3610-3612 SW 3rd Avenue, featuring a broad shape, overhanging eaves, horizontal scored stucco banding, and corner windows.

APARTMENT BUILDING

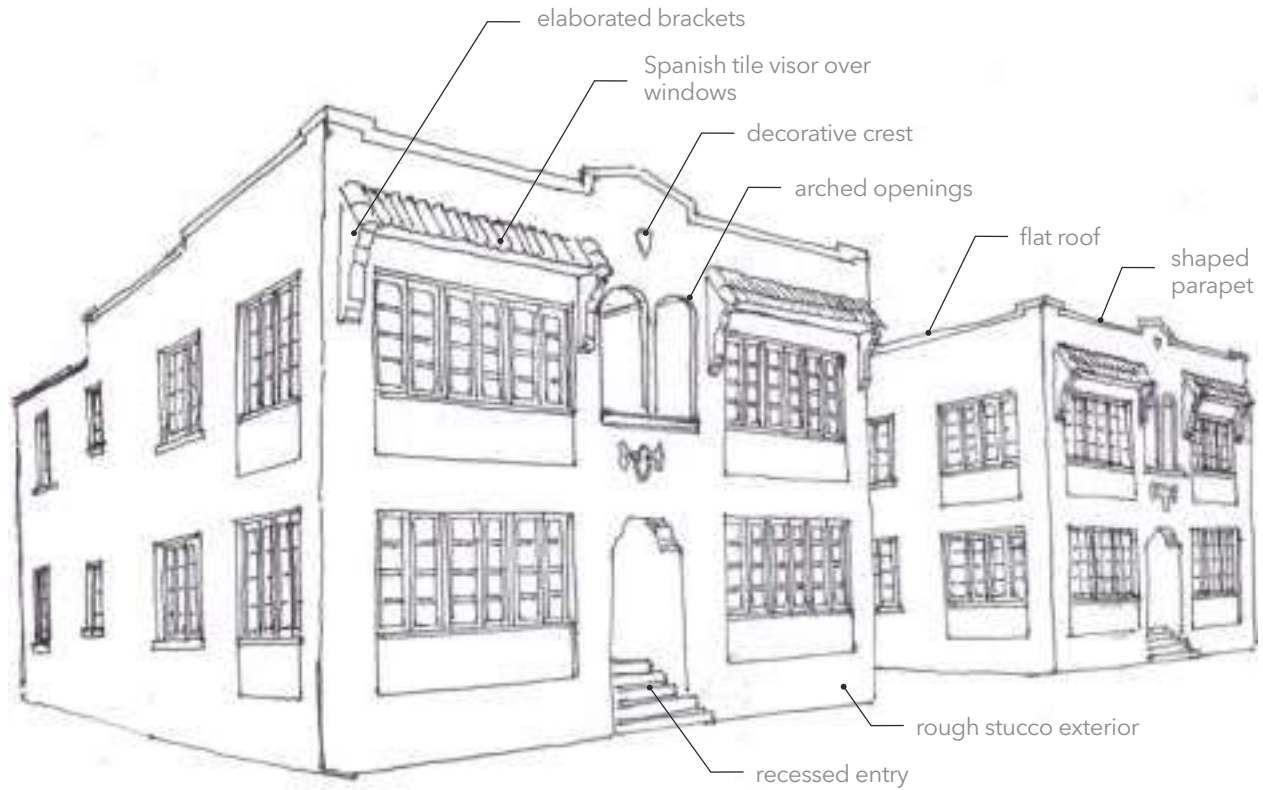


Figure: Diagram of the features of the Mission-style (see page 133) apartment buildings at 1900 SW 23rd Terrace at Silver Bluff. Source: Plusurbia Design



Current photograph of the two-story center hall apartment building at 1900 SW 23rd Terrace, featuring Spanish tile visors, arched openings, and crests.



Current photograph of the two-story Mission style apartment building at 1856 SW 22nd Terrace with a central-hall floor plan and four units.

Apartment Building examples in Silver Bluff



source: Plusurbia Design (2020)

Current photograph of the apartment building in the Mid-Century Modern style at 2360 SW 22nd Street, featuring a symmetrical building form, wide roof overhangs, breeze blocks, and decorative stucco scoring.



source: Plusurbia Design (2020)

Current photograph of the apartment building in the Mid-Century Modern style at 2400 SW 22nd Street, featuring a flat roof with overhanging eaves, stucco and brick exterior, and brick water table.



source: Plusurbia Design (2020)

Current photograph of the apartment building in the Mid-Century Modern style at 2301 SW 27th Avenue, featuring an asymmetrical facade, flat roof with coping, and a projecting trim around bands of windows. Recently converted to a preschool.



source: Plusurbia Design (2020)

Current photograph of the apartment building in the Mid-Century Modern style at 2330 SW 22nd Street, featuring a flat roof with overhanging eaves, grouped awning windows, and projecting window surrounds.



source: Plusurbia Design (2020)

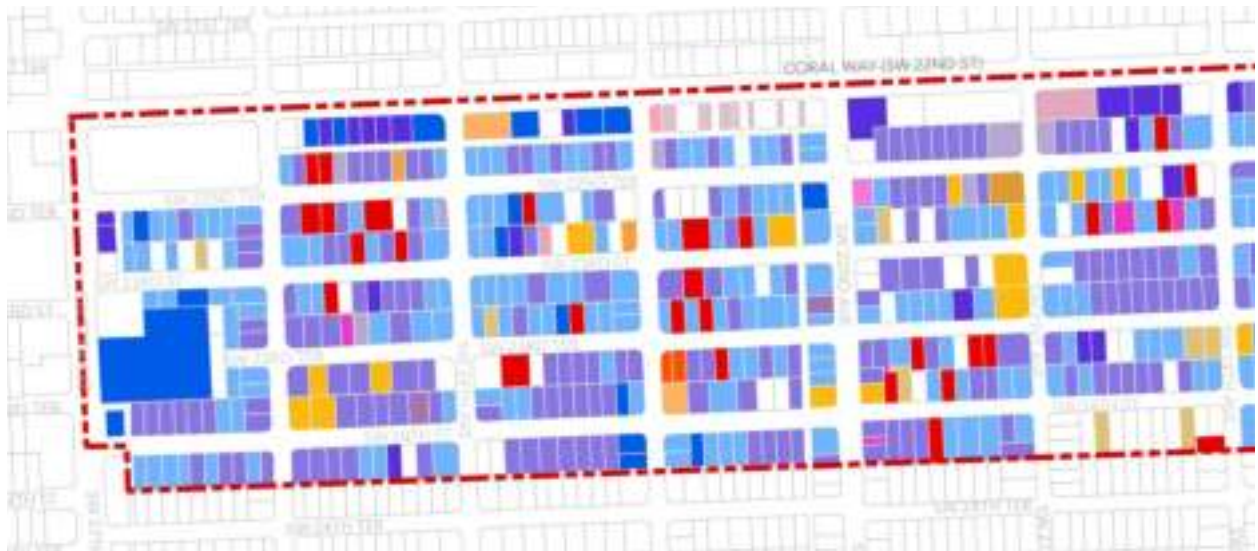
Current photograph of the apartment building in the Mid-Century Modern style at 2415 SW 17th Avenue, consisting of two buildings facing a central courtyard.



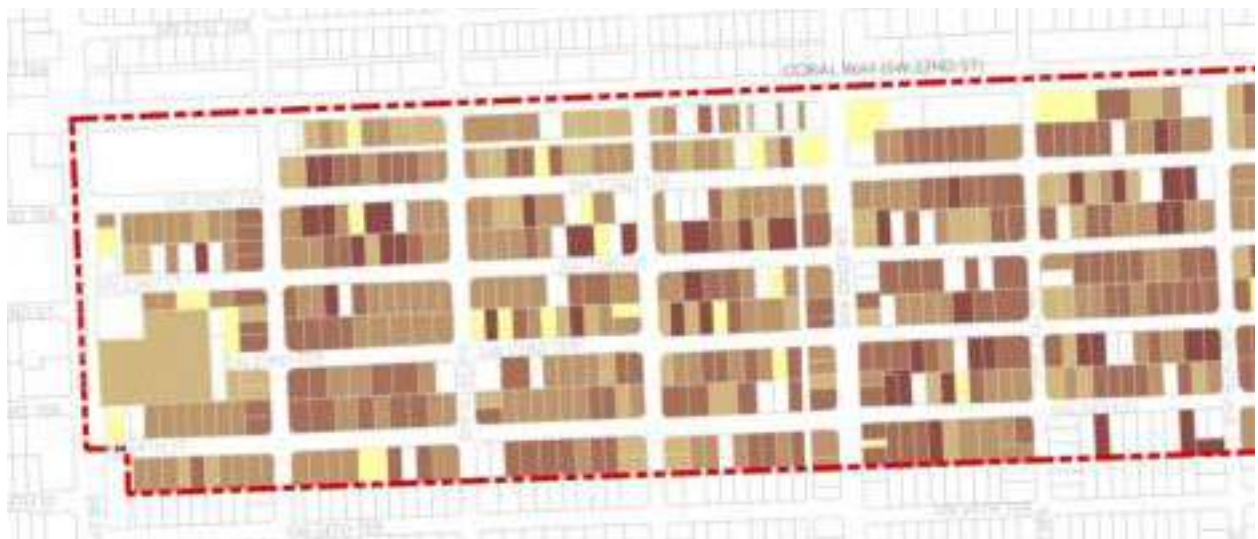
source: Plusurbia Design (2020)

Current photograph of the apartment building in the Mid-Century Modern style at 2230 SW 16th Court, featuring a symmetrical, U-shaped form and wide roof overhangs.

Architectural Styles and Trends



Architectural Styles Map



























Building Age Map

CONSTRUCTION YEAR

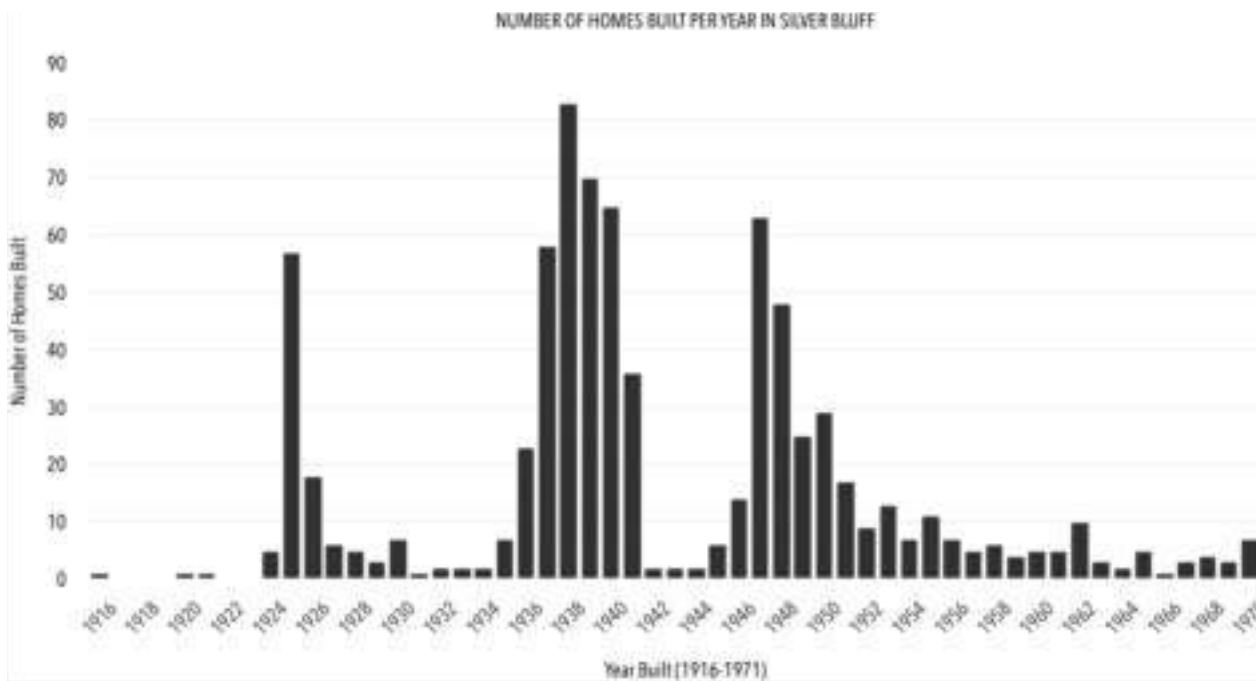




ARCHITECTURAL STYLES LEGEND

 Study Area	 International	 Mission	 Tudor Revival
 Bungalow	 Italian Renaissance Revival	 Mixed, None Dominant	 Masonry Vernacular
 Colonial Revival	 Mansard	 Moderne	 Frame Vernacular
 Commercial	 Mediterranean Revival	 Neo-Classical Revival	 Unspecified
 French Cottage	 Mid-Century Modern	 Ranch	 Not Applicable
 French Renaissance	 Minimal Traditional	 Spanish Cottage	 Demolished

THREE BUILDING BOOMS: WAVES OF DEVELOPMENT IN SILVER BLUFF



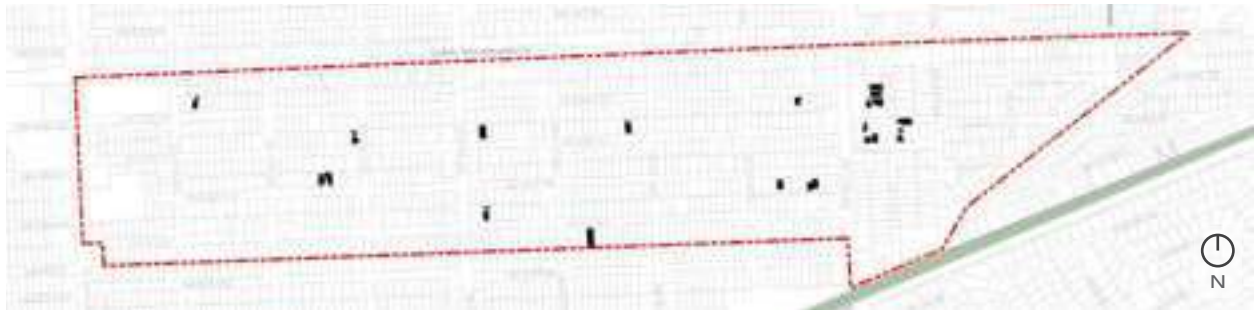
Home construction trends in Silver Bluff are distinctive as a collection of primarily modest single-family homes built in three consecutive booms in the 1920s, the 1930s, and the 1940s, respectively. The graph on this page and the series of building footprint maps on the facing page show this distinctive pattern of intense building activity in the neighborhood, followed by periods of minimal construction. As shown in the final map from 1955, the neighborhood was almost completely built out by the 1950s.

Peak construction years were 1925, 1937 and 1947. 1925 was the peak of the great Florida Land Boom, and in Silver Bluff, this meant that 45 homes were constructed in a single year, and these were predominantly Spanish Cottages, a simple, concrete-block version of the earlier Craftsman-style Bungalow.

In 1937, approximately 83 homes were constructed in a single year, and between 1937 and 1941, 304 houses were constructed in Silver Bluff. This reflected the massive infusion of FHA-insured mortgages into Silver Bluff, which benefitted immensely from its favorable ratings in the HOLC Security Maps of the time. Nearly every home built during this time period was a small, Minimal Traditional style home, which followed the design requirements to qualify for an FHA-insured home mortgage.

By 1947, the Post-War building boom was in full swing, and approximately 63 small Ranch-style homes, or “Ranchettes” were built in this year; between 1947 and 1951, 175 modest single-family homes were built in Silver Bluff.

1920S FLORIDA LAND BOOM, 1930S FHA BOOM, 1940S POST-WAR BOOM



Building Footprints - Built by 1924

(Silver Bluff still sparsely developed by this time - primarily farmhouses and homes in Woodside Park)



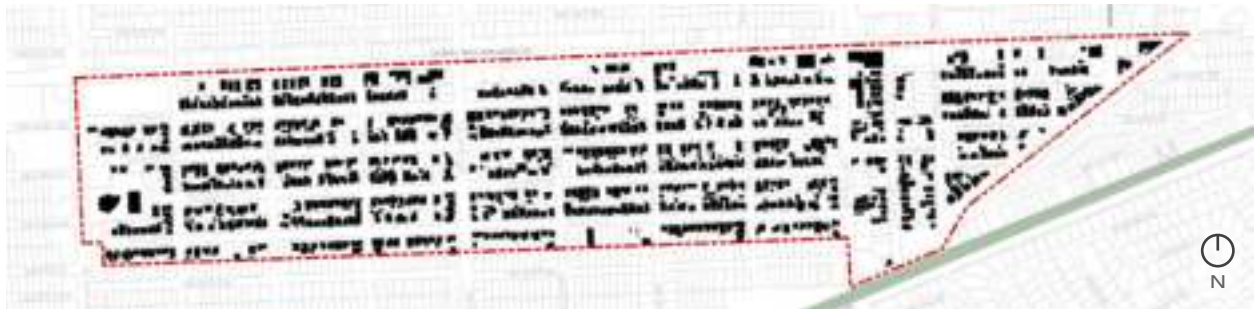
Building Footprints - Built by 1927

(Great Florida Land Boom - 45 homes built in 1925, at the peak of the Boom)



Building Footprints - Built by 1941

1930s FHA Boom - largest building boom in Silver Bluff with 304 of the 777 structures built between 1937-1941)



Building Footprints - Built by 1955

(Post-War Building Boom - Silver Bluff mostly built by 1955, with 175 homes built between 1947 and 1951)



Study Area



Buildings

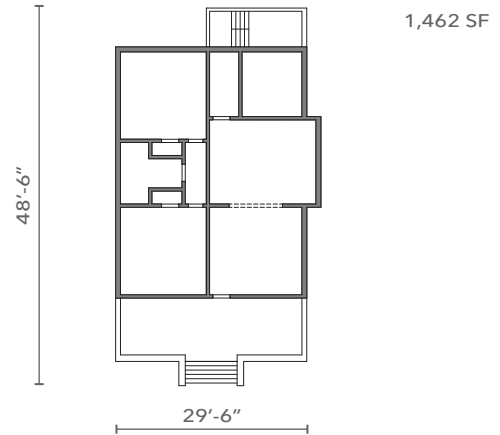
SINGLE FAMILY HOME PATTERNS IN SILVER BLUFF 1916 - 1960

Plans drawn to the same scale and orientation to the street to show evolving trends in house size, layout, and automobile ownership during the period from 1916 - 1960.

Agricultural Period 1916 - 1924



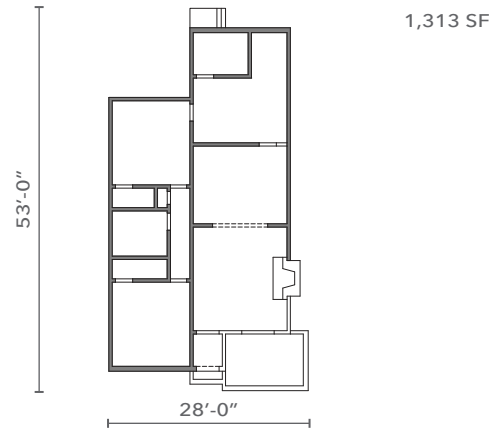
1916 Bungalow. No.C2025 "Already Cut," [Sears, Roebuck and Company Catalogue](#).



Florida Land Boom: 1925 - '26



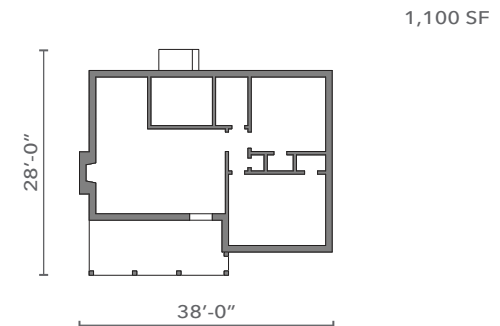
1925 Spanish Cottage. Plan No. 861, [Spanish Bungalows](#), The Bungalowcraft Co., Copyright Rex D. Weston.



FHA Boom: 1925 - '26



1937 Minimal Traditional. [Miami Herald Book of Homes](#), page 29, Paist & Steward, Architects.



SINGLE FAMILY HOME PATTERNS IN SILVER BLUFF 1916 - 1960

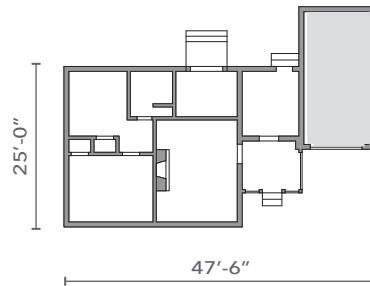
Plans drawn to the same scale and orientation to the street to show evolving trends in house size, layout, and automobile ownership during the period from 1916 - 1960.

Post-War Boom: 1947 - 1951

1,119 SF

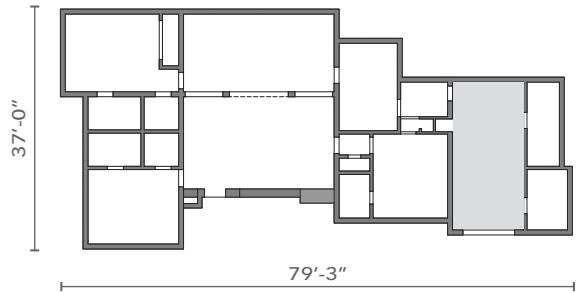


1948 Ranchette. "The Gulfstream" Plan No. 120, [G.I. Home Planning Guide](#).



1948 Ranchette. "The Gulfstream" Plan No. 120, [G.I. Home Planning Guide](#).

2,174 SF

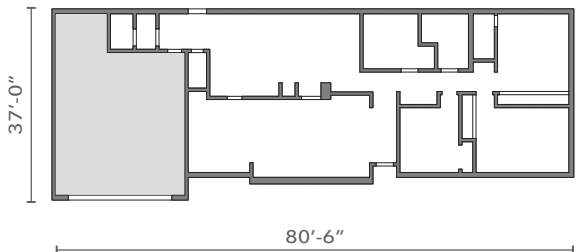


Suburb in the City: 1960s

2,167 SF



1960 Large Ranch. Plan No. F-635, [Small House Planning Bureau, St. Cloud, MN](#).



BUNGALOW 1916 - 1924



Figure: Map of buildings in the Bungalow architectural style within the Silver Bluff survey area.

 Study Area

 Bungalow

Bungalows were economic to build and were built primarily during the earlier years of the 20th Century from house catalogues and kit homes.

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 Silver Bluff, there are three Craftsman-style, wood-frame Bungalows in the study area. Two of the three Bungalows are associated with agricultural land uses that pre-date the Boom-era Silver Bluff subdivisions.



Historic tax card photo

Historic photograph of the Bungalow at 1710 SW 24th Street, featuring front-facing nested gables with original cedar shingles, wide overhangs, wood siding, and oolitic limestone columns.



Historic tax card photo

Historic photograph of the hybrid Bungalow and Mediterranean Revival-style home at 1761 SW 23rd Street, featuring a gable roof with overhanging eaves, typical of the Bungalow.

Features of the Bungalow

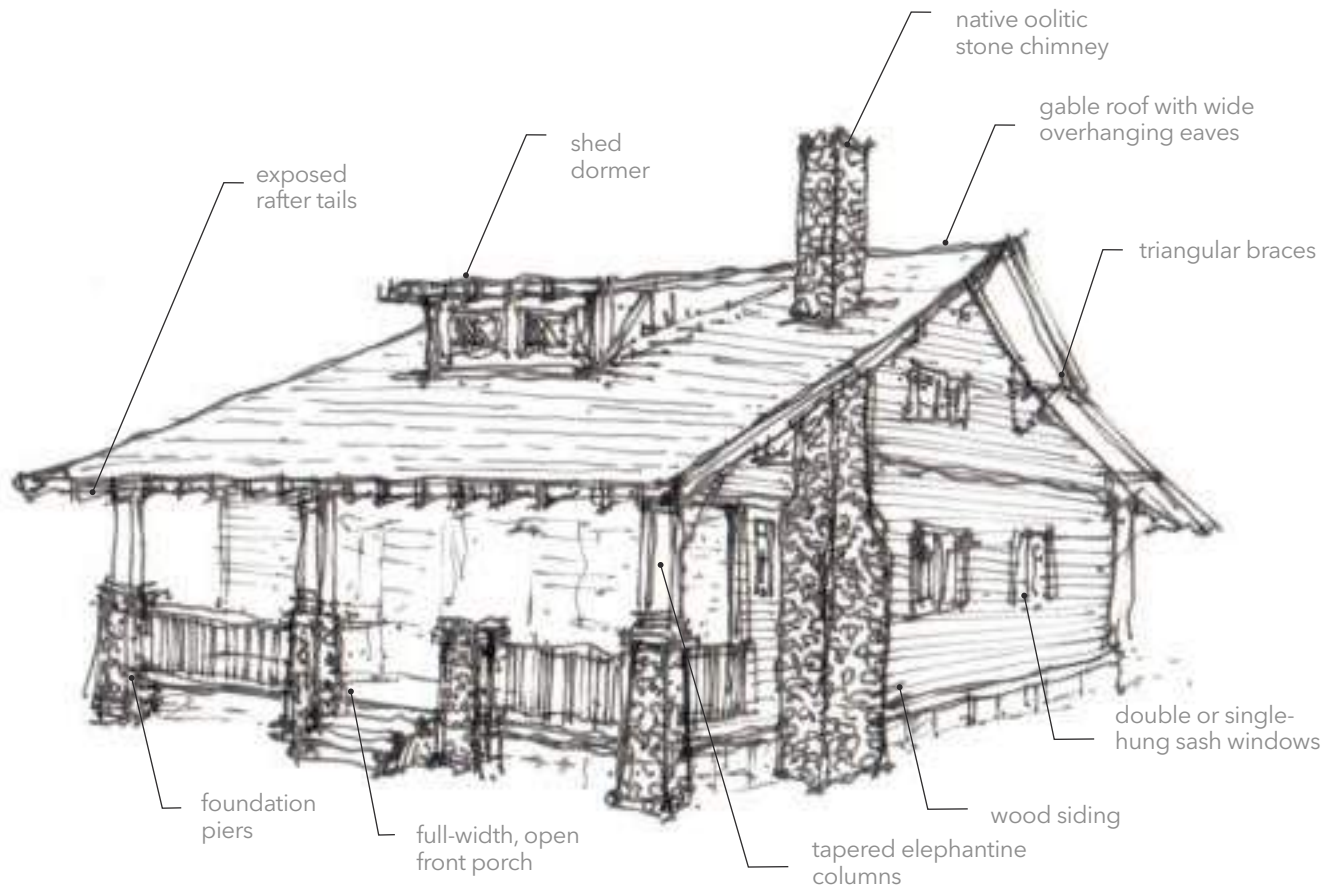


Figure: Diagram of the features of a Bungalow. source: Plusurbia Design



source: Plusurbia Design (2020)
 Current photograph of the Bungalow at 2287 SW 17th Avenue, featuring a gable roof with overhanging eaves and brackets, a gable dormer, and simple, wood frame construction.



source: Plusurbia Design (2020)
 Current photograph of the Bungalow at 1710 SW 24th Street, featuring front-facing nested gables with original cedar shingles, wide overhangs, wood siding, and oolitic limestone columns.

LAND BOOM ARCHITECTURAL TRENDS 1925 - 1926



Building Boom period: 1925 - '26

Map of Structures Built between 1925 and 1926

The Florida Land Boom was an exuberant, heady period of unprecedented speculation and an influx of real estate capital throughout the State of Florida, and particularly in Miami. The Florida Land Boom gave birth to nearly every subdivision in Silver Bluff; the majority

of the subdivisions in this historic survey were platted in a five-month period between December 1924 and April 1925. A large number of homes were rushed to completion in 1925 and 1926 before the Florida Land Boom officially came to an



end in Miami. These homes were built in Revival styles that were a signature of the 1920s, and the majority of homes were built in a Spanish-influenced style that blended Mediterranean Revival and Mission-style elements. The most commonly-built home during this period

was the Spanish Cottage, which was economical and attractive as a speculative home type.

SPANISH COTTAGE 1924 - 1930

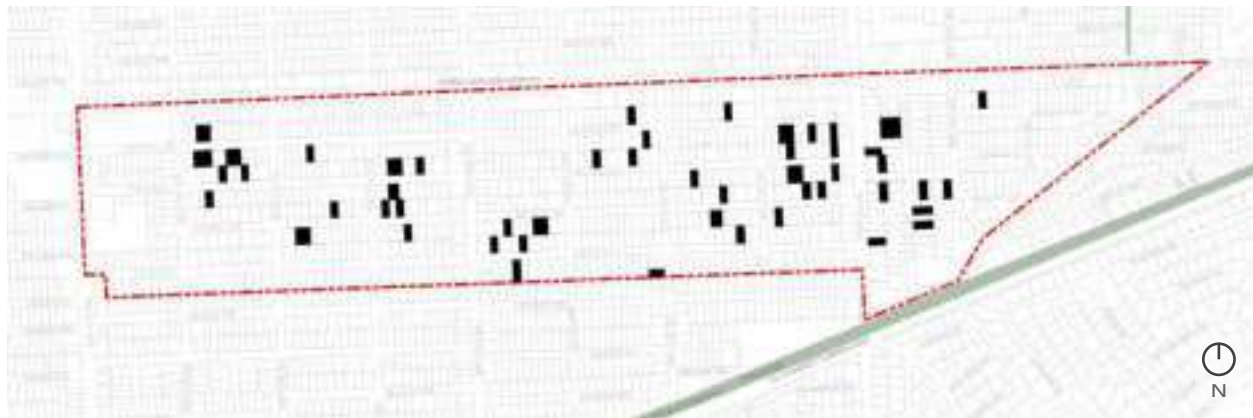


Figure: Map of buildings in the Spanish Cottage architectural style within the Silver Bluff survey area.

Study Area



Spanish Cottage

Spanish Cottages are a common building type in Silver Bluff, illustrated in the map above. This was the main building style and building type that was constructed during the Florida Land Boom, when Silver Bluff had only just been subdivided and sold as speculative lots.

Most Spanish Cottages were speculatively built by local builders in the unique hybrid “Spanish Bungalow” style and building type. This Spanish Bungalow type adapted the floorplan of the Craftsman style Bungalow, changing the wood construction to concrete changing a pitched roof to a flat roof, and integrating the fashion for Spanish-style architecture.

Spanish Cottage homes are one story. They nearly always include a front porch, and they often have an open porte cochere, or a passageway to let vehicles pass to a detached rear garage. While these homes do not include extensive ornamentation from the Mediterranean 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, elaborated chimney tops with small tiled roofs, decorative tile vents, finials, and crests.

There are two variants of the Spanish Cottage - one displays Mission-style elements such as a shaped parapet roof and simple massing, while the other displays more Mediterranean-Revival-style elements such as a varied roofline with Spanish tile gable and hip roofs, and an asymmetrical facade.

Features of a Spanish Cottage with Mission-style elements

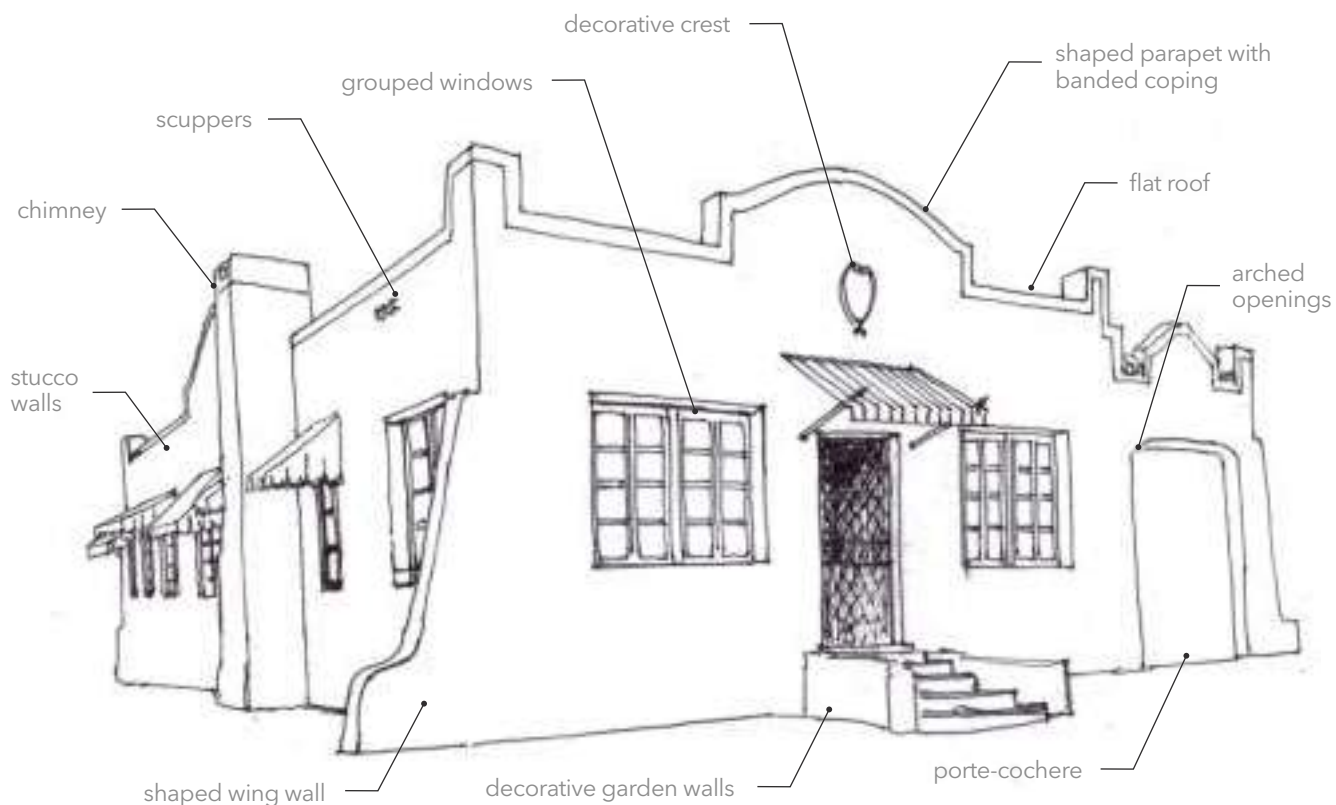


Figure: Diagram of the features of a Spanish Cottage at 1925 SW 23rd Street at Silver Bluff. source: Plusurbia Design



source: Plusurbia Design (2020)

Current photograph of the Spanish Cottage at 1925 SW 23rd Street, depicted in the diagram above.



source: © Steven Brooke Studios, Inc. (2020)

Current photograph of the Spanish Cottage at 1925 SW 23rd Street, depicted in the diagram above.

Features of a Spanish Cottage with Mediterranean Revival-style elements

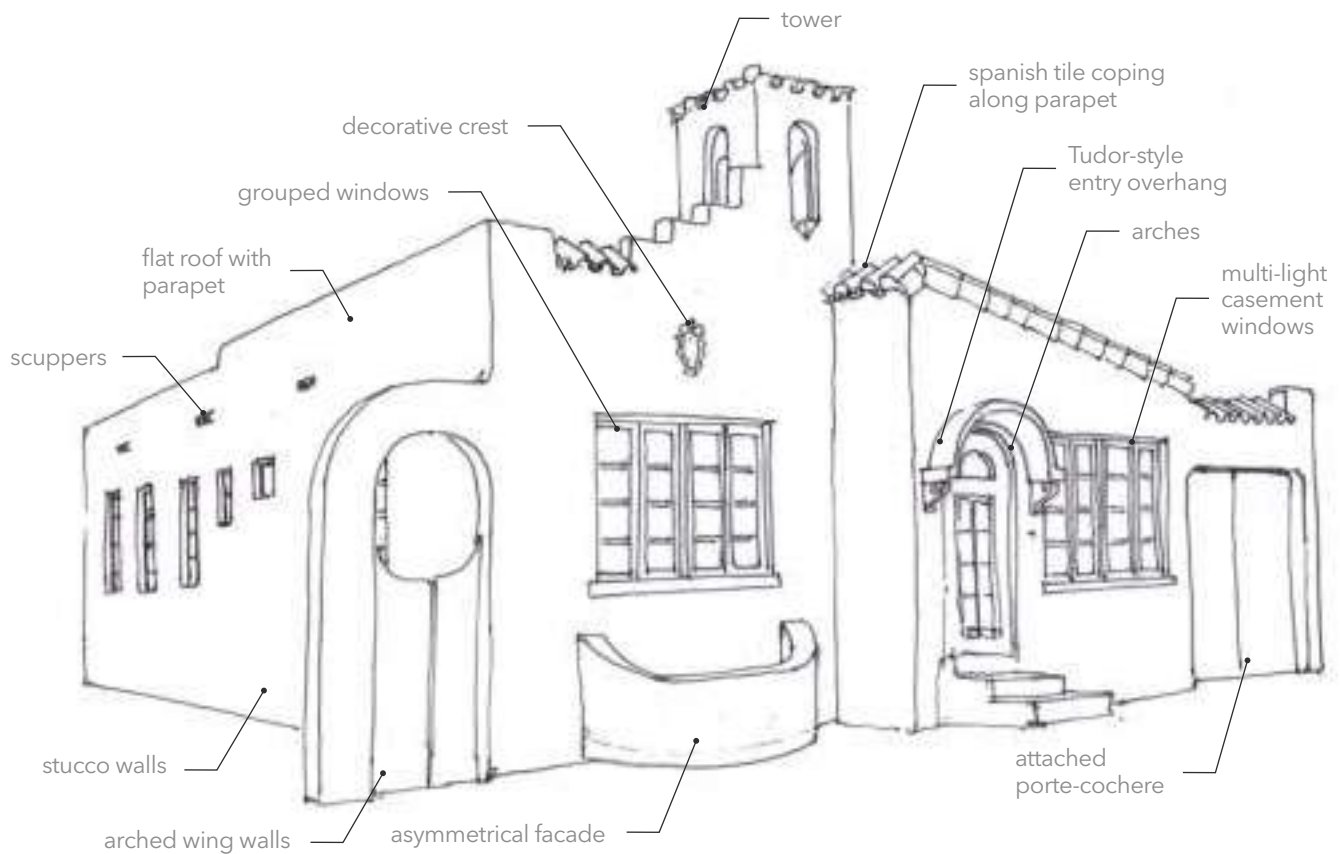


Figure: Diagram of the features of the Spanish Cottage at 1914 SW 22nd Terrace in Silver Bluff. source: Plusurbia Design



Current photograph of the Spanish Cottage at 1914 SW 22nd Terrace, depicted in the diagram above.



Current photograph of the Spanish Cottage at 2469 SW 22nd Terrace, featuring shaped parapets, elaborated chimney top, Spanish tile, rough stucco exterior, and a bell tower.

Spanish Cottage examples in Silver Bluff



source: Plusurbia Design (2020)

Current photograph of the Spanish Cottage at 1837 SW 23rd Terrace, featuring a shaped parapet with tile coping, elaborated chimney top, rough stucco, medallions, and scuppers.



source: © Steven Brooke Studios, Inc. (2020)

Current photograph of a Spanish Cottage at 1600 SW 23rd Street, featuring a shaped parapet, Spanish tile, rough stucco exterior, and arched openings.



source: © Steven Brooke Studios, Inc. (2020)

Current photograph of a Spanish Cottage at 2252 SW 16th Court, featuring a Pueblo-revival style rounded, stepped parapet, elaborated chimney top, and grouped scuppers.



source: Plusurbia Design (2021)

Current photograph of the Spanish Cottage at 2464 SW 23rd Terrace, featuring a shaped parapet, a porch and porte-cochere with parapet and tile coping, elaborated chimney top, and rough stucco exterior.



source: Plusurbia Design (2020)

Current photograph of the Spanish Cottage at 1744 SW 22nd Terrace, featuring an asymmetrical parapet roofline, tile coping, an applied medallion, a decorative tower element with punched arches and twisted column.



source: Plusurbia Design (2020)

Current photograph of the Spanish Cottage at 1770 SW 22nd Terrace, featuring a shaped parapet with stucco coping, elaborated chimney top, stucco relief water table, and scuppers.

Spanish Cottage examples in Silver Bluff



source: Plusurbia Design (2020)

Current photograph of the Spanish Cottage at 2468 SW 23rd Street, featuring an ornamental curved parapet with Spanish tile coping and a gable entry porch with recessed archway.



source: Plusurbia Design (2020)

Current photograph of the Spanish Cottage at 1719 SW 23rd Street, featuring a triangular and stepped parapet, tile coping, family crest motif ornament, porte-cochere, and rough stucco exterior.



source: Plusurbia Design (2020)

Current photograph of the Spanish Cottage at 2285 SW 17th Avenue, featuring a curved, gently rounded parapet, arched openings, and a rough stucco exterior.



source: Plusurbia Design (2020)

Current photograph of the Spanish Cottage at 2154 SW 24th Street, featuring a shaped parapet with tile coping, grouped scuppers, arched openings, porte-cochere, and rough stucco exterior.



source: Plusurbia Design (2020)

Current photograph of the Spanish Cottage at 1776 SW 22nd Terrace, featuring a shaped parapet with stucco coping, arches, scuppers, rough stucco exterior, and a full-width front porch.



source: Plusurbia Design (2020)

Current photograph of a Spanish Cottage at 2281 SW 23rd Street, featuring a shaped parapet with alternating stucco and Spanish tile coping, arched opening, and rough stucco exterior..

ITALIAN RENAISSANCE REVIVAL 1925

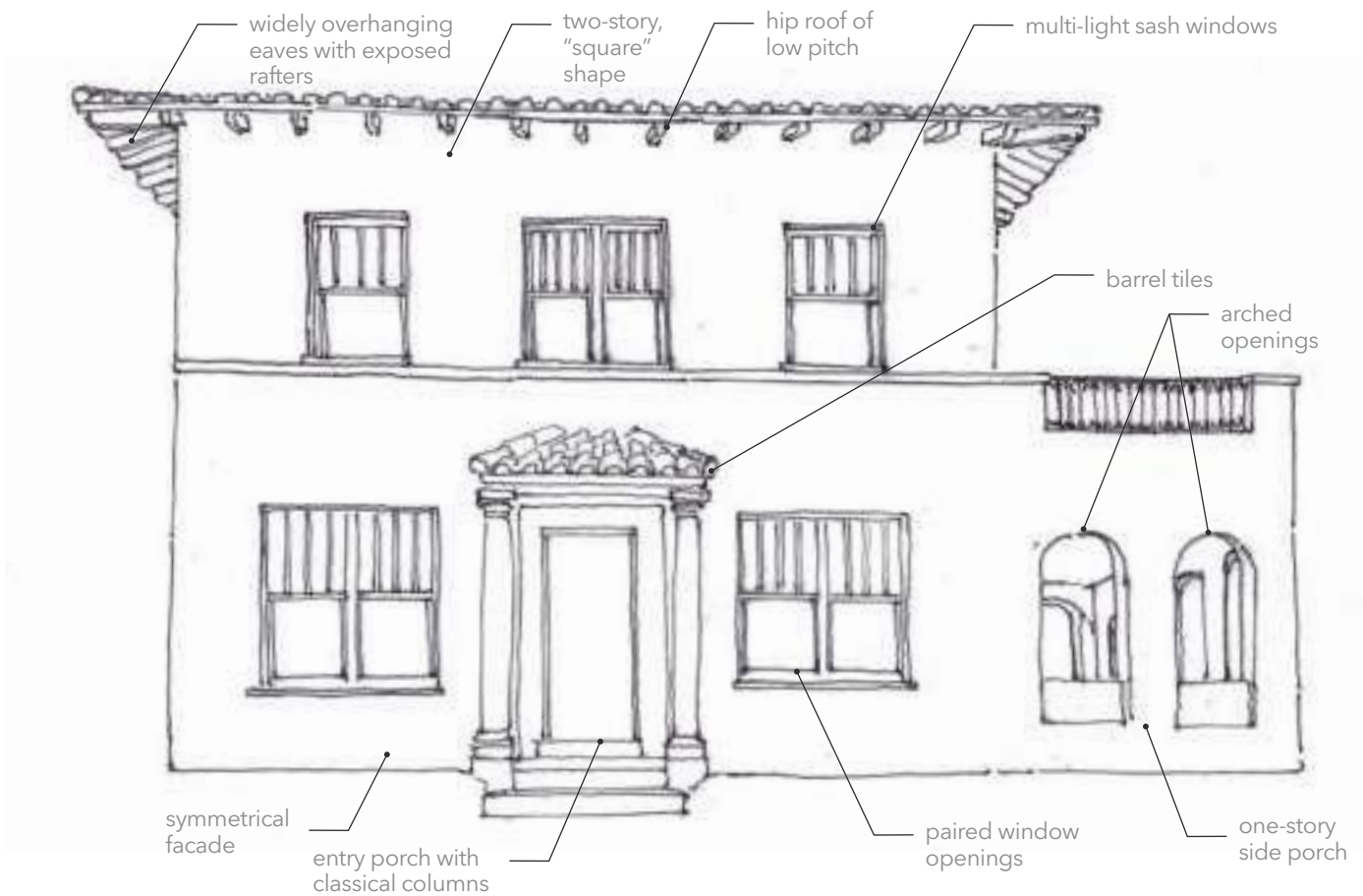


Figure: Diagram of an Italian Renaissance Revival residence and its features at 2301 SW 23rd Street in Silver Bluff. The **two-story** home was built in 1925. source: Plusurbia Design

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. There is one home in the Silver Bluff survey area in this style, which is one of the largest homes in the neighborhood and has two stories.



source: Plusurbia Design (2020)

Current photograph of the Italian Renaissance Revival style home at 2301 SW 23rd Street, depicted in the diagram above.

MEDITERRANEAN REVIVAL 1925-1930

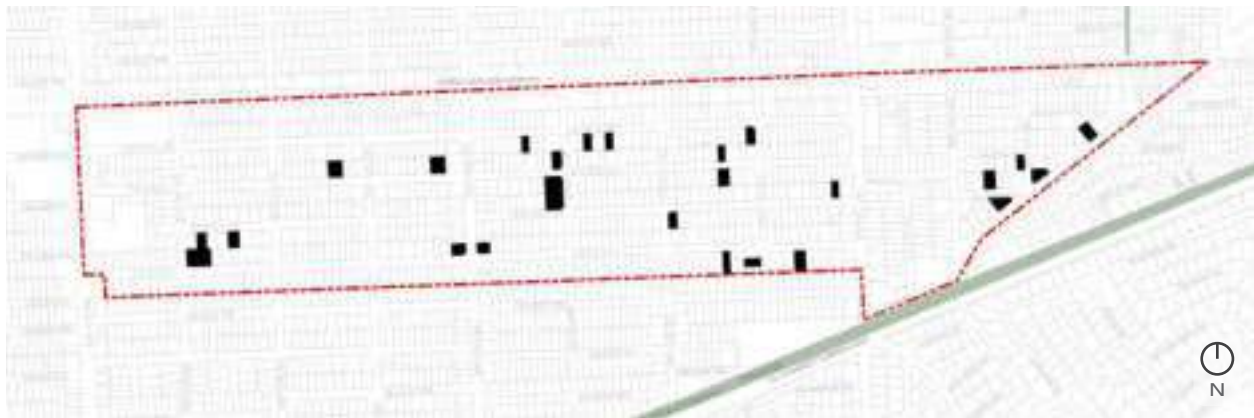


Figure: Map of buildings in the Mediterranean Revival architectural style within the Silver Bluff survey area.

Study Area Mediterranean Revival

Like Spanish Cottages, the Mediterranean Revival style is also very common in Silver Bluff, 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 terracotta 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.



source: Plusurbia Design (2020)

Current photograph of the Mediterranean Revival-style home at 2317 SW 23rd Street, featuring varied roof heights and types, Spanish tile gable roof with overhanging eaves, and arched openings.



source: Plusurbia Design (2020)

Current photograph of the Mediterranean Revival-style home at 2138 SW 22nd Terrace, featuring a two-story tower with a Spanish tile hip roof, overhanging eaves and decorative arches.

Mediterranean Revival examples in Silver Bluff - 1920s homes



Current photograph of the Mediterranean Revival-style home at 2138 SW 22nd Terrace, featuring a two-story tower with a Spanish tile hip roof, overhanging eaves and decorative arches.



Current photograph of the Mediterranean Revival-style home at 1709 SW 23rd Terrace, featuring a varied roofline and massing, front porch with Spanish tile shed roof, elaborated chimney top, and wing walls.



Current photograph of the Mediterranean Revival-style home at 1952 SW 22nd Terrace, featuring picturesque massing with varied roof heights and types, arched openings and twisted columns.



Current photograph of the Mediterranean Revival-style home at 1952 SW 22nd Terrace, featuring a three-bay, open front porch with a Spanish tile roof, semi-circle arched openings, and twisted columns.



Current photograph of the Mediterranean Revival-style duplex at 2044 SW 22nd Terrace, featuring a two-story wing, shaped parapet, arched openings, elaborated chimney top, and scuppers.



Current photograph of the Mediterranean Revival-style triplex at 1830 SW 23rd Street, featuring a flat roof with a parapet, square tower with hip roof, parabolic arch entry, and focal windows with twisted columns.

MISSION REVIVAL

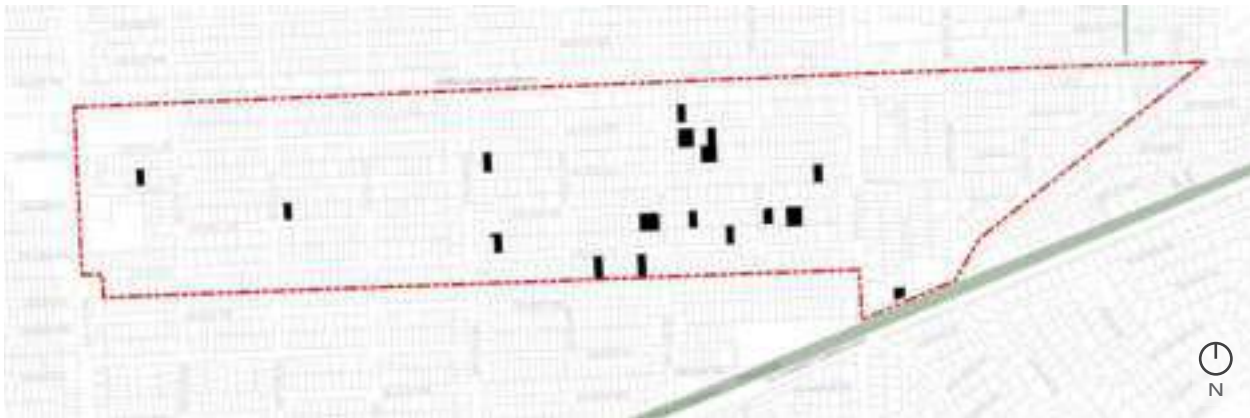


Figure: Map of buildings in the Mission Revival architectural style within the Silver Bluff survey area.

Study Area

Mission Revival

Mission-style buildings were commonly built in Silver Bluff during the Florida Land Boom years. Nearly all of the 1920s central-hall apartment buildings of the time were built in the Mission-style, and many of the larger 1920s homes were also Mission style, most of them two-story homes. Additionally, many of the Spanish Cottages had Mission-style architectural elements.

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.



source: Plusurbia Design (2020)

Current photograph of the Woodside Apartments, a typical Mission Revival-style apartment building at 2460 SW 16th Court, featuring a shaped parapet, arched openings, scuppers, and rough stucco exterior



source: Plusurbia Design (2020)

Current photograph of a Mission Revival-style home at 2385 SW 23rd Terrace, featuring a porch that wraps the front and side, large arched openings, and a shaped parapet.

Features of the Mission Revival style

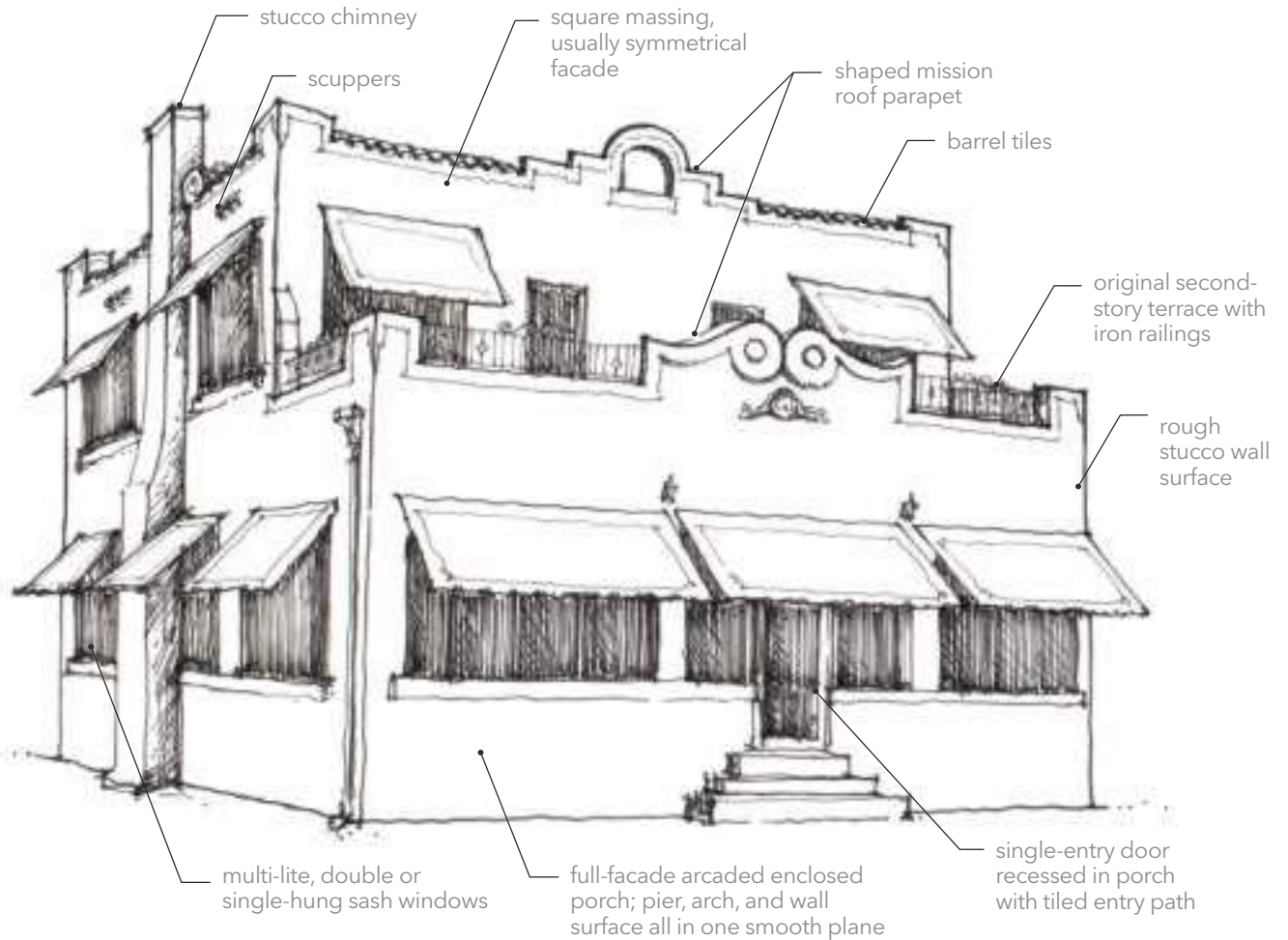


Figure: Diagram of the features of the Mission Revival architectural style. This particular Mission prototype can be found throughout southwest Miami, particularly in the Old Shenandoah area, where there are at least four examples. The house at 1837 SW 23rd Street, below, was built based on this prototype. Source: Plusurbia Design



source: Plusurbia Design (2020)

Current photograph of a Mission Revival-style residence at 1837 SW 23rd Street, an outstanding example of the style, featuring a shaped parapet with volutes and arched openings, stucco and Spanish tile coping, and rough stucco exterior.



source: Plusurbia Design (2020)

Current photograph of a Mission Revival-style home at 2653 SW 23rd Street featuring a shaped parapet, tile coping, full width front porch, porte-cochere, rough stucco exterior, and scuppers.

Mission Revival examples in Silver Bluff



source: Plusurbia Design (2020)

Current photograph of the Mission Revival-style duplex at 1868 SW 23rd Terrace, featuring an open arched entry porch, shaped parapet, tile coping, attached porte-cochere, and rough stucco exterior.



source: Plusurbia Design (2020)

Current photograph of the Mission Revival-style home at 1760 SW 23rd Terrace, featuring shaped parapet with stucco coping, one-story front porch, crests, scuppers, and rough stucco exterior.



source: Plusurbia Design (2020)

Current photograph of the Mission Revival-style home at 1831 SW 24th Street, featuring a two-story front porch, shaped parapet, exterior chimney with elaborate top, grouped scuppers, and rough stucco exterior.



source: Plusurbia Design (2020)

Current photograph of the Mission Revival-style home at 1790 SW 23rd Terrace, featuring a shaped parapet with stucco coping, arched openings, front porch with angled walls, and rough stucco.



source: Plusurbia Design (2020)

Current photograph of a Spanish Cottage with Mission Revival architectural elements at 1768 SW Street, featuring a flat roof, a dramatic shaped parapet with coping and decorative bracketing, and -stepped, curved wing walls.



source: Plusurbia Design (2020)

Current photograph of the Mission Revival-style garage apartment at 1734 SW 23rd Street, featuring a Mission-style parapet with barrel tile coping, two-story porch, and a 1-story Mid-Century Modern front addition.



source: Plusurbia Design (2020)

Current photograph of the Mission Revival-style apartment building at 1840 SW 22nd Terrace, featuring a central hall floor plan, boxy form, parapet with stucco coping, and rough stucco exterior.



source: Plusurbia Design (2020)

Current photograph of the Mission Revival-style apartment building at 1912 SW 23rd Terrace, featuring a shaped parapet, arched openings, and Spanish tile visor over windows supported by elaborated brackets.



source: Plusurbia Design (2020)

Current photograph of the Mission Revival-style apartment building at 1900 SW 23rd Terrace, featuring a shaped parapet, arched openings, and Spanish tile visor over windows supported by elaborated brackets.



source: Plusurbia Design (2020)

Current photograph of the Mission Revival-style apartment building at 1856 SW 22nd Terrace, featuring a central hall floor plan, boxy form, parapet with stucco coping, and rough stucco exterior.



source: Plusurbia Design (2020)

Current photograph of the Mission Revival-style garage apartment at 1875 SW 22nd Terrace, featuring a central block form with two-story enclosed side porch and a flat roof with stepped parapet.



source: Plusurbia Design (2020)

Current photograph of the Mission Revival-style apartment building at 2177 SW 23rd Street, featuring a shaped parapet, entry porch with parapet roof and arched opening, and a three-story decorative stucco relief around central openings.

FHA BOOM ARCHITECTURAL TRENDS: 1937 - 1941



Building Boom period: 1937 - '41

Map of Structures Built between 1937 and 1941

Silver Bluff was hard-hit during the Depression years, and there was minimal building activity during this period. The creation of the Federal Housing Administration in 1934 signaled a path toward reviving Miami's decimated real estate and construction industry.

By 1937, New Deal - era housing programs resulted in Silver Bluff's largest and most significant building boom, with nearly half of all buildings in the study

area constructed in a four-year period between 1937 and 1941. Most buildings constructed during this time period were modest Minimal Traditional-style homes that conformed to FHA design standards. Many of these small homes were designed by prominent local architects, and incorporated unique local design elements from the Mediterranean style, the Art Deco and Moderne style, and even some French Revival types.



Study Area Buildings

MINIMAL TRADITIONAL 1935 - 1947



Figure: Map of buildings in the Minimal Traditional architectural style within the Silver Bluff survey area.

 Study Area

 Minimal Traditional

According to architectural historian Virginia Savage McAlester, “The Minimal Traditional house was ‘the little house that could.’ It was the small house that could be built with FHA-insured loans in the midst of the Great Depression between 1935 and 1940... and the house that could be built rapidly during the late 1940s... to begin to fulfill the wartime GI promise that every returning serviceman would be able to purchase a home.”¹

The Minimal Traditional 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.

In Silver Bluff, Minimal Traditional homes are the most prevalent style; approximately half of the homes are considered to be in this category. It is important to note that the variety and quality of architectural expressions within the Minimal Traditional category is outstanding. Most homes were designed by accomplished architects, and can be found in many stylistic variations, including Classic, Mid-Century Modern, Moderne, French Cottage, and Mediterranean Revival.

1 McAlester, Virginia Savage, *A Field Guide to American Houses Second Edition* Alfred A. Knopf, New York. 2013.



source: Plusurbia Design (2020)

Current photograph of the Minimal Traditional residence with Streamline Moderne elements at 2326 SW 16th Avenue in Silver Bluff.



source: Plusurbia Design (2020)

Current photograph of the Minimal Traditional residence with Tudor and Moderne elements at 1748 SW 24th Street in Silver Bluff.

Minimal Traditional examples in Silver Bluff



source: Plusurbia Design (2020)

Current photograph of the styled Minimal Traditional residence with Mediterranean Revival elements at 2532 SW 24th Street in Silver Bluff.



source: Plusurbia Design (2020)

Current photograph of a classic Minimal Traditional residence at 2310 SW 24th Street in Silver Bluff.



source: Plusurbia Design (2020)

Current photograph of the Minimal Traditional residence with Mediterranean Revival elements at 2216 SW 24th Street in Silver Bluff.



source: Plusurbia Design (2020)

Current photograph of the residence at 2130 SW 23rd Street in Silver Bluff, a unique hybrid of Spanish Cottage and Minimal Traditional styles.



source: Plusurbia Design (2020)

Current photograph of the Minimal Traditional residence with Mediterranean Revival elements at 2267 SW 24th Street in Silver Bluff.



source: Plusurbia Design (2020)

Current photograph of an early example of a Minimal Traditional residence in at 2364 SW 16th Court in Silver Bluff.

Features of the Minimal Traditional style - Moderne Variant (1930-1948)

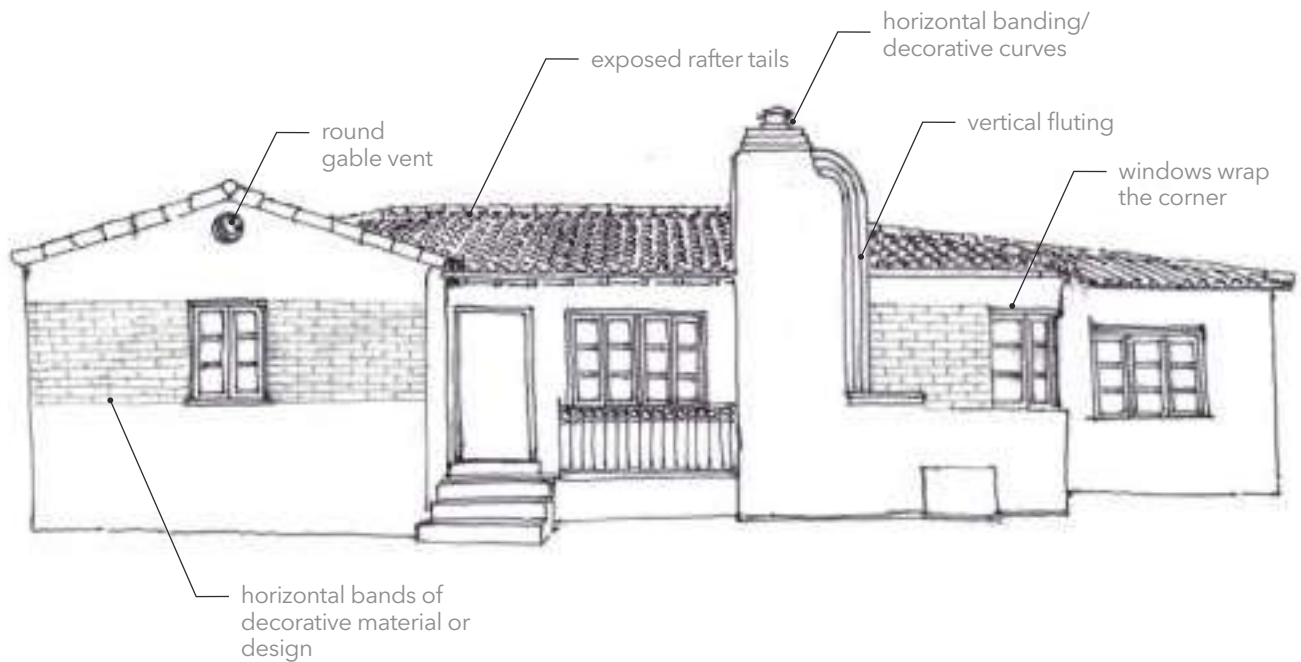


Figure: Diagram of a Minimal Traditional residence with Streamline Moderne and Art Deco elements and its features at 2280 SW 23rd Street in Silver Bluff. Source: Plusurbia Design



source: Plusurbia Design (2020)

Current photograph of the Minimal Traditional residence with Streamline Moderne elements at 2280 SW 23rd Street in Silver Bluff.



source: Plusurbia Design (2020)

Current photograph of the Modernistic Minimal Traditional residence with a unique, pronounced gable roof at 2450 SW 24th Street in Silver Bluff.

Features of the Minimal Traditional style - Classic + Moderne Variant (1930-1948)

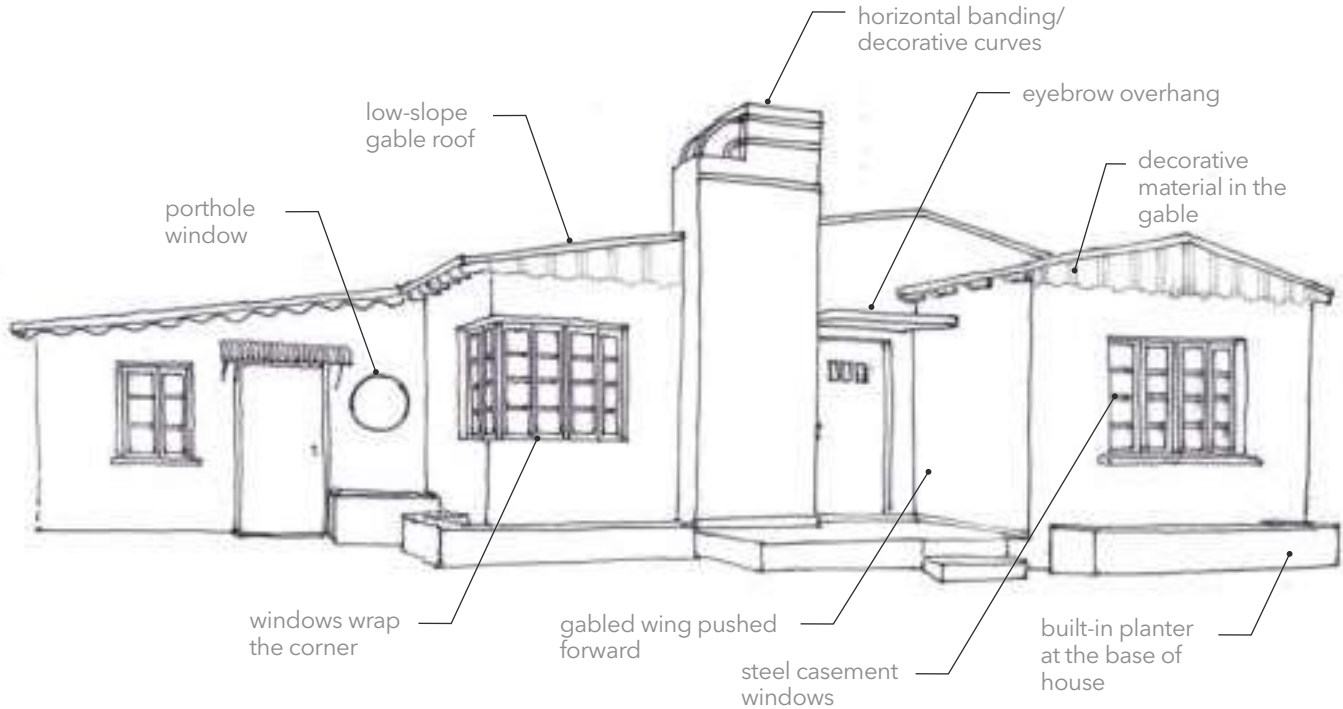


Figure: Diagram of a Minimal Traditional residence with Streamline Moderne and Art Deco elements and its features at 2467 SW 23rd Street in Silver Bluff. Source: Plusurbia Design



Current photograph of the Minimal Traditional residence with Streamline Moderne and Art Deco elements at 2467 SW 23rd Street in Silver Bluff.



Current photograph of the Minimal Traditional residence with Moderne elements at 2220 SW 23rd Terrace in Silver Bluff.

Features of the Minimal Traditional style - French Cottage Variant

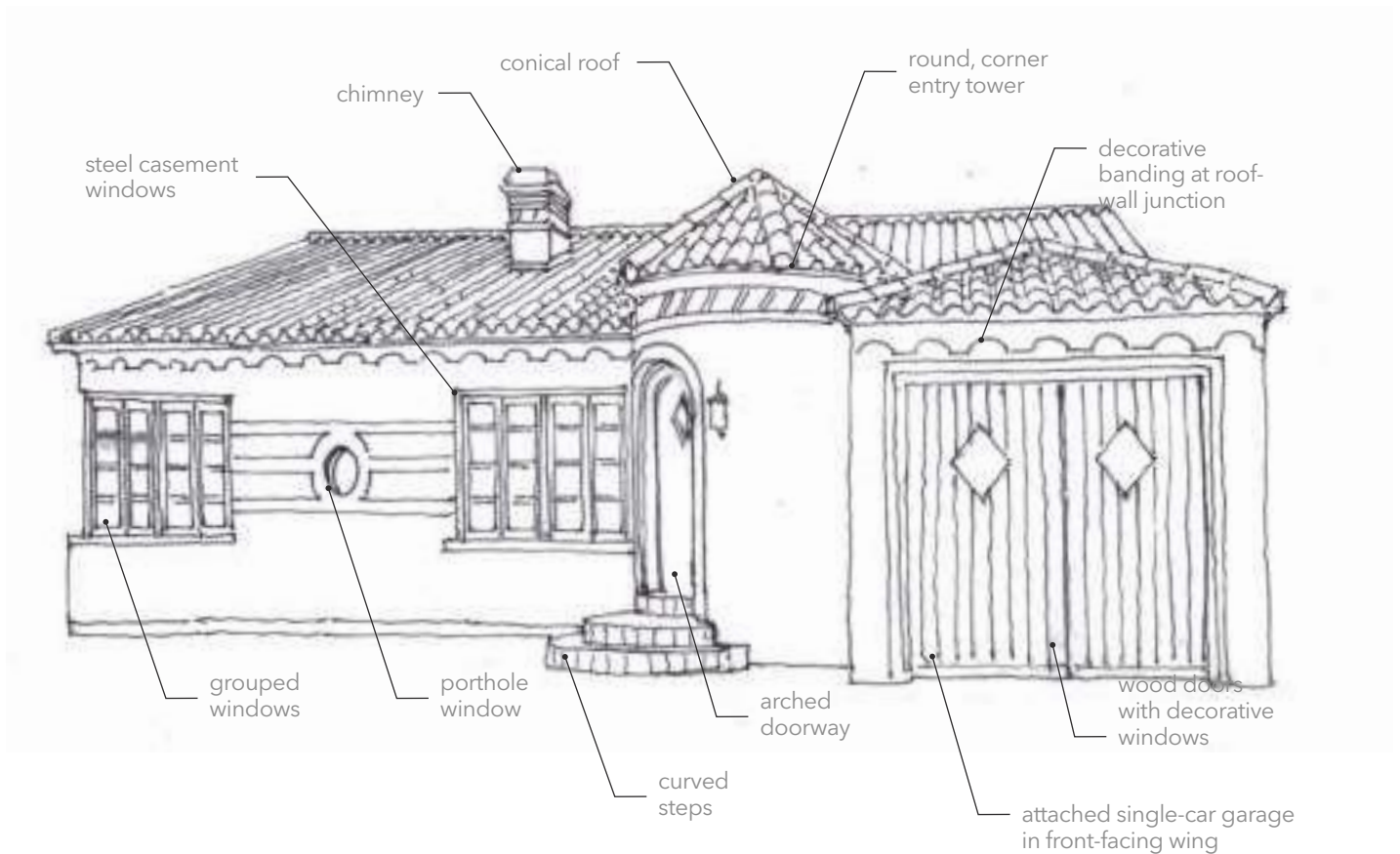


Figure: Diagram of the features of a French Cottage at 2418 SW 18th Avenue in Silver Bluff. Source: Plusurbia Design



Current photograph of the French Cottage at 2418 SW 18th Avenue, depicted in the diagram above.



Current photograph of a French Cottage at 2322 SW 22nd Avenue.

Features of the Minimal Traditional style - Mediterranean Moderne Variant

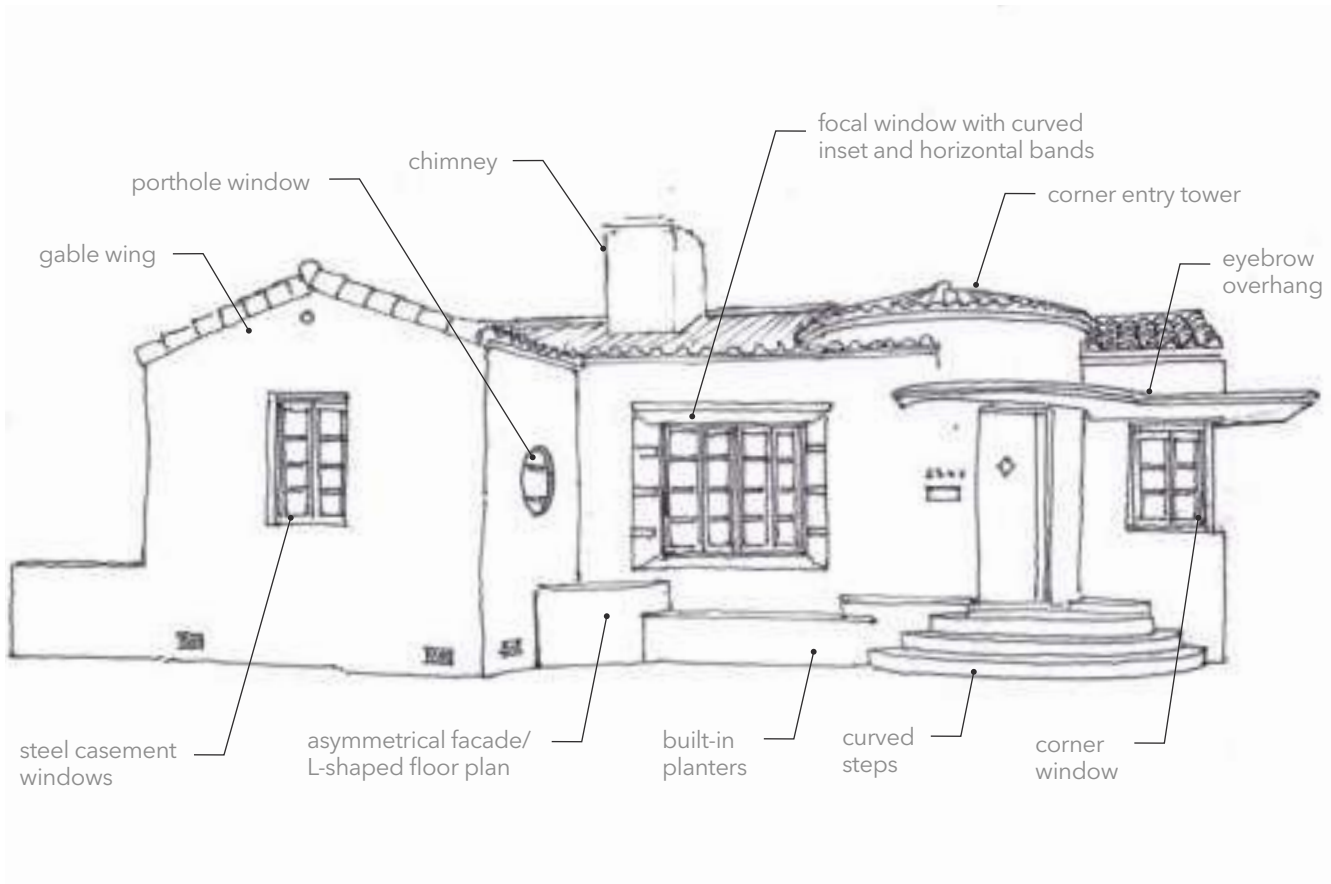


Figure: Diagram of the features of a Minimal Traditional-style home and its features at 2345 SW 19th Avenue in Silver Bluff. Source: Plusurbia Design



Current photograph of the Minimal Traditional residence with Mediterranean Moderne elements at 2345 SW 19th Avenue in Silver Bluff.



Current photograph of the Minimal Traditional residence with Mediterranean Moderne elements at 2345 SW 19th Avenue in Silver Bluff.

MEDITERRANEAN REVIVAL 1931-1940

Features of the Mediterranean Revival style - 1930s Variant

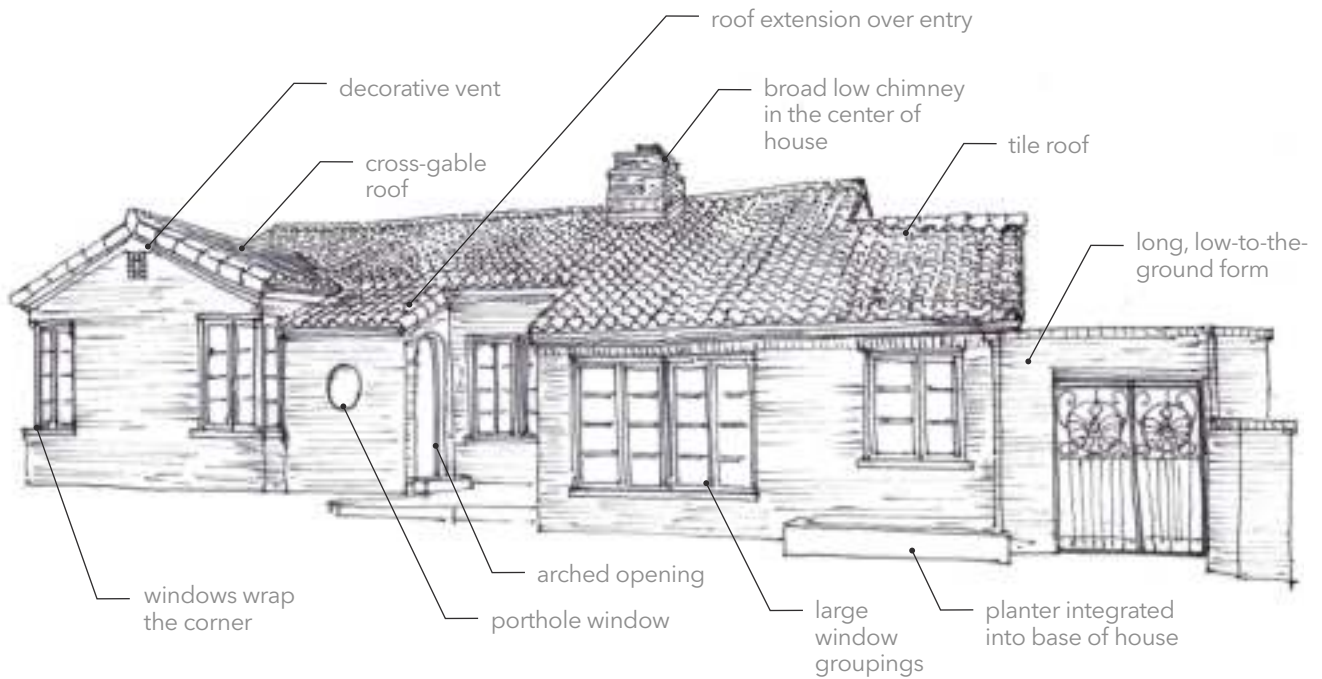


Figure: Diagram of the features of a Mediterranean Revival-style home built with distinctive 1930s elements at 2440 SW 23rd Terrace in Silver Bluff. Source: Plusurbia Design



Current photograph of the Mediterranean Revival-style home at 2440 SW 23rd Terrace, featuring Moderne elements typical of the 1930s, such as corner windows and a porthole window.



Current photograph of the Mediterranean Revival-style home at 3644 SW 3rd Avenue, featuring a large size, varied roof heights, asymmetrical facade, and original condition.

Mediterranean Revival examples in Silver Bluff - 1930s homes



source: © Steven Brooke Studios, Inc. (2020)

Current photograph of the Mediterranean Revival-style home at 2345 SW 19th Avenue, featuring a circular tower entrance, varied roofline, and Moderne elements such as curved eyebrows and shelves.



source: Plusurbia Design (2020)

Current photograph of the Mediterranean Revival-style home at 2100 SW 23rd Street, featuring a gable roof, exposed rafter tails, Corinthian columns, interior chimney, and cast-stone door surround.



source: Plusurbia Design (2020)

Current photograph of the Mediterranean Revival-style home at 2326 SW 21st Avenue, featuring a varied roofline, low-pitched gable roof with Spanish tile, and exposed rafter tails.



source: Plusurbia Design (2020)

Current photograph of the Mediterranean Revival-style home at 3700 SW 3rd Avenue, featuring varied roof heights and types, an elaborated chimney top, vertical fluting, and brick piers.



source: Plusurbia Design (2020)

Current photograph of the Mediterranean Revival-style home at 2398 SW 22nd Avenue, featuring a corner tower entrance, large arched focal window, and wood awnings with Spanish tile.



source: Plusurbia Design (2020)

Current photograph of the Mediterranean Revival-style home at 2375 SW 22nd Avenue, featuring a prominent front facade chimney, gable roof with Spanish tile, and attic.

MODERNE 1930 - 1948

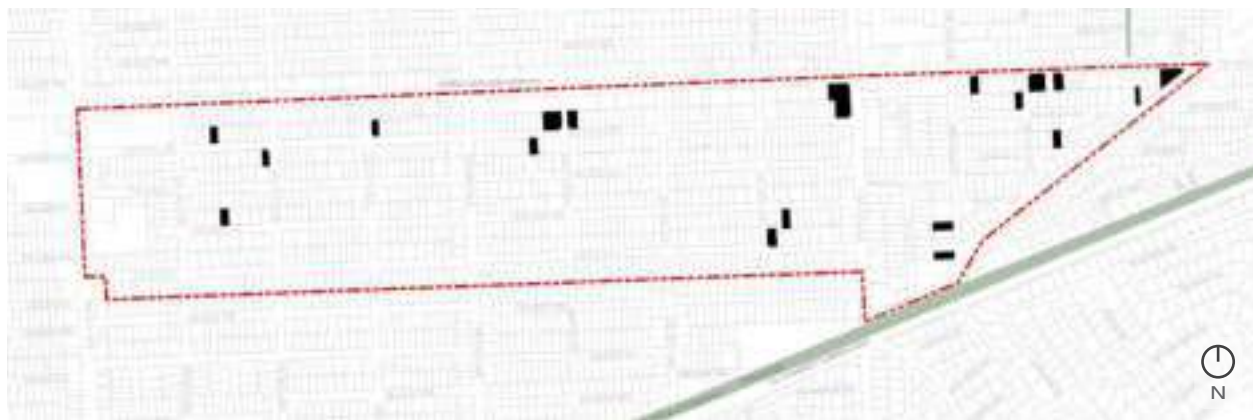


Figure: Map of buildings in the Moderne architectural style within the Silver Bluff survey area.

Study Area Moderne

Miami's Moderne architectural style is a unique blend of Art Deco and Streamline Moderne stylistic elements.

Identifying features include unornamented smooth stucco wall surfaces, flat roofs or low-pitched hipped roofs, a flat parapet along the roofline with horizontal banding, continuous eyebrow overhangs, sometimes wrapping the entire house, steel casement windows, porthole windows, and an

enhanced main entryway with curved features. Moderne-style homes were primarily built in the late 1930s. This style of home was less likely to have been approved for an FHA-insured home loan, therefore the few examples of Moderne-style homes in the neighborhood were likely to have been constructed through private financing. The owner likely commissioned an architect to design an individualized house, rather than selecting a home design from a plan book.



source: © Steven Brooke Studios, Inc. (2020)

Current photograph of the Moderne-style stacked duplex at 1401 SW 22nd Terrace in Silver Bluff, featuring a wrapping eyebrow, porthole windows, and a recessed curved entrance with original door.



source: Plusurbia Design (2020)

Current photograph of the Moderne-style residence at 2037 SW 22nd Terrace in Silver Bluff, featuring a flat roof, parapet, smooth stucco exterior, corner windows, and a continuous eyebrow overhang wrapping the entire house.

Features of the Moderne style

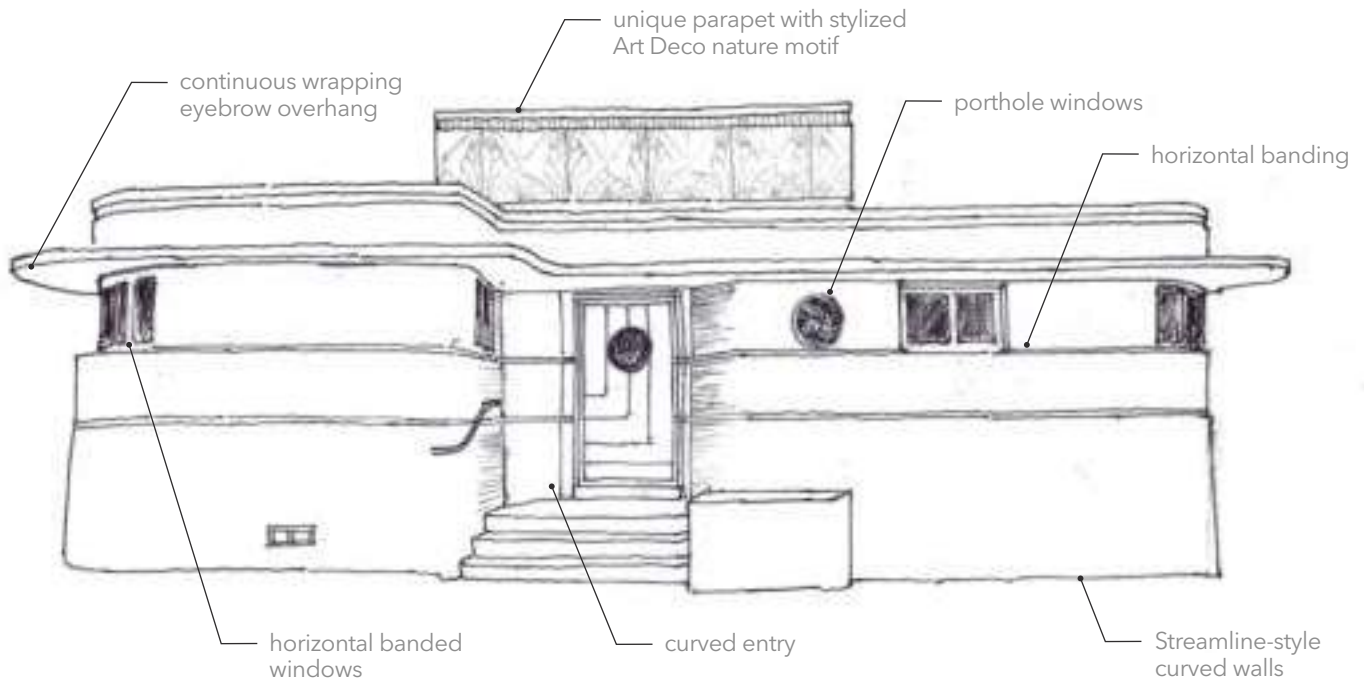


Figure: Diagram of the features of a Moderne-style home with Streamline Moderne and Art Deco elements at 1791 SW 24th Street in Silver Bluff. source: Plusurbia Design



Current photograph of the Moderne-style residence at 1791 SW 24th Street in Silver Bluff, depicted in the diagram above. It features Streamline elements and a unique parapet in the center with Art Deco nature motifs.



Current photograph of the Moderne-style residence at 2451 SW 23rd Terrace in Silver Bluff, featuring strong horizontal lines, a continuous eyebrow overhang, scored stucco, linear grouped scuppers, and vertical fluting around the front door.

FRAME VERNACULAR 1935 - 1938

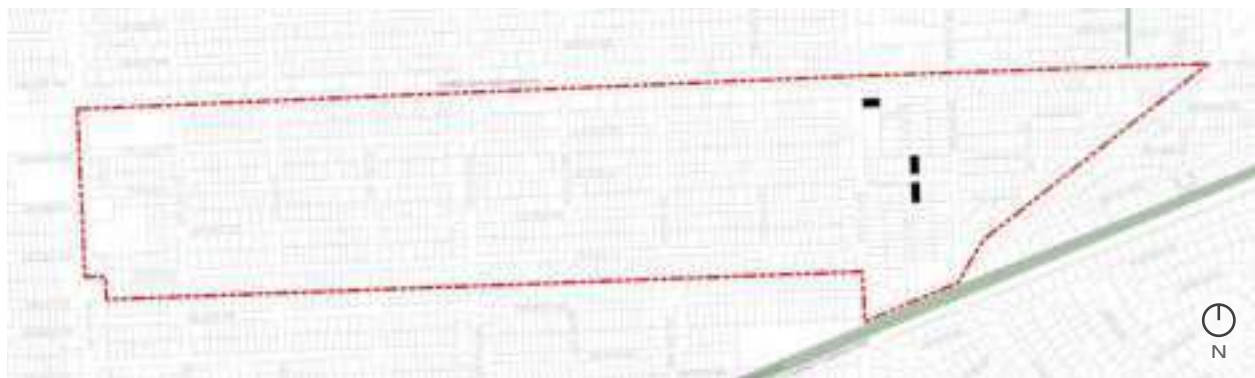


Figure: Map of buildings in the Frame Vernacular architectural style within the Silver Bluff survey area.

Study Area Frame Vernacular

Frame Vernacular refers to a simple wood frame building, which is the product of the builder's experience, available resources, and response to the environment. These buildings are typically rectangular, with gabled or hipped roofs with overhanging eaves. Horizontal weatherboard, drop siding, and stucco are the most common exterior wall materials.

Some early buildings feature vertical board and batten siding or wood shingles, while asbestos shingles are common to post-1930s construction or as resurfacing for

older buildings. Ornamentation is sparse, and includes shingles, cornerboards, porch columns, brackets, rafter tails, vents in the gable ends, and oolitic limestone detailing.¹

The three examples of Frame Vernacular homes in Silver Bluff were built in the late 1930s and all are in the Woodside Subdivision, which was the only subdivision in the study area that allowed wood construction at that time. The home and cottage at 2301 SW 16th Court was built by the owner as the family home and in-laws quarters.

¹ "Frame Vernacular (1840s–Present)," Miami Architectural Styles, City of Miami Planning Department, www.historicpreservationmiami.com/frame.html.



source: Plusurbia Design (2020)

Current photograph of the Frame Vernacular residence at 2299 SW 16th Court, featuring a small building footprint and simple form with little ornamentation.



source: Plusurbia Design (2020)

Current photograph of the Frame Vernacular residence at 2315 SW 16th Court, depicted in the diagram above.

Features of the Frame Vernacular style

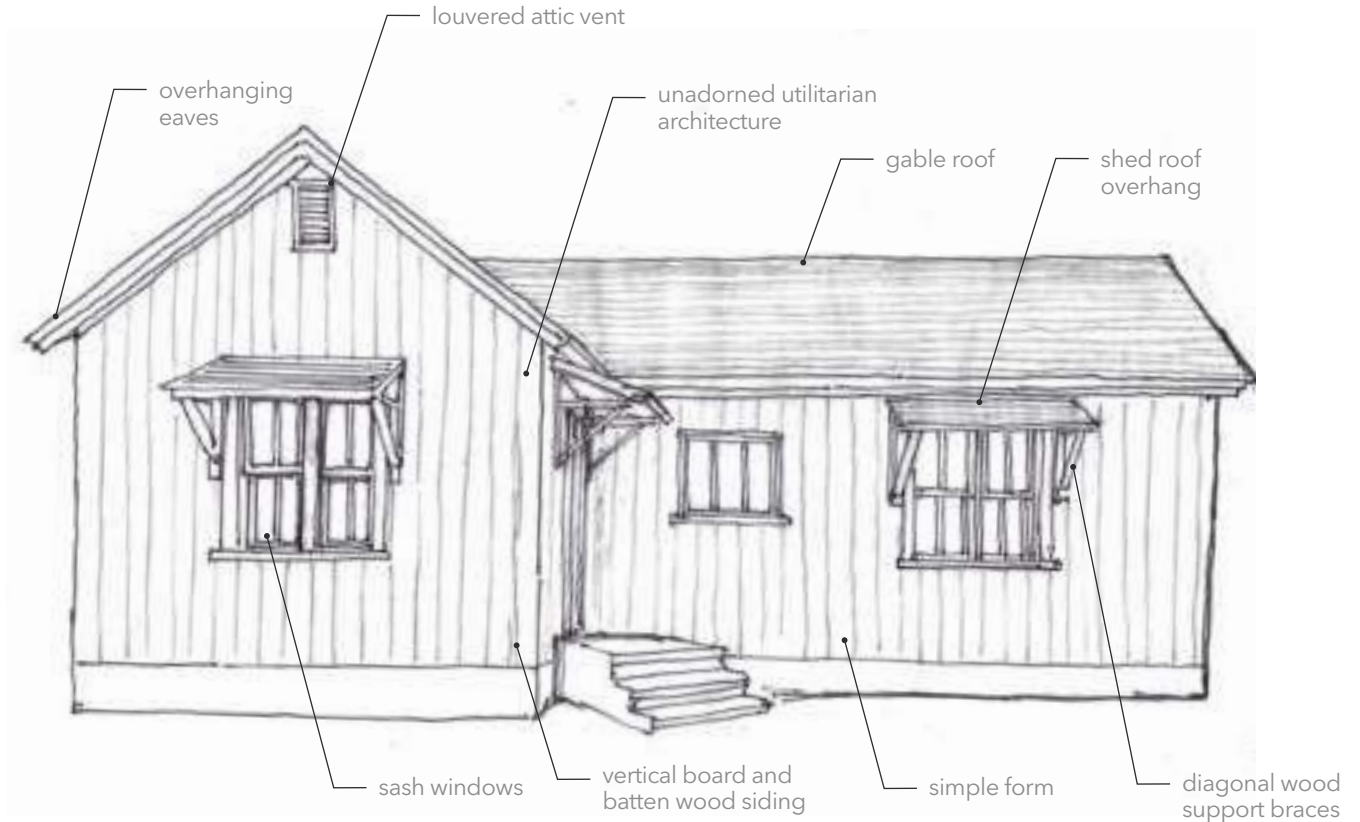


Figure: Diagram of the features of a residence in the Frame Vernacular style and its features at 2315 SW 16th Court in Silver Bluff. Source: Plusurbia Design



Current photograph of the Frame Vernacular residence at 2315 SW 16th Court, depicted in the diagram above.



Current photograph of the Frame Vernacular residence at 2301 SW 16th Court, featuring high-pitch roof with overhanging eaves and board and batten siding.

POST-WAR BOOM ARCHITECTURAL TRENDS: 1947 - 1950



Building Boom period: 1947 - '50

Map of Structures Built between 1947-1950

Silver Bluff was built out in three Booms, and the Post-War Building Boom of 1947 to 1950 was the final wave of construction that completed the build-out of the neighborhood.

Residences constructed during the Post-War Boom were predominantly built in

the popular Ranch style of architecture. Early Ranch homes could be classified as "Minimal Ranch" or "Ranchettes" for their placement on narrow urban lots and their small footprints that complied with G.I. Bill, Veteran's Affairs home loan programs. Minimal Traditional homes, which first



appeared during the 1930s FHA Boom period, also continued to be built during the Post-War Boom. Other architectural styles from this time period that can be found in Silver Bluff include Mid-Century Modern and Colonial Revival.

RANCH 1937 - 1971

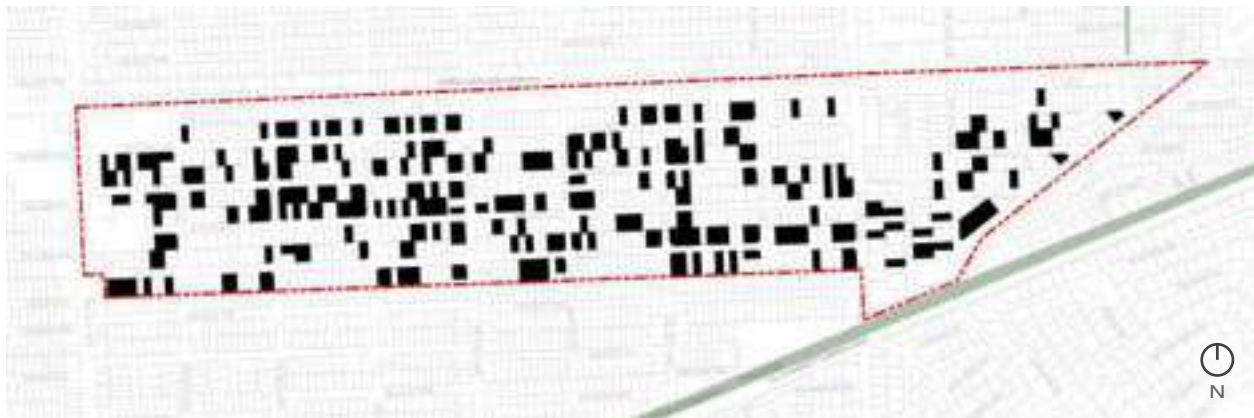


Figure: Map of buildings in the Ranch architectural style within the Silver Bluff survey area.

Study Area Ranch

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 - Ranch-style homes. 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.

The narrow and deep lots of Silver Bluff meant adapting the type by either building small “Ranchettes” on interior lots, or building larger homes on corner lots, and rotating the floor plan so that the elongated front facade faces the side street. Ranch homes were built in Mediterranean, Moderne, and Mid-Century Modern variants. Many Ranch homes had an incorporated one-car garage when possible, although these were often enclosed over time.



source: Plusurbia Design (2020)

Current photograph of the residence in the Ranch style at 2264 SW 22nd Avenue in Silver Bluff featuring a large size, brick exterior, barrel tile roof, and wood plank shutters.



source: Plusurbia Design (2020)

Current photograph of the residence in the Ranch style at 2375 SW 22nd Terrace in Silver Bluff featuring Moderne elements such as corner windows and slump brick banding.

Features of the Ranch style

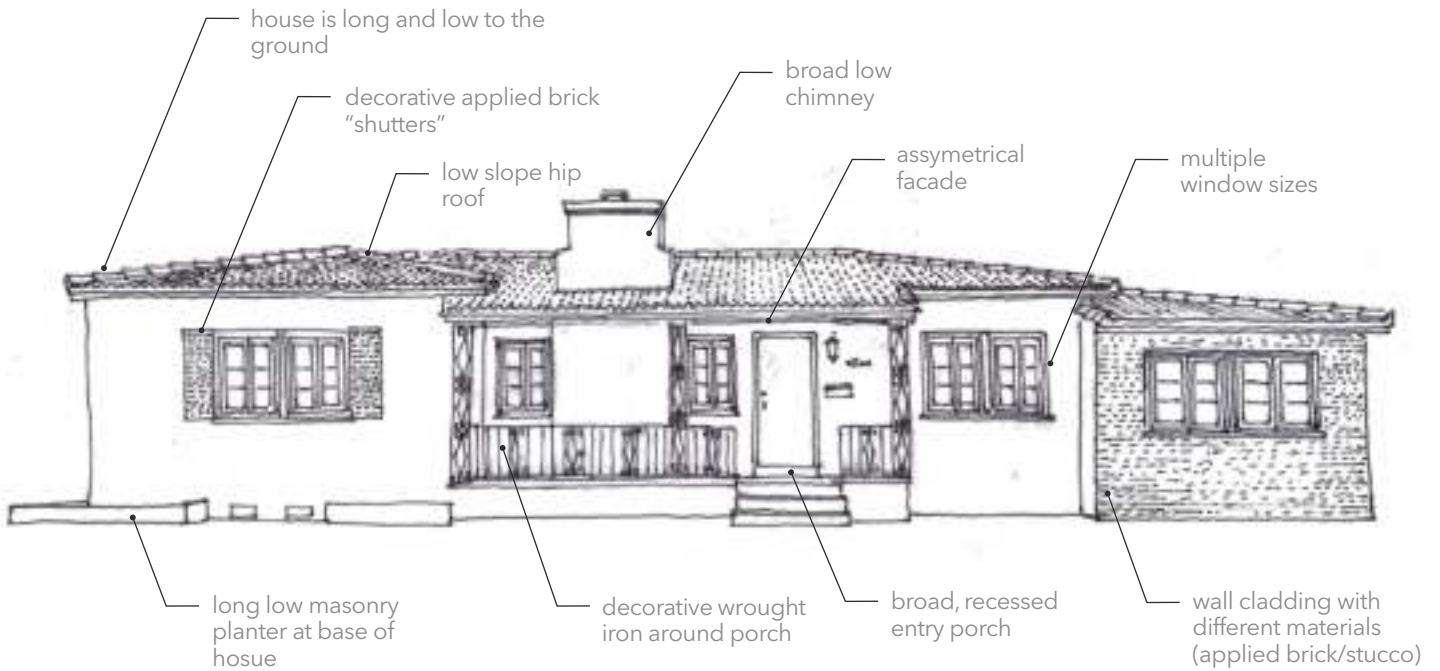


Figure: Diagram of the features of a Ranch-style residence at 2200 SW 23rd Terrace in Silver Bluff. source: Plusurbia Design



source: Plusurbia Design (2020)

Current photograph of the Ranch-style residence at 2200 SW 23rd Terrace, depicted in the diagram above.



source: Plusurbia Design (2020)

Current photograph of the residence in the Ranch style at 2222 SW 22nd Terrace in Silver Bluff featuring a Moderne curved entry with glass block sidelights and a curved eyebrow.

Features of the Ranch style

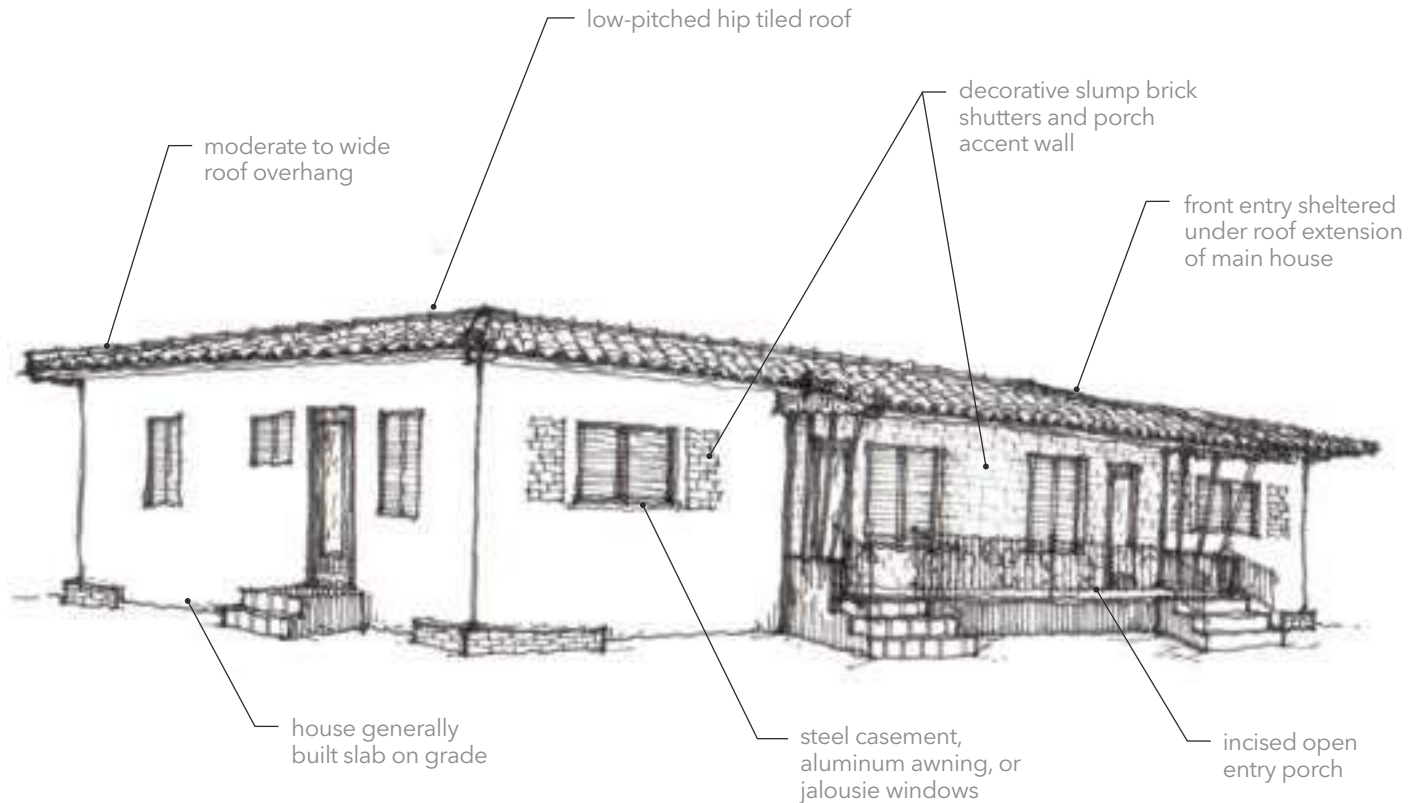


Figure: Diagram of the features of a Ranch-style side-facing duplex. source: Plusurbia Design



source: Plusurbia Design (2020)

Current photograph of the residence in the Ranch style at 1930 SW 23rd Terrace in Silver Bluff featuring wide eave overhangs, a round arch main entrance door, and applied decorative brick motifs.



source: Plusurbia Design (2020)

Current photograph of the residence in the Ranch style at 3734 SW 3rd Avenue in Silver Bluff featuring a unique projecting hip wing and a front porch supported by broad brick piers.

Ranch examples in Silver Bluff



source: Plusurbia Design (2020)

Current photograph of the residence in the Ranch style at 2295 SW 23 Terrace in Silver Bluff featuring a low-pitch hip roof with broadly overhanging eaves, a projecting built-in garage, and a corner window.



source: © Steven Brooke Studios, Inc. (2020)

Current photograph of the residence in the Ranch style at 2211 SW 23 Street in Silver Bluff featuring a low-pitch hip roof with overhanging eaves, an incised front porch, applied brick shutters, and horizontal window openings.



source: Plusurbia Design (2020)

Current photograph of the residence in the Ranch style at 2314 SW 23 Terrace in Silver Bluff featuring a low-pitch hip roof with overhanging eaves, an incised entry porch, and built-in planter at the base of the house.



source: Plusurbia Design (2020)

Current photograph of the residence in the Minimal Ranch or Ranchette style at 2175 SW 23rd Terrace in Silver Bluff featuring a compact form, attached projecting garage with scored stucco surround, and brick shutter motifs.



source: Plusurbia Design (2020)

Current photograph of the residence in the Minimal Ranch or Ranchette style at 2111 SW 24th Street in Silver Bluff featuring a compact form, grouped windows, and brick exterior shutter motifs.



source: Plusurbia Design (2020)

Current photograph of the residence in the Ranch style at 1545 SW 23rd Street in Silver Bluff. featuring an incised entry porch, wide eave overhangs, and brick accent cladding.

MID-CENTURY MODERN 1944 - 1970

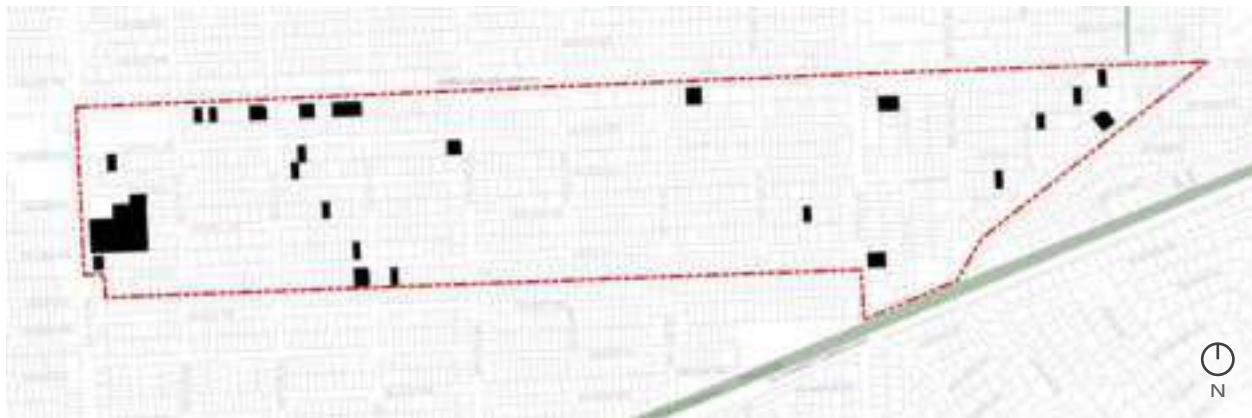


Figure: Map of buildings in the Mid-Century Modern architectural style within the Silver Bluff survey area.

 Study Area

 Mid-Century Modern

The Mid-Century Modern architectural style emerged post-war with the intent to bring a modern style to suburban homes. The style is characterized by simple designs and organic shapes. It emphasizes large windows and open floor plans with the intention of opening up interior spaces and bringing the outdoors in.

Notable characteristics of the style include an asymmetrical facade, flat or low-pitched gable roofs with broad

overhangs, varying and overlapping rooflines, large groups of windows, horizontal bands of decorative material or design, usually aligned with the window lines, a mix of exterior cladding materials, and wrap-around or corner windows.

The Mid-Century Modern style is found distributed throughout Silver Bluff. As a single-family home, it often has the same floorplan as a Ranch home, but with a flat roof and more modern architectural elements.



source: Plusurbia Design (2020)

Current photograph of the residence in the Mid-Century Modern style at 2200 SW 22nd Terrace in Silver Bluff, featuring a broad shape, wide overhangs, grouped steel casement windows, and horizontal banding.



source: Plusurbia Design (2020)

Current photograph of the residence in the Mid-Century Modern style at 2280 SW 24th Street in Silver Bluff, featuring a projecting curved picture window, vertical entry porch rising above the flat roof, and slump brick and glass block accents.

Features of the Mid-Century Modern style

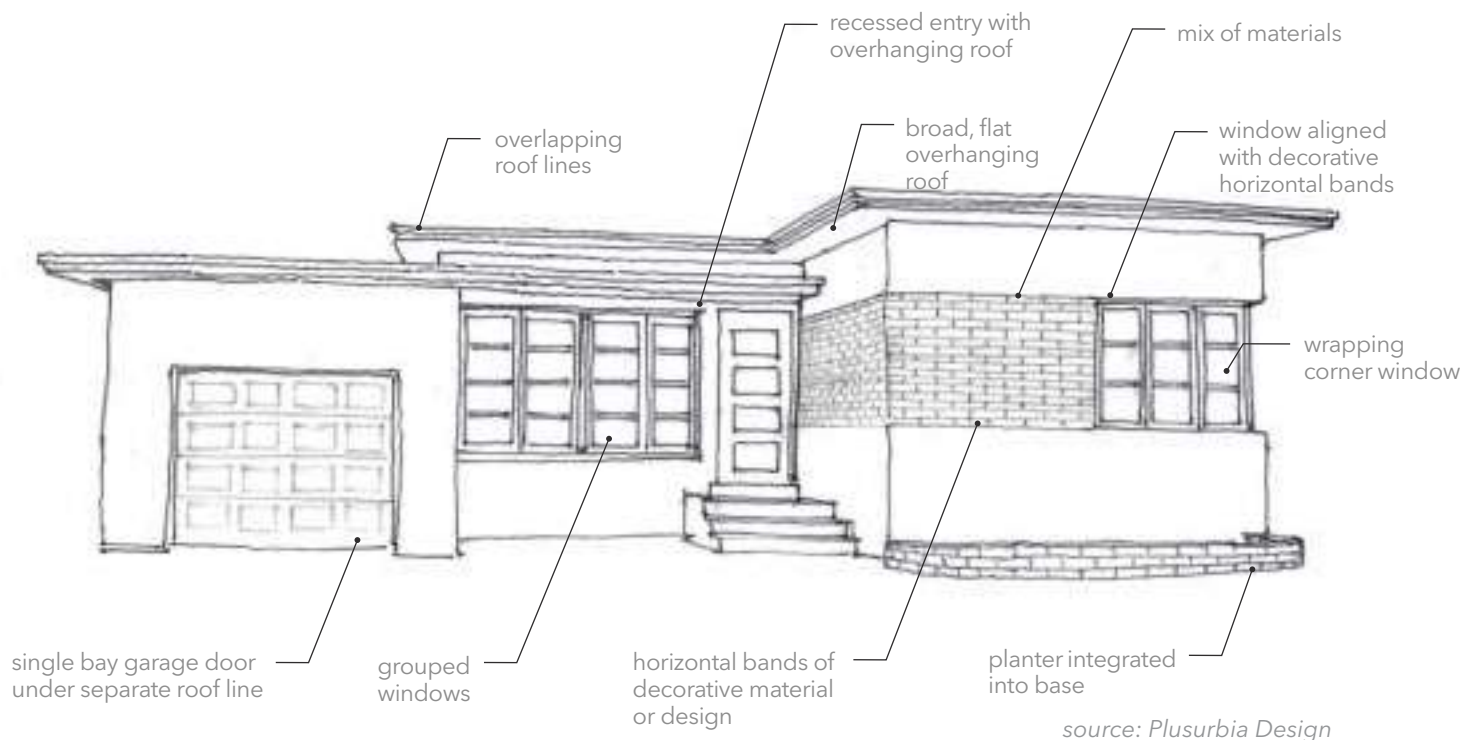


Figure: Diagram of the features of a Mid-Century Modern single-family home at 2387 SW 23rd Street at Silver Bluff.



Current photograph of the Mid-Century Modern-style residence at 2387 SW 23rd Street in Silver Bluff, depicted in the diagram above.



Current photograph of the Mid-Century Modern-style residence at 2387 SW 23rd Street in Silver Bluff, depicted in the diagram above.

Mid-Century Modern examples in Silver Bluff



source: Plusurbia Design (2020)

Current photograph of the one-and-a-half Mid-Century Modern home at 2410 SW 23rd Avenue in Silver Bluff, notable for wide roof overhangs, a slanted roof, corner windows, and projecting window surrounds.



source: Plusurbia Design (2020)

Current photograph of the residence in the Mid-Century Modern style at 2370 SW 22nd Terrace in Silver Bluff featuring a flat roof with a slanted roofline, wide roof overhangs, and slump block accents.



source: Plusurbia Design (2020)

Current photograph of the residence in the Mid-Century Modern style at 2640 SW 23rd Street in Silver Bluff featuring a front-facing gable roof with widely overhanging eaves, exposed roof beams, and a vertical accent wall with stone facing.



source: Plusurbia Design (2020)

Current photograph of the residence in the Mid-Century Modern style at 2307 SW 24th Street in Silver Bluff, featuring a flat roof with wide overhangs, a large band of windows, a broad uninterrupted side wall, and a recessed entrance.



source: Plusurbia Design (2020)

Current photograph of the residence in the Mid-Century Modern style at 3520 SW 3rd Avenue in Silver Bluff featuring a flat roof with wide overhangs, varying rooflines, and slump block wall cladding.



source: Plusurbia Design (2020)

Current photograph of the residence in the Mid-Century Modern style at 2300 SW 24th Street in Silver Bluff, featuring a flat roof with wide overhangs and varying rooflines and a prominent front facade chimney.



Current photograph of the stacked duplex in the Mid-Century Modern style at 1312 SW 22nd in Silver Bluff featuring a rectangular form, wide roof overhangs, cladstone cladding, and an exterior stairway.



Current photograph of the stacked duplex in the Mid-Century Modern style at 1351 SW 22nd Terrace in Silver Bluff featuring a flat roof, wide overhangs, large bands of awning windows, and an exterior staircase.



Current photograph of the stacked duplex in the Mid-Century Modern style at 1392 SW 22nd Terrace in Silver Bluff featuring a rectangular form, multiple paired windows, and an exterior stairway with decorative iron railing.



Current photograph of the commercial building in the Mid-Century Modern style at 2300 SW 22nd Street in Silver Bluff, featuring brick cladding, a broad curved facade at the corner, and horizontal lines.



Current photograph of the stacked duplex in the Mid-Century Modern style at 2240 SW 16th Court in Silver Bluff featuring a symmetrical form, projecting hip wings, and a brick exterior water table.



Current photograph of the stacked duplex in the Mid-Century Modern style at 1429 SW 23rd Terrace in Silver Bluff featuring wide roof overhangs, applied brick banding, and an exterior staircase.

COLONIAL REVIVAL 1949 - 1961



Figure: Map of buildings in the Colonial Revival architectural style within the Silver Bluff survey area.

 Study Area

 Colonial Revival

There are only a few buildings in Silver Bluff that were built in the Colonial Revival style, but all of the examples are significant for their size and prominence, including large two-story homes, and a prominent office building on Coral Way that was originally an insurance agency.

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 often 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.



source: Plusurbia Design (2020)

Current photograph of the residence in the Colonial Revival style at 2280 SW 23rd Terrace, featuring wide eaves, exposed rafters, and a covered bull's-eye window.



source: Plusurbia Design (2020)

Current photograph of the commercial building in Colonial Revival style at 1414 SW 22nd Street, featuring a brick exterior and a door surround with pilasters and entablature.

Features of the Colonial Revival style

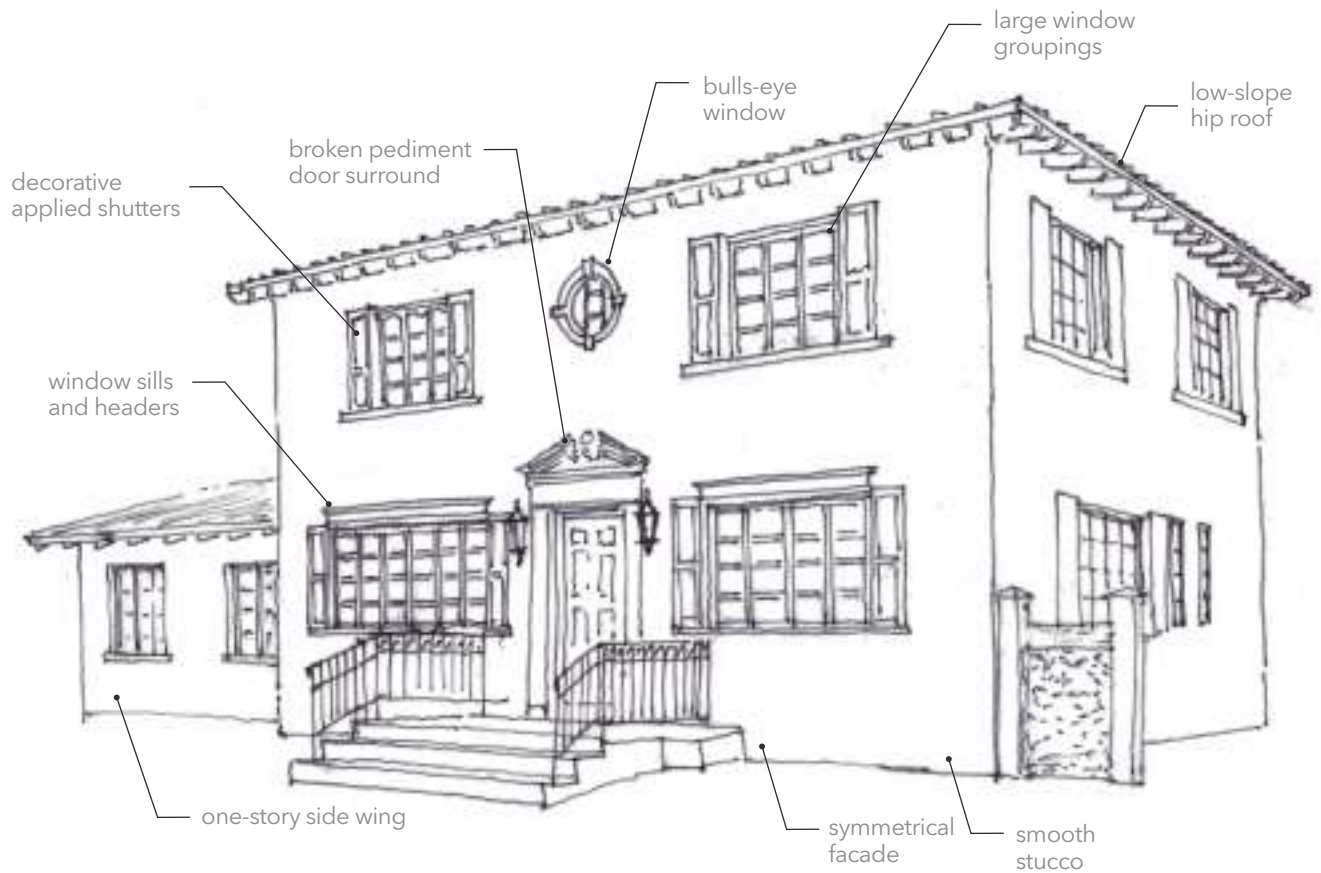


Figure: Diagram of the features of a Colonial Revival style home and its features at 2351 SW 23rd Avenue in Silver Bluff. source: Plusurbia Design



Current photograph of the residence in the Colonial Revival style at 2351 SW 23rd Avenue, depicted in the diagram above.



Current photograph of the residence in the Colonial Revival style at 2351 SW 23rd Avenue, depicted in the diagram above.

INTERNATIONAL 1961 - 1971

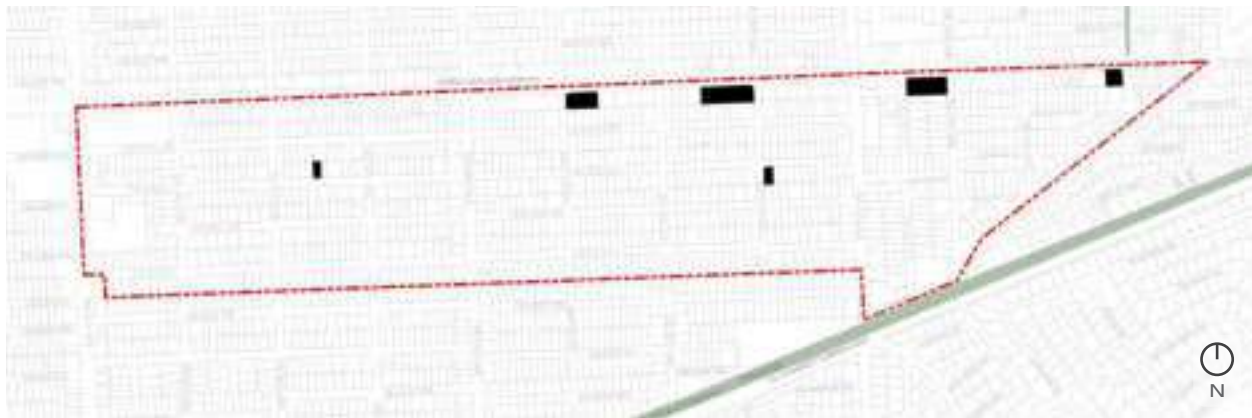


Figure: Map of the buildings in the International architectural style within the Silver Bluff survey area.

Study Area

International

Buildings in the International architectural style in Silver Bluff emerged in the 1960s, the majority of them commercial buildings along Coral Way. The style is notable for its simple and boxy form, flat roofs without coping, large window groupings that are set flush with outer walls, smooth, unornamented surfaces with no decorative detailing at doors or windows, and large expanses of blank

walls. Homes in the style also consist of one or more cantilevered roof sections.

The International style of architecture is considered a transition into contemporary architecture. Later examples consisted of buildings with the livable area raised a story above the ground level on concrete piers or pilotis, such as the example at 1840 SW 22nd Street in Silver Bluff.



source: © Steven Brooke Studios, Inc. (2020)

Current photograph of the commercial building in the International style at 1800 SW 22nd Street in Silver Bluff featuring a glass curtain wall symmetrical facade.



source: Plusurbia Design (2020)

Current photograph of the commercial building in the International style at 1800 SW 22nd Street in Silver Bluff featuring classical proportions, groups of three, and slender columns.

International examples in Silver Bluff



source: Plusurbia Design (2020)

Current photograph of the office building in the International style at 1850 SW 22nd Street in Silver Bluff featuring a flat roof without coping, unornamented walls, and vertical bands of windows.



source: Plusurbia Design (2020)

Current photograph of the office building in the International style at 1600 SW 22nd Street in Silver Bluff featuring square structural exterior columns and a floor-to-ceiling glass curtain wall.



source: Plusurbia Design (2020)

Current photograph of the office building in the International style at 2050 SW 22nd Street in Silver Bluff, featuring a flat roof without coping and horizontal bands of windows wrapping the building at every floor.



source: Plusurbia Design (2020)

Current photograph of the commercial building in the International style at 1300 SW 22nd Street in Silver Bluff featuring concrete pilotis, flat roof without coping, and recessed rectangular windows.



source: Plusurbia Design (2020)

Current photograph of the office in the International style at 1840 SW 22nd Street in Silver Bluff, featuring a small footprint with a cantilevered, 3-story curtain wall building above the ground level.



source: Plusurbia Design (2020)

Current photograph of the office in the International style at 1840 SW 22nd Street in Silver Bluff, featuring a small footprint with a cantilevered, 3-story curtain wall building above the ground level.



Figure: Mature shade trees along SW 23rd Street provide a dense canopy over the street, improving walkability and reducing urban heat island effect. source: © Steven Brooke Studios, Inc. (2020)

Landscape

The landscape of Silver Bluff has evolved dramatically over the last 100 years, from ancient pine rockland, to fruit orchards and citrus groves around the turn of the 20th century, to the rapid subdivision of land in 1925, with streets and utilities constructed throughout the study area within a single year.

The early years of the Silver Bluff subdivisions (Silver Bluff Estates, New Shenandoah, Kensington Park, Woodside Park, and East Shenandoah) included some street tree planting and shrubbery installed by the subdivision developers -

in the early years, these plantings included palm trees and tropical flowering trees.

In the late 1920s and 1930s, the signature Banyan trees in the median of Coral Way and SW 3rd Avenue were planted, which have transformed those thoroughfares as desirable addresses ever since.

In current years, Silver Bluff is known and loved for its mature street tree canopy of large Mahoganies, Live Oaks, Black Olives, and Royal Poincianas. Plantings in private properties are varied, from shade trees to palms and tropical flowering trees. Some property owners have



Figure: These trees along the intersection of SW 22nd Terrace and 17th Avenue and planted in the round-about provide an attractive view down the street. source: © Steven Brooke Studios, Inc. (2020)

planted tall privacy hedges that obscure the view of homes from the street; this is a growing trend in the neighborhood. The mature shade trees found throughout the Silver Bluff neighborhood contribute to Miami's urban tree canopy, which serves an important role in urban habitat, reducing the heat island effect, and reducing energy costs for residents.



Figure: Mature shade trees along the intersection of SW 23rd Street and 19th Avenue are interspersed with palm trees. source: © Steven Brooke Studios, Inc. (2020)

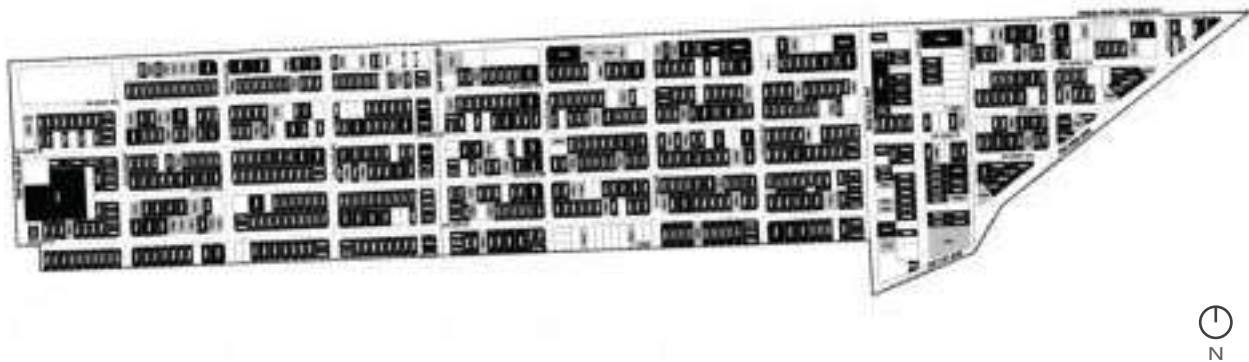
Table of Historical Resources in Silver Bluff

A comprehensive inventory of all of the resources included in the Silver Bluff Survey is provided in the tables on the following pages. This inventory includes the State of Florida "Florida Master Site File" (FMSF) identification number, the site address, year built, architectural style, building typology, National Register district eligibility, and the National Register individual site eligibility.

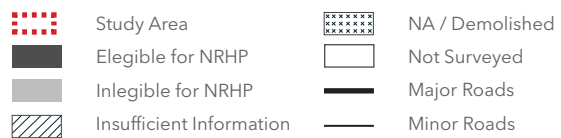
A complete photo directory of these resources is provided in Appendix "C" and as a companion "Volume II" to this report. This photo directory includes all of the information in this table, along with a historic and a current photo of each of the documented resources in order to provide a visual guide to the neighborhood.

A map of the sites deemed eligible within a potential Silver Bluff National Register Historic District is provided below. Please note that a large-scale version of the map is included as Appendix "B" to this report, and is located at the end of Volume I.

In addition, each of the seven hundred and seventy-seven (777) resources that was documented has an individualized Florida Master Site File with a more comprehensive description. These forms are available by request through the State of Florida, Florida Master Site File Office. Each Florida Master Site File record includes a Site File form, a location map, current photos, and in many cases, a companion historic photo.



Site Eligibility
Silver Bluff Historical Survey



**Note: a large format of this map can be found in Appendix B*

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA00456	2460 SW 16 CT	1927	Mission	Apartment Building	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA03139	1700 SW 22 ST	1938	Moderne	Service Station	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA18304	1671 SW 23 ST	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18305	2477 SW 22 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18306	1923 SW 23 ST	1921	Masonry Vernacular	Farmstead	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA18307	1736 SW 23 TER	1925	Unspecified	Garage Apartment	Eligible for NRHP	
DA18308	1768 SW 23 TER	1925	Mission	Architect-Designed House	Eligible for NRHP	
DA18309	2301 SW 23 ST	1925	Italian Renaissance Revival	Architect-Designed House	Eligible for NRHP	
DA18310	2337 SW 23 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18311	2177 SW 23 ST	1926	Mission	Apartment Building	Eligible for NRHP	
DA18312	1744 SW 22 TER	1924	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18313	2179 SW 24 ST	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18314	2012 SW 24 ST	1925	Mission	Apartment Building	Ineligible for NRHP	
DA18315	2252 SW 16 CT	1924	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18316	2256 SW 16 CT	1924	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18317	2249 SW 23 ST	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18318	2281 SW 23 ST	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18319	2360 SW 22 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18320	2317 SW 23 ST	1925	Mediterranean Revival	Architect-Designed House	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA18321	2476 SW 22 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18322	2436 SW 22 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18323	2429 SW 23 ST	1925	Spanish Cottage	Small Plan-Book Home	Ineligible for NRHP	
DA18324	2653 SW 23 ST	1925	Mission	Architect-Designed House	Eligible for NRHP	
DA18325	2385 SW 23 TER	1925	Mission	Small Plan-Book Home	Eligible for NRHP	
DA18326	2282 SW 23 ST	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18327	2265 SW 23 TER	1925	Spanish Cottage	Small Plan-Book Home	Ineligible for NRHP	
DA18328	2289 SW 23 TER	1925	Spanish Cottage	Small Plan-Book Home	Ineligible for NRHP	
DA18329	1875 SW 22 TER	1925	Mission	Garage Apartment	Eligible for NRHP	
DA18330	1829-31 SW 22 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18331	1933 SW 22 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18332	2138 SW 22 TER	1925	Mediterranean Revival	Architect-Designed House	Eligible for NRHP	
DA18333	1914 SW 22 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18334	1924 SW 22 TER	1925	Unspecified	Small Plan-Book Home	Ineligible for NRHP	
DA18335	1952 SW 22 TER	1925	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	
DA18336	2044 SW 22 TER	1925	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	
DA18337	1925 SW 23 ST	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18338	1840 SW 22 TER	1925	Mission	Apartment Building	Eligible for NRHP	
DA18339	1829 SW 23 ST	1925	Mediterranean Revival	Architect-Designed House	Eligible for NRHP	
DA18340	1720 SW 22 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18341	1762 SW 22 TER	1925	Unspecified	Garage Apartment	Ineligible for NRHP	
DA18342	1770 SW 22 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18343	1776 SW 22 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18344	1723 SW 23 ST	1925	Unspecified	Small Plan-Book Home	Ineligible for NRHP	
DA18345	1734 SW 23 ST	1925	Mission	Garage Apartment	Eligible for NRHP	
DA18346	1709 SW 23 TER	1925	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	
DA18347	1850 SW 23 ST	1925	Spanish Cottage	Small Plan-Book Home	Ineligible for NRHP	
DA18348	2137 SW 23 TER	1925	Unspecified	Garage Apartment	Ineligible for NRHP	
DA18349	2128 SW 23 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18350	2130 SW 23 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18351	2162 SW 23 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18352	2169 SW 24 ST	1925	Mission	Garage Apartment	Ineligible for NRHP	
DA18353	2145 SW 24 ST	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18354	1900 SW 23 TER	1925	Mission	Apartment Building	Eligible for NRHP	
DA18355	1912 SW 23 TER	1925	Mission	Apartment Building	Eligible for NRHP	
DA18356	2010 SW 23 TER	1925	Unspecified	Small Plan-Book Home	Ineligible for NRHP	
DA18357	2028 SW 23 TER	1925	Unspecified	Small Plan-Book Home	Ineligible for NRHP	
DA18358	1844 SW 23 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18359	1831 SW 24 ST	1925	Mission	Architect-Designed House	Eligible for NRHP	
DA18360	1760 SW 23 TER	1925	Mission	Architect-Designed House	Eligible for NRHP	
DA18361	1501 SW 22 TER	1925	Spanish Cottage	Small Plan-Book Home	Ineligible for NRHP	
DA18362	2335 SW 16 CT	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18363	2225 SW 23 ST	1926	Mediterranean Revival	Architect-Designed House	Eligible for NRHP	
DA18364	2468 SW 23 ST	1926	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18365	1837 SW 23 ST	1926	Mission	Architect-Designed House	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA18366	1852 SW 22 TER	1926	Mission	Apartment Building	Eligible for NRHP	
DA18367	1856 SW 22 TER	1926	Mission	Apartment Building	Eligible for NRHP	
DA18368	1775 SW 23 ST	1926	Unspecified	Garage Apartment	Eligible for NRHP	
DA18369	1765 SW 23 ST	1926	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18370	1761 SW 23 ST	1926	Bungalow	Architect-Designed House	Eligible for NRHP	
DA18371	1719 SW 23 ST	1926	Spanish Cottage	Duplex	Eligible for NRHP	
DA18372	1758 SW 23 ST	1926	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18373	1768 SW 23 ST	1926	Spanish Cottage	Duplex	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18374	1830 SW 23 ST	1926	Mediterranean Revival	Triplex	Eligible for NRHP	
DA18375	1868 SW 23 TER	1926	Mission	Duplex	Eligible for NRHP	
DA18376	1821 SW 24 ST	1926	Spanish Cottage	Duplex	Ineligible for NRHP	
DA18377	1780 SW 23 TER	1926	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18378	1790 SW 23 TER	1926	Mission	Architect-Designed House	Eligible for NRHP	
DA18379	2154 SW 24 ST	1926	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18380	2401 SW 17 AVE	1924	Spanish Cottage	Small Plan-Book Home	Ineligible for NRHP	
DA18381	2287 SW 17 AVE	1940	Masonry Vernacular	Commercial	Eligible for NRHP	
DA18382	1715 SW 23 TER	1927	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18383	1837 SW 23 TER	1927	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA18384	1920 SW 24 ST	1927	Mission	Garage apartment	Ineligible for NRHP	
DA18385	2301 SW 17 AVE	1925	Masonry Vernacular	Mixed Use	Eligible for NRHP	
DA18386	2287 SW 17 AVE	1916	Bungalow	Farmstead	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA18387	2469 SW 22 TER	1925	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18388	2468 SW 22 TER	1928	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18389	2435 SW 23 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18390	1718 SW 23 ST	1928	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18391	2285 SW 17 AVE	1924	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18392	2351 SW 16 CT	1928	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18393	1630 SW 23 ST	1928	Spanish Cottage	Small Plan-Book Home	Ineligible for NRHP	
DA18394	1600 SW 23 ST	1928	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18395	2453 SW 23 ST	1929	Spanish Cottage	Small Plan-Book Home	Ineligible for NRHP	
DA18396	2422 SW 19 AVE	1929	Spanish Cottage	Small Plan-Book Home	Ineligible for NRHP	
DA18397	1674 SW 23 ST	1929	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18398	2463 SW 22 TER	1930	Moderne	Small Plan-Book Home	Eligible for NRHP	
DA18399	2370 SW 23 TER	1930	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18400	2144 SW 22 TER	1930	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18401	2013 SW 23 ST	1930	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18402	1753 SW 23 TER	1930	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18403	1400 SW 23 ST	1930	Mediterranean Revival	Architect-Designed House	Eligible for NRHP	
DA18404	2364 SW 16 CT	1930	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18405	2225 SW 17 AVE	1947	Neo-Classical Revival	Church	Eligible for NRHP	
DA18406	2419 SW 22 TER	1932	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18407	2425 SW 22 TER	1932	Tudor Revival	Small Plan-Book Home	Eligible for NRHP	
DA18408	1424 SW 23 ST	1933	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18409	1439 SW 23 TER	1933	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18410	1776 SW 23 TER	1934	Moderne	Architect-Designed House	Eligible for NRHP	
DA18411	2298 SW 16 AVE	1934	Masonry Vernacular	Vernacular House	Ineligible for NRHP	
DA18412	2201 SW 23 TER	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18413	2264 SW 23 TER	1927	Spanish Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18414	1762 SW 22 ST	1935	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18415	1878 SW 22 ST	1935	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18416	2010 SW 23 ST	1935	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18417	2130 SW 23 ST	1935	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18418	1836 SW 23 TER	1931	Unspecified	Garage Apartment	Insufficient Information	
DA18419	1824 SW 24 ST	1935	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18420	2243 SW 16 CT	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18421	2301 SW 16 CT	1935	Frame Vernacular	Small Plan-Book Home	Eligible for NRHP	
DA18422	2361 SW 22 TER	1936	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18423	2365 SW 22 TER	1936	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18424	2223 SW 22 TER	1936	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18425	2264 SW 22 AVE	1936	Ranch	Architect-Designed House	Eligible for NRHP	
DA18426	2376 SW 25 AVE	1936	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18427	1870 SW 22 ST	1936	Unspecified	Commercial	Ineligible for NRHP	
DA18428	2250 SW 18 AVE	1936	Mediterranean Revival	Small Plan-Book Home	Ineligible for NRHP	
DA18429	1900 SW 23 ST	1936	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18430	2100 SW 23 ST	1936	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA18431	2326 SW 21 AVE	1936	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	
DA18432	2367 SW 19 AVE	1936	Ranch	Small Plan-Book Home	Ineligible for NRHP	
DA18433	1851 SW 24 ST	1936	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18434	2418 SW 18 AVE	1936	French Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18435	2340 SW 25 AVE	1936	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18436	1710 SW 24 ST	1920	Bungalow	Farmstead	Eligible for NRHP	Potentially Eligible for Individual NRHP
DA18437	1460 SW 23 TER	1936	Minimal Traditional	Duplex	Eligible for NRHP	
DA18438	1436 SW 23 ST	1936	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18439	1386 SW 22 TER	1936	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18440	1339 SW 22 TER	1936	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18441	1331 SW 22 TER	1936	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18442	1325 SW 22 TER	1936	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18443	2223 SW 17 AVE	1936	Frame Vernacular	Small Plan-Book Home	Eligible for NRHP	
DA18444	2255 SW 16 CT	1936	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18445	2278 SW 16 AVE	1936	Unspecified	Architect-Designed House	Ineligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18446	2327 SW 22 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18447	2262 SW 22 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18448	2427 SW 23 ST	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18449	2242 SW 25 AVE	1937	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18450	2248 SW 25 AVE	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18451	2276 SW 25 AVE	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18452	2465 SW 23 TER	1938	Masonry Vernacular	Guest Cottage	Eligible for NRHP	
DA18453	2469 SW 23 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18454	2479 SW 23 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18455	2322 SW 22 AVE	1937	French Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18456	2220 SW 23 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18457	2431 SW 24 ST	1937	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18458	2483 SW 24 ST	1937	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	
DA18459	2420 SW 24 ST	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18460	2398 SW 22 AVE	1937	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	
DA18461	2267 SW 24 ST	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18462	2371 SW 23 AVE	1937	Neo-Classical Revival	Architect-Designed House	Eligible for NRHP	
DA18463	1759 SW 22 TER	1937	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18464	2025 SW 22 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18465	1923 SW 22 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18466	2286 SW 21 AVE	1937	Mediterranean Revival	Architect-Designed House	Eligible for NRHP	
DA18467	2027 SW 23 ST	1937	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18468	1721 SW 23 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18469	1844 SW 23 ST	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18470	2325 SW 19 AVE	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18471	1845 SW 23 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18472	1916 SW 23 ST	1937	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18473	1959 SW 23 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18474	1939 SW 23 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18475	1927 SW 23 TER	1937	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18476	1923 SW 23 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18477	1915 SW 23 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18478	2324 SW 19 AVE	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18479	2150 SW 23 ST	1937	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18480	2158 SW 23 ST	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18481	2168 SW 23 ST	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18482	2125 SW 23 TER	1937	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18483	1801 SW 24 ST	1937	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18484	2346 SW 17 AVE	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18485	2356 SW 17 AVE	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18486	2100 SW 24 ST	1937	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18487	1791 SW 24 ST	1937	Moderne	Small Plan-Book Home	Eligible for NRHP	
DA18488	1745 SW 24 ST	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18489	3644 SW 3 AVE	1937	Mediterranean Revival	Architect-Designed House	Eligible for NRHP	
DA18490	1332 SW 22 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18491	1387 SW 23 ST	1937	Ranch	Duplex	Ineligible for NRHP	
DA18492	1381 SW 23 ST	1937	Ranch	Duplex	Eligible for NRHP	
DA18493	1373 SW 23 ST	1937	Moderne	Duplex	Eligible for NRHP	
DA18494	1400 SW 22 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18495	1414 SW 22 TER	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18496	1459 SW 23 ST	1937	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18497	1443 SW 23 ST	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18498	1435 SW 23 ST	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18499	1387 SW 22 TER	1937	Ranch	Duplex	Eligible for NRHP	
DA18500	1665 SW 23 ST	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18501	2280 SW 16 CT	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18502	2245 SW 16 CT	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18503	2326 SW 16 AVE	1937	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18504	2348 SW 16 AVE	1937	Moderne	Duplex	Eligible for NRHP	
DA18505	2431 SW 22 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18506	2269 SW 23 ST	1938	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18507	2359 SW 23 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18508	2467 SW 23 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18509	2256 SW 25 AVE	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18510	2492 SW 23 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18511	2244 SW 23 TER	1938	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18512	2308 SW 23 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18513	2354 SW 23 AVE	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18514	2377 SW 25 AVE	1938	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18515	2476 SW 23 TER	1938	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	
DA18516	2440 SW 23 TER	1938	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	
DA18517	2428 SW 23 TER	1938	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18518	2421 SW 24 ST	1938	French Cottage	Small Plan-Book Home	Eligible for NRHP	
DA18519	2477 SW 24 ST	1938	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	
DA18520	2374 SW 25 AVE	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18521	2540 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18522	2440 SW 24 ST	1938	Unspecified	Rear Apartment	Eligible for NRHP	
DA18523	2216 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18525	1771 SW 22 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18524	extra FMSF number			Small Plan-Book Home	Eligible for NRHP	
DA18526	2000 SW 22 ST	1938	Unspecified	Small Plan-Book Home	Ineligible for NRHP	
DA18527	2037 SW 22 TER	1938	Moderne	Small Plan-Book Home	Eligible for NRHP	
DA18528	2001 SW 22 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18529	2145 SW 22 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18530	2123 SW 22 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18531	2262 SW 21 AVE	1938	French Renaissance	Small Plan-Book Home	Eligible for NRHP	
DA18532	2122 SW 22 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18533	2159 SW 23 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18534	2105 SW 23 ST	1938	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18535	2001 SW 23 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18536	1747 SW 23 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18537	2327 SW 18 AVE	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18538	2000 SW 23 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18539	1951 SW 23 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18540	2108 SW 23 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18541	2152 SW 23 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18542	2186 SW 23 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18543	2196 SW 23 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18544	2375 SW 22 AVE	1938	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	
DA18545	2129 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18546	2355 SW 21 AVE	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18547	2011 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18548	2001 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18549	1953 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18550	1945 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18551	1921 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18552	2345 SW 19 AVE	1938	Mediterranean Revival	Architect-Designed House	Eligible for NRHP	
DA18553	1873 SW 24 ST	1938	Ranch	Small Plan-Book Home	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18554	1718 SW 23 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18555	1800 SW 24 ST	1938	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18556	1830 SW 24 ST	1927	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	
DA18557	1852 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18558	1862 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18559	2162 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18560	2180 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18561	2338 SW 25 AVE	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18562	1790 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18563	1770 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18564	1734 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18565	1414 SW 23 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18566	2273 SW 14 AVE	1938	Ranch	Duplex	Eligible for NRHP	
DA18567	1424 SW 22 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18568	1440 SW 22 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18569	1566 SW 22 ST	1938	Moderne	Apartment Building	Ineligible for NRHP	
DA18570	1252 SW 22 ST	1938	Commercial	Commercial	Eligible for NRHP	
DA18571	2453 SW 22 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18572	2268 SW 22 ST	1939	Commercial	Mixed Use	Ineligible for NRHP	
DA18573	2459 SW 23 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18574	2500 SW 23 ST	1939	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18575	2450 SW 23 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18576	2489 SW 23 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18577	2318 SW 23 ST	1939	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18578	2314 SW 23 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18579	2367 SW 23 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18580	2280 SW 23 ST	1939	Minimal Traditional	Architect-Designed House	Eligible for NRHP	
DA18581	2266 SW 23 ST	1939	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18582	2255 SW 23 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18583	2266 SW 23 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18584	2451 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18585	2213 SW 24 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18586	2255 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18587	2311 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18588	2315 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18589	2391 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18590	2310 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18591	2316 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18592	2334 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18593	2340 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18594	2344 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18595	2350 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18596	2240 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18597	2244 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18598	1775 SW 22 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18599	2222 SW 18 AVE	1939	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18600	2015 SW 22 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18601	2007 SW 22 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18602	2161 SW 22 TER	1939	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18603	2157 SW 22 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18604	2139 SW 22 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18605	2133 SW 22 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18606	2130 SW 22 TER	1939	Moderne	Small Plan-Book Home	Eligible for NRHP	
DA18607	2150 SW 22 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18608	1853 SW 23 ST	1939	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18609	1819 SW 23 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18610	1710 SW 22 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18611	1750 SW 22 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18612	1751 SW 23 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18613	2308 SW 17 AVE	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18614	1771 SW 23 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18615	1894 SW 23 ST	1939	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18616	1865 SW 23 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18617	1855 SW 23 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18618	1809 SW 23 TER	1939	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18619	1801 SW 23 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18620	1944 SW 23 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18621	1954 SW 23 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18622	2018 SW 23 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18623	2325 SW 22 AVE	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18624	2166 SW 23 TER	1939	Ranch	Small Plan-Book Home	Ineligible for NRHP	
DA18625	1940 SW 23 TER	1939	Ranch	Small Plan-Book Home	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18626	1854 SW 23 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18627	1884 SW 23 TER	1939	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18628	1881 SW 24 ST	1939	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18629	2166 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18630	2190 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18631	2417 SW 22 AVE	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18632	1725 SW 24 ST	1939	Unspecified	Small Plan-Book Home	Ineligible for NRHP	
DA18633	1764 SW 24 ST	1938	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	
DA18634	1748 SW 24 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18635	1738 SW 24 ST	1939	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18636	1500 SW 23 ST	1938	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18638	1506 SW 23 ST	1938	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18637	extra FMSF number			Small Plan-Book Home	Eligible for NRHP	
DA18639	1451 SW 23 TER	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18640	1365 SW 23 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18641	3524 SW 3 AVE	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18642	1411 SW 22 TER	1939	Minimal Traditional	Duplex	Eligible for NRHP	
DA18643	1401 SW 22 TER	1939	Moderne	Duplex	Eligible for NRHP	
DA18644	1660 SW 23 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18645	2310 SW 16 CT	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18646	1661 SW 23 ST	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18647	2321 SW 16 CT	1939	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18648	2356 SW 16 AVE	1938	Unspecified	Architect-Designed House	Ineligible for NRHP	
DA18649	2296 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18650	2257 SW 23 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18651	2426 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18652	2326 SW 24 AVE	1940	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18653	2421 SW 23 TER	1940	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18654	2435 SW 23 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18655	2441 SW 23 TER	1940	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18656	2451 SW 23 TER	1940	Moderne	Small Plan-Book Home	Eligible for NRHP	
DA18657	2336 SW 23 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18658	2300 SW 23 ST	1940	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18659	2301 SW 23 TER	1940	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18660	2288 SW 23 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18661	2250 SW 23 ST	1940	Ranch	Small Plan-Book Home	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18662	2270 SW 23 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18663	2230 SW 23 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18664	2348 SW 23 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18665	2322 SW 23 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18666	2454 SW 23 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18667	2406 SW 23 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18668	2461 SW 24 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18669	2532 SW 24 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18670	2526 SW 24 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18671	2470 SW 24 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18672	2460 SW 24 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18673	2321 SW 24 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18674	2335 SW 24 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18675	2345 SW 24 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18676	2351 SW 24 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18677	2320 SW 24 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18678	1755 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18679	1745 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18680	1725 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18681	1869 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18682	1841 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18683	2181 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18684	2171 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18685	2160 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18686	2170 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18687	1724 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18688	1734 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18689	1790 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18690	1781 SW 23 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18691	2300 SW 18 AVE	1940	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18692	1875 SW 23 TER	1940	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18693	2144 SW 23 TER	1940	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18694	2365 SW 22 AVE	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18695	2031 SW 24 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18696	1939 SW 24 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18697	2374 SW 19 AVE	1940	Ranch	Small Plan-Book Home	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18698	2330 SW 18 AVE	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18699	1828 SW 23 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18700	2410 SW 21 AVE	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18701	2110 SW 24 ST	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18702	2375 SW 16 AVE	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18703	3742 SW 3 AVE	1940	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18704	3734 SW 3 AVE	1940	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18705	3700 SW 3 AVE	1938	Mediterranean Revival	Architect-Designed House	Eligible for NRHP	
DA18706	1419 SW 23 TER	1940	Unspecified	Small Plan-Book Home	Ineligible for NRHP	
DA18707	1411 SW 23 TER	1940	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18708	2323 SW 14 AVE	1938	Mixed, None Dominant	Architect-Designed House	Eligible for NRHP	
DA18709	1351 SW 23 ST	1940	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18710	2250 SW 14 AVE	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18711	2231 SW 16 AVE	1940	Minimal Traditional	Duplex	Eligible for NRHP	
DA18712	1519 SW 22 TER	1940	Minimal Traditional	Duplex	Eligible for NRHP	
DA18713	1511 SW 22 TER	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18714	1359 SW 22 TER	1940	Masonry Vernacular	Duplex	Eligible for NRHP	
DA18715	1351 SW 22 TER	1948	Mid-Century Modern	Duplex	Eligible for NRHP	
DA18716	2368 SW 16 CT	1940	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18717	2440 SW 16 AVE	1940	Moderne	Duplex	Eligible for NRHP	
DA18719	2250 SW 22 ST	1941	Commercial	Commercial	Eligible for NRHP	
DA18718	extra FMSF number			Small Plan-Book Home	Eligible for NRHP	
DA18720	2271 SW 22 TER	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18721	2251 SW 24 AVE	1941	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18722	2390 SW 22 TER	1941	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18723	2328 SW 22 TER	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18724	2350 SW 23 ST	1941	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18725	2342 SW 23 TER	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18726	2464 SW 23 TER	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18727	2360 SW 24 AVE	1941	Ranch	Small Plan-Book Home	Ineligible for NRHP	
DA18728	2411 SW 24 ST	1941	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18729	2510 SW 24 ST	1941	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18730	2490 SW 24 ST	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18731	2464 SW 24 ST	1947	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18732	2400 SW 24 ST	1941	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18733	2420 SW 22 AVE	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18734	2200 SW 24 ST	1941	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18735	2224 SW 24 ST	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18736	2145 SW 23 ST	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18737	2230 SW 19 AVE	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18738	1780 SW 22 TER	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18739	2245 SW 18 AVE	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18740	1930 SW 23 ST	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18741	1934 SW 23 ST	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18742	2011 SW 23 TER	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18743	2121 SW 24 ST	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18744	1810 SW 23 TER	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18745	1818 SW 23 TER	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18746	2330 SW 14 AVE	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18747	1431 SW 22 TER	1941	Minimal Traditional	Duplex	Eligible for NRHP	
DA18748	1423 SW 22 TER	1941	Minimal Traditional	Duplex	Ineligible for NRHP	
DA18749	2340 SW 16 CT	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18750	1680 SW 22 ST	1941	Commercial	Commercial	Eligible for NRHP	
DA18751	2401 SW 23 ST	1942	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18752	2350 SW 23 TER	1942	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18753	2411 SW 22 TER	1948	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18754	2492 SW 22 TER	1943	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18755	1368 SW 22 TER	1943	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18756	1710 SW 23 ST	1944	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18757	1312 SW 22 ST	1944	Mid-Century Modern	Duplex	Eligible for NRHP	
DA18758	2435 SW 22 TER	1945	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18759	2216 SW 22 ST	1945	Commercial	Commercial	Eligible for NRHP	
DA18760	2441 SW 24 ST	1945	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18761	1951 SW 23 ST	1945	Masonry Vernacular	Architect-Designed House	Ineligible for NRHP	
DA18762	1876 SW 23 TER	1945	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18763	1370 SW 22 ST	1945	Moderne	Apartment Building	Ineligible for NRHP	
DA18764	2230 SW 24 AVE	1946	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18765	2292 SW 22 ST	1947	Commercial	Commercial	Ineligible for NRHP	
DA18767	2256 - 64 SW 22 ST	1946	Commercial	Commercial	Eligible for NRHP	
DA18766	extra FMSF number			Small Plan-Book Home		
DA18768	2275 SW 22 TER	1946	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18769	2285 SW 22 TER	1946	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18770	2222 SW 22 TER	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18771	2462 SW 22 TER	1946	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18772	2240 SW 24 AVE	1947	Moderne	Small Plan-Book Home	Eligible for NRHP	
DA18773	2475 SW 23 ST	1946	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18774	2550 SW 22 TER	1947	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18775	2251 SW 27 AVE	1947	Unspecified	Commercial	Ineligible for NRHP	
DA18776	2490 SW 23 ST	1946	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18777	2440 SW 23 ST	1947	Unspecified	Small Plan-Book Home	Ineligible for NRHP	
DA18778	2355 SW 23 TER	1946	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18779	2531 SW 24 ST	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18780	2521 SW 24 ST	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18781	2360 SW 23 AVE	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18782	1721 SW 22 TER	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18783	1701 SW 22 TER	1946	Moderne	Small Plan-Book Home	Eligible for NRHP	
DA18784	1941 SW 22 TER	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18785	2222 SW 19 AVE	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18786	2230 SW 21 AVE	1946	Moderne	Small Plan-Book Home	Eligible for NRHP	
DA18787	2190 SW 22 TER	1947	Mixed, None Dominant	Small Plan-Book Home	Ineligible for NRHP	
DA18788	1911 SW 23 ST	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18789	1848 SW 23 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18790	1945 SW 23 TER	1946	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18791	1946 SW 23 TER	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18792	2410 SW 18 AVE	1941	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	
DA18793	1868 SW 24 ST	1941	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18794	1876 SW 24 ST	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18795	2416 SW 17 AVE	1946	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18796	3530 SW 3 AVE	1946	Mediterranean Revival	Small Plan-Book Home	Eligible for NRHP	
DA18797	1395 SW 22 TER	1947	Masonry Vernacular	Duplex	Eligible for NRHP	
DA18798	1250 SW 22 ST	1946	Moderne	Commercial	Eligible for NRHP	
DA18799	2460 SW 22 ST	1947	Unspecified	Duplex	Ineligible for NRHP	
DA18800	2420 SW 22 ST	1947	Unspecified	Office	Ineligible for NRHP	
DA18801	2220 SW 23 AVE	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18802	2230 SW 22 TER	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18803	2350 SW 22 TER	1947	Ranch	Small Plan-Book Home	Ineligible for NRHP	
DA18804	2351 SW 23 ST	1947	International	Architect-Designed House	Ineligible for NRHP	
DA18805	2371 SW 23 ST	1947	Unspecified	Architect-Designed House	Ineligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18806	2410 SW 22 TER	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18807	2560 SW 22 TER	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18808	2661 SW 23 ST	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18809	2432 SW 23 ST	1947	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18810	2424 SW 23 ST	1947	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18811	2416 SW 23 ST	1947	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18812	2408 SW 23 ST	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18813	2300 SW 22 AVE	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18814	2611 SW 24 ST	1947	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18815	2601 SW 24 ST	1947	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18816	2561 SW 24 ST	1947	Minimal Traditional	Small Plan-Book Home	Ineligible for NRHP	
DA18817	2551 SW 24 ST	1947	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18818	2541 SW 24 ST	1947	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18819	2400 SW 25 AVE	1947	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18820	1885 SW 22 TER	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18821	1920 SW 22 ST	1947	Unspecified	Architect-Designed House	Ineligible for NRHP	
DA18822	1947 SW 22 TER	1947	Unspecified	Small Plan-Book Home	Ineligible for NRHP	
DA18823	2180 SW 22 TER	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18824	1941 SW 23 ST	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18825	1790 SW 23 ST	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18826	1831 SW 23 TER	1947	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18827	2050 SW 23 ST	1947	Ranch	Small Plan-Book Home	Ineligible for NRHP	
DA18828	1844 SW 24 ST	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18829	2120 SW 24 ST	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18830	2130 SW 24 ST	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18831	3610 SW 3 AVE	1947	Ranch	Duplex	Eligible for NRHP	
DA18832	1392 SW 22 TER	1947	Mid-Century Modern	Duplex	Eligible for NRHP	
DA18833	1421 SW 23 ST	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18834	1394 SW 22 ST	1947	Moderne	Commercial	Eligible for NRHP	
DA18835	2223 SW 13 AVE	1947	Moderne	Mixed Use	Eligible for NRHP	
DA18836	2400 SW 16 CT	1947	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18837	2423 SW 16 CT	1947	Ranch	Duplex	Eligible for NRHP	
DA18838	2413 SW 16 CT	1947	Ranch	Duplex	Eligible for NRHP	
DA18839	2361 SW 16 CT	1947	Ranch	Duplex	Eligible for NRHP	
DA18840	2345 SW 16 CT	1947	Masonry Vernacular	Duplex	Eligible for NRHP	
DA18841	2424 SW 22 ST	1948	Unspecified	Duplex	Ineligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18842	2319 SW 22 TER	1948	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18843	2223 SW 24 AVE	1948	Ranch	Small Plan-Book Home	Ineligible for NRHP	
DA18844	2235 SW 23 AVE	1948	Moderne	Architect-Designed House	Eligible for NRHP	
DA18845	2252 SW 22 TER	1941	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18846	2210 SW 22 TER	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18847	2200 SW 22 TER	1948	Mid-Century Modern	Architect-Designed House	Eligible for NRHP	
DA18848	2295 SW 23 AVE	1948	Ranch	Duplex	Eligible for NRHP	
DA18849	2387 SW 23 ST	1948	Mid-Century Modern	Small Plan-Book Home	Eligible for NRHP	
DA18850	2487 SW 23 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18851	2630 SW 22 TER	1948	Ranch	Duplex	Eligible for NRHP	
DA18852	2620 SW 22 TER	1948	Mid-Century Modern	Small Plan-Book Home	Eligible for NRHP	
DA18853	2600 SW 22 TER	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18854	2521 SW 23 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18855	2660 SW 23 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18856	2650 SW 23 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18857	2520 SW 23 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18858	2388 SW 23 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18859	2325 SW 23 TER	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18860	2226 SW 23 ST	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18861	2221 SW 23 TER	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18862	2245 SW 23 TER	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18863	2200 SW 23 TER	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18864	2610 SW 24 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18865	2600 SW 24 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18866	2369 SW 24 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18867	2375 SW 24 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18868	2266 SW 24 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18869	2276 SW 24 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18870	2280 SW 24 ST	1948	Mid-Century Modern	Small Plan-Book Home	Eligible for NRHP	
DA18871	1861 SW 22 TER	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18872	1954 SW 22 TER	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18873	1871 SW 23 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18874	1861 SW 23 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18875	1815 SW 23 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18876	1801 SW 23 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18877	2175 SW 23 TER	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18878	2165 SW 23 TER	1948	Ranch	Small Plan-Book Home	Ineligible for NRHP	
DA18879	2155 SW 23 TER	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18880	2145 SW 23 TER	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18881	1930 SW 23 TER	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18882	2401 SW 19 AVE	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18883	1701 SW 24 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18884	3720 SW 3 AVE	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18885	1520 SW 22 TER	1948	Ranch	Duplex	Eligible for NRHP	
DA18886	1532 SW 22 TER	1948	Ranch	Duplex	Eligible for NRHP	
DA18887	2330 SW 16 CT	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18888	2380 SW 22 ST	1949	Neo-Classical Revival	Apartment Building	Eligible for NRHP	
DA18889	2360 SW 22 ST	1949	Mid-Century Modern	Apartment Building	Eligible for NRHP	
DA18890	2311 SW 22 TER	1949	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18891	2224 SW 22 ST	1949	Commercial	Commercial	Eligible for NRHP	
DA18892	2389 SW 23 ST	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18893	2261 SW 24 AVE	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18894	2530 SW 22 TER	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18895	2520 SW 22 TER	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18896	2480 SW 23 ST	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18897	2300 SW 24 AVE	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18898	2301 SW 24 AVE	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18899	2390 SW 23 ST	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18900	2280 SW 23 TER	1949	Colonial Revival	Architect-Designed House	Eligible for NRHP	
DA18901	2250 SW 23 TER	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18902	2350 SW 22 AVE	1947	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18903	2620 SW 24 ST	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18904	1830 SW 22 TER	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18905	1836 SW 22 TER	1949	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18906	2231 SW 19 AVE	1949	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18907	2241 SW 19 AVE	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18908	2251 SW 19 AVE	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18909	2021 SW 23 TER	1949	Ranch	Small Plan-Book Home	Ineligible for NRHP	
DA18910	2111 SW 24 ST	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18911	2101 SW 24 ST	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18912	1545 SW 23 ST	1949	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18913	2340 SW 16 AVE	1949	Ranch	Duplex	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18914	2400 SW 22 ST	1950	Mid-Century Modern	Apartment Building	Eligible for NRHP	
DA18915	2323 SW 22 TER	1950	Ranch	Small Plan-Book Home	Ineligible for NRHP	
DA18916	2325 SW 22 TER	1950	Ranch	Duplex	Eligible for NRHP	
DA18917	2375 SW 22 TER	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18918	2385 SW 22 TER	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18919	2205 SW 23 AVE	1950	Mansard	Commercial	Eligible for NRHP	
DA18920	2255 SW 22 TER	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18921	2291 SW 23 ST	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18922	2370 SW 22 TER	1950	Mid-Century Modern	Small Plan-Book Home	Eligible for NRHP	
DA18923	2685 SW 23 ST	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18924	2351 SW 23 AVE	1950	Colonial Revival	Architect-Designed House	Eligible for NRHP	
DA18925	2300 SW 24 ST	1950	Mid-Century Modern	Small Plan-Book Home	Eligible for NRHP	
DA18926	2410 SW 23 AVE	1950	Mid-Century Modern	Small Plan-Book Home	Eligible for NRHP	
DA18927	2281 SW 22 AVE	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18928	2191 SW 23 ST	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18929	2034 SW 22 TER	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18930	2064 SW 22 TER	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18931	1814 SW 22 TER	1950	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18932	1780 SW 23 ST	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18933	1845 SW 24 ST	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18934	1837 SW 24 ST	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18935	1811 SW 24 ST	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18936	1828 SW 24 ST	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18937	2364 SW 17 AVE	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18938	3520 SW 3 AVE	1950	Mid-Century Modern	Small Plan-Book Home	Eligible for NRHP	
DA18939	1500 SW 22 ST	1950	Unspecified	Commercial	Ineligible for NRHP	
DA18940	2365 SW 17 AVE	1950	Ranch	Duplex	Ineligible for NRHP	
DA18942	2350 SW 16 CT	1950	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18941	extra FMSF number			Small Plan-Book Home		
DA18943	2240 SW 16 CT	1950	Mid-Century Modern	Duplex	Eligible for NRHP	
DA18944	2301 SW 27 AVE	1951	Mid-Century Modern	Apartment Building	Eligible for NRHP	
DA18945	2485 SW 22 TER	1951	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA18946	2225 SW 25 AVE	1951	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18947	2281 SW 22 TER	1951	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18948	2225 SW 18 AVE	1951	NA / Demolished	NA / Demolished	NA / Demolished	
DA18949	1946 SW 22 TER	1951	Ranch	Small Plan-Book Home	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18950	2054 SW 22 TER	1951	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18951	1820 SW 22 TER	1951	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18952	2301 SW 18 AVE	1951	International	Small Plan-Book Home	Eligible for NRHP	
DA18953	1761 SW 23 TER	1951	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18954	1711 SW 23 TER	1951	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18955	2301 SW 19 AVE	1951	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18956	2155 SW 24 ST	1951	Ranch	Small Plan-Book Home	Ineligible for NRHP	
DA18957	1880 SW 24 ST	1951	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18958	2144 SW 24 ST	1951	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18959	2243 SW 14 AVE	1951	Ranch	Duplex	Eligible for NRHP	
DA18960	1555 SW 23 ST	1951	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18961	2340 SW 22 ST	1952	Unspecified	Commercial (Multi-Story)	Ineligible for NRHP	
DA18962	2330 SW 22 ST	1952	Mid-Century Modern	Apartment Building	Eligible for NRHP	
DA18963	2675 SW 23 ST	1952	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18964	1760 SW 22 ST	1941	Unspecified	Commercial	Ineligible for NRHP	
DA18965	2225 SW 19 AVE	1952	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18966	2115 SW 23 ST	1952	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18967	3750 SW 3 AVE	1952	Ranch	Duplex	Ineligible for NRHP	
DA18968	1310 SW 22 TER	1952	Mid-Century Modern	Small Plan-Book Home	Eligible for NRHP	
DA18969	3480 SW 3 AVE	1952	Ranch	Small Plan-Book Home	Ineligible for NRHP	
DA18970	2418 SW 16 AVE	1952	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18971	2256 SW 22 TER	1953	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18972	2360 SW 22 AVE	1953	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18973	1898 SW 22 ST	1953	Unspecified	Commercial	Ineligible for NRHP	
DA18974	2017 SW 23 ST	1953	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18975	2320 SW 25 AVE	1953	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18976	2510 SW 23 TER	1953	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18977	2500 SW 23 TER	1953	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18978	2360 SW 25 AVE	1953	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18979	1781 SW 24 ST	1953	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18980	1771 SW 24 ST	1953	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18981	1761 SW 24 ST	1953	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18982	1751 SW 24 ST	1953	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18983	1400 SW 22 ST	1953	NA / Demolished	NA / Demolished	NA / Demolished	
DA18983	1400 SW 22 ST	1953		Small Plan-Book Home		
DA18984	2414 SW 22 ST	1954	Unspecified	Apartment Building	Ineligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA18985	extra FMSF number			Small Plan-Book Home		
DA18986	2333 SW 24 AVE	1954	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18987	2290 SW 24 ST	1954	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18988	2411 SW 23 AVE	1954	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18989	2021 SW 24 ST	1954	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18990	1700 SW 24 ST	1954	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18991	1300 SW 22 ST	1954	International	Commercial (Multi-Story)	Eligible for NRHP	
DA18992	2376 SW 22 TER	1955	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18993	2441 SW 23 ST	1955	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18994	2275 SW 23 TER	1955	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18995	2295 SW 23 TER	1955	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18996	2536 SW 24 ST	1955	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18997	2261 SW 24 ST	1955	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA18998	2307 SW 24 ST	1955	Mid-Century Modern	Small Plan-Book Home	Eligible for NRHP	
DA18999	1980 SW 22 ST	1955	Unspecified	Small Plan-Book Home	Ineligible for NRHP	
DA19000	2131 SW 23 ST	1955	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19001	2365 SW 21 AVE	1955	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19002	3400 SW 3 AVE	1955	Neo-Classical Revival	Office	Eligible for NRHP	
DA19003	2464 SW 22 ST	1956	Mid-Century Modern	Duplex	Eligible for NRHP	
DA19004	2440 SW 22 ST	1956	Mid-Century Modern	Commercial	Eligible for NRHP	
DA19005	2240 SW 22 ST	1956	Commercial	Commercial	Ineligible for NRHP	
DA19006	2231 SW 22 TER	1956	Ranch	Small Plan-Book Home	Ineligible for NRHP	
DA19007	2237 SW 23 ST	1956	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19008	2540 SW 22 TER	1956	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19009	1429 SW 23 TER	1956	Mid-Century Modern	Duplex	Eligible for NRHP	
DA19010	2211 SW 23 TER	1957	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19011	2550 SW 24 ST	1957	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19012	2191 SW 23 TER	1957	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19013	1911 SW 24 ST	1957	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19014	1610 SW 23 ST	1957	Ranch	Duplex	Eligible for NRHP	
DA19015	2331 SW 23 TER	1958	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19016	2321 SW 16 AVE	1958	Ranch	Duplex	Eligible for NRHP	
DA19017	1561 SW 23 TER	1958	Ranch	Duplex	Eligible for NRHP	
DA19018	2435 SW 17 AVE	1958	Commercial	Commercial	Ineligible for NRHP	
DA19019	2337 SW 17 AVE	1958	Ranch	Duplex	Eligible for NRHP	
DA19020	2333 SW 17 AVE	1958	Ranch	Duplex	Eligible for NRHP	

SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA19021	2341 SW 23 TER	1959	Mid-Century Modern	Small Plan-Book Home	Eligible for NRHP	
DA19022	1748 SW 23 ST	1959	Ranch	Small Plan-Book Home	Ineligible for NRHP	
DA19023	2031 SW 23 TER	1959	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19024	2048 SW 23 TER	1959	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19025	2300 SW 22 ST	1960	Mid-Century Modern	Commercial (Multi-Story)	Eligible for NRHP	
DA19026	2314 SW 23 TER	1960	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19027	1843 SW 23 ST	1960	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19028	2345 SW 21 AVE	1960	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19029	1450 SW 22 ST	1960	Mansard	Commercial	Eligible for NRHP	
DA19030	2640 SW 23 ST	1961	Mid-Century Modern	Small Plan-Book Home	Eligible for NRHP	
DA19031	2345 SW 23 TER	1961	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19032	2450 SW 24 ST	1961	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19033	2511 SW 23 TER	1961	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19034	1414 SW 22 ST	1961	Colonial Revival	Commercial	Eligible for NRHP	
DA19035	2436 SW 22 ST	1962	Unspecified	Duplex	Ineligible for NRHP	
DA19036	2261 SW 23 TER	1962	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19037	2375 SW 27 AVE	1962	Mid-Century Modern	Commercial	Eligible for NRHP	
DA19038	2454 SW 24 ST	1962	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19039	1800 SW 22 ST	1962	International	Commercial (Multi-Story)	Eligible for NRHP	
DA19040	1850 SW 22 ST	1962	International	Commercial	Eligible for NRHP	
DA19041	1870 SW 23 ST	1962	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19042	1750 SW 23 TER	1962	Mid-Century Modern	Small Plan-Book Home	Eligible for NRHP	
DA19043	2415 SW 22 AVE	1962	Masonry Vernacular	Small Plan-Book Home	Eligible for NRHP	
DA19044	1600 SW 22 ST	1962	International	Commercial	Eligible for NRHP	
DA19045	2243 SW 22 TER	1963	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19046	1290 SW 22 ST	1963	Commercial	Service Station	Eligible for NRHP	
DA19047	2415 SW 17 AVE	1963	Mid-Century Modern	Apartment Building	Eligible for NRHP	
DA19048	2212 SW 22 AVE	1964	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19049	2201 SW 22 TER	1964	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19050	2375 SW 23 TER	1965	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19051	2325 SW 24 AVE	1965	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19052	1850 SW 22 TER	1965	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19053	1849 SW 24 ST	1965	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19054	2475 SW 16 CT	1965	Not Applicable	Electric Substation	Ineligible for NRHP	
DA19055	1709 SW 24 ST	1966	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19056	2224 SW 23 TER	1967	Ranch	Small Plan-Book Home	Eligible for NRHP	

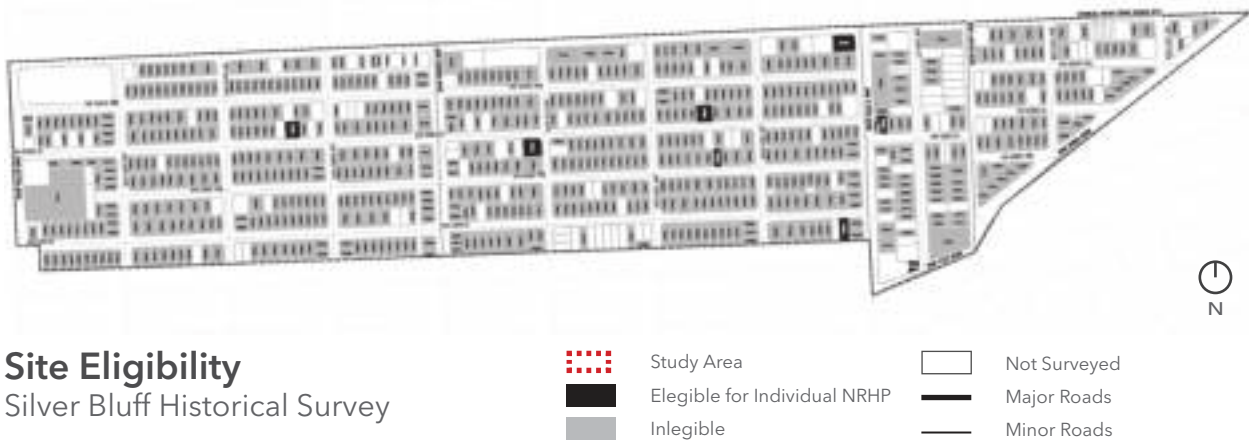
SITE NUMBER	SITE ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPOLOGY	NATIONAL REGISTER DISTRICT ELIGIBILITY	NATIONAL REGISTER INDIVIDUAL ELIGIBILITY
DA19057	1821 SW 22 TER	1967	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19058	2430 SW 16 CT	1967	Ranch	Duplex	Eligible for NRHP	
DA19059	2450 SW 22 TER	1968	Ranch	Small Plan-Book Home	Ineligible for NRHP	
DA19060	2230 SW 23 ST	1968	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19061	2250 SW 17 AVE	1968	Masonry Vernacular	Small Plan-Book Home	Ineligible for NRHP	
DA19062	1740 SW 23 TER	1968	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19063	2330 SW 22 TER	1969	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19064	2143 SW 24 ST	1969	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19065	1613 SW 23 ST	1969	Ranch	Duplex	Eligible for NRHP	
DA19066	1860 SW 22 ST	1970	Mid-Century Modern	Apartment Building	Eligible for NRHP	
DA19067	2190 SW 22 ST	1970	Unspecified	Service Station	Ineligible for NRHP	
DA19068	1701 SW 23 TER	1970	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19069	2340 SW 17 AVE	1970	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19070	1885 SW 23 TER	1970	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19071	2341 SW 17 AVE	1970	Unspecified	Duplex	Ineligible for NRHP	
DA19072	2230 SW 16 CT	1970	Mid-Century Modern	Apartment Building	Eligible for NRHP	
DA19073	2345 SW 22 TER	1971	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19074	2311 SW 23 ST	1971	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19075	2281 SW 27 AVE	1971	Unspecified	Commercial	Ineligible for NRHP	
DA19076	2320 SW 23 AVE	1971	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19077	1840 SW 22 ST	1971	International	Commercial (Multi-Story)	Eligible for NRHP	
DA19078	2050 SW 22 ST	1971	International	Commercial (Multi-Story)	Eligible for NRHP	
DA19079	1724 SW 23 ST	1971	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19080	1781 SW 23 TER	1938	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA19081	2000 SW 24 ST	1925	Not Applicable	Garden Wall	Eligible for NRHP	
DA19082	2270 SW 24 ST	1948	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19083	2621 SW 24 ST	1947	Minimal Traditional	Small Plan-Book Home	Eligible for NRHP	
DA19084	3614 SW 3 AV	unknown	Masonry Vernacular	Architect-Designed House	Ineligible for NRHP	
DA19085	2324 SW 23 ST	1935	Ranch	Small Plan-Book Home	Eligible for NRHP	
DA19086	extra FMSF number				Eligible for NRHP	
DA19087	2299 SW 16 CT	1938	Frame Vernacular	Small Plan-Book Home	Eligible for NRHP	

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POTENTIALLY ELIGIBLE INDIVIDUAL RESOURCES

The following map and proceeding photo directory documents the 9 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 Silver Bluff 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.



Site Eligibility

Silver Bluff Historical Survey

Figure: Map of landmark buildings within the Silver Bluff survey area.

*Note: a large format of this map can be found in Appendix B

HOW TO USE THIS PHOTO DIRECTORY

SITE NUMBER

Miami-Dade Property Appraiser
Historic Tax Photo

Miami-Dade County historic tax card photo

SITE ADDRESS
YEAR BUILT
ARCHITECTURAL STYLE
NATIONAL REGISTER DISTRICT ELIGIBILITY

Current photograph (2020)

Current photo - 2020

Caption



DA 18386
 Miami-Dade County historic tax card photo c. 1970
2287 SW 17 AVE
YEAR BUILT: 1916
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT



Current Photo - 2020

This Bungalow was built in 1916 as the home of W.T. Carter, a leader in citrus, and later a pioneering Miami real estate developer. He platted Woodside Park around this home in 1917. The house is obscured by commercial development on 17th Avenue.



DA 18436
 Miami-Dade County historic tax card photo c. 1981
1710 SW 24 STREET
YEAR BUILT: 1920
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT



Current Photo - 2020

This Bungalow was built in the early 1920s as a farm house on a grove fronting 17th Avenue. In 1925, the grove was subdivided as Kensington Park; the house was the sales office. It retains all original features including wood siding, oolitic piers and chimney.



DA 18306
 Miami-Dade Public Library c. 1926
1923 SW 23 STREET
YEAR BUILT: 1921
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT



Current Photo - 2020

In approximately 1921, the owner of Ye Friendly Groves, E.R. Jones, built this farm house as an bungalow-type house built of native coral rock. The home has been altered, most likely as a result of damage from the 1926 Hurricane.



Miami-Dade County historic tax card photo c.1980

2317 SW 23 ST
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT



Current Photo - 2020

This Mediterranean Revival mansion was built in 1925 by A.R. and Minnie Harold, the original owners and residents of "Pine Crest Grove" upon which Silver Bluff Estates now sits. The family was central to the evolution of Silver Bluff from 1915-1960s.



Miami-Dade County historic tax card photo c.1978

2460 SW 16 COURT
YEAR BUILT: 1927
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT



Current Photo - 2020

This c.1927 two-story apartment building, with the historic signage "Woodside Apartments," reflects the original Woodside subdivision. It represents a typical Mission-style building, with rough stucco, a shaped parapet, arched openings, and scuppers.



Miami-Dade County historic tax card photo c.1959

1837 SW 23 STREET
YEAR BUILT: 1926
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT



Current Photo - 2020

This c.1926 home is an outstanding example of the Mission style of architecture. Leslie Quigg, a controversial figure in Miami law enforcement and politics, lived here from at least 1931-1975 while he served as Miami Police Chief and City Commissioner.

DA 18430



Miami-Dade County historic tax card photo c.1980

2100 SW 23 STREET
YEAR BUILT: 1936
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT



Current Photo - 2020

This 1936 Mediterranean Revival house was the long-time home of Miami Mayor William M. Wolfarth, who served as Mayor and Commissioner from 1949-53. The house is located on a large corner lot, and features a barrel-tile roof and cast-stone details.

DA 03139



Miami-Dade County historic tax card photo c.1980

1700 SW 22 ST
YEAR BUILT: 1938
STYLE: MODERNE
ELIGIBLE FOR NRHP DISTRICT



Current Photo - 2020

This c.1938 gas station, originally the Southland Super Service Station, is an outstanding example of Miami's Moderne aesthetic blend of Deco and Mediterranean, with ribbed columns and beveled molding. The prototype was designed by Russell Pancoast.

DA18383



Miami-Dade County historic tax card photo c.1975

1837 SW 23 TER
YEAR BUILT: 1927
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT



Current Photo - 2020

This c.1927 Spanish Cottage was home to Miami pioneer Charles J. Rose from 1927 until his death in 1943. He arrived in Miami in 1890, created the first concrete block plant which revolutionized construction in Miami, and served as City Commissioner.

CHAPTER 04

Moving Forward: Ideas for Silver Bluff

Planting of Banyan Trees on Coral Way, 1930s

Image credit: Gleason Waite Romer, Photographer; Helen Muir Florida Collection. Special Collections and Archives. Miami-Dade Public Library System

Results and Conclusions

The main objective of the Silver Bluff Survey project, as stated in Section One, was to create, for the first time, a comprehensive inventory of historic architectural resources within the area that is known today as the neighborhood of Silver Bluff. This inventory can then be used as a tool for the State of Florida, the City of Miami, and most importantly, Silver Bluff neighborhood stakeholders, to make decisions about the future of this historically significant area. This survey report, and the corresponding Site Files, have successfully addressed this objective.

The Silver Bluff Survey documents the neighborhood through newly-created Florida Master Site File (FMSF) forms,

resource photographs, GIS information, City directories, historic maps, historic aerials, and historic photographs. The historical narrative within Section Two provides a context for assessing historic resources in Silver Bluff. The building typology and architectural style guide in Section Three provide analysis and guidance for understanding the unique characteristics of the buildings in Silver Bluff. The National Register of Historic Places recommendations here in Section Four can assist the State, the City of Miami, Dade Heritage Trust, and the community in any future efforts towards preservation planning.



Figure: View of modest single-family homes along SW 22nd Terrace and 25th Avenue in Silver Bluff, including a mix of Minimal Traditional and Ranch-style architecture. source: © Steven Brooke Studios, Inc. (2020)



Figure: View of a grouping of 1920s Spanish Cottages that were constructed on the north side of SW 22nd Terrace at 25th Avenue in Silver Bluff. source: © Steven Brooke Studios, Inc. (2020)

FINDINGS

During the survey, 777 historic resources were recorded (775 new Site Files were created, and 2 previously recorded Site Files were updated), and one hundred and forty-two (142) properties within the Study Area boundary were not recorded because they were constructed within the past 50 years, were a vacant lot, or had recently been demolished.

Of these 777 historic resources in Silver Bluff that were recorded, it is recommended that six hundred and eighty (680) resources are eligible for listing as contributing resources within a potential Silver Bluff National Register

Historic District, and one (1) resource is potentially eligible based on the date of construction, however the structure is not visible from the street and it is difficult to determine if it retains historic integrity. It is recommended that ninety-six (96) resources are currently ineligible due to exterior alterations that have resulted in a loss of integrity. An additional two (2) properties that were on the original survey list were found to have been demolished. Finally, it is recommended that nine (9) resources meet the qualifications for eligibility for Individual listing on the National Register.

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION OF HISTORICAL RESOURCES

Historical architectural resources in the survey area were evaluated for listing on the National Register of Historic Places (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 the Silver Bluff Survey include the architectural style, typology, and integrity of the primary structure.

METHODS USED TO APPLY NATIONAL REGISTER CRITERIA

Under Criterion A: association with events that have made a significant contribution to the broad pattern of history, 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: association with the lives of persons significant in the past, the resource must be associated with historically important individuals. This association must relate to the period of time or the events that convey historical significance to the individual.

Under 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, a resource must have been constructed, expanded, or modified within the period of significance. The 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.

Silver Bluff's Significance in Local, Regional, State and National History, and Architectural History

Silver Bluff's significance to the history of the City of Miami, the South Florida region, the State of Florida, and the United States is based on the story that it conveys of historic events, historic people, and historic architectural styles and typologies, as defined in Criterion A, B, and C of the National Register of Historic Places. A discussion of the manner in which the resources contribute to an understanding of local, regional, state, and architectural history is provided below.

CRITERION A - SIGNIFICANT EVENTS

The Silver Bluff neighborhood is most associated with Miami's three waves of building booms, all of which are well represented in the neighborhood fabric. Notably, the 1930s FHA-backed mortgage loans sparked the largest boom in Silver Bluff, resulting in one of Miami's best collections of architect-adapted Minimal Traditional homes based on the FHA design guidelines. Perhaps only the adjacent Roads neighborhood has a better collection of 1930s Moderne and Mediterranean Revival-style Minimal Traditional homes in the City of Miami. This unique phenomenon is due to the fact that Silver Bluff (and the Roads) were late arrivals in the 1920s building boom, and simply were not developed in time to have much construction of buildings before the 1920s boom busted. Instead, they were primed and ready with high-quality infrastructure, empty lots, and a preferred location (made official by the FHA Color-Graded maps) - a perfect opportunity to benefit from the FHA home loans.

1920s Florida Land Boom. The bones of the Silver Bluff neighborhood were a product of the 1920s Florida Land Boom. All of the streets and infrastructure were constructed at break-neck speed within a six-month period in early 1925, and over 100 homes were constructed within a two-year period from 1925 to 1926. During this time period, the Town of Silver Bluff was incorporated, and within four years dissolved again when it was annexed by the City of Miami. Muscular subdivisions were built, including the comprehensive Silver Bluff Estates, and the Shenandoah-legacy subdivisions of New Shenandoah and East Shenandoah.

1930s New Deal Housing Relief. The "vertical" construction of Silver Bluff (i.e., the buildings) is truly a product of the 1930s New Deal Housing Relief Package. Approximately one half of the homes in the study area (over 350) were built within a span of four years, from 1937-1941. The building frenzy in Silver Bluff during this time period was comparable to the 1920s land boom in other parts of the City.

1940s Post-War G.I. Bill. The G.I. Bill and its associated VA home loans provided the final push to complete the Silver Bluff neighborhood as a cohesive neighborhood of generally modest single-family homes, with over 150 homes built between 1947 and 1950.



Figure: View of mature shad trees planted in the swale along SW 23rd Street at 19th Avenue, with modest one-story single-family homes in the background. source: © Steven Brooke Studios, Inc. (2020)

CRITERION B - SIGNIFICANT PEOPLE

Silver Bluff is significant for its associations with numerous prominent individuals that shaped the history of the Silver Bluff neighborhood, the City of Miami, the State of Florida, and the United States. The majority of these individuals were residents of Silver Bluff, and many of these individuals served a pivotal role in the evolution of the neighborhood. It is important to note that the historical record disproportionately recognizes white men, and not women or minorities, for their accomplishments. Regrettably, this survey is no different, and suggestions for addressing this shortcoming are provided later in this Section. An imperfect list of the

significant individuals associated with the history of the Silver Bluff neighborhood, therefore, includes, but is not limited to:

Walter T. Carter was a well-known businessman and leader in the Miami community and was a long-time resident and promoter of the Silver Bluff area. The evolution of W.T. Carter's business interests reflects the evolution of Miami itself in the 1910s and 1920s. As early as 1911, he owned a citrus grove along SW 17th Avenue known as Osceola Grove. During this time, he served as manager of the Dade County Citrus Exchange, a member of the board of directors for the Florida Citrus Exchange, and



Figure: View of mature shade trees and modest single family homes in the Minimal Traditional, Spanish Cottage, and Ranch style of architecture along SW 22nd Terrace at 17th Avenue. source: © Steven Brooke Studios, Inc. (2020)

president of the Coconut Grove Citrus Exchange. In 1915, he became a leader of the Tamiami Trail project, in an effort to improve transportation and shipping for the citrus industry. By 1916, his success on the Tamiami Trail project led to his appointment as the director of the United States Good Roads Association. In 1917, W.T. Carter's interests had definitively turned to real estate, development, and banking. In that year he platted the land for the Woodside Park subdivision and placed it up for sale. He had many varied property holdings throughout suburban Miami, from lots in Miramar (today's Edgewater area), to apartment buildings on west Flagler Street (today's Little

Havana) to unimproved pine rockland further west. By 1921 he had expanded into the world of banking and finance, serving as the director of the Fidelity Bank & Trust Company. In 1924 he formed the Fidelity Holding Company, a financial organization for mortgages, stocks, and bonds, with other partners including George Merrick of Coral Gables. He served as the president of the Town Council of Silver Bluff from 1923-1924. Walter and his wife Kathryn had a modest wood-frame bungalow within Woodside Park at 2287 SW 17th Avenue, which served as his residence from 1916 until 1925.



Figure: View of a unique mixed-style residence at 2323 SW 14th Avenue, with a blend of Neo-Classical Revival architecture and 1930s Moderne elements. source: © Steven Brooke Studios, Inc. (2020)

E. R. Jones was a retired Philadelphia banker who was part owner and the on-site resident manager of Ye Friendly Groves from 1901 until 1924. He was a well-respected farmer in the community and he was known for his high-quality fruit production practices. He built the Coral Rock farmstead at 1923 SW 23rd Street as his new home on the grove in 1921. He retired from his role as a grove manager in the summer of 1924 and in December 1924 he and his business partners sold Ye Friendly Groves to the Shenandoah Improvement Corporation for \$350,000 (approximately 5.3 million dollars in 2021 dollars). The land was transformed into the New Shenandoah subdivision.

Charles J. Rose was a Civil War veteran from Ohio and a Miami pioneer, arriving in the area in 1890, six years before the City's incorporation. He was a young pupil of Henry Flagler in Ohio, and when the wealthy Flagler arrived in Miami in 1896, Rose benefited from his personal connection to the powerful railroad magnate. In the early years he lived in the settlement of Coconut Grove, and until 1912 he homesteaded in the area where Silver Bluff Estates Section "A" was built, growing potatoes, pineapples, tomatoes, cabbage, and later, citrus. His most significant contribution to Miami's history was his innovative manufacturing of concrete blocks for building construction

as early as 1904; this was a relatively unknown material previously but proved to be a highly suitable building material for South Florida and revolutionized the development of Miami through the 1920s into the present day. Rose was very involved in City of Miami civic life and served as Miami City Commissioner, and deputy United States marshal. He established several fraternal organizations in Miami, including the first Grand Army of the Republic chapter in Miami, the Blue and Gray organization for Civil War veterans, and the first Knights of Pythias lodge. Charles J. Rose chose Silver Bluff as his home later in life; he was the first resident of the c.1927 Spanish Cottage at 1837 SW 23rd Terrace and lived there until his death in 1943.

Alfonso R. Harold was a colorful figure in Miami history. He and his wife Minnie Harold were natives of Indianapolis, Indiana, and they moved to Miami in 1911. Harold used the title "Doctor" although there is no evidence that he was a practicing medic; the couple did not appear to have a profession, but were referred to as "retired" by age 50. They were well known for their adventurous travel - in 1916 they traveled by boat down the Mississippi River, across the Gulf of Mexico, and then across the Everglades (at that time considered to be impossible to navigate) and Lake Okeechobee to return home to Miami. In 1938, they drove from Miami to Los Angeles, and then sailed from L.A. to Australia. Harold served on the Silver Bluff Improvement Association in the 1930s and was associated with the Silver Bluff Estates developer William H. Gold during that time.

In 1912 the Harolds purchased eighty (80)

acres of land from Charles J. Rose, which was a portion of his original homestead dating back to the 1890s. The 80 acres were in the area bounded by SW 22nd Avenue to the east, Coral Way to the north, SW 27th Avenue to the west, and approximately SW 23rd Terrace to the south. They named their estate "Pine Crest Grove" and they lived in a prominently sited wood frame home on Citrus Road (today's 2200 SW 22 Street, at the southwest corner of Coral Way and SW 22nd Avenue). Over the years they had sold small portions of their grove. On January 3rd, 1925, they caught the Florida real estate fever and they sold the remaining 65 acres of Pine Crest Grove to Silver Bluff Properties, Inc., at which point the grove was subdivided and sold as Silver Bluff Estates Section "A." With the proceeds of the sale, the Harold family constructed the largest home within the subdivision at 2317 SW 23rd Street. The house was built in 1925 as a large two-story Mediterranean Revival home that was over 4,000 square feet in size, an unusually large commission in Miami at the time, and by far the largest home in Silver Bluff Estates. The Harolds also built a small rental property in the neighborhood in 1925, a modest one-story Spanish Cottage at 2469 SW 22nd Terrace. It is likely that the Harolds used the remaining proceeds from the sale of their land to invest in rental properties throughout Miami, because Dr. and Mrs. Harold appear to have lived off of rental income from various rental properties throughout the area for the rest of their life.

Lester B. Manley, developer and sales agent for New Shenandoah and East Shenandoah, was an influential force in Miami construction and real estate development between 1913 and the 1940s. He was



Figure: View of the streetscape along SW 23rd Street and 22nd Avenue. source: © Steven Brooke Studios, Inc. (2020)

a founding member of the Shenandoah construction team in 1921 and went on to be a developer and sales agent for all of the Shenandoah subdivisions. He was the only member of the original Shenandoah team who retained an interest in the properties after the 1920s, and he actively marketed and sold East Shenandoah properties until the early 1940s.

Paul Warfield Tibbets Jr. became infamous as the pilot of the B-29 Superfortress “Enola Gay” which dropped the first atomic bomb ever used in warfare, on the Japanese city of Hiroshima on August 6, 1945, effectively ending World War II. During the late 1920s Tibbets lived with

his parents, Paul Warfield Sr. and Enola Gay Tibbets, at 1831 SW 24th Street. At this time, Tibbets flew in an airplane for the first time, when his father encouraged him to ride in a plane over the Hialeah Racetrack and throw Baby Ruth candy bars out to the crowd below as a promotion of his father’s candy sales business. Apparently the experience was pivotal in Paul Jr.’s life, as he went on to take flying lessons and to have an interest in flying, and he eventually became a pilot in the U.S. Army Corps and had a remarkable military career as a pilot.

Leslie Quigg was a singular and controversial presence in Miami law

enforcement and politics, serving as Miami Police Chief from 1921-1928 and 1937-1945, and Miami City Commissioner from 1947-1949 and 1951-1955. He arrived in Miami in 1900 at age 13, and worked as a grocery clerk, vegetable farmer, and a boxer. He was well-known for being “fast with his fists, pithy in speech, and unapologetically eccentric.” He lost his position as Police Chief the first time in 1928 when he was indicted with three of his officers for the murder of a black bellboy three years earlier. He and his officers were later acquitted. Throughout his headlining political career, Quigg was a resident of Silver Bluff, where he lived in the grand two-story c.1926 Mission-style home at 1837 SW 23 Street from at least 1931-1975.

William H. Gold was a prominent developer and mortgage lender in Miami in the 1930s and 1940s who specialized in properties in Silver Bluff Estates and oversaw the construction of several hundred homes there between 1937 and the early 1940s. His company William H. Gold Co. was a notable pioneer in implementing the newly-established FHA-insured mortgage program in Miami. He briefly resided at 1401 SW 22nd Terrace, a c.1939 Moderne duplex, in the early 1940s.

Carmen Higgs was the founder of the Inter-American Club of Miami, a social club for international residents during the post-war period. She was one of the first residents of the two-story c.1946 Moderne-style home at 1701 SW 22nd Terrace and resided there until the 1960s.

William M. Wolfarth served as Mayor of Miami from 1949-1951, and as Miami City Commissioner from 1951-1953.

During this time he resided at the c.1936 Mediterranean Revival-style home at 2100 SW 23rd Street, where he was a resident from approximately 1936 until at least 1971.

Morris Klass was the Executive Director of the Greater Miami Jewish Federation from the 1950s to the 1970s. He was one of the original residents of the large two-story c.1948 Mid-Century Modern home at 2200 SW 22 Terrace, and he resided there until at least the 1970s.

Father Mark Athanasias Constantine Karras was the Archbishop of the Holy Eastern Catholic Apostolic Diocese of America, Order of Constantine in the 1960s and 1970s while residing at 2345 SW 21st Avenue.

CRITERION C - SIGNIFICANT ARCHITECTURE

Silver Bluff is remarkable as a collection of predominately modest, one-story, single-family homes whose architecture derives from locally-adapted plan books that responded to the economic and government forces of their time period. There are three distinctive architectural styles and corresponding plan types that reflect Miami’s three major building booms of the 20th Century. These include:

1920s Spanish Cottages. These small homes derived their floor plans from the earlier Craftsman-style Bungalows, but were adapted to the Miami environment through the use of concrete block construction, flat roofs with parapets, and decorated frontispieces to appear like miniature Spanish castles or missions. These homes were built speculatively, and the design typically came from a



Figure: View along SW 23rd Street at 14th Avenue in Silver Bluff, with a mature gumbo limbo tree in the foreground, and a densely landscaped residence in the background. source: © Steven Brooke Studios, Inc. (2020)

locally-adapted plan book. They were one-story, with two or three bedrooms, and one bathroom.

1930s New Deal Minimal Traditional Homes. These small homes were truly a product of the New Deal and its child, the Federal Housing Administration. Their funding, insurance, and their very design specifications were all controlled by the Federal Government. These homes were typically built to order for individual homeowners. They were delivered by local developers who successfully navigated the FHA home loan process. The design of the homes was based on strict FHA specifications, as published in

their bulletin “Principals of Planning Small Houses.” These design specifications were locally adapted into Miami-specific plan books by prominent local architects who were desperate for work. These homes can be masterpieces of design in a very small package. They typically have a smaller floor plan than a Spanish Cottage, with smaller living spaces and fewer porches. They are one-story, usually with two bedrooms and one bathroom.

1940s Post-War Ranchettes. These small Ranch-style homes are known as Ranchettes or Minimal Ranch homes, a nod to the fact that the floor plan, funding, insurance and construction methods of

these post-war homes was very similar to the 1930s Minimal Traditional homes. In fact, they were essentially a continuation of the same program, which had been interrupted by the World War. The only difference is that they could be funded not only by the FHA but now also by the VA as part of the G. I. Bill. Like Minimal Traditional homes, they were also built based on FHA and now VA specifications which were locally adapted into Miami-specific plan books. They are architecturally distinct by a restrained modernity and horizontality of design of the facades, with lower-pitch roofs, overhanging eaves, horizontal groupings of windows, and horizontal bands of cladding on the façade. Like the Minimal Traditional homes, Ranchettes are one-story, usually with two bedrooms and one bathroom; their floor plans were similar. In general, the architecture design was of a lesser quality than that of the Minimal Traditional homes in Silver Bluff; this may have been due to the availability of architects commissioned to produce the plan books.

Diverse Architectural Styles and Types. In addition to the many high-quality examples of plan-book generated homes in Silver Bluff, there are significant examples of diverse architectural styles and types that are representative of their period, scattered throughout the neighborhood. These include large two-story architect-designed homes in various Revival styles, garage apartment buildings (stand-alone and ancillary to a main house), stacked duplexes, staggered duplexes, and side-by-side duplexes, small apartment buildings, and commercial buildings along Coral Way and the Avenues. The styles of these buildings includes such diverse

styles as Mediterranean Revival, Mission, Colonial Revival, French Cottage, Moderne, Mid-Century Modern, and International. The seamless integration of these diverse building typologies and architectural styles within the fabric of an otherwise modest, one-story neighborhood of plan book homes lends Silver Bluff its unique urban character, within a stable and well-maintained suburban landscape.

INTEGRITY

Integrity is reflected in seven aspects of a resource: location, design, setting, materials, workmanship, feeling, and association. If a resource no longer has integrity with respect to location, design, setting, materials, workmanship, feeling, and association, it will no longer adequately reflect or represent its associated historically significant context, and it cannot be eligible for the National Register of Historic Places.

To be considered eligible for the National Register of Historic Places under Criterion A: Events, and Criterion B: People, a resource must retain its essential physical characteristics that were present during the event(s) and the lives of the people with which it is associated. Under Criterion C: Architecture, a resource must retain enough of its physical characteristics to reflect the architectural style, building typology, or work of the artisan that it represents.

The integrity of each architectural resource in the Silver Bluff Survey study area 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:



Figure: View of a typical Silver Bluff tree-lined streetscape at SW 22nd Terrace and 17th Avenue; two 1920s Spanish Cottages and a Minimal Traditional residence are visible on the right. source: © Steven Brooke Studios, Inc. (2020)

Eligible. The Eligible category includes properties built within the period of significance from 1916 - 1971. Properties with some common alterations were considered to remain Eligible. These common alterations included the replacement of windows, doors and roofing material, and the enclosure of garages and porches, so long as the alteration did not substantially alter the character of the resource.

In some cases, impermanent additions such as aluminum carports, porches, or exterior awnings were evaluated as temporary structures; therefore the resource could still be considered Eligible even though a front porch addition or

carport might be temporarily obscuring the view of the front façade.

Alterations or additions that were made within the period of significance (for instance, a 1920s Mission-style garage apartment building that was re-clad in the 1950s with Mid-Century Modern-style brick facing) were evaluated as a historic alteration or addition and therefore would still be considered Eligible.

In the case of Silver Bluff, Criterion A: Events is reflected in three remarkable events that shaped the Silver Bluff neighborhood, the City of Miami, the State of Florida, and the United States. These three events were the 1920s Florida Land Boom, the 1930s New Deal



Figure: View of retaining walls and sloped yards along SW 23rd Terrace at 23rd Avenue; visible reminders of the sloping geology that was once evident in areas of Silver Bluff. source: © Steven Brooke Studios, Inc. (2020)

program, and the Post World War II G.I. Bill, all of which are reflected in the design of the neighborhood and the architecture and the design of the structures. The elements of significance under Criterion A, therefore, are intimately related the essential elements for Criterion C, which also addresses architecture and design. Therefore, much of the consideration for integrity and therefore eligibility is similar for both.

Insufficient Information. This category includes properties that are not visible from the street and for which more research is necessary to determine the current condition and integrity of the resource.

Ineligible. This category includes properties that were modified outside of the period of significance of 1916 - 1971, particularly additions or modifications that affect the character of the front façade of the structure. This can include the construction of a large addition that is visible from the street, or the construction of a new permanent entry porch that alters the character of the resource. This can also include the replacement of exterior cladding material, or the alteration of the size, shape and character of openings.



Figure: View of retaining walls and sloped yards along SW 23rd Terrace at 23rd Avenue; visible reminders of the sloping geology that was once evident in areas of Silver Bluff.

PROPOSED NATIONAL REGISTER DISTRICT BOUNDARIES

It was determined that the entire 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 Three of this Survey Report for the full inventory of properties. A larger scale map is provided in Appendix B of this report.

PROPOSED NATIONAL REGISTER INDIVIDUAL SITES

It was determined that approximately nine (9) 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 Three of this Survey Report for the full inventory of individually significant properties. A larger scale map is provided in Appendix B of this report.

Recommendations for Treatment of Resource

NATIONAL REGISTER RECOMMENDATIONS

National Register Nomination as a Historic District is recommended for the entire Silver Bluff Survey study area, based on Architectural Significance and Community Planning and Development Significance for the Period of Significance of 1916 - 1971. Please refer to Section Three of this report for the complete list of eligible resources within this proposed National Register historic district, along with an accompanying map. A larger scale map of this proposed historic district can also be found in Appendix B.

Further investigation of the nine (9) identified historic resources for eligibility for individual listing on the National Register is recommended, based on their association with prominent local and national leaders, architectural design, or cultural significance. Please refer to Section Three of this report for the complete list of resources and the accompanying map that are deemed eligible for individual listing on the National Register of Historic Places. A larger scale map of these identified individually eligible resources can also be found in Appendix B.

A National Register Multiple Property Submission for Central Hall Apartment Buildings from the 1920s - 1940s is recommended, in conjunction with other identified Central Hall Apartment Buildings in the southwest section of Miami, including but not limited to Little Havana, Shenandoah, and the North Ponce section of Coral Gables.

A National Register Multiple Property

Submission for architect-designed Minimal Traditional homes by widely-respected local and national architects is recommended. Identified architects in the area include H. George Fink, Kiehnel & Elliott, William Shanklin, Frank Wyatt Woods, Paist & Steward, Marion Manley, and Russell Pancoast. During the Depression era and in the early years of the FHA loan program, these premiere architects agreed to provide their designs for locally-adapted "plan books" for developers who were overseeing the construction of hundreds of small homes under the FHA loan program. They are masterpieces of modest design, and to this day they are remarkable for their attention to detail and high-quality construction for such a small home.

LOCAL DESIGNATION 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 Silver Bluff Survey 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. Please refer to Section Three of this report for the complete list of eligible resources, along with an accompanying map. A larger scale map of these eligible resources can also be found in Appendix B.

Local Historic Designation (Individual Resource) is recommended for key properties for their association with prominent local and national leaders, architectural design, or cultural significance.



Figure: View of the streetscape along SW 23rd Street at 14th Avenue, with a strong example of an architect-designed 1930s Minimal Traditional home with a front-facing chimney in the foreground. source: © Steven Brooke Studios, Inc. (2020)

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. Please refer to Section Three of this report for the complete list of resources and the accompanying map that are deemed eligible for individual local historic designation. A larger scale map of these identified individually eligible resources can also be found in Appendix B. Local Historic Designation for Central Hall Apartment Buildings (Thematic Group) from the 1920s - 1940s is recommended, in conjunction with other identified Central Hall Apartment Buildings in the southwest section of Miami, including but not limited to Little Havana and Shenandoah. A similar

Thematic Group Designation could be implemented in the North Ponce section of Coral Gables.

LOCAL PLANNING & ZONING RECOMMENDATIONS

A planning effort to address zoning incompatibilities in the neighborhood is recommended. Some areas of single-family homes are zoned for much larger duplexes, which results in pressure to demolish older single-family residences and construct large-scale duplexes in their place. The current zoning regulations for duplex residences is out of scale and character with the historic fabric of Silver Bluff. Good examples of compatible, historic duplex typologies in the neighborhood should be studied and considered as an alternative



Figure: View of a modified Ranch-style home at 1941 SW 23rd Street with unique landscape in the front yard. source: © Steven Brooke Studios, Inc. (2020)

for current duplex zoning regulations. Particular attention should be paid to the front and side setbacks, the landscaping of the front lawn, and the location of driveways and parking. Historic duplex typologies maximize green space in the front yard and have minimum driveway and parking areas on site, which results in a streetscape that is much more compatible with the existing historic homes.

It is recommended that zoning regulations should be calibrated to legalize existing and encourage new construction of ancillary garage apartment buildings and other ancillary buildings in the rear yard. 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. Many properties in Silver Bluff 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 Silver Bluff that contributes to its economic resilience, with minimal impact on its suburban, landscaped character from the street view. This feature should be legalized, preserved and encouraged, particularly for the growing needs of home office space, multi-generational housing, and additional household income through small rental units.

SCOPE OF PROJECT AND RECOMMENDATIONS FOR FURTHER INVESTIGATION

The scope of the Silver Bluff Survey was to record and produce a Florida Master Site File for every pre-1971 historic resource located in the area bounded by SW 3rd Avenue to the east, SW 27th Avenue to the west, Coral Way (SW 22nd Street) to the north, and SW 24th Street to the south (both sides of the street). The results of the required fieldwork, photographic documentation, archival research, and analysis have been compiled into this Silver Bluff Survey Report in order to provide local stakeholders, local City officials, and State and National officials with the necessary tools to make decisions about the future treatments of historic resources in the study area.

In the course of the survey project, new discoveries were made about the surrounding areas and the general history of Miami. These have inspired ideas for further investigation, which could be the basis for future survey projects, or other private or public research efforts. These discoveries include the following topics:

South Silver Bluff Neighborhood. As discussed in earlier sections of this report, the boundaries of what is considered to be Silver Bluff have evolved over time. The boundaries have expanded, contracted, and shifted based on geology, municipal incorporation, and subdivision names. Today, the neighborhood of Silver Bluff is generally considered to be bounded by SW 3rd Avenue to the west, SW 27th Avenue to the west, Coral Way to the north, and US1 to the south, however even this contemporary boundary can be disputed by residents, realtors, and City officials.

For the purposes of this survey, the northern half of the Silver Bluff neighborhood was surveyed, as far south as SW 24th Street. The northern half was selected because it had some of the more iconic subdivisions such as Silver Bluff Estates, Woodside Park, New Shenandoah and East Shenandoah. The northern half also had a higher concentration of older buildings, and included the frontage along iconic Coral Way. A sample of the neighborhood from east to west was also selected in order to provide a cross-section of the various characters of the neighborhood in each of the three major sections.

A future survey of the southern half of the Silver Bluff neighborhood would be warranted because it shares many characteristics with the area that is the subject of this current survey. In addition, the southern border of Silver Bluff along US1 is experiencing development pressure. The southern half of the Silver Bluff neighborhood is defined, for the purposes of this recommendation, as SW 17th Avenue to the east, SW 27th Avenue to the west, SW 24th Terrace to the north (both sides of the street) and US1 to the south.

Coral Way. A more complete investigation into the history of Coral Way as an iconic scenic transportation corridor is warranted. This should include the real estate development that erupted alongside of it, including commercial development along the corridor itself, as well as subdivisions such as East Shenandoah that used the corridor as a marketing pitch. This could include the creation of a stand-alone survey of Coral Way and the properties fronting the roadway.

Town of Silver Bluff. Further investigation into the history of the Town of Silver Bluff is warranted. This could include the creation of Site Files for Silver Bluff Elementary School and the two Town Hall sites, and it could potentially include a survey of all of the pre-1925 structures that were extant during the incorporation of the Town of Silver Bluff, along with a more developed historical narrative of the history of the Town of Silver Bluff and its leadership.

Women. It is important to note that the historical record disproportionately recognizes white men, and not women or minorities, for their accomplishments. Regrettably, this survey is no different. In the case of the Silver Bluff survey, this is the result of the archival research sources used, which include the Polk City Directories and the local newspapers. The City directories identify the male head of household; women are identified only if they are single or widowed. Often the second step in the research is to search for the names of residents in the contemporary local newspapers, and again, male heads of household are more likely to be referenced in the local papers rather than their wives or female family members.

When the women of Silver Bluff were mentioned in the local newspapers, it was typically included in the Society section of the paper and would reveal social engagements such as church luncheons, garden club membership, bridal showers, and out-of-town visitors. This is an interesting perspective and could be a worthy research and analysis project, to reconstruct a historic neighborhood such as Silver Bluff through the lens of the social network of the women in the

neighborhood, rather than the business accomplishments of the men in the neighborhood, which is typically the focus of traditional historic surveys.

RECOMMENDATIONS FOR PUBLIC EDUCATION

The Silver Bluff Survey is part of Dade Heritage Trust's larger "Learn About Where You Live, Miami!" initiative with in-depth portraits of historically significant neighborhoods. The Silver Bluff Survey grant project includes many elements of public education, including an informational video, brochures, booklets, and a public exhibit at the nearby Shenandoah Public Library. Additional public outreach can build upon this foundation. Some suggestions include:

Silver Bluff Geology. Increase awareness of the unique geological formations of Silver Bluff through informational plaques along South Bayshore Drive and in City parks such as Alice Wainwright Park.

Town of Silver Bluff. Increase awareness of the existence of the Town of Silver Bluff with historic plaques at the site of the two historic Town Halls: 1921-1923 Town Hall Site: 2301 Tigertail Avenue; 1923-1925 Town Hall Site: 2901 SW 22nd Avenue, the site of Marjorie Stoneman Douglas Park, or Silver Bluff Mini Park. These plaques can include a sketch of the original boundaries of the town, the years of incorporation, and basic facts about Town leadership and the accomplishments of the municipality during its short existence.

Early Groves. Increase awareness of the historic agricultural properties that gave way to the 1920s-era subdivisions;

provide a plaque in front of each of the identified farmstead sites with a map outlining the boundaries of the original grove. Suggested addresses include 2287 SW 17th Avenue - W. T. Carter's property; 2200 SW 22nd Street - the location of the demolished wood frame farmstead for Pine Crest Grove; 1923 SW 23rd Street - the coral rock farmstead of Ye Friendly Groves; and 1710 SW 24th Street - the original home on a small grove that was subdivided as Kensington Park.

Burdine's Apartments. Increase awareness of the Burdine's Apartments complex and the adjoining hotel and parking garage, the genesis of the Burdine's Apartments as workforce housing to attract Burdine's Department Store employees during the 1920s affordable housing crisis, and the evolution of a portion of the property into Silver Bluff Park. This could be accomplished through a plaque located at Silver Bluff Mini Park at 1960 SW 24th Street, that includes a sketch or a historical photo of the complex and a brief history of this workforce housing initiative by Burdines.

Distribution of this Survey Report and Site Files. Distribute printed copies of this survey report at local libraries and schools, and make it available online through an accessible web page. It is recommended that a Silver Bluff 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 Silver Bluff.

FHA Home Loans Program Website.

Create a website about the history of the FHA home loan program in Miami, and the relationship between the color "grades" (popularly referred to as red-lining) and the types and prevalence of houses that were built in each color category (or not built), and how that has affected property values, homeownership, neighborhood stability, and government intervention ever since.

Location of Records

The primary source records associated with the Silver Bluff Survey are located at the Miami-Dade Public Library - Main Library, University of Miami Architecture Research Center, State of Florida Division of Historical Resources Site File Inventory, Florida Memory online photograph collection, Miami-Dade County Clerk of Courts, Miami-Dade Public Library Digital Collection, Newsbank Online Database, Newspapers.com online database, Florida International University Digital Collections - Tequesta Journal, University of Florida Digital Aerial Map Collection, the Sanborn Maps Online Database, and the Library of Congress Sanborn Map Collection. 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 Silver Bluff Survey will be kept on file in the offices of the author, PlusUrbia Design.

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CHAPTER 05

Appendices



Newspaper Article and Photograph about lot sales at Silver Bluff Estates, 1925

Image credit: The Miami News, March 24, 1925

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ing now.

Appendix A - Resident Chronology

PROPERTY ADDRESS	City Directory 1927	City Directory 1931	City Directory 1941	City Directory 1953-54	City Directory 1962	City Directory 1971
1671 SW 23 ST		Russell Robt B	Spencer Jas A	Spencer Margt J Mrs	Spencer Mary J Mrs rear: Cocoran Tommy J	Spencer Margt J Mrs rear: Behnke Barbara
2477 SW 22 TER		Coombs Wm E	Holladay Ruby Mrs	Paget Harry	Magill Florence G Mrs / Amiguet Carlos	Magill Florence G Mrs rear: Foster Reginald
1923 SW 23 ST		Hogan Mary C Mrs	Dalton Robt	Jagoria Norris	Agan Jack	Agan Jack
1736 SW 23 TER		Fuzzard John G	Weimer Warren A	Weimer Warren A	Weimer Warren A	Weimer Warren A
1768 SW 23 TER		Payne Reuben	Serls Philip H	Vendetule Olin G	Vendetule Olin G	Vendetule Olin G
2301 SW 23 ST		Reed Geo B	Fisher Raymond H	Thomas Kelly C	Thomas Kelly C	Cappalletti E
2337 SW 23 TER		Milton Wm F rear: vacant		Means Henry L	Foster Walter K	Lehmann Grace E Mrs
2177 SW 23 ST		Coral Way Apartments	Coral Way Apts	Coral Way Apts	Coral Way Apartments	Coral Way Apartments
1744 SW 22 TER		Avriett Jean F	Hulse Edw H	Taylor Bruce M	Taylor Bruce M	Taylor Ruth L Mrs
2179 SW 24 ST		Stuart John A	Sharpe Ralph M	Sharpe Ralph M		Roberts Walter C
2012 SW 24 ST	Burdine Apts	Burdine Apartments No 2	Atlantic Courts Apts	Atlantic Terrace Apts	Golden Arms Apts	Apartments
2252 SW 16 CT		Culm Wm H	Culm Wm H	Stripling Louis V	Cesin Michl	Cesin Michl
2256 SW 16 CT		Crawford Hugh	Devitte W Knox	Markley John A	Markley John A / Poezatek Anthony	no return rear: Johnson Louise
2249 SW 23 ST		Fisher Raymond H	Gardner Fletcher	Eberwine Danl K	Williams W Warren	Williams W Warren
2281 SW 23 ST		Oberrender Eckley	Ogden Malcolm B	Ogden Malcolm B	Ogden Malcolm B	Ogden Cenie Mrs
2360 SW 22 TER		Yahey Wm	Meyer Ralph F	Bryan Tavy O	Bryan Tavy O	Bryan Tavy O
2317 SW 23 ST		Harold Alfonso R	Harold Alfonso R	Harold Alfonso R	Harold Alfonso R rear: Millonzion Angelo	Sala Antonio
2476 SW 22 TER		Kennedy Mary Mrs	Webb Irving G	Harris Jas R rear: Medlin Roland	Harris Jas R rear: Bransky Henry	Ducis John rear: Kerpe Arvid
2436 SW 22 TER		Gates Fredk A	Gates Fred A	Gates Fred A	Gates Fred A	Schlotter John
2429 SW 23 ST		Revels Clarence O	Marchand Emile	Marchand Emile A	Marchand Emile A rear: Sutter Edith	Dono Jose rear: Estrada Candido
2653 SW 23 ST		vacant	Kendall Dennis M	Kendall Dennis M	Kendall Dennis M	Kendall Viola M Mrs
2385 SW 23 TER		vacant	Blau Max	Loos Xandor V rear: Mulford Geo	Loos Xandor V	Jardin Juan / Fowler E D / Hernandez Felix
2282 SW 23 ST		Fite Joel A	Bachtold Chas E	Paeplow Kenneth H	Lusk Marie Z Mrs	Braswell Sarah T
2265 SW 23 TER		Hosea Claude C rear: vacant	Hose Claude C rear: vacant	Rosenberg Robt rear: transients	Sussman Max rear: Scholl Sheldon	Puerto Ernest rear: vacant
2289 SW 23 TER		Wollman Edw C	Wollman Edw C	-----	Monk Barbara E	Monk Barbara E
1875 SW 22 TER		Bland Wm A / Symonette Whitney	Willette Roy	Wolfe Walter R	Wolfe Ethel L Mrs/Falconer Mabel I	Wolfe Ethel L Mrs // Abbott Edith
1829 SW 22 TER		Holcomb Lyle D	Holcomb Lyle D	Supran Michl L	Suprun Michl	Hargrave David
1933 SW 22 TER		vacant	Sappenfield Del	Bartlett Dorothy M Mrs	Bartlett Dorothy P Mrs rear: Ferencik Ella B Mrs	Bartlett Dorothy P Mrs rear: Ferencik Ella B Mrs
2138 SW 22 TER		Wheeler David A	Silver Benj	Clark Dalton T	Clark Ruth W Mrs	Ramos Jorge
1914 SW 22 TER		Herzog Emden N	Davis Alphonso	Lopez Ann Mrs	Filosa Peter A	Filosa Peter A
1924 SW 22 TER		McWilliams Benj F	Albury H Bert	transients	no return	De Loach Guion
1952 SW 22 TER		Porter Jos W	Porter Jos W rear: Wayne Fred	vacant rear: Guzman Emilio	Tate J Paul // Chappel Cath E	Delden Alex // Groves Irene Mrs / Flatley Eliz
2044 SW 22 TER		Ebright Harry C	Kirtland Alvin B	transients	Hall Richd W	Hall Richd W
1925 SW 23 ST		Given Alex F	Chacon Pedro M G	Wax Sam	Wax Sam	De La Torre Harry
1840 SW 22 TER		Apartments	Fra-Mar Apartments	Fra-Mar Apts	Johnston Apts rear: Hood Robt E	Chao Apartments
1829 SW 23 ST	McNabb Henry G		Graham S Liles	White Dan J	White Mary W Mrs	White Mary W Mrs
1720 SW 22 TER		Herndon Jewel T	Hunt Isaac L	Brookman F Ralph	Brookman Ralph F	Brookman F Ralph
1762 SW 22 TER			Bell Virginia Mrs	Bell Virginia Mrs	Bell Virginia N Mrs	Macri Raffaele

PROPERTY ADDRESS	City Directory 1927	City Directory 1931	City Directory 1941	City Directory 1953-54	City Directory 1962	City Directory 1971
1770 SW 22 TER		Brown Myron A	Shaw Edmund T	Kahl Alice M	vacant	Wasmer Jose
1776 SW 22 TER		vacant	Doyle Roger H	vacant	Doyle Roger	Doyle Roger H
1723 SW 23 ST		Gamer Fred	Eskin Jacob S	Udowitz Abe	Udowitz Abe	Udowitz Abe
1734 SW 23 ST		Roome Walter C	Harris Robt N	Hamilton Wallace H	Hamilton Wallace H	Hamilton Wallace H
1709 SW 23 TER		Neary Eliz C	vacant	Johnsen Mary A Mrs rear: Austin Albert	Johnsen Mary A Mrs rear: Shea John H	Llopis Jaime rear: Blanco Maria Mrs
1850 SW 23 ST		Delaney Wm J	White Gilbert H	Dykes Mardelle G Mrs	Dykes Mardelle G Mrs	Dykes Feo M
2137 SW 23 TER		Paterson John E	Paterson John E	Landrum Roselle Mrs	Adamson Esther Mrs	Crumbo James E
2128 SW 23 TER			Butts Frank L	Butts Frank L	Butts Frank L	Butts Frank L
2130 SW 23 TER		vacant rear: Daisy Carey J	Burger Norman	Burger Norman	Grella M J	
2162 SW 23 TER		vacant	vacant	Scobey Sarazien S Mrs	Levacscs Michl	Haftey Michl
2169 SW 24 ST		Crandon Chas A	Wolfe Walter R real est	Henson Fred G	Woodward Clyde B	Woodward Clyde B
2145 SW 24 ST		vacant	Davis Wm P	Davis Wm P	Davis Marian B Mrs	Noboa Anthony A
1900 SW 23 TER		Stanley Apartments	Twin Apts	Samarie Apts	Campbell Apts	Cipriani Apartments
1912 SW 23 TER		Eaton Apartments	Twin Apts	Jamae Apts	Jomae Apts	Jomae Apartments
2010 SW 23 TER		Morg[an] Geo R	Andrews J Howard	Zaugg Fredk B	Dickerson Margie Mrs	Tullidge Marie B Mrs
2028 SW 23 TER		Fulford Arth E	Isham Claude	vacant	Mead Florence	no return
1844 SW 23 TER		James Richmond L	James Richmond L	James Richmond A	James Richmond A	James Richmond A
1831 SW 24 ST	Tibbets Paul W		vacant	Greenley Willard J	Greenley Willard J	Castro Alvaro
1760 SW 23 TER		Spencer Jas A	Reinhardt Herman L	Cochet Chas H	Morales Rodolfo	Riveros Yahel
1501 SW 22 TER			Nelson John A	Nelson John A	vacant	Nelson Lucille Mrs
2335 SW 16 CT		Strange Harry T	Goodkind Seymour B	Goodkind Georgie M Mrs	Goodkind Georgie J Mrs	Goodkind Georgia J Mrs
2225 SW 23 ST			Eckhoff Opal R Mrs	Summers Paul F real est	Summers Paul F real est	Summers Paul F real est
2468 SW 23 ST	Rowland Harvey S / Veber Fred H	rear: Kennedy R Harold	Ahrens Edw P	Bach Leo L	Fow Saml rear: Garcia Jorge	Fow Samuel rear: vacant
1837 SW 23 ST		Quigg H Leslie Apartments (1852-56)	Quigg H Leslie	Quigg H Leslie / Pollack Louis	Quigg H Leslie rear: Quigg H Leslie jr	Quigg H Leslie rear: Danley Jimmie
1852 SW 22 TER		Apartments (1852-56)	Casatenda Apts (1852-56)	Casatenda Apts	Sylvia Apts	Brentwood Apartments
1856 SW 22 TER		Apartments	Apartments	Casatenda Apts	Anton Apts	Brentwood Apartments
1775 SW 23 ST		Bell Virginia N Mrs	McKellops Henry L	Todaro Salvatore P	Vana Emily K Mrs / Mc Grath Arth J	Vana Emily K Mrs
1765 SW 23 ST			Austin Ivan D	Marshall Emerst M	Abidor Frances Mrs	Abidor Harry
1761 SW 23 ST		Webber John H	Gabel Annie M Mrs	Gabel Annie M Mrs	Nicholas Anastas	Nicholas Mary E Mrs / McCollum W H
1719 SW 23 ST		Dorman Dean S	vacant	Quarles Albert M	Waldman Reuben	Waldman Goldie B Mrs
1758 SW 23 ST		Sayle Harry H	Sayle Harry H bldg contr	Sandler Fred	vacant	Calleiro Migués A Rev
1768 SW 23 ST		Davis H Frank	Wright Johnson	Petit Alex J	Muhammad Hussein	Gonzalez Juan
1830 SW 23 ST		Twyman Lewis	Twyman Lewis	Lucas Arth	Arcadio Leo rear: vacant	Arcadio Leo rear: Bautista Mariano
1868 SW 23 TER		Guynes Amherst H	Schatzable Peter C	Blumenthal Maurice I	Blumenthal Maurice I real est	Cordero Alfredo
1821 SW 24 ST		Waldron Sumner R	Waldron Sumner R rear: O'Bryan Tavy O	Beese Eug B rear: Wandell Bernard	Reisman Arth rear: Jackson Allen	Reisman Arth rear: Gysling Olga
1780 SW 23 TER		Lee Frank S	Andrews Wm C	Houck Estella R Mrs	Houck Estella R Mrs	Barbieri Gino
1790 SW 23 TER		Smith Everett S Rev	Pearson H Colquitt	Pearson Colquitt H	Pearson Colquitt	Mann Arth S
2154 SW 24 ST		Ogden Edw A J	Ogden Edw A J	Brown Mamie Mrs	Brown Mamie Mrs	Hall Cath T Mrs

PROPERTY ADDRESS	City Directory 1927	City Directory 1931	City Directory 1941	City Directory 1953-54	City Directory 1962	City Directory 1971
2401 SW 17 AVE		Sands Saml A	Sands Saml A	Sands Laura A Mrs	Sands Laura A Mrs	Sands Laura A Mrs
2287 SW 17 AVE			Jacobs Geo G	Jacob Mary E Mrs	Jacob Mary E Mrs	Ruprecht Arth
1715 SW 23 TER		Heffy Caspar jr	Hefty Casper jr	Krilow John E	Applebaum Marie Mrs	Acosta Lazaro R
1837 SW 23 TER		Rose Chas J	Rose Chas J	Andrew Howard H	Andrew Howard M	Andrew Helen S Mrs
1920 SW 24 ST		Barrow Knox W	Martin Gus	Apartments	Apartments	Apartments
2301 SW 17 AVE						
2460 SW 16 CT	Hall Lyndon N	Woodside Apartments	Woodside Apts	Woodside Apts	Woodside Apartments	Woodside Apartments
2469 SW 22 TER		Berlin Wm A	Pickard Jas L	Temeles Benj / Greenberg Herman genl contr	Bryan Joseph F	Bryan Joseph F
2468 SW 22 TER		Rowland Harry C	Rowland Harvey C	transients	Kaye B Barry	Gonzalez Jose R
2435 SW 23 ST			Culbertson Henry H	Culbertson Harry H	Parness Sol	Gomez Maximo
1718 SW 23 ST		Lott Young C	Lott Young C	Lott Mary L Mrs	Lott Mary L Mrs	Lott Mary L Mrs
2285 SW 17 AVE		Fielder Edw K	McClain Nina J Mrs	Varga Paul	Varga Julia D Mrs	Varga Julia D Mrs
2351 SW 16 CT		Sanderson Asbury B	Whelchel Lynn W	Siegel Henry J	Siegel Esta R Mrs	Siegel Esta R Mrs
1630 SW 23 ST		Graham Homer G	Crutchfield Saml L	Villa Carlos	Villa Carlos	Villa Carlos
1600 SW 23 ST		Carter Kirby P	Fleming Boyd	Fleming Evalyn B Mrs	vacant	Ehrsam Geo F
2453 SW 23 ST		Fite Joel A	Fite Joel A	Fite Joel A	Fite Joel A	Fite Athene Mrs
2422 SW 19 AVE			Korge Thos	-----	Dishong Anna Mrs	Linares Eusebio
1674 SW 23 ST		Koch M Henry F	Calaway Mildred H Mrs	Calaway Mildred H Mrs	Calaway Catherine C	Calaway Cath C
2463 SW 22 TER		vacant	Horkan Thos A	Vogler Arth O	Vogler Olive Mrs	Vogler Olive R Mrs
2370 SW 23 TER		Ritter John	Ritter Lillian Mrs	Bovinas Vincent	Graphe John	Graphe John
2144 SW 22 TER			Ross Marion B	Freedman Saml	Freedman Saml	Freedman Sam
2013 SW 23 ST		Masanotti Frank	vacant	Immerman John rear: Lines Elta Mrs	Immerman John rear: Lines Elta G Mrs	Immerman John acct rear: vacant
1753 SW 23 TER		Irwin Robt	vacant	Ebright Harry	Elbright Harry C // vacant	Wood Lawrence R piano tuner
1400 SW 23 ST			Ritter Chas J	Hagelgans Herbert W	Mendez Louis A	Mendez Louis A
2364 SW 16 CT			Denny Robt W	Baum Jos	Ferguson Robt E	Ferguson Earl
2225 SW 17 AVE				Shenandoah Baptist Church	Shenandoah Baptist Church	Shenandoah Baptist Church
2419 SW 22 TER			Cloutier Henry	Paul Geo	Paul Beulah F Mrs rear: vacant	Nelson Carlos rear: Dellis Petroula Mrs drsmkr
2425 SW 22 TER			Dalenberg Swantina Mrs	Dalenberg Geo W	Dalenberg Geo R	Dalenberg Geo R
1424 SW 23 ST			Pile Jos R	Pile Jos R	Pile Jos R	Pile Cath L
1439 SW 23 TER			Richardson Jas C	Richardson Minnie B Mrs	Richardson Alf B	Richardson Alfred B
1776 SW 23 TER			Lee John W	Gantseh Frank A // Conley Lloyd F	Bonilla Manuel // Bonilla Rolando	Bonilla Carlotta Mrs // Colome Hilda Mrs
2298 SW 16 AVE			VanderLinden Henry A	McLeod Hank	transient	no return
2201 SW 23 TER				Kaplan David M	Panetz Alf B	Gomez Antonio E
2264 SW 23 TER		Turley Spears	vacant	-----	Cuellar Celso rear: Handl Otto	Piahman Faye rear: no return
1762 SW 22 ST			Varney Wilbert V	Varney Wilbert V	Colsky Jacob phys / Alper Richd G phys	Granda Clinical Laboratory
1878 SW 22 ST			Levy Ninfa Mrs	Feltenstein Thebsy	Feltenstein Thebsy	Les Land Investment Corp / Lesa Realty
2010 SW 23 ST			vacant	Wilsey Miles V	Wilsey Jane E Mrs	Wilsey Jane E Mrs
2130 SW 23 ST			Mendelson Louis G	Mendelson Louis G	Mendelson G Louis	Mendelson G Louis

PROPERTY ADDRESS	City Directory 1927	City Directory 1931	City Directory 1941	City Directory 1953-54	City Directory 1962	City Directory 1971
1836 SW 23 TER		Hanson Henry	Hanson Henry	Schwagel Jeannette Mrs	Green Richd	Berritz Antonio // vacant
1824 SW 24 ST			Caruso Chas A	Caruso Chas A	Caruso Chas	Caruso Charles A
2243 SW 16 CT			Gordon Louis	transients	Cramer Nellie B Mrs	Prudhomme Gerald
2301 SW 16 CT			Draper J Arth	Draper J Arth confr whol	Draper J Arth	Crane Grace A
2361 SW 22 TER			Seignious Luke W	Seignious Luke W	Seignious Ouke W	Seignious Luke W
2365 SW 22 TER			Drake Jas B	Snyder Ray T	Snyder Caty M Mrs	Snyder Cathryn M Mrs
2223 SW 22 TER			Hammer Henry H	Hammer Henry H genl contr	Kline Lillie I Mrs rear: Phelan Alice B Mrs	Kline Lillie Mrs rear: Harris Constance S Mrs
2264 SW 22 AVE			Horn C Adolph	Ovitsky Jos M	Hannah Fred	Hannah Fred
2376 SW 25 AVE			Walden Geo P	Walden Geo P	Walden Geo P	Morejon Salvador I
1870 SW 22 ST			Link Harry J	Kane John E osteopath	Apartments	Kane John E osteo
2250 SW 18 AVE			vacant	Fine Meyer bldg contr	Fine Meyer bldg contr	no return
1900 SW 23 ST			Gowern Margt Mrs	Sells Jackson S	Scherer Go	Scherer Geo
2100 SW 23 ST			Wolfarth Wm W	Wolfarth Wm M	Wolfarth Wm M	Wolfarth Wm M
2326 SW 21 AVE			vacant	vacant	Smith Mary E	Fryer Frances E Mrs
2367 SW 19 AVE			Lee Lynn	Lynn Lee	DeJover Louis	De Jover Dora Mrs
1851 SW 24 ST			Weber Clarence C	Weber Clarence	vacant	Weber Clarence C
2418 SW 18 AVE			Washer Harley G	Washer Harley G	Washer Harley E E	Washer Marianna
2340 SW 25 AVE			Friedman Abr F	Friedman Abr F	Friedman A Franklyn	Friedman A Franklyn optom
1710 SW 24 ST			Miller Donald K	-----	Filkove Thos N	Filkove Margt Mrs
1460 SW 23 TER			Kissam Lewis T	Brister Richd B	Brister B	Bristu Avila Mrs
1436 SW 23 ST			Welch Chas E	Welch Chas E	Welch Chas E	Welch Charles E
1386 SW 22 TER			Miller Frank L	Faber Wm R	Blumenfield Frank B	Allen Sergio
1339 SW 22 TER			Harris Ada L Mrs	Riccio Guido	Riccio Guido	Riccio Guido
1331 SW 22 TER			Mehos Nicholas	Turner Raymond E	Turner Raymond E	Lasseville John
1325 SW 22 TER			Witherill Frank A	Witherill Frank A	Courtney Robt A	Bohutinsky Fred
2223 SW 17 AVE		vacant	Merritt Emerson A	Shaw Lawrence	Constantine Kay Mrs	Constantine Kay Mrs masseuse
2255 SW 16 CT			Ewart Dale S	Ewart Carolyn M Mrs	Ewart Carolyn M Mrs	Ewart Carolyn M Mrs
2278 SW 16 AVE			Hailey Wm B	Moore John A	Moore John A	Shields John J Mrs
2327 SW 22 TER			Phillips Wm	Sokoloff Saml M	Marlowe John real est	Marlowe John real est
2262 SW 22 TER			Kennedy Jas W	Kennedy Jas W	Kennedy Jas W	Kennedy James W
2427 SW 23 ST			Howard Jack J	Kaplan Anna G Mrs	vacant	Fernandez A
2242 SW 25 AVE				Aiken Hazelton R	Garron Milton B	Garron Milton B
2248 SW 25 AVE			Woolfe A Ernest	Balga John J jr	Costa Anthony F	Costa Anthony F
2276 SW 25 AVE			Grinberg S O	Vender David	Vender David	Cardella Rafael
2465 SW 23 TER				Smith Geo R	transient	Perez Humberto
2469 SW 23 TER			Cohn Dave J	Cohn Charlotte M Mrs	Cohn Charlotte M Mrs	Vazquez Pedro
2479 SW 23 TER			Croley John G	Plasman Howard K	Plasman Marguerite G Mrs	Karp Paul G
2322 SW 22 AVE			Black Wm A	Bavas Geo J	Bavas Geo J	Bavas Geo J

PROPERTY ADDRESS	City Directory 1927	City Directory 1931	City Directory 1941	City Directory 1953-54	City Directory 1962	City Directory 1971
2220 SW 23 TER			Wanner Del	Baker John A / Coleman John F	Anthony Mary Z	Anthony Mary Z
2431 SW 24 ST			Cress Jos C mfrs agt	Putman Lester W	Storck Chas W	Storck Charles W
2483 SW 24 ST			Mills Chas F	Peters Chas F	Peters Chas F	Peters Charles F
2420 SW 24 ST			Padgett Henley S	Summers Harry P	Summers Harry P	Bates Edson E
2398 SW 22 AVE			Brands Geo J	Reiser Wm	Reiser Wm	Reiser Wm
2267 SW 24 ST			Wooten Wm	Akner David	Binhak Milton B jr	Semple Henry jr
2371 SW 23 AVE			Wilkins Wm	Stephens Eddie E	Stephens Eddie E	Moore Allen
1759 SW 22 TER			Juergens Rudolph	Hamrick Ruth G Mrs	Hamrick Ruth G Mrs	Ardois Luis
2025 SW 22 TER			Westergarrd Otto	Bowser M K Mrs	Kadar Joseph	Knoch Karl
1923 SW 22 TER			Syddall Harry	Sydall Harry	Syddall Jas H	Garcia Juan
2286 SW 21 AVE			Gaby Edw	Tuchmann Jacob H	Tuchmann Jacob H	Blasco Salvador
2027 SW 23 ST			Schilling Louis C	Schilling Louis C	Schilling Louis C	vacant
1721 SW 23 TER			Raulerson Harmon L		Crowell Harry	Heras Edw
1844 SW 23 ST			Smith Roland L	Smith Roland L	Smith Roland L	Smith Roland L
2325 SW 19 AVE			Boyer Louis W	-----	vacant	Bruchan Peter
1845 SW 23 TER			Yeager Theo H	Kimble Pophin Mrs	Ratner Martin H	Ratner Martin H
1916 SW 23 ST			Davis Frank L	Davis Frank L	Davis F Leslie	Davis F Leslie
1959 SW 23 TER			Cohn Maurice C		Haynes Frank	Haynes Frank
1939 SW 23 TER				McLinden Horace L	McLinden Horace L / McLinden Dorothy G Mrs mus tchr	Valladares James
1927 SW 23 TER			Williams Newton K	Heizer Robt C	Heizer Robt C	Pendleton Benj H
1923 SW 23 TER			Okell Geo S	Silverman David	Silverman David	Zacharko James
1915 SW 23 TER			Platt Harry C	Shatto Jas B	Kurtz Saml A	Kurtz Sara D Mrs
2324 SW 19 AVE			Haimes Adolph		Fried Saul	Scott Elmer E
2150 SW 23 ST			Moorhead Eug C	Wilson Jos M	Wilson Jos M	Myers Ralph
2158 SW 23 ST			Baker Alton E	Baker Alton E	Baker Alton E	Baker Alton E
2168 SW 23 ST			Stein Barney	Davidow Nathl	Alexander Nicholas M	Alexander Nicholas M
2125 SW 23 TER			King Lewis R	vacant	Moidel Jacob S	Dailey Bertha Mrs
1801 SW 24 ST			Bridwell Rosser E	Bridwell Rossor E	Bridwell Rossor E	Stormont Virginia Mrs
2346 SW 17 AVE			vacant	Soloman David	Soloman David	Milian Nancy Mrs
2356 SW 17 AVE			Reinecke Arth W	Mahler Jos A	Mahler Jos A	Bolcskey Earnest
2100 SW 24 ST			Spooner Geo H jr	Brady Chas I	Pfanmoeller Eliz L Mrs	Pfanmoeller Eliz L Mrs
1791 SW 24 ST			Hunt Fredk O Rev	Cypress Saml	Davis Hughey H	Gonzalez Frank
1745 SW 24 ST			Lump Frank L pntr	Lump Frank L	Dumond Joseph	Dumond Patricia M Mrs
3644 SW 3 AVE			Wallace Jack T	Walton Miller C	Walton Miller	Walton Miller
1332 SW 22 TER			Morgan Alice	Ackerman David L / Ackerman Marjorie C Mrs speech therapist	Davis Anna T Mrs	Travies Emilio F
1387 SW 23 ST					Reaves Webster J	Parks Lynn
1381 SW 23 ST			Schaefer Wm P	Wilson Luther T jr / Tryfogel Donald	Fryfogle Donald / Spittler Keith V	Gutierrez Jorge V / Spittler Keith V
1373 SW 23 ST			Graef Robt P / Bell Paul E	Burns Dawson B Mrs	Anderson Eliz Mrs	Connelly Mary / Govoni Robt

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1400 SW 22 TER			Koch Walter O	Koch Bernice E Mrs	Koch Bernice E Mrs	Koch Bernice E Mrs
1414 SW 22 TER			Shields J Richd	Altman Harold rear: Shields Walter C	Polemias Jas D rear: Gaudet Louise B	Brinkman Helen Mrs rear: Pupo Tony
1459 SW 23 ST			Blackburn Harry D	McLane Ella M Mrs	Carter Donald	Carter Donald R
1443 SW 23 ST			Tafari Nicholas D	vacant	Cowan Wm L	Cowan Ada C Mrs
1435 SW 23 ST			Johnson Thos J	Teich Louis	Teda Louis	Teich Louis
1387 SW 22 TER			Spar Albert A	Finkelstein Sam	Finklestein Saml	Cook Sandra
1665 SW 23 ST			Mockett Wm G	Berger Nathan	Berger Nathan	Salinas Fay Mrs
2280 SW 16 CT			Sternberg Jacob C phys	Sternberg J Chas phys	vacant	Sternberg J C
2245 SW 16 CT			Rathert Fred	Santana Harry	Santana Harry	Santana Josephine Mrs
2326 SW 16 AVE			Redden Robt H	Redden Robt H	Redden Robt H	Redden Robt H
2348 SW 16 AVE			Yates Arth D	Heppner Henry	Heppner Ethel E Mrs / Vassalo Robt A	Heppner Ethel E Mrs / Caldron Pedro
2431 SW 22 TER			Hunter Wm W	Hunter Will W	Hunter Will W	Hunter Will W
2269 SW 23 ST			Murray Jas S	Carson Saml O	Carson Saml O	Carson Saml O
2359 SW 23 ST			Tiede Wm J	Koch Carl H	Love Hugh	Love Hugh
2467 SW 23 ST			Brown Willard C	vacant	Bobins Alf	Pinelli Peter W
2256 SW 25 AVE			Robinson Thos	Robinson Thos O	Barrios Ovidio	Barrios Ovidio
2492 SW 23 ST			Gossler John C	Golden Benj D	Golden Benj D	Golden Benj D
2244 SW 23 TER			McConnell Jas H	Auslander Saml	DeYoung Arth	Palmer Mary
2308 SW 23 TER			Puddington Chas G	Alexanian Housep H	vacant	Dersarkissian Kevork
2354 SW 23 AVE			McLendon Edwin W	Sorin Harry J	Slobin Norman	Slobin Norman
2377 SW 25 AVE				Sterling Bernard A	Zirin Benj	Hatten Geo
2476 SW 23 TER			Redelsheimer Wm M	Lipson Leonard K	Lipson Miriam Mrs	Lipson Ella Mrs
2440 SW 23 TER			McNeil Lillard C	Alvord Jas B	Hutchison Geo L	Bingham Frasier O
2428 SW 23 TER			Anderson Fred R	Anderson Fred R	Anderson Fred R	Anderson Fred R / Beckerich John
2421 SW 24 ST			Black Horace H	Sammon Robt J	Petetti Joseph	Petitti Joseph
2477 SW 24 ST			Peckes Theodore	Dalkranian J Karmi	Dolan Lester E / Quackenbush Robt A	Goudie Cecil
2374 SW 25 AVE			Frazier Wm C	McCormack Preston J	Bari Raul	Perez Lorenzo
2540 SW 24 ST					Pena Geo R	Canton Pablo
2440 SW 24 ST					Ciafrone Bennie	Gianfrone Bennie
2216 SW 24 ST			Schmidt Jos N	Weinbaum Saml	Weinbaum Saml	Weinbaum Saml
1700 SW 22 ST			Southland Super Service Sta	Southland Super Service Sta	Hodes Herbert C real est	Southland Super Service
1771 SW 22 TER			McGilvray Saml	vacant	Stein Rubin	Perez Maria J
2000 SW 22 ST			vacant	Kralik Carmen Mrs	Brooks Gulf Serve filling sta	Appraisal & Investment Corp of Florida
2037 SW 22 TER			Hernandez Eduardo D	Dunn Abr	Dunn Abr	Dunn Abe real est
2001 SW 22 TER			Ross Ethel M Mrs	Ross Ethel M Mrs	Ross Ethel M Mrs	Ross Ethel M Mrs
2145 SW 22 TER			Phalp Wm J	Logan Gladys	Riley Gladys M Mrs	De La Maza Antonio
2123 SW 22 TER			Stadler John B	vacant	Richardson Robt geni contr	Richardson Robert B bldg contr
2262 SW 21 AVE			Griffin Alf E	Griffin Alf E	Griffin Clementine Mrs	Kalman Reeven D

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2122 SW 22 TER			vacant	Mettetal Emil J	Cook Saml	Lesnick Max
2159 SW 23 ST			Hopkinson Archie I	vacant	Hopkinson Archibald I	Hopkinson Archibald R
2105 SW 23 ST			Williams Jas P	Hord Bertha A	Doland Marie S Mrs	Doland Marie S Mrs
2001 SW 23 ST			vacant	Iserson Agnes Mrs	Marsh Sue	Marsh Sue
1747 SW 23 ST			Sita Nino	Goldbach Louis A	Schroll Henry	Schroll Eva Mrs
2327 SW 18 AVE			Bugg Minetta	Law Gordon C	vacant	Vazquez Emilio
2000 SW 23 ST			Merrill Wm H	Silberman Maxwell	vacant	Nazmy Irma Mrs
1951 SW 23 TER			Kay Foyest W	Grisson Larry C	Grisson Larry C	Grisson Dottie
2108 SW 23 TER			Thomas John F	Weiner Simon	Weiner Simon	Weiner Simon
2152 SW 23 TER			Pendrey Thos jr	vacant	Price Maurice H	Price Maurice
2186 SW 23 TER			Kennedy John G	Kennedy John G	Kennedy J Gordon	Kennedy J Gordon
2196 SW 23 TER			Lyle Mervin E	Lyle Mervin E	Lyle Mervin E	Pacienza Charles
2375 SW 22 AVE			Spencer Terry C	Spencer Ralph	Goldman Simon	Goldman Simon
2129 SW 24 ST			Gabel Lillian	Strobel Jos L	Strobel Jos L	Corredera Patsy Mrs
2355 SW 21 AVE			Reynolds Wm M	Reynolds Wm M	Reynolds Wm M	Reynolds Wm M
2011 SW 24 ST			Labow Julius	Wilbraham Viola W Mrs	Allan Wm D	Allan Wm D
2001 SW 24 ST			Bach Adolph	Mathews Tobias E	Bradley Walter D	Bradley Walter D
1953 SW 24 ST			Carver Archie E	Allen Thos J jr	Allen Thos P jr	Allen Zula M Mrs
1945 SW 24 ST			VanCleave John L	Wellman Harry	Tichy Chas P	Castro Luis
1921 SW 24 ST			Barrick Edwin L	Warshaw David	Schonfeld Sam	Hamway Selma Mrs
2345 SW 19 AVE			Ford Cecil A	Ford Cecil A	Ford C Aubrey	Caranci Peter L
1873 SW 24 ST			Shohfi Albert E	McMann Georgianna G Mrs	Hopkins Jack H	Manganaro Charles
1718 SW 23 TER			Hall Albert	vacant	Mauget Paul W	Mauget Paul W
1800 SW 24 ST			Douty John G	Douty John G	Douty John G	Douty Rose Mrs
1830 SW 24 ST	McHenry Edw R		Oxalida Oswald	Oxalida Oswald	Oxalida Oswaldo	Galvez Eduardo
1852 SW 24 ST			Zion Jacob J	Black Paul	Black Paul	Black Paul
1862 SW 24 ST			Hardy Louis M	Thomas Anita B Mrs	Thomas Anita B Mrs	Thomas Anita B Mrs
2162 SW 24 ST			Thompson W Howard	Fenner C Arth	Urquidi Rene T	Mc Call Richd R
2180 SW 24 ST			Bow Geo G	Cohen Maurice R	Lansdown Roberta E Mrs	Lansdowne Roberta E Mrs
2338 SW 25 AVE			Kleinman Lillian	Mirrop Michl	Mirrop Lillian M Mrs	Mirrop Lillian M Mrs
1790 SW 24 ST			Perlman Frank A		Peake John W	Peake John W
1770 SW 24 ST			Finn Sol C	Snyder Lela Mrs	Snyder Lillian Mrs	Paniagua Arnaldo
1734 SW 24 ST			Kroll Jos A	Moon Henry G	Benchina Louis J	Benchina Louis J
1414 SW 23 ST			Houck Consuelo Mrs	Houck Consuelo Mrs rear: vacant	Flipse Louis F	Cameron Archie
2273 SW 14 AVE			Richter Alvin C	Schwadron Herman	vacant	vacant
1424 SW 22 TER				Brion John D	Mathias Olympia Mrs	Wall Sydney R
1440 SW 22 TER				Saloshin Henry	Saloshin Theresa B Mrs	Saloshin Theresa B Mrs
1566 SW 22 ST			Apartments	Apartments	Apartments	Owens Clyde Associates adv / Paragon Chemicals Inc distrs

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1252 SW 22 ST				Clique Bar & Restr beer	Clique Bar & Restr / Clique Package Store	Clique Bar & Restaurant / Clique Package Store liquor
2453 SW 22 TER			Clark Coburn	Hamilton John G	Dellis Petroula Mrs	Santamaria Raimundo M
2268 SW 22 ST			Denton Ivy Beauty Salon	Rogers Josephine C Mrs beauty shop	Lavender Beauty Shop	Lavender Beauty Shop
2459 SW 23 ST			Sandfeld Edith Mrs	Ferris Ida M	Ferris Ida M	Ferris Ida M
2500 SW 23 ST			Tippin Frank E	Gomolinsky Max	Smith Robt O	Pulido Gilberto
2450 SW 23 ST			Kizer Jennings Mrs	Kirtland Sidney W	Kirtland Sidney W	Kirtland Sidney W
2489 SW 23 TER			Dickinson Arth J	Fogel Isadore	Fogel Isadore	Fogel Isadore
2318 SW 23 ST			Ruland Erwin C	Scott J Walter	Hoenes Fred L	Hoenes Beatrice Mrs
2314 SW 23 ST			Moore Budd G	Moore Budd G	vacant	Buchanan Charles
2367 SW 23 TER			Harris Kendall W	Bennes Alice L Mrs	Bennes Alice L Mrs	Bennes Alice L Mrs
2280 SW 23 ST			Knowles Taylor S	Helman Wm	Jones Ida L Mrs	Bates Miland
2266 SW 23 ST			Liegerot Denzil P	Packer Herbert A CSP	Krebs Gladys	Krebs Gladys L
2255 SW 23 TER			Moffett Robt T	Bossi Ernest S	Press David J	Press David J
2266 SW 23 TER			Everett Jas M	-----	Josephs Edw	Rosales Jose
2451 SW 24 ST			Sakhnovsky Alex N	Sakhnovsky Alex N	Sakhnovsky Alex N	Sakhnovsky Margt S Mrs
2213 SW 24 ST			Frantz Raymond W	Hermanson Alf J	Steel John K	Steel John K
2255 SW 24 ST			McKernan Felix	Goldman Jerry	Hamm Claude L	Hamm Claude L
2311 SW 24 ST			Garretson Burnett C	Garretson Burnett C	Garretson Burnett C / Kibler Emma M Mrs	Garretson Mollie E Mrs
2315 SW 24 ST			McCloy Betty Mrs	Mitchell Chas	Lang Alice Mrs	Lange Alice N
2391 SW 24 ST			Dell Edw T	Carson Dan J	Paulsen Howard J	Cocknell Rebecca
2310 SW 24 ST			Williams Paul T C	Hollander Emanuel	Hollander Mannie	Hollander Mannie
2316 SW 24 ST			Kimbrell Bailey C	Gaylor Herbert R	Greenberg Isidor	Sussman Henry A
2334 SW 24 ST			Gilbert Meredith R	Gilbert Meredith R	Gilbert Winona Mrs	Gilbert Glen
2340 SW 24 ST			Dietrich Edw H	Dietrich Edw H	Dietrich Virginia B Mrs	Cook Charles
2344 SW 24 ST			Taylor Ivan B	Linge Alex A	Lingg Alex A	Lingg Pearl T Mrs
2350 SW 24 ST			Daley Barney T	Cole Wm H	Cole Wm H	Quintana Mariano
2240 SW 24 ST			Baird Duke	Nowak Frank S	Caldecott Mabel Mrs	Caldecott Mabel Mrs
2244 SW 24 ST			Timmons Benson E L	Plano Earle C	Doenias Victor J	Gonzalez Nelson
1775 SW 22 TER			Winter Edw	vacant	Hanely Lucille Mrs	Hanley Lucille R Mrs
2222 SW 18 AVE			Walsdorf Chester W	Phillips David D / Mickelberg Max	Phillips David D	Songer Gerald R
2015 SW 22 TER			Surgerman Jos	transients	Suchman Saml	Pappakosmas Geo
2007 SW 22 TER			Daniel Robt	Daniel Robt	Signora Jeannie Mrs	Dolan Dewey
2161 SW 22 TER			Friedman Hyman	Morris Alf A	Morris Alf A	Morris Alf A
2157 SW 22 TER			Smith A Hayes	Lawman Edw	Lawman Lucy J Mrs	Wilson Victor M
2139 SW 22 TER			Fisher Abr	transients	Gordon Esther R Mrs inv	Weiser Jacob
2133 SW 22 TER			Gordon Jack	Gordon Jack	Gordon Jack investments	Gordon Jack
2130 SW 22 TER			Shurtz Earl	Rochkind Rubin	Rochkind Reuben	Rochkind Sarah D
2150 SW 22 TER			Brunson Wm J	Brunson Wm J	Brunson Wm J	Brunson Wm J

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1853 SW 23 ST			Quigg Leslie H jr	Bucey Jas K	Pallak Louis	Pollack Lillian Mrs
1819 SW 23 ST			Retschulte Carl M	Seitlin Sam / White Mary W Mrs	Seitlin Sam	Alpizar Antonio O
1710 SW 22 TER			Klich LeRoy F	Morrison Walter J	Morrison Walter J	Fernandez Carlos
1750 SW 22 TER			Williams John C	Farnsworth D Bryan	Smith Grace A Mrs	Smith Grace A Mrs
1751 SW 23 ST			Montgomery Robt B	Harney Ella Mrs	Lane Wm H	Falkenberg John
2308 SW 17 AVE			Brandt Ervin J	vacant	Innis Robt W	Innis Robt W
1771 SW 23 TER			Harley Wade	Trapas Bessie M Mrs	Salazer Carlos	Betancourt Gloria Mrs
1894 SW 23 ST			Burlin Albert	Boswell Miriam R Mrs	Garfinkle Helen S Mrs	Garfinkel Helen S Mrs
1865 SW 23 TER			Motley Danl M	Distel Roy C	Distel Roy C	Distel Roy C
1855 SW 23 TER			Skipper Jas A	Berney Harold H	Suskin Harry	Suskin Harry
1809 SW 23 TER			Brenner Wm I	Singer Julius	Henriquez Frank	Singer Gertrude E Mrs
1801 SW 23 TER			Roth Edw S	Brenner Wm I	Brenner Wm I	Brenner Wm I
1944 SW 23 ST			Grath Mae	Warner Arth L	Fishkoff Danl / Mickatavage Robt C phys	Lahla Raymond
1954 SW 23 ST			vacant	Merrick Edna Mrs	Merrick Edna M Mrs	Merrick Malcolm
2018 SW 23 ST			Rankins Fredk A D	Zimmerman Fred M	Krebs Elias R	Krebs Elias R
2325 SW 22 AVE				vacant	Higgins John P	Paff Claire N Mrs
2166 SW 23 TER			Barkdull Arth T	vacant	Shumaker Ida Mrs	Whittington Margt Mrs
1940 SW 23 TER			Longo Salvatore	White Delbert L	White Delbert L	White Delbert L
1854 SW 23 TER			Moore Paul L	vacant	Frobock Fred C	Frohock Fred C
1884 SW 23 TER			Kiser Randolph L	Kiser Thos L	Kiser Thos L	Kiser Bertie C Mrs
1881 SW 24 ST			Azrack Jos	Azrack Nellie J Mrs	Azrack Nellie B Mrs	Maseda Raul
2166 SW 24 ST			Clay Everett A	Delk Henry A	Lofberg E Stuart	Lofberg E Stuart
2190 SW 24 ST			McCraw Warren L	Wolff Wm W	Wolff Wm W	Gergley Benj
2417 SW 22 AVE			Spitzer Louis A	Green Jack	Green Dorothy Mrs	Green Jack
1725 SW 24 ST			Dortch Jesse E		Ruiz A Ramon	Moore Robt E
1764 SW 24 ST			Meister C R	Adams Claudia E Mrs	Adams Claudia E	Adams Claudia E Mrs
1748 SW 24 ST			Robson Herman C	Robson Herman C	Robson Herman C	Robson Herman C
1738 SW 24 ST			vacant	Thompson Wm M jr	Thompson Wm M jr	Thompson Wm M jr
1500 SW 23 ST			Langner Jos	Bones Jos B / Wellisch Sam	Bone Elodie M Mrs	Hafty Mabel Mrs
1500 SW 23 ST			Langner Jos	Bones Jos B / Wellisch Sam	Bone Elodie M Mrs	Hafty Mabel Mrs
1506 SW 23 ST			Tschumy Wm E	McEwen Chas E	Margolius Han / Johnson H Roger	Cruz Ramon / Margolius Hans A
1451 SW 23 TER			Romfh Geo B jr	Hatch Albert P	Hatch Albert P	Hatch Albert P
1365 SW 23 ST			Marshall Ross M	Marshall Dove P Mrs	Marshall Dove T Mrs	Bell Franklin
3524 SW 3 AVE			Barrett S Hugh jr	Kazer Benj P	Kazer Benj P	Mestre Rodolfo
1411 SW 22 TER			Sergent Eliz Mrs	transients	Wolfson Emanuel	Rodriguez Adolfo
1401 SW 22 TER			Gold Wm H	vacant	Hartford Edson H	Hartford Edson H
1660 SW 23 ST			Wilkins Ethel F Mrs	Ross John M	Scott Horace W	Riley Betty O
2310 SW 16 CT			Coulter David	Fincher Comer P	Weimer Henry M	Fernandez Aurturo

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1661 SW 23 ST			vacant	Shaw Sherrill T	Bowness Robt	Bowness Robt
2321 SW 16 CT			Hummel Oscar	Matthews Don H	Matthews Don H	Sierra Graciela Mrs
235 SW 16 AVE						
2296 SW 22 TER				Cardwell Irby A	Cardwell Irby A	Cardwell Irby A
2257 SW 23 ST			Thomas Benj H	Thomas Benj H	Thomas Sadie B Mrs	Garcia Nelson
2426 SW 22 TER				Balzebre Frank	Sachs Louis B	Sachs Louis B
2326 SW 24 AVE			Skibsted Wesley G	Shumer Oscar M	Shumer Oscar M	Bahamonde Roberto
2421 SW 23 TER			Busbee Eug C	Kaufman Herbert E	Kaufman Herbert E	Suarez Jose M
2435 SW 23 TER			Duvall Jas R	Nieburger Edw	Nieburger Edw	Nieburger Edw
2441 SW 23 TER			Polanski Morris	vacant	vacant	Kassab Jose
2451 SW 23 TER			Foerster Edw C	Foerster Edw C	Foerster Madeline O Mrs	Perez Emilio
2336 SW 23 ST			Boyell Harry	Hirsch Elias S	Hirsch Elias S	Hirsch Elias S
2300 SW 23 ST			Hinton Andrew H	Hinton Andrew H	Hinton Andrew H	Hinton Andrew H
2301 SW 23 TER			vacant	Iba Alvin real est / Max Geo real est	Horowitz Alvin E	Horowitz Alvin E
2288 SW 23 ST			Kaiser John W	Lerner Jack	Lerner Jack	Leon Jose M
2250 SW 23 ST			Shumaker C P	Schumacher Chas P	Schumacher Chas P	Acosta Jose
2270 SW 23 TER			Alterman Sydney	Starr Sarah A Mrs	Starr Sarah A Mrs	Padawer Anne S Mrs
2230 SW 23 TER			Baker Ira B	vacant	Baker Ira B	Shalhoub Leo
2348 SW 23 TER			Stroemer A Chas	Reile Lloyd L Rev	Ghigliothy Angelo M	Young Grace Mrs
2322 SW 23 TER			Courtney Clifford E	Davis Gordon	Davis Gordon	Davis Gordon
2454 SW 23 TER				Rizer Conrad M	Levy Henry Z	Levy Henry Z
2406 SW 23 TER			vacant	Hewlett Frank W	Hewlett Frank W	Hewlett Frank W
2461 SW 24 ST			Worthington Fredk C	Worthington Marjorie H Mrs	Worthington Marjorie H Mrs	Perron Charles
2532 SW 24 ST			vacant	Cardinal Rose Mrs	Weiner Sidney	Weiner Sydney
2526 SW 24 ST			Rogers Harrison W	Hand Selby W	Friedman Reuben	Abbey Michl
2470 SW 24 ST			vacant	Meyer Herman	Meyer Herman	Meyer Herman
2460 SW 24 ST			Myers Clarence E	Glen Chas E acct / Myers Clarence E	Myers Clarence E	Fraga Manuel A
2321 SW 24 ST			Swanborg Roy W	Barkin Manuel C	Barkin Alvina K Mrs	Keyloun Razkalla
2335 SW 24 ST			Averill Dolph N	Virshup Jos	Barron Morris M	Gembala Edw
2345 SW 24 ST			Mateer John L	Mateer John L	Mateer John L	Mateer John L
2351 SW 24 ST			Fay Arch L	Lutz Albert	Lutz Albert	Lutz Nan Mrs
2320 SW 24 ST				Amsterdam Bernard A	Amsterdam Bernard A	Amsterdam Bernard A
1755 SW 22 TER			vacant	Mooy Arth F	Forman Michl M	Forman Michl M
1745 SW 22 TER			Sherman Herman H	Sherman Herman J	Sherman Herman J	Sherman Herman J
1725 SW 22 TER			vacant	vacant	Falchetta Gertrude Mrs	Zwerner John L
1869 SW 22 TER				Brazie Eliz A Mrs	Brazie Eliz A Mrs	Betruzzelli Sebastian
1841 SW 22 TER			DeWolf Henry R	vacant	Meyrovitz Jenney L Mrs	Wussow Irving
2181 SW 22 TER			Barnett Herbert	vacant	Ginther Anthony J	Ginther Anthony J

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2171 SW 22 TER			Michaels Harry B	Michaels Gertrude B Mrs	Sperling Ike J	Corso Nicholas
2160 SW 22 TER				vacant	Woods Jack	Castelli Lucy Mrs
2170 SW 22 TER			Aquiar Pedro P	vacant	Williams Nell	Broda Mary Mrs
1724 SW 22 TER				Carpenter Fredk W	Thompson Gen E	Stokum Ethel M Mrs
1734 SW 22 TER			Harward Robt N	Werblin Jacob S	Santirzo Arth	Couto Armando
1790 SW 22 TER				Fogelman Rose S Mrs	Benenson Leib	Benenson Leib
1781 SW 23 ST			vacant	Miller Hyman H	Sigman Anna Mrs	Fernandez Joseph
2300 SW 18 AVE			Stephl Henry	Brown Chas W	Brown Chas W	Brown Virginia F Mrs
1875 SW 23 TER			Peretzman Jack	Perry Jack	Bogdanoff Louis	Bugdanoff Louis
2144 SW 23 TER			vacant	vacant	[Jutler Guy	Castaneda Federico
2365 SW 22 AVE				DeFinis Anthony T	Reynolds Lloyd O	Martin Rafael D
2031 SW 24 ST				Norris Walter P	Krause Raymond E	Krause Raymond E
1939 SW 24 ST			Hoiris Dean	Hoiris Mary Mrs	Lessard Mary Mrs	Ayala Miguel
2374 SW 19 AVE			Martinery Henry	Montanari Henry V	Granger Geo F	Raines Robt L
2330 SW 18 AVE				Martin Henry M	Martin Henry M	Pitts Dallas H
1828 SW 23 TER			Federhar Alex	Herzog Jos L	Reed B Russell	Arch James
2410 SW 21 AVE			vacant	Pepper Cecil B	Pepper Robt C	Pepper Robt C
2110 SW 24 ST			Browder Geo M	Neale Norman K	Neale Norman K	Burge Clure H
2375 SW 16 AVE			Hall Franklin D	Glynn J J rear: vacant	Irvin Frank B rear: transient	Perez Manuel rear: Mirabel Francisco
3742 SW 3 AVE			Wahlberg Hugo	Wahlberg Hugo F	Wahlberg Raoul	Fernandez Arturo
3734 SW 3 AVE			Wade J Leonard	Wise Albert	Wise Albert L	Wise Albert L
3700 SW 3 AVE			Garrison Archie W	Blaty Jos A	Blaty Jos A	Blaty Joseph A
1419 SW 23 TER			Collins Jas M	Walsingham Jas L	Morris Frank	Morris Frank
1411 SW 23 TER			Petit Alex J	Reis Fred H	Reis Fred H	Reis Fred H
2323 SW 14 AVE			Whittaker Geo M	Whittaker Geo M	Whittaker Geo M	Whittaker Geo M / Ivey Cath
1351 SW 23 ST			Burrell Edwin H	Burrell Jessie Mrs	Burrell Evan H	Abila Eva Mrs
2250 SW 14 AVE			Yaucello Jas	Yaculla Jas V	Yacullo Jas V	Yacullo James V
2231 SW 16 AVE				Bennett Ella M Mrs	Gillespie Hugh H	Mendez Salustiano
1519 SW 22 TER			Sobin Louis M	Harper Wm K	Busillo Clara	Varas Manuel A
1511 SW 22 TER			Chamberlain Etta A	Cooley Mary	Cooley Mary E	Stavel Alice L Mrs
1359 SW 22 TER			Singletary Mildred C	Handsel Julius	Handsel Jean R / Metzger Ursula / Mosher Ruth W Mrs	Handsel Jean R / Metzger Ursula / Fine Sadie / Casuso Teresa Mrs
1351 SW 22 TER				Clock Earl	Clock Jean C Mrs	Mosher Ruth W Mrs
2368 SW 16 CT			Freeman Myron C	Leahey Michl	Leahey John J	Leahey John J
2440 SW 16 AVE				Burnham Gloria	Woods Josephine M Mrs	Mantle Cecil
2442 SW 16 AVE				Knox Norma Mrs	Rimes Eug B jr	Alford Geo
2250 SW 22 ST				Ettwein T H chiro	Ettwein Truman H chiropractor	Ettwein Truman H chiropractor
2271 SW 22 TER				Yoham Jas L	Yoham Jas L	Fajardo Pedro
2251 SW 24 AVE				Gordon Murray A	Godon Murry	Gordon Hilda G Mrs

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2390 SW 22 TER				Stump Paul	Stump I Paul	Tricarico John
2328 SW 22 TER			Melton Howard S	Melton Howard S	Melton Marie M Mrs	Bellas Manuel
2350 SW 23 ST				vacant	Segal Louis	Segal Louis
2342 SW 23 TER				Kaplan L A	Orfas Gus	Quigley John
2464 SW 23 TER				Hyman E Sidney	Hyman E Sidney	Hyman E Sidney
2360 SW 24 AVE				Lessin Hyman R	Fink Morris L	Barrera Ada F
2411 SW 24 ST				Storch Arth Z	Lang Chester D	Arkes John
2510 SW 24 ST				Weinstein Harry E	Weinstein Harry E	Weinstein Harry E
2490 SW 24 ST				Powell Geo V	Powell Geo V	Powell Geo V
2464 SW 24 ST				Wagner Earl G	Hansell Avery C	Hansell Avery C
2400 SW 24 ST				vacant	Colli Alf	Adler Evelio
2420 SW 22 AVE				Hayek Chas F	Texter Emory I	Texter Florence J Mrs
2200 SW 24 ST				Baskin Norris F	Baskin Norris F real est	Gaj Stanislaw
2224 SW 24 ST				Goldberger Danl	Goldberger Frieda K	vacant
2145 SW 23 ST			Britt Rufus A	Clark Margt Mrs	Marner Kathleen Mrs	Dimakies James M
2230 SW 19 AVE				David Nina J Mrs	Bretan Herman I	Shub Tom
1780 SW 22 TER				Morris Herbert O	Rosenberg Bert S	Dunay Antonia F
2245 SW 18 AVE				Sindoni Francis	Popp Joseph	Alvarez Pedro T
1930 SW 23 ST				Daniels Max	vacant	Rossi Carmine
1934 SW 23 ST				Roth Edw	Furches John C	Furches John C
2011 SW 23 TER				Ellinghaus Adolf	Ellinghaus Adolf L	Ellinghaus Adolf
2121 SW 24 ST			vacant	Medlin Clarence H	Tannenbaum Eug	Tannenbaum Ideal Mrs
1810 SW 23 TER				Greenblatt Saml	Greenblatt Sol	Garvey Lawrence A
1818 SW 23 TER				Davis Kate Mrs	Orcutt Manfred Z	Orcutt Carol K Mrs
2330 SW 14 AVE			Gucker Jos J	Garnett Lewis W	Garnett Lewis W	Garnett Lewis W
1431 SW 22 TER				Begun Leonard	vacant	Fryer Maggie Mrs
1423 SW 22 TER				Golden Harry	Bechtel Chas T	Bender Michl
2340 SW 16 CT				Ellenburg Wm J	Ellenburg J B	Ellenburg J B
1680 SW 22 ST				Banyon Bar & Grill	Banion Bar The tavern	Love Inn The tavern
2401 SW 23 ST				Sullinger Ferris W	Sullinger Ferris W	Sullinger Laura B Mrs
2350 SW 23 TER				Bisz Leonard A	Jones Henry S	Jones Henry S
2411 SW 22 TER				Heddendorf Wm H	Urbon Stanley	Urbon Nellie D Mrs
2492 SW 22 TER			Neal Jack	Neal Jack L	Neal Jack L	Schwomeyer Lucetta C Mrs
1368 SW 22 TER			Pew W Earl	Brand David	Feldman Chas	Godoy Robt
1710 SW 23 ST			Winstead Wm B	Sipsky Simon	Marshall Matt	Grillo Salvatore
1312 SW 22 ST				Lee Wylie K	Natl Foundation Dade County March of Dimes	Du Font Laboratory Inc psychiatrist
2435 SW 22 TER				Bradley Chas P	Bradley Chas P rear: vacant	Bradley Mary I Mrs rear: Fieldson Mary E
2216 SW 22 ST			Smitty's Package Store liquors	Rose Auto Stores (br)	Tropical Assoc Inc pet sup (2216-2220)	Tropical Pet Shop Inc

PROPERTY ADDRESS	City Directory 1927	City Directory 1931	City Directory 1941	City Directory 1953-54	City Directory 1962	City Directory 1971
2441 SW 24 ST			Koch Carl H	Stallings Marie Mrs	Hanisburg Sarah Mrs	Gomez Victor
1951 SW 23 ST				Zammas Geo T	Zammas Geo T	Zammas Geo T
1876 SW 23 TER				Pato Harry M	Pato Harry M	Pato Harry
1370 SW 22 ST				Apartments	Apartments	Makovsky Apartments
2230 SW 24 AVE				Woolf Danl F	Gomez D Pedro	Canpozano Fausto
2292 SW 22 ST				Johannes John H tailor	Maple & Pine Shop furn	Maple & Pine Shop furn
2264 SW 22 ST				Creager Piano Co	Creager Pianos Serv	Vickers Barber & Beauty Supplies
2256 SW 22 ST				vacant	Rikkis Studio antiques (2256-58)	Rikki's Studio Inc antiques
2275 SW 22 TER				Burns Howard W	Burns Howard W	Hartley Anne S Mrs
2285 SW 22 TER				Chak Jos	Chak Jos W	Fence Manuel
2222 SW 22 TER				Levin Julius	Scherr Lawrence H	Scherr Lawrence H
2462 SW 22 TER			Tomey Carroll E	Levie Harry L	Levy Jos G	Wilde Bessie R Mrs
2240 SW 24 AVE				Latimer Merle D	Latimer Merle D	Latimer Merle D
2475 SW 23 ST				Zinsmaster Geo H	Real Jas F	Real James F
2550 SW 22 TER				Danischew Herman	Danischew Herman	Danischew Herman
2251 SW 27 AVE						
2490 SW 23 ST				Stein Abr J	Stein Abr J	Fitzgerald Howard F
2440 SW 23 ST				Parker Milton	Kalkin Jacob	Mesa Manuel G
2355 SW 23 TER				Sager Abe G	Sager A G	Sager A G
2531 SW 24 ST				Meyers Maxime I	Jenkins Arth G	Jenkins Arth G
2521 SW 24 ST				Eistenstein Archie	Stone Archie	Stone Archie
2360 SW 23 AVE				Beville Jas W jr	Sudnow Irving	Renuart Wm R
1721 SW 22 TER				vacant	Fernandez Luis R	Moreno Bernardo
1701 SW 22 TER				Higgs Carmen Mrs	Higgs Camen G Mrs	Huerta Danl
1941 SW 22 TER				Morgan Fullerton N	Morgan Fullerton N	Morgan Alice C Mrs
2222 SW 19 AVE				Songer Gerald R	Songer Gerald R	Songer Gerald R
2230 SW 21 AVE				Catsman Philip	Catsman Philip	Rafael Jose
2190 SW 22 TER				Goldweber Jos M / Ledesma Gregory C	Pisani Anthony F	Pisani Anthony F
1911 SW 23 ST				-----	Johansen Alma	Johansen Alma
1848 SW 23 ST			Rehfield Harold S	Sledd Cecil C	Sledd C Cecil	Sledd C Cecil
1945 SW 23 TER				Emerson Harry	Emerson Harry	Emerson Harry
1946 SW 23 TER				Heung Chin	Chin Hueng	Chin Hueng
2410 SW 18 AVE			Washer Jack R	Werbel Geo P	Francis Scott E	Escartin Ralph
1868 SW 24 ST			Kerr R Wm	Mintz Saml A	Mintz Sam A	Grau Emily Mrs
1876 SW 24 ST			Clein J Hilliard	Perkins Philip R	Perkins Philip R	Perkins Philip R
2416 SW 17 AVE				Luna Geo	Luna Alicia Mrs	Lago Antonio
3530 SW 3 AVE				Irskin Eve	Pereira Alf	Suarez Sandalio
1395 SW 22 TER				Zeltzer Oscar	Zeltzer Oscar	Iglesias Celestina Mrs

PROPERTY ADDRESS	City Directory 1927	City Directory 1931	City Directory 1941	City Directory 1953-54	City Directory 1962	City Directory 1971
1250 SW 22 ST				Minger M E Custom Uphol		
2460 SW 22 ST				transients	vacant	Schechter M Murray phys
2420 SW 22 ST				Alexander Lassar phys	Alexander Lassar phys	Alexander Lassar phys
2220 SW 23 AVE				Stern Caryl H	Stern Caryl H	vacant
2230 SW 22 TER				Bernstein Hyman I	Bernstein Hyman I bldg contr	Hartley Emma Mrs
2350 SW 22 TER				Bloom Nathan	Nedbor Robt	Nedbor Robt
2351 SW 23 ST				Heines Louis R	Heines Louis R	Heines Louis
2371 SW 23 ST				Meyer Joel archt	Tausams Nicholas P	Tausanis Nickolas P
2410 SW 22 TER				Sager Ruben	Sager Ruben	Tedone Rose E Mrs
2560 SW 22 TER				Rosenfeld Irving	Friedman Jack L	Rodriquez Perez G
2661 SW 23 ST				Duffey Raymond E	Duffey Raymond E	Duffey Esther C Mrs
2432 SW 23 ST				Arnold Emanuel	Arnold Emmanuel	Arnold Emanuel
2424 SW 23 ST				Kiriakides John	Kirakides John	Kiriakides Tina Mrs
2416 SW 23 ST				Winkleman Arth	Young Hyman J	Young Hyman J
2408 SW 23 ST				Drosd Max	Drosd Max	Canada Edgar L
2300 SW 22 AVE				vacant	Zuckerman Morris	Zuckerman Morris
2611 SW 24 ST				Waxler Robt E	Greene Jos F	Coello Jesus J
2601 SW 24 ST				Greenhouse Jack	Greenhouse Jack	Greenhouse Jack W
2561 SW 24 ST				Engle Frank T	Engle Frank T	Engle Frank T
2551 SW 24 ST				Schorr Sue J	Baumel Marvin	Baumel Marvin
2541 SW 24 ST				Nadel Ben I	Glick Herman	Suarez Manuel
2400 SW 25 AVE				Ginsberg Henry	Simon Jos G	Von Goetzen Marrasse
1885 SW 22 TER					Torriente Antonio	Torriente Antonio
1920 SW 22 ST				Ross Martin	Ross Martin phys	Spire Advertising Inc.
1947 SW 22 TER				Stern Leonard S	Stern Leonar S	Vega Teofilo
2180 SW 22 TER				-----	Rothstein Nathan	Rothstein Nathan
1941 SW 23 ST				Blum A Jesse	Young Jerome	Arboleya Carlos J
1790 SW 23 ST				Quartin Dora G Mrs	Woods Donald	Wood Dann A
1831 SW 23 TER					Schroeder Wm A	Schroeder Wm A
2050 SW 23 ST				Sievers Clement H	Sievers Clement H	Sanda Ricardo
1844 SW 24 ST				Bernacchia Louis	Bernacchia Louis	Ruiz Antonio
2120 SW 24 ST				Lomaskin Theo	Lomaskin Theo	Flor Remigio J
2130 SW 24 ST				Peek Chas	Peek Grace Mrs	Dozier Edna Mrs
3610 SW 3 AVE				Harrison Florence	Harrison Florence	Harrison Wm
1392 SW 22 TER				Hamersmith Henry	Martinez Felix	Martinez Felix
1421 SW 23 ST				Hamilton Jas	Detrio Edith R Mrs	Rice C L
1394 SW 22 ST				DuPree Jos A dentist / Nastasi Leo L phys / Smith Fred A phys	DuPree Jos A dentist / Nastasi Leo L phys / Smith Fred A phys	Marion Donald F phys / Mc Naughton Robt A phys
2223 SW 13 AVE						

PROPERTY ADDRESS	City Directory 1927	City Directory 1931	City Directory 1941	City Directory 1953-54	City Directory 1962	City Directory 1971
2400 SW 16 CT			Campbell Marion B	Katz Alf	Mascioli Ivan A	Gail Adela G
2423 SW 16 CT					vacant	Kopkind Saml
2413 SW 16 CT				Harr Betty Mrs int dec	Bohaczyk Ted E	Laurora Eliz
2361 SW 16 CT				Forer Edw L	vacant	Furguet Manuel
2345 SW 16 CT				Kramarz Kalman	transients	Cueva Jose A
2424 SW 22 ST				Oriss Paul E	Smith Parke G phys	Swords C W phys
2319 SW 22 TER				Glasser Leonard	Gulkis Nathan	Gulkis Nathan
2223 SW 24 AVE				Frank Robt B	Frank Robt B	Estrada Adiana
2235 SW 23 AVE				Fish Annie Mrs	Fish Annie B Mrs	no return
2252 SW 22 TER			Nutt Chas L	vacant	Kasdan Chas	Sanchez Augusto
2210 SW 22 TER				vacant	Bradley J Frank arch	Pezon Candido
2200 SW 22 TER				Klass Morris A	Klass Morris A	Klass Morris A
2295 SW 23 AVE				Policoff Frances Mrs	Waddel Alf F	Waddel Alf F
2387 SW 23 ST				Emmer Jack M	Dennis Nathan	Suskauer Sol
2487 SW 23 ST			Ginn Mary A Mrs	Ginn Mary A Mrs	Ginn Mary A Mrs	Ginn Mary A Mrs
2630 SW 22 TER				Cohen Louis D	Coburn David	Miller Myron
2620 SW 22 TER				Lubetkin Bernard	Lubetkin Bernard	Healey Everett J
2600 SW 22 TER				DiCristafaro Bernard J	Allen Hoke	Allen Hoke
2521 SW 23 ST				Lipson Gussie Mrs	Sibley Martha R	Viciedo Jose
2660 SW 23 ST				Levine Nathan	Levine Nathan	Hernandez Miguel
2650 SW 23 ST				Zollinger Sam	Tex Jos	Milian Arsenio
2520 SW 23 ST				Martinez Sergio A	Martinez Sergio A	Martinez Sergio A
2388 SW 23 ST				Meyer Bernard	Meyer Bernard	Meyer Bernard
2325 SW 23 TER				Sork Henry	Sork Henry bldr	Sork Bernard
2226 SW 23 ST			Lowe Robt M	Lowe Robt M	Lowe Marian H Mrs	Berman Robt
2221 SW 23 TER				Singer Lawrence E	Singer Lawrence E	Masud Robt
2245 SW 23 TER				Novak Emanuel A	Novak Emanuel A	Ferreiro Carlos
2200 SW 23 TER				Peretzman Edwin M	Peretzman Edwin M	Childs Geo
2610 SW 24 ST				Schwartz Edw D	Schwartz Edw D	Tower Edw
2600 SW 24 ST				Sabo Paul	Sabo Paul	Iglesias Roberto
2369 SW 24 ST				Gertman Saml	Levy Al	Levy Albert I
2375 SW 24 ST				Rifas Hyland	Rifas Hyland	Probus Denzil G Rev
2266 SW 24 ST				Canter Harry	Canter Harry	Suarez Gabriel
2276 SW 24 ST				Herold Richd E	Herold Richd E	Gonzalez Rafael
2280 SW 24 ST				Goldberg Edw G	Goldberg Edw G	Goldberg Edw G
1861 SW 22 TER					Yelverton Lillian L Mrs	Vinacco Bridget Mrs
1954 SW 22 TER				transients	Budner Murray	Budner Murray
1871 SW 23 ST				Milberg Sydney H	Milberg Sydney H	O'Donnell Patk

PROPERTY ADDRESS	City Directory 1927	City Directory 1931	City Directory 1941	City Directory 1953-54	City Directory 1962	City Directory 1971
1861 SW 23 ST				Elkin Raymond S	Halperin Conan	Halperin Conan
1815 SW 23 ST				Wolfson Jerald J	Miller Joseph W	Miller Joseph
1801 SW 23 ST				Schaefer Anthony A	Schaefer Anthony A	Schaefer Anthony A
2175 SW 23 TER				vacant	Weiss Emil M	Roque Rafael
2165 SW 23 TER				Maffei Niacola	Maffei Vencenzi Mrs	Maffei Vencenza Mrs
2155 SW 23 TER				vacant	Hartley Earl D	Hartley Earl D
2145 SW 23 TER				Goldblatt Lillian Mrs	Holler Margt J Mrs	vacant
1930 SW 23 TER				Adelman Jerome R	Adelman Jerome R	Adelman Helen W Mrs
2401 SW 19 AVE				vacant	Harrison Wm L	Laggetta Juan A
1701 SW 24 ST				Paul Benj real est	Paul Benj O	Paul Benj
3720 SW 3 AVE				Hilton Hugh L	Hilton Hugh L	Hilton Jeanette C Mrs
1520 SW 22 TER				Shorfeld Harry E	Parnes Sam	Sculthorp Theresa C Mrs
1532 SW 22 TER				Klewansky Jesse	Klewansky Jesse	Klewansky Jesse
2330 SW 16 CT				Alexson Andrew W	Stone June A Mrs	Stone June A Mrs
2380 SW 22 ST				Coral Way Apts No 1	Coral Way Apartments No 1	Coral Way Apartments No 1
2360 SW 22 ST				Gay-Jeanne Apts	Gay-Jeanne Apartments	Coral Way Apartments
2311 SW 22 TER				Gold Al I	Gold Isadore A	Morton Janice F Mrs
2224 SW 22 ST				Smittys Pge Store / Gustafson Ralph O	Smitty's Package Store	Coral Way Supermarket
2389 SW 23 ST				Goldberg Dentie	Goldberg David D	Goldenberg David D
2261 SW 24 AVE				Leder Irving	Leder Irving	Leder Irving
2530 SW 22 TER				Edelblum Arth	Edelblum Arth	Edelblum Arth
2520 SW 22 TER				Miller Saml	Rabinowitz Louis	Fontan Jose
2480 SW 23 ST				Bill Jack	Bill Jack J	Matteis John
2300 SW 24 AVE				Tubman Arth	Kaye Alex	Kaye Alex
2301 SW 24 AVE				Quartin Edw A	Quartin Edw A	Quartin Edw A
2390 SW 23 ST				Binder A Harold	Binder A Harold	Whitehead Thelma Mrs
2280 SW 23 TER				Rabinowitz Morris	Avedon Arnold	Mc Cabe Desoto B
2250 SW 23 TER				Silverman Jacob	Silverman Naomi K Mrs	Drake Michl
2350 SW 22 AVE				Braun Herbert	Braun Herbert	Braun Herbert
2620 SW 24 ST				Friedman Sam N	Friedman Sam N	Cuni Sara Mrs
1830 SW 22 TER					Azrikan Saml	Azrikan Saml
1836 SW 22 TER					Magram Emanuel	Magram Emanuel
2231 SW 19 AVE				Malcer Edw W	Robbins I Geo	Skafta Helen G Mrs
2241 SW 19 AVE				Witovsky Morris	Witovsky Pauline Mrs	Witovsky Pauline Mrs
2251 SW 19 AVE				Udell Lawrence H	Kay Arth T	Kay Arth T
2021 SW 23 TER				Krehemker Otto P	Krehemker Otto P	Krehemker Otto P
2111 SW 24 ST				Goldberg Nat	Hein Nathan	Salazar Alfredo
2101 SW 24 ST				Antonio Alexandria Mrs	Antonio Peter F	Antonio Peter F

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1545 SW 23 ST				Gordon Maurice	Gordon Maurice	Colbert Jack
2340 SW 16 AVE				Overby Chas	Axelrod Rita B Mrs / Frank Bernice / Yontiff Rose Mrs	Axelrod Rita B Mrs / Frank Bernice / Applegate Greta
2400 SW 22 ST				Coral Ct Apts	Coral Court Apartments	Coral Court Apartments
2323 SW 22 TER				Ross Meyer	Garcia Rousaura	Garcia Rosaura
2325 SW 22 TER				Gertz Beatrice E Mrs	Gertz Beatrice E Mrs	Cocina Santiago
2375 SW 22 TER				transients	Bloomstom Sylvia H Mrs	Siervo Felix
2385 SW 22 TER				vacant	Junco Alberto	Cardenas Juan B
2205 SW 23 AVE						Photographic Art
2255 SW 22 TER				Konefsky Nathan	Konefsky Nathan	Konefsky Nathan
2291 SW 23 ST				Pinsky Philip	Starling Edw L	Lopez Ricardo
2370 SW 22 TER				Davis Chas D	Skjar Harry	Cruz Manuel
2685 SW 23 ST					Campbell Wm T	Airas Orlando
2351 SW 23 AVE				Shapiro Julius G	Shapiro Julius G	Calobre Rene J
2300 SW 24 ST				Horowitz David	Horowitz David	Yessman Geo H
2410 SW 23 AVE				Drevich Sherwyn A	Schneider Wm	Friedman Fanetta
2281 SW 22 AVE					Silberman Maxwell	Silberman Maxwell
2191 SW 23 ST					Silvers Louis	Shostack Oscar
2034 SW 22 TER					Kirshenbom David	Pulles Orlando S
2064 SW 22 TER					Weintraub Lous	Stevenson John
1814 SW 22 TER			Garvatt Morris	Stout Arth	Woodworth Claudine M Mrs	Finnegan Arth R
1780 SW 23 ST				Zimble Harry J	Zimble Harry J	Cadaval Carlos A
1845 SW 24 ST					vacant	Lanz Gregorio
1837 SW 24 ST				Smart Wanda J Mrs	Hirni Thos H	Hirni Thos H
1811 SW 24 ST					Varn Saml B	Varn Saml B
1828 SW 24 ST				Hirni Thos H	VeMuis Angelo C	De Muis Angelo C
2364 SW 17 AVE				Hirschberg Michael	no return	Delgado Jose
3520 SW 3 AVE					Ponce Carlos	Lorenzo Jose
1500 SW 22 ST				Rosenfeld Chas phys	Rosenfeld Chas phys	Rosenfeld Charles phys
2365 SW 17 AVE				Thompson Fredk	Thompson Fredk H	Thompson Fredk H
2367 SW 17 AVE						
2350 SW 16 CT			vacant	Walbek Eleanor R / Post Bruno	Naar Sydney A	no return
2240 SW 16 CT				Skipper Jas A / Stein Arth	Skipper Jas A	Valdes Jesus // Piloto Emilia
2301 SW 27 AVE						
2485 SW 22 TER				Bassell Abe	Barnett James	Schwomeyer L C Mrs
2225 SW 25 AVE				Cone Chas W	Cone Chas W	Wise Ben M
2281 SW 22 TER				Miller Harvey	Miller Meyer	Miller Meyer
2225 SW 18 AVE				Larson Arvid J	Turner F A	Turner Fredk
1946 SW 22 TER					Case Leona B Mrs	Case Leona B Mrs

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2054 SW 22 TER					Weinberg Isadore	Weinberg Isidor S
1820 SW 22 TER					Brown Gerald R	Pollick Murray
2301 SW 18 AVE					Whitman Ann Mrs	Sussman Max
1761 SW 23 TER				Green Benj A	Green Benj A	vacant
1711 SW 23 TER					Fox Margt D Mrs	Schwartzman M
2301 SW 19 AVE				Barron Geo J	Barron Geo J	Barron Geo J
2155 SW 24 ST				Overholt Frank E	Goldin Jacob E	Ballinger Grover L
1880 SW 24 ST				Jacobson Louis	Jacobson Lillian Mrs	Jacobson Lillian R Mrs
2144 SW 24 ST				Steinfeldt Chas R	Cohn Rudy M	Cohn Rudy M
2243 SW 14 AVE				Gordon Jerome B	Archibald Robt J	Ortiz Alicia L
1555 SW 23 ST				Burnell Bruce R	Colbert Jack	Bermudez Celso
2340 SW 22 ST				Austlander Harold P phys	Auslander Harold P phys / Witkind Elliot phys / Litowitz Robt dentist	Gladsden Norman phys / Brandon & Mijares Realty Inc
2330 SW 22 ST				Capri Apts	Camille Apartments	Bellas Apartments
2675 SW 23 ST				Epstein Max bldg contr	Fader Geo W	Fader Geo W
1760 SW 22 ST		Jelks Thos M		Dillard Anne P Mrs	vacant	Churchill Winton R dentist / Nobo Jacinto L phys
2225 SW 19 AVE				Freedman David	Putterman Saml L	Putterman Saml L
2115 SW 23 ST				Hopkinson Archie I	vacant	Berger Howard B
3750 SW 3 AVE				Mandell Milton N	Latour Edw A	Del Valle Manuel
1310 SW 22 TER						
3480 SW 3 AVE				Downay Morris A	Angel Mario	Sydah Susan Mrs
2418 SW 16 AVE					DeBolt Ozelle W Mrs	De Bolt Ozelle W Mrs
2256 SW 22 TER					DelValle Jose N	Del Valle Raymond N
2360 SW 22 AVE					vacant	Krumm Robt
1898 SW 22 ST				Marcus M Morris chiropodist	Marcus M Morris podiatrist	Dutty Patrick Advertising
2017 SW 23 ST					Samet Wm G	Samet Wm G
2320 SW 25 AVE					Gordon Jos	Wish[]er Max
2510 SW 23 TER					Fine Louis L	Lopez Domingo
2500 SW 23 TER					Fishman Jeanne A Mrs	Friedman Saml M
2360 SW 25 AVE					Palmer Allen	Alvarez Juan
1781 SW 24 ST				under construction	Cefola Julio G	Cefola Julio G
1771 SW 24 ST	Chute Leander B			under construction	Polner Benj	Rittenberg Ethel M
1761 SW 24 ST	vacant			under construction	Richard Alex J	Richard Alex J
1751 SW 24 ST				Snyder Simon	Snyder Simon	Tebo Arth P
1400 SW 22 ST					Jacobs Robt H phys / Kohlenberg Saml G dentist	Kohlenberg Saml G dentist / Miller Richd D phys
2414 SW 22 ST					Dorner Apartments	Dorner Apartments
2218 SW 22 ST					Tropical Assoc. Inc pet sup (2216-2220)	
2333 SW 24 AVE					Smith Wm H	Smith Wm H
2290 SW 24 ST					Epstein Max	Epstein Max

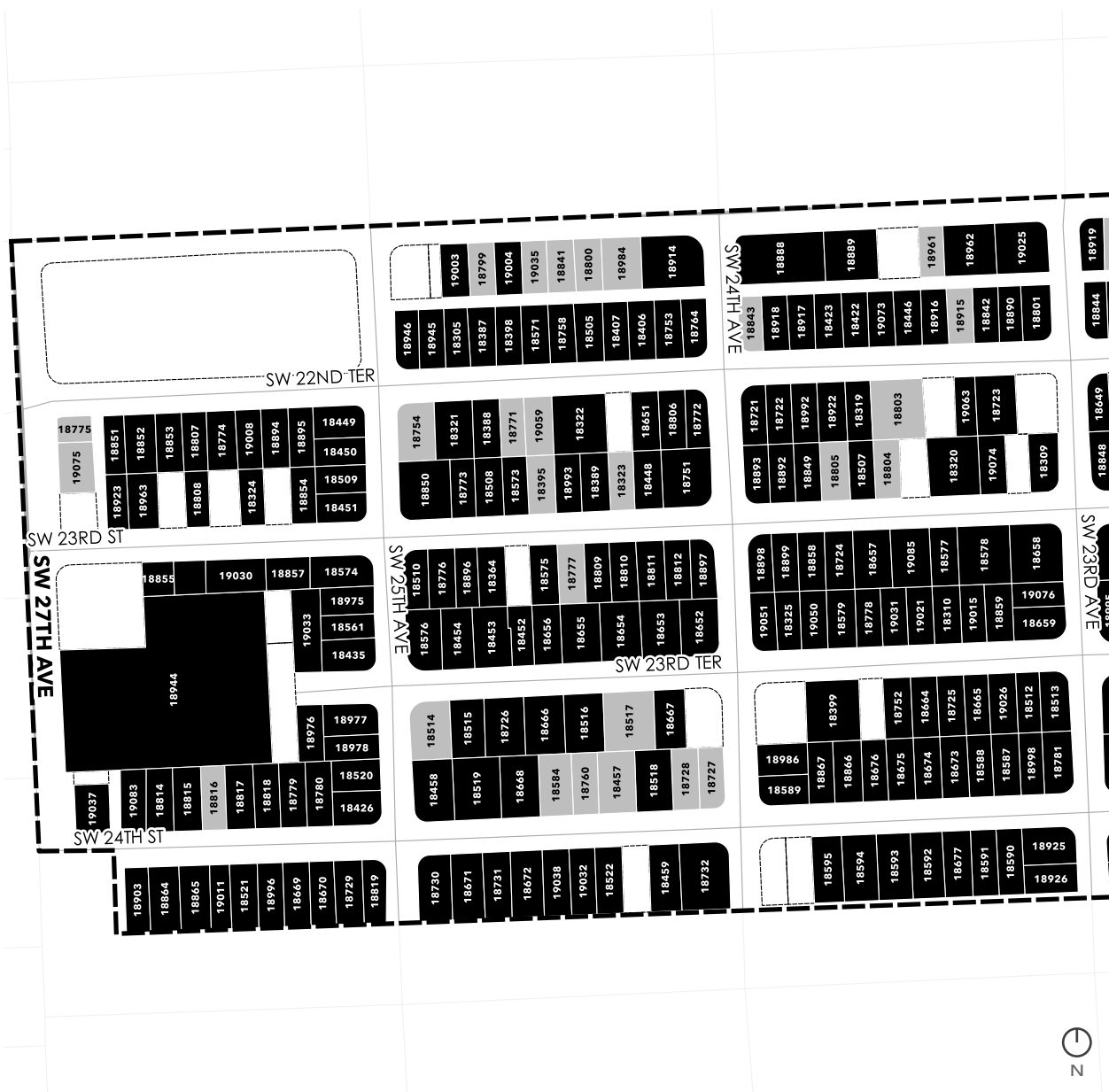
PROPERTY ADDRESS	City Directory 1927	City Directory 1931	City Directory 1941	City Directory 1953-54	City Directory 1962	City Directory 1971
2411 SW 23 AVE		Mowat Alf C			Leidel David G	Leidel David G
2021 SW 24 ST					Rollins Durwood	Keleti Wm G
1700 SW 24 ST					Deutsch Fredk	Deutsch Fredk
1300 SW 22 ST				Fry Harry E jr dentist	Mervin H phys / Rubin Seymour W phys / Kantor Norman phys / Fry	Antonio B / c Pereira Alf F phys / d Lastra Jose phys
2376 SW 22 TER					Kozakoff Harry H	Marozas Jonas
2441 SW 23 ST					Perlman Frank A	Kuc Walter
2275 SW 23 TER					Baxas Geo	Castro Angel
2295 SW 23 TER					Kaplan Jacob	Kaplan Bertha Mrs
2536 SW 24 ST					Kaffel Jos	Almeno Ana
2261 SW 24 ST					Covin Michl	Del Valle Manuel A
2307 SW 24 ST					Langman Simon E	Langman Simon E
1980 SW 22 ST					dentist / Rosen Sigmund J phys / Harris Steph M phys / Heiken	H dentist / Barrera Alvaro phys / Ross Sol M dentist / Sanchez Jose
2131 SW 23 ST					Sica Louis	Sica Louis
2365 SW 21 AVE					Buchwald Jos	Rodriguez Pajon
3400 SW 3 AVE				Ross Saul M dentist	FivePoints Medical Building / Gamse Edmonds phys	Bradley Whitworth Associates Inc. consulting engs
2464 SW 22 ST					M & H Apartments	L & L Apartments
2440 SW 22 ST					Stemerman Irving phys	Castello Carlos R phys / Velazquez Jose M phys
2240 SW 22 ST					Hubbard Walter J archt	Tojar Jose G phys
2231 SW 22 TER					Davis Lee S	Toffoli Raymond J
2237 SW 23 ST					Sanluan Minerva Mrs	Fernandez Julio C
2540 SW 22 TER					Argintar Oscar	Argintar Oscar
1429 SW 23 TER					Cohan Andrew / Oppenheim Edwin B	Gitlen Sophie I / Morris David
2211 SW 23 TER					Reinhardt Alf A	Reinhardt Alf A
2550 SW 24 ST					Seiden Mary Mrs	Seiden Mary Mrs
2191 SW 23 TER					Paley Bernard T	Adan Octavio
1911 SW 24 ST					Mansaur Jas A	Mansour James A
1610 SW 23 ST					Trotter J Olin	Abrams Meritt
2331 SW 23 TER					Fortuno Idalia Mrs	Aguilar Raul
2321 SW 16 AVE					Pena Zubillage	Rivas Reuben
1561 SW 23 TER					Bohm Milton P	Bohm Milton P
2435 SW 17 AVE					Seven-Eleven Food Stores (br) gro	Seven-Eleven Food Stores
2337 SW 17 AVE					Brickman Richd I	Ulloa Ciro
2333 SW 17 AVE					Segal Michl L	Carrazana Rene T
2341 SW 23 TER					Siegel Joseph	Siegel Joseph
1748 SW 23 ST					Jeffrey Walter H	Jeffrey Walter H
2031 SW 23 TER					Felahis Thos	Rodriguez Candido
2048 SW 23 TER					Gardner Ward W	Gardner Ward W
2300 SW 22 ST			vacant	Abbe Realty	Coastline Properties Inc real est	Pan American Land Development Inc

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2314 SW 23 TER					Alexanian Hagop H	Alexanian Hagop
1843 SW 23 ST					Ricolf J Fred jr	Madera Anthony M
2345 SW 21 AVE					Karras Athanasias	Karras Athanasias C
1450 SW 22 ST					Offices	Office Bldg
2640 SW 23 ST					VanderMalen Maynard E	Garrison Meruin J Rev
2345 SW 23 TER			Milton Wm F		vacant	Simkovic Simon
2450 SW 24 ST						Navarro V Humberto
2511 SW 23 TER					Dawson Geo	Raimundez Pedro A
1414 SW 22 ST					Ins Agcy Inc / Kistler C W Co The real est / Christie & Levenstein	Co / Hardeman Insurance Agency Inc / Dardick Gene Agency ins /
2436 SW 22 ST						Michaelson Allan K phys
2261 SW 23 TER						Kuhn Walter C
2375 SW 27 AVE						Western & Southern Life Insurance Co
2454 SW 24 ST						Demopoulos James G
1800 SW 22 ST						The claims ofc / Lincoln National Life Ins Co The genl agency
1850 SW 22 ST						Margoshes Stanley phys
1870 SW 23 ST						Bergman Sydney
1750 SW 23 TER		Spencer Jas A				Rivera Rafael
2415 SW 22 AVE						vacant
1600 SW 22 ST				vacant	Jerry lwyr / Reynolds Richd H lwyr / Mesiona Remto lwyr	Biscayne Federal Savings & Loan Assn
2243 SW 22 TER						Kuhn Alberto
1290 SW 22 ST			VanNest's Service Station filling sta	Perrine's Standard Serv	Coral Way Std Serv gas sta	Cox Sid Standard Service
2415 SW 17 AVE		vacant	Crews Cicero C	Bishop Robt / (2) Uano Lottie M / (3) Dayle Oscar	Dietz Chas R	
2212 SW 22 AVE						Schumacher Charles P
2201 SW 22 TER						Gonzalez Justo
2375 SW 23 TER						Ramirez Luis R
2325 SW 24 AVE						Cuevas Roberto E
1850 SW 22 TER						Lee Julio
1849 SW 24 ST						Guerra Adrian
2475 SW 16 CT						
1709 SW 24 ST						Kamareddine Mohamad
2224 SW 23 TER						Santos Jose
1821 SW 22 TER						Cardenas Nicolas / Hernandez Petra
2430 SW 16 CT						Mesa Jorge A
2450 SW 22 TER						Curbelo Rachael
2230 SW 23 ST						Stappert Eunice
2250 SW 17 AVE						Velaquez Luis
1740 SW 23 TER						vacant
2330 SW 22 TER						Lopez Orlando

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2143 SW 24 ST						Davis Marion B Mrs
1613 SW 23 ST						Lopez Renee
1860 SW 22 ST					Bossie Apartments	Apartments
2190 SW 22 ST				vacant	Royal Castle Systems Inc (2190-2192)	Humble Oil Co Station
1701 SW 23 TER						
2340 SW 17 AVE						Pupo Andres
1885 SW 23 TER						
2341 SW 17 AVE		Bishop Robt I	Eggleston Howard C	vacant	Vaughn Martha L Mrs	vacant
2230 SW 16 CT				Kosch Lydia Mrs	Durkin Eliz	Rodriguez Mario
2345 SW 22 TER						
2311 SW 23 ST						
2281 SW 27 AVE						
2320 SW 23 AVE						
1840 SW 22 ST			vacant	Juergens Hugo B	Juergens Hugo B	Juergens Ella L Mrs
2050 SW 22 ST					Apartments	
1724 SW 23 ST						

Appendix B - National Register Eligibility Maps

NATIONAL REGISTER DISTRICT ELIGIBILITY



LEGEND

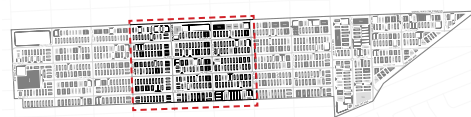
- DA No. Eligible
- DA No. Ineligible
- Property Not Surveyed



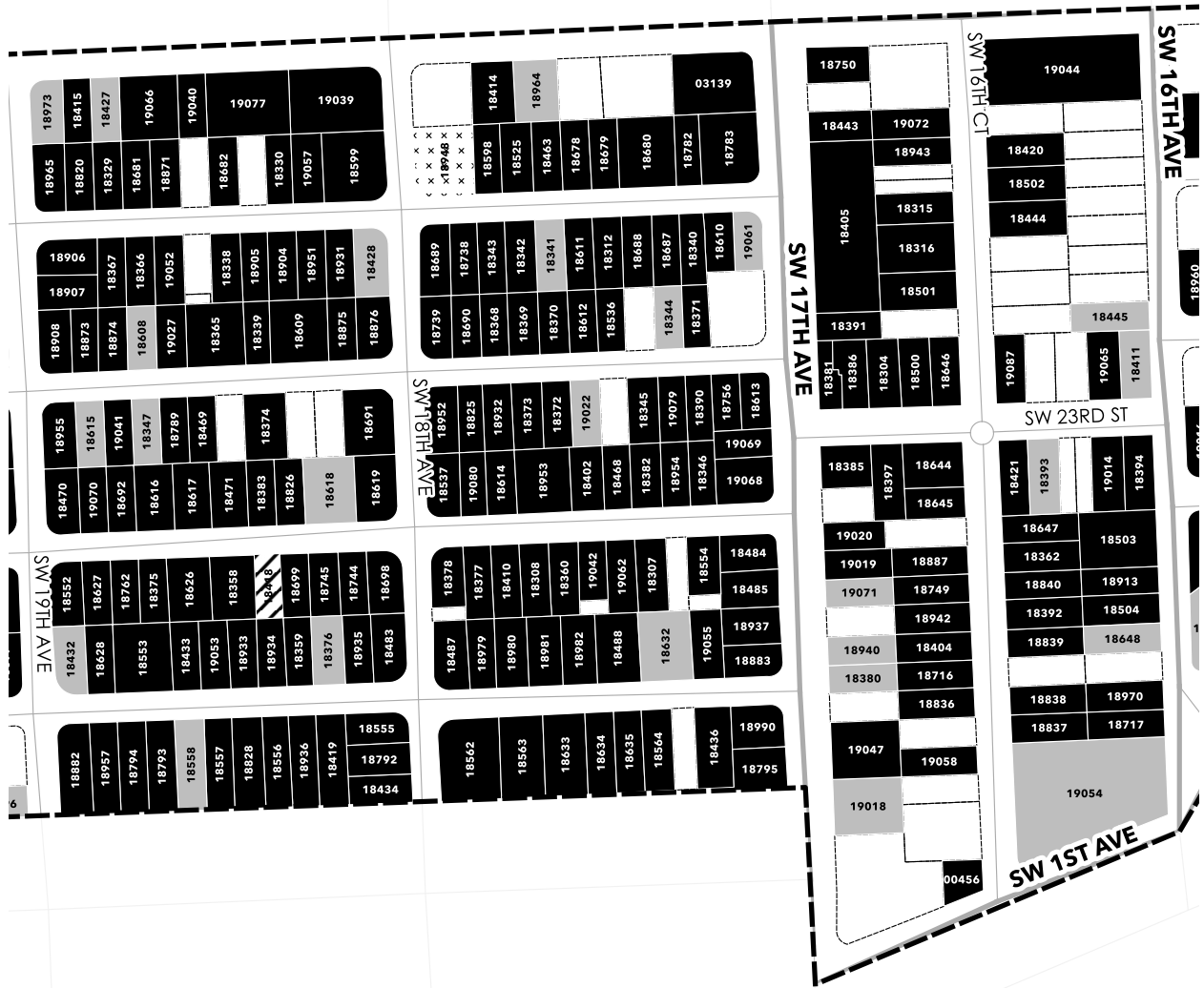


LEGEND

- DA No. Eligible
- DA No. Ineligible
- Property Not Surveyed



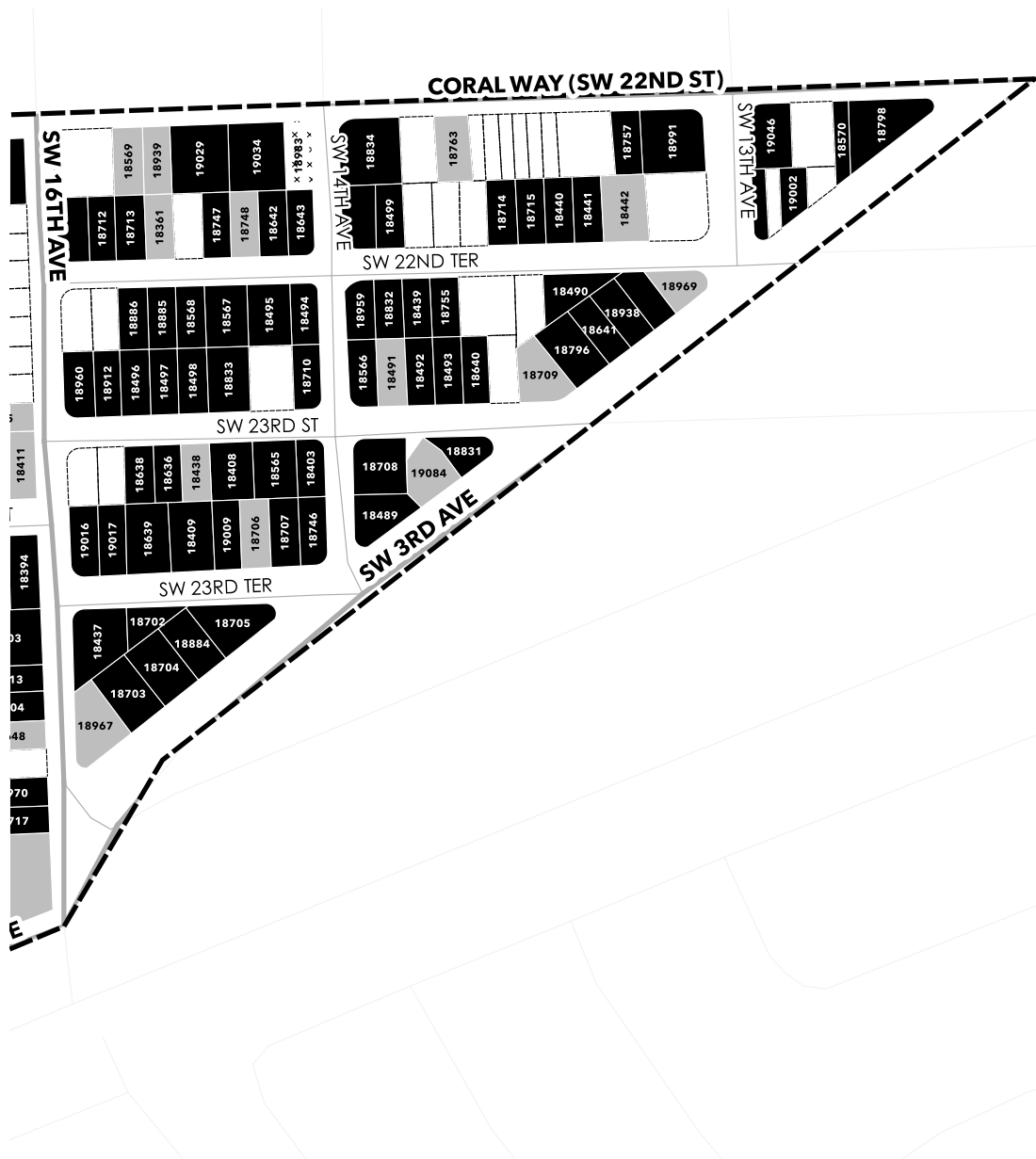
NATIONAL REGISTER DISTRICT ELIGIBILITY



LEGEND

- DA No. Eligible
- DA No. Ineligible
- Property Not Surveyed





LEGEND

- DA No. Eligible
- Property Not Surveyed
- DA No. Ineligible



NATIONAL REGISTER INDIVIDUAL SITES ELIGIBILITY



LEGEND

- DA No. Eligible
- DA No. Ineligible
- Property Not Surveyed





LEGEND

- DA No. Eligible
- DA No. Ineligible
- Property Not Surveyed



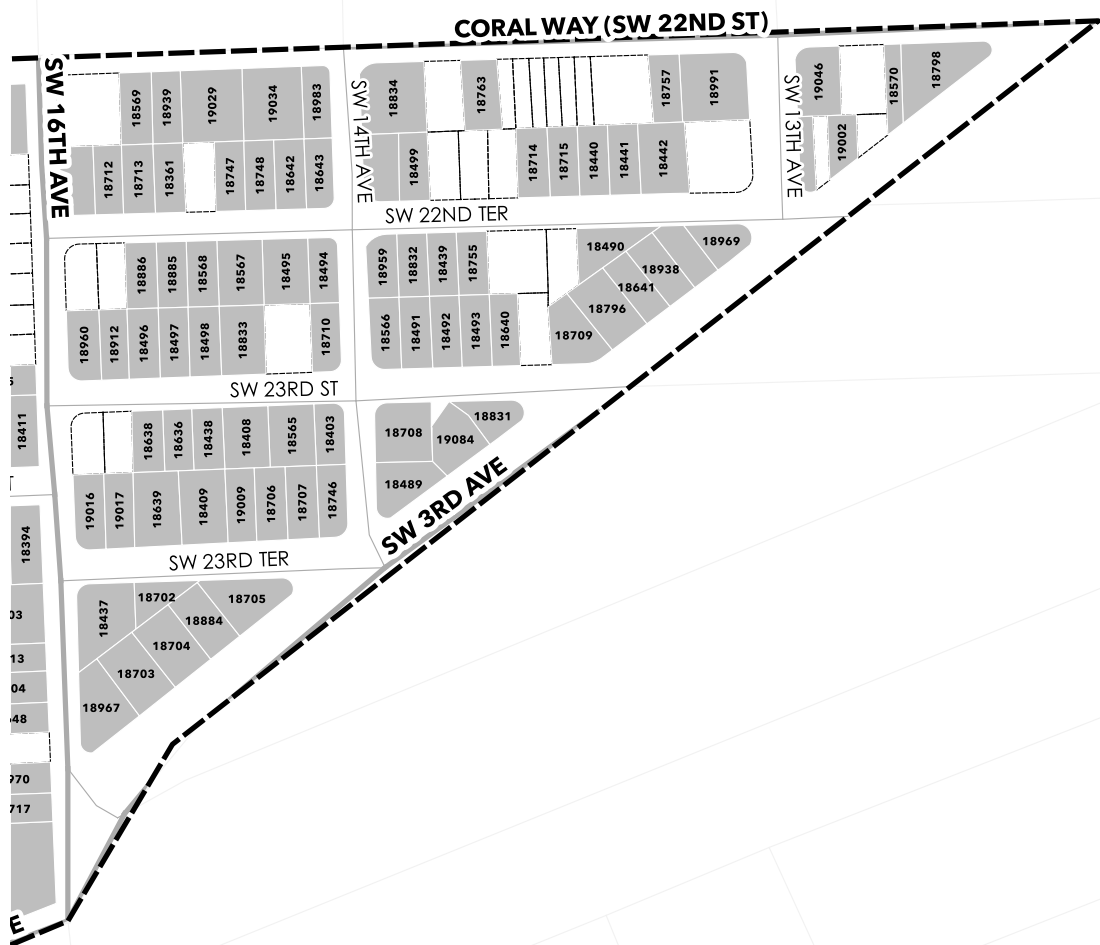
NATIONAL REGISTER INDIVIDUAL SITES ELIGIBILITY



LEGEND

- DA No. Eligible
- DA No. Ineligible
- Property Not Surveyed





LEGEND

- DA No. Eligible
- Property Not Surveyed
- DA No. Ineligible



Historic Silver Bluff

REDISCOVERING MIAMI'S NEIGHBORHOODS
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PLUSURBIA
1385 Coral Way PH401, Miami, FL 33145, United States
tel: +1.305.444.4850
web: plusurbia.com
email: info@plusurbia.com

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