

# MIAMI-DADE

## HISTORIC RESOURCE GUIDE



**plusurbia.**

Submitted on  
July 2025

**PREPARED FOR:**

Regulatory and Economic Resources Department  
Office of Historic Preservation  
Miami-Dade County, Florida

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**NOTES**

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**Image: Cover page:** A historic aerial photograph of the Sikorsky S-42 plane flying over Downtown Miami. Source: State Archives of Florida.

**Image:** Cape Florida Lighthouse in 1950. Source: State Archives of Florida.

# MIAMI-DADE FLORIDA

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**Image:** Historic Bahamian residences on Franklin Street in Coconut Grove, West Grove Thematic District. Source: City of Miami Tax Card Photo.

**Image:** The Richmond Cottage a year after it was purchased by Charles Deering c.1920s. Source: State Archives of Florida.



# INTRODUCTION

This report is a guide to historic preservation in Miami-Dade County. It features a comprehensive list of all locally-designated historic and archaeological sites, zones and districts in the County. This list is organized according to the eleven (11) historic preservation programs in Miami-Dade County that have the authority to designate and manage historic places. These programs include the municipalities of Coral Gables, Hialeah, Homestead, Miami, Miami Beach, Miami Shores, Miami Springs, Opa-locka, South Miami, Sunny Isles Beach, as well as Miami-Dade County, which manages unincorporated places as well as municipalities that do not have their own historic preservation program. This report provides background on each of these historic preservation programs, and illustrates their historically designated places with photographs and maps. Finally, this report explains the overall purpose and benefit of historic preservation in Miami-Dade County.

This report was compiled using information supplied by each of the County's eleven (11) historic preservation programs. Please note that no substantive verification was conducted on the information provided by these entities. Please also note that the comprehensive list and maps of all historic resources are accurate as of the date of publication of this report, but that designated historic sites may be added, removed or modified from this list over time, according to the action of the respective historic preservation agency.



**Image:** The Miami News Building, later known as the Freedom Tower, standing before a construction site at Bayfront Park. Source: University of Miami Library Special Collections.

**Image:** Scottish Rite Temple. Source: City of Miami Tax Card Photo.

## WHY IS HISTORIC PRESERVATION IMPORTANT?

Historic preservation creates cultural and economic benefits for local communities. Culturally, historic preservation brings attention to historic and cultural resources that are significant to the local community or environment. It attempts to preserve historic resources that enrich the urban fabric of our cities and foster a sense of identity. Historic buildings and sites are a type of "visual yardstick" with which we measure our accomplishments, failures, and the overall change in character of South Florida.<sup>1</sup> According to the National Park Service (NPS),

*"Historic preservation is a conversation with our past about our future. It provides us with opportunities to ask, "What is important in our history?" and "What parts of our past can we preserve for the future?" Through historic preservation, we look at history in different ways, ask different questions of the past, and learn new things about our history and ourselves. Historic preservation is an important way for us to transmit our understanding of the past to future generations."<sup>2</sup>*

Economically, local historic designation may benefit property owners in the form of grants, tax exemptions, and in some cases, zoning benefits and transfer of development rights (TDRs). Each local historic preservation agency can provide more information on the economic benefits available to owners of locally-designated historic properties. Historic preservation has also been known to enhance real estate values and bolster small local businesses through the retention of historic main streets and downtowns. Heritage tourism has also made historic preservation a sort of investment, which can bring new economic opportunities at both the local and regional level.

## HOW PRESERVATION WORKS AT THE LOCAL AND NATIONAL LEVEL

The historic preservation programs of Miami-Dade County are intended to document, manage, regulate, and protect all the buildings, structures, archaeological sites, districts, and landscapes of historic and cultural significance within their jurisdiction and preserve them for public benefit. Each program has a historic preservation board, as well as municipal staff assigned to work with the board. The work conducted by local preservation boards aims to promote a greater appreciation for South Florida's cultural heritage and a deeper understanding of past. Historic preservation boards regularly update, designate, and share information about their resources, meaning new historic and cultural information is continuously being identified and recorded to best document our past.

In Miami-Dade County, the county retains oversight over all historic resources in its jurisdiction except for those within municipalities that have specifically opted out of Miami-Dade County's historic and/or archaeological preservation programs through an official historic preservation ordinance. Preservation ordinances establish each of those municipality's provisions to organize and manage a historic preservation board for their area with procedures for designation and regulation, standards for approval/disapproval of certificates of appropriateness, certificates to dig, and demolition applications, and provide economic incentives for preservation, among other things similar to the protocols in place for those areas within Miami-Dade County's specific purview. All municipalities that opt out of the county's preservation jurisdiction are required to meet a set of minimum standards, both in terms of their specific ordinance and operations.

1 Rodriguez, Ivan A. and Margot Ammidown. From Wilderness to Metropolis. Franklin Press, Inc., 1982, pp. 1.

2 "What is Historic Preservation?" National Park Service, <https://www.nps.gov/subjects/historicpreservation/what-is-historic-preservation.htm>. Accessed March 25, 2021



Medaille, Pa., New York, N.Y.,  
Chicago, Ill., London, England.

**Image:** Venetian Pool, Coral Gables. Source: Library of Congress.

Each historic preservation board must provide an annual report to the County detailing the board's membership, agenda, and meeting minutes. Municipal reporting also requires an annually updated list of all the historically and/or archaeologically designated resources under its jurisdiction.

As of this report, there are ten (10) municipalities that have opted out of Miami-Dade County's historic preservation program. These municipalities are Coral Gables, Hialeah, Homestead, Miami, Miami Beach, Miami Shores, Miami Springs, Opa-locka, South Miami, and Sunny Isles Beach. Of these, only the City of Miami has opted to also manage its own archaeological preservation program.

Each municipality sets their own regulations on how property owners should apply for historic designation. Please contact your local historic preservation board for



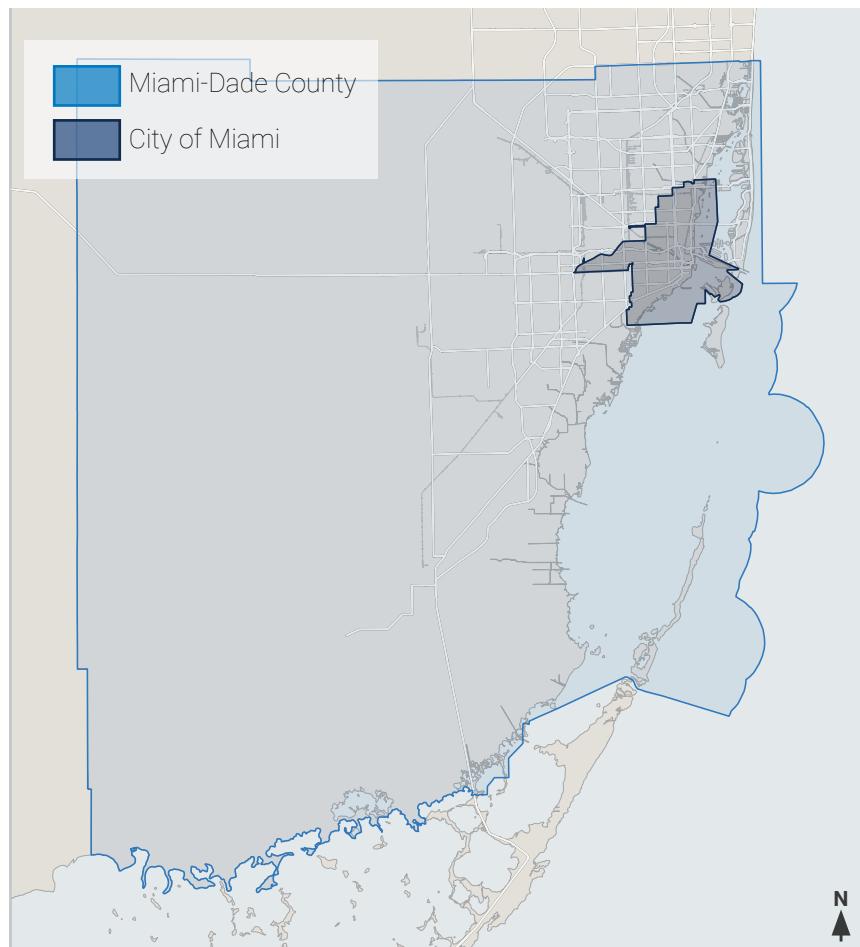
**Image:** Ancient Spanish Monastery, North Miami Beach. Source: State Archives of Florida.

more information about your municipality's designation processes. After a property is designated, it must comply with the standards set by its respective historic preservation board and may also require approval by the City Council. These include but are not limited to the alteration, restoration, renovation, excavation, movement, relocation, or demolition of a historically designated resource. Some jurisdictions may have also adopted design review guidelines.

It is important to note that local historic designation is different from the National Register of Historic Places. At the national level, the National Park Service (NPS) of the U.S. Department of the Interior administers the National Register of Historic Places (NRHP). A locally-designated historic resource is not automatically listed

on the NRHP. Likewise, places that are listed on the NRHP are not protected by local County or City oversight, as would be a locally-designated resource. Privately-owned historic resources are not subject to review under the NRHP program; only federally-owned or federally-funded projects that affect NRHP historic resources are subject to review. Local designations generally offer greater protection through increased local oversight and regulation.

This report only lists historic resources in Miami-Dade County that are locally designated. Additional information is provided for the locally designated sites that are also listed on the NRHP or as NHLs. Please note that this report does not include resources that lack local designation.



**Map 2:** This map shows the jurisdictions of each of the eleven (11) historic preservation boards in Miami-Dade County. Only municipalities that opt out of Miami-Dade County's historic preservation oversight have their own boards. Source: Plusurbia.

- Miami-Dade County
- Coral Gables
- Hialeah
- Homestead
- Miami
- Miami Beach
- Miami Shores
- Miami Springs
- Opa-locka
- South Miami
- Sunny Isles Beach

N

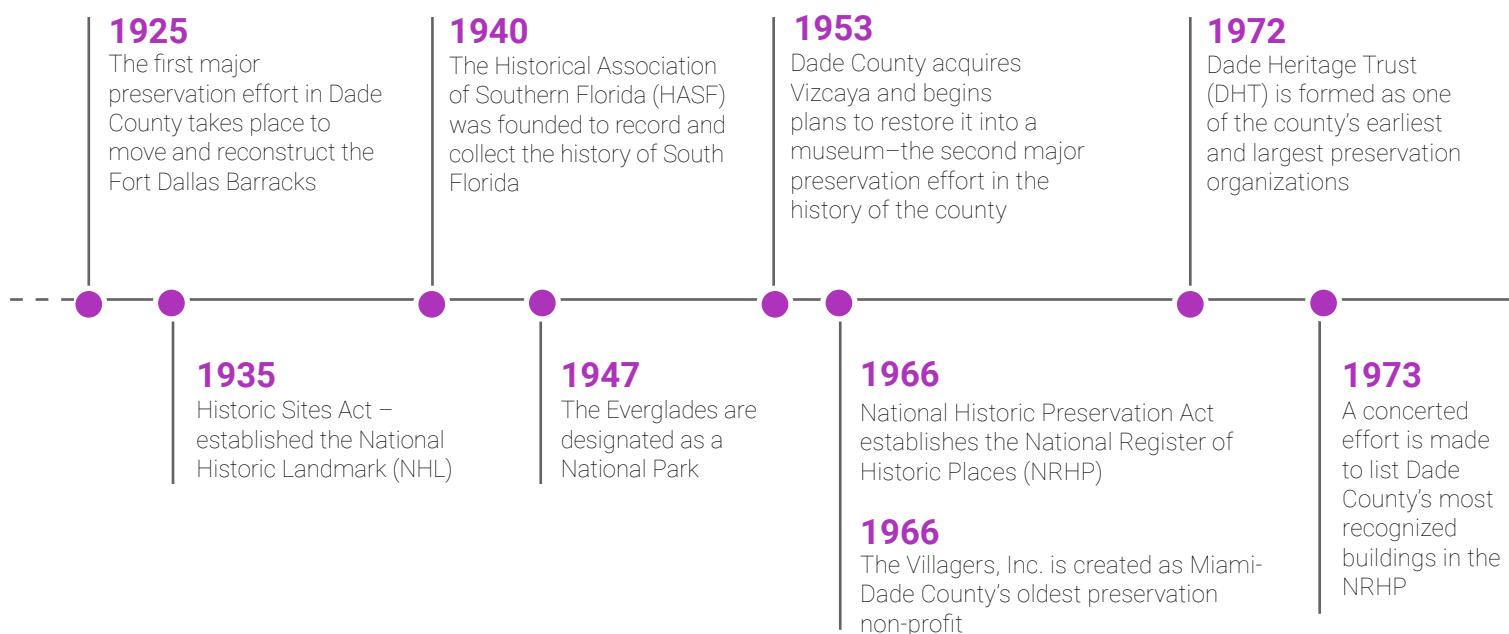
# The History of Preservation Efforts in Miami-Dade County

Some of the earliest preservation efforts to impact Miami-Dade County were the Historic Sites Act (1935), which established the National Historic Landmark (NHL) program and the later National Historic Preservation Act (1966). Even earlier, in 1925 the Miami Woman's Club and the Daughters of the American Revolution spearheaded Dade County's first major preservation effort when they funded the relocation and reconstruction of the Fort Dallas Barracks in Lummus Park. The Historical Association of South Florida (HASF) was later organized in 1940 with the goal of building a repository of historic artifacts and was the earliest most continuous group dedicated to preserving and interpreting the past in Miami-Dade County.<sup>3</sup> HASF went on to found the HistoryMiami Museum at the downtown Cultural Plaza in 1980. The opening of James Deering's Vizcaya estate as the Dade County Art Museum in 1953 was also

considered a monumental moment in preservation history. The Villagers Inc., was formed in 1966 as Miami's first preservation non-profit, an all-volunteer group that fundraises and advocates for the preservation and restoration of Miami's historic places.

The 1970s was a prolific decade for historic preservation in Miami-Dade County. The U.S. bicentennial of 1976 sparked national pride in U.S. heritage and was the beginning of many preservation programs nation-wide. Many of Miami's largest and most influential preservation organizations were founded or strengthened as a result of the Bicentennial celebrations, including Dade Heritage Trust, The Black Archives, and Miami Design Preservation League. In 1972, Dolly MacIntyre and members of The Villagers, Inc, founded the Dade Heritage Trust as an additional vehicle for preserving historic sites throughout

<sup>3</sup> "What is Historic Preservation?" National Park Service, <https://www.nps.gov/subjects/historicpreservation/what-is-historic-preservation.htm>. Accessed March 25, 2021



the County. In 1976, Barbara Baer Capitman and her son, John Capitman, led efforts to preserve the historic Art Deco architecture in Miami Beach and established the Miami Design Preservation League. In 1977, Dr. Dorothy Jenkins Fields led a collaboration between the Historical Association of South Florida and Dade School Board to develop the Black Photographic Archives and Oral History Collection, which culminated in the creation of the Black Archives History and Research Foundation.

This newfound interest in preservation in the 1970s resulted in the 1977-1980 Dade County Survey, which identified approximately 6,000 sites and offered a greater understanding of the historical resources within Miami-Dade County. This survey was followed by adoption of a countywide preservation ordinance in 1981 establishing the County's Office of Historic Preservation and guidelines for municipalities to establish their own boards. Two major works were produced by the county documenting its historic resources. *From Wilderness to Metropolis*, written by Ivan A. Rodriguez and Margot

Ammidown in 1982 with a second edition completed in 1992, covers the history of Miami-Dade County from 1825 to 1940. In 2021, the county obtained a Florida Division of Historical Resources Small Matching Grant to complete an update to this book written by Shulman + Associates exploring the era from 1941 to the 1989, titled *From Metropolis to Global City*.

As a result of the 1977-1980 Dade County Survey, many municipalities in the County adopted their own preservation ordinances and establish their own historic preservation boards. In the 1980s, both the County and the newly-created municipal Historic Preservation Boards began to locally designate historic resources identified in the Survey. Throughout the County, there was also an effort to list nationally-significant historic sites on the National Register of Historic Places. Over time, more municipalities have created their own programs, and the list of locally-designated historic sites in Miami-Dade County continues to grow.

## 1976

The U.S. Bicentennial sparks national pride in U.S. culture and history, encouraging the growth of preservation programs across the country

## 1976

The Miami Design Preservation League is established by Barbara Baer Capitman and her son, John Capitman, to preserve Art Deco architecture

## 1980

Biscayne Bay is designated as a National Park

## 1982

*From Wilderness to Metropolis*, written by Ivan A. Rodriguez and Margot Ammidown, is published

## 2021

Miami-Dade County adopts a new preservation ordinance to maintain an annually updated countywide list of all historic and archaeological resources in the county to be kept on file internally and made available online

## 2021

The continuation to *From Wilderness to Metropolis*, *From Metropolis to Global City*, is written by Shulman + Associates.

## 1977

The comprehensive Dade County Historic Survey is initiated by the Metro Dade Office of Community and Economic Development and the Metro Department of Parks and Recreation. Completed in 1980.

## 1977

The Black Archives, History, and Research Foundation of South Florida is founded to collect and preserve the history of Miami's Black community

## 1981

Miami-Dade County adopts a county-wide historic preservation ordinance, forming the Metro Historic Preservation Board

## 1992

A second edition of *From Wilderness to Metropolis* is published following Hurricane Andrew

# MIAMI-DADE COUNTY



**Image:** William Anderson's General Merchandise Store, Redland. Source: Miami-Dade County.

14 **Image:** Dade County Courthouse, Downtown Miami, c.1935. Source: State Archives of Florida.



# MIAMI-DADE COUNTY



**Miami-Dade County  
was established  
in 1836 and has  
historical resources  
that date as far back  
as the Tequesta  
period.**

## History of Miami-Dade County

Miami-Dade County is bordered by Biscayne Bay and the Atlantic Ocean to the east, the Everglades to the west, the Florida Keys to the south, and Broward County to the north. Miami-Dade is comprised of 34 municipalities—Aventura, Bal Harbour, Bay Harbor Islands, Biscayne Park, Coral Gables, Cutler Bay, Doral, El Portal, Florida City, Golden Beach, Hialeah, Hialeah Gardens, Homestead, Indian Creek, Key Biscayne, Medley, Miami, Miami Beach, Miami Gardens, Miami Lakes, Miami Shores,

**Image:** Cape Florida Lighthouse, c.1886. Source: University of Miami Library Special Collections.

Miami Springs, North Bay Village, North Miami, North Miami Beach, Opa-locka, Palmetto Bay, Pinecrest, South Miami, Sunny Isles Beach, Surfside, Sweetwater, Virginia Gardens and West Miami—and all unincorporated areas of the county.

Located along the southeast tip of the Florida peninsula, Miami-Dade County was formally established as 'Dade County' in 1836 (renamed Miami-Dade County in 1997). By this point, Dade County consisted of swamp and prairie land with pockets of pineland on high ground. Over 10,000-20,000 years ago, the area was inhabited by a Tequesta tribe that settled along the mouth of the Miami River. The Tequesta population dwindled after making contact with the Spanish, and the area was later inhabited by Seminoles fleeing from conflict during the Seminole Wars.

The history of the development of Miami-Dade County is generally divided into three major periods: early pioneering and settlement, the 1920s boom era, and the post-WWII boom era. Miami-Dade County was a rural agricultural region during its early years. It was inhabited by Black and White farmers coming from states further north, as well as from Europe and the Caribbean. Black Bahamians, who had experience living and working in tropical climates with coral rock soil, were among the foremost laborers during Miami-Dade's early development. The extension of the Florida East Coast (FEC) Railway to Miami in 1896 and later to Homestead in 1904 led to the profound changes in Miami-Dade County's demographics, economy, and culture. The laborers employed by railroad companies, most of which were Black Southerners and Black Bahamians, would also play a critical role in establishing the county's first communities.



**Image:** Lyric Theatre. Source: City of Miami Historic Tax Card Photo.

**Image:** William K. Vanderbilt Jr. Estate. Source: Fisher Island Community Association.



During the 1920s, Miami-Dade County experienced a land boom that led to the creation of many new villages and cities. The wealth and prosperity of the Roaring Twenties had placed Miami-Dade County on a spotlight, attracting investments that ballooned the local economy and population. Much of the County was platted during

**Image:** Georgette's Tea Room. Source: Historic Tax Card Photo.

**Image:** Georgette's Tea Room. Source: Steven Brooke photography.

the 1920s during the speculative land development frenzy. Communities like Coral Gables, Miami Springs, and Miami Shores—to name a few—built lavish themed developments to appeal to investors. Ultimately, the period ended in financial collapse set to the backdrop of the Hurricane of 1926. Many of the developments were abandoned; some were later built out in the late 1930s as a result of New Deal-era Federal Housing Administration loans, and subject to their minimum standards for construction.

The post-war era would bring a period of economic prosperity and population growth that ushered in the third major wave of development in Miami-Dade County. After World War II, many veterans who had trained in



**Image:** Historic photograph of the El Portal House. Source: Miami-Dade County Historic Tax Card Photo, 1955.

**Image:** Photo of the El Portal House in 2023. Source: Plusurbia.

South Florida left with “sand in their shoes,” prompting their desire to return.<sup>4</sup> This led to the expansion of Miami-Dade’s suburbs, which were in part funded by the Federal Housing Administration and their now-relaxed design standards. The construction of highways during the 1960s would also have a tremendous impact on urban development. Highways allowed residents and

developers to reach new distances but also displaced Black communities like Overtown. The influx of Hispanic and Caribbean immigrants would also radically change Miami-Dade’s demographic makeup during the post-war period, transforming the County into a majority Hispanic and majority immigrant community after the 1960s.

<sup>4</sup> Shulman and Associates. “The Modern Metropolis,” From Metropolis to Global City. Miami-Dade County Department of Regulatory and Economic Resources, 2021, pp. 2.

## Historic Preservation in Miami-Dade County

The Miami-Dade County's Office of Historic Preservation (County OHP) falls within the Department of Regulatory and Economic Resources (RER). The County OHP operates at three levels of oversight, managing unincorporated areas of the County, cities that do not have their own historic preservation ordinance, and all historic preservation boards through a set of minimum standards. The County OHP provides all municipalities with technical assistance in preservation matters as needed. The program is administered by the County Historic Preservation Chief and operates under the

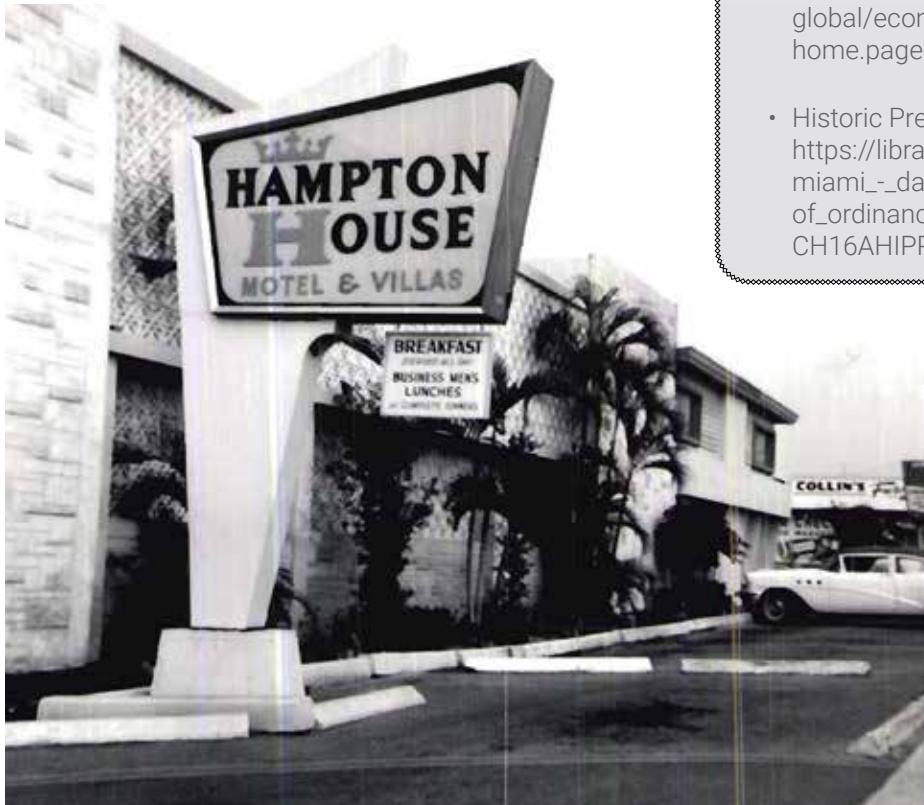
direct jurisdiction and legislative control of the Board of County Commissioners. The Historic Preservation Board consists of thirteen (13) members selected by the County Commissioners. The main duties of Miami-Dade County's Historic Preservation Board include: to review and recommend approval, disapproval or modification of all applications for final approval by the Board of County Commissioners of historic district and site designations, grant proposals, zoning and building code amendments, certificates of appropriateness, certificates to dig, historical markers, and certificates of recognition. The Board maintains a comprehensive list of all historical and archaeological resources located in the County.



**Image:** The Redland Farm Life School.  
Source: Florida Pioneer Museum.

**Image:** The Sherwood Forest House on NE 8th Street in El Portal. Source: Sherwood Forest House Designation Report.

The OHP also undertakes extensive public outreach and educational programming to increase awareness of the County's unique history and the value of historic preservation. It is the policy of Miami-Dade County to assist owners of historic properties in identifying various economic incentives that may benefit historically designated properties throughout the County, including grants, zoning waivers, historic preservation easements, and historic plaque and marker programs.



**Image:** 1963 Historic Photo of the Hampton House. Source: Miami-Dade County Historic Tax Card Photo.

**Image:** Current photographs of the Historic Hampton House. Source: Plusurbia Design.



**More information about the Miami-Dade County historic preservation program is available here:**

- Phone Number: (305) 375-4958
- Email Address: historicpreservation@miamidade.gov
- Website: <https://www.miamidade.gov/global/economy/historic-preservation/home.page>
- Historic Preservation Ordinance: [https://library.municode.com/fl/miami\\_dade\\_county/codes/code\\_of\\_ordinances?nodeId=PTIIIC00R\\_CH16AHIPR](https://library.municode.com/fl/miami_dade_county/codes/code_of_ordinances?nodeId=PTIIIC00R_CH16AHIPR)



# Miami-Dade County Historic Districts

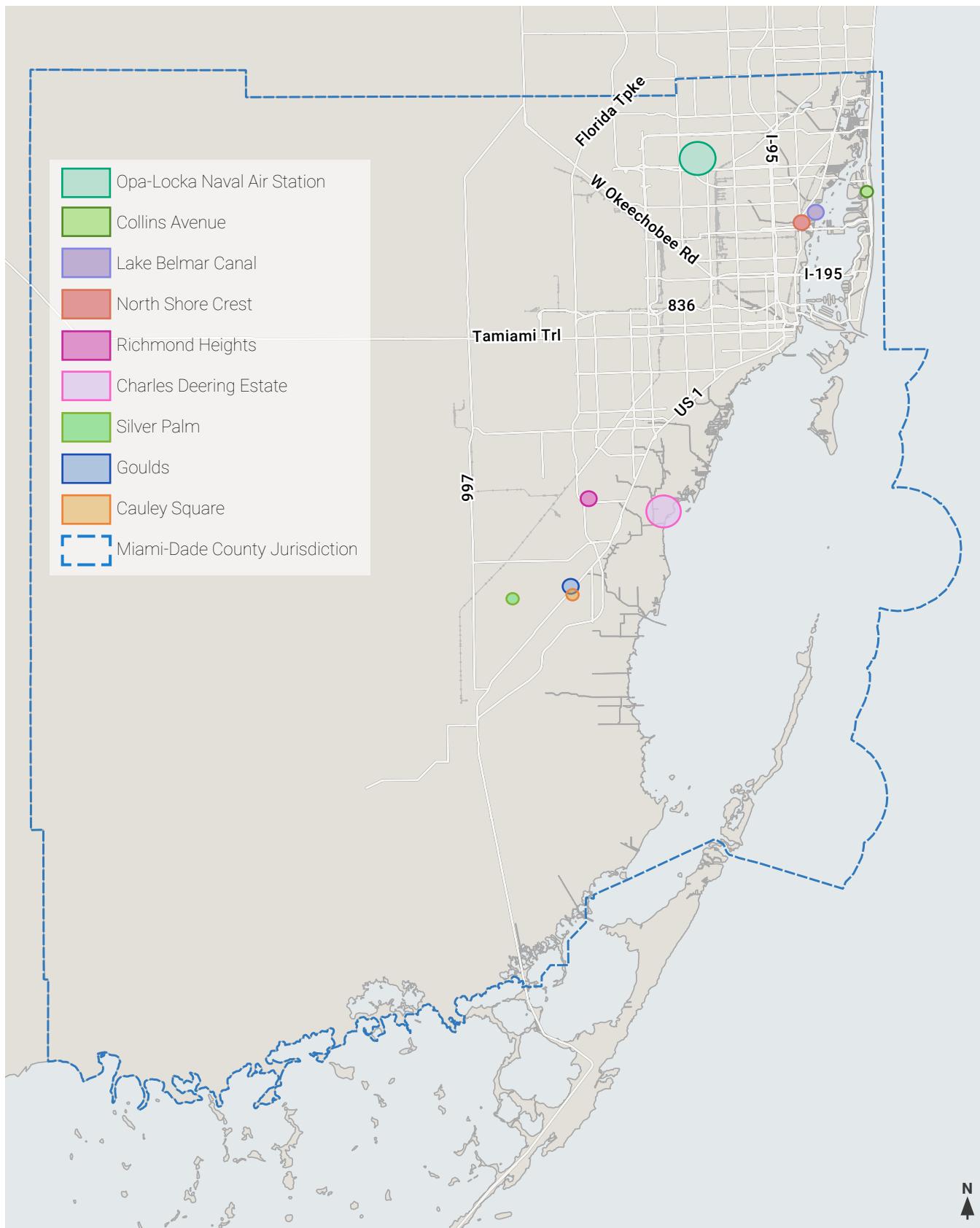
District Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Cauley Square Historic District	22400 Old Dixie Hwy., Miami; SW 224th St.	9/13/94	Not listed
Charles Deering Estate at Cutler Historic District	16701 SW 72nd Ave., Palmetto Bay	2/21/07 and 8/21/85	3/11/86 (NR)
Collins Avenue Historic District	Collins & Harding Ave., between 90th and 91st St., Surfside	7/20/16	Not listed
Goulds Historic District	Old Dixie Hwy., Miami Ave., SW 124th Ave.	3/18/98	Not listed
Lake Belmar Canal Historic District	NE 89th St. Canal (historic seawall) & mini-lots	6/16/99	Not listed
Naval Air Station Miami; Opa-locka Historic District (Buildings 101, 102, and 105)	Opa-locka Airport; 14200 NW 42nd Ave.	1/14/04	Not listed
North Shore Crest Historic District	NE 87th & NE 88th St., from edge of Miami Shores east to NE 8th Ct.	12/15/99	Not listed
Richmond Heights Pioneer Historic District	14520-14960 Monroe St.	7/20/16	3/25/19 (NR)
Silver Palm Historic District	15601 SW 232nd St., Miami	2/16/94	Not listed

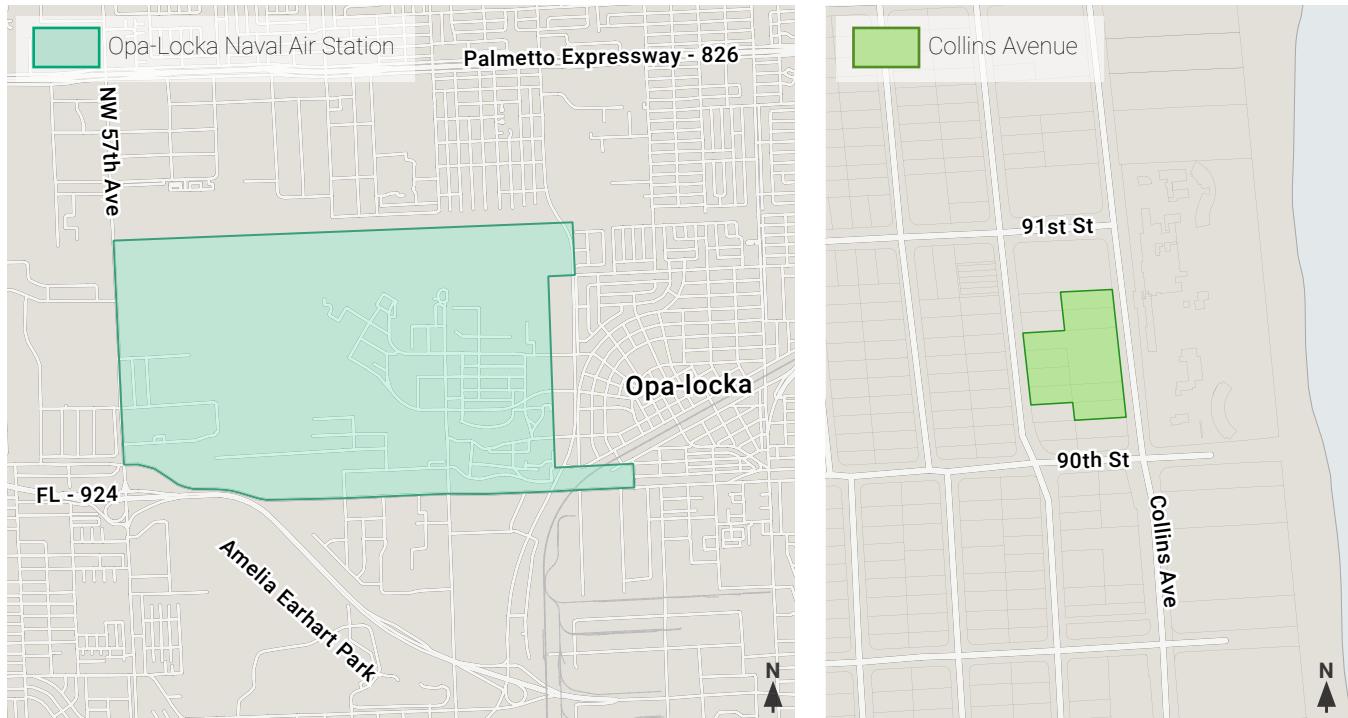
**Table 1:** This table includes all the locally-designated historic districts within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.



**Map 3:** This map shows the general location of all nine (9) of the local historic districts managed by Miami-Dade County as of June 2025. Source: Plusurbia.

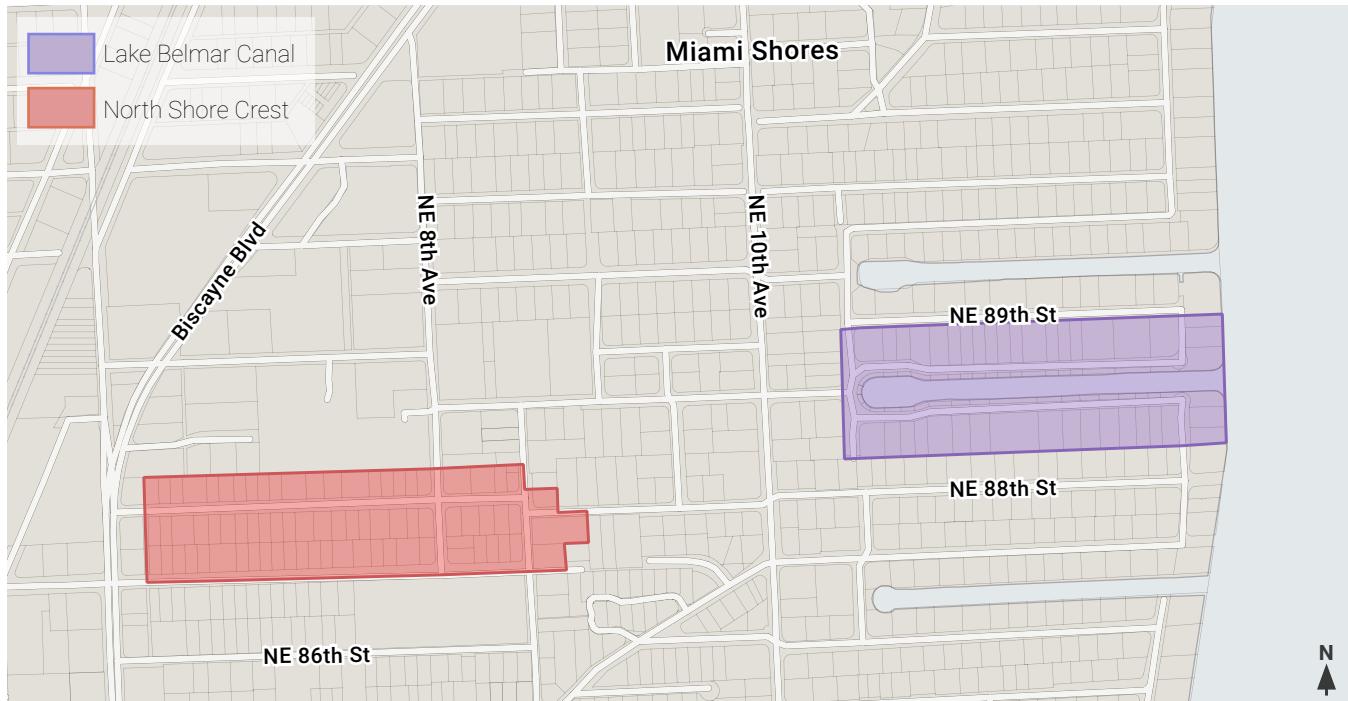
**Image:** Richmond Heights c.1960 images. Source: Richmond Heights Designation Report.



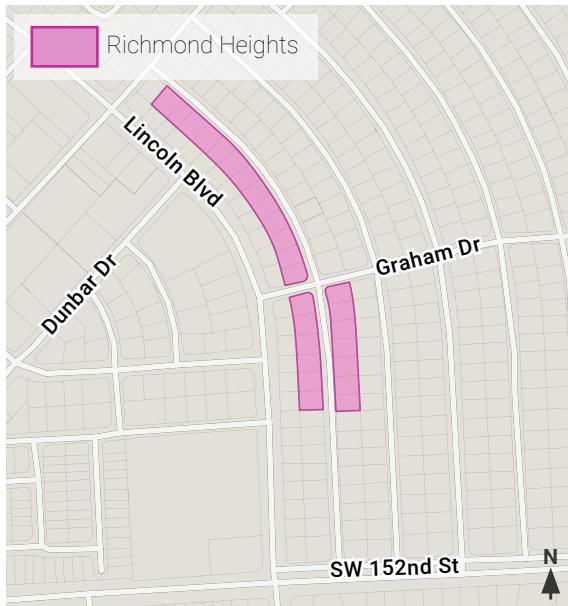


**Map 4:** This map features the Opa-locka Naval Air Station historic district west of Opa-locka. The area within the district encompasses the Miami-Opa Locka Executive Airport and has an aviation history that dates to the 1920s. Source: Plusurbia.

**Map 5:** This map features the Collins Avenue historic district on Collins Avenue by 90th Street in Surfside. The Collins Avenue historic district features a collection of Streamline Moderne and Miami Modern (MiMo) buildings. Source: Plusurbia.

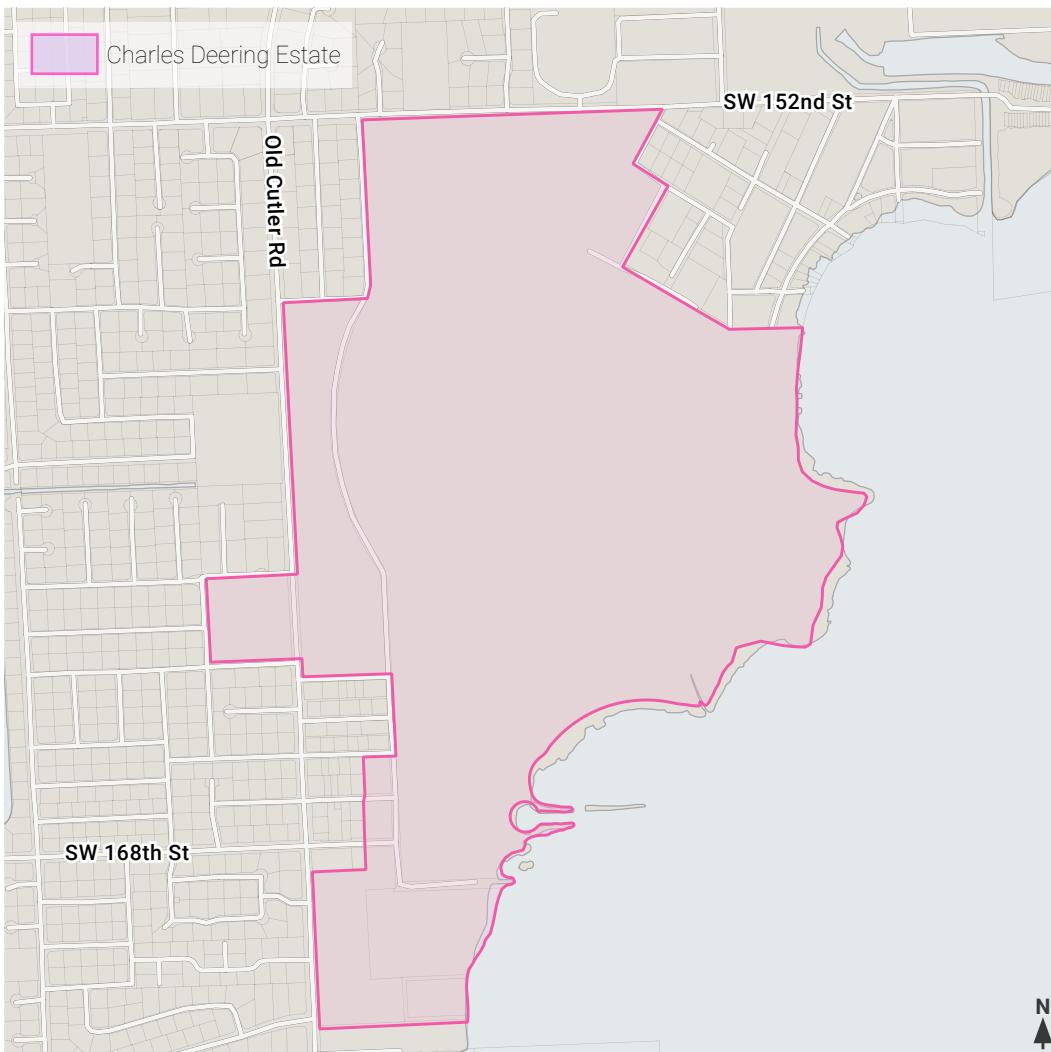


**Map 6:** This map features the Lake Belmar Canal and North Shore Crest historic districts on Biscayne Bay just below Miami Shores. Both districts feature residential developments from the early 20th century. Source: Plusurbia.



**Map 7:** This map features the Richmond Heights historic district in Richmond Heights. The district is known for having one of the first private developments in the county exclusively for African American World War II veterans. Source: Plusurbia.

**Map 8:** This map features the Charles Deering Estate historic district in Palmetto Bay. The district is tied to the history of the Town of Cutler. Source: Plusurbia.





**Map 9:** This map features the Silver Palm historic district in Silver Palm. It features some of the agricultural community's pioneer-era buildings. Source: Plusurbia.

**Map 10:** This map features the Cauley Square and Goulds historic districts in Goulds. These districts are at the heart of the historic urban center in Goulds. Source: Plusurbia.

**Image:** Cauley Square Historic District. Source: Miami-Dade County Tax Card Photo.

**Image:** 1931 view of the Charles Deering Estate at Cutler. Source: University of Miami Library Special Collections.



# Miami-Dade County Historic Sites



**Image:** The Cuchiella House. Source: Miami-Dade County Tax Card Photo.

**Image:** The Cuchiella House c.2025. Source: Plusurbia.

**Image:** The Florida Pioneer Museum. Source: Miami-Dade County Tax Card Photo.

**Image:** Maude Black House. Source: Library of Congress.



**MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE**

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
317 Mendoza Avenue	317 Mendoza Ave., Miami	8/17/11	Not listed
A-Frame Boathouse & Residence	3691 NW 20th Ave., Miami-Dade	12/11/24	Not listed
Alhambra Heights Residence	577 NW 120 St., Miami-Dade	2/10/21	Not listed
Allen Chandler House	16750 SW 232nd St., Miami	7/30/87	Not listed
American Czech-Slovak Cultural Club	11325 Arch Creek Rd., North Miami	12/12/18	Not listed
Anderson Rock House	246 SW 1st St., Florida City	10/20/10	Not listed
Anderson's Corner; William Anderson's General Merchandise Store	15700 SW 232nd St., Goulds	9/10/81	10/18/77 (NR)
Arch Creek Road	Arch Creek Park, NE 135 St., FECRR right-of-way, and 13890 Biscayne Blvd., North Miami Beach	1/18/95	Not listed
Arden 'Doc' Thomas House; National and Tropical Audobon Society Headquarters	5530 Sunset Dr., South Miami	3/22/82	6/13/14 (NR)
Barrentine House	18671 NE 25th Pl., Miami	3/21/90	Not listed
Bay Harbor Club Birdcage	1155 103rd St., Bay Harbor Islands	9/21/16	Not listed
Bethel House	18201 SW 102nd Ct., Miami	2/21/95	Not listed
Biscayne Park Village Hall	640 NE 114th St., Biscayne Park	1/27/83	Not listed
Bougainvillea Apartments	9340 Collins Ave., Surfside	12/18/14	Not listed
Burr House	11900 NE 16th Ave.	10/20/83	Not listed
Burwell House	1945 NE 167th St., North Miami Beach	4/20/11	Not listed
Bush House	12750 SW 208th St., Miami	5/19/93	Not listed
Calusa Playhouse	4000 Rickenbacker Cswy., Miami	7/18/90	Not listed
Camp Matecumbe	13841 SW 120 St.	6/21/23	Not listed
Cape Florida Lighthouse	2100 S. Crandon Blvd., Key Biscayne; SE tip of Key Biscayne off U.S. 1	3/15/84	9/29/70 (NR)
Castle House	17800 Old Cutler Rd., Palmetto Bay	1/15/92	Not listed
Caves Residence	29150 SW 167 Ave., Miami-Dade	7/21/21	Not listed
Charles Deering Estate Housing Compound	16701 SW 72nd Ave., Palmetto Bay	8/21/85	3/11/86 (NR)
Charles Deering Estate Wall	16701 SW 72nd Ave., Palmetto Bay	8/21/85	Not listed
Charles Graham House	16525 SW 232nd St., Miami	4/17/85	Not listed

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Clark Residence	1360 NW 98 Terr., Miami-Dade	12/21/22	Not listed
Coral Castle; Rock Gate; Ed's Place	28655 S Dixie Hwy, Miami	11/19/81	5/10/84 (NR)
Coral Gables Wayside Park and Towers; Schenley Park Neighborhood	5710 SW 35th St., Miami	10/21/87	1/19/89 (NR)
Coral Rock Chapel	12425 SW 224th St., Miami	1/17/90	Not listed
Coral Rock Wall	Coral Reef Dr. from 89th Ave. to 86th Ave.	9/18/13	Not listed
Coral Rock Wall	Farmlife Rd. and Coconut Palm Dr. (SW 248th St. and SW 162nd Ave.)	11/14/90	Not listed
Cornell House	7310 SW 47th Ct., Miami	5/24/84	Not listed
Crandon Park Carousel	4000 Crandon Blvd., Key Biscayne	11/15/00	Not listed
Cuchiella Home	778 West Palm Dr., Florida City	1/18/95	Not listed
D.S. Campbell House	1634 NE 171st St., North Miami Beach	4/19/84	Not listed
Dade County Courthouse & Interior	73 W Flagler St.	10/21/20	1/4/89 (NR)
Dade County Hospital Annex (Kendall Hospital)	7950 SW 107th Ave., Miami	4/16/97	Not listed
Dan Roberts House	18240 SW 248th St., Miami	2/18/87	Not listed
Devonwood	6355 SW 133rd Dr., Pinecrest	3/22/82	Not listed
Dice House	10001 SW 82nd Ave., Miami (in Continental Park)	3/15/89	Not listed
Edwards House	310 NW 1st St., Florida City	2/6/95	Not listed
El Portal House	6 NE 89th St., El Portal	1/27/83	Not listed
El Portal/Little River Seawall	Railroad tracks to North Miami Ave./north shore of the canal	4/16/08	Not listed
Enrico Farmhouse	18450 NW 12th Ave., Miami Gardens	5/23/12	Not listed
Evergreen Memorial Park Cemetery	3055 NW 41st St., Miami	7/17/91	Not listed
Fairholm House	7425 Sunset Dr., Miami	1/23/85	Not listed
First Miami High School; First Miami Senior High	142 SW 11th St.	3/16/04	Not listed
Fisher-Sapero House	9200 Carlyle Ave., Surfside	9/30/20	8/21/23 (NR)
Flipse/O'Donnell House	8315 SW 153rd Terr., Palmetto Bay	2/17/93	Not listed
Florida City Limestone Cottage	404 West Palm Dr., Florida City	12/13/94	Not listed

**MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE**

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Florida Pioneer Museum	826 N Krome Ave., Florida City	5/26/83	8/14/73 (NR)
Forbes/Juan Gabriel Historic Site; Villa Ventiséis	23550 SW 187th Ave., Miami-Dade	5/22/24	Not listed
Fuchs Homestead	19440 SW 296th St., Homestead	5/17/95	Not listed
Fulford-By-The-Sea Monument	Intersection of NE 172nd St. and 23rd Ave., North Miami Beach	9/22/83	11/29/10 (NR)
Fulford-By-The-Sea Wall	NW Corner of NE 169th St. and NE 20th Ave.	11/17/83	Not listed
Georgette's Tea Room	2540 NW 51st St., Miami	7/18/90	Not listed
Golden Beach Pavilion	399 Ocean Blvd., Golden Beach	9/11/91	Not listed
Gossman House	16645 SW 248th St., Homestead	2/17/93	Not listed
Graham House	10721 NW 138th St., Hialeah Gardens	11/10/82	Not listed
Green Acres Villas	1465 NE 110th St., Miami	5/19/10	Not listed
Greynolds Park	17530 West Dixie Hwy., North Miami Beach	10/20/83	Not listed
Hampton House; The Booker Terrace Motel	4200 NW 27th Ave., Miami; 4240 NW 27th Ave., Miami	4/17/02	2/7/22 (NR)
Harbour Bay Condominium	10281 East Bay Harbor Dr., Bay Harbor Islands	11/30/16	Not listed
Hazenthorpe House	8812 NE 10th Ave.	8/11/83	Not listed
Hervey Allen Study; Glade Estates	8251-8261 SW 52nd Ave.	10/20/83	5/7/74 (NR)
Hickson House	15401 SW 260th St., Homestead	2/17/93	Not listed
Higgs House	2350 NW 55th Terr., Miami	3/19/08	Not listed
Howell House	6280 SW 57th Ave., Miami	7/19/84	Not listed
Hugh M. Matheson, Jr. House	21900 SW 157th Ave., Miami	12/17/08	Not listed
Irons Manor Fountain	Intersection of W Dixie Hwy, NE 132 St. & NE 9 Ave., North Miami	11/18/15	Not listed
Jackson-Mosley/Johnson Residence	2931 NW 52 St., Miami-Dade	12/21/22	Not listed
James E. Scott Homes Building	7265 NW 22nd Ave.	5/16/07	Not listed
Key Biscayne Beach Club	685 Ocean Dr., Key Biscayne	3/21/18	Not listed
Kiem House	9393 SW 120th St., Kendall	3/19/08	Not listed
Killian Drive	SW 112th St., from SW 67th to 97th Ave., Kendall	3/15/95	Not listed
King's Highway Banyan Trees	SW 304th St., between SW 167th and SW 174th Ave.	4/18/07	Not listed

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Krome House	17845 SW 296th St., Homestead	6/7/89	Not listed
Laesch/Bartram House	1205 Sunset Dr., Miami	8/17/84	Not listed
Lee-Cunningham House	21690 SW 138th Ave., Miami	8/5/82	Not listed
Liberty City Elks Lodge	6515-6525 NW 18 Ave., Miami-Dade	7/21/21	Not listed
Lincoln Memorial Park Cemetery	3001 NW 46th St., Miami	7/17/91	3/29/18 (NR)
Lindgren House	19300 SW 137th St., Miami	6/21/84	Not listed
Luther Chandler House	16700 SW 232nd St., Miami	4/16/86	Not listed
Lyric Theatre	819 NW 2nd Ave.	1/17/84	1/4/89 (NR)
MacDonell House and Walls	13701 Quail Roost Dr., Miami	7/19/00	Not listed
Majestic Isle Condominium	7949 East Dr., North Bay Village	10/20/10	Not listed
Mary Heinlein and Preston B. Bird Fruit and Spice Park	24801 SW 187th Ave., Homestead	7/10/95	Not listed
Matheson Worker's Cottage	7200 Crandon Blvd., Miami	1/18/95	Not listed
Maude Black House	10400 Old Cutler Rd., Miami	11/19/81	Not listed
Mays Middle School	11700 SW 216th St., Miami	12/18/91	Not listed
Merritt House	24890 SW 187th Ave., Homestead	7/6/95	Not listed
Mindermann House	16200 SW 232nd St., Goulds	4/16/86	Not listed
Mobley-Wood House	13550 SW 218th St., Miami	11/17/83	Not listed
Montgomery House	1820 SW 62nd Ave., West Miami	6/19/02	Not listed
Moody House	26620 Old Dixie Hwy., Homestead	12/15/83	Not listed
Naval Air Station Richmond Headquarters Building; JMWave Headquarters	12450 SW 152nd St.	12/19/07	5/1/17 (NR)
Old Spanish Monastery; Monastery of St. Bernard of Clairvaux; Cistercian Monastery	16711 Dixie Hwy., North Miami Beach	11/10/82	11/9/72 (NR)
Orchid Jungle	26715 SW 157th Ave., Homestead; 9100 SW 67th Ave., Pinecrest (original address)	1/20/99	Not listed
Palm Lodge	17390 SW 296th St., Homestead	12/15/83	Not listed
Pan American Regional Headquarter Building	4900 NW 36th St., Miami	6/18/14	Not listed
Parrot Jungle and Gardens; Pinecrest Gardens	11000 SW 57th Ave., Pinecrest	12/19/90	10/17/11 (NR)

**MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE**

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Peoples Gas System	15779 West Dixie Hwy., North Miami Beach	2/21/90	Not listed
Perrine Community House	900 Perrine Ave., Palmetto Bay	10/20/93	Not listed
Phillips House	1036 NE 89th St., Miami	11/17/83	Not listed
Pioneer Guild Hall	26400 SW 187th Ave., Homestead	6/30/82	Not listed
Princeton Station	Gold Coast Railroad Museum, Zoo Miami 12450 SW 152nd St.	7/19/84	Not listed
Redland Elementary School; Redland Farmlife School	24701 SW 162nd St., Homestead	2/19/97	Not listed
Richards-Erwin Homestead	7850 SW 47th Ave., Miami	5/26/82	Not listed
Richmond Naval Air Station Administration Building #25	12450 SW 152nd St., Miami (Next to Gold Coast Railroad Museum)	6/16/10	Not listed
Rivero House; Van Cooten Bungalow	2411 SW 62nd Ave., Miami	9/19/90	Not listed
Robert Frost's Winter Home	8101 SW 53rd Ave.	10/20/83	Not listed
Schenley Park Entrance Features	Intersection of Red Rd. and SW 32nd St., Schenley Park	5/20/09	Not listed
Schenley Park Entrance Towers/ La Luneta	Intersection of Red, Rd., Coral Way, and La Luneta Ave., Schenley Park Neighborhood	7/16/08	Not listed
Seaway Villas	9149 Collins Ave., Surfside	12/18/14	Not listed
Sherwood Forest House	301 NE 86th St., El Portal	8/11/83	Not listed
Silver Palm School House	15655 SW 232nd St., Goulds	3/19/86	7/2/87 (NR)
Smith/Wulf House	22700 SW 167th Ave., Goulds	5/19/93	Not listed
Smoak Cottage	7998 SW 98th Terr., Miami	9/21/05	Not listed
Snell/Davis House	25755 SW 162nd Ave., Homestead	12/2/82	Not listed
Staehle House	1511 NE 132nd Rd., North Miami	10/20/10	Not listed
Stonegate	7420 SW 49th Ct., Miami	12/23/81	Not listed
Store Porch	11991 SW 220nd St., Goulds	9/17/97	Not listed
Sunset Elementary School	5120 SW 72nd St., Miami	6/15/94	Not listed
Sunshine State Industrial Park; Sunshine State Arch; The Arch of Industry	Jct. of NW 13th Ave. & NW 167th St., Miami Gardens	8/17/11	5/19/14 (NR)
Sweetwater Bridge	SW 109th Ave. and Tamiami Canal, Sweetwater	4/19/84	Not listed
Talbott Estate	13390 SW 200th St., Miami	7/14/83	Not listed

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Tebbetts House	1731 NE 171st St., North Miami Beach	11/17/83	Not listed
The Beaches Residence	6400 SW 133 Dr., Miami-Dade	12/11/24	Not listed
The Lido Condominium	7921 East Dr., North Bay Village	6/16/10	Not listed
The Surf Club	9011 Collins Ave., Surfside	5/19/10	Not listed
U.S. Coast Survey Monument	Crandon Park Golf Course	7/19/00	Not listed
Walker's Coral Castle	31500 SW 187th Ave., Homestead	1/18/95	Not listed
Walton/Blanco House	28501 SW 187th Ave., Homestead	10/22/86	Not listed
Wheeler House	7460 SW 47th Ave., Miami	9/23/82	Not listed
Whilden-Carrier Cottage	9100 SW 76th Ave., Miami; Relocated to Pinecrest Gardens	12/20/00	Not listed
William Jennings Bryan Elementary	1201 NE 125th St., North Miami	2/24/83	Not listed
William K. Vanderbilt, Jr. Estate	1 Fisher Island Dr., Miami (Fisher Island)	9/16/87	Not listed
William Lyman Phillips House	511 NE 129th St., North Miami	7/15/92	Not listed
Williams House	28600 Old Dixie Hwy., Homestead	2/19/97	Not listed
Zimmerman House	1730 NE 171st St., North Miami Beach	4/20/11	Not listed

**Table 2:** This table includes all the locally-designated historic resources within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.



**Image:** Fulford-By-The-Sea Monument. Source: City of North Miami Beach.

**Image:** Walker's Coral Castle. Source: State Archives of Florida

# Miami-Dade County Archaeological Sites

Since the adoption of its historic preservation ordinance in 1981, Miami-Dade County has provided for the protection and preservation of archaeological resources. Miami-Dade County retains archaeological jurisdiction countywide, including unincorporated and incorporated areas. A municipality may opt out of County archaeological jurisdiction if they adopt their own ordinance provisions that provide at least as much protection as the County ordinance. As of June 2025, only one municipality – the City of Miami – has opted to establish and maintain their own archaeological jurisdiction.

Within its jurisdiction, today, Miami-Dade County has formally designated 46 archaeological sites and zones. Spanning from the Paleoindian period (10,000-7,500 B.C.) through Spanish Contact and early 20th Century homesteads, these sites shed light of over 10,000 years of resilience, adaptability, and deep connection to the environment.

One of the earliest sites identified, the Cutler Fossil Site, was designated in 1985 and provided key evidence of the evolution of human presence in Miami-Dade County over thousands of years. Spanish accounts from the 16th century describe the Tequesta people with their main village located at the mouth of the Miami River while excavations conducted throughout Miami-Dade have revealed significant evidence about the Tequesta and their ancestors. Settlement and subsistence had much to do with the local environment. Coastal villages were capable of sustaining large populations with the harvesting of shellfish and other marine resources while inland sites, typically Everglades tree islands, indicate a subsistence heavily based on fish, mammals, and reptiles.

The Deering Estate, an important locally designated and National Register-listed cultural heritage site, is also home to significant archaeological resources within the County's jurisdiction, including Paleoindian period sites,



**Image:** El Portal Mound. Source: Iris Kolaya.

**Image:** Arch Creek Park c.1884. Source: Arch Creek Trust.





**Image:** Cutler Fossil Site excavation c. 1985. Source: Miami-Dade County.

**Image:** Cutler Fossil Site. Source: National Park Service.

Late Archaic sites (3,000-500 B.C.) Tequesta middens from the Glades period (500 B.C.-1763 A.D.), and early homestead settlement sites connected to the 1900s town of Cutler. Here, in 1985, the fossilized remains of now extinct Late Pleistocene megafauna such as dire wolves, , cave bears, jaguar, and saber-tooth tiger were excavated. Believed to have once served as a watering hole drawing humans and animals as a source of fresh water, additional evidence recovered within the grounds include a hearth, period projectile points, shell tools, and more.

Maddens Hammock is an eastern Everglades tree island and one of Miami-Dade County's most significant archaeological and historic sites which has yielded evidence of continued occupation from as early as

the Middle Archaic period (5,000-3,000 B.C.). Site excavations produced evidence of the production of aboriginal pottery, trade between the Tequesta and the Spanish, and occupation by the Seminole in the late 19th and early 20th century. The sites well-preserved archaeological data has provided significant information on the chronological sequences, cultural patterns, and the environmental history of southeast Florida.

The staggering timespan of Miami-Dade County's archaeological record has fostered invaluable insight and research into the dynamic lives of the first people to walk these lands, and ongoing collaborative work continues to refine our understanding of these sites to preserve them ensuring the archaeological legacy of Miami-Dade County remains for future generations.

**MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE**

Resource Name(s)	Date of Local Designation	Date of National Register Listing*
Arch Creek Historic and Archaeological Site; Arch Creek Park	2/23/85	7/15/86 (NR)
Arch Creek Northern Archaeological Zone	3/20/85	Not listed
Arch Creek Southern Archaeological Zone	6/18/86	Not listed
Bear Cut Archaeological Zone	2/21/95	Not listed
Black Creek Archaeological Zone	11/14/90	Not listed
Bob Cat Island Archaeological Zone	5/17/91	Not listed
Bogg Archaeological Zone	11/21/07	Not listed
Chambers West	1/16/19	Not listed
Cook's Hammock Archaeological Zone	1/14/04	Not listed
Cutler Archaeological Zone	8/21/85	Not listed
Cutler Fossil Site	8/21/85	Not listed
Cutler Mound Archaeological Site	8/21/85	Not listed
Ditch Island Archaeological Zone	3/19/08	Not listed
Donna Camp Archaeological Site	6/24/82	Not listed
Double Island Archaeological Site	7/19/84	Not listed
El Portal Archaeological Zone	2/24/83	Not listed
El Portal Mound Archaeological Site	1/27/83	Not listed
Flagami Archaeological Zone	4/12/89	Not listed
Four Fillies Archaeological Zone	5/16/07	Not listed
Gratigny Archaeological Site	8/23/82	Not listed
Hardwood Acres Archaeological Zone	9/17/08	Not listed
Honey Hill Archaeological Zone	5/27/82	Not listed
Indian Hammock Archaeological Zone / Indian Creek Archaeological Site	2/19/97	Not listed

Resource Name(s)	Date of Local Designation	Date of National Register Listing*
Jane Gray Archaeological Zone	10/16/02	Not listed
Kendall Archaeological Zone	12/17/82	Not listed
Kendall Island Archaeological Site	12/23/82	Not listed
Key Biscayne Archaeological Zone	2/17/93	Not listed
L & L Archaeological Zone	9/16/98	Not listed
LeHigh Archaeological Zone	7/14/83	Not listed
Long Hammock Archaeological Zone	5/26/83	Not listed
Madden's Hammock Archaeological Zone	12/30/06	Not listed
Nickernut Archaeological Zone	2/16/00	Not listed
Oleta River Archaeological Zone – Segment 1	10/20/83	Not listed
Oleta River Archaeological Zone – Segment 2	10/20/83	Not listed
Oleta River Mound	4/18/18	Not listed
Oleta River Village Archaeological Site	10/20/83	Not listed
Opa-locka #3 Archaeological Site	8/5/82	Not listed
Refugee Island	3/16/22	Not listed
Snapper Creek Archaeological Zone	7/13/05	Not listed
Trail Site Archaeological Site	12/2/82	Not listed
Tree Island Archaeological Zone	2/19/92	Not listed
Tree Island Park & Preserve	9/18/13	Not listed
Turtle Mound Archaeological Zone	9/16/98	Not listed
West Dade Archaeological Zone	1/20/88	Not listed
West Kendall Archaeological Site	3/24/83	Not listed
Willow Camp Archaeological Zone	5/19/10	Not listed

**Table 3:** This table includes all the locally-designated archaeological resources within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.

# CORAL GABLES



**Image:** Biltmore Hotel, Coral Gables, c. 1926. Source: University of Miami Library Special Collections.

**38** **Image:** Coral Gables City Hall. Source: Coral Gables Museum.



# CORAL GABLES



**Coral Gables' founders imagined both a “City Beautiful” and a “Garden City,” with lush green avenues winding through a residential city, punctuated by civic landmarks with playful architecture.**

## History of Coral Gables

The planned community of Coral Gables was founded by developer George Merrick, who designed the initial subdivision around his family's 160-acre homestead. The Merrick family originally arrived from Massachusetts in 1899, purchased their homestead, and grew winter vegetables and tropical fruits for shipment to northern markets, while planting a citrus grove. The citrus grove began to bear fruit in around 1906. The “Coral Gables Plantation” was so named after their farmhouse which was constructed of native oolitic limestone, or coral rock,

**Image:** Venetian Pool, Coral Gables. Source: City of Coral Gables.



and had a prominent gable roof. Many of the laborers at the Coral Gables plantation were Black Bahamians who resided in nearby Coconut Grove; later a segregated subdivision for Black residents was platted in Coral Gables on the south side of the F.E.C. railroad tracks. By 1920, George Merrick had expanded his family land holdings from 160 acres to 1,600 acres, and he assembled a team of architects, artists, and engineers to design a planned community incorporating City Beautiful and Garden City design principals. By the time the city was incorporated

**Image:** Venetian Pool, Coral Gables current image. Source: City of Coral Gables.

**Image:** Miracle Mile. Source: State Archives of Florida





on April 29, 1925, building permits had amounted to more than \$25 million, and the assessed valuation was more than \$90 million. By October 1926, Coral Gables boasted more than 4,000 structures representing an investment of more than \$150 million. The success of George Merrick's development of Coral Gables can be attributed to the team of experts he brought together, including artist Denman Fink, architect Phineas Paist, and landscape architect Frank Button. Since the 1920s, Coral Gables has continued to grow under strict planning, zoning, and architectural design controls, with a Board of Architects reviewing the architectural design of every new building constructed in the City.

**Image:** Ponce de Leon Blvd., c. 1926. Source: University of Miami Library Special Collections.

**Image:** Coral Gables - Douglas Entrance, historic image. Source: City of Coral Gables.

**Image:** Coral Gables - Douglas Entrance, 1950, John Walther. Source: University of Miami Library Special Collections.

## Historic Preservation in Coral Gables

The City of Coral Gables adopted its first Historic Preservation ordinance in 1973 in response to the community's growing concern for safeguarding its irreplaceable historic resources. In 1984, a revised and expanded Historic Preservation ordinance was enacted by the City Commission and made a part of the City Code; the ordinance has been revised numerous times in the ensuing decades. The City's Historical Resources and Cultural Arts Department which administers the program has as its primary goal the preservation of structures, sites, objects, and districts within the City of Coral Gables which reflect architectural, historical, and or cultural significance. The Historic Preservation Board is a quasi-judicial body composed of nine members, with seven members appointed by the City Commission and one member appointed by the City Manager. Those members select an additional member, who is confirmed by the City Commission.<sup>5</sup> The City of Coral Gables provides the following incentives for historically designated places: City Ad Valorem Tax Exemption, zoning variances, conditional use for Bed and Breakfasts, and Transfer of Development Rights.

5 "Preserving Our Past: A Guide to Historic Preservation in Coral Gables" City of Coral Gables Historical Resources and Cultural Arts Department. Chrome-extension://efaidnbmnnibpcajpcgkclefindmkaj/https://www.coralgables.com/sites/default/files/mediaexport/Historical%20Resources/Preserving%20Our%20Past.pdf Accessed March 30, 2025.

**More information about the City of Coral Gables' historic preservation program is available here:**

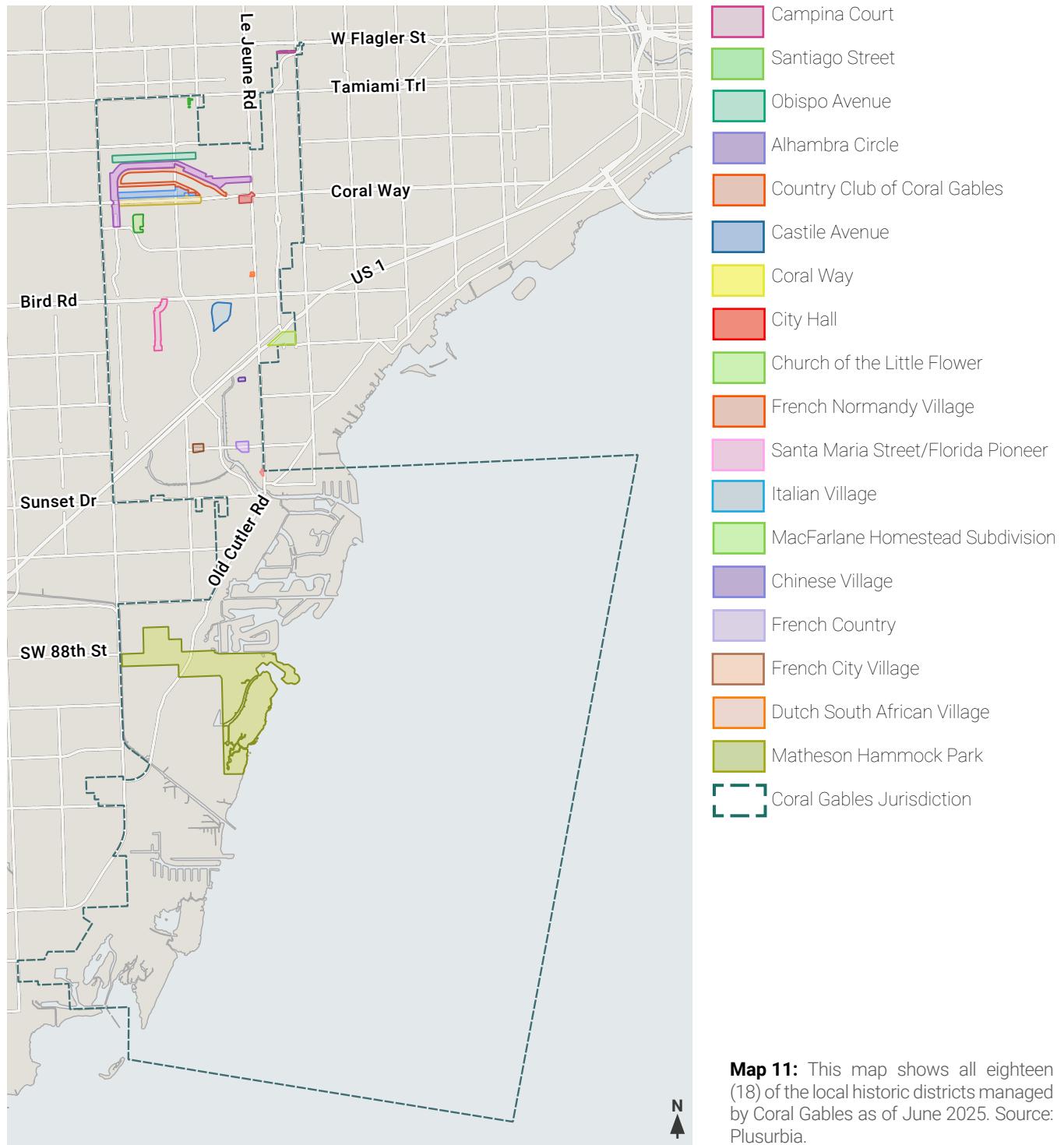
- Phone Number: (305) 460-5093
- Email Address: hist@coralgables.com
- Website: <https://www.coralgables.com/department/historical-resources-and-cultural-arts>
- Historic Preservation Ordinance: <https://codehub.gridics.com/us/fl/coral-gables#/c1f4f4d0-bc9b-4ce7-9858-ad5e499b7cbb>

**Image:** Looking north along Ponce de Leon Blvd. from Aragon Ave. in Coral Gables, c1920. Source: State Archives of Florida.

**Image:** Coral Gables Elementary School, c.1920s. Source: State Archives of Florida.



# Coral Gables Historic Districts



<b>District Name(s)</b>	<b>Location</b>	<b>Date of Local Designation</b>	<b>Date of National Register Listing*</b>
Alcazar Avenue	Alcazar Ave. roughly bounded by S Le Jeune Rd., Alhambra Circle, and Castilla St.	On file with City	Not listed
Alhambra Circle	Alhambra Circle roughly bounded by Sevilla Ave., Giralda Ave., and S Le Jeune Rd.	On file with City	Not listed
Campina Court	Campina Ct. bounded by SW 38th Ct. and SW 37th Ave.	On file with City	Not listed
Castile Avenue	Castile Ave. and Castile Plaza roughly bounded by N Greenway Dr. and S Greenway Dr.	On file with City	Not listed
Chinese Village	Bounded by Riviera Dr., Castania Ave., Sansovino St., and Maggiore St.	On file with City	Not listed
Church of the Little Flower	Roughly bounded by Valencia Ave., Indian Mound Trail, Palos St., Sevilla Ave., and Palermo Ave.	On file with City	Not listed
Coral Gables City Hall	Roughly bounded by Biltmore Way, S Le Jeune Rd., Sw 13th St., and Hernando St.; 405 Biltmore Way (City Hall)	On file with City	7/24/74 (NR) – City Hall only
Coral Way	Coral Way bounded by Anderson Rd. and Alhambra Circle	On file with City	Not listed
Country Club of Coral Gables	N Greenway Dr. and S Greenway Dr. on the perimeter of the Granada Golf Course roughly bounded by Alhambra Circle and Coral Way.	On file with City	Not listed
Dutch South African Village	Roughly bounded by San Vicente St., S Le Jeune Rd., and Battersea Rd.	On file with City	Not listed
French City Village	Hardee Rd. and the southern side of Cotorro Ave. bounded by Leonardo St. and Sellini St.	On file with City	Not listed
French Country Village	Bounded by Caligula Ave., San Vicente St., Maggiore St., and Barbarossa Ave.	On file with City	Not listed
French Normandy Village	Viscaya Ave, Viscaya Ct., and Alesio Ave. bounded by S Le Jeune Rd.	On file with City	Not listed

**MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE**

District Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Italian Village	Bounded by San Esteban Ave., Monserrate St., San Antonio Ave., and Segovia St.	On file with City	Not listed
MacFarlane Homestead Historic District	Bounded by Oak Ave., Brooker St., Grand Ave., and the S Dixie Hwy.	On file with City	5/26/94 (NR)
Matheson Hammock Park	Roughly bounded by Fairchild Tropical Botanic Garden, Matheson Hammock Park Rd., Hammock Dr., SW 96th St., SW 56th Ct., and Biscayne Bay	On file with City	Not listed
Obispo Avenue	Obispo Ave. bounded by Cortez St. and Ferdinand St.	On file with City	Not listed
Santa Maria Street	Santa Maria St. roughly bounded by Bird Rd. and Blue Rd.	On file with City	Not listed
Santiago Street	Santiago St. roughly bounded by the Tamiami Trail and SW 10th St.	On file with City	Not listed

**Table 4:** This table includes all the locally-designated historic districts within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.

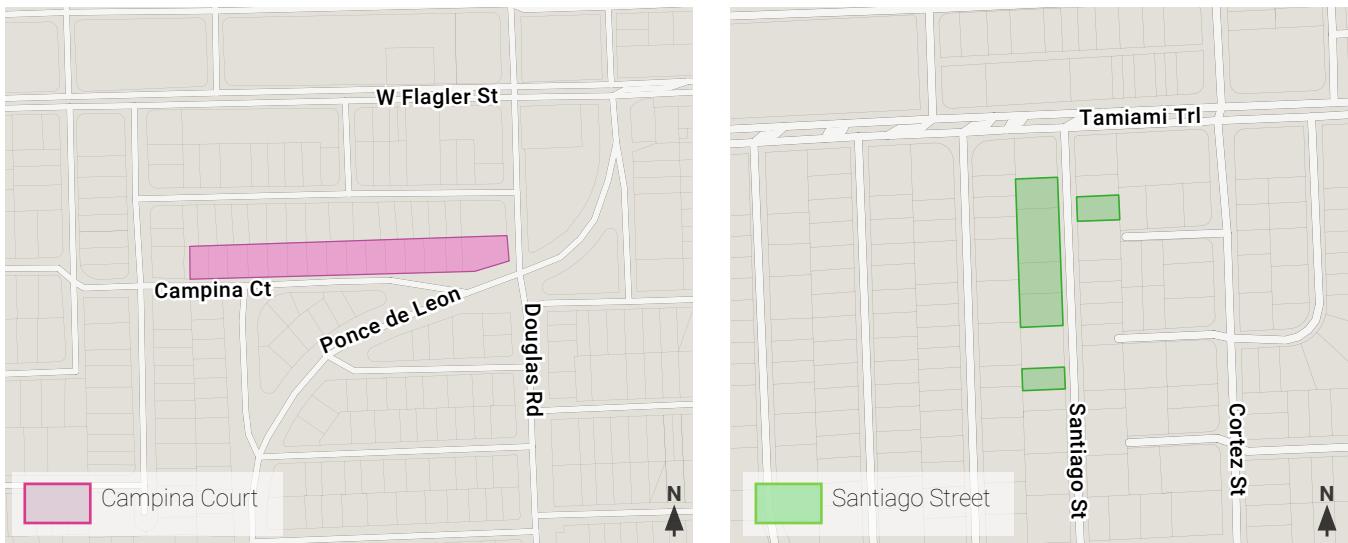


**Image:** Dutch South African Village house on Le Jeune Road c.1949. Source: Florida International University Digital Collections.

**Image:** Chinese Village house on Maggiore Street c.1949. Source: Florida International University Digital Collections.

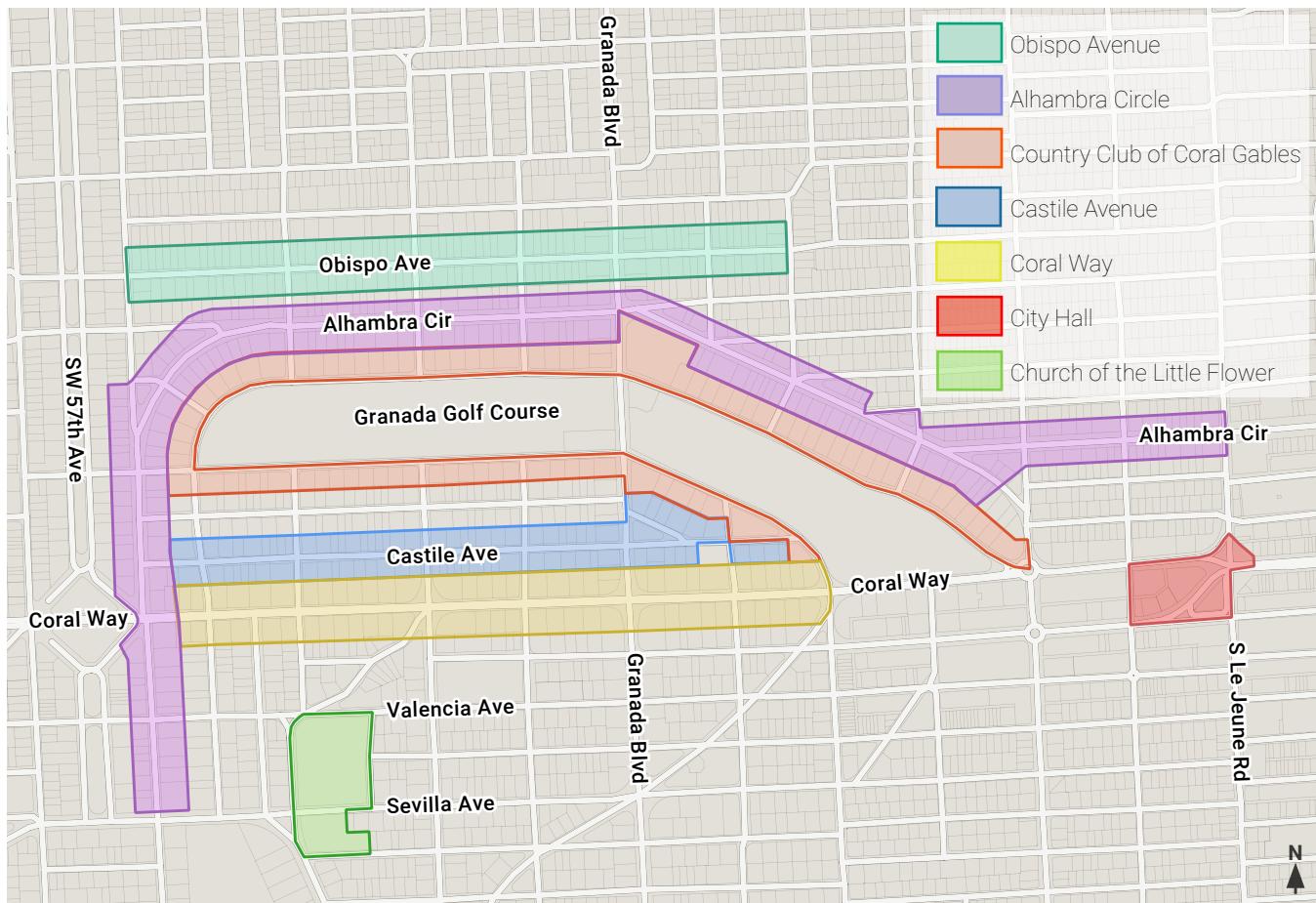
**Image:** Residence on Santa Maria Street c.1949. Source: Florida International University Digital Collections.

**Image:** French Normandy Village house on Viscaya Avenue. Source: Miami-Dade County Tax Card Photo.

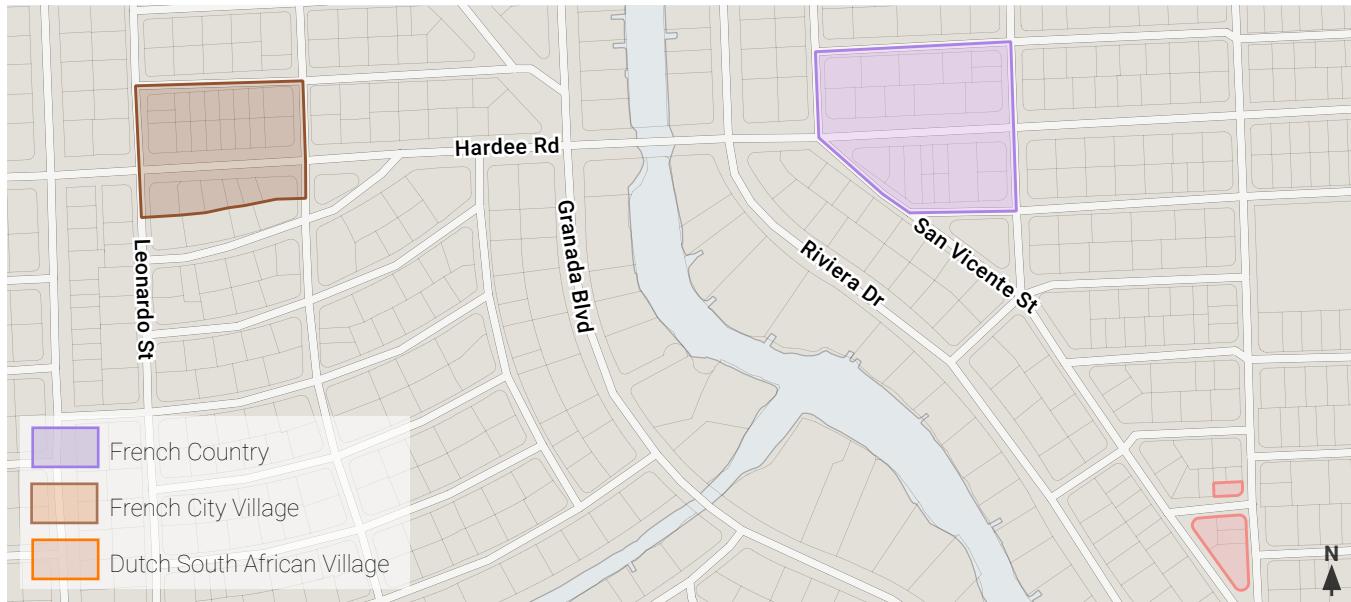


**Map 12:** This map features the Campina Court historic district, a mid-century residential district located in the Flagler section of Coral Gables. Source: Plusurbia.

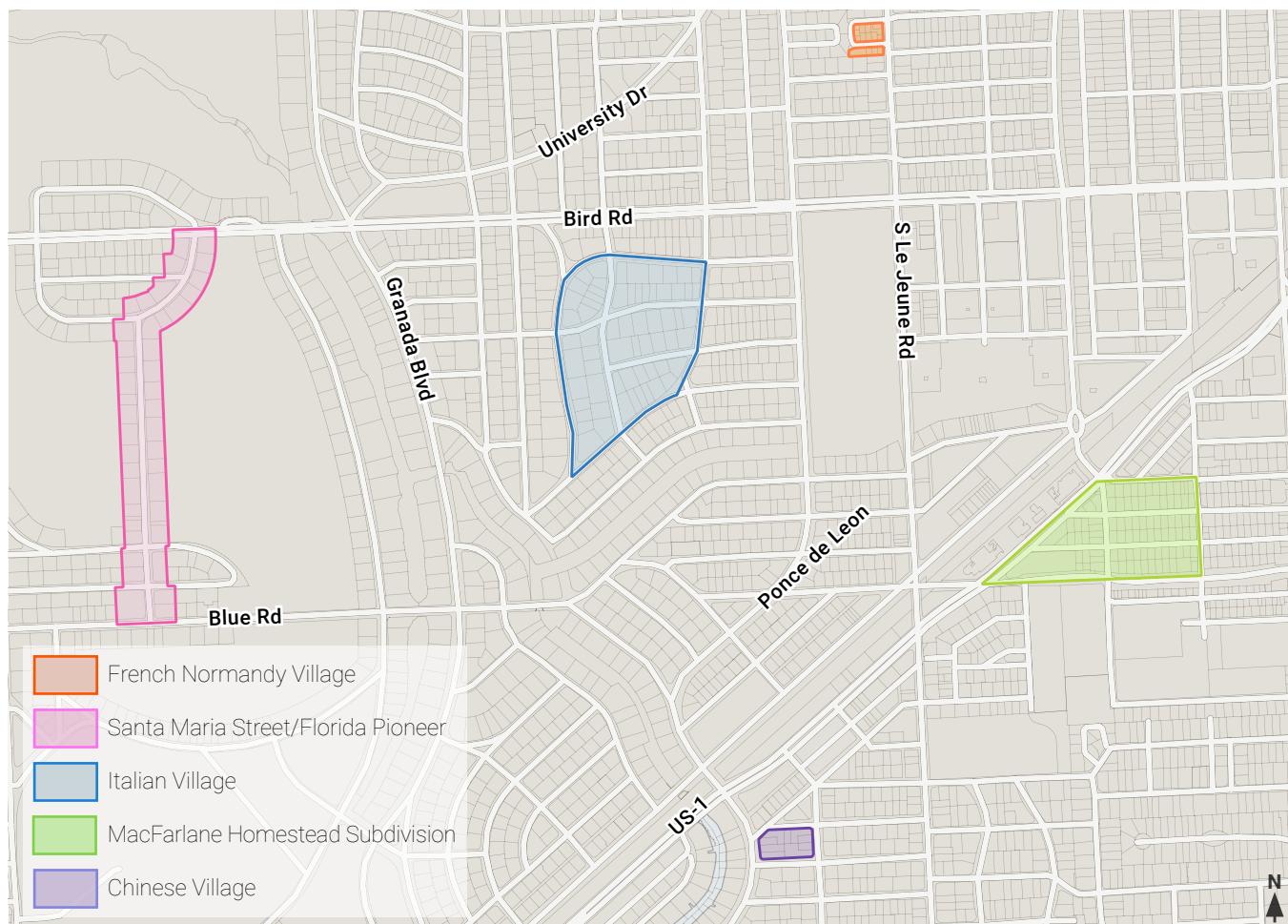
**Map 13:** This map features the Santiago Street historic district in the Granada section of Coral Gables. Source: Plusurbia.



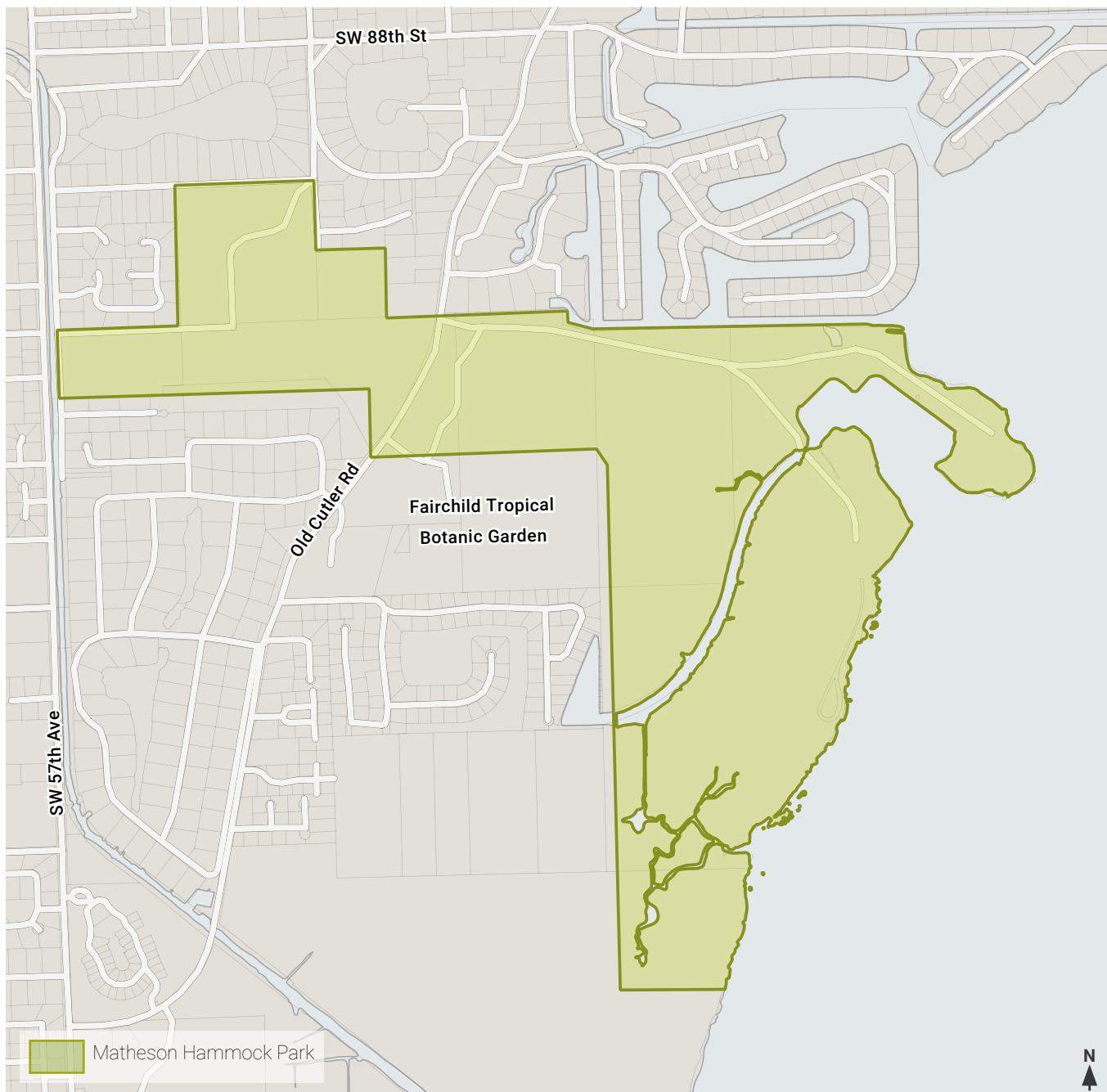
**Map 14:** This map features the Obispo Avenue, Alhambra Circle, Country Club of Coral Gables, Castile Avenue, Coral Way, Church of the Little Flower, and City Hall historic districts by the Granada Golf Course in Coral Gables. Source: Plusurbia.



**Map 15:** This map features the French Country Village, French City Village, and Dutch South African Village historic districts in the Riviera section of Coral Gables. All three districts were themed developments commissioned during the 1920s land boom. Source: Plusurbia.



**Map 16:** This map features the MacFarlane Homestead Subdivision, Chinese Village, Italian Village, French Normandy Village, and Santa Maria Street / Florida Pioneer historic districts at the heart of Coral Gables. Source: Plusurbia.



**Map 17:** This map features the Matheson Hammock Park historic district on Biscayne Bay by the Fairchild Tropical Botanic Garden in Coral Gables. Source: Plusurbia.

# Coral Gables Historic Sites



**Image:** George Merrick House, Coral Gables c.1921. Source: State Archives of Florida.

**Image:** George Merrick House, Coral Gables. Source: State Archives of Florida.

**Image:** First National Bank on Ponce de Leon Boulevard in the 1920s. Source: State Archives of Florida.

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Alcazar Plaza @ Alhambra Circle	On file with City	On file with City	Not listed
Alhambra Plaza (landscaped median from LeJeune to Coral Way)	On file with City	On file with City	Not listed
Alhambra Plaza Street Median	Alhambra Plaza: from Douglas Rd to Galiano St	On file with City	Not listed
Alhambra Water Tower	2000 Alhambra Cir.	On file with City	Not listed
Apartment Building	102 Menores Ave.	On file with City	Not listed
Apartment Building	111 Salamanca Ave.	On file with City	Not listed
Apartment Building	114 Menores Ave.	On file with City	Not listed
Apartment Building	118 Menores Ave.	On file with City	Not listed
Apartment Building	122 Menores Ave.	On file with City	Not listed
Apartment Building	1510 Salzedo St.	On file with City	Not listed
Apartment Building	215 Phoenetia Ave.	On file with City	Not listed
Apartment Building	230 Salamanca Ave.	On file with City	Not listed
Apartment Building	2800 Toledo St.	On file with City	Not listed
Apartment Building	3110 Segovia St.	On file with City	Not listed
Apartment Building	39 Sidonia Ave.	On file with City	Not listed
Apartment Building	43 Sidonia Ave.	On file with City	Not listed
Apartment Building	439-449 Anastasia Ave.	On file with City	Not listed
Apartment Buildings	124-126 Mendoza Ave.	On file with City	Not listed
Art Center Building	2901 Ponce de Leon Blvd.	On file with City	Not listed
Balboa Plaza	Coral Way, Intersection S. Greenway Dr., De Soto Blvd. and Anderson Rd.	On file with City	Not listed
Books & Books	255, 263-265 Aragon Ave.	On file with City	Not listed
Boy Scout Cabin	South side of Granada Golf Course, between Cordova St. and Columbus Blvd.	On file with City	Not listed
Café Demitrio	300 Alhambra Cir.	On file with City	Not listed
Carriage House	42 Navarre Ave.	On file with City	Not listed
Christ Scientist Reading Room	410 Andalusia Ave.	On file with City	Not listed
City Plan of Coral Gables	City-wide	On file with City	Not listed
Cla-Reina Hotel; Solana Hotel; Hotel La Palma	116 Alhambra Cir.	On file with City	4/22/20 (NR)
Coco Plum Woman's Club; Coco Plum Thimble Club; Woman's Club of Larkins	1375 Sunset Dr.	On file with City	6/17/05 (NR)
Columbus Plaza	Coral Way, Intersection of Columbus Blvd. and Indian Mound Trail	On file with City	Not listed
Commercial Building	130 Miracle Mile	On file with City	Not listed

**MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE**

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Commercial Building	136 Miracle Mile	On file with City	Not listed
Commercial Building	1569 Sunset Dr.	On file with City	Not listed
Commercial Building	2120-2140 Salzedo St.	On file with City	Not listed
Commercial Building	2518-2520 Ponce de Leon Blvd.	On file with City	Not listed
Commercial Building	270 Alhambra Cir.	On file with City	Not listed
Commercial Building	280-290 Alhambra Cir.	On file with City	Not listed
Commercial Building	296 Aragon Ave.	On file with City	Not listed
Commercial Building	320 Miracle Mile	On file with City	Not listed
Commercial Building	340 Miracle Mile	On file with City	Not listed
Commercial Building	348-350 Miracle Mile	On file with City	Not listed
Commercial Entrance	Intersection Alhambra Cir., Madeira Ave. and Douglas Rd.	On file with City	Not listed
Coral Gables City Hall	405 Biltmore Way	On file with City	7/24/74 (NR)
Coral Gables Congregational Church	3010 DeSoto Blvd.	On file with City	10/10/78 (NR)
Coral Gables Elementary School	105 Minorca Ave.	On file with City	6/30/88 (NR)
Coral Gables House; Merrick Manor	907 Coral Way	On file with City	4/13/73 (NR)
Coral Gables Library	3443 Segovia St.; 515 University Dr.	On file with City	Not listed
Coral Gables Police and Fire Station; City of Coral Gables Public Safety Building	2325 Salzedo St.	On file with City	11/6/84 (NR)
Coral Gables Street Markers	City-wide	On file with City	Not listed
Coral Gables Woman's Club	1001 E Ponce de Leon Blvd.	On file with City	3/27/90 (NR)
Coral Rock Wall	400 Madeira Ave.	On file with City	Not listed
Coral Rock Wall	410 Madeira Ave.	On file with City	Not listed
Country Club Prado Entrance	Country Club Prado and SW 8 St.	On file with City	Not listed
DeSoto Fountain & Plaza	Intersection of Sevilla Ave., Granada Blvd. and DeSoto Blvd.	On file with City	Not listed
Douglas Entrance	Douglas Rd. and SW 8th St.	On file with City	Not listed
Douglas Entrance; La Puerta del Sol	Jct. of Douglas Rd. and SW 8th St.	On file with City	9/22/72 (NR)
Duplex	46-50 Montilla Ave.	On file with City	Not listed
First National Bank	2312-2322 Ponce de Leon Blvd.	On file with City	Not listed
First United Methodist Church of South Miami	6565 Red Rd.	On file with City	Not listed
Granada Entrance	Granada Blvd. and SW 8 St.	On file with City	Not listed

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Granada Golf Course	2001 Granada Blvd.	On file with City	Not listed
Granada Plaza	Granada Blvd. and Alhambra Cir.	On file with City	Not listed
Granada Plaza	On file with City	On file with City	Not listed
H. George Fink Studio	2506 Ponce de Leon Blvd.	On file with City	Not listed
Hotel Ponce de Leon	1719-1721 Ponce de Leon Blvd.	On file with City	Not listed
Hotel St. Michel	162 Alcazar Ave.	On file with City	Not listed
Junior League	713 Biltmore Way	On file with City	Not listed
LeJeune Plaza	Coral Way and Le Jeune Rd.	On file with City	Not listed
Matheson Hammock Park	9610 Old Cutler Rd.	On file with City	Not listed
Miami-Biltmore Hotel	1210 Anastasia Ave.	On file with City	9/27/72 (NR); 6/19/96 (NHL)
Miracle Theater	280 Miracle Mile	On file with City	Not listed
Miracle Theater	286 Miracle Mile	On file with City	Not listed
Office Building	400 University Dr.	On file with City	Not listed
Old Police and Fire Station	285 Aragon Ave.	On file with City	11/6/84 (NR)
Pinewood Cemetery	Sunset and Erwin Rd.	On file with City	Not listed
Ponce de Leon Plaza	Coral Way and Granada Blvd.	On file with City	Not listed
Ponce Middle School	5801 Augusto St.	On file with City	Not listed
Ponce Villas Clubhouse	4855-4857 Ponce de Leon Blvd.	On file with City	Not listed
Residence	10005-10015 Snapper Creek Rd.	On file with City	Not listed
Residence	1006 Madrid St.	On file with City	Not listed
Residence	1014 Catalonia Ave.	On file with City	Not listed
Residence	1014 Lisbon St.	On file with City	Not listed
Residence	1017 Asturia Ave.	On file with City	Not listed
Residence	1019 Castile Ave.	On file with City	Not listed
Residence	1019 Lisbon St.	On file with City	Not listed
Residence	1021 Asturia Ave.	On file with City	Not listed
Residence	1021 Valencia Ave.	On file with City	Not listed
Residence	1024 Almeria Ave.	On file with City	Not listed
Residence	1024 Asturia Ave.	On file with City	Not listed
Residence	1025 Alhambra Cir.	On file with City	Not listed
Residence	1025 Sevilla Ave.	On file with City	Not listed
Residence	1028 Valencia Ave.	On file with City	Not listed
Residence	1029 Milan Ave.	On file with City	Not listed

**MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE**

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Residence	1032 Andalusia Ave.	On file with City	Not listed
Residence	1036 Andalusia Ave.	On file with City	Not listed
Residence	1042 Catalonia Ave.	On file with City	Not listed
Residence	10901 Old Cutler Rd.	On file with City	Not listed
Residence	1101 Castile Ave.	On file with City	Not listed
Residence	1104 Malaga Ave.	On file with City	Not listed
Residence	1106 Tangier St.	On file with City	Not listed
Residence	1109 Almeria Ave.	On file with City	Not listed
Residence	111 Cadima Ave.	On file with City	Not listed
Residence	1112 Cordova St.	On file with City	Not listed
Residence	1116 Alberca St.	On file with City	Not listed
Residence	1117 Asturia Ave.	On file with City	Not listed
Residence	1118 Milan Ave.	On file with City	Not listed
Residence	1119 Lisbon St.	On file with City	Not listed
Residence	1122 Sorolla Ave.	On file with City	Not listed
Residence	1124 Asturia Ave.	On file with City	Not listed
Residence	1126 Obispo Ave.	On file with City	Not listed
Residence	1129 Sevilla Ave.	On file with City	Not listed
Residence	1131 Obispo Ave.	On file with City	Not listed
Residence	1137 Alhambra Cir.	On file with City	Not listed
Residence	1137 Asturia Ave.	On file with City	Not listed
Residence	1137 Obispo Ave.	On file with City	Not listed
Residence	1140 Asturia Ave.	On file with City	Not listed
Residence	1143 Venetia Ave.	On file with City	Not listed
Residence	1144 Milan Ave.	On file with City	Not listed
Residence	117 Aledo Ave.	On file with City	Not listed
Residence	1202 Asturia Ave.	On file with City	Not listed
Residence	1203 Asturia Ave.	On file with City	Not listed
Residence	1203 Ferdinand St.	On file with City	Not listed
Residence	1205 Obispo Ave.	On file with City	Not listed
Residence	1206 Cordova St.	On file with City	Not listed
Residence	1207 Genoa St.	On file with City	Not listed
Residence	1208 Lisbon St.	On file with City	Not listed
Residence	1210 Sevilla Ave.	On file with City	Not listed
Residence	1211 Pizarro St.	On file with City	Not listed
Residence	1212 Sorolla Ave.	On file with City	Not listed

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Residence	1223 Lisbon St.	On file with City	Not listed
Residence	1224 Country Club Prado	On file with City	Not listed
Residence	1224 Granada Blvd.	On file with City	Not listed
Residence	1227 Columbus Blvd.	On file with City	Not listed
Residence	1230 Genoa St.	On file with City	Not listed
Residence	1231 Catalonia Ave.	On file with City	Not listed
Residence	1231 Columbus Blvd.	On file with City	Not listed
Residence	1233 Anastasia Ave.	On file with City	Not listed
Residence	1234 Country Club Prado	On file with City	Not listed
Residence	1235 Alhambra Cir.	On file with City	Not listed
Residence	1236 Asturia Ave.	On file with City	Not listed
Residence	1237 Ferdinand St.	On file with City	Not listed
Residence	124 Cadima Ave.	On file with City	Not listed
Residence	1243 Asturia Ave.	On file with City	Not listed
Residence	1245 Andalusia Ave.	On file with City	Not listed
Residence	1246 Asturia Ave.	On file with City	Not listed
Residence	125 San Sebastian Ave.	On file with City	Not listed
Residence	1253 Anastasia Ave.	On file with City	Not listed
Residence	1253 Andalusia Ave.	On file with City	Not listed
Residence	1258 Alhambra Cir.	On file with City	Not listed
Residence	1260 Messina Ave.	On file with City	Not listed
Residence	1270 Anastasia Ave.	On file with City	Not listed
Residence	1302 Alhambra Cir.	On file with City	Not listed
Residence	1306 Lisbon St.	On file with City	Not listed
Residence	131 Zamora Ave.	On file with City	Not listed
Residence	1311 Pizarro St.	On file with City	Not listed
Residence	1314 Milan Ave.	On file with City	Not listed
Residence	1317 Obispo Ave.	On file with City	Not listed
Residence	1321 Asturia Ave.	On file with City	Not listed
Residence	1325 Obispo Ave.	On file with City	Not listed
Residence	1326 Milan Ave.	On file with City	Not listed
Residence	1328 Asturia Ave.	On file with City	Not listed
Residence	1328 Castile Ave.	On file with City	Not listed
Residence	1328 Obispo Ave.	On file with City	Not listed
Residence	1332 Asturia Ave.	On file with City	Not listed
Residence	1335 Castile Ave.	On file with City	Not listed

**MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE**

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Residence	1340 Asturia Ave.	On file with City	Not listed
Residence	1400 Coral Way	On file with City	Not listed
Residence	1401 Pizarro St.	On file with City	Not listed
Residence	1402 Pizarro St.	On file with City	Not listed
Residence	1403 Alhambra Cir.	On file with City	Not listed
Residence	1407 Ferdinand St.	On file with City	Not listed
Residence	1408 Obispo Ave.	On file with City	Not listed
Residence	1424 San Benito Ave.	On file with City	Not listed
Residence	1425 Medina Ave.	On file with City	Not listed
Residence	1425 Sorolla Ave.	On file with City	Not listed
Residence	1430 Milan Ave.	On file with City	Not listed
Residence	1432 Urbino Ave.	On file with City	Not listed
Residence	1433 Mendavia Ave.	On file with City	Not listed
Residence	1434 Milan Ave.	On file with City	Not listed
Residence	1498 Sevilla Ave.	On file with City	Not listed
Residence	1500 Madrid St.	On file with City	Not listed
Residence	1507 Capri St.	On file with City	Not listed
Residence	1507 Columbus Blvd.	On file with City	Not listed
Residence	1510 Madrid St.	On file with City	Not listed
Residence	1511 Ferdinand St.	On file with City	Not listed
Residence	1541 Sopera Ave.	On file with City	Not listed
Residence	1544 Sopera Ave.	On file with City	Not listed
Residence	155 Cocoplum Rd.	On file with City	Not listed
Residence	1552 Murcia Ave.	On file with City	Not listed
Residence	1615 Country Club Prado	On file with City	Not listed
Residence	1700 Cortez St.	On file with City	Not listed
Residence	1710 Hernando St.	On file with City	Not listed
Residence	1715 Granada Blvd.	On file with City	Not listed
Residence	1800 Country Club Prado	On file with City	Not listed
Residence	1800 LeJeune Rd.	On file with City	Not listed
Residence	1822 Country Club Prado	On file with City	Not listed
Residence	1901 LeJeune Rd.	On file with City	Not listed
Residence	1910 Country Club Prado	On file with City	Not listed
Residence	2 Casuarina Concourse	On file with City	Not listed
Residence	200 Edgewater Dr.	On file with City	Not listed
Residence	2010 Country Club Prado	On file with City	Not listed

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Residence	2103 Country Club Prado	On file with City	Not listed
Residence	2109 Country Club Prado	On file with City	Not listed
Residence	2114 Granada Blvd.	On file with City	Not listed
Residence	212 Grant Dr.	On file with City	Not listed
Residence	2123 Granada Blvd.	On file with City	Not listed
Residence	215 Romano Ave.	On file with City	Not listed
Residence	2208 Segovia Cir.	On file with City	Not listed
Residence	2209 Segovia Cir.	On file with City	Not listed
Residence	221 Aledo Ave.	On file with City	Not listed
Residence	2211 Segovia Cir.	On file with City	Not listed
Residence	2214 Granada Blvd.	On file with City	Not listed
Residence	2214 Segovia Cir.	On file with City	Not listed
Residence	222 Romano Ave.	On file with City	Not listed
Residence	2301 Columbus Blvd.	On file with City	Not listed
Residence	2320 Segovia Cir.	On file with City	Not listed
Residence	234 Viscaya Ave.	On file with City	Not listed
Residence	235 Majorca Ave.	On file with City	Not listed
Residence	235 Ridgewood Rd.	On file with City	Not listed
Residence	236 Aledo Ave.	On file with City	Not listed
Residence	239 Sarto Ave.	On file with City	Not listed
Residence	24 Phoenetia Ave.	On file with City	Not listed
Residence	241 Romano Ave.	On file with City	Not listed
Residence	2416 Columbus Blvd.	On file with City	Not listed
Residence	2420 Madrid St.	On file with City	Not listed
Residence	2421 Country Club Prado	On file with City	Not listed
Residence	2421 San Domingo St.	On file with City	Not listed
Residence	247 Malaga Ave.	On file with City	Not listed
Residence	2504 Alhambra Cir.	On file with City	Not listed
Residence	2507 Country Club Prado	On file with City	Not listed
Residence	2508 Columbus Blvd.	On file with City	Not listed
Residence	2512 Columbus Blvd.	On file with City	Not listed
Residence	2515 DeSoto Blvd.	On file with City	Not listed
Residence	2520 Country Club Prado	On file with City	Not listed
Residence	2601 Columbus Blvd.	On file with City	Not listed
Residence	2601 DeSoto Blvd.	On file with City	Not listed
Residence	2603 Country Club Prado	On file with City	Not listed

**MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE**

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Residence	2616 DeSoto Blvd.	On file with City	Not listed
Residence	2616 Granada Blvd.	On file with City	Not listed
Residence	2618 Columbus Blvd.	On file with City	Not listed
Residence	2622 Country Club Prado	On file with City	Not listed
Residence	2701 Columbus Blvd.	On file with City	Not listed
Residence	2709 Columbus Blvd.	On file with City	Not listed
Residence	2710 Columbus Blvd.	On file with City	Not listed
Residence	2715 Alhambra Cir.	On file with City	Not listed
Residence	2715 Toledo St.	On file with City	Not listed
Residence	2723 Country Club Prado	On file with City	Not listed
Residence	2802 Columbus Blvd.	On file with City	Not listed
Residence	2806 Granada Blvd.	On file with City	Not listed
Residence	2817 Columbus Blvd.	On file with City	Not listed
Residence	2842 DeSoto Blvd.	On file with City	Not listed
Residence	2907 Columbus Blvd.	On file with City	Not listed
Residence	3009 Alhambra Cir.	On file with City	Not listed
Residence	3012 Granada Blvd.	On file with City	Not listed
Residence	3018 Granada Blvd.	On file with City	Not listed
Residence	308 Romano Ave.	On file with City	Not listed
Residence	311 Romano Ave.	On file with City	Not listed
Residence	312 Sarto Ave.	On file with City	Not listed
Residence	313 Sarto Ave.	On file with City	Not listed
Residence	315 Romano Ave.	On file with City	Not listed
Residence	318 Viscaya Ave.	On file with City	Not listed
Residence	3211 Alhambra Cir.	On file with City	Not listed
Residence	325 Romano Ave.	On file with City	Not listed
Residence	330 Cadima Ave.	On file with City	Not listed
Residence	3305 Alhambra Cir.	On file with City	Not listed
Residence	3317 Toledo St.	On file with City	Not listed
Residence	3501 Granada Blvd.	On file with City	Not listed
Residence	3505 Toledo St.	On file with City	Not listed
Residence	3519 Toledo St.	On file with City	Not listed
Residence	36 Phoenetia Ave.	On file with City	Not listed
Residence	3603 Granada Blvd.	On file with City	Not listed
Residence	3612 Palmarito St.	On file with City	Not listed
Residence	3613 Alhambra Ct.	On file with City	Not listed

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Residence	3615 Harlano St.	On file with City	Not listed
Residence	3621 Monserrate St.	On file with City	Not listed
Residence	3622 LeJeune Rd.	On file with City	Not listed
Residence	3701 Durango St.	On file with City	Not listed
Residence	3800 Granada Blvd.	On file with City	Not listed
Residence	3800 LeJeune Rd.	On file with City	Not listed
Residence	3800 Toledo St.	On file with City	Not listed
Residence	3903 Granada Blvd.	On file with City	Not listed
Residence	3920 Durango St.	On file with City	Not listed
Residence	3920 Palmarito St.	On file with City	Not listed
Residence	3940 Granada Blvd.	On file with City	Not listed
Residence	410 Minorca Ave.	On file with City	Not listed
Residence	4100 Monserrate St.	On file with City	Not listed
Residence	415 Aragon Ave.	On file with City	Not listed
Residence	416 Bianca Ave.	On file with City	Not listed
Residence	416 Garlenda Ave.	On file with City	Not listed
Residence	4200 Granada Blvd.	On file with City	Not listed
Residence	4200 Monserrate St.	On file with City	Not listed
Residence	4209 Santa Maria St.	On file with City	Not listed
Residence	422 Alcazar Ave.	On file with City	Not listed
Residence	425 Bianca Ave.	On file with City	Not listed
Residence	430 Minorca Ave.	On file with City	Not listed
Residence	4300 Monserrate St.	On file with City	Not listed
Residence	432 Navarre Ave.	On file with City	Not listed
Residence	434 Minorca Ave.	On file with City	Not listed
Residence	438 Alcazar Ave.	On file with City	Not listed
Residence	4395 Ingraham Hwy.	On file with City	Not listed
Residence	4400 Monserrate St.	On file with City	Not listed
Residence	4419 University Dr.	On file with City	Not listed
Residence	444 Ponce de Leon Blvd.	On file with City	Not listed
Residence	446 Navarre Ave.	On file with City	Not listed
Residence	4501 Granada Blvd.	On file with City	Not listed
Residence	4722 Alhambra Cir.	On file with City	Not listed
Residence	4908 Washington Dr.	On file with City	Not listed
Residence	500 Majorca Ave.	On file with City	Not listed
Residence	5005 Hammock Park Dr.	On file with City	Not listed

**MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE**

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Residence	501 Alhambra Cir.	On file with City	Not listed
Residence	501 Aragon Ave.	On file with City	Not listed
Residence	504 Navarre Ave.	On file with City	Not listed
Residence	513 Majorca Ave.	On file with City	Not listed
Residence	516 Navarre Ave.	On file with City	Not listed
Residence	517 Aragon Ave.	On file with City	Not listed
Residence	520 Alhambra Cir.	On file with City	Not listed
Residence	521 Minorca Ave.	On file with City	Not listed
Residence	521 San Lorenzo Ave.	On file with City	Not listed
Residence	525 Aragon Ave.	On file with City	Not listed
Residence	526 Catalonia Ave.	On file with City	Not listed
Residence	5309 Alhambra Cir.	On file with City	Not listed
Residence	535 Aragon Ave.	On file with City	Not listed
Residence	537 Majorca Ave.	On file with City	Not listed
Residence	541 Giralda Ave.	On file with City	Not listed
Residence	544 San Esteban Ave.	On file with City	Not listed
Residence	547 Aragon Ave.	On file with City	Not listed
Residence	5489 San Amaro Dr.	On file with City	Not listed
Residence	600 Alhambra Cir.	On file with City	Not listed
Residence	603 Minorca Ave.	On file with City	Not listed
Residence	604 Alcazar Ave.	On file with City	Not listed
Residence	615 Madeira Ave.	On file with City	Not listed
Residence	619 Camilo Ave.	On file with City	Not listed
Residence	621 Alcazar Ave.	On file with City	Not listed
Residence	625 Candia Ave.	On file with City	Not listed
Residence	631 San Esteban Ave.	On file with City	Not listed
Residence	6312 Riviera Dr.	On file with City	Not listed
Residence	637 Alcazar Ave.	On file with City	Not listed
Residence	644 Alhambra Cir.	On file with City	Not listed
Residence	647 Escobar Ave.	On file with City	Not listed
Residence	6801 Granada Blvd.	On file with City	Not listed
Residence	6810 Maynada St.	On file with City	Not listed
Residence	6920 Camarin St.	On file with City	Not listed
Residence	710 Aledo Ave.	On file with City	Not listed
Residence	711 University Dr.	On file with City	Not listed
Residence	712 San Esteban Ave.	On file with City	Not listed

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Residence	716 Navarre Ave.	On file with City	Not listed
Residence	717 Alcazar Ave.; 717 Alhambra Cir.	On file with City	Not listed
Residence	717 Tibidabo Ave.	On file with City	Not listed
Residence	720 Madeira Ave.	On file with City	Not listed
Residence	723 Camilo Ave.	On file with City	Not listed
Residence	723 Escobar Ave.	On file with City	Not listed
Residence	730 Davis Rd.	On file with City	Not listed
Residence	733 Alhambra Cir.	On file with City	Not listed
Residence	736 Majorca Ave.	On file with City	Not listed
Residence	737 Minorca Ave.	On file with City	Not listed
Residence	739 Aledo Ave.	On file with City	Not listed
Residence	741 Navarre Ave.	On file with City	Not listed
Residence	745 Minorca Ave.	On file with City	Not listed
Residence	753 Minorca Ave.	On file with City	Not listed
Residence	760 Anastasia Ave.	On file with City	Not listed
Residence	7601 Old Cutler Rd.	On file with City	Not listed
Residence	801 Majorca Ave.	On file with City	Not listed
Residence	802 Milan Ave.	On file with City	Not listed
Residence	8021 Old Cutler Rd.	On file with City	Not listed
Residence	803 Anastasia Ave.	On file with City	Not listed
Residence	806 Algeria Ave.	On file with City	Not listed
Residence	808 Majorca Ave.	On file with City	Not listed
Residence	811 Navarre Ave.	On file with City	Not listed
Residence	818 Medina Ave.	On file with City	Not listed
Residence	818 Venetia Ave.	On file with City	Not listed
Residence	820 Alhambra Cir.	On file with City	Not listed
Residence	830 Castile Ave.	On file with City	Not listed
Residence	831 Capri St.	On file with City	Not listed
Residence	832 Alhambra Cir.	On file with City	Not listed
Residence	837 Madrid St.	On file with City	Not listed
Residence	842 Palermo Ave.	On file with City	Not listed
Residence	900 El Rado St.	On file with City	Not listed
Residence	902 Madrid St.	On file with City	Not listed
Residence	904 Milan Ave.	On file with City	Not listed
Residence	905 Andalusia Ave.	On file with City	Not listed
Residence	905 University Dr.	On file with City	Not listed

**MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE**

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Residence	906 Lisbon St.	On file with City	Not listed
Residence	910 Capri St.	On file with City	Not listed
Residence	912 Valencia Ave.	On file with City	Not listed
Residence	913 Majorca Ave.	On file with City	Not listed
Residence	915 Bayamo Ave.	On file with City	Not listed
Residence	915 Ferdinand St.	On file with City	Not listed
Residence	916 Medina Ave.	On file with City	Not listed
Residence	920 Medina Ave.	On file with City	Not listed
Residence	925 Castile Plaza	On file with City	Not listed
Residence	927 Valencia Ave.	On file with City	Not listed
Residence	932 Escobar Ave.	On file with City	Not listed
Residence	932 Tendilla Ave.	On file with City	Not listed
Residence	9610 Old Cutler Rd.	On file with City	Not listed
San Sebastian Apartments	333 University Dr.	On file with City	Not listed
Segovia Plaza	Intersection of Coral Way, Segovia St. and N. Greenway Dr.	On file with City	Not listed
Temple Judea	5500 Granada Blvd.	On file with City	Not listed
The Colonnade Building	169 Miracle Mile	On file with City	Not listed
UM Art	1300 Campo Sano	On file with City	Not listed
UM Pentland / LaGorce	1228 & 1238 Dickinson Dr.	On file with City	Not listed
UM School of Architecture	1217 & 1223 Dickinson Dr.	On file with City	Not listed
Venetian Pool; Venetian Casino	2701 De Soto Blvd.	On file with City	8/20/81 (NR)
White Way Street Lights	Located along University Dr., Anastasia Ave. and Riviera Dr.	On file with City	Not listed
Young Park Triangle	Castile Ave. & Granada Blvd.	On file with City	Not listed

**Table 5:** This table includes all the locally-designated historic resources within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.



**Image:** University of Miami School of Architecture. Source: University of Miami School of Architecture.

**Image:** University of Miami Veteran's Housing in the 1950s, Aerial. Source: HistoryMiami.

**Image:** Coral Gables Congregational Church current image. Source: City of Coral Gables.

**Image:** Coral Gables Congregational Church historic image. Source: City of Coral Gables.



# HIALEAH



**Image:** Entrance to the Hialeah Park and Race Track. Source: State Archives of Florida.

**64** **Image:** South Hialeah Elementary School, c. 1924. Source: HistoryMiami.

**Image:** Horses racing at the Hialeah Race Track. Source: State Archives of Florida.



# HIALEAH



**Hialeah, once dubbed the “Gateway to the Everglades,” was established in 1921 as a hub for sports and recreation.**

## History of Hialeah

Hialeah, named after the Seminole word for 'high prairie,' was incorporated in 1921 as the first development established by the Curtiss & Bright Company in the larger territories of what are now Miami-Springs, Hialeah, and Opa-locka. The company was established by Glenn H. Curtiss, an aviation pioneer, inventor, and land developer, and his rancher and developer partner, James Bright. Bright would go on to build his own home in Hialeah in 1922. Then dubbed the 'Gateway to the Everglades,' Hialeah quickly gained a reputation for suburban living and entertainment as several recreational and sports

**Image:** Aerial view of the Hialeah Park Race Track, c. 1947.  
Source: State Archives of Florida.

facilities were erected. Most popular were its greyhound racing track, jai-alai fronton, amusement park, movie studios, and what the 'Grand Dame' of the horse-racing industry—Hialeah Park—which has received visitors like Winston Churchill, Harry Truman, J.P. Morgan, and members of the Kennedy Family.<sup>6</sup> Hialeah was the earliest residential area to make widespread use of the Mission architectural style. During the 1950s, Hialeah's population grew significantly with the influx of Cuban exiles fleeing Fidel Castro's 1959 revolution, WWII veterans, and other working-class citizens. Later waves of Cuban migration in the following decades transformed the City into a predominantly Cuban community.

<sup>6</sup> "History of Hialeah." City of Hialeah, <https://www.hialeahfl.gov/469/History-of-Hialeah>. Accessed March 21, 2025.



**Image:** James H. Bright Home. Source: Miami-Dade County Tax Card Photo.

**Image:** James H. Bright Home c.1922. Source: State Archives of Florida.



**Image:** Hialeah Park Race Track clubhouse and grandstand. Source: State Archives of Florida.

### Historic Preservation in Hialeah

The City of Hialeah administers its historic preservation program through the Planning Department, and Planning staff administers the Historic Preservation Board. The City formed its Historic Preservation Board in 2004 through Ordinance No.2004-22. The board consists of five (5) members nominated by the mayor and confirmed by the city council. The Hialeah Historic Preservation Board serves as an advisory board to the city council, who takes final action on all historic preservation items. The board is also responsible for recommending to the city council the naming of city-owned buildings or areas within buildings, facilities, parks, rights-of-way, and other city properties in recognition of their cultural or historical significance.

**More information about the City of Hialeah's historic preservation program is available here:**

- Phone Number: (305) 883-8075
- Website :<https://www.hialeahfl.gov/431/Historic-Preservation-Board>
- Historic Preservation Ordinance:[https://library.municode.com/fl/hialeah/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH46HIPR](https://library.municode.com/fl/hialeah/codes/code_of_ordinances?nodeId=PTIICOOR_CH46HIPR)

# Hialeah Historic Sites

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Hialeah Park Race Track	Between Palm Ave. and E 4th Ave. from E 21st St. to E 32nd St.	1989	3/5/79 (NR)
Iglesia Universal del Reino de Dios	500 Palm Ave.	2009	Not listed
James H. Bright Home	45 Olive Dr.	1990	Not listed
Residence	201 To To Lo Chee Dr.	1993	Not listed
South Hialeah Elementary School	265 E 5th St.	1990	Not listed
Triangle Park; Cuban Holocaust Memorial	NW corner of Palm Ave. and Okeechobee Rd.	1989	Not listed

**Table 6:** This table includes all the locally-designated historic resources within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.



**Image:** Entrance to Hialeah Park. Source: State Archives of Florida.

# HOMESTEAD



**Image:** First Baptist Church. Source: Florida Baptist Historical Society.

70 **Image:** Homestead Main Street, 1959. Source: Historic Homestead Town Hall Museum.

**Image:** Lily Lawrence Bow Library c.1955. Source: Miami-Dade County Tax Card Photo.



# HOMESTEAD



**Homestead was first established in 1904 as the southern terminus of the FEC Railway within Dade County.**

## History of Homestead

The first settlement in what is now Homestead was established by the Model Land Company, the real estate division of the FEC Railroad. The plat of the Town of Homestead was laid out by John S. Frederick in 1904. The Town of Homestead was officially incorporated in 1913 as an agricultural community that would develop significantly between the mid-1910s and the mid-1920s. Homestead founded its Chamber of Commerce in 1915 and established many public buildings and facilities like the Landmark Hotel (1913), the Historic Town Hall (1917), and the Seminole Theatre (1921). After the Hurricane

**Image:** Krome Avenue, 1957. Source: Historic Homestead Town Hall Museum.



**Image:** Krome Avenue. Source: Historic Homestead Town Hall Museum.

**Image:** Lily Lawrence Bow Library. Source: Historic Homestead Town Hall Museum.



of 1926, many who had settled in Homestead fled as the economic conditions worsened, and the community struggled through the Great Depression. In the 1940s, the arrival of foreign farmworkers from Mexico and the Caribbean to meet labor shortages and the increase in military activity in South Florida would allow Homestead to re-emerge from the economic depression. The Homestead Army Air Field, established in 1942 several miles to the east of Homestead, would bring employment and economic opportunities to the region. In 1954, the Homestead Air Force Base opened and quickly became

one of the main strategic air command facilities during the Cold War. This base attracted many veterans looking for employment during the post-war era. Homestead developed steadily in the following decades until it was directly struck by Hurricane Andrew in 1992. This devastating hurricane destroyed 25,000 residences and 99% of the area's mobile homes, leaving an estimated 160,000 people homeless. The City has since recovered, rebuilt, and is experiencing a new wave of growth as a suburb of Miami.

## Historic Preservation in Homestead

The City of Homestead administers its Historic Preservation program through the Homestead Community Redevelopment Agency (CRA). The City of Homestead formed its Historic Preservation Board in 1985 through Ordinance No.85-06-49. The board consists of seven (7) members who are appointed by the City Council and serve staggered 2-year terms. The City Manager appoints one (1) member of their staff or an outside consultant to serve as a Historic Landmark Officer who acts as a liaison for the board. The Historic Preservation Board serves as an advisory body to the City Council, which takes final action on historic preservation items. All properties designated as individual sites or as designated properties within a district are eligible, on application by the owners, for any available financial assistance set aside for historic preservation by Miami-Dade County contingent on the availability of funds and the scope of the project as described in the application. The Homestead Historic Downtown District, which was listed on the National Register in 2007, has recognized and helped preserve many of the historical resources along Krome Avenue. The Historic Homestead Town Hall Museum and the historic Seminole Theatre serve as anchors for a newly restored Downtown Homestead historic district.

More information about the City of Homestead's historic preservation program is available [here](#):

- Phone Number: (305) 224-4480
- Website: <https://www.homesteadfl.gov/471/Historic-Preservation> & <https://www.homesteadfl.gov/316/Historic-Self-Guided-Tour>
- Historic Preservation Ordinance:[https://library.municode.com/fl/homestead/codes/code\\_of\\_ordinances?nodeId=PTIICOCL\\_CH14HIPR\\_ARTVIBEBRIN\\_S14-100DEOPRE](https://library.municode.com/fl/homestead/codes/code_of_ordinances?nodeId=PTIICOCL_CH14HIPR_ARTVIBEBRIN_S14-100DEOPRE)



**Image:** Historic Town Hall.  
Source: Historic Homestead Town Hall Museum.

**Image:** Historic Town Hall.  
Source: Historic Homestead Town Hall Museum.

# Homestead Historic Sites

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Bird House	199 NW 19th St.	3/2/95	Not listed
Doyle House	343 NW 19th St.	5/5/88	Not listed
Dr. Gutleber Medical Office	139 NE 15th St.	11/2008	Not listed
Dr. James Archer Smith Home; El Caribe Motel	815 N Krome Ave.; 38 NE 9th St.	3/31/04	Not listed
El Toro Taco	1-21 S Krome Ave.	1/25/17	Not listed
First Baptist Church	240 N Krome Ave.	11/30/00	Not listed
First United Methodist Church	622 N Krome Ave.; 334 NW 1st Ave.; 102 NW 2nd St.	5/1992	Not listed
Former Seventh-Day Adventist Church	5 NE 2nd Rd.	7/27/05	Not listed
Historic Homestead Town Hall	41-43 N Krome Ave.	6/30/87	11/7/97 (NR)
Landmark Hotel; Seminole Café and Hotel	55 S Flagler Ave.	9/26/89	7/10/08 (NR)
Lily Lawrence Bow Library	212 NW 1st Ave.	12/4/87	8/5/96 (NR)
Lindeman-Johnson House; Girar Title Company	906 N Krome Ave.	7/1993	11/15/96 (NR)
McMinn Horne House	25 NE 12th St.	10/30/08	8/30/96 (NR)
Mt. Zion Methodist Church	890 SW 4th St.	11/2008	Not listed
Provenir Garcia House	92 NW 20th St.	3/24/94	Not listed
Hotel Redland	5 S Flagler Ave.	3/1997	Not listed
Royal Palm Trees	On file with City	1/31/02	Not listed
Seminole Theatre	18 N Krome Ave.	9/21/95	Not listed
Shaw Property	1090 NE 18th Ave.	On file with City	Not listed
Shirley Lowe House	217 NE 1st Rd.	11/30/05	Not listed
St Paul's Missionary Baptist Church	330 SW 4th Ave.	11/29/01	Not listed
Trinity Faith Tabernacle Church	512 SW 4th St.	6/30/10	Not listed

**Table 7:** This table includes all the locally-designated historic resources within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.

# MIAMI



**Image:** Plymouth Congregational Church, Coconut Grove. Source: State Archives of Florida.

76 **Image:** The Barnacle, Coconut Grove. Source: Florida State Parks.

**Image:** D.A. Dorsey House c.1930s. Source: City of Miami Historic Tax Card Photo.



# MIAMI

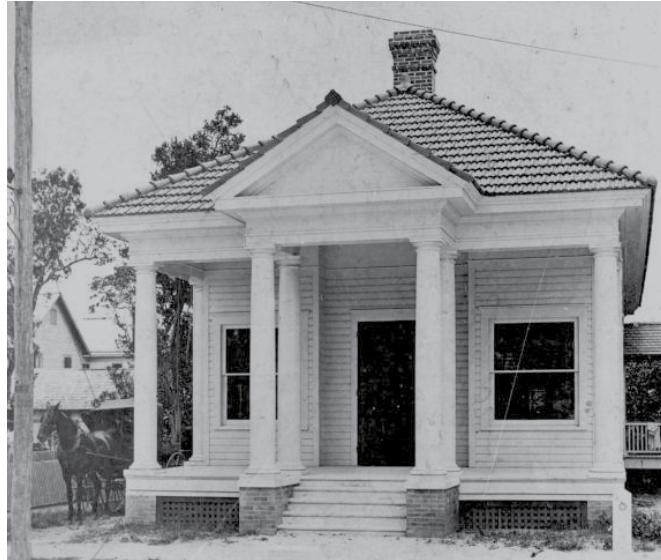


**Though formally established in 1896, Miami was first settled by Tequestas who dubbed the area “Mayaimi.”**

## History of Miami

The area that is now Miami was occupied as long as 10,000 years ago by the Tequesta people, who referred to the area as “Mayaimi.” The legacy of the Tequesta people survives in the name of the city of Miami and in the ancient artifacts still being uncovered throughout the city. Prior to the incorporation of the City of Miami, two main settlements existed within its boundaries: Coconut Grove and Lemon City. By this point, Miami was settled by a mix of Black and White Americans, Europeans, and Caribbeans, predominantly from the Bahamas. The

**Image:** Aerial view of Downtown Miami, c.1920s. Source: State Archives of Florida.



transformation of Miami into an incorporated City is credited to a large land-owner from Cleveland, Julia Tuttle, and a railroad magnate, Henry Flagler. Tuttle convinced Flagler to extend the Florida East Coast Railroad to Miami in March of 1896. In July 1896, the City of Miami was officially incorporated through the affirmative vote of Black and white resident voters. Since the time of its incorporation, the City of Miami has grown in successive building booms, including the famous 1920s Florida Land Boom, which brought unprecedented capital and population migration to the City. During World War II, South Florida was transformed into a massive military base. After the war, many of the soldiers who had been stationed there settled in the area, creating another real estate boom. Since the 1960s, Miami has earned a reputation as the capitol of Latin America and a hub of international commerce. The majority Hispanic population of Miami is made up mostly of refugees



**Image:** Dr. William A. Chapman's house. His former home has been restored and is currently part of the campus of Booker T. Washington High School. Source: HistoryMiami.

**Image:** Dr. James M. Jackson Office c.1900. Source: State Archives of Florida.

**Image:** Residence of the West Grove Thematic District. Source: City of Miami Tax Card Photo.



from poverty and political unrest in the Caribbean and Central and South America. In their adopted city, they have created distinctive neighborhoods, such as Little Havana, Little Santo Domingo, and Little Haiti, whose marketplaces and celebrations echo those of their homelands.



**Image:** Moore Furniture Company building, 1921. Source: State Archives of Florida.

**Image:** Bacardi Imports Administration Annex. Source: State Archives of Florida.

**Image:** J.W. Warner House. Source: Miami Hispanic Cultural Arts Center.

## Historic Preservation in Miami

The City of Miami established its own historic preservation program in 1984. It is the only municipality in Miami-Dade County that administers its own archaeological program, in addition to its historic preservation program. To ensure that the distinguishing characteristics of the City's historical treasures are preserved, regulations are instituted in the Historic Preservation Ordinance, found in Chapter 23 of the City Code, along with the adoption of the Historic Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation. The Historic and Environmental Preservation Board (HEPB) is comprised of nine citizen appointees and one alternate member, appointed by the City Commission. The Board members represent specific professions related to the Board's responsibilities and possess special training, experience, and interests required to make informed decisions concerning the preservation of the physical environment. The board members represent the disciplines of architecture, history and historic preservation, as well as the interests of the business and neighborhood communities.<sup>7</sup> The HEPB has quasi-

judicial authority to make final decisions on all historic designations and Certificates of Appropriateness. The City of Miami provides the following incentives for historically designated places: City Ad Valorem Tax Exemption, zoning variances, parking waivers, historic signage incentives, conditional use for Bed and Breakfasts, Transfer of Development Rights, and Transfer of Development Density.

**More information about the City of Miami's historic preservation program is available here:**

- Phone Number: (305) 416-1551
- Email Address: [kkalmis@miamigov.com](mailto:kkalmis@miamigov.com)
- Website: <https://www.miami.gov/My-Government/Departments/Planning/Historic-Preservation-Main-Page>
- Historic Preservation Ordinance: [https://library.municode.com/fl/miami/codes/code\\_of\\_ordinances?nodeId=PTIITHCO\\_CH23HIPR](https://library.municode.com/fl/miami/codes/code_of_ordinances?nodeId=PTIITHCO_CH23HIPR)

<sup>7</sup> "Historic Preservation" City of Miami website, <https://www.miami.gov/My-Government/Departments/Planning/Historic-Preservation-Main-Page> Accessed March 30, 2025.

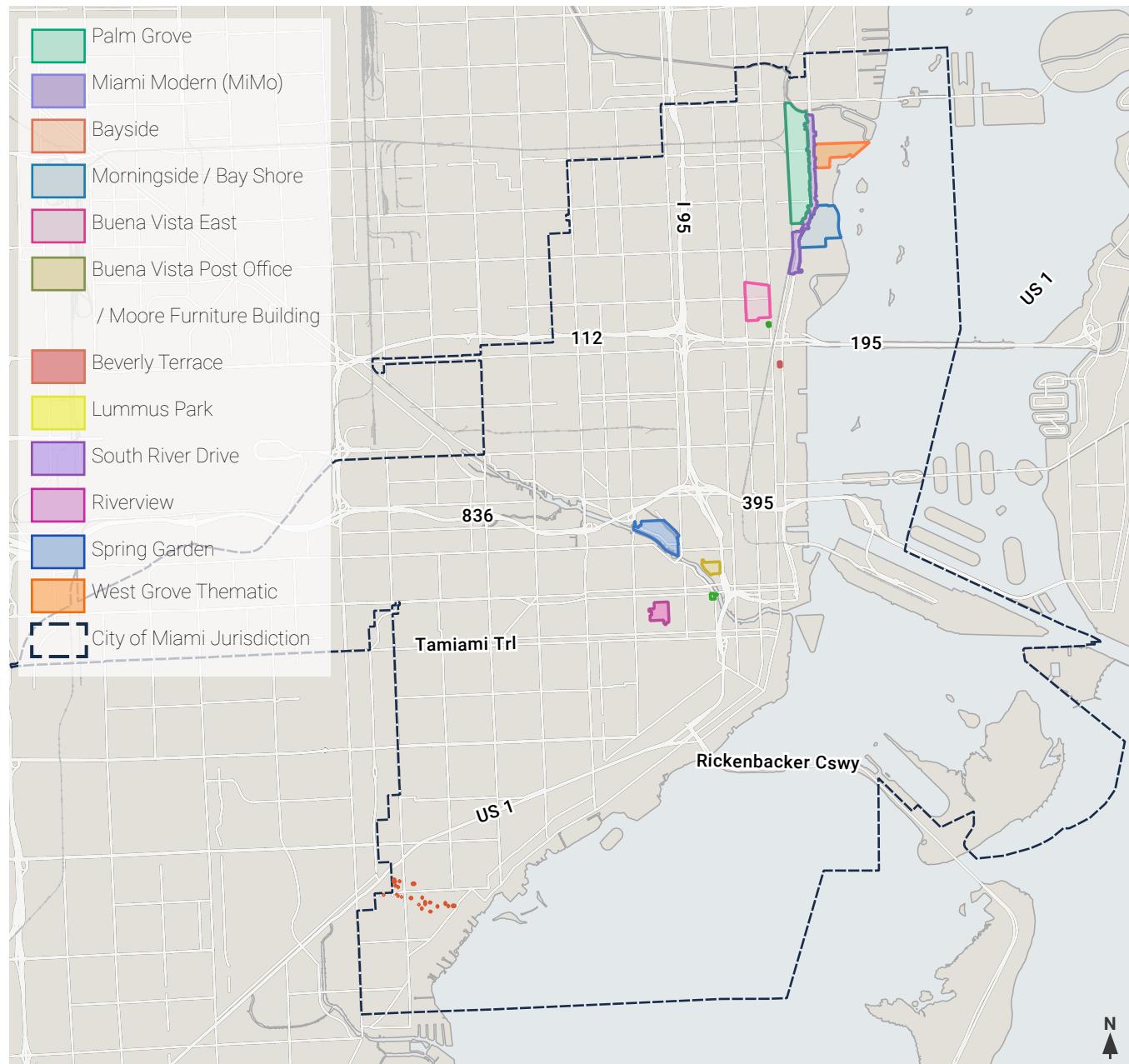


**Image:** Mount Zion Baptist Church c.1950. Source: City of Miami Historic Tax Card Photo.



**Image:** Ward Rooming House c.1940. Source: City of Miami Tax Card Photo.

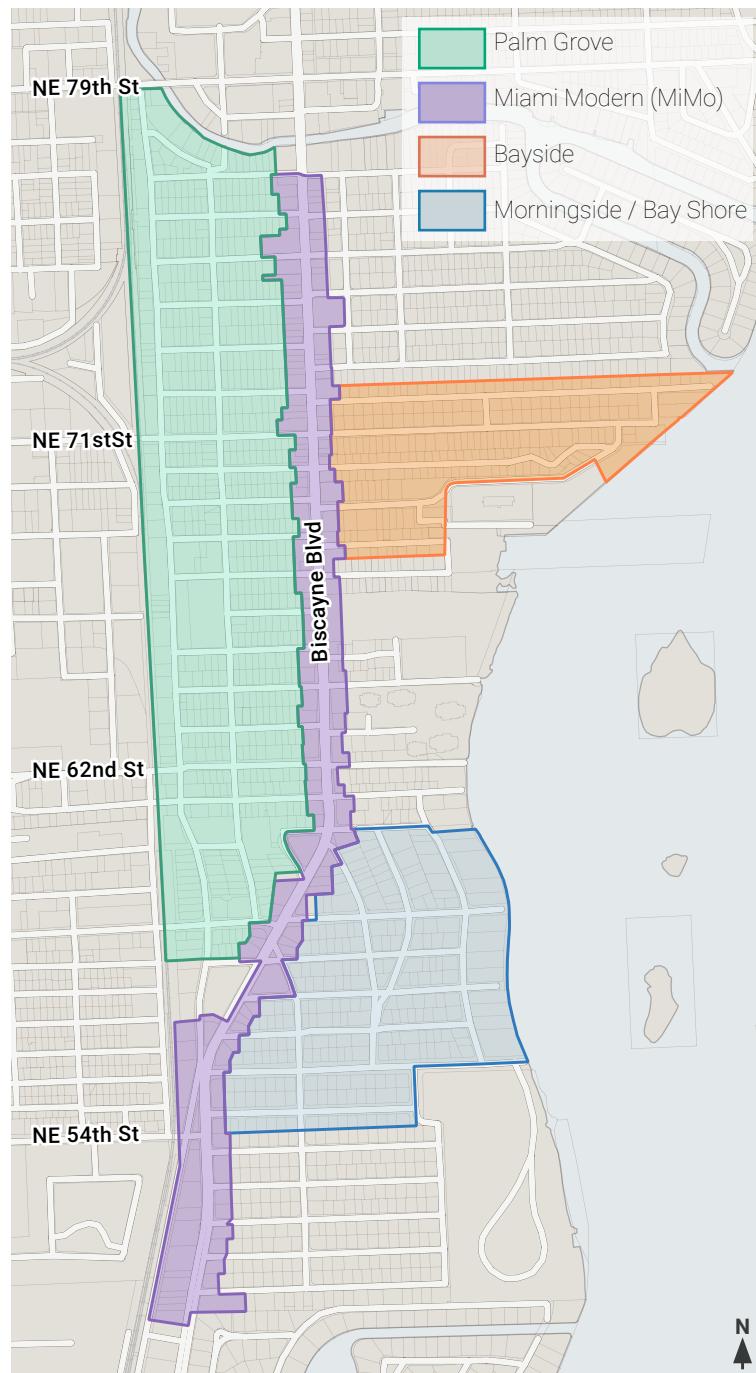
# Miami Historic Districts



**Map 18:** This map shows all twelve (12) of the local historic districts managed by Miami as of June 2025. Source: Plusurbia.

District Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Bayside Historic District	Generally between Biscayne Bay and Biscayne Blvd. from NE 68th St. to NE 72nd St.	11/19/91	Not listed
Beverly Terrace Historic District	3224 and 3300 Biscayne Blvd.	3/18/03	Not listed
Buena Vista East Historic District	Generally between NE 2nd Ave. and N Miami Ave. from NE 42nd St. to NE 48th St.	1/22/87	Not listed
Buena Vista Post Office; Moore Furniture Building	4000-4040 NE 2nd Ave.	7/20/04	Not listed
Lummus Park Historic District; Lummus Park Residential Neighborhood	Roughly bounded by NW 2nd St., NW 3rd Ct., NW 4th St., and NW North River Dr.	7/20/04	10/25/06 (NR)
Miami Modern (MiMo) / Biscayne Boulevard Historic District	Biscayne Boulevard, from NE 50th St. to NE 77th St.	6/6/06	Not listed
Morningside; Bay Shore Historic District	Roughly bounded by NE. 55th St., Biscayne Blvd., NE. 60th St. and Biscayne Bay	12/20/84	10/2/92 (NR)
Palm Grove Historic District	Generally bounded on the north by the Little River; on the south by NE 58 St.; on the east by Biscayne Blvd., and to the west F.E.C. Railway	2/3/09	Not listed
Riverview Historic District	East Little Havana	5/5/15	Not listed
South River Drive Historic District	428, 438 SW First St., 437 SW Second St., 104, 109, 118 SW South River Dr.	11/22/87	8/10/87 (NR)
Spring Garden Historic District	Generally between NW 11th St. and the Miami River from the Seybold Canal to NW 12th Ave.	6/17/97	Not listed
West Grove Thematic; Wood Frame Vernacular Homes in West Coconut Grove	West Grove	2018	Not listed

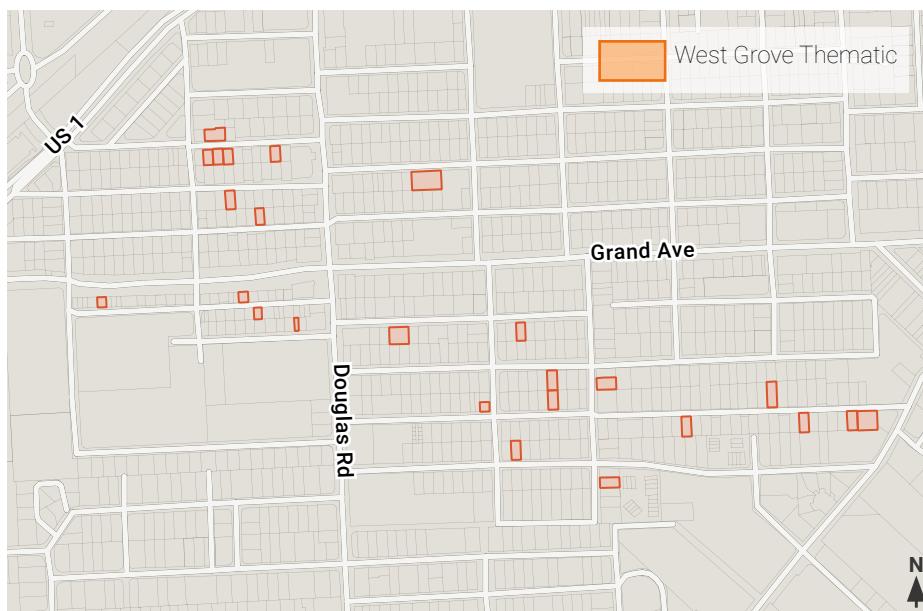
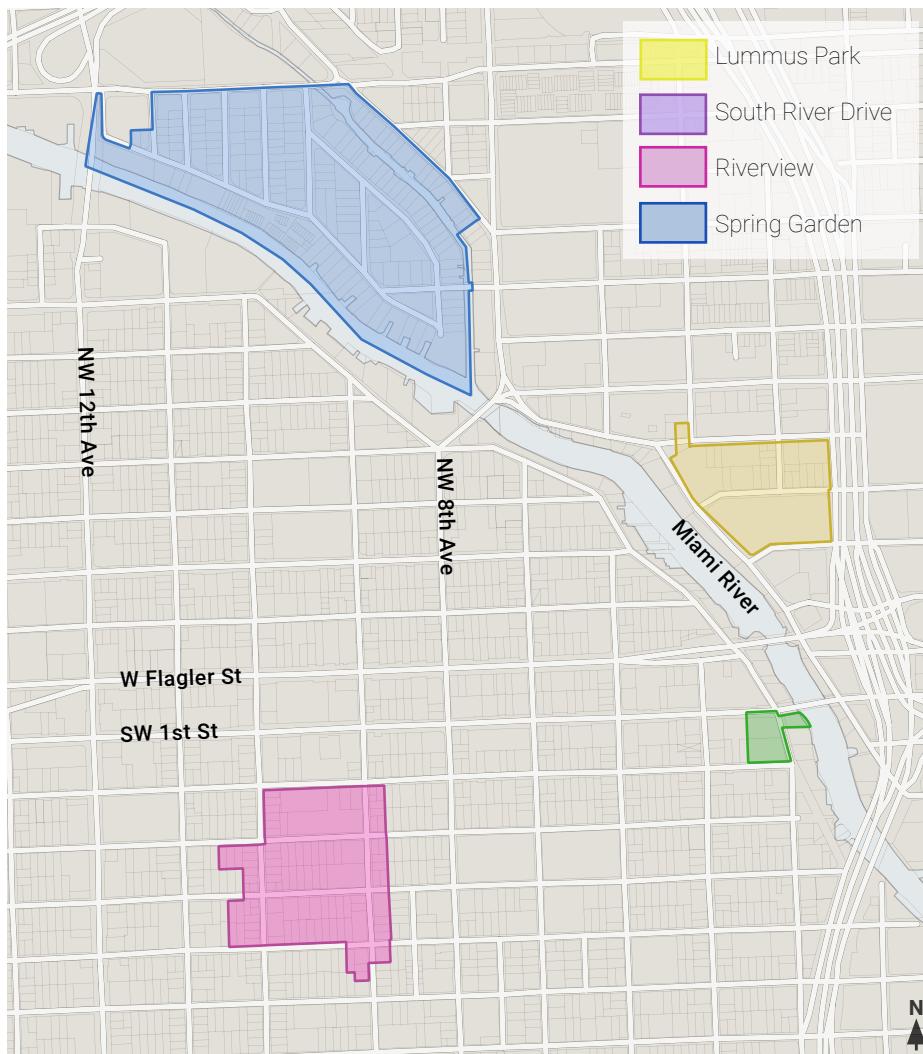
**Table 8:** This table includes all the locally-designated historic districts within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.



**Map 19:** This map features the Palm Grove, Miami Modern (MiMo), Bayside, and Morningside / Bay Shore historic districts clustered by Biscayne Boulevard in Miami. Source: Plusurbia.



**Map 20:** This map features the Buena Vista East, Buena Vista Post Office / Moore Furniture Building, and Beverly Terrace historic districts in Miami. All three of these districts are associated with the 1920s land boom. Source: Plusurbia.



# Miami Historic Sites



**Image:** View of an Miami Marine Stadium in Virginia Key, Florida. Source: State Archives of Florida.

**Image:** Salvation Army Citadel. Source: City of Miami Tax Card Photo.

**Image:** Pan American Seaplane Base & Terminal Building. Source: City of Miami Tax Card Photo

**Image:** Greater Bethel AME Church, Overtown, 1989. Source: HistoryMiami.

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Ainsley Building	14 NE 1st Ave.	9/1/15	Not listed
Alfred I. DuPont Building	169 E Flagler St.	9/28/93	1/4/89 (NR)
Ball and Chain Sign	1501 SW 8th St.	9/6/22	Not listed
Bay Oaks Home for the Aged	337 NE 34th St.	11/2015	Not listed
Black Police Precinct & Courthouse	1009 NW 5th Ave. & 480 NW 11th St.	9/17/02	2/5/20 (NR) – Precinct only
Bryan Memorial Methodist Church	3713 Main Hwy.	10/21/97	Not listed
Central Baptist Church	500 NE 1st Ave.	10/27/98	1/4/89 (NR)
Chaille Block	401-447 N Miami Ave.	12/15/88	Not listed
Christ Episcopal Church	3481 Hibiscus St.	10/4/11	Not listed
Citizens Bank	1361-1367 N Miami Ave.	11/17/88	Not listed
City National Bank; Miami National Bank; Langford Building	121 SE 1st St.	11/17/88	1/4/89 (NR)
Coconut Grove Library	2875 McFarlane Rd.	7/7/09	5/1/17 (NR)
Coconut Grove Playhouse	3500 Main Hwy.	10/5/05	10/19/18 (NR)
Commodore Ralph Middleton Monroe Miami Marine Stadium	3501 Rickenbacker Cswy.	10/7/08	4/2/18 (NR)
Congress Building	111 NE 2nd Ave.	3/18/03	3/14/85 (NR)
Coppertone Sign	7300 Biscayne Blvd.	5/18/93	Not listed
D.A. Dorsey House	250 NW 9th St.	5/31/83	1/4/89 (NR)
Dade-Commonwealth Building; Meyer-Kiser	139 NE 1st St.	7/30/13	1/4/89 (NR)
Demetree Hotel; The Copper Door B&B	439 NW 4th Ave.	11/1/22	Not listed
Don Geyer Residence	3756 Carmen Ct.	5/24/22	Not listed
Dorsey Memorial Library	100 NW 17th St.	5/20/03	Not listed
Dr. Emerson W. Ayars House	3041 Oak Ave.	12/14/82	Not listed
Dr. James M. Jackson Office	190 SE 12 Terr.	9/28/82	2/24/75 (NR)
Dr. William Chapman House	526 NW 13th St.	6/15/83	Not listed
E.W.F. Stirrup House	3242 Charles Ave.	1/20/04	Not listed
Ebenezer Methodist Church	1042 NW 3rd Ave.	10/27/88	Not listed
El Jardin; Carrollton School for Girls	3747 Main Hwy.	12/14/82	8/30/74 (NR)
Emancipator	471 NE 79th St.	5/3/22	Not listed
Eunice Watson Liberty Home	1709 NW 62nd Ter.	12/6/11	Not listed
Evangelist Street; Charles Ave.	On file with City	7/20/12	Not listed
Farkas Residence	3547 St. Gaudens Rd.	9/1/15	Not listed
Fire Station No.2	1401 N Miami Ave.	2/16/99	1/4/89 (NR)
Fire Station No.4	1000 S Miami Ave.	6/15/83	3/8/84 (NR)

**MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE**

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
First Church of Christ Scientist	1836 Biscayne Blvd.	9/1/15	Not listed
First Coconut Grove Schoolhouse	3429 Devon Rd.	12/14/82	1/21/75 (NR)
First Presbyterian Church	609 Brickell Ave.	6/17/03	Not listed
Fisher Residence	3518 S Moorings Way	7/20/12	Not listed
Flagler Worker's House; Palm Cottage	60-64 SE 4th St.	6/15/83	1/4/89 (NR)
Flori-Coral / Andes / Barcelona Apartments	1250 SW 6th St.	11/3/22	4/20/23 (NR)
Fort Dallas	404 NW 3rd St.	2/28/84	Not listed
Frantz Residence	3529 St Gaudens Rd.	4/7/15	Not listed
Freedom Tower	600 Biscayne Blvd.	10/26/82	9/10/79 (NR); 10/6/08 (NHL)
George E. Nolan House	1548 Brickell Ave.	6/17/97	Not listed
Gesu Church & Rectory	118 NE 2nd St.	10/26/82	7/18/74 (NR)
Gold Coast Pharmacy	2419-2435 Biscayne Blvd.	7/15/03	Not listed
Gold Dust Motel	7700 Biscayne Blvd.	11/6/18	Not listed
Grave of Amelia Hewitt Munroe	Adjacent to 2875 McFarlane Rd.	10/6/09	Not listed
Greater Bethel AME Church	245 NW 8th St.	9/27/04	4/17/92 (NR)
Gulf Oil Station	1700 SW 22nd St.	10/27/83	Not listed
Hahn Building	140 NE 1st Ave.	11/17/88	1/4/89 (NR)
Halissee Hall	1475 NW 12th Ave.	10/26/82	10/1/74 (NR)
Hindu Temple	870 NW 11th St.	11/19/91	Not listed
Historic Virginia Key Beach Park	4000 Virginia Beach Dr.	11/5/13	6/28/02 (NR)
Huntington Building; Consolidated Bank Building	168 SE 1st St.	10/27/83	1/4/89 (NR)
Ingraham Building	25 SE 2nd Ave.	10/16/84	1/4/89 (NR)
J. Jacob Hubbard House	138 NW 16th Ave.	10/29/03	Not listed
J.W. Warner House	111 SW 5th Ave.	12/14/82	6/1/83 (NR)
Laborers' Union Local 478 Building	799 NW 62nd St.	10/5/05	Not listed
Lawson Edward Thomas Overtown Law Office	1021 NW 2nd Ave.	5/3/22	Not listed
Legion Park	6447 NE 7th Ave.	1/3/17	Not listed
Lemon City Cemetery	corner of 71st St.	11/3/09	Not listed
Liberty City Wall Fragment	On file with City	12/5/06	Not listed
Lindsey Residence	1335 NW 67th St.	10/6/09	Not listed
Little Havana House Ramsey Residence	1016 SW 13th Ct.	3/7/17	Not listed
Mariah Brown House	3298 Charles Ave.	11/21/95	Not listed

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Marjory Stoneman Douglas House	3744-3754 Stewart Ave.	9/19/95	2/27/15 (NR, NHL)
Masjid Al-Ansar Mosque	5245 NW 7th Ave.	11/7/06	Not listed
Miami Cemetery	1800 NE 2nd Ave.	7/28/83	1/4/89 (NR)
Miami Woman's Club	1737 N Bayshore Dr.	10/26/82	12/27/74 (NR)
Mt. Zion Baptist Church	301 NW 9th St.	4/25/88	12/29/88 (NR)
New Providence Lodge No. 365	937-939 NW 3rd Ave.	3/3/09	Not listed
Number 1 Pallbearers Association of America Building	801 NW 62nd St.	10/5/05	Not listed
Old U.S. Post Office & Courthouse; AmeriFirst Federal (main building)	100 NE 1st Ave.	10/16/84	1/4/89 (NR)
Olympia Theater & Office Building; Maurice Gusman Cultural Center	174 E Flagler St.	6/15/83	3/8/84 (NR)
Pan American Seaplane Base & Terminal Building	3500 Pan American Dr.	10/26/82	2/20/75 (NR)
Petit Douy	1500 Brickell Ave.	14/12/1982	Not listed
Philip Dusenbury House	1871 S Bayshore Dr.	5/21/02	Not listed
Piedra Villas	2614 SW 8th St.	11/21/22	Not listed
Plymouth Congregational Church	3429 Devon Rd.	11/30/82	7/23/74 (NR)
Pollard Residence	3701 Park Ave.	11/1/16	Not listed
Prince Edward Courtyard Apartments	402-12 NW 12th Ave.	4/7/15	Not listed
Ransom School Pagoda; Pine Knot Camp (1895); Florida Adirondack School (1903)	3575 Main Hwy.	12/14/82	7/25/73 (NR)
Residence	8238 NE 9th Ave.	12/1/09	Not listed
S&S Sandwich Shop	1757-1773 NE 2nd Ave.	6/17/03	1/4/89 (NR)
Salvation Army Citadel	49 NW 5th St.	11/18/83	Not listed
Scottish Rite Temple	471 NW 3rd St.	6/4/13	Not listed
Sears, Roebuck and Company Department Store; Sears Building	1300 Biscayne Blvd.	2/28/83	8/8/97 (NR)
Security Building; Capital Building	117 NE 1st Ave.	3/18/03	1/4/89 (NR)
Shrine Building	1401-1417 Biscayne Blvd.	10/21/03	Not listed
Simpson Park	55-85 SW 17th Rd.	1/7/14	Not listed
South Miami Avenue	On file with City	10/4/11	Not listed
St. Agnes Episcopal Church	1750 NW 3rd Ave.	3/18/03	Not listed
St. John's Baptist Church; New St. John Institutional Baptist Church	1328 NW 3rd Ave.	4/25/88	4/17/92 (NR)
St. Jude Melkite Catholic Church	1501 Brickell Ave.	7/25/13	Not listed

**MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE**

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
St. Peters Antiochian Orthodox Church	1811 NW 4th Ct.	12/8/20	Not listed
Sunshine Fruits Co. Inn	3940 Main Hwy.	12/18/84	Not listed
Superior Motel & Apartments	7800 NW 2nd Ave.	7/17/18	Not listed
Commercial Building	83 SW 8th St.; 729 SW 1st Ave.	10/6/09	Not listed
Temple Israel	137 NE 19th St.	1989	Not listed
The Ace Theatre	3664 Grand Ave.	7/1/14	6/13/16 (NR)
The Alamo; Miami City Hospital Building No.1	1611 NW 12th Ave.	9/28/82	12/31/79 (NR)
The Bacardi Complex (Bacardi Imports Administration Annex; The Jewel Box & Bacardi Imports Tower)	2100 Biscayne Blvd.	10/6/09	10/19/18 (NR)
The Barnacle; Ralph M. Munroe House	3485 Main Hwy.	9/28/82	4/11/73 (NR)
The Cushman School	592 NE 60th St.	7/31/84	Not listed
The Little House; Ye Little Wood	3848 Little Ave.	4/3/07	Not listed
The Stewart Residence	4116 S Douglas Rd.	2/7/06	Not listed
The Wyatt/Thomas House	3802 Little Ave.	4/5/11	Not listed
Totowa Apartments	1269 NW 5th St.	12/24/24	Not listed
Tower Hotel	1460 SW 7th St.	11/21/22	Not listed
Tower Theater	1508 SW 8th St.	5/7/13	Not listed
Trapp House; Caleb Trapp House	2521 S Bayshore Dr.	7/16/96	11/10/94 (NR)
US CoastGuard Air Station Hangar @ Dinner Key; Building No.4, Naval Reserve Center; Elizabeth Virrick Gym	2600 Bayshore Dr.	7/20/04	12/19/02 (NR)
US Post Office & Courthouse	300 NE 1st Ave.	4/26/88	10/14/83 (NR)
Vagabond Motel; Vagabond Sunshine Motel	7301 Biscayne Blvd.	5/20/03	12/29/14 (NR)
Venetian Causeway	On file with City	1/16/90	7/13/89 (NR)
Vera Building	1334 N Miami Ave.	1/31/19	Not listed
Villa Paula	5811 N Miami Ave.	10/27/83	Not listed
Villa Serena; William Jennings Bryan House	3115 Brickell Ave.	12/4/07	1/20/12 (NR)
Villa Woodbine	2167 S Bayshore Dr.	4/19/88	Not listed
Vizcaya; James Deering Estate	3251 S Miami Ave. and the area roughly bounded by S Dixie Hwy., SW 32nd Rd., and S Miami Ave.	9/28/82	9/29/70 and 11/15/78 (NR); 4/19/94 (NHL)
Walgreen Drug Store	200 E Flagler St.	11/17/88	1/4/89 (NR)
Walter Flanders House	452 NE 39th St.	2/23/89	Not listed

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Ward Rooming House	249-51-53-55 NW 9th St.	11/7/06	Not listed
Water Pump House	5808 NE 4th Ct.	7/20/12	Not listed
Wharton-Bauder Home	1695 Tigertail Ave.	9/19/17	Not listed
William Wagner House	404 NW 3rd St.	2/28/84	Not listed
Wolpert Apartments	2500-2512 Biscayne Blvd.	2/26/04	Not listed
Woman's Club of Coconut Grove; Housekeeper's Club of Coconut Grove	2985 S Bayshore Dr.	10/26/82	3/26/75 (NR)
X-Ray Clinic	171 NW 11th St.	5/26/94	Not listed
Residential Building	1401 SW 5th St.	12/8/20	Not listed

**Table 9:** This table includes all the locally-designated historic resources within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.



**Image:** William Wagner House, Miami. Source: Historical Marker Database.

**Image:** Jacob Hubbard House. Source: City of Miami Tax Card Photo.

**Image:** Women's Club of Coconut Grove, Coconut Grove. Source: University of Miami Digital Collections.

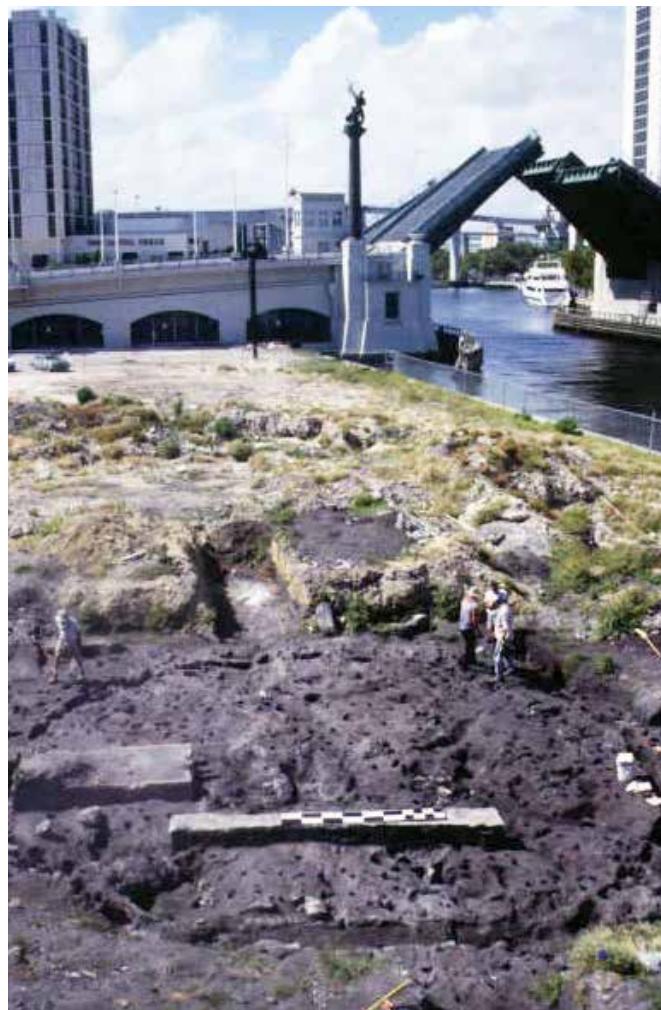
# Miami Archaeological Sites

The City of Miami is the only municipality that has opted out of Miami-Dade County's archaeological preservation program. As such, they have jurisdiction over all the archaeological resources that fall within the City of Miami. The City of Miami designated its first archaeological zone in 1991. The archaeological resources have periods of significance that span from the Late Archaic period into the modern age, spanning more than 2000 years. The most significant archaeological resources in Miami have all been found around the mouth of the Miami River, where a thriving indigenous community, known as the Tequesta, settled. A unique feature of the sites excavated here are the postholes dug into the bedrock which are thought to have supported circular structures on wooden piers. The Miami Circle was added to the National Register of Historic Places in 2002 and added to the list of National Historic Landmarks in 2009. Some other important archaeological sites in Miami are found

along the Miami River, in the Brickell neighborhood, and in Downtown Miami. The Miami River Rapids was designated an archaeological zone and spans across many properties. The site has pre-historic and historic components to it and was also the site of an early starch mill in the mid 19th century. The City of Miami also manages the Half Moon Shipwreck State Underwater Archaeological Preserve, which was added to the National Register of Historic Places in 2001.

**Image:** Excavation images of Santa Maria West Site. Source: Santa Maria West Designation Report.

**Image:** Excavation images of the Miami Circle National Historic Landmark. Source: Trail of Florida's Indian Heritage.



Resource Name(s)	Date of Local Designation	Date of National Register Listing*
Mary Brickell Park	3/5/13	Not listed
MET Square	4/1/14	Not listed
Santa Maria West Site	3/5/13	Not listed
The Miami Circle at Brickell Point Site; The Miami Midden No. 2	1/5/10	2/5/02 (NR); 1/16/09 (NHL)
The Miami River Rapids Site	1/16/90	Not listed

**Table 10:** This table includes all the locally-designated archaeological resources within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.



**Image:** Miami Circle excavation. Source: Miami-Dade County.

**Image:** Current image of the Miami Circle. Source: Trail of Florida's Indian Heritage.

# MIAMI BEACH



**Image:** 1933 aerial view of Lincoln Road and the beach. Source: HistoryMiami.

94 **Image:** Aerial of Miami Beach, 1955. Source: HistoryMiami.



# MIAMI BEACH



**Though established in the early 1900s, Miami Beach's reputation for leisure and luxury first emerged during the 1920s land boom.**

## History of Miami Beach

The area that is now Miami Beach was established by John Collins and his son-in-law Thomas Pancoast in the early 1900s when they purchased a failing coconut plantation on a sandbar in the fledgling Miami. In 1912, Collins began building a bridge to connect the island to the mainland but felt short on funds half-way through. Automobile entrepreneur Carl Fisher provided the rest of the funds for the Venetian Causeway in exchange for 200 acres of the land. Fisher would build an empire of grand hotels and oceanfront estates that served tourists

**Image:** Aerial view of Normandy Isle, 1935. Source: HistoryMiami.

arriving through Fisher's newly constructed Dixie Highway. The completion of the McArthur Causeway (then the County Causeway) in 1920 facilitated a construction boom that would cement Miami Beach as a center of leisure and luxury. Despite a pause in construction following the Hurricane of 1926 and Fisher's subsequent bankruptcy, Miami Beach continued to grow through the Depression. American's appetite for tourism encouraged the construction of hundreds of small yet distinctive Streamline Moderne apartment houses and hotels that today make up the city's signature Art Deco District. During World War II, Miami Beach was almost entirely occupied by the military for year-round operations. Many members would return to the area

following the war and help form Miami Beach's close-knit residential communities. Miami Beach would continue to build extravagant resorts and hotels during this period, only now with a Modernist flair. By the 1960s, the rise in competition from new Caribbean resorts stalled tourism in Miami Beach and many hotels were converted into senior housing communities. In the 1970s, Miami Beach experienced an influx of investors, artists, and young professionals, all attracted by Barbara Capitman's campaign to preserve the Beach's deteriorating Art Deco buildings. Today, Miami Beach is considered a museum of architectural styles and an attractive destination for tourists.



**Image:** Indian Creek and the Fontainebleau Hotel, c.1960. Source: HistoryMiami.

## Historic Preservation in Miami Beach

The City of Miami Beach's Historic Preservation Board was established in 1982 and serves two different roles: 1) as an advisory body to the City Commission, and 2) as a quasi-judicial board that takes final action on certain historic preservation items. The advisory role of the City of Miami Beach Historic Preservation Board includes to make recommendations to the City Commission for the following: on the local designation of all historic districts and all individual historic structures that are not single-family homes; on the granting of Ad Valorem tax exemptions for single-family homes; on the awarding of historic markers and plaques, on any amendments to the Code of Ordinances in matters that affect historic sites. The quasi-judicial role of the City of Miami Beach Historic Preservation Board includes: local designation of single-family homes as individual historic structures, issuance of Certificates of Appropriateness, authorization of zoning variances for historic sites, and providing floodplain management board duties for historic sites. The City provides the following preservation incentives: Ad Valorem tax exemption for single-family homes, zoning variances, and floodplain variances. Federal historic tax credits are commonly used in the City of Miami Beach, however this program is administered by the State of Florida and the National Park Service.

**More information about the City of Miami Beach's historic preservation program is available here:**

- Phone Number: (305) 673-7550
- Email Address: DeborahTackett@miamibeachfl.gov
- Website: <https://www.miamibeachfl.gov/city-hall/planning/>
- Historic Preservation Ordinance: [https://library.municode.com/fl/miami\\_beach/codes/code\\_of\\_ordinances/301824?nodeId=SPBLADERE\\_CH118ADREPR\\_ARTXHIPR](https://library.municode.com/fl/miami_beach/codes/code_of_ordinances/301824?nodeId=SPBLADERE_CH118ADREPR_ARTXHIPR)



**Image:** The Shelborne (1940), The Raleigh Hotel (1940), The Grossinger Hotel (1939), and the National Hotel (1939), all part of the Ocean Drive / Collins Avenue Historic District. Source: HistoryMiami.

**Image:** Looking south along Ocean Dr. in Miami Beach. Source: State Archives of Florida.



**Image:** Aerial view from 7000 feet of Biscayne Bay Miami, Florida. Source: State Archives of Florida.



**Image:** Española Way looking west from Washington. Source: HistoryMiami.



**Image:** Automobiles line the road of the Spanish Village on Miami Beach, looking west from Washington Avenue, 1926. Source: University of Miami Library Special Collections.



**Image:** Saxony Hotel, 1950, part of the Harding Townsite/ South Altos del Mar Historic District. Source: State Archives of Florida.



**Image:** Lincoln Road 1930. Source: HistoryMiami.

**Image:** Lincoln Road mall 1963. Source: HistoryMiami.

**Image:** Casablanca Hotel, c.1950, part of the North Beach Resort Historic District. Source: State Archives of Florida.

**Image:** Miami Beach, aerial view, 1920. Source: University of Miami Library Special Collections.



**Image:** Ocean Drive at about Sixtieth Street, 1923. Source: University of Miami Library Special Collections.

**Image:** Ocean Drive 1923. Source: HistoryMiami

**Image:** 1959 aerial view of Miami Beach facing south. The Eden Rock Hotel and Fountainebleau Hotel, both part of the Morris Lapidus Historic District, and hotels of the Harding Townsite / South Altos del Mar Historic District are featured in this image. Source: HistoryMiami.

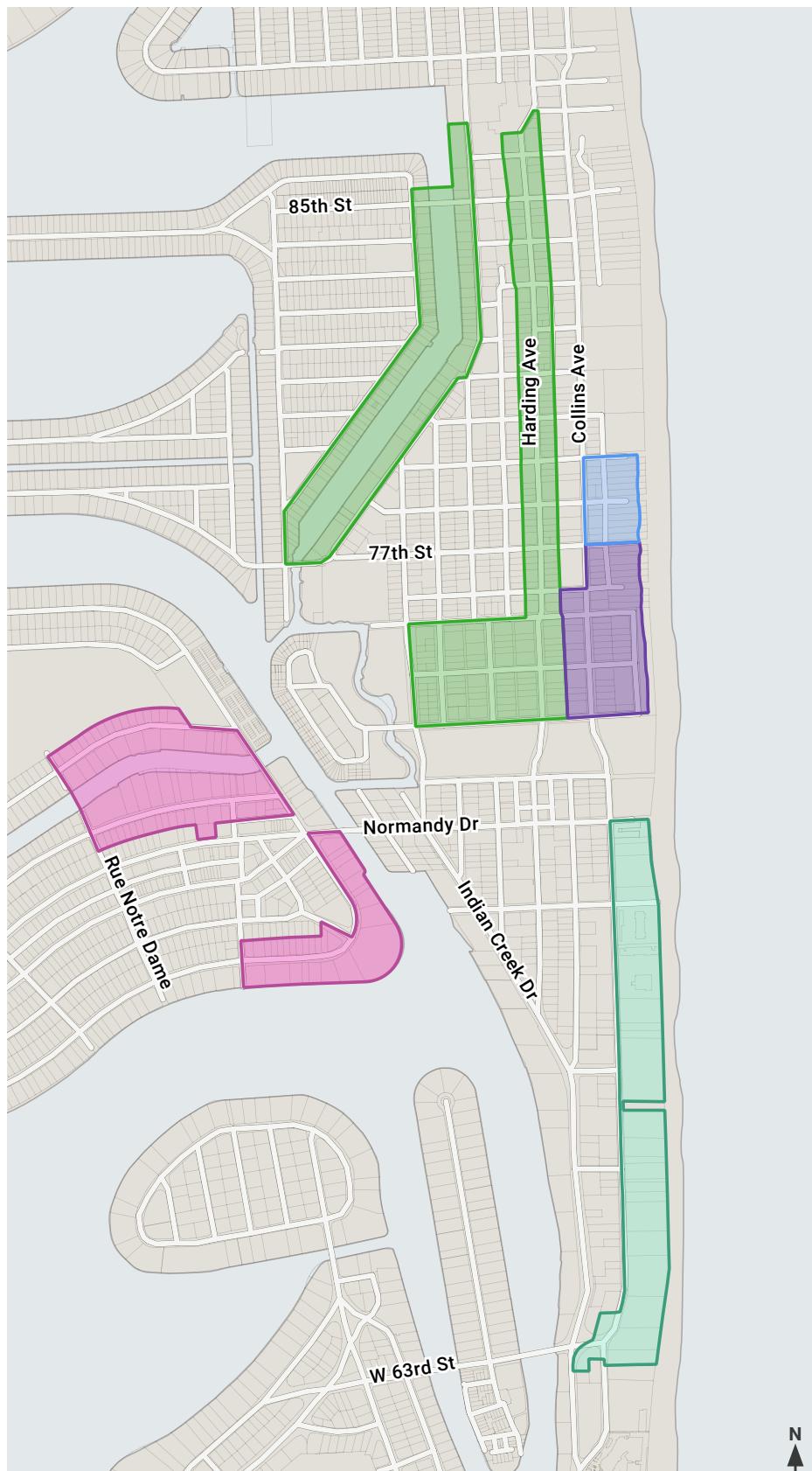
**Image:** Miami Beach Community Church, 1921 Feb 22. Source: HistoryMiami.

# Miami Beach Historic Districts

- Altos del Mar
- Harding Townsite / South Altos del Mar
- North Shore
- Normandy Isles
- North Beach Resort
- Flamingo Waterway
- Morris Lapidus
- Collins Waterfront
- Museum
- Palm View
- Española Way
- Flamingo Park
- Ocean Drive / Collins Ave
- Ocean Beach
- Miami Beach Jurisdiction



**Map 23:** This map shows all fourteen (14) of the local historic districts managed by Miami Beach as of June 2025. Source: Plusurbia.



**Map 24:** This map features the North Shore, Altos del Mar, Harding Townsite / South Altos del Mar, Normandy Isles, and North Beach Resort historic districts in northern Miami Beach. Source: Plusurbia.



- Morris Lapidus
- Collins Waterfront
- Flamingo Waterway

**Map 25:** This map features the Museum, Palm View, Espa ola Way, Flamingo Park, Ocean Drive / Collins Avenue, and Ocean Beach historic districts in southern Miami Beach. Source: Plusurbia.



**Map 26:** This map features the Morris Lapidus, Flamingo Waterway, and Collins Waterfront historic districts in the Mid-Beach and Nautilus sections of Miami Beach. Source: Plusurbia.

**MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE**

<b>District Name(s)</b>	<b>Location</b>	<b>Date of Local Designation</b>	<b>Date of National Register Listing*</b>
Altos Del Mar Historic District	Generally bounded by the Erosion Control Line to the east, 76th St. to the south, 79th St. to the north, and Collins Ave. to the west.	5/6/87	Not listed
Collins Waterfront Architectural/Historic District	Bounded by 24th St., Atlantic Ocean, Indian Creek Dr., Pine Tree Dr. & Collins Canal	1/31/01	12/15/11 (NR)
España Way Historic District	Between 14th and 15th St. from Collins Ave. to Jefferson Ave.	7/23/86	05/14/1979 (NR) Part of National Register Art Deco District
Flamingo Park Historic District	Bounded by Park Pl., Parker Ave., Belvedere Rd., and Florida Ave. (458 buildings)	6/20/90, 11/4/92 (expansion), 1/16/08 (westward expansion from 8th–14th St.), and 1/28/09 (westward expansion from 6th–8th St.)	05/14/1979 (NR) Part of National Register Art Deco District
Flamingo Waterway Historic District	Generally bounded by the center line of west 47th St. to the south, the eastern right-of-way line of Pinetree Dr. to the east, the northern lot line of 4816 Pinetree Dr. to the north, the western lot line of 353 W 47th St. to the west, and the eastern bulkhead lines of the Flamingo Waterway and Lake Surprise to the northwest.	4/20/05	Not listed
Harding Townsite; South Altos Del Mar Historic District	Generally bounded by 73rd St. to the south, the Atlantic Way to the east, 77th and 76th St. to the north, and Collins to the west.	9/25/96	Not listed
Morris Lapidus / Mid 20th Century Historic District	Roughly bounded by the 44th St. to the south, the eastern bulkhead line of Indian Creek to the west, 63rd St. to the north, and the erosion control line of the Atlantic Ocean to the east.	10/14/09	Not listed
Museum Historic District	Roughly bounded by Dade Blvd. to the north, Washington Ave. to the west, Collins Ave. to the east, and Lincoln Ln. to the south.	6/20/90 and 11/4/92 (expansion)	05/14/1979 (NR) Part of National Register Art Deco District

District Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Normandy Isles Historic District	Roughly by Normandy Shores Golf Course, Indian Creek, Biscayne Bay, Rue Versailles, 71st., Rue Notre Dame	1/17/2018	11/12/08 (NR)
North Beach Resort Historic District	Generally bounded by the southern lot lines of 6084 Collins Ave., 6261 Collins Ave., and 210-63rd St. to the south, the center line of 71st St. to the north, the center line of Collins Ave. and the western lot lines of certain properties fronting on Collins Ave. to the west, and the erosion control line of the Atlantic Oceans to the east.	3/17/04	Not listed
North Shore Historic District	Roughly by 87th St., Collins Ave., 73rd., and Hawthorne Ave.	1/17/18 and 6/23/21 (Tatum Waterway expansion)	11/18/09 (NR)
Ocean Beach Historic District	Roughly bounded by 6th and 5th St. to the north, the Atlantic Ocean to the east, and 1st Ave. to the south.	2/20/96	Not listed
Ocean Drive/Collins Avenue Historic District	Roughly bounded by the Atlantic Ocean to the east, Collins Ct. and Collins Ave. to the west, 6th and 5th St. to the south, and 22nd St. to the north.	7/23/86 and 11/4/92 (expansion)	05/14/1979 (NR) Part of National Register Art Deco District
Palm View Historic District	Bounded by 17th St. to the south, Meridian Ave. to the east, Dade Blvd. to the north, and the western lot line of the properties to the west of Lenox Ave.	06/09/99	Not listed

**Table 11:** This table includes all the locally-designated historic districts within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.

# Miami Beach Historic Sites

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
1600 Lenox Avenue	1600 Lenox Avenue	10/14/09	Not listed
1700 Alton Road	1700 Alton Rd.	6/8/16	Not listed
21st Street Recreation Center	2100 Washington Ave.	2/1/84	Not listed
28th Street Obelisk & Pumping Station	On file with City	2/23/05	Not listed
36 Ocean Drive	36 Ocean Drive	6/11/15	Not listed
69th Street Fire Station	6880 Indian Creek Dr.	3/20/02	Not listed
Bath Club	5937 Collins Ave.	11/17/99	Not listed
Beth Jacob Social Hall and Congregation; Beth Jacob Synagogue	301 and 311 Washington Ave.	1/20/93	10/16/80 (NR)
Cadillac Hotel	3925 Collins Ave	6/12/89	10/5/05 (NR)
Collins Canal	On file with City	7/24/24	Not listed
Dade Boulevard Fire Station	2300 Pine Tree Dr.	10/20/99	Not listed
Flagler Memorial & Monument Island	Flagler Memorial Island	3/20/02	Not listed
International Inn	2301 Normandy Dr.	2/10/21	Not listed
Miami Beach Woman's Club	2401 Pine Tree Dr.	2/15/95	Not listed
North Beach Bandshell	7275 Collins Ave.	10/27/21	8/11/22 (NR)
Ocean Spray Hotel	4130 Collins Ave.	6/12/89	6/2/04 (NR)
Old City Hall	1130 Washington Ave.	10/5/83	Not listed
Pinetree Drive Historic Roadway	Pinetree Drive roughly bounded by W 30th St. and W 46th St.	6/6/01	Not listed
Sunset Island Bridges #1, 2 and 4	Sunset Islands I, II, II, and IV	7/16/97	Not listed
Venetian Causeway	On file with City	4/5/89	7/13/89 (NR)

**Table 12:** This table includes all the locally-designated historic resources within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.



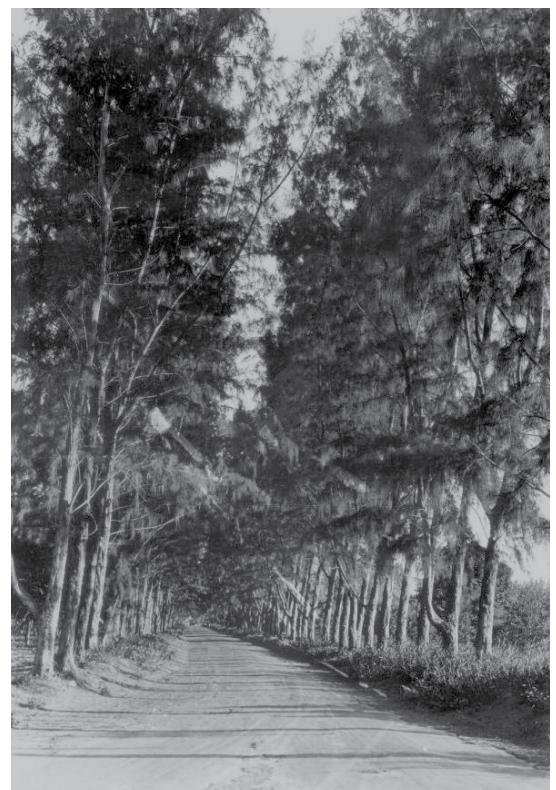
**Image:** Beth Jacob Synagogue. Source: National Parks Service.

**Image:** Cadillac Hotel, Miami Beach. Source: State Archives of Florida.

**Image:** International Inn, 1957. Source: Miami-Dade County Tax Card Photo.

**Image:** Pine Tree Dr. Miami Beach, c1923. Source: State Archives of Florida.

**Image:** Old City Hall postcard, Miami Beach c.1944. Source: State Archives of Florida.



# MIAMI SHORES



**Image:** Grand Concourse Apartments. Source: Brockway Memorial Library.

**110 Image:** The Raich House on NE 96th Street. Source: Brockway Memorial Library.

**Image:** The Nelson House on NE 96th Street. Source: Brockway Memorial Library.



# MIAMI SHORES



**The community of Miami Shores was first promoted in 1924 as “America’s Mediterranean” and the “Village Beautiful.”**

## History of Miami Shores

The area that is now the Miami Shores Village was first settled in the early 1870s by sparse homesteaders who would form the thriving agricultural community of Biscayne by the early 1900s. By 1924, the Shoreland Company had purchased much of the land in the area and began developing Miami Shores, “America’s Mediterranean” or “the Village Beautiful.” The development was envisioned as a planned community with a Mediterranean flair designed by esteemed

**Image:** Aerial view of Miami Shores in 1926. Source: Richard B. Hoit, Brockway Memorial Library.

architects and firms like Kiehnel & Elliott and Walter C. DeGarmo. Only around 50 homes were completed when the Hurricane of 1926 struck South Florida, and the Shoreland Company would file for bankruptcy shortly afterwards. The New Miami Shores Corporation would resume development in keeping with the Shoreland Company's original vision and incorporate as an independent Village in 1932. Miami Shores has seen steady growth since then and is today composed primarily of single-family residences with a small "Main Street" type business district.

### Historic Preservation in Miami Shores

The Village of Miami Shores formed its Historic Preservation Board in 1996 and further strengthened it in 2017 through ordinance No.742-17 or Chapter 11 of their Code of Ordinances. The board consists of five (5) members who are appointed by the City Council that serve in terms no longer than two (2) years. Members of the board elect their own Chairperson, who serves for one (1) year. All members must be residents of Miami Shores for at least one (1) year and must be familiar with the purpose and significance of preserving historic resources. The Historic Preservation Board serves as an advisory body to the Village Council, which takes final action on historic preservation items. The main duties of Miami Shores' Historic Preservation Board include: to review and recommend approval, disapproval or modification of all applications for final approval by the City Commission of historic district and site designations, zoning and building code amendments, certificates of appropriateness, certificates to dig, historical markers, certificates of recognition, and street naming. The board must also maintain an annual survey of Miami Shores' historical resources and promote public education.

**More information about the Village of Miami Shores' historic preservation program is available here:**

- Phone Number: (305) 795-2207
- Address: Council Chamber at Village Hall, 10050 NE 2nd Ave., Miami Shores, FL 33138
- Website: <https://www.msvfl.gov/HistoricPreservationBoard>
- Historic Preservation Ordinance: [https://library.municode.com/fl/miami\\_shores\\_village/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH11HIPR](https://library.municode.com/fl/miami_shores_village/codes/code_of_ordinances?nodeId=PTIICOOR_CH11HIPR)



**Image:** Residence on NE 100th Street. Source: Florida International University Digital Collections.



**Image:** Residence on NE 91st Street. Source: Florida International University Digital Collections.

# Miami Shores Historic Sites

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Brockway Memorial Library	10021 NE 2nd Ave.	2024	Not listed
Grand Concourse Apartments	421 Grand Concourse	1983	12/2/85 (NR)
Miami Shores Golf Club	10000 Biscayne Blvd.	1984	Not listed
Musgrave Residence (Col. J.P. Musgrave)	940 NE 95th St.	1984	Not listed
Old Pump House	9823 NE 4th Ave. Rd.	1983	Not listed
Renuart Residence	501 NE 94th St.	1984	Not listed
Residence	1115 NE 97th St.	2024	Not listed
Residence	113 NE 101st St.	1994	Not listed
Residence	120 NE 91st St.	1984	Not listed
Residence	121 NE 100th St.	1983	11/14/88 (NR)
Residence	1245 NE 96th St.	1983	Not listed
Residence	145 NE 94th St.	1996	Not listed
Residence	152 NE 92nd St.	1983	Not listed
Residence	152 NE 93rd St.	1988	Not listed
Residence	21 NW 101st St.	1995	Not listed
Residence	230 NE 94th St.	2021	Not listed
Residence	29 NE 91st St.	1984	Not listed
Residence	313 NE 92nd St.	1984	Not listed
Residence	339 NE 96th St.	1996	Not listed
Residence	341 NE 92nd St.	1990	Not listed
Residence	349 NE 93rd St.	1983	Not listed
Residence	352 NE 98th St.	1988	Not listed
Residence	361 NE 101st St.	1983	Not listed
Residence	374 NE 95th St.	1995	Not listed
Residence	515 NE 101st St.	1983	Not listed
Residence	52 NE 98th St.	1991	Not listed
Residence	525 NE 93rd St.	2024	Not listed
Residence	537 NE 96th St.	1996	Not listed
Residence	548 Grand Concourse	1983	Not listed
Residence	565 Grand Concourse	2024	Not listed

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Residence	61 NE 96th St.	1988	Not listed
Residence	622 NE 98th St.	1994	Not listed
Residence	70 NE 96th St.	1991	Not listed
Residence	83 NE 100th St.	1998	Not listed
Residence	9328 NE 9th Ave.	2025	Not listed
Residence	960 NE 95th St.	1987	Not listed
Residence	9760 NE 5th Ave. Rd.	1985	Not listed
The Ashworth-Gordon House	1291 NE 96th St.	1984	Not listed
The Blackwell House; Shoreland Company House No.8	361 NE 97th St.	1984	11/14/88 (NR)
The Camp House; Shoreland Company Residence No.105	577 NE 96th St.	1983	11/14/88 (NR)
The Ethridge House; Shoreland Company House No.19	310 NE 99th St.	1984	11/14/88 (NR)
The Model House; Shoreland Company Model Home	10108 NE 1st Ave.	1983	11/14/88 (NR)
The Nelson House; Shoreland Company House No.1	107 NE 96th St.	1984	11/14/88 (NR)
The O'Connor House; Shoreland Company Residence No.1035	357 NE 92nd St.	1984	11/14/88 (NR)
The Raich House	284 NE 96th St.	1984	11/14/88 (NR)
The Simmons House; Shoreland Company House No.6	257 NE 91st St.	1984	11/14/88 (NR)
The Skillman House	276 NE 98th St.	1987	11/14/88 (NR)
The Spears Harris House	287 NE 96th St.	1985	11/14/88 (NR)
The Sydow House	389 NE 99th St.	1988	11/14/88 (NR)
The Tyler House	431 NE 94th St.	1983	11/14/88 (NR)
The Wright House; Shoreland Company House No.3	262 NE 96th St.	1983	11/14/88 (NR)
The Zachary House; Shoreland Company House No.18	273 NE 98th St.	1984	11/14/88 (NR)

**Table 13:** This table includes all the locally-designated historic resources within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.

# MIAMI SPRINGS



**Image:** The Glenn Curtiss Mansion, January 4, 1927. Source: State Archives of Florida.

**116 Image:** View of the Hotel Country Club, Miami Springs 1920s. Source: State Archives of Florida.

**Image:** Osceola Apartment Hotel Azure Villas. Source: City of Miami Springs.



# MIAMI SPRINGS



**Miami Springs was first established in 1926 as the planned community of Country Club Estates.**

## History of Miami Springs

The City of Miami Springs was established in 1926 as 'Country Club Estates,' the second residential development pursued by developers Curtiss & Bright. The development was designed as a planned community with strict building and zoning codes. He designed a residential community with a golf course and a small business district with a circular plaza. Pueblo Revival, a style borrowed from the Pueblo culture of the American Southwest, was chosen as the architectural theme for the community. The community's first residents included

**Image:** Cars crossing the Miami Canal to and from Hialeah and Miami Springs in 1926. Source: State Archives of Florida.

railroad workers, Seminole laborers, and Glenn Curtiss and his friends and family. By 1930, the community was officially renamed 'Miami Springs' in recognition of the fifteen wells of spring water discovered under the golf course which once provided Greater Miami with its water supply. The rise in commercial aviation and economic prosperity would spell growth for Miami Springs during the post-World War II era. Many veterans and employees of the aviation industry settled and built single-family homes in Miami Springs between 1950 and 1970 due to its proximity to the Miami International Airport. Today, Miami Springs remains a quiet residential community much like what Curtiss envisioned.

### Historic Preservation in Miami Springs

The City of Miami Springs formed its Historic Preservation Board in 1982 through Chapter No. 153 of its Code of Ordinances. The board meets bimonthly and consists of a chairperson and four (4) additional members who are residents and voters of Miami Springs and are familiar with the purpose and significance of preserving historic resources. Members are appointed by the City Council and serve in staggered 3-year terms. The Historic Preservation Board serves as an advisory body to the City Commission, which takes final action on historic preservation items. The main duties of the board include: to review and recommend approval, disapproval or modification of all applications for historic district and historic site designations, zoning and building code amendments, certificates of appropriateness, certificates to dig, historical markers, and certificates of recognition. The board must also submit an annual survey of Miami Spring's historical resources to the City Council and promote public education.

**More information about the City of Miami Spring's historic preservation program is available here:**

- Phone Number: (305) 805-5005
- Address: City Clerks Office, Historic Preservation Board Secretary, Miami Springs, FL 33166
- Website: <https://www.miamisprings-fl.gov/community/page/historic-preservation-guide>
- Historic Preservation Ordinance: [https://library.municode.com/fl/miami\\_springs/codes/code\\_of\\_ordinances?nodeId=TITLEXVLAUS\\_CH153HIPR\\_ARTIIHIPRBO](https://library.municode.com/fl/miami_springs/codes/code_of_ordinances?nodeId=TITLEXVLAUS_CH153HIPR_ARTIIHIPRBO)



**Image:** Miami Springs Circle & downtown Hialeah, October 6, 1948 just hours after a hurricane passed through.  
Source: City of Miami Springs.

# Miami Springs Historic Sites

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Carey-Dant House	122 Pinecrest Dr.	2/18/10	Not listed
Clune-Stadnik Building	45 Curtiss Pkwy.	1/19/89	11/1/85 (NR)
G. Carl Adams House	31 Hunting Lodge Ct.	1/19/89	11/1/85 (NR)
Glenn Hammond Curtiss Mansion and Gardens	500 Deer Run	4/16/87	12/21/01 (NR)
H.H. Highhouse	160 Sunset Way	5/21/09	Not listed
H.O. Goodlett House	141 Shadow Way	10/18/12	Not listed
Hotel Country Club (Fair Havens Center)	201 Curtiss Pkwy.	8/16/84	Not listed
Hugh Frank House	230 Fern Way	11/20/19	Not listed
Lua Curtiss House No.1; The Alamo	85 Deer Run	5/15/03	11/1/85 (NR)
Lua Curtiss House No.2; Gregory House	150 Hunting Lodge Dr.	1/19/89	11/1/85 (NR)
Miami Springs Golf Course	650 Curtiss Pkwy.	1/17/08	Not listed
Millard-McCarty House	424 Hunting Lodge Dr.	1/19/89	4/22/86 (NR)
Osceola Apartment Hotel; Azure Villas	200 Azure Way	3/17/05	11/1/85 (NR)
Roy S. Geiger, First Marine Aviation Monument	Coordinates: 25°49'20.4"N 80°17'22.2"W	3/16/16	Not listed
The Hunting Lodge	281 Glendale Dr.	11/17/94	Not listed
The Woman's Club	200 Westward Dr.	2/16/06	Not listed
Miami River Canal Warren Pony Swing Bridge (Incoming)	Corner of Canal St. and Curtiss Pkwy.	3/21/91	Not listed
Parker/Hialeah-Miami Springs Vertical Lift Bridge; (Outgoing)	23 S Hook Square and Canal St.	5/21/92	Not listed

**Table 14:** This table includes all the locally-designated historic resources within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit [NPS.gov](https://www.nps.gov).



**Image:** The Clune-Stadnik Building. Source: Miami Springs Historical Society and Museum.



**Image:** The second house built for Luu Curtiss on Hunting Lodge Drive. Source: City of Miami Springs.



**Image:** The Alamo, the first house built for Luu Curtiss on Deer Run c.1926. Source: State Archives of Florida.



**Image:** The H.H. Hightower on Sunset Way. Source: Miami-Dade County Tax Card Photo.



**Image:** The Glenn Curtiss Mansion on the Miami Springs Golf Course c.2024. Source: Plusurbia.



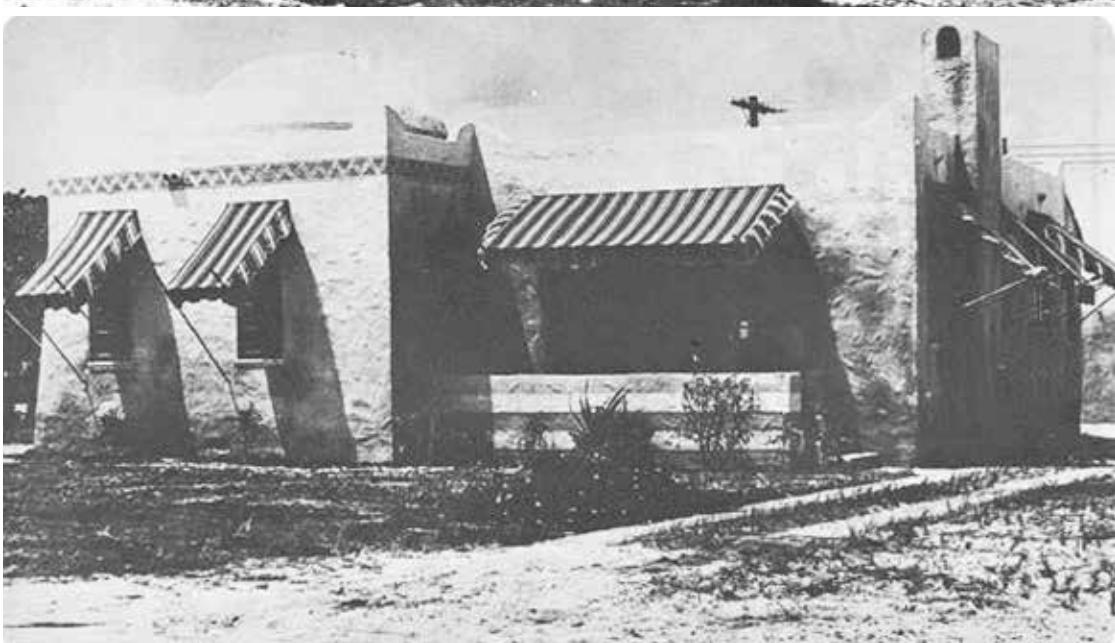
# OPA-LOCKA



**Image:** Opa-locka Company Administration Building. Source: Opa-locka Preservation Association.

122 **Image:** Baird House. Source: Opa-locka Preservation Association.

**Image:** Harry Hurt House. Source: Opa-locka Preservation Association.



# OPA-LOCKA

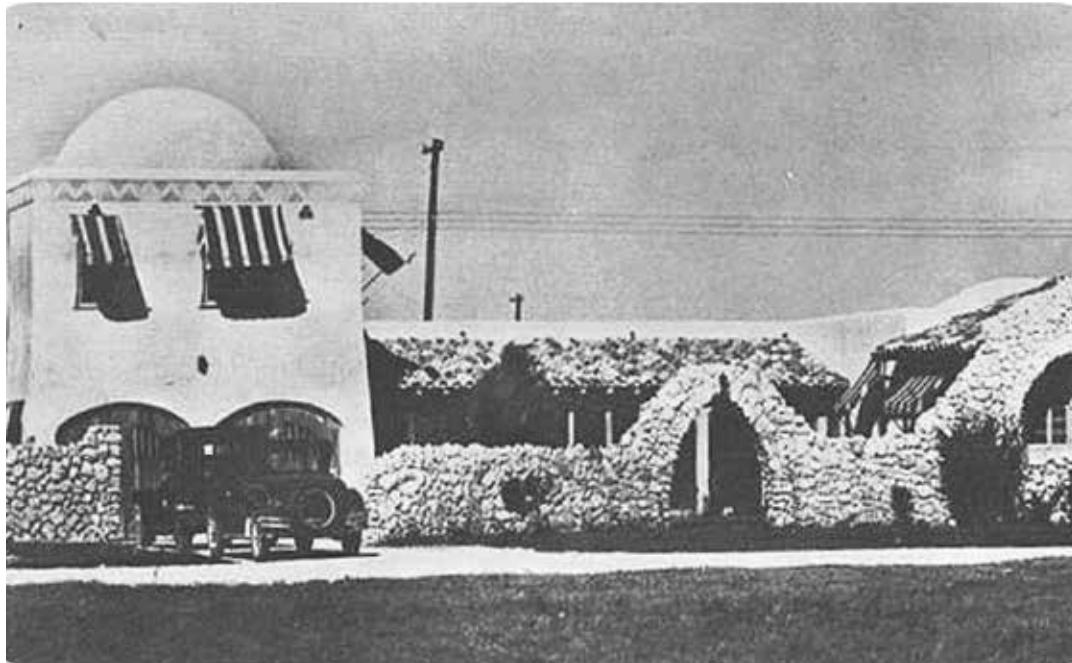


**Opa-locka was first established in 1926 as a planned community inspired by the tales in the *Arabian Nights*.**

## History of Opa-locka

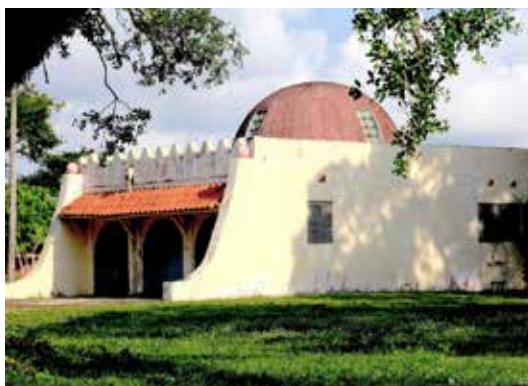
The City of Opa-locka was the third residential development created by the developers Curtiss & Bright. Opa-locka was planned in 1926 by Clinton McKenzie as a model community based the principles of the Garden Cities movement of the 19th century. Curtiss hired architect Bernhard Muller to design the community in a Moorish Revival theme inspired by the tales of the One Thousand and One Nights of the Arabian Nights collection. The development was short-lived, as the

**Image:** Harry Hurt Business Center. Source: Opa-locka Preservation Association.



**Image:** H.S. Wheeler House. Source: Opa-locka Preservation Association.

**Image:** Current and historic images of the Opa-locka Fire Hall and Police Station. Source: Opa-locka Preservation Association.



devastating repercussions of the Hurricane of 1926 and the Great Depression brought construction to a halt. Development continued slowly in the following decades, sustained primarily by the economic stimulus introduced by the U.S. Navy base that established in the Opa-locka Airport in the early 1940s and remained until the 1950s. Today the city has a balanced mix of

commercial, industrial, and residential uses. Opa-locka is now a predominantly Black municipality, with mainly Black political leadership and city administration. Each year, the city celebrates its roots with an Arabian Nights Festival at the Opa-locka City Hall, the pinnacle of architect Muller's work, which was restored in 1987.

## Historic Preservation in Opa-locka

The City of Opa-locka originally formed its Historic Environmental Preservation Board (HEPB) in 1981 and reactivated it in 2016 through Ordinance 16-13. It is an advisory body to the City Council dedicated to safeguarding the city's cultural and architectural heritage and promoting sustainable environmental practices. The board consists of nine (9) members appointed by the City Commission in staggered terms of two (2) or four (4) years. At least five (5) of these members must be residents and voters in Opa-locka. The members of the Opa-locka HEPB meet once a month under the leadership of a chair and vice chair elected by the members of the board. The main historical duties of the board include: to review and recommend approval, disapproval or modification of all applications for final approval by the City Council of historic district and historic site designations, zoning and building code amendments, certificates of appropriateness, certificates to dig, historical markers, and certificates

of recognition. The board must also submit an annual survey of Opa-locka's historical resources to the City Council. The board's main environmental duties include: to make recommendations to the City Council regarding the regulation, planting, transplantation, and treatment of land, trees, and shrubbery on public land, parks, and rights-of-way.

**More information about the City of Opa-locka historic preservation program is available here:**

- Phone Number: (305) 953-2868
- Address: City of Opa-locka 780, Fisherman Street, Opa-locka, FL 33054
- Website: <https://www.opalockafl.gov/398/Historic-Environmental-Preservation-Boar>
- Historic Preservation Ordinance: [https://library.municode.com/fl/opa-locka/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH2AD\\_ARTXIBOCOCO\\_DIV13HIENPRBO](https://library.municode.com/fl/opa-locka/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTXIBOCOCO_DIV13HIENPRBO)



**Image:** Opa-locka Train Station. Source: HistoryMiami.

**Image:** The Opa-locka Bank under construction in spring 1926. Source: Opa-locka Preservation Association.

**Image:** Current image of the historic Opa-locka Bank. Source: Opa-locka Preservation Association..



# Opa-locka Historic Sites

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Baird House; Edmunds House	401 Dunad Ave.	On file with City	8/17/87 (NR)
Cravero House; Lewis House	1011 Sharar Ave.	On file with City	8/17/87 (NR)
Crouse House; Rey House	1156 Peri St.	On file with City	8/17/87 (NR)
Etheredge House; Raad House	915 Sharar Ave.	On file with City	8/17/87 (NR)
Griffiths House	826 Superior St.	On file with City	8/17/87 (NR)
Haislip House; Payon-Diaz House	1141 Jann Ave.	On file with City	8/17/87 (NR)
Harry L. Hurt House	305 Dunad Ave.	3/26/24	Not listed
Helms House; Rose House	721 Sharar Ave.	8/17/87	8/17/87 (NR)
Higgins Duplex; Smith House	1210-1212 Sesame St.	On file with City	8/17/87 (NR)
Hurt Building; Opa-locka Hotel	432 Opa-locka Blvd.	On file with City	3/22/82 (NR)
Long House	613 Sharar Ave.	On file with City	8/17/87 (NR)
Old City Hall; Opa-Locka Company Administration Building	777 Sharazad Blvd.	On file with City	3/22/82 (NR)
Opa-locka Bank Building; First Baptist Church	940 Caliph St.	On file with City	5/19/83 (NR)
Opa-Locka Railroad Station	490 Ali Baba Ave.	On file with City	6/25/87 (NR)
Kendrick House	1006 Sharar Ave.	On file with City	Not listed
Bostik House	1010 Sharar Ave.	On file with City	Not listed
Helms House #2	1111 Sesame St.	On file with City	Not listed
McMullin House	1141 Dunad Ave.	On file with City	Not listed
Wagner-Sackett House	1145 Peri St.	On file with City	Not listed
Shuck House	1145 Sharar Ave.	On file with City	Not listed
Helms House #3	1211 Peri St.	On file with City	Not listed
Residence	1301 Sharar Ave.	On file with City	Not listed
Dove House	806 Jann Ave.	On file with City	Not listed
Etheredge House #2	910 Jann Ave.	On file with City	Not listed
Residence	916 Jann Ave.	On file with City	Not listed
Rios House	1036 Dunad Ave.	On file with City	Not listed
Tabor Duplex; Brown House	1214-1216 Sesame St.	On file with City	8/17/87 (NR)
Tinsman House; Morales House	1110 Peri St.	On file with City	8/17/87 (NR)
Tooker House; Quick House	811 Dunad Ave.	On file with City	8/17/87 (NR)
Wheeler House; Riopelle House	1035 Dunad Ave.	On file with City	8/17/87 (NR)

**Table 15:** This table includes all the locally-designated historic resources within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.

# SOUTH MIAMI



**Image:** Flagler's Florida East Coast (FEC) Railway, a fixture of South Miami's downtown area for over 50 years. Source: SOMI Magazine.

128 **Image:** Dorn Brothers bank building after the 1926 Hurricane. Source: SOMI Magazine.

**Image:** Shelley Building. Source: SOMI Magazine.



# SOUTH MIAMI



**Though officially established in 1927, South Miami began as a railroad community called Larkins.**

## History of South Miami

The history of South Miami began when early pioneer W.A. Larkins bought property west of what is now Red Road and south of Sunset Drive following the completion of the Florida East Coast Railway extension to Homestead in 1906. Larkins established the community's first buildings, many of which still stand at the intersection of US-1 and Sunset Drive. In 1927, the city, then named Larkins after its founder, incorporated as the City of South Miami. The Great Depression of the 1930s was an economically turbulent time for South

**Image:** Crossroads Building built in 1955, 5700 Sunset Drive. Source: SOMI Magazine.

Miami; disputes about the city's jurisdiction would lead to an irregular, checkerboard boundary that still characterizes the municipality today. During the post-World War II era, South Miami expanded significantly with the construction of single-family homes. The exponential growth would lead to a re-establishment of the city's charter and new city manager-commission form of government in 1953. South Miami has continued to grow over the decades and is currently experiencing tremendous growth and redevelopment.

### Historic Preservation in South Miami

The City of South Miami's Historic Preservation Board was established in 1995 through Ordinance No. 18-95-1591. The board consists of nine (9) members, including two registered architects, and serves as an advisory body to the City Commission. The board's main duties include: to review and recommend approval, disapproval or modification of all applications for final approval by the City Commission of historic district and historic

site designations, site plans and specifications, and Certificates of Appropriateness; to maintain and update files from historic surveys; to make recommendations to the City Commission concerning applications for grants; and to recommend approval of historic and archaeological markers for properties within the City.

**More information about the City of South Miami's historic preservation program is available here:**

- Phone Number: (305) 663-6326
- Email Address: [planning@southmiamifl.gov](mailto:planning@southmiamifl.gov)
- Website: <https://www.southmiamifl.gov/246/Historic-Preservation-Board>
- Historic Preservation Ordinance: [https://library.municode.com/fl/south\\_miami/codes/land\\_development\\_code?nodeId=LADECO\\_ARTXIHIPRRE](https://library.municode.com/fl/south_miami/codes/land_development_code?nodeId=LADECO_ARTXIHIPRRE)

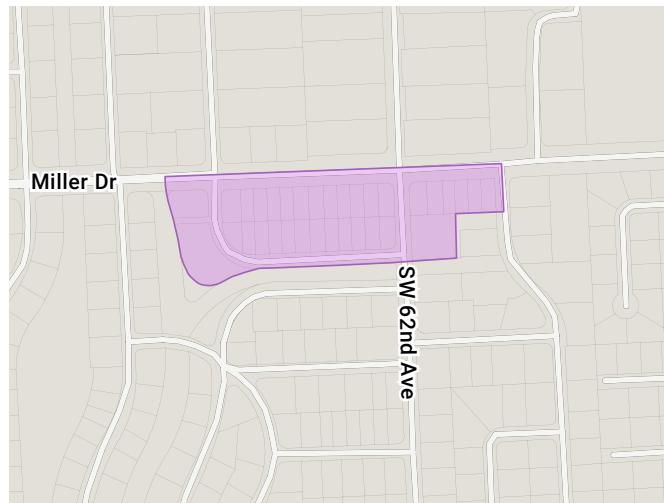


**Image:** Historic and current picture of Dowling Building, built between 1914-1926. Source: SOMI Magazine.

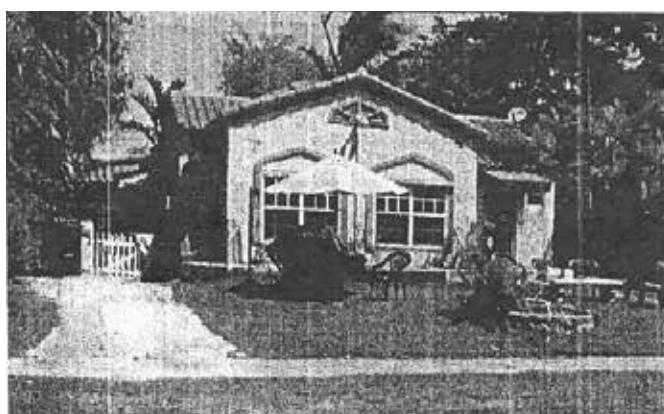
# South Miami Historic Districts

District Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Cambridge Lawns Historic District	The east border is marked by SW 60th Ave., the north by Miller Dr., and the south by SW 58th St.	10/5/04	Not listed

**Table 16:** This table includes all the locally-designated historic districts within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.



**Map 27:** This map features the Cambridge Lawns historic district in South Miami just west of the University of Miami. This residential district was marketed as affordable, modern housing during the 1920s land boom. Source: Plusurbia.



**Image:** Residence on SW 57th Street. Source: Cambridge Lawns Historic Designation Report.

**Image:** Residence on SW 56th Street. Source: Cambridge Lawns Historic Designation Report.



# South Miami Historic Sites

Resources Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Amster Properties; Dorn Brothers' Buildings (South Miami Post Office, Bank Building, Dorn-Martin Drugstore)	5900-04 Sunset Dr.	8/16/05	Not listed
Commercial Building	5800 Sunset Dr.	4/3/07	Not listed
Commercial Building	5893 Sunset Dr.	12/18/07	Not listed
Commercial Building; Dowling Building	5875 Sunset Dr.	1/4/11	Not listed
Crossroads Building	5700 Sunset Dr.	1/22/08	Not listed
D.J. Red Building	5850 Sunset Dr.	12/5/06	Not listed
George Orr Estate	6463 Sunset Dr.	9/6/88	Not listed
Residence	5625 SW 62 Ave.	10/5/04	Not listed
Residence	5730 SW 49 St.	3/18/08	Not listed
Residence	6925 SW 63 Ct.	12/5/06	Not listed
Residence; Marshall Williamson House	6500 SW 60 Ave.	8/18/06	Not listed
Shelley Building	5837 Sunset Dr.	8/18/06	Not listed
Sylva Martin Building	6130 Sunset Dr.	3/17/89	Not listed

**Table 17:** This table includes all the locally-designated historic resources within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National Register or National Historic Landmark listings please visit NPS.gov.



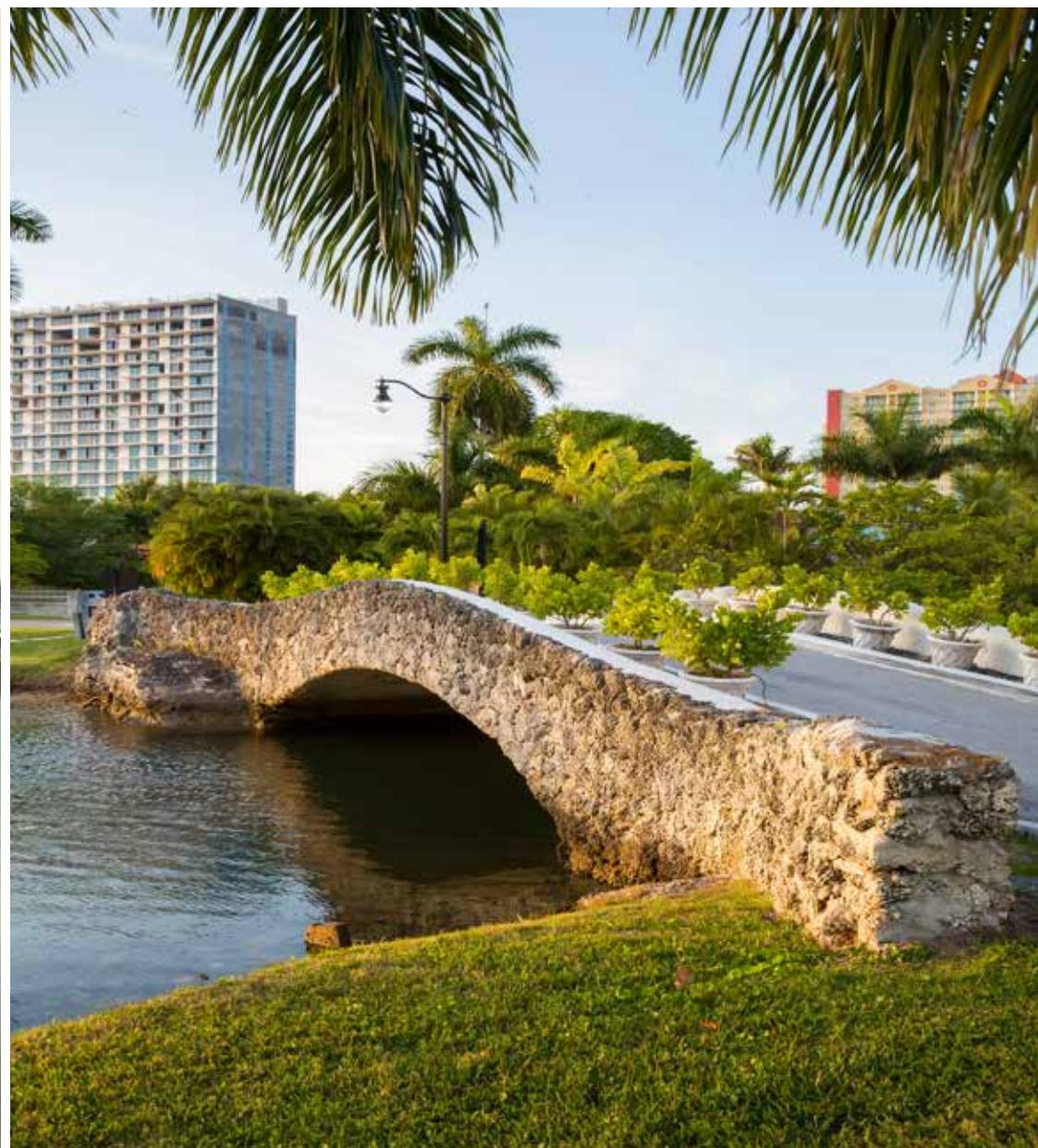
**Image:** Historic and current picture of Bank Building, built in 1926. Source: SOMI Magazine.

# SUNNY ISLES BEACH

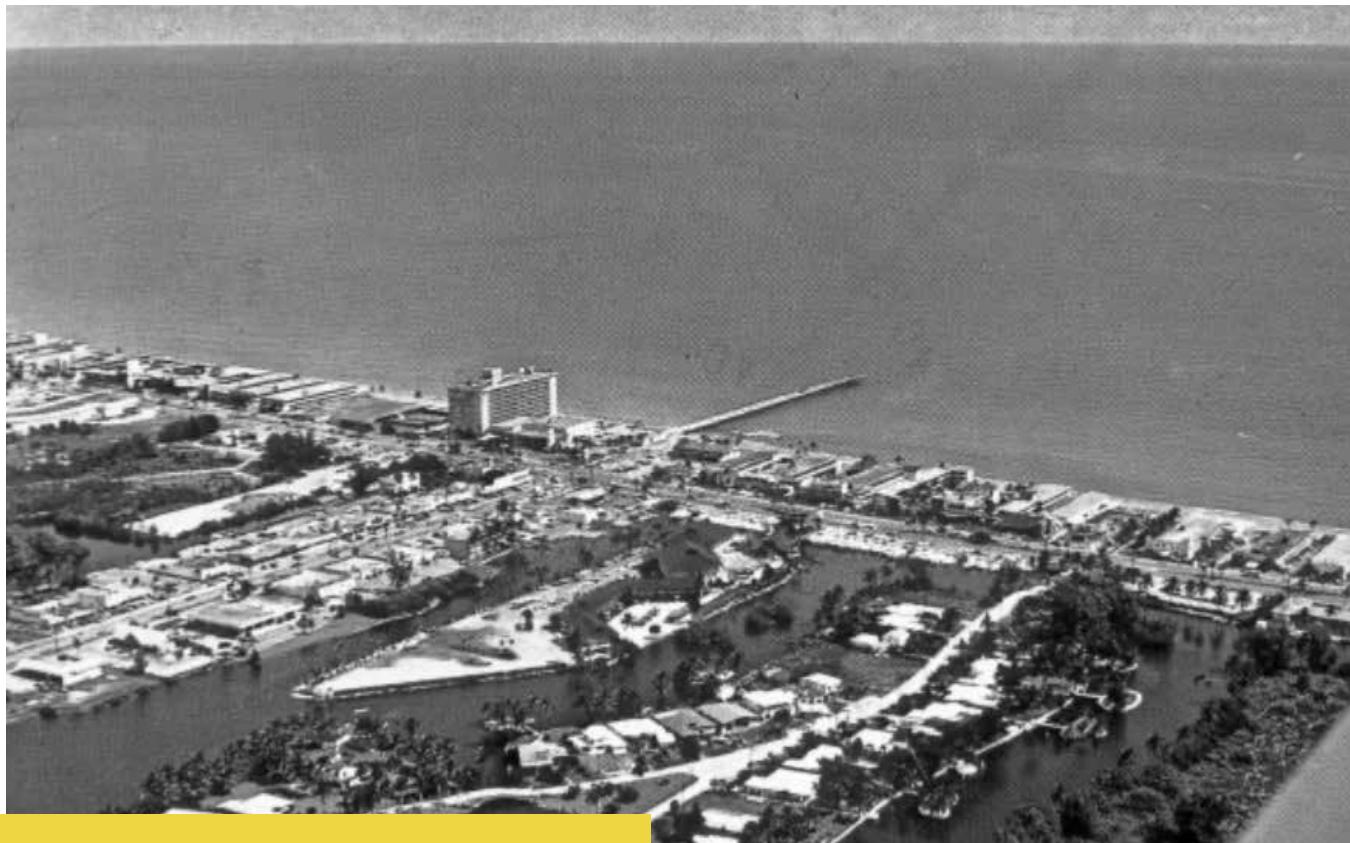


**Image:** Water Court Villa. Source: Water Court Villa Designation Report.

134 **Image:** Atlantic Island Bridges. Source: City of Sunny Isles Beach.



# SUNNY ISLES BEACH



**Harvey Baker Graves established Sunny Isles Beach in 1920 as the “Venice of America.”**

## History of Sunny Isles Beach

The history of Sunny Isles Beach began in 1920 when Harvey Baker Graves purchased a 2.26 square-mile tract to develop as a tourist resort that he would call “Sunny Isles: the Venice of America.” Graves envisioned a luxury community, with large ocean-front lots and many recreational opportunities. The construction of the Haulover Bridge in 1925 improved access to the area and brought it to the attention of other developers as well. By 1936, Kurtis Froedert had bought out

**Image:** Motel row and Sunny Isles Boulevard with the fishing pier and the Atlantic Ocean in the distance. Castaways Motel in the foreground, c1970. Source: State Archives of Florida.

Grave's holdings and continued his development. That same year, Froedert commissioned the Sunny Isles Pier that still stands today. The next major period of development in Sunny Isles would be between 1950 and 1970, when tourists flocked to the area and stimulated the construction of the city's "Motel Row" along the beach. This would be followed by a boom in large luxury developments beginning in the 1990s with the construction of the Ocean Towers. The municipality officially incorporated in 1997 as the City of Sunny Isles Beach.

### Historic Preservation in Sunny Isles Beach

The City of Sunny Isles Beach's Historic Preservation Board was established in 2004 and serves two main roles: 1) as an advisory body to the City Commission; and 2) as a quasi-judicial board that takes final action on other certain historic preservation items. The board's advisory role is mainly dedicated to making recommendations for approval by the City Commission regarding the designation, reconstruction, transfer of development rights, utilization of grants, and administration of historic

resources. The board's quasi-judicial role is mainly dedicated to reviewing and updating files from historic surveys, approving certificates of appropriateness, approving historical plaques or markers, and increasing public awareness of Sunny Isles Beach's historical assets.

**More information about the City of Sunny Isles Beach's historic preservation program is available [here](#):**

- Phone Number: (305) 792-1740
- Email Address: [infopz@sibfl.net](mailto:infopz@sibfl.net)
- Website: <https://www.sibfl.gov/City-Hall/City-Leadership/Boards-Committees/Historic-Preservation-Board-HPB>
- Historic Preservation Ordinance: [https://library.municode.com/fl/sunny\\_isles\\_beach/codes/code\\_of\\_ordinances?nodeId=PAII\\_CH171HILA](https://library.municode.com/fl/sunny_isles_beach/codes/code_of_ordinances?nodeId=PAII_CH171HILA)



**Image:** The coral rock bridges on Atlantic Isle. Source: Miami-Dade County Tax Card Photo.

# Sunny Isles Beach Historic Sites

Resource Name(s)	Location	Date of Local Designation	Date of National Register Listing*
Atlantic Isles Entrance Bridge & Atlantic Isles Lake Bridge	Atlantic Isle	7/14/05; 1/19/84 (MDC)	Not listed
Sunny Isles Beach Pier	16701 Collins Ave.	7/14/05; 1/21/82 (MDC)	Not listed
Temple B'Nai Zion Synagogue; Sunny Isles Epiphany Lutheran Church; Miami Beach United Lutheran Church of the Epiphany	200 178th St.	9/2/10	Not listed
Watercourt Villa and Pergola	334 Atlantic Isle	7/14/05; 1/19/84 (MDC)	Not listed

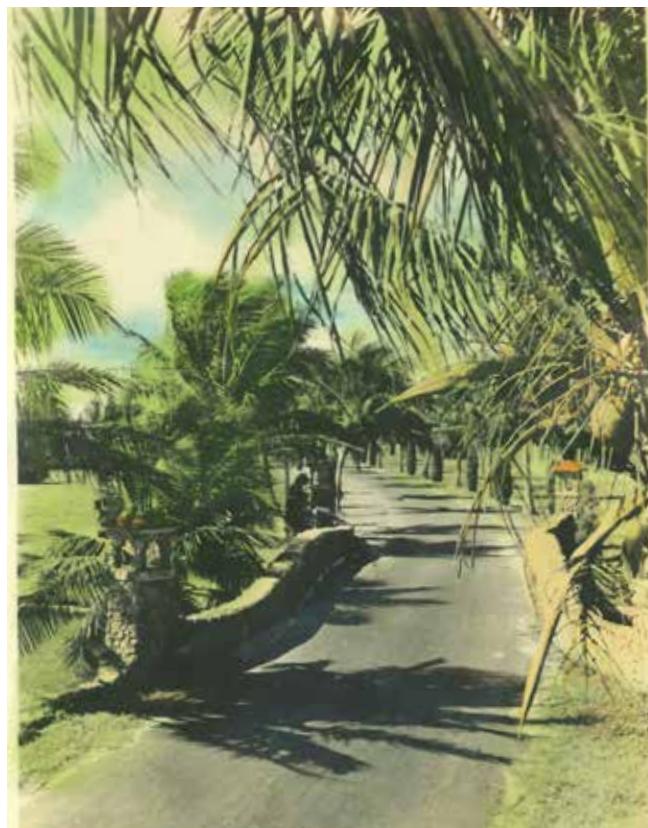
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**Image:** Sunny Isles pier, 1965. Source: History-Miami.

**Image:** Atlantic Island Bridges. Source: Miami-Dade County.





**Image:** Sunny Isles Beach Pier. Source: City of Sunny Isles Beach.

**Image:** Atlantic Island Bridges. Source: Atlantic Island Bridges Historic Designation Report.

**Image:** The Water Court Villa and Pergola. Source: Water Court Villa and Pergola Historic Designation Report.

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**TABLE 8:** Miami Historic Districts. This table includes all the locally-designated historic districts within this jurisdiction as of June 2025.

**TABLE 9:** Miami Historic Sites. This table includes all the locally-designated historic resources within this jurisdiction as of June 2025.

**TABLE 10:** Miami Archaeological Sites. This table includes all the locally-designated archaeological resources within this jurisdiction as of June 2025.

**TABLE 11:** Miami Beach Historic Districts. This table includes all the locally-designated historic districts within this jurisdiction as of June 2025.

**TABLE 12:** Miami Beach Historic Sites. This table includes all the locally-designated historic resources within this jurisdiction as of June 2025.

**TABLE 13:** Miami Shores Historic Sites. This table includes all the locally-designated historic resources within this jurisdiction as of June 2025.

**TABLE 14:** Miami Springs Historic Sites. This table includes all the locally-designated historic resources within this jurisdiction as of June 2025.

**TABLE 15:** Opa-locka Historic Sites. This table includes all the locally-designated historic resources within this jurisdiction as of June 2025.

**TABLE 16:** South Miami Historic Districts. This table includes all the locally-designated historic districts within this jurisdiction as of June 2025.

**TABLE 17:** South Miami Historic Sites. This table includes all the locally-designated historic resources within this jurisdiction as of June 2025.

**TABLE 18:** Sunny Isles Beach Historic Sites. This table includes all the locally-designated historic resources within this jurisdiction as of June 2025.

## INTRODUCTION IMAGES

A historic aerial photograph of the Sikorsky S-42 plane flying over Downtown Miami. Source: State Archives of Florida.

Cape Florida Lighthouse in 1950. Source: State Archives of Florida.

Historic Bahamian residences on Franklin Street in Coconut Grove, West Grove Thematic District. Source: City of Miami Tax Card Photo.

The Richmond Cottage a year after it was purchased by Charles Deering c.1920s. Source: State Archives of Florida.

The Miami News Building, later known as the Freedom Tower, standing before a construction site at Bayfront Park. Source: University of Miami Library Special Collections.

Scottish Rite Temple. Source: City of Miami Tax Card Photo.

Venetian Pool, Coral Gables. Source: Library of Congress.

Ancient Spanish Monastery, North Miami Beach. Source: State Archives of Florida.

## MIAMI-DADE COUNTY IMAGES

William Anderson's General Merchandise Store, Redland. Source: Miami-Dade County.

Dade County Courthouse, Downtown Miami, c.1935. Source: State Archives of Florida.

Cape Florida Lighthouse, c.1886. Source: University of Miami Library Special Collections.

Lyric Theatre. Source: City of Miami Historic Tax Card Photo.

William K. Vanderbilt Jr. Estate. Source: Fisher Island Community Association.

Georgette's Tea Room. Source: Historic Tax Card Photo.

Georgette's Tea Room. Source: Steven Brooke photography.

Historic photograph the El Portal House. Source: Miami-Dade County Historic Tax Card Photo, 1955.

Photo of the El Portal House in 2023.. Source: Plusurbia.

The Redland Farm Life School. Source: Florida Pioneer Museum.

The Sherwood Forest House on NE 8th Street in El Portal. Source: Sherwood Forest House Designation Report

1963 Historic Photo of the Hampton House. Source: Miami-Dade County Historic Tax Card Photo.

Current photographs of the Historic Hampton House. Source: Plusurbia Design.

Richmond Heights c. 1960 images. Source: Richmond Heights Designation Report.

Cauley Square Historic District. Source: Miami-Dade County Tax Card Photo.

1931 view of the Charles Deering Estate at Cutler. Source: University of Miami Library Special Collections.

The Cuchiella House. Source: Miami-Dade County Tax Card Photo.

The Cuchiella House c.2025. Source: Plusurbia.

The Florida Pioneer Museum. Source: Miami-Dade County Tax Card Photo.

Maude Black House. Source: Library of Congress.

Fulford-By-The-Sea Monument. Source: City of North Miami Beach.

Walker's Coral Castle. Source: State Archives of Florida

El Portal Mound. Source: Iris Kolaya.

Arch Creek Park c.1884. Source: Arch Creek Trust.

Cutler Fossil Site excavation c. 1985. Source: Miami-Dade County.

Cutler Fossil Site. Source: National Park Service.

## **CORAL GABLES IMAGES**

Biltmore Hotel, Coral Gables, c. 1926. Source: University of Miami Library Special Collections.

Coral Gables City Hall. Source: Coral Gables Museum.

Venetian Pool, Coral Gables. Source: City of Coral Gables.

Venetian Pool, Coral Gables current image. Source: City of Coral Gables.

Miracle Mile. Source: State Archives of Florida

Ponce de Leon Blvd., c. 1926. Source: University of Miami Library Special Collections.

Coral Gables - Douglas Entrance, historic image. Source: City of Coral Gables.

Coral Gables - Douglas Entrance, 1950, John Walther. Source: University of Miami Library Special Collections.

Looking north along Ponce de Leon Blvd. from Aragon Ave. in Coral Gables, c1920. Source: State Archives of Florida.

Coral Gables Elementary School, c.1920s. Source: State Archives of Florida.

Dutch South African Village house on Le Jeune Road c.1949. Source: Florida International University Digital Collections.

Chinese Village house on Maggiore Street c.1949. Source: Florida International University Digital Collections.

Residence on Santa Maria Street c.1949. Source: Florida International University Digital Collections.

French Normandy Village house on Viscaya Avenue. Source: Miami-Dade County Tax Card Photo.

George Merrick House, Coral Gables, c.1921. Source: State Archives of Florida

George Merrick House, Coral Gables. Source: City of Coral Gables.

First National Bank on Ponce de Leon Boulevard in the 1920s. Source: State Archives of Florida.

University of Miami School of Architecture. Source: University of Miami School of Architecture.

University of Miami Veteran's Housing in the 1950s Aerial. Source: HistoryMiami.

Coral Gables Congregational Church current image. Source: City of Coral Gables.

Coral Gables Congregational Church historic image. Source: City of Coral Gables.

## HIALEAH IMAGES

Entrance to the Hialeah Park and Race Track. Source: State Archives of Florida.

South Hialeah Elementary School, c. 1924. Source: HistoryMiami.

Horses racing at the Hialeah Race Track. Source: State Archives of Florida.

Aerial view of the Hialeah Park Race Track, c. 1947. Source: State Archives of Florida.

James H. Bright Home. Source: Miami-Dade County Tax Card Photo.

James H. Bright Home c.1922. Source: State Archives of Florida.

Hialeah Park Race Track clubhouse and grandstand. Source: State Archives of Florida.

Entrance to Hialeah Park. Source: State Archives of Florida.

## HOMESTEAD IMAGES

First Baptist Church. Source: Florida Baptist Historical Society.

Homestead Main Street, 1959. Source: Historic Homestead Town Hall Museum.

Lily Lawrence Bow Library c.1955. Source: Miami-Dade County Tax Card Photo.

Krome Avenue, 1957. Source: Historic Homestead Town Hall Museum.

Krome Avenue. Source: Historic Homestead Town Hall Museum.

Lily Lawrence Bow Library. Source: Historic Homestead Town Hall Museum.

Historic Town Hall. Source: Historic Homestead Town Hall Museum.

Historic Town Hall. Source: Historic Homestead Town Hall Museum.

## CITY OF MIAMI IMAGES

Plymouth Congregational Church, Coconut Grove. Source: State Archives of Florida.

The Barnacle, Coconut Grove. Source: Florida State Parks.

D.A. Dorsey House c.1930s. Source: City of Miami Historic Tax Card Photo.

Aerial view of Downtown Miami, c.1920s. Source: State Archives of Florida.

Dr. William A. Chapman's house. His former home has been restored and is currently part of the campus of Booker T.

Washington High School. Source: HistoryMiami.

Dr. James M. Jackson Office c.1900. Source: State Archives of Florida.

Residence of the West Grove Thematic District. Source: City of Miami Tax Card Photo.

Moore Furniture Company building, 1921. Source: State Archives of Florida.

Bacardi Imports Administration Annex. Source: State Archives of Florida.

J.W. Warner House. Source: Miami Hispanic Cultural Arts Center.

Mount Zion Baptist Church c.1950. Source: City of Miami Historic Tax Card Photo.

Ward Rooming House c.1940. Source: City of Miami Tax Card Photo.

View of an Miami Marine Stadium in Virginia Key, Florida. Source: State Archives of Florida.

Salvation Army Citadel. Source: City of Miami Tax Card Photo.

Pan American Seaplane Base & Terminal Building. Source: City of Miami Tax Card Photo

Greater Bethel AME Church, Overtown, 1989. Source: HistoryMiami.

William Wagner House, Miami. Source: Historical Marker Database.

Jacob Hubbard House. Source: City of Miami Tax Card Photo.

Women's Club of Coconut Grove, Coconut Grove. Source: University of Miami Digital Collections.

Excavation images of Santa Maria West Site. Source: Santa Maria West Designation Report.

Excavation images of the Miami Circle National Historic Landmark. Source: Trail of Florida's Indian Heritage.

Miami Circle excavation. Source: Miami-Dade County.

Current image of the Miami Circle. Source: Trail of Florida's Indian Heritage.

## **MIAMI BEACH IMAGES**

1933 aerial view of Lincoln Road and the beach. Source: HistoryMiami.

Aerial of Miami Beach, 1955. Source: HistoryMiami.

Aerial view of Normandy Isle, 1935. Source: HistoryMiami.

Indian Creek and the Fontainebleau Hotel, c.1960. Source: HistoryMiami.

The Shelborne (1940), The Raleigh Hotel (1940), The Grossinger Hotel (1939), and the National Hotel (1939), all part of the Ocean Drive / Collins Avenue Historic District. Source: HistoryMiami.

Looking south along Ocean Dr. in Miami Beach. Source: State Archives of Florida.

Aerial view from 7000 feet of Biscayne Bay Miami, Florida. Source: State Archives of Florida.

España Way looking west from Washington. Source: HistoryMiami.

Automobiles line the road of the Spanish Village on Miami Beach, looking west from Washington Avenue, 1926. Source: University of Miami Library Special Collections.

Saxony Hotel, 1950, part of the Harding Townsite/ South Altos del Mar Historic District. Source: State Archives of Florida.

Lincoln Road 1930. Source: HistoryMiami.

Lincoln Road mall 1963. Source: HistoryMiami.

Casablanca Hotel, c.1950, part of the North Beach Resort Historic District. Source: State Archives of Florida.

Miami Beach, aerial view, 1920. Source: University of Miami Library Special Collections.

Ocean Drive at about Sixtieth Street, 1923. Source: University of Miami Library Special Collections.

Ocean Drive 1923. Source: HistoryMiami

1959 aerial view of Miami Beach facing south. The Eden Rock Hotel and Fountainebleau Hotel, both part of the Morris Lapidus Historic District, and hotels of the Harding Townsite / South Altos del Mar Historic District are featured in this image. Source: HistoryMiami.

Miami Beach Community Church, 1921 Feb 22. Source: HistoryMiami.

Beth Jacob Synagogue. Source: National Parks Service.

Cadillac Hotel, Miami Beach. Source: State Archives of Florida.

International Inn, 1957. Source: Miami-Dade County Tax Card Photo.

Pine Tree Dr. Miami Beach, c1923. Source: State Archives of Florida.

Old City Hall postcard, Miami Beach c.1944. Source: State Archives of Florida.

## MIAMI SHORES IMAGES

Grand Concourse Apartments. Source: Brockway Memorial Library.

The Raich House on NE 96th Street. Source: Brockway Memorial Library.

The Nelson House on NE 96th Street. Source: Brockway Memorial Library.

Aerial view of Miami Shores in 1926. Source: Richard B. Hoit, Brockway Memorial Library.

Residence on NE 100th Street. Source: Florida International University Digital Collections.

Residence on NE 91st Street. Source: Florida International University Digital Collections.

## **MIAMI SPRINGS IMAGES**

The Glenn Curtiss Mansion, January 4, 1927. Source: State Archives of Florida.

View of the Hotel Country Club, Miami Springs 1920s. Source: State Archives of Florida.

Osceola Apartment Hotel Azure Villas. Source: City of Miami Springs.

Cars crossing the Miami Canal to and from Hialeah and Miami Springs in 1926. Source: State Archives of Florida.

Miami Springs Circle & downtown Hialeah, October 6, 1948 just hours after a hurricane passed through. Source: City of Miami Springs.

The Clune-Stadnik Building. Source: Miami Springs Historical Society and Museum.

The second house built for Lua Curtiss on Hunting Lodge Drive. Source: City of Miami Springs.

The Alamo, the first house built for Lua Curtiss on Deer Run c.1926. Source: State Archives of Florida.

The H.H. Highhouse on Sunset Way. Source: Miami-Dade County Tax Card Photo.

The Glenn Curtiss Mansion on the Miami Springs Golf Course c.2024. Source: Plusurbia.

The Clune-Stadnik Building, current image. Source: City of Miami Springs.

## **OPA-LOCKA IMAGES**

Opa-locka Company Administration Building. Source: Opa-locka Preservation Association.

Baird House. Source: Opa-locka Preservation Association..

Harry Hurt House. Source: Opa-locka Preservation Association.

Harry Hurt Business Center. Source: Opa-locka Preservation Association.

H.S. Wheeler House. Source: Opa-locka Preservation Association.

Current and historic images of the Opa-locka Fire Hall and Police Station. Source: Opa-locka Preservation Association..

Opa-locka Train Station. Source: HistoryMiami.

The Opa-locka Bank under construction in spring 1926. Source: Opa-locka Preservation Association.

Current image of the historic Opa-locka Bank. Source: Opa-locka Preservation Association.

## SOUTH MIAMI IMAGES

Flagler's Florida East Coast (FEC) Railway, a fixture of South Miami's downtown area for over 50 years. Source: SOMI Magazine.

Dorn Brothers bank building after the 1926 Hurricane. Source: SOMI Magazine.

Shelley Building. Source: SOMI Magazine.

Crossroads Building built in 1955, 5700 Sunset Drive. Source: SOMI Magazine.

Historic and current picture of Dowling Building, built between 1914-1926. Source: SOMI Magazine.

Residence on SW 57th Street. Source: Cambridge Lawns Historic Designation Report.

Residence on SW 56th Street. Source: Cambridge Lawns Historic Designation Report.

Historic and current picture of Bank Building, built in 1926. Source: SOMI Magazine.

## SUNNY ISLES BEACH IMAGES

Water Court Villa. Source: Water Court Villa Designation Report.

Atlantic Island Bridges. Source: City of Sunny Isles Beach.

Motel row and Sunny Isles Boulevard with the fishing pier and the Atlantic Ocean in the distance. Castaways Motel in the foreground, c1970. Source: State Archives of Florida.

The coral rock bridges on Atlantic Isle. Source: Miami-Dade County Tax Card Photo.

Sunny Isles pier, 1965. Source: HistoryMiami.

Atlantic Island Bridges. Source: Miami-Dade County.

Sunny Isles Beach Pier. Source: City of Sunny Isles Beach.

Atlantic Island Bridges. Source: Atlantic Island Bridges Historic Designation Report.

The Water Court Villa and Pergola. Source: Water Court Villa and Pergola Historic Designation Report.

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