

# 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.

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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.

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

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



**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



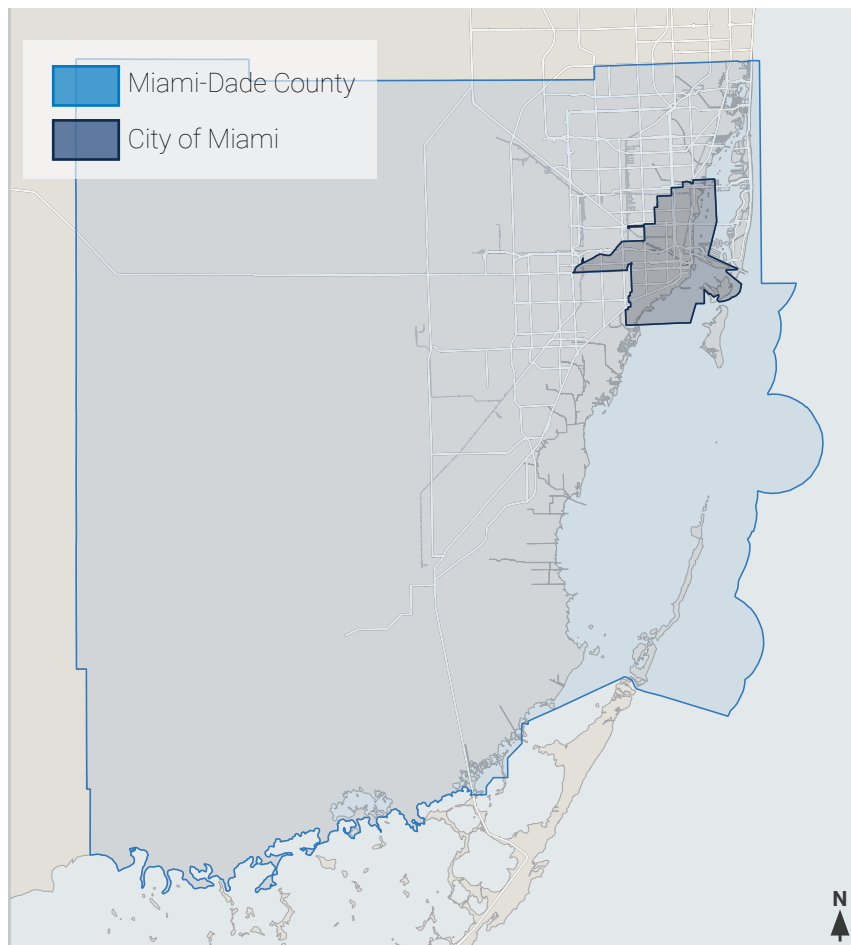
**Image:** Ancient Spanish Monastery, North Miami Beach. Source: State Archives of Florida.

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 1:** This map shows the jurisdictions of each of the two (2) archaeological preservation programs in Miami-Dade County. Only the City of Miami has opted out of Miami-Dade County's archaeological oversight. Source: Plusurbia.

**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

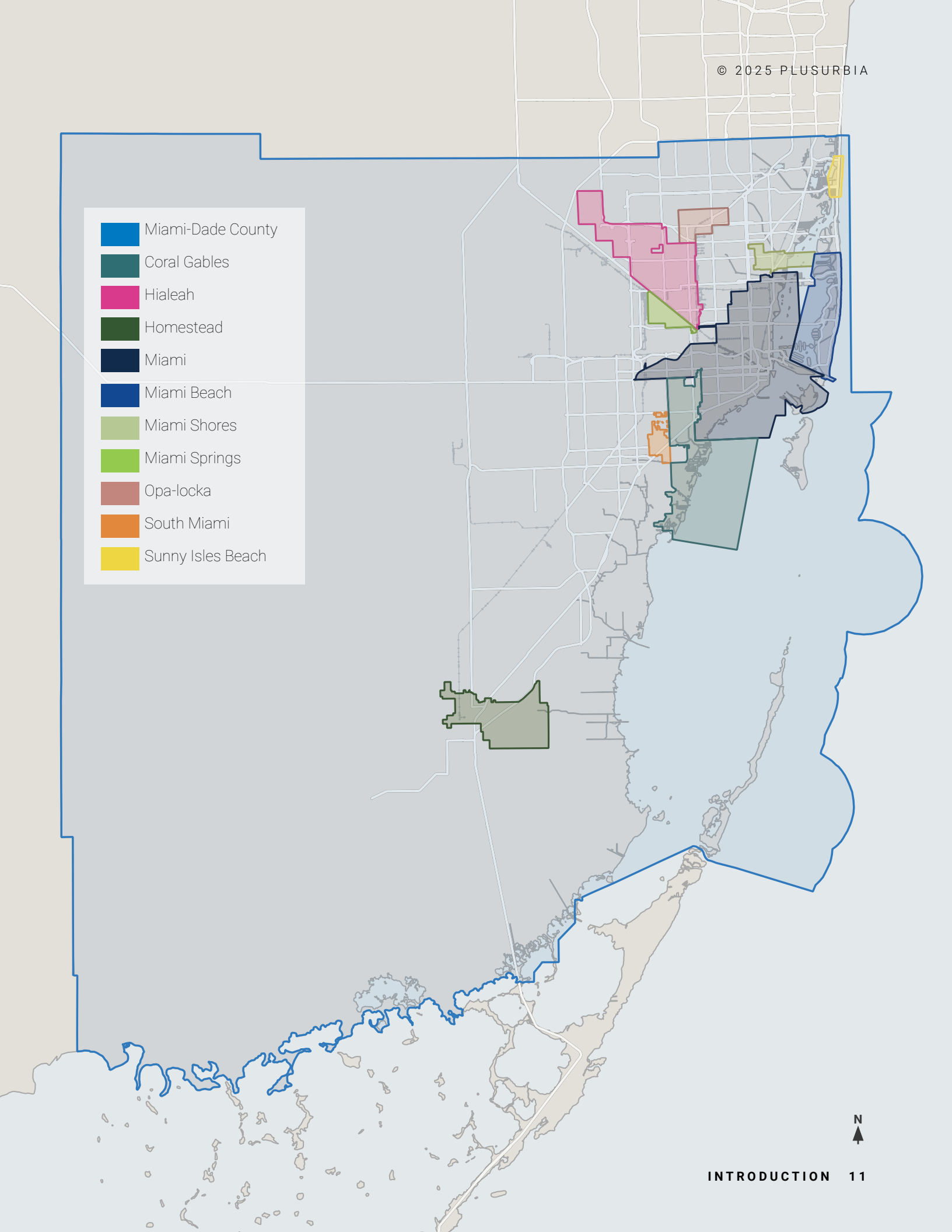
Miami Shores

Miami Springs

Opa-locka

South Miami

Sunny Isles Beach



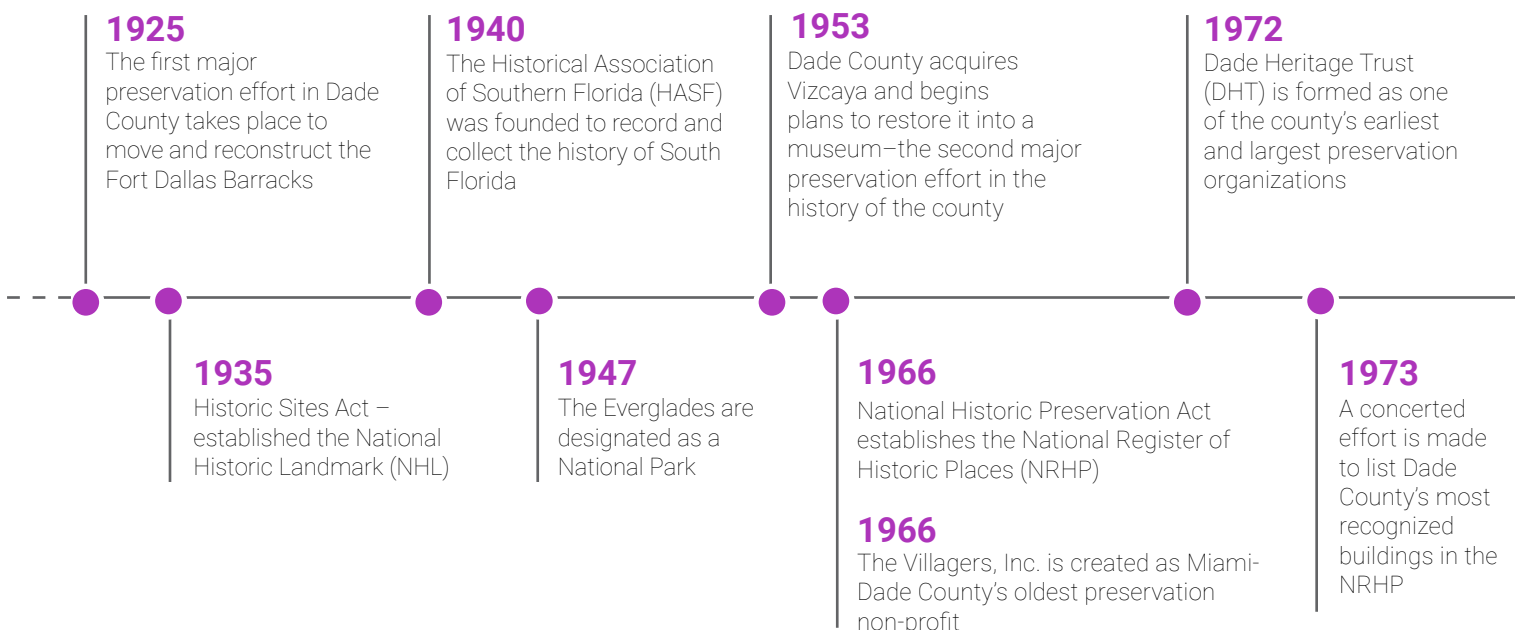
# The History of Preservation Efforts in Miami-Dade County

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.



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

**Image:** Georgettes Tea Room. Source: Steven Brooke photography.



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

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.

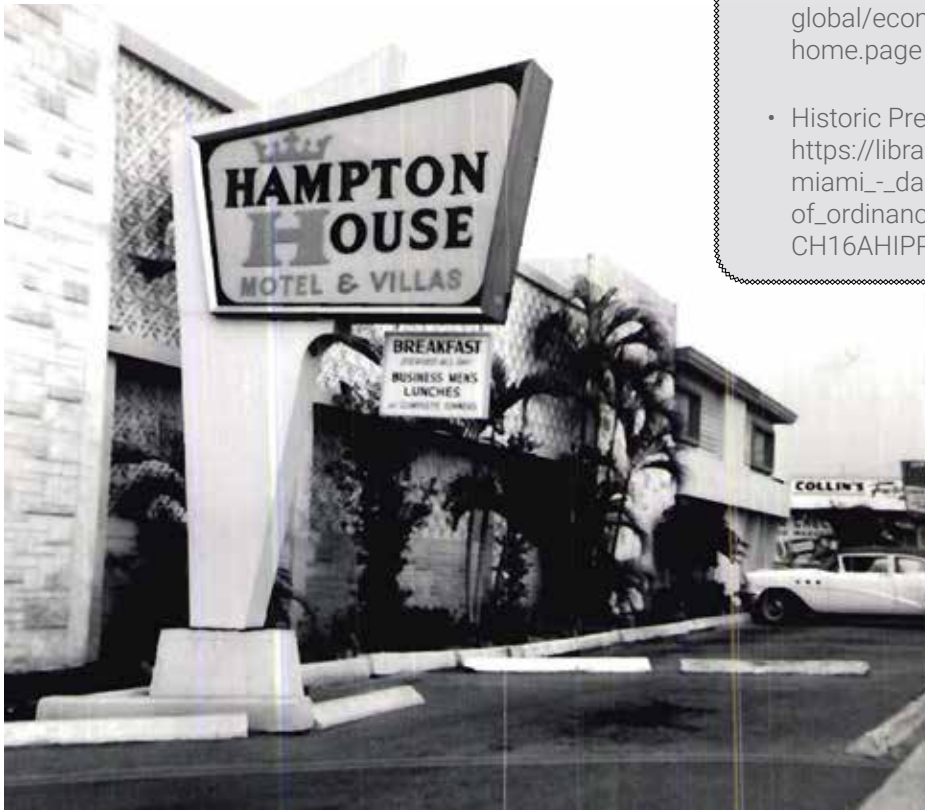


**Image:** The Sherwood Forest House on NE 8th Street in El Portal. Source: Sherwood Forest House Designation Report.

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.

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

- Phone Number: (305) 375-4958
- Email Address: [historicpreservation@miamidade.gov](mailto: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?nodel=PTIIC00R\\_CH16AHIPR](https://library.municode.com/fl/miami_-dade_county/codes/code_of_ordinances?nodel=PTIIC00R_CH16AHIPR)



**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.



# Miami-Dade County Historic Districts

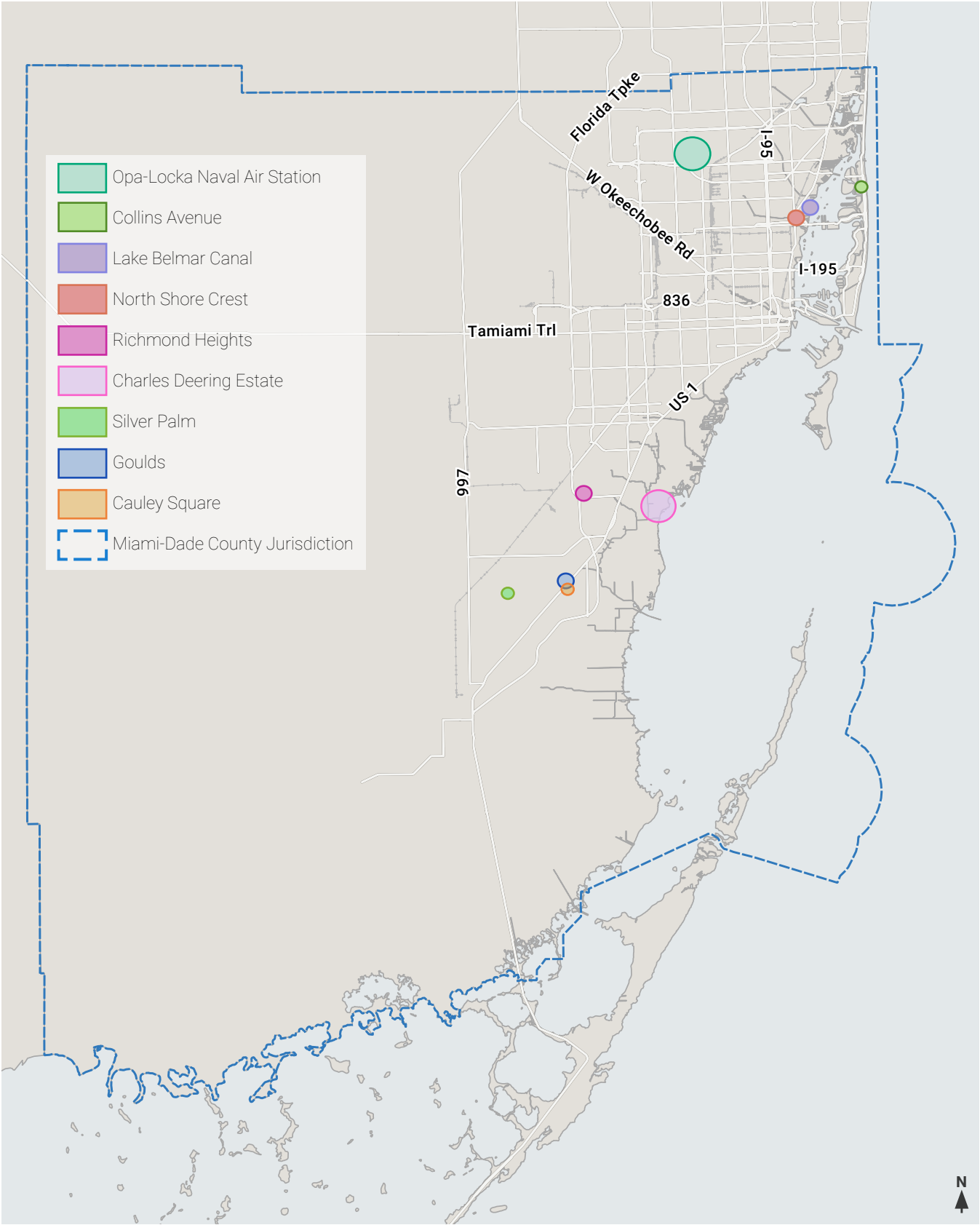
| District Name(s)   | Location  | Date of Local Designation | Date of National Register Listing* |
|--|---|---------------------------|------------------------------------|
| Cauley Square Historic District  | 22400 Old Dixie Hwy., Miami; SW 224th St.                           | 9/13/94                   | 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                         |

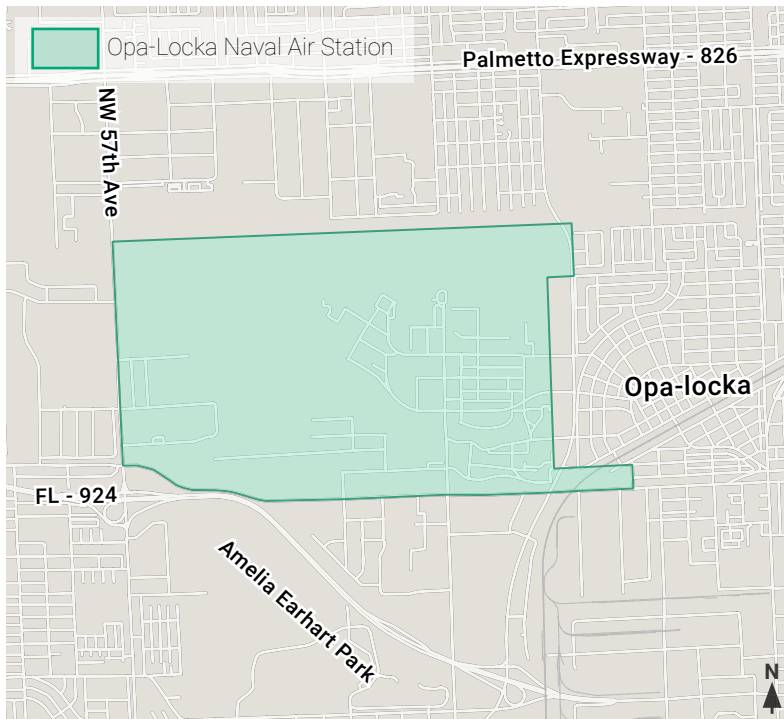
**Table 1:** This table includes all the locally-designated historic districts within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National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

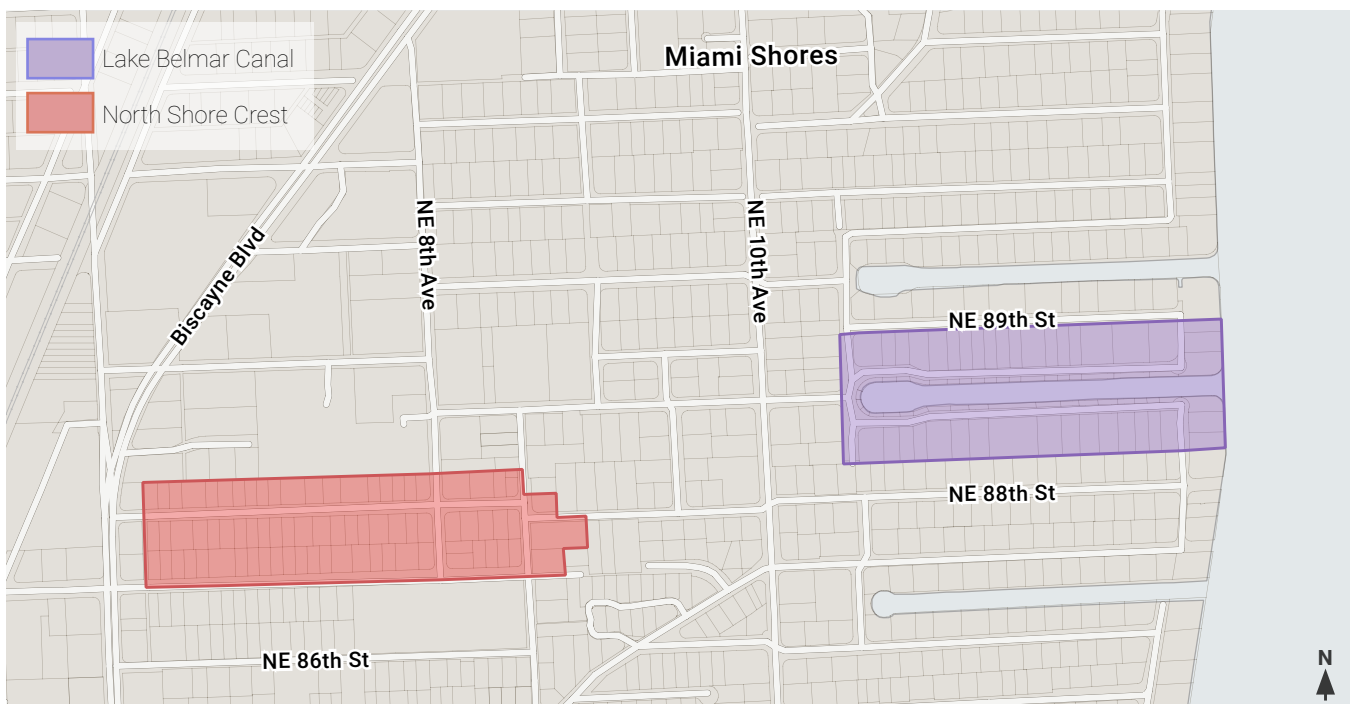




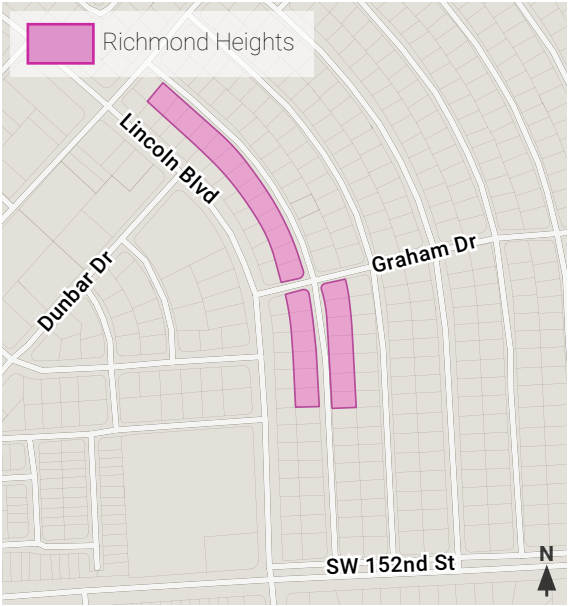
**Map 4:** This map features the Opa-locka Naval Air Station historic district west of Opa-locka. The area within the district encompasses the Miami-Opa Locka Executive Airport and has an aviation history that dates to the 1920s. Source: Plusurbia.



**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.

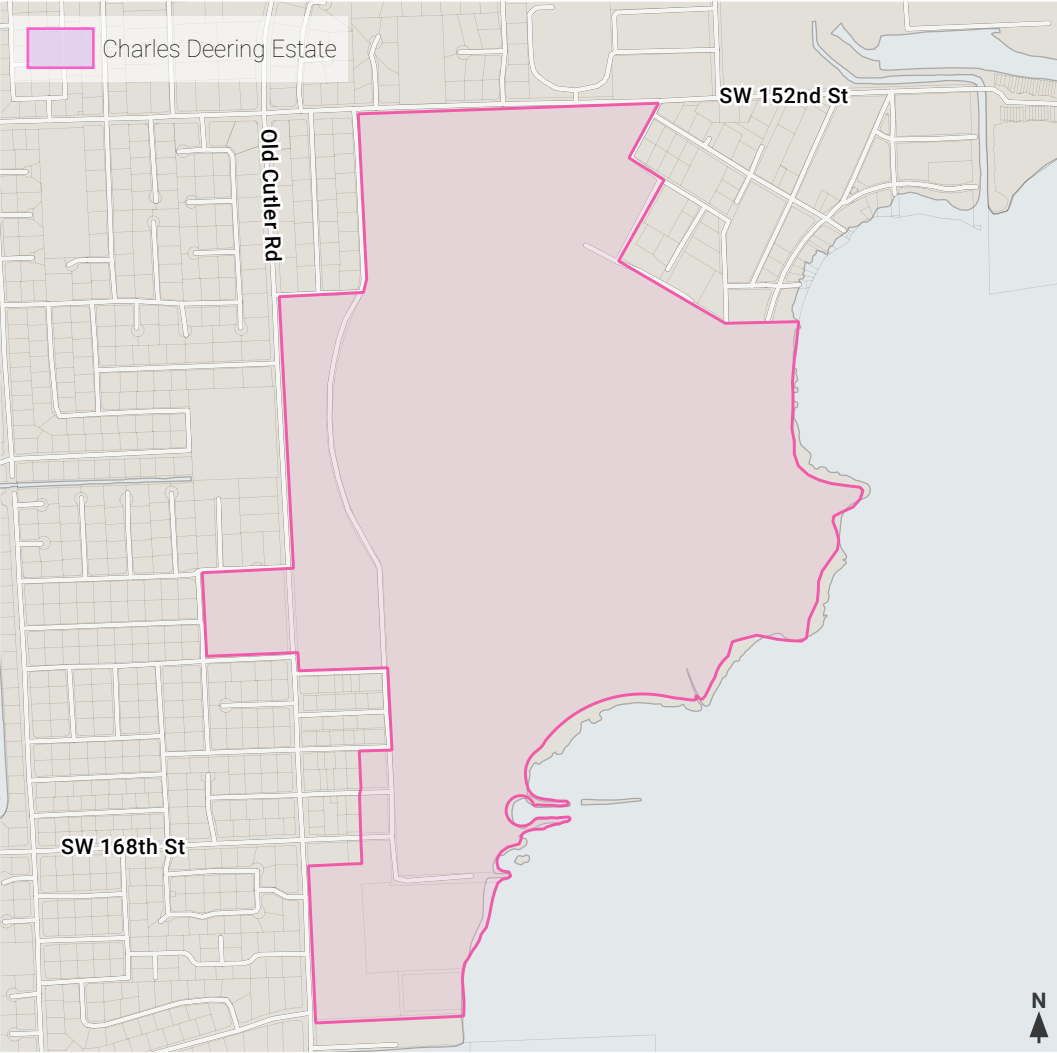


**Map 6:** This map features the Lake Belmar Canal and North Shore Crest historic districts on Biscayne Bay just below Miami Shores. Both districts feature residential developments from the early 20th century. Source: Plusurbia.



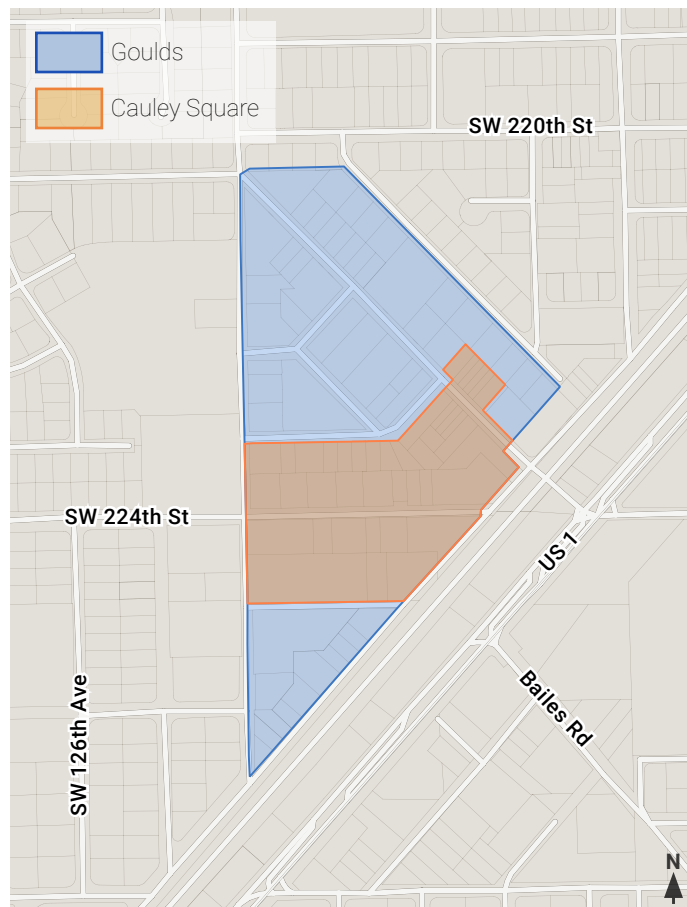
**Map 7:** This map features the Richmond Heights historic district in Richmond Heights. The district is known for having one of the first private developments in the county exclusively for African American World War II veterans. Source: Plusurbia.

**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;<br>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<br>12450 SW 152nd St.                        | 7/19/84                   | Not listed                         |
| Redland Elementary School;<br>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<br>Administration Building #25                    | 12450 SW 152nd St., Miami<br>(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/<br>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;<br>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](https://www.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.

| Resource Name(s)  | Date of Local Designation | Date of National Register Listing* |
|---|---------------------------|------------------------------------|
| Arch Creek Historic and Archaeological Site;<br>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](https://www.nps.gov).

# CORAL GABLES



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



# 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.

<sup>5</sup> "Preserving Our Past: A Guide to Historic Preservation in Coral Gables" City of Coral Gables Historical Resources and Cultural Arts Department. Chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/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:**

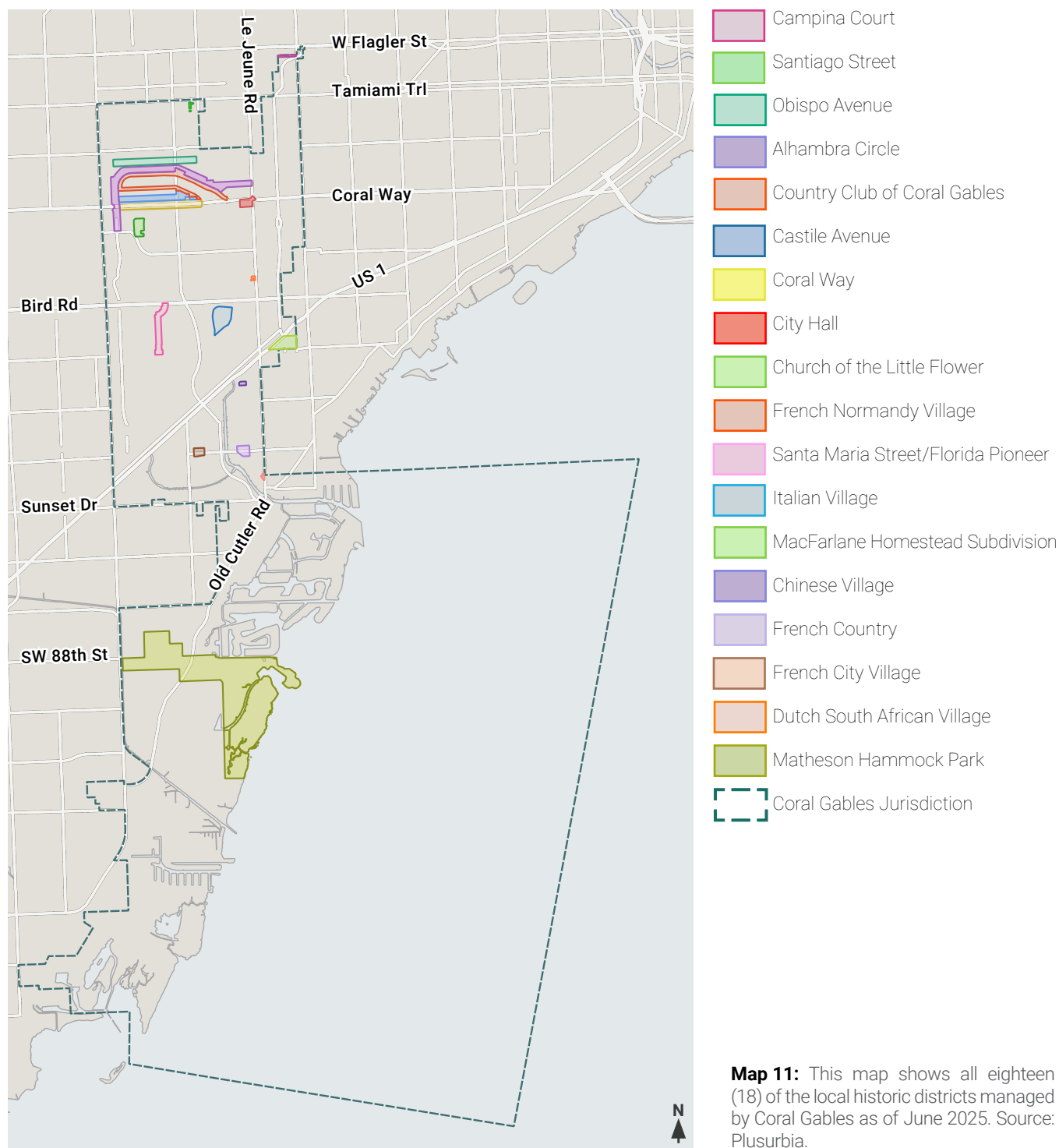
- Phone Number: (305) 460-5093
- Email Address: [hist@coralgables.com](mailto:hist@coralgables.com)
- Website: <https://www.coralgables.com/departments/historical-resources-and-cultural-arts>
- Historic Preservation Ordinance: <https://codehub.gridics.com/us/fl/coral-gables#/c1f4f4d0-bc9b-4ce7-9858-ad5e499b7cbb>

**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



| District Name(s)             | Location  | Date of Local Designation | Date of National Register Listing* |
|------------------------------|---|---------------------------|------------------------------------|
| 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                         |

| 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.

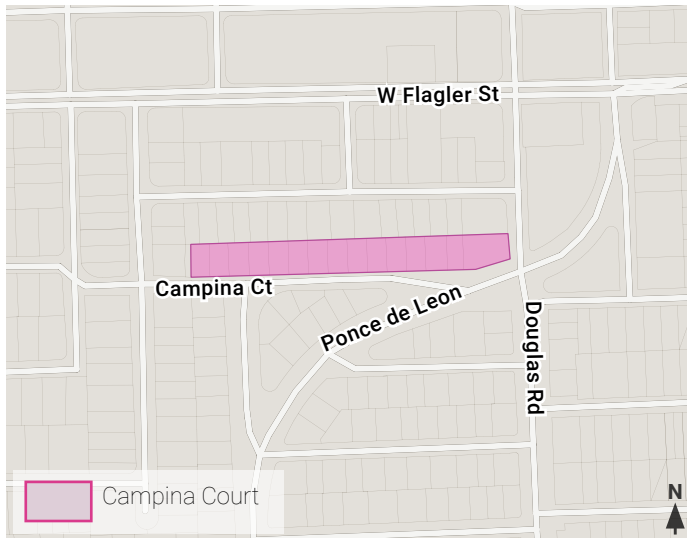


**Image:** Dutch South African Village house on Le Jeune Road c.1949. Source: Florida International University Digital Collections.

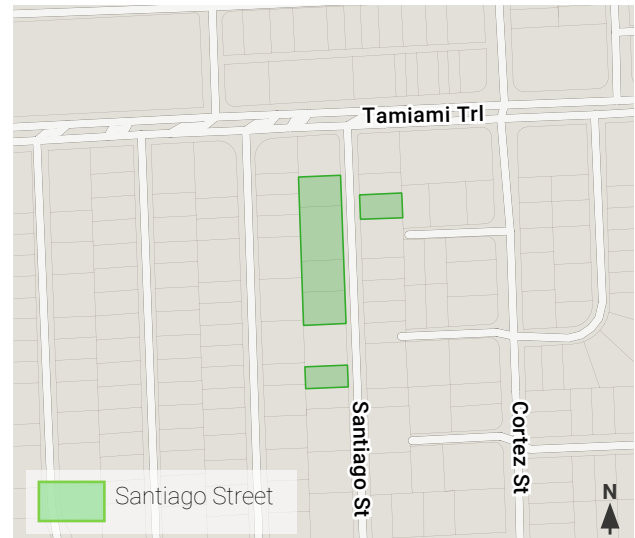
**Image:** Chinese Village house on Maggiore Street c.1949. Source: Florida International University Digital Collections.

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

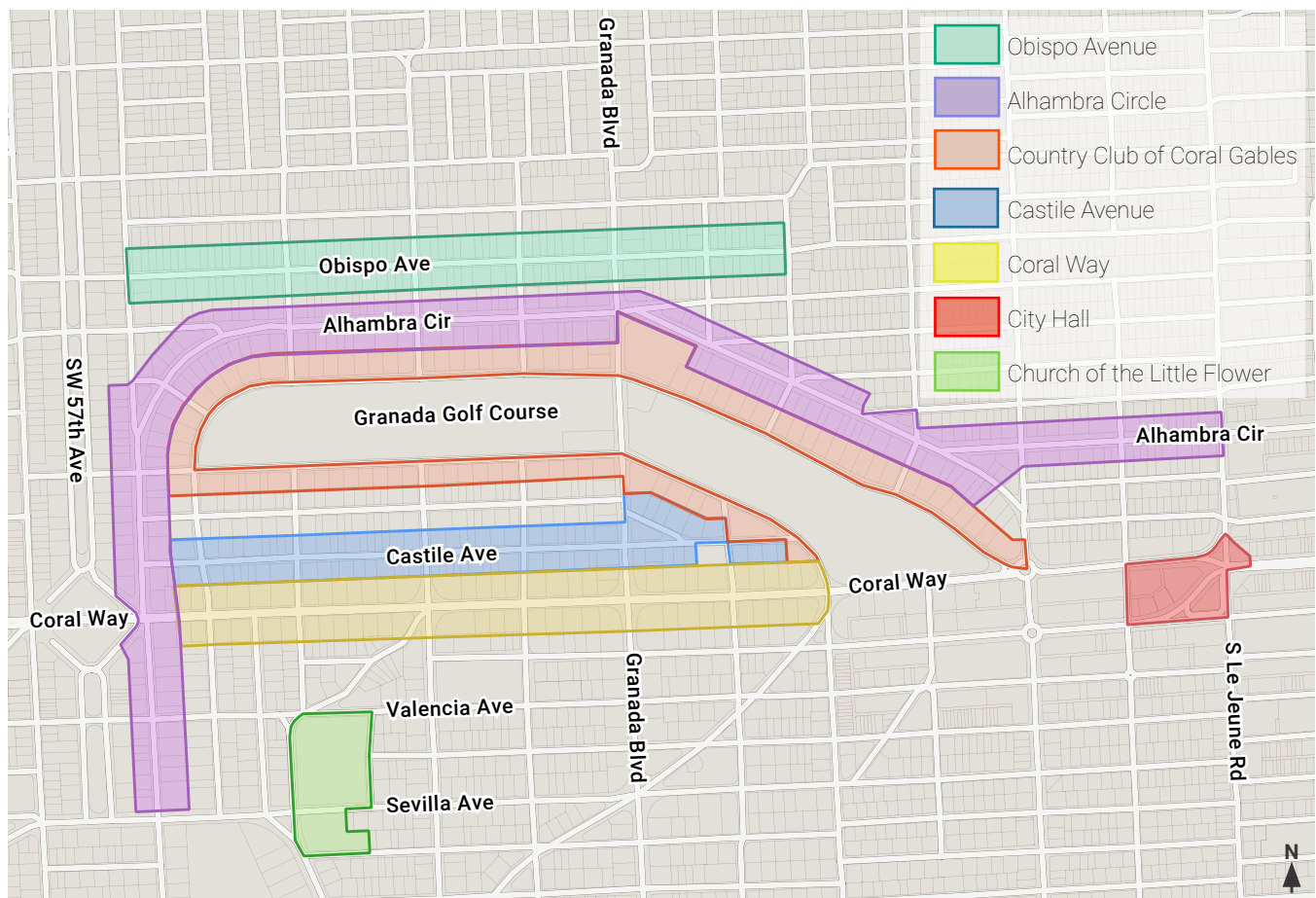
**Image:** French Normandy Village house on Viscaya Avenue. Source: Miami-Dade County Tax Card Photo.



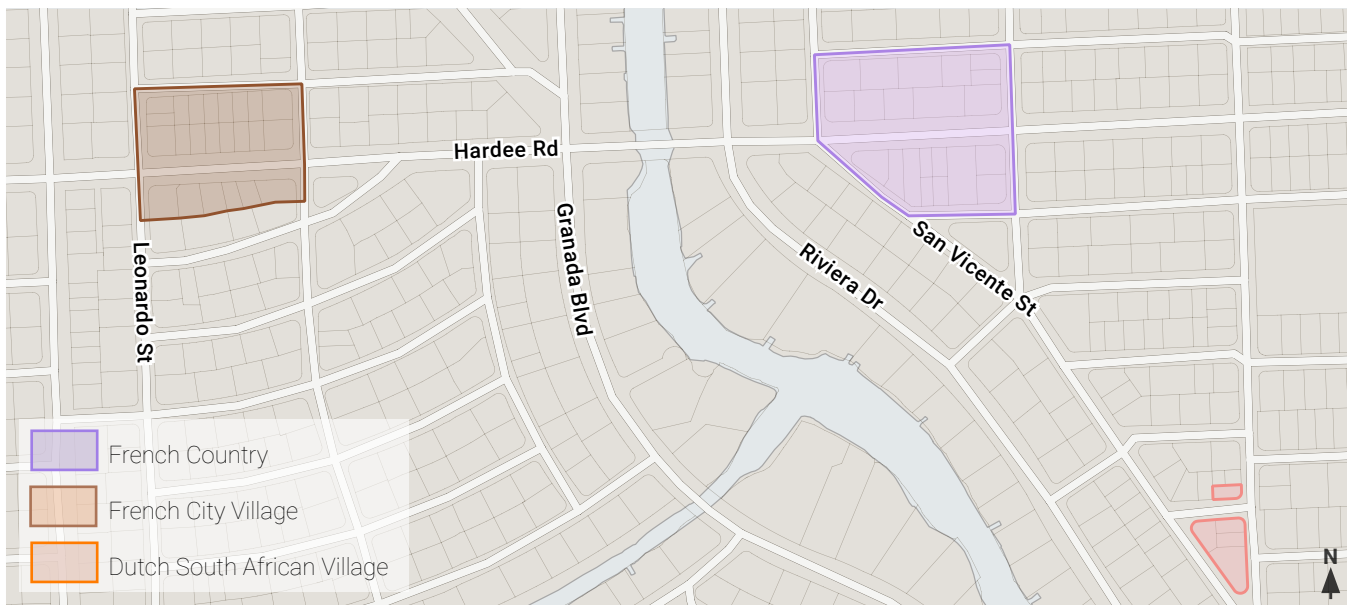
**Map 12:** This map features the Campina Court historic district, a mid-century residential district located in the Flagler section of Coral Gables. Source: Plusurbia.



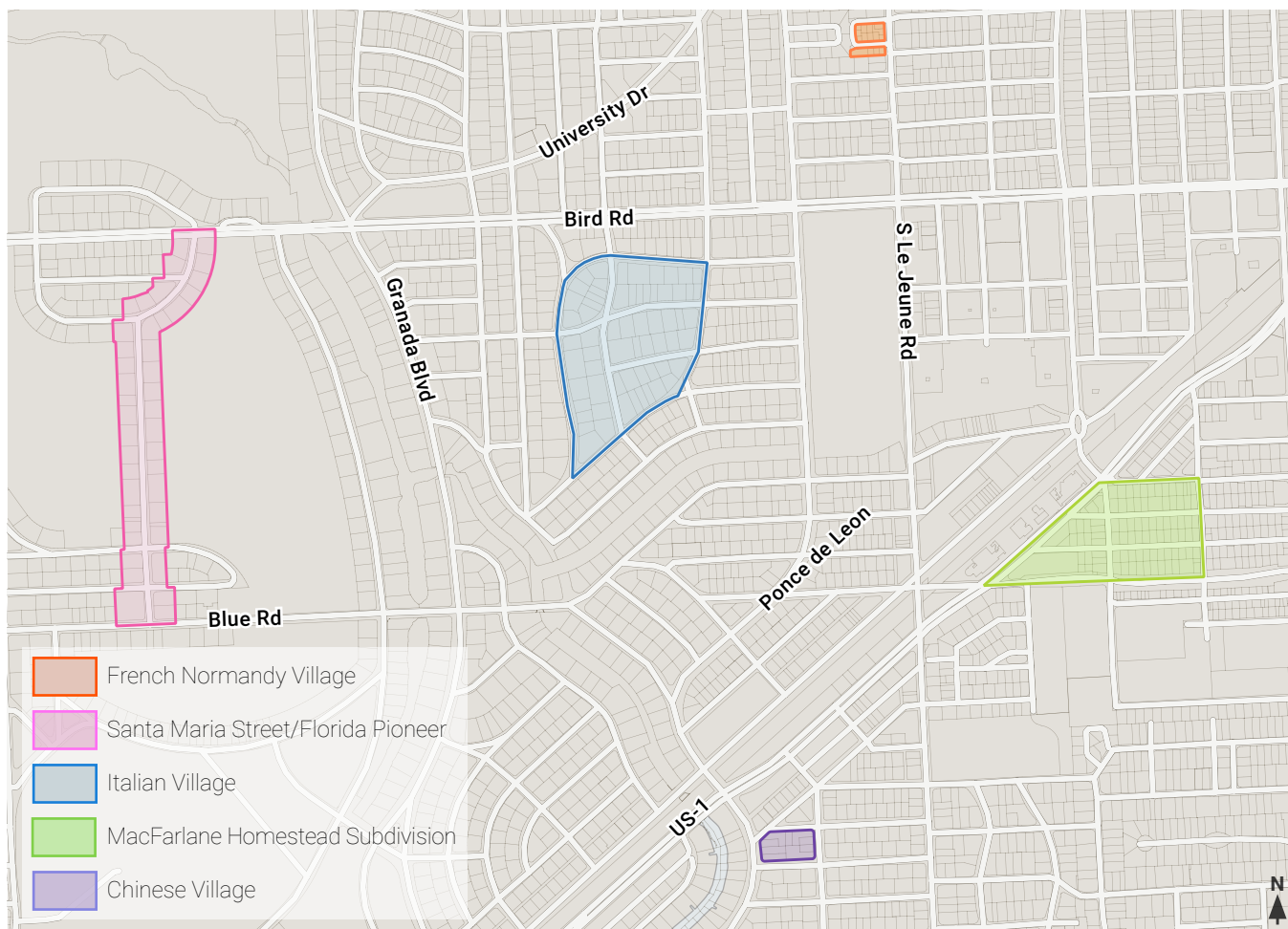
**Map 13:** This map features the Santiago Street historic district in the Granada section of Coral Gables. Source: Plusurbia.



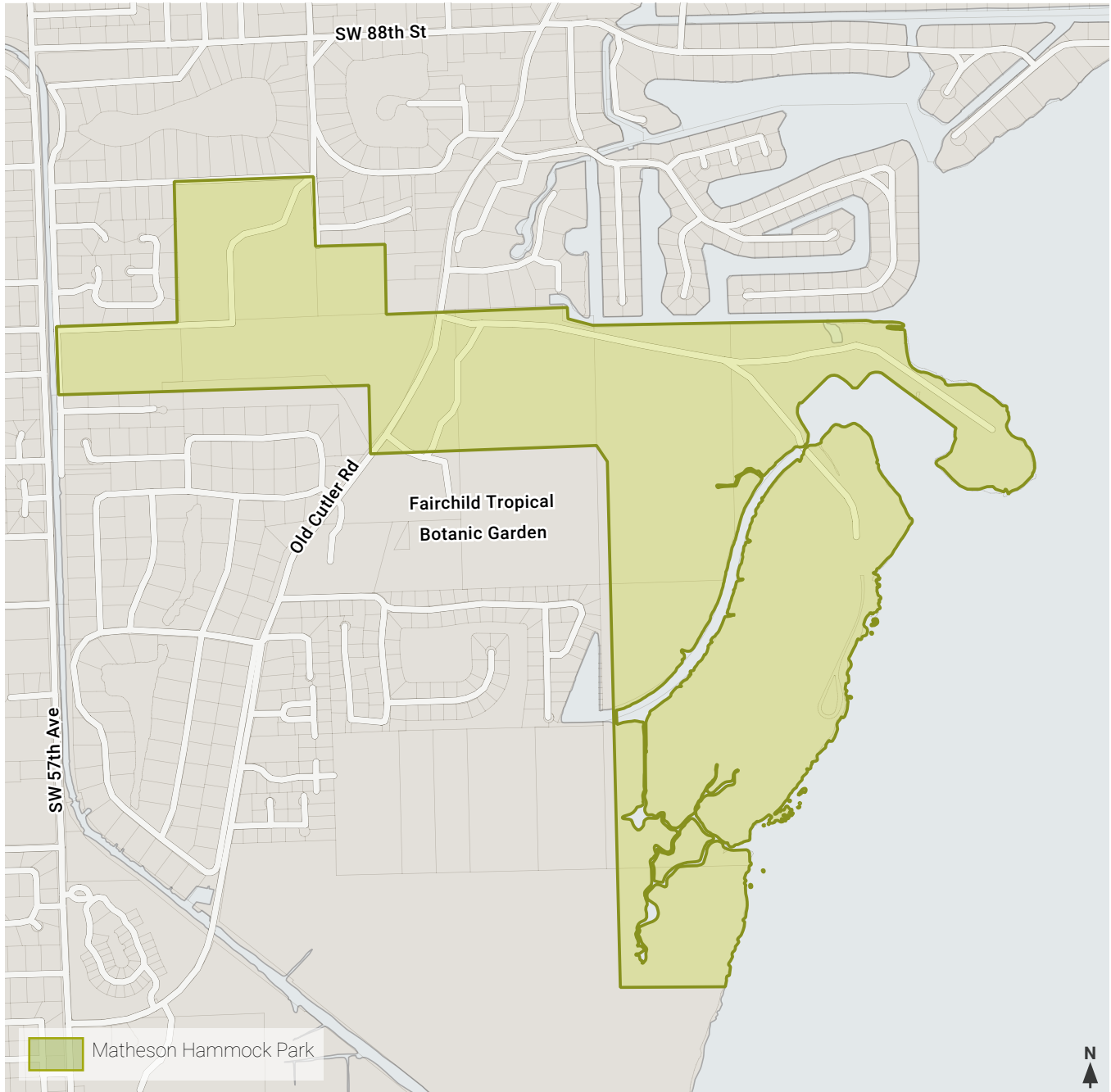
**Map 14:** This map features the Obispo Avenue, Alhambra Circle, Country Club of Coral Gables, Castile Avenue, Coral Way, Church of the Little Flower, and City Hall historic districts by the Granada Golf Course in Coral Gables. Source: Plusurbia.



**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);<br>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,<br>Segovia St. and N.<br>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<br>Dr., Anastasia Ave. and<br>Riviera Dr. | On file with City         | Not listed                         |
| Young Park Triangle            | Castile Ave. & Granada<br>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](https://www.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=PTIICOR\\_CH46HIPR](https://library.municode.com/fl/hialeah/codes/code_of_ordinances?nodeId=PTIICOR_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;<br>El Caribe Motel | 815 N Krome Ave.; 38 NE<br>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<br>1st Ave.; 102 NW 2nd St. | 5/1992                    | Not listed                         |
| Former Seventh-Day<br>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<br>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;<br>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<br>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](https://www.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.

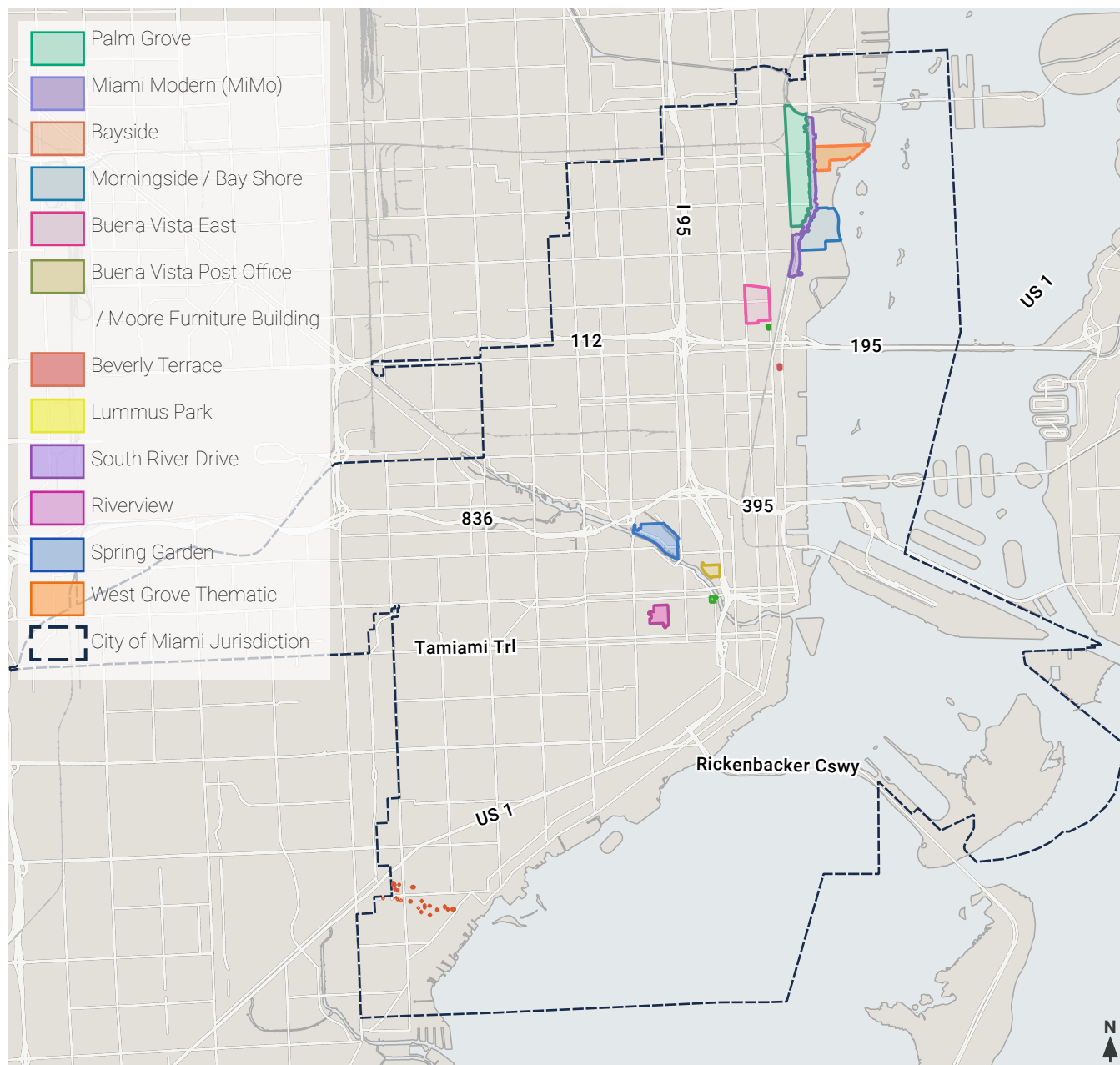


**Image:** Mount Zion Baptist Church c.1950. Source: City of Miami Historic Tax Card Photo.



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

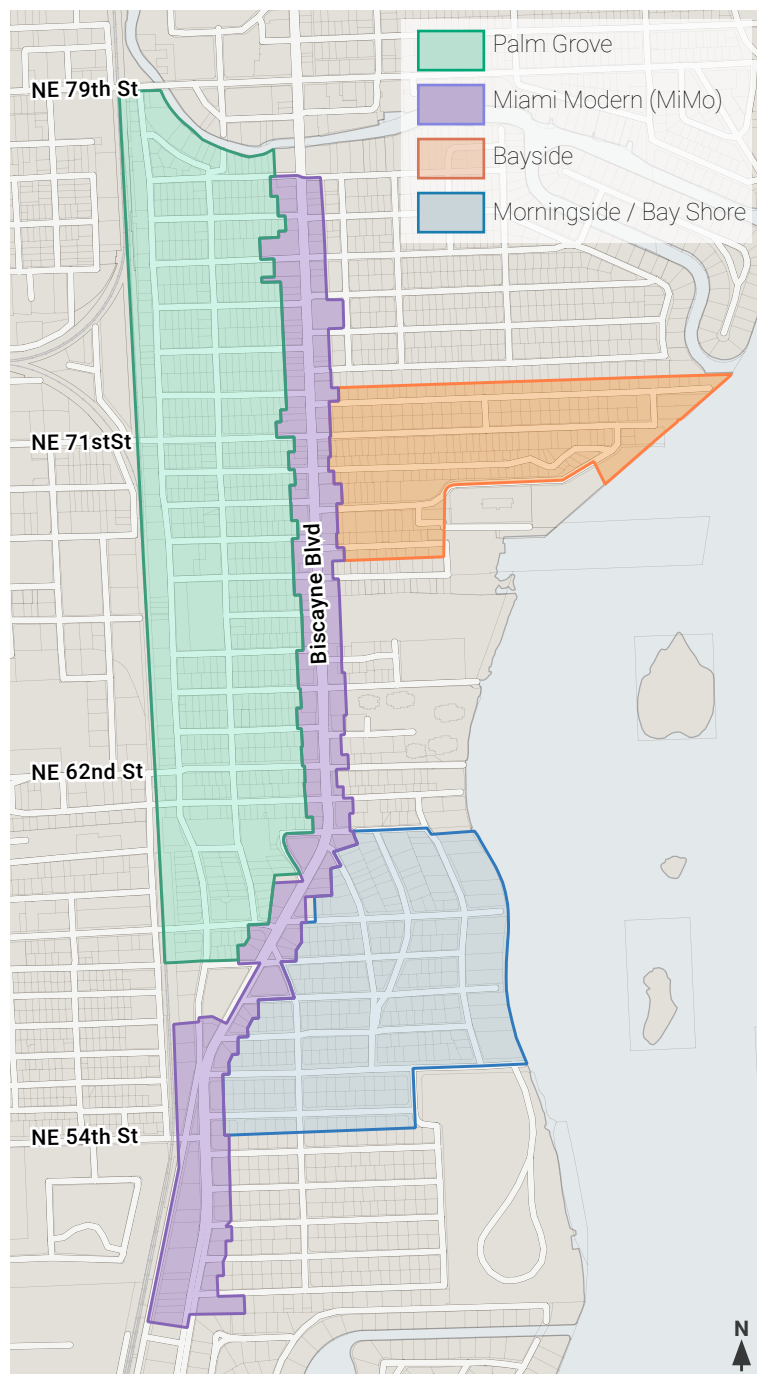
# Miami Historic Districts



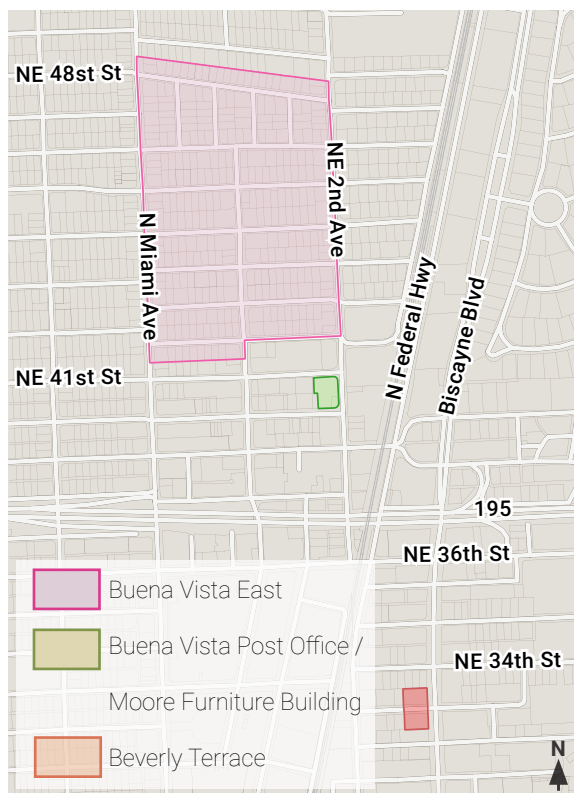
**Map 18:** This map shows all twelve (12) of the local historic districts managed by Miami as of June 2025. Source: Plusurbia.

| 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                         |

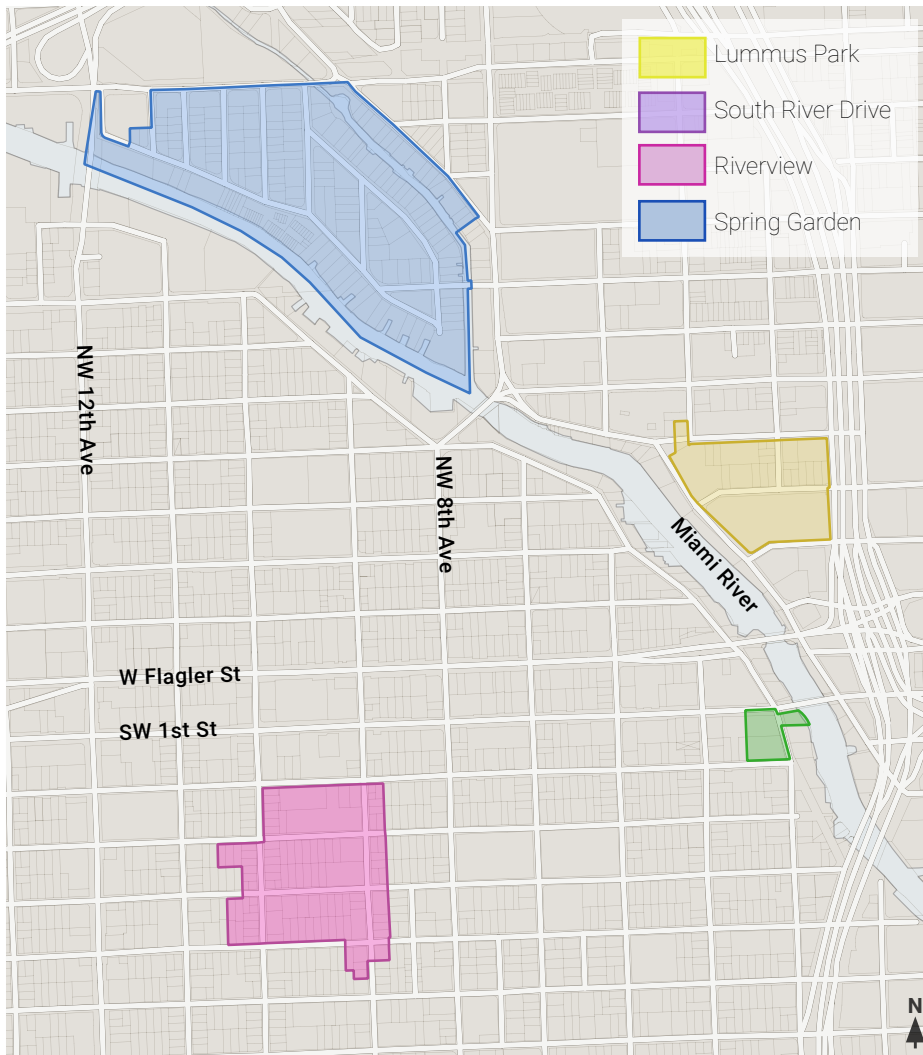
**Table 8:** This table includes all the locally-designated historic districts within this jurisdiction as of June 2025. \*Please note that there may be additional sites that are listed only on the National Register of Historic Places, but are not locally designated. For more information on National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



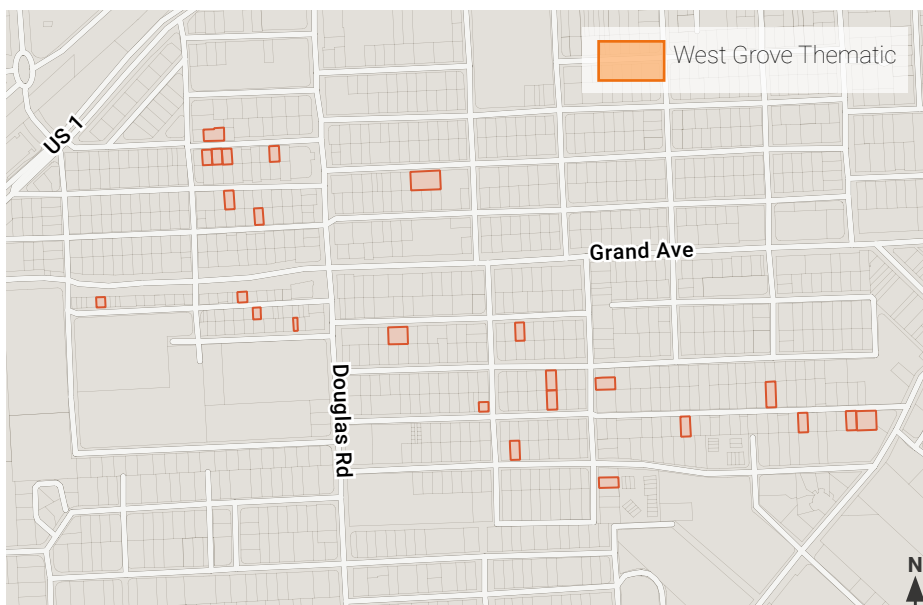
**Map 19:** This map features the Palm Grove, Miami Modern (MiMo), Bayside, and Morningside / Bay Shore historic districts clustered by Biscayne Boulevard in Miami. Source: Plusurbia.



**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.



**Map 21:** This map features the Spring Garden, Riverview, South River Drive, and Lummus Park historic districts along the Miami River. The Lummus Park historic district has some of the oldest structures in the entire county. Source: Plusurbia.



**Map 22:** This map features the location of the wood frame vernacular residences of the West Grove thematic district. These residences belonged to members of the historic Bahamian community in Coconut Grove. 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);<br>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;<br>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;<br>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](https://www.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.

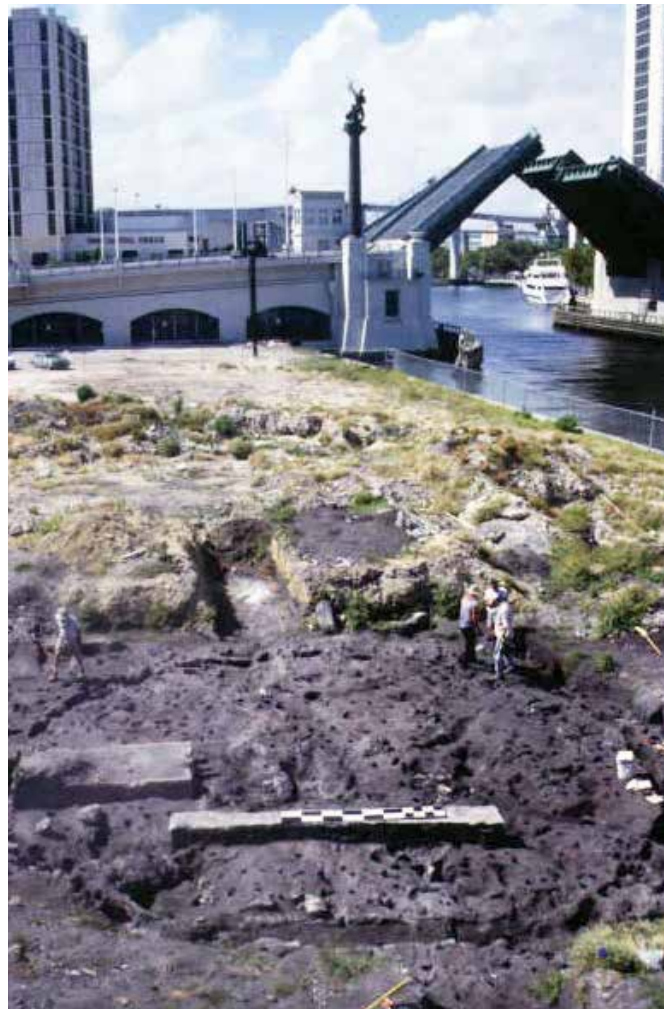
# Miami Archaeological Sites

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);<br>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 Capitan'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

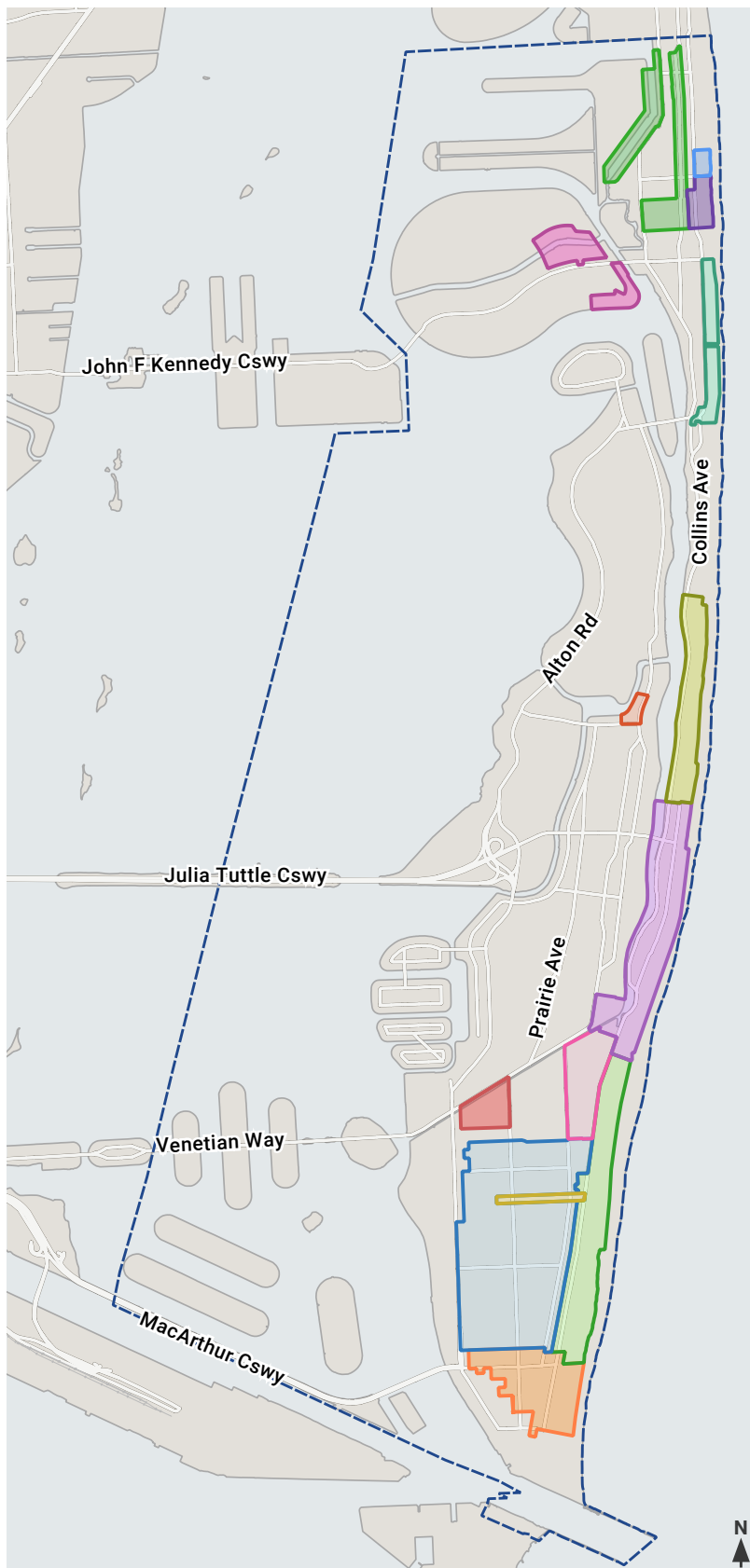
**Image:** 1959 aerial view of Miami Beach facing south. The Eden Rock Hotel and Fontainebleau Hotel, both part of the Morris Lapidus Historic District, and hotels of the Harding Townsite / South Altos del Mar Historic District are featured in this image. Source: HistoryMiami.

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

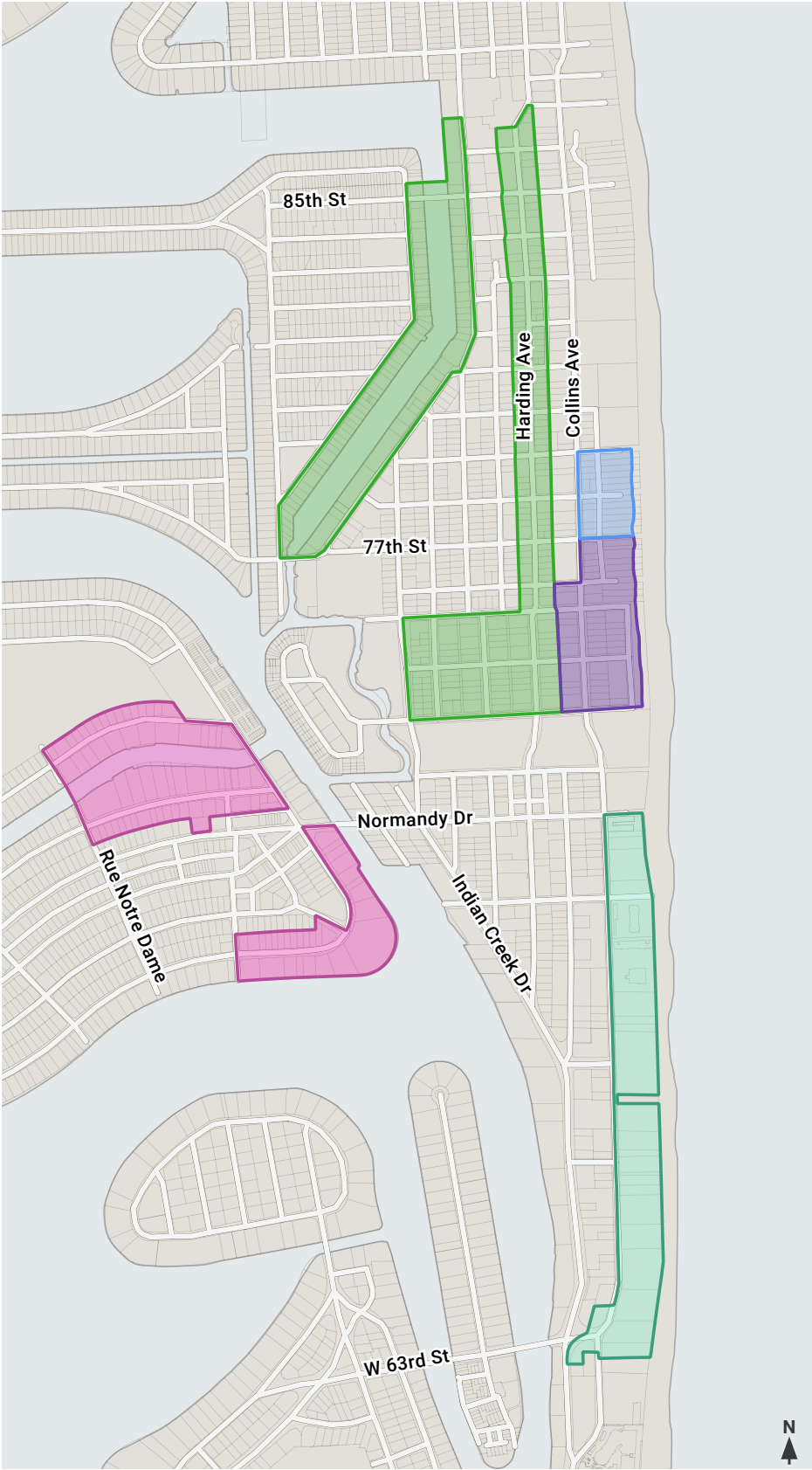


# Miami Beach Historic Districts

- 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

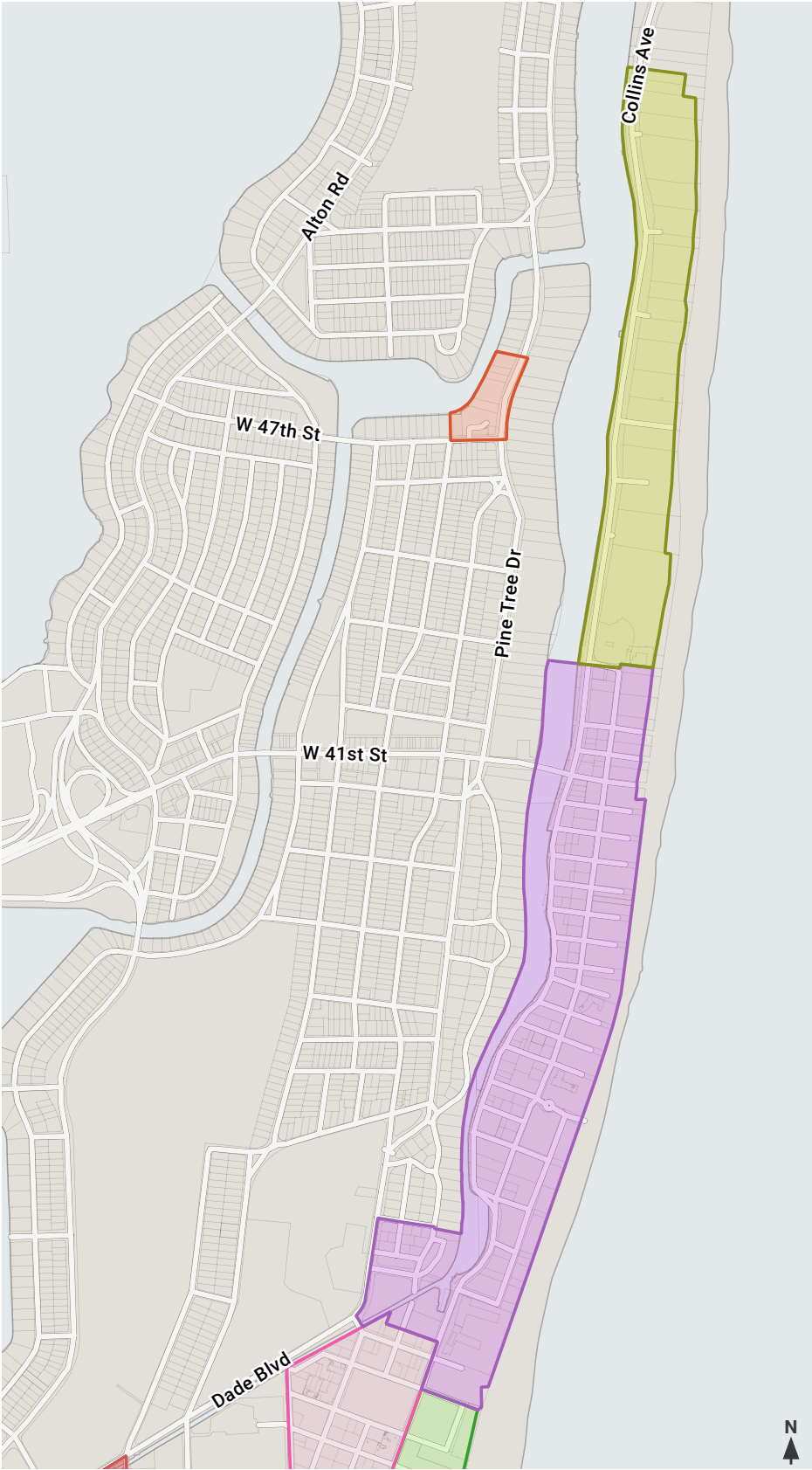


**Map 23:** This map shows all fourteen (14) of the local historic districts managed by Miami Beach as of June 2025. Source: Plusurbia.



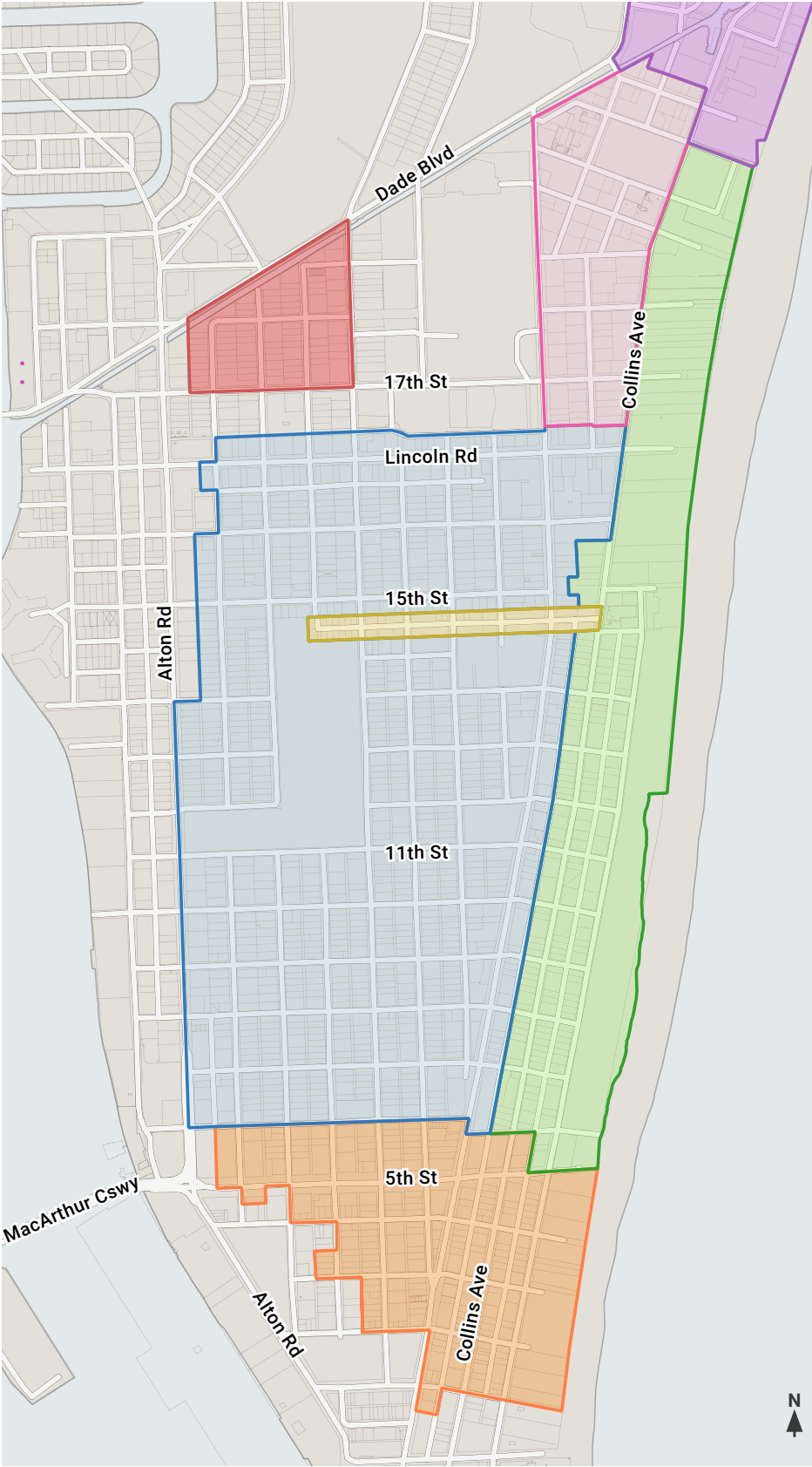
- Altos del Mar
- Harding Townsite / South Altos del Mar
- North Shore
- Normandy Isles
- North Beach Resort

**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, Española Way, Flamingo Park, Ocean Drive / Collins Avenue, and Ocean Beach historic districts in southern Miami Beach. Source: Plusurbia.



- Museum
- Palm View
- Española Way
- Flamingo Park
- Ocean Drive / Collins Ave
- Ocean Beach

**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.

| District Name(s)  | Location  | Date of Local Designation   | Date of National Register Listing*                             |
|---|---|---|--|
| 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)  |
| Española Way Historic District                          | Between 14th and 15th St. from Collins Ave. to Jefferson Ave.   | 7/23/86   | 05/14/1979 (NR)<br>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)<br>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)<br>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)<br>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](https://www.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, 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=PTIICCOOR\\_CH11HIPR](https://library.municode.com/fl/miami_shores_village/codes/code_of_ordinances?nodeId=PTIICCOOR_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 Springs' 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=TITXVLAUS\\_CH153HIPR\\_ARTIIHIPRBO](https://library.municode.com/fl/miami_springs/codes/code_of_ordinances?nodeId=TITXVLAUS_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 Lua Curtiss on Hunting Lodge Drive. Source: City of Miami Springs.

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

**Image:** The H.H. Highhouse 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.

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



# OPA-LOCKA



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

**1 2 2 Image:** Baird House. Source: Opa-locka Preservation Association.

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



# OPA-LOCKA

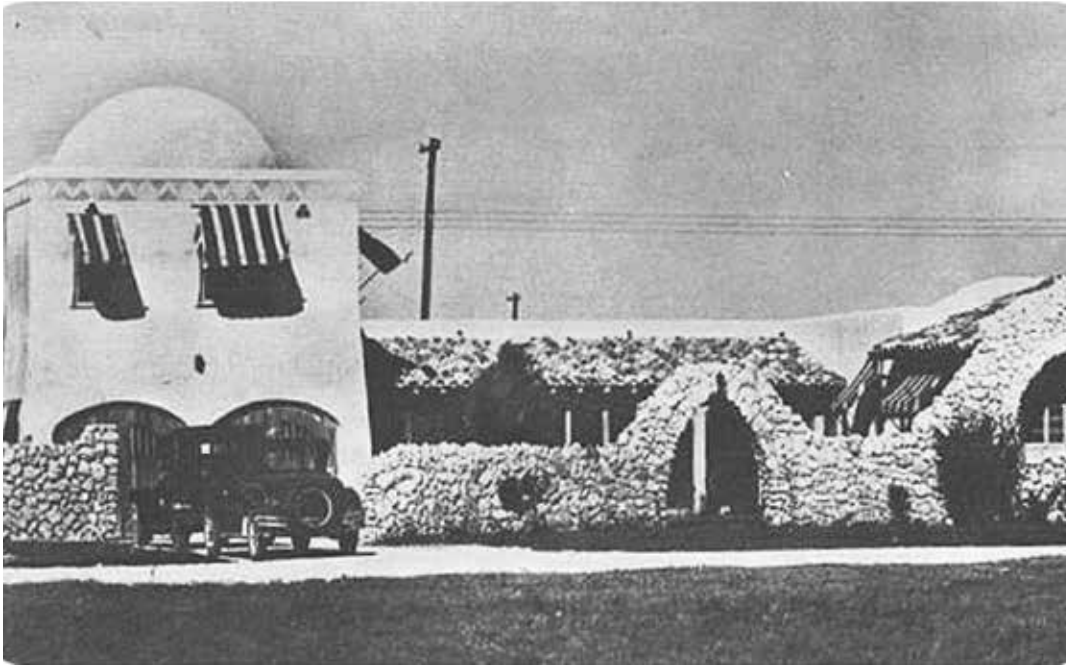


**Opa-locka was first established in 1926 as a planned community inspired by the tales in the *Arabian Nights*.**

## 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=PTIICOR\\_CH2AD\\_ARTXIBOCOCO\\_DIV13HIENPRBO](https://library.municode.com/fl/opa-locka/codes/code_of_ordinances?nodeId=PTIICOR_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\\_ARTXIHIPPRE](https://library.municode.com/fl/south_miami/codes/land_development_code?nodeId=LADECO_ARTXIHIPPRE)

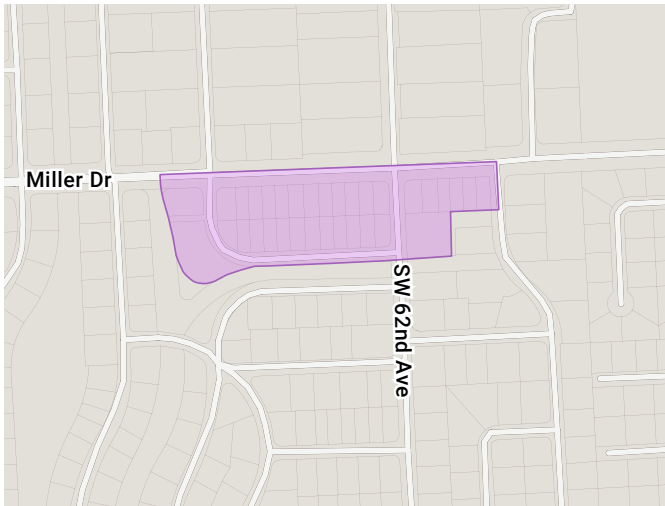


**Image:** Historic and current picture of Dowling Building, built between 1914-1926. Source: SOMI Magazine.

# 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](https://www.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.



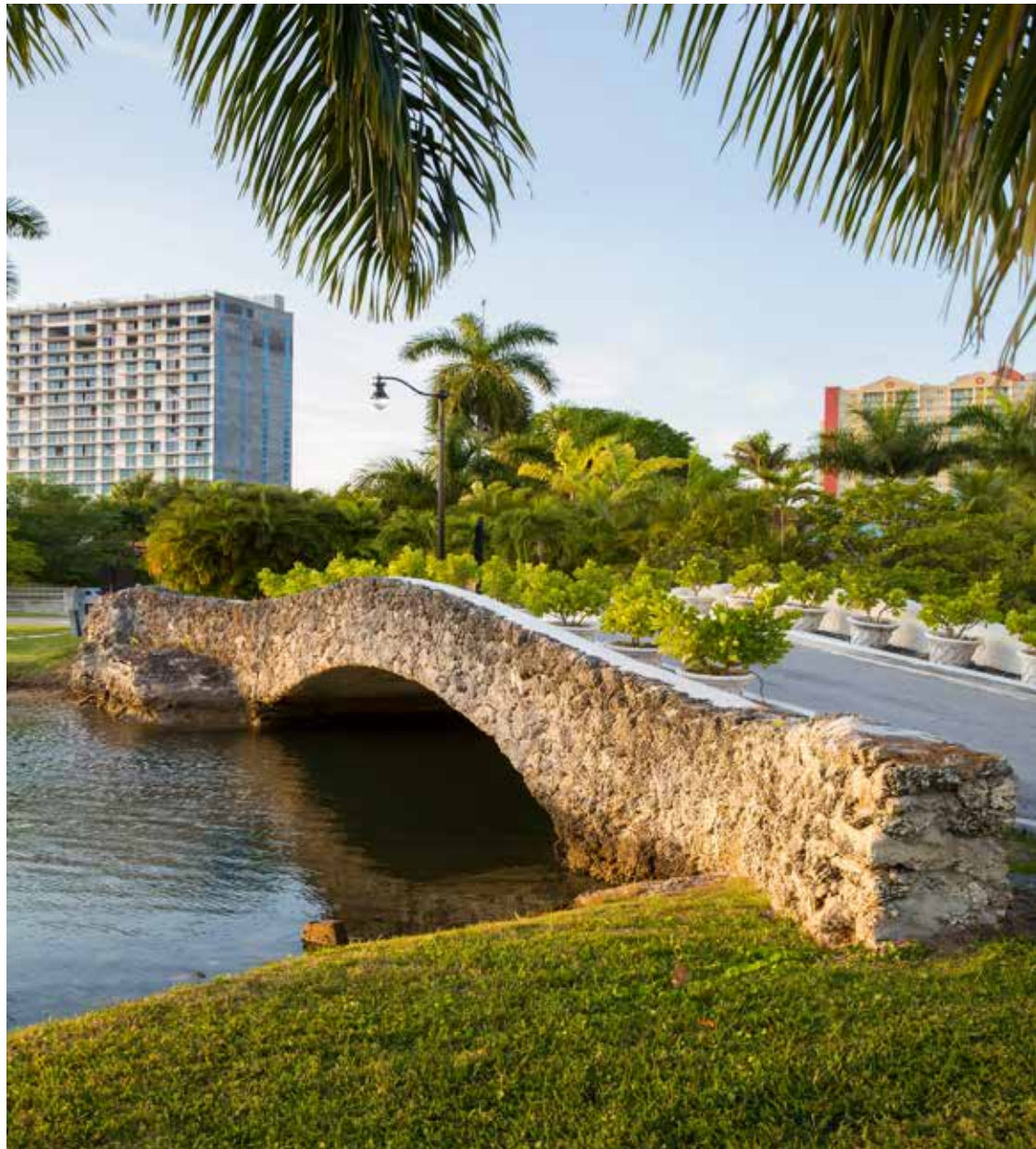
**Image:** Historic and current picture of Bank Building, built in 1926. Source: SOMI Magazine.

# SUNNY ISLES BEACH

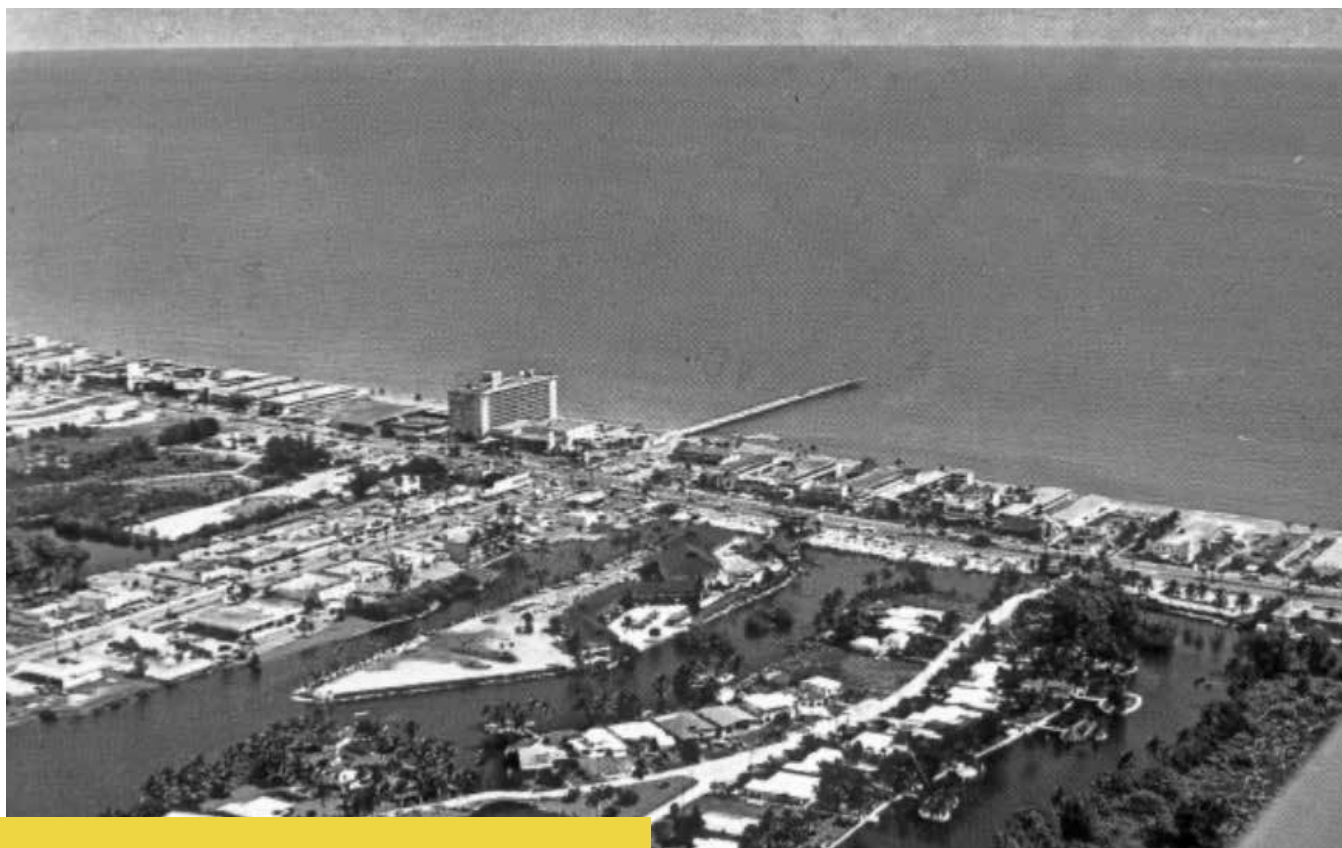


**Image:** Water Court Villa. Source: Water Court Villa Designation Report.

**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 Froedtert 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, Froedtert 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;<br>1/19/84 (MDC) | Not listed                         |
| Sunny Isles Beach Pier   | 16701 Collins Ave. | 7/14/05;<br>1/21/82 (MDC) | Not listed                         |
| Temple B'Nai Zion Synagogue;<br>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;<br>1/19/84 (MDC) | Not listed                         |

**Table 18:** 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:** 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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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.

Georgettes 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, c.1920. 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.

## MIAMI-DADE COUNTY, FLORIDA HISTORIC RESOURCE GUIDE

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.

Española 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.

**PLUSURBIA DESIGN** is a finely-tuned ensemble launched on the shared strength of more than 25 years of professional success in planning, urban design, zoning, code creation, development and architectural design. The practice is rooted in collaboration that designs contextual cities, towns and neighborhoods that create lasting value. PlusUrbia's diverse team creates inspired design, collaborative approaches and innovative solutions to shape vibrant, efficient, adaptable and sustainable places of lasting cultural identity.

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