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Dade Heritage Trust, Inc.
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Division of Historical Resources

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Image Credit: Gleason Romer
## CONTENTS

### 01 GENERAL DESCRIPTION ................................................................. p 6

1.1 Name of Project .................................................................................. p 7
1.2 Boundaries of Project ........................................................................ p 7
1.3 Number and Character of Resources .................................................... p 7
1.4 Geographical Area ............................................................................... p 7
1.5 Project Team ....................................................................................... p 9
1.6 Beginning and End Dates of the Survey ................................................ p 9
1.7 Purpose of the Survey ......................................................................... p 10
1.8 Area of Potential Effect and Pertinent Laws and Regulations .............. p 11

### 02 ARCHIVAL RESEARCH .................................................................. p 12

**Description of Sources................................................................................ p 13**
- Historic Maps .......................................................................................... p 13
- City Directories ........................................................................................ p 13
- Informants and Interviews ...................................................................... p 14
- Newspaper Articles ................................................................................ p 14

**Narrative of History .................................................................................. p 15**

**I. Phase 1: 1910s - Westmoreland .......................................................... p 15**
  - National Context - Early 20th Century Urban Planning ..................... p 15
  - The “Westmoreland” Movement 1887 - 1913 .................................. p 16
  - Parkways as an Urban Development Tool ....................................... p 24
  - Pre-Boom Development Trends in Miami ........................................ p 24
  - The Push for Urban Expansion: Overcrowding, Affordability, and Transportation in 1910s Miami .......................................................... p 17
  - Capitalizing on Beauty ....................................................................... p 24
  - Initial Westmoreland Construction Types: 1910s ............................ p 25
  - Deed Restrictions ............................................................................... p 25
  - Early Developers, Investors, and Sales Agents ................................. p 26
  - T.V. Moore ......................................................................................... p 26
  - F.M. Hudson ...................................................................................... p 27
  - A.A. Boggs and Emma Boggs .......................................................... p 27
  - Clifton Benson .................................................................................. p 28
  - F. C. Brossier & Son ......................................................................... p 28
  - Jacobson and Afremow ..................................................................... p 29
  - Realty Securities Corporation .......................................................... p 29
  - William Jennings Bryan ................................................................. p 29

**II. Phase 2: 1920s - Shenandoah & Related Subdivisions ...................... p 33**
  - Description ....................................................................................... p 33
  - Historic Context ............................................................................... p 33
  - 1920s Florida Land Boom: Context ................................................. p 33
  - “Shenandoah” Meanings and Associations in the early 20th Century .. p 34
  - The Tamiami Trail and Westward Expansion .................................. p 35
03 RESEARCH DESIGN................................................................. p 108
3.1 Survey Objective, or Why Did We Conduct a Survey? ........................................ p 109
3.2 Methodology, or How We Produced the Survey .................................................. p 110
3.3 Expected Results, or What We Learned .............................................................. p 111

04 HISTORICAL FIELDWORK ACTIVITIES................................................. p 112
4.1 Boundaries of the area investigated .................................................................... p 113
4.2 Fieldwork methodology and rationale for its selection .................................... p 113
Building Typologies ............................................................................................... p 115
Single-Family .......................................................................................................... p 118
Duplex ...................................................................................................................... p 119
Apartment Building ............................................................................................... p 120
05 RESULTS AND CONCLUSIONS OF HISTORICAL, ARCHITECTURAL, AND CULTURAL RESOURCE INVESTIGATIONS ................................................................. p 184

RESULTS AND CONCLUSIONS ................................................................................. p 189
NRHP Evaluation of Architectural Resources .............................................................. p 185
Methods used to apply National Register Criteria ...................................................... p 186

Shenandoah's Significance In Local, Regional, State and National History And Architectural History ................................................................. p 192

Criterion A - associated with events that have made a significant contribution to the broad pattern of history: ................................................................. p 186
Criterion B - Person - associated with the lives of significant persons in our past ................................................................. p 188
Criterion C - embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction p 188

Integrity ....................................................................................................................... p 189

Findings ....................................................................................................................... p 192

Proposed National Register District Boundaries ....................................................... p 192
Potential National Register Individual Resources ..................................................... p 190
Recommendations for Treatment of Resource ............................................................ p 190
Scope of Project, Recommendations for Further Investigation ................................ p 193
Recommendations for Public Education ....................................................................... p 193
Location of Records ................................................................................................... p 194

Bibliography ................................................................................................................. p 196

06 APPENDIXES .............................................................................................................. p 202

Appendix A - Resident Chronology ........................................................................... p 203
Appendix B - Historical Resources Maps ..................................................................... p 219
Appendix C - Photo Directory of Properties ................................................................ p 223

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SECTION ONE
GENERAL DESCRIPTION
1.1 NAME OF PROJECT

The name of the project is Shenandoah Historic Properties Inventory, Miami, Florida.

1.2 BOUNDARIES OF PROJECT

The survey area is bounded by SW 8th Street to the north (Calle Ocho / Tamiami Trail), SW 12th Street to the south, SW 12th Avenue to the east, and SW 22nd Avenue to the west. Figure 1.1 presents the survey area depicted on a map.

1.3 NUMBER AND CHARACTER OF RESOURCES

The survey recorded 583 historic architectural resources (576 new and 7 updated) within the survey area that were built before 1969. These historic and culturally significant properties are predominantly 1920s and 1930s Revival residences and multi-family properties that have served as the homes of successive waves of ethnic and immigrant groups since the 1920s.

1.4 GEOGRAPHICAL AREA

The survey area was comprised of approximately 222 acres within the city limits of Miami, approximately 2 miles west of Downtown Miami. The neighborhood is located on the southern edge of the area known as greater Little Havana, and is immediately south of Calle Ocho (SW 8th Street) known as the heart of Little Havana. The neighborhood is characterized by predominantly single-family homes, with a mix of duplex, walk-up apartment buildings, and homes that have been converted into multi-family use. Subdivisions included in the survey include Shenandoah, South Shenandoah, Swannanoa, Westmoreland, Avocado Park, Ohio Grove, Tamiami Heights, Brooklawn, Waterbury, Harrison’s Resub, Jensens Resub, and Roswell Greens Resub.

Figure 1.1: Map of Shenandoah survey area and subdivisions.
Figure 1.2: Map of Shenandoah survey area within the City of Miami.
1.5 PROJECT TEAM

PlusUrbia Design led the project team who worked on the Shenandoah Historic Properties Inventory, Miami, Florida. The project team consisted of eight professionals. Megan McLaughlin served as co-project manager, lead architectural historian, lead research professional, report author, and reviewer/editor of all Site Files. Jeana Wiser served as co-project manager, lead field survey specialist, database manager, photographer, and GIS specialist. Camila Zablah served as assistant research professional and graphic design specialist. Sofia Villanueva and Cristina Parrilla served as graphic design specialists. Olivia Kramer, Julia Murdoch, and Amanda Arrizbalaga served as field survey staff members and report illustrators. Elena Gámez served an invaluable role in completion and organization of the site files. Carina Mendoza of Dade Heritage Trust served as an assistant research professional and gathering resident directory records, tax cards, and tax cards photos. Megan McLaughlin has been involved in the research and documentation of the Shenandoah neighborhood for over five years and has a strong knowledge of the history and current trends in the neighborhood. As the lead architectural historian, she meets the Secretary of the Interior’s Professional Qualification Standards set forth in 36 CFR 61. Both Megan McLaughlin and Jeana Wiser are residents of Shenandoah.

1.6 BEGINNING AND END DATES OF THE SURVEY

The project began with a kick-off conference call with the State Division of Historical Resources, Max Imberman, Dade Heritage Trust, and PlusUrbia, held on December 11, 2018. Participants were Laura Bright Houston and Max Imberman of the State DHR, Christine Rupp of Dade Heritage Trust, and Megan McLaughlin and Jeana Wiser of PlusUrbia.

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

Background research was conducted from November 2018 through April 2019. Fieldwork began in December 2018 and was completed in April 2019. Report writing and production took place March through May 2018. A neighborhood meeting to publicly kick off the project and invite residents to participate was held on March 21st, 2019 at the home of Charles Laredo at 1004 SW 16th Avenue. A public exhibit of the research and findings of the survey project was held at Dade Heritage Trust headquarters from June 2019 through October 2019.
1.7 PURPOSE OF THE SURVEY

The purpose of this project is to document an architecturally and culturally significant neighborhood that has never been comprehensively surveyed. Shenandoah is the largest concentration of 1920s and 1930s buildings in the City of Miami that is not yet on the National Register, and is not part of a Local Historic District. The neighborhood thus far has not been documented in a comprehensive or systematic manner. A County-wide historic resources survey was completed in 1985 and included approximately seven resources within the Shenandoah Historic Resources Inventory Study. There is no comprehensive literature available or surveys conducted of the neighborhood to date, therefore the majority of the material used for this survey is primary source data, such as fire insurance maps, city directories, tax cards, and contemporary newspaper articles.

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

An important goal of the project is to educate residents and City of Miami stakeholders about their neighborhood. The Shenandoah Historic Resources Inventory serves as Dade Heritage Trust’s launch of a larger community-wide marketing and outreach campaign branded as “Learn About Where You Live,” an initiative that will be offered to neighborhoods throughout Miami-Dade County.

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

The project results serve as an archival record of Shenandoah’s historic architectural resources at the time of the survey; this report contains an inventory of every resource recorded during the fieldwork: a table of properties is provided in Section 4 and Section 6, Appendix C provides a visual reference guide. Largely, the resulting survey files will assist the City, Dade Heritage Trust, and the Florida Division of Historical Resources (DHR) with their ongoing commitment to preservation planning, promotion of economic incentives for rehabilitation, heritage tourism development, education, and local compliance with state and federal preservation and environmental laws.
1.8 AREA OF POTENTIAL EFFECT AND PERTINENT LAWS AND REGULATIONS

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

An important goal of this project is to prepare the preliminary documentation for State consideration of Shenandoah as a National Register Historic District, or for key resources, districts, or resource groups within the survey area for eligibility for the National Register.
Past Field Surveys and Pertinent Data in the FLORIDA MASTER SITE FILE.

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

The Florida Master Site Files are:

- 1410, 1420, 1432, 1440 SW 11 Street and 1040 SW 15 Avenue (DA 04697)
- St. Peter & Paul Eastern Orthodox Church 1411 SW 11 Street (DA 04698)
- 1601 SW 10 Street (DA 04699)
- 1621 SW 11 Street (DA 04701)
- 1628, 1630, 1636, 1637, 1640, 1650, 1660, 1661, 1668, 1676 SW 11 Street (DA 04702)

Two additional Florida Master Site Files are on record with the State DHR for the following resources, which have been produced since 2010.
- 1795 SW 12 Street (DA 05370)
- Edificio Pineiro (1176 SW 20 Avenue) (Demolished in 2014) (DA 12420)

HISTORIC MAPS

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

CITY DIRECTORIES

Polk City Directories available through Miami-Dade Public Library have been used to obtain the resident information for the years 1925, 1930, 1940, 1949, and 1966. The year 1925 and 1930 was selected to provide insight into the early residents of Shenandoah, many of whom were prominent civic leaders of Miami, including pioneer Mayors, bank owners, attorneys, judges, merchants and doctors, as well as prominent Jewish leaders. The years 1940, and 1949 were selected to track shifting demographics.

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through the Depression Years and post-World War II, as well as to confirm accounts of a strong Jewish demographic in the neighborhood from the 1920s through the 1950s. The year 1966 was selected to investigate the demographic shift of the neighborhood from heavily Jewish to Cuban, following the Cuban Revolution and an influx of Cuban political refugees in 1959 through the 1960s. The demographic story of Shenandoah since 1925 is one of diversity, with a large portion of the population consisting of ethnic and religious minorities and immigrants, particularly refugees. A full documentation of resident and owner information is provided in Section Six, Appendix A: Resident Chronology.

INFORMANTS AND INTERVIEWS

Interviews of longtime residents of Shenandoah were conducted in order to obtain first-hand accounts of life in the neighborhood throughout various eras of history. In addition, numerous oral history transcripts were obtained and studied to gather a sense of residents’ memories, emotions and perceptions of life in Shenandoah prior to 1969. Oral histories were obtained from the Jewish Museum of South Florida and History Miami.

NEWSPAPER ARTICLES

Research of contemporary news publications was used extensively to form the Shenandoah narrative. The project authors pulled articles from between 1911 and 1969 from The Miami Herald, The Miami Daily News, The Miami Metropolis, and The Jewish Floridian. Research focused on the creation and development of Westmoreland, Shenandoah, and other associated subdivisions, and the individuals, corporations, and institutions that influenced their evolution, including owners, developers, salesmen, architects, builders, and early residents.
National Context – Early 20th Century
Urban Planning

The Westmoreland Company was incorporated in 1911, during a watershed moment of urbanization in the United States. Urban planning was gaining greater recognition as a professional and scientific discipline to control growth, and interest in the artistic effect of city design was still strong. Transportation, housing, and quality of life in the face of rapidly growing cities was an important issue of the day that was being discussed in political circles and in the news media. The founders of the Westmoreland Company were keenly aware of urban planning trends. Two years earlier, in 1909, numerous significant milestones in urban planning were reached, all of which were being reported in newspapers, books, and journals of the time.²

In 1909, the Supreme Court of the United States affirmed the right of a community to restrict building height, and to zone for a specific use - the early moments of modern-day zoning. During this time, Daniel Burnham was actively working on his monumental Comprehensive Plan for Chicago, one of the greatest master plans of modern planning. This project focused on the design and planning for public space, transportation, and housing as a solution for modern city life.³

A number of advancements were made during this time in regards to education on city planning. In 1909, the journal “American City” was launched. In that same year, landscape architect Fredrick Law Olmsted served as president of the first national conference on City Planning and the Problems of Congestion. In 1910, Harvard offered the first university course in City Planning. Additionally, influential books were published in 1909. Benjamin Marsh’s Introduction to City Planning: Democracy’s Challenge to the American City was made available to the public, in which he was quoted “a city without a plan is like a ship without a rudder.” Raymond Unwin’s influential Town Planning in Practice was also published, providing readers with practical examples of historic and current town planning throughout the world, with a strong emphasis on artistic design.⁴

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³ Klaus p.55
⁴ Klaus pp.55 - 56
The “Westmoreland” Movement 1887 - 1913

Despite many important national urban planning advancements in the early 1900s, the most important influence on the conception, design and development of Miami’s Westmoreland was its namesake private street in St. Louis, Missouri. In the late 1800s, St. Louis, Missouri was booming as a center of trade and transportation connecting the furthest reaches of the United States. It was the fourth-largest city in the country, and one of the wealthiest. The economic and demographic boom led to major urban developments and innovations. One of the most notable was the creation of Forest Park and the adjacent suburban “private places” or gated communities, for St. Louis’ elite families.5

The most successful and famous of the private places was Westmoreland Place, which was established in 1887. Westmoreland Place was created by the Forest Park Improvement Corporation and was an entirely private endeavor, with all infrastructure owned, improved, and maintained by the corporation, including the streets and utilities. Westmoreland Place was characterized by a wide landscaped median, stately detached homes, and deed restrictions that foreshadowed early zoning regulations, such as use restrictions, setbacks, and a minimum price of construction for a house.6

The Westmoreland experiment was so successful and popular that it was copied extensively throughout the early 20th century. Millions of visitors passed by the gates of the community during the 1904 World’s Fair in St. Louis, which was held across the street from Westmoreland Place in Forest Park, and likely inspired even further replication nationwide.7 “Westmorelands” can be found in Houston, Texas (1902),8 Los Angeles, California (1902),9 Salt Lake City, Utah (1913),10 and Miami, Florida (1911). In every example, “Westmoreland” was developed in the early 20th century, it featured a landscaped central “parkway,” deed restrictions, and an early suburban character, with detached residences. Deed restrictions included

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

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

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

**PRE-BOOM DEVELOPMENT TRENDS IN MIAMI**

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

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

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

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

In Miami in the 1910s, one of the most pressing issues was the need for better roads. The only reliable way to access the growing city at this time was by rail or by sea. There were no regional roadways that reached Miami from the north or west, and street infrastructure within the city itself was very primitive, with the first “paving” project commissioned in 1913. Therefore, the provision of improved roads that connected Westmoreland to the center city was critical to the neighborhood’s success; at the same time, the early development of SW 8th Street (known as SW 20th Street until 1920, and later known as the long-distance Tamiami Trail) was a trigger for subsequent early suburban projects like Westmoreland and Westlawn Cemetery, and later boom-time subdivisions like Shenandoah, Tamiami Heights, Bryan Park, and further-flung developments like Coral Gables.

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

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

21 “Mr. and Mrs. William Jennings Bryan to Spend Winter in Miami.” The Miami Herald 27 Sept. 1915
22 Lynn, Catherine and Carie Penabad. Marion Manley: Miami’s First Woman Architect. Athens, University of Georgia Press, 2010

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Figure 2.4: Map of Miami Dade County, Florida and enlargement of Westmoreland section, 1914. Note that Westmoreland was at the furthest edge of urban development in Miami at the time (source: Publication of Archival Library and Museum Materials. Sanborn Insurance Maps).
Figure 2.5: Advertisement in *The Miami Metropolis* by F.C. Brossier & Son, showing the Westmoreland subdivision in 1912. As written on the advertisement: "Perspective of 'Westmoreland' showing plan of improvements, parks, shrubbery, etc."
Figure 2.6: Julius Pitzman’s prospectus map of Forest Park Addition in St. Louis, which includes Westmoreland and Portland Places, 1887. Note the strong similarity in urban form to Miami’s Westmoreland, as well as the similar graphic representation of the maps (source: Hunter, Julius K. Westmoreland and Portland Places: The History and Architecture of America’s Premier Private Streets, 1888-1988. University of Missouri Press, 1988).
Figure 2.7: Cover for *Miami Daily Metropolis* in 1912 showing the early part of Westmoreland.
Figure 2.8: Plat of First Westmoreland Addition in the City of Miami, 1912 (source: Miami-Dade County Clerk of Courts).

Figure 2.9: Plat of Second Westmoreland Addition in the City of Miami, 1912 (source: Miami-Dade County Clerk of Courts).
The roads within Westmoreland itself were also promoted as being high-quality, with “each lot ... fronted by a broad and well paved street, connecting it with the city and all surrounding towns by the best road and streets in the state.” 24 In addition, a streetcar was under construction to connect these neighborhoods to the center city, which was another attractive feature. Finally, as Brossier pointed out in the same article, the neighborhood was located on high ground, which was already a consideration for investors: “The land itself... lies well above the sea level, being the highest elevation in this section.” 25

Capitalizing on Beauty

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

One of the prettiest of suburbs that ever delighted the heart of the commuter - a subdivision which has many unique features that do not appear on the face of the extensive improvements now going on, features that make Westmoreland distinctive and of special value to the man who would buy a suburban lot... it will have an aesthetic development that will add quite as much to the value of the property as the practical improvements. 26

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

Parkways as an Urban Development Tool

The broad landscaped median, or parkway, along SW 13th Avenue was originally christened “Westmoreland Avenue,” and like all Westmoreland projects around the country, its form can be traced to the original Westmoreland development in St. Louis. The St. Louis Westmoreland parkway was a two-block private street and it served as a central park space for the enjoyment of a select group of residents. In Miami,
Westmoreland Avenue soon became an important transportation connection in the City, connecting the Tamiami Trail with Coral Way and US1. By 1916, there was discussion of extending the “Parkway” to Coconut Grove as part of a network of good-quality roads.27

The early use of parkways as a transportation and urban design tool within the larger metropolis can be attributed to landscape architect Fredrick Law Olmsted, who began using them as early as the 1860s in urban design projects in Boston (Commonwealth Boulevard) and later Brooklyn (Eastern Parkway and Ocean Parkway). These parkways served an important connection in a network of green space, and supported multi-modal transportation. Olmsted promoted the parkway as “an opportunity incidentally to his necessary communication with his store or office” to enjoy “air and exercise in driving, riding, and walking.”28

While progress in the infrastructure implementation at Westmoreland was slow at first, by 1916 landscaping and improvement of streets and the parkway were well underway. Westmoreland Boulevard was landscaped and improved with street lights and furniture.29 It was one of the only streets or public spaces in Miami with this level of public amenity and improvement at the time. The intention of this level of investment was to integrate architecture, streets and public space in a gardenlike setting, as a technique to improve the value of the private lots for sale.

Initial Westmoreland Construction Types: 1910s

Despite the significant resources invested in the platting, public improvements, and promotion of Westmoreland during the 1910s, the local economy did not support a significant amount of construction and only a small number of residences were built. Those residences that were constructed were Frame Vernacular, American Foursquare, and wood-frame Craftsman-style Bungalows. These residences resemble homes featured in house plan catalogs of the time, as well as kit homes. All of these residences feature wood frame construction and use of oolitic limestone for the foundation, piers and chimney. Most examples included a detached garage or apartment at the rear of the property.

Deed Restrictions

Three restrictions were advertised for Westmoreland in 1912: “Men of Good Character”, “No manufacture of liquor”, and “All houses must cost at least $1,500”.30 “Men of Good Character” could have had many underlying meanings and may have signified that potential purchasers were restricted on the basis of religion, ethnicity or race; however the close association of the prominent Jewish pioneer Isidor Cohen with many of the original sale agents and investors in Westmoreland suggests that discrimination was not aimed at Jews. The restriction on the

manufacture of liquor was in keeping with the temperance movement that was underway at the time, and would have later been appealing to investors like William Jennings Bryan, who strongly supported prohibition. The technique of minimum price restrictions was commonly used to ensure that residents would be higher-income; this was used in the original Westmoreland in St. Louis, and was used extensively in Miami boom-time subdivisions. This technique was later used in the deeds for each property in Coral Gables, with different areas of the master subdivision established with different minimum house prices.

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

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

**T.V. Moore**

T.V. Moore was one of the three original controlling board members of the Westmoreland Company in 1911. Moore was one of Miami’s earliest pioneers, and was known as “The Pineapple King” for his cultivation of pineapples and other tropical fruits on his extensive landholdings throughout Dade County. Notable landholdings included what is present-day downtown Miami Shores, and Buena Vista, where Moore oversaw the development of his pineapple plantations into what is today the Design District. In 1908, only a few years before forming the Westmoreland Company, Moore took a leading role in defending farmer’s rights by forming the East Coast Fruit and Vegetable Growers Association. Along with many community leaders of the time, he was actively involved in pushing for transportation improvements, including deep water port access, rail improvements, and roadway improvements, in large part to improve markets for the tropical fruits being grown in South Florida. T.V. Moore withdrew from the Westmoreland Company in the late 1910s, presumably to focus on his land interests in Buena Vista and

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32 “Notice of Intention to Apply for Letters Patent.” *The Miami News* 22 May 1911
34 City of Miami Preservation Office, Buena Vista Post Office / Moore Furniture Building Designation Report, 2003
Miami Shores. Moore’s influence on the development of Westmoreland is seen in the promotion of the community as a place where homeowners could grow their own food on site, and also offset their living expenses by growing crops to sell. The lessons he learned from Westmoreland were likely applied in the development of Miami Shores and Buena Vista in the 1920s.

F.M. Hudson

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

A.A. Boggs and Emma Boggs

A.A. Boggs was the third controlling board member of the Westmoreland Company when it was founded in 1911. He was an early Miami pioneer, arriving in the city in 1900, just four years after its incorporation. Boggs was a well-respected attorney and law partner with F.M. Hudson at their firm Hudson & Boggs. Like Hudson, he served as a leader for the Dade County Bar. Boggs also served as attorney for T.V. Moore’s East Coast Fruit and Vegetable Growers Association.

Boggs was a friend and colleague of Governor Napoleon Bonaparte Broward during heady years of optimistic growth and expansion in the State. In 1910, just a year before he founded the Westmoreland Company, he served as a trustee of Governor Broward’s pet project: the Internal Improvement Fund of the State of Florida. This Fund was created with a lofty, optimistic goal of draining the vast Everglades for agriculture and other development. Boggs and his colleagues, embarking on such ambitious statewide schemes, must have felt that opportunities for real estate development in Miami were limitless.
In November 1914, A.A. Boggs was murdered and his Coconut Grove home was burned to the ground. Prominent leaders throughout the state donated money to fund an unprecedented investigation into the murder, but it was never solved. It is possible that the upheaval from these events resulted in a slow-down in promotion and sales of Westmoreland property, as there was little activity reported in local papers during the year of 1915, and business only began picking up again in 1916. By 1919, Bogg’s widow Emma Boggs had taken his place on the board of the Westmoreland Company.

Clifton Benson

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

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

F. C. Brossier & Son

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

Jacobson and Afremow

In 1914, David Afremow and J. E. Jacobson, Jewish real estate developers, assumed the task of sale agents for the Westmoreland Company. The partners were the first to promote a specific building type and architecture for the development, as the development matured from land speculation to construction of residences. Jacobson and Afremow were the first to propose building “a bungalow city”, which they proposed was the style of house “most suitable to a sub-tropical locality.”

Realty Securities Corporation

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

During this time period, infrastructure improvements in Westmoreland accelerated as trees were planted in public spaces, and road construction was completed. It is likely that development of the parkway on Westmoreland Boulevard was the first hands-on experience that Merrick had with the financial benefits of well-planned streets and public space in real estate development, which he later applied in Coral Gables, for instance on Alhambra Circle, Country Club Prado, Sevilla Avenue, and Ponce de Leon Boulevard. None of Merrick’s other real estate ventures during his time at Realty Securities Corporation included a landscaped parkway.

William Jennings Bryan

William Jennings Bryan was a preacher, politician, and national celebrity who became one of Miami’s most famous winter residents in 1912. Bryan was a two-time Democratic Party Presidential Candidate, and he served as Secretary of State under President Woodrow Wilson from 1913-1915, during his early years as a resident of Miami. Bryan resigned as Secretary of State over disagreement over foreign policy with Germany. He was a promoter of peace
and did not support going to war with Germany during World War I.\textsuperscript{51} Bryan was known as “The Commoner” and “America’s Greatest Orator”. William Jennings Bryan was closely associated with important figures in Westmoreland, including Clifton Benson and George Merrick, and during the 1920s he employed his skills as an orator to assist George Merrick in selling property in Coral Gables.\textsuperscript{52}

Bryan was a major investor and property owner in Westmoreland by 1916. He and his family had spent the winter of 1915-1916 in Miami as their home, Villa Serena was being completed. During their long stay, the family became more ingrained in the community, and on February 26, 1916, Bryan was named chancellor of the newly-formed Pan-American University, the predecessor of the University of Miami.\textsuperscript{53} The next day, on February 27, 1916, William Jennings Bryan purchased five acres of land from the Westmoreland Company, Lot 3 Section 11 Township 54, Range 41.\textsuperscript{54} The Miami Herald reported that Bryan had “added to his arrangements for permanency by purchasing more property here.”\textsuperscript{55} The timing of his land purchase seems to align with acceleration of construction in Westmoreland, as long-promised infrastructure improvements such as roadway completion and landscaping were finally implemented in 1916.

The Bryan family was actively involved in civic matters in Miami, including promotion of prohibition and women’s suffrage. Bryan regularly conducted Sunday school classes and delivered sermons in Miami, as coordinated by his colleague Clifton Benson. Bryan supported transportation improvements, including improved long-distance roadways like the Tamiami Trail and US1.\textsuperscript{56} He was good friends with Henry Ford, an early car owner, and later would drive frequently on the Tamiami Trail to visit Ford at his winter estate in Fort Myers. He may have had influence over funding for transportation improvements such as the Tamiami Trail, that also improved the value of his land holdings in Westmoreland.

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\textsuperscript{52} Parks, Arva Moore. \textit{George Merrick, Son of The South Wind, Visionary Creator of Coral Gables}. Gainesville, University Press of Florida, 2015, p. 203


\textsuperscript{56} “Mr. and Mrs. William Jennings Bryan to Spend Winter in Miami.” \textit{The Miami Herald} 27 Sept. 1915. America’s Historical Newspapers Database. University of Miami Libraries. Web. 1 Feb. 2019
Figure 2.11: Westmoreland Homes advertisement by Realty Securities Corporation in *The Miami Herald*, 1917.
Figure 2.12: Westmoreland advertisement by F.C. Brossier & Son in *The Miami News*, 1912.

Figure 2.13: Westmoreland advertisement by Westmoreland Company in *The Miami News*, 1919.
PHASE 2: 1920s - SHENANDOAH & RELATED SUBDIVISIONS

DESCRIPTION

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

HISTORIC CONTEXT

1920s Florida Land Boom: Context

Miami is a major twentieth-century city that grew from a frontier to a metropolis in only thirty years. Incorporated in 1896 after the arrival of Henry Flagler’s Florida East Coast Railroad, the city began its development around the north bank of the Miami River.

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

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

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

The Boom reached its peak in the fall of 1925, but it had done so on too many empty promises. Although some developments, like Coral Gables, Miami Shores, Bay Shore (Morningside), and Shenandoah delivered on the quality they had promised, too many others had no streets, public utilities, or buildable lots.

After a railroad embargo in late 1925 and an accident in the Miami harbor in early 1926 prevented building materials from reaching Miami, real estate prices began to sink, and the Boom cooled.
considerably. It was not until the killer hurricane of September 1926, however that the Boom was dealt its final blow. During the early months following the hurricane, building activity continued as Miami cleaned up after the storm. Within a year, however, it was clear that Miami was in the midst of a serious depression, several years before the rest of the county. Fair weather friends left as quickly as they had arrived, causing Miami’s population to actually decrease for the first time since its founding thirty years earlier.

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

“Shenandoah” Meanings and Associations in the early 20th Century

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

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

Another popular use of the term “Shenandoah” during the early 20th century came from the song Oh Shenandoah, a song about Chief Shenandoah, but set on the Missouri River, and sung later out at sea. This every-evolving song is considered one of the most popular American folk songs of all time. The song was first published in written form in 1876.5 In 1910, W.B. Whall published

1 “National Register of Historic Places Registration Form: Bay Shore Historic District, Miami, Florida: 8DA5201.” United States Department of the Interior, National Park Service, NR. Listed October 2, 1992, Section 8, pages 1 - 2
a book of popular songs titled *Sea Songs and Shanties*, in which the first song presented was Shenandoah. He commented, “this song figured in old public school collections.” The lyrics published in this book were as follows:

Missouri, she’s a mighty river.
Away you rolling river.
The redskins’ camp, lies on its borders.
Ah-ha, I’m bound away, ‘Cross the wide Missouri. The white man loved the Indian maiden,
Away you rolling river.
With notions his canoe was laden.
Ah-ha, I’m bound away, ‘Cross the wide Missouri. “O, Shenandoah, I love your daughter,
Away you rolling river.
I’ll take her ’cross yon rolling water.”
Ah-ha, I’m bound away, ‘Cross the wide Missouri. At last there came a Yankee skipper.
Away you rolling river.
He winked his eye, and he tipped his flipper.
Ah-ha, I’m bound away, ‘Cross the wide Missouri. He sold the chief that fire-water,
Away you rolling river.
And ’cross the river he stole his daughter.
Ah-ha, I’m bound away, ‘Cross the wide Missouri. “O, Shenandoah, I long to hear you,
Away you rolling river.
Across that wide and rolling river.”
Ah-ha, I’m bound away, ‘Cross the wide Missouri.

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

The Tamiami Trail and Westward Expansion

The Tamiami Trail was critical to the success of Shenandoah and its neighboring 1920s Boom-time subdivisions, just as it had been one of the primary selling points for its predecessor Westmoreland. As early as 1913, in the promotion of Westmoreland, SW 20th Street (the

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future SW 8th Street, or the Tamiami Trail) was described as “a splendidly macadamized highway running east and west from beautiful Biscayne Bay to the Everglades.”

Miami boosters’ and the Good Roads Movement supporters’ persistence led to Dade County voters approving a bond issue in 1915 which launched the Dade County section of the Everglades road project. Most of the Dade County road was finished within a few years, but the task of crossing the Everglades took thirteen years to complete. By 1920s, the Trail was a major commercial corridor throughout Miami and an important connection to agricultural lands to the west. Proximity to the soon-to-be completed Tamiami Trail featured prominently in the sales and promotion of real estate in the area; some subdivisions such as Tamiami Heights were directly named after the roadway.

By the late 1910s, Miami was becoming a destination for seasonal residents from across the country. As a result “State Clubs” were organized in Miami as a way to make friends with people of similar backgrounds. An Ohio Society was formed during this time, with membership open to natives of Ohio, their families, and anyone who had lived in Ohio for at least three years. Shenandoah founder P. H. Arthur was active in the Ohio Society and served as Vice-President. It is likely that it was here that he met other Ohio natives living in Miami, and met new arrivals to Miami from Ohio who were looking for investment opportunities. By 1921, with Miami’s real estate market heating up, friendship evolved into business opportunity when the Ohio Society resulted in the formation of the Shenandoah Improvement Corporation.

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

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

During the 1910s, Arthur frequently served alongside Shenandoah founder C. H. Ward in civic and business ventures such as the Miami Board of Trade and the Miami Building & Loan Association. By 1919, Arthur was active in Miami’s Ohio Society and served as Vice-President, where he served alongside other future Shenandoah Improvement Corporation board members; it was here that the seeds of the Shenandoah development were likely nurtured and grew into fruition when the Corporation was formed and sales of lots began in 1921.

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

Lester B. Manley

Lester B. Manley played a critical role in the establishment and expansion of the Shenandoah “brand”. His role in the creation of Shenandoah evolved over time. He successively served as Superintendent of Construction, Sales Agent, and Developer as the neighborhood became one of the fastest-growing Boom-time neighborhoods in Miami. Unlike most real estate professionals of Boom-time Miami, Lester B. Manley stayed involved in development in Miami through the “bust” and the subsequent Great Depression. Specifically, he stayed involved in the development of high-quality successor Shenandoah subdivisions. His name became synonymous with the Shenandoah brand in Miami until at least 1936.
Lester B. Manley was born 1883 in Buffalo, NY. He lived in Junction City, Kansas from 1887-1913 with a large household that included his Aunt Amanda Jones, an accomplished inventor. Amanda Jones was famous for inventing a method of heating oil, among other innovations. Lester used this technology to create a way to place an “oil” finish on roads, and he created a company to do this. In 1913, Lester was awarded a large commission to pave all of the streets in Downtown Miami with his new oil heating technology, and seizing the opportunity, he moved there with his wife Josephine. This expertise gained in improving streets was later used in the development of Shenandoah, which then and now is notable for the high-quality design of its streets, with curbing, comfortable street widths, grass planting strips, and utilities located in easements at the back of the lots.

Aunt Amanda Jones was not the only gifted woman living in the Manley household in Junction City. Lester B. Manley also grew up with his sister Marion I. Manley, who later became Florida’s first licensed female architect. In 1917, just four years after Lester had arrived in Miami, Marion graduated with an architecture degree from the University of Illinois. Lester had made a name for himself in Miami’s construction community; he convinced his sister to join him in the growing city and he soon introduced her to all of the leading architecture firms in the city, where she gained positions as an apprentice. Marion would go to have a long and illustrious career in Miami, where she is best known for her role as the architect for the International style University of Miami campus. She was the architect for buildings in the vicinity of Shenandoah, and it is likely that she was the architect for many of the early Shenandoah homes, particularly the homes of the board members and employees of the Shenandoah Improvement Corporation.

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

C. H. Ward

C. H. Ward served as the Secretary of the Shenandoah Improvement Corporation. Like P. H. Arthur and Lester B. Manley, C. H. Ward was well-connected in Miami business, development and social life and was an influential leader of the Shenandoah development effort. Like P.H. Arthur, Ward lived in Mexico for over...
a decade before coming to Miami in 1910; it is likely that the two men found much in common when Arthur moved to Miami in 1913. Ward was elected as Secretary of the Miami Board of Trade in the 1910s under the leadership of Board President Isidor Cohen, who would later become an early and influential resident of Shenandoah.28 In his role as Board of Trade secretary, Ward was involved in most of the high-profile campaigns for Miami business development, including drainage of the Everglades for agricultural expansion, improved roads, and improved port facilities. Ward served as Secretary and Treasurer of the Miami Automobile Association and was a strong supporter of the Good Roads Movement and the push for an east coast highway as early as 1911.29 Through these early efforts in the 1910s he was aware of the development opportunities associated with the construction of the Tamiami Trail, and he learned from the successes and shortcomings of the early Trail development effort at Westmoreland.

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

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

City of Miami, 1921

Figure 2.15: Map of the City of Miami, pre-Boom Westmoreland and Shenandoah at the cusp of development in 1921 (source: Publication of Archival Library and Museum Materials. Sanborn Insurance Maps).
Street Names

Figure 2.16: Map of the Shenandoah survey area.

SW 8th Street  →  Tamiami Trail | 20th Street | Calle Ocho
SW 10th Street  →  21st Street
SW 11th Street  →  22nd Street
SW 12th Street  →  23rd Street

SW 12th Court  →  Atlantic Avenue
SW 12th Avenue  →  Lawrence Drive
SW 13th Court  →  Florida Avenue | Avenue S
SW 13th Avenue  →  Westmoreland Avenue | Avenue R | Cuban Memorial Boulevard
SW 14th Avenue  →  West Avenue | Avenue S
SW 15th Avenue  →  West Avenue | Avenue T | Avenida Luis Muñoz María
SW 16th Avenue  →  Ferris Boulevard | Avenue U | Teddy Roosevelt Avenue
SW 17th Avenue  →  Osceola Road | Avenue V
SW 22nd Avenue  →  Citrus Road
Figure 2.17: Original plat of Shenandoah, 1921 (source: Miami-Dade County Clerk of Courts).
THE ORIGINAL SHENANDOAH, 1921: H. T. FERRIS’ GROVE

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

Harry Tristam Ferris, the owner of the famed Ferris’ Grove and the site of the first plat of Shenandoah, was a notable Yale scholar who came to Miami around 1900 for health reasons. Ferris worked as deputy collector of customs in charge of Miami port, but also owned and managed a successful citrus grove. He originally bought a 40-acre tract along Osceola Road at $15 an acre, and soon planted citrus trees which was the primary commercial agriculture venture in south Florida at the time. Ferris worked the grove into “one of the finest and most productive in the county. The fruit [was] of exceptionally good quality and noted for its smooth, beautifully colored skin.” However, as the 1920s land boom began, the land value of the grove increased dramatically. The land was located in a valuable location in the path of westward growth of the City along the Tamiami Trail. Ferris decided that it was “no longer good business to hold the valuable property for the citrus fruit revenue,” and he sold the land to the Shenandoah Improvement Corporation in early 1921.

Early Promotion and Sales in Shenandoah

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

On Thanksgiving Day, 1921, over 2,600 people visited the newly-launched subdivision, where pure, soft “Shenandoah water” was offered to all visitors as a testament to the level of infrastructure in place to support the growth of the area.
new subdivision.\textsuperscript{37} When citrus was in season, a box of grapefruit from the thousands of fruit-bearing trees on site were given to each visitor.\textsuperscript{38} The early sales in Shenandoah were for lots only; sales were promoted for new homeowners who could purchase a 50x118 lot for $1,500; the terms were $200 cash down and $200 semi-annually.\textsuperscript{39}

Infrastructure Improvements

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

Figure 2.19: Historic 1930s tax card photograph of 1625 SW 12th Street, the original pump house at Shenandoah (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 2.20: View of the abandoned water tower behind the pump house at 1625 SW 12th Street circa 1950s (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

\textsuperscript{40} “Spending $80,000 on Development of New Addition.” The Miami News 20 Oct. 1921. Newspapers. Web. 22 Jan. 2019
A particularly notable feature of the neighborhood was the provision of high-quality piped water to every lot in the subdivision prior to annexation and provision of municipal services by the City of Miami. The Shenandoah Improvement Corporation “Sunk a battery of five wells 100 feet deep, put in a 5,000-gal. pressure tank maintaining a constant pressure of 25 to 50 pounds, and pipe the water to every lot, whether occupied or not.” The wells, tanks and pump house with the pumping equipment inside was constructed at 1625 SW 12th Street; the house was constructed of coral rock with a unique copper entrance canopy. A public water hydrant was placed in front of the house to provide water for the public.42

Early Construction

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

**SW 16th Avenue**
Owner: Beverly Peacock
“Spanish stucco”

**SW 10th Street**
Owner: W.T. Irwin

**SW 10th Street**
Owner: George Mutch
Concrete block house
Sold to W.W. Fentress

**SW 12th Street**
Owner: George Mutch
6 rooms
Native rock
Spanish style architecture

**SW 11th Street**
Owner: W.H. Hooper
Concrete block house

**SW 11th Terrace**
Owner: Wilfred Cook
Bungalow with garage

**SW 11th Terrace**
Owner: W.L. Greene and family
Two-story house
Hollow tile construction with concrete porches
Impressive lawn and shrubbery

**SW 11th Street**
Owner: J.H. Patterson
6-room cottage
First house built in Shenandoah

**SW 11th Terrace**
Owner: Mrs. Sadler (of Coconut Grove)
Concrete block Spanish bungalow

**SW 11th Terrace**
Owner: Leonard Brown (of The Bank of Biscayne Bay)
Two-story stucco and natural rock trimmings
Concrete porches and steps
Garage

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

**SW 12th Street**
Owner: W.H. Selden
Stuccoed bungalow

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Figure 2.23: Historic photograph of SW 11th Terrace between 14th and 15th Avenues in Shenandoah (source: Matlock Photo Collection, HistoryMiami).

Figure 2.24: Historic photograph of the intersection of 17th Avenue and 9th Street in 1923 in Shenandoah (source: Matlock Photo Collection, HistoryMiami).
Advertisements

Figure 2.25: Arthur & Manley Co. advertisement for Shenandoah in The Miami News, 1922.
Figure 2.26: Advertisements for Shenandoah in The Miami News, 1922-1923.
SHENANDOAH ADDITION, 1923 - J. L. HICKSON GROVE

The first phase of Shenandoah on the east side of SW 17th Avenue was so successful that within two years the Shenandoah Improvement Corporation purchased an additional forty acres to the west on what was known as the J. L. Hickson Grove, located south of the Tamiami Trail and between SW 17th Avenue and SW 19th Avenue. This was the same grove upon which the Tamiami Heights subdivision had been platted in 1921 and was actively being developed and sold; Tamiami Heights was developed on the portion of the grove between SW 19th Avenue and SW 22nd Avenue. While the Ferris Grove was known for its grapefruit crop, the Hickson Grove was best known for its Haden variety of mangoes.
On May 15, 1923 the City Commission approved the plat for Shenandoah Amended. The designer of record for the street and block layout of the plat was Biscayne Engineering, the oldest Civil Engineering and surveying firm in Miami. The firm was founded in 1898 and created the first official map of Miami in 1905.

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

With the opening of the Shenandoah Amended plat, and lots west of 17th Avenue up for sale in early 1924, a second advertisement about the rapid rate of construction was placed in the paper in May of 1924, boasting that over 135 residences had been built in the neighborhood, with the majority being private, two-story homes in the Spanish style of architecture.

17th Ave. b/w SW 9th and 10th Streets
Apartment house of pure Moorish architecture.
Two units, two stories.
Connected by curtain wall at front enclosing a patio.
Each wing surmounted by cupola dome.
Builder: D.P. Fox.

Northwestern corner of SW 17th Avenue and 9th Street
Builder: D.P. Fox.

9th Street between 17th and 18th Avenue
Builder/Owner: D.P. Fox.
Six-room bungalow.

Southwestern corner of SW 17th Avenue and 9th Street
Builder: W.J. Smith.
Two-story concrete block and stucco residence.

1836 SW 11th Street
Builder/Owner of the largest: H.M. Whitmer.
Two bungalows.
Modified Egyptian architecture.

Home on SW 10th Street
Builder/Owner: H.O. -aw.
Pure Spanish architecture.
“One of the finest in the subdivision.”
Genuine antique tile and other expensive trimmings.

SW 11th Street near 17th Avenue
Builder: M.E. Cortina.
Four-family, two-story apartment house.

SW 11th Street near 17th Avenue
Builder: M.E. Cortina.
Four-family, two-story apartment house.

SW 11th Street
Owner: J. Converse.
Two-story Spanish style home.

SW 11th Street
Owner: W.H. Pennell.
“Mostoriginalbuildingintheneighborhood.”
Castellated bungalow of natural rock.

1727 and 1737 SW 10th Street
Two bungalows.

1769 SW 10th Street  
Show place, specifically designed to display one of the finest collection of draperies in the country.

10th Street  
One-story concrete block and stucco buildings.

9th Street and 16th Avenue  
Builder: W. Label.

10th Street and 15th Avenue  
Owner: J.S. Rodgers.  
Smaller, two-story Spanish type house.

11th Terrace near 17th Avenue  
Small bungalows.

SOUTH SHENANDOAH

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

Figure 2.29: Plat of South Shenandoah, 1924 (source: Miami-Dade County Clerk of Courts).

Figure 2.30: South Shenandoah subdivision, shown on map of Shenandoah survey area.

49 South Shenandoah Plat, 1924. Publication of Archival Library and Museum Materials. Sanborn Insurance Maps
OTHER NOTABLE BOOM-TIME SUBDIVISIONS: TAMIAIHEIGHTS, 1921 AND SWANNANOA, 1923

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

The Tamiami Heights subdivision was owned by the Southern Investment Corporation, with J. Emmet Wolfe, President, Dr. E. H. Lyon, Vice President, Wm. E. Arnold, Treasurer, and Chas. A. Powers, Secretary and Manager overseeing development and sales. Beechard & Hansen was the exclusive Sales Agency. The land was part of the former J. L. Hickson citrus and mango grove; the eastern portion of Hickson Grove was later subdivided as the Shenandoah Amended plat in 1923. The name “Tamiami Heights” was selected “owing to its location next to Tamiami Highway and it is located on one of the highest elevations in Dade County.”

Tamiami Heights was one of the prominent subdivisions of the early boom years, with large lots and a unique street plat with a diagonal boulevard and central landscaped medians (Today’s SW 10th Street and SW 10th Street Road). Construction of new homes was required to have a minimum cost of $5,000, with the intent to “insure

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high class homes on every lot;”56 as a result Tamiami Heights is comprised almost exclusively of large two-story Mediterranean Revival residences, in contrast to neighboring subdivisions, which are largely characterized by modest one-story Craftsman-style and Spanish-style Bungalows. Construction of homes in Tamiami Heights was fast and concentrated; as a result the subdivision has the largest concentration of 1920s homes in the area. A unique feature of the neighborhood was the offer to use the coquina rock from the former wall constructed around the grove for the construction of homes. It was advertised that “this rock is to be given free of charge to builders of homes.”57 It is likely that all of the coquina, or coral rock, houses in Shenandoah and the surrounding subdivisions were constructed from the remnants of the old rock wall around the original fruit groves.

Swannanoa was another smaller boom-time subdivision adjoining Shenandoah. Advertisements for lots in Swannanoa

began appearing in the paper in late 1923, two years after Shenandoah and Tamiami Heights were introduced on the market. Swannanoa was distinguished by its larger lots (50’ x 132’) and lower prices; otherwise it was promoted for its similarities to Shenandoah, including its adjacent location and its infrastructure improvements such as high quality streets with paving, curbs, sidewalks and planted grass strips. Within six months the tract had completely sold out.

**THE END OF THE BOOM**

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

**EXPANSION OF THE SHENANDOAH BRAND**

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

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

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Figure 2.37: 1925 Plat Book of Greater Miami, Florida and Suburbs, G.M. Hopkins Co., p55.

Figure 2.38: Enlarged plat of Shenandoah, 1940 (source: Miami-Dade County Clerk of the Court).
Figure 2.39: 1925 Plat Book of Greater Miami, Florida and Suburbs, G.M. Hopkins Co., p55.

Figure 2.40: Enlarged plat of Shenandoah, 1940 (source: Miami-Dade County Clerk of the Court).
Shenandoah Junior High, constructed at the site of today’s Shenandoah Elementary School at SW 10th Street and SW 20th Street, was formally dedicated and opened on November 19, 1926. Construction of the imposing three-story Mediterranean Revival building came at a cost of $293,361. Over the previous four or five years, the children of the rapidly expanding residential population of the neighborhood had been attending school on site in portable buildings. At the time of its opening, approximately 600 students were enrolled and there were 23 full-time teaching staff.¹

The building was constructed at a scale and level of architectural design that was comparable to Miami High and Coral Gables Elementary School, two beloved 1920s architectural landmarks that remain today. The building was constructed as an L-shape, with a landscaped entry court fronting the northwest corner of the campus, facing the landscaped “Double Boulevard” of the diagonal entry from SW 10th Street Road. The view down the diagonal road terminated on the central block of the school which contained the entry, administration, and the school auditorium. Three levels of classrooms were located in the symmetrical, arcaded, open-air wings opening up to the north and west. The architecture was well-adapted to the south Florida climate, with open-air breezeways, balconies, and plenty of shade.

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

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

Figure 2.43: 1924 map of Shenandoah, focusing on SW 10th Street Road leading to Shenandoah Junior High School (source: Insurance Maps of Miami Dade County Florida, Sanborn Map Company).

Figure 2.44: Photo of students at Shenandoah Junior High School, 1946 (source: HistoryMiami Archives, Shenandoah Junior High School, 1929-1949).
The institution known as Shenandoah Presbyterian Church was organized on May 1st, 1927 and services were initially held in a dance hall on Tamiami Trail at SW 20th Avenue, a location where the church would remain in various forms for the decades to come. The founding members of the church were Shenandoah residents who resided nearby. The church was soon established at 2100 SW 8th Street, and a modest sanctuary and ancillary buildings, including a house for the minister, were built. The church grew steadily through the 1940s, 50s and 60s, becoming one of the largest Presbyterian congregations in the southeast. Many of the residents of Shenandoah were members of the congregation at its peak.

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

By the late 1960s, the nearly-complete Cuban evolution of the neighborhood resulted in a severely declining Presbyterian congregation; as a result the property was sold to a Hispanic Evangelical congregation. The church has remained in use by Hispanic Evangelical congregations until 2019. The current owner of the property has plans to demolish the structure in order to construct large-scale residential buildings on the site, as the zoning for the property on SW 8th Street is commercial and allows for up to eight stories in height.


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

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

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

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

In 1930 it built a sanctuary at 2106 SW 8th street in 20 happy, enthusiastic days. The 243 members came to is dedication with well-leafed Bibles in hands. C.D. Benson gave the church use of a nearby vacant lot, and on it a Sunday school building was erected with lumber obtained from dismantled Royal Palm hotel.

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

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

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

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

Shenandoah is among the largest of Presbyterian churches in Florida, and the largest in per capita giving. It has sponsored four churches of its denomination - Homestead, Miami Springs, Alta Vista, LeJeune. It has a Boy Scout troop. Its emphasis on Bible teaching by trained instructors has given such radiant and intelligent character to countless youth and adult that church school accommodations are constantly crowded and currently a $250,000 addition is planned.2

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

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

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

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

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

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

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2 Sczechowicz, Wendy, City of Miami Preservation Office, The Ramsey Residence / Little Havana House Designation Report City of Miami, 2017
SHENANDOAH, MIAMI’S “PREMIERE JEWISH NEIGHBORHOOD”

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

There is no direct explanation in the archival record for why Shenandoah became the premiere Jewish neighborhood in Miami from 1925 until the early 1960s. As late as 1915, there were only 55 total Jewish residents of Dade County; however with the decline of Key West and the growing economy of Miami, by 1923 there were 600 Jewish year-round residents and approximately 2,000 seasonal winter residents. Riverside, a neighborhood developed directly to the north of Shenandoah in the 1910s, was the residential neighborhood where most Jewish families lived prior to the development of Shenandoah. A synagogue, Temple Beth El, was located at 500 Southwest 17th Avenue and was considered one of the largest and oldest synagogues in the area, supporting a large Jewish day school. Therefore, in the 1920s Miami’s largest Jewish population lived in close proximity to the newly-developed Shenandoah, with the social and civic infrastructure in place to live a communal Jewish life in the new neighborhood. Meanwhile, some areas of Miami, specifically Miami Beach and some areas of Northeast Miami such as Miami Shores, restricted property ownership and residency to “Gentiles only.” therefore many wealthy Jewish families did not have the option to move to these other fashionable and exclusive Boom-time neighborhoods in the 1920s.

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

62 Polk City Directories; see Appendix for table of names and addresses
63 Oral Histories, Jewish Museum of South Florida and HistoryMiami
64 Liebman, Malvina W. and Seymour B. Liebman, Jewish frontiersmen: Historical Highlights of Early South Florida Jewish Communities. Miami Beach, Jewish Historical Society of South Florida, Inc., 1982, p.27
Perhaps Isidor Cohen convinced the Shenandoah Improvement Corporation that marketing directly to wealthy Jewish families and investors was good business; however, if this was the case, there is no official record of such marketing. The developers and sales agents of Shenandoah were progressive, well-travelled, and cosmopolitan, and they likely saw the “business sense” of attracting nearby Jewish families with growing wealth to a new subdivision with better infrastructure, larger lots, larger homes and a certain fashionable “status”.

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

Local Synagogues and Jewish Schools

A number of synagogues were located within walking distance of Shenandoah. In the 1920s, Temple Beth El at 500 Southwest 17th Avenue was one of the largest and oldest synagogues in the area68 and supported a large Jewish day school. This synagogue and school was likely a strong attraction for Jewish families moving to Shenandoah, where they could conveniently walk to worship services and school. As Jewish families moved away from the area in the 1960s, the congregation likely diminished and could no longer support the school. The property was sold in the 1970s and is now owned by FPL as a sub-station.

In the late 1940s, a second Jewish neighborhood school and congregation opened its doors at 1101 Southwest 12th Avenue, directly across the street from the original Westmoreland subdivision. The synagogue and school were alternately called the Miami Jewish Congregation, the Miami Hebrew School and Junior Congregation and then, years later, the Beth Kodesh Synagogue.69 This organization specialized in providing after-school Hebrew School and Sunday School classes to neighborhood Jewish children who attended public school. It is likely that most of the Jewish students at Shenandoah Elementary, Shenandoah Junior High, and Coral Way Elementary attended this Hebrew School and Sunday school. The goal of the school was to create “proud conscientious and sincere Jews and Jewesses throughout life.”70

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69 Kaplan p. 128
70 Miami Hebrew School and Congregation Letter to Parents, September 1952. Jewish Museum of South Florida; Miami Hebrew School and Congregation Archive Box
Temple Beth El to the north, the Miami Hebrew School experienced decline when Jewish families began moving away from Shenandoah. Today it is a church serving a Hispanic Evangelical congregation, Iglesia Bautista Renacer. The front façade of the building is unique for the Star of David still visible beneath a large cross that has been placed on top, reflecting the layers of culture and history of this building, and the surrounding neighborhood.

In addition to these two “neighborhood” synagogues and schools that served Jewish families in Shenandoah, Temple Beth David, the largest and oldest institution in the southwestern part of Miami, is located about a mile away from Shenandoah on Coral Way and 25th Road. Many residents of Shenandoah were members of this congregation, including Isidor and Ida Cohen. Temple Beth David remains a thriving synagogue and day school that serves a cosmopolitan mix of families throughout Miami.
Jewish Businesses on Tamiami Trail

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

Weiss Klein Mears
1334 SW 8 Street (1958-1959)

Morris Richter Upholstery
1343 SW 8 Street (1949-1970)

Stahls Meats
1360 SW 8 Street (1952-1976)

Esquire Deli
1362 SW 8 Street (1953-1956)

Gurtners Cleaners
1390 SW 8 Street (1947)

Buleah Fink Real Estate
1438 SW 8 Street (1953-1976)

Lawrence Feinberg Optician
1442 SW 8 Street (1949-1953)

Tower Theater/Mitchell Wolfson
1508 SW 8 Street (1926)

Blumenbach Sales and Kesslers
1521 SW 8 Street (1928-1959)

Sid Lewis Furniture
1534 SW 8 Street (1953)

Glucker Real Estate
1548 SW 8 Street (1939-1942)

Sid Greenberg Restaurant
1551 SW 8 Street (1940)

Murrays Deli
1551 SW 8 Street (1953-1957)

United Kosher
1553 SW 8 Street (1947-1959)

European Phonograph
1606 SW 8 Street (1953-1962)

Moser
1638 SW 8 Street (1947-1972)

Royal Castle/William Singer Hamburger Emporium
1620 SW 8 Street (1953-1970)

Greens Drugs
1968 SW 8 Street (1953-1964)

Singers Service Station
1699 SW 8 Street (1953)

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71 George, Paul, PhD and Henry Green, PhD, “An Historic Tour of Jewish Miami: The Riverside/Shenandoah Quarter.” October 1990
JEWISH RESIDENTS OF SHENANDOAH

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

Isidor and Ida Cohen

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

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

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


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72 Isidor Cohen’s name is occasionally misspelled Isidore, or Isadore in contemporary newspapers and directories.
74 Tweed, Thomas A. An emerging Protestant establishment: Religious affiliation and public power on the urban frontier in Miami. Church History; Santa Rosa Vol. 64, Iss. 3, September 1995, p. 412.
75 Shaw, Martin, M.A. The Jews of Greater Miami: An Historical Perspective. Florida Atlantic University, 1992, p.5.
76 “Development of Miami’s Jewish Community.” Cohen Family Archival Collection, The Jewish Museum of South Florida
“pioneer” Miami as a time when pioneers of all religious and ethnic backgrounds worked together and helped each other. Because there were so few residents in early Miami, and particularly so few Jews, Isidor and Ida Cohen had social and economic interactions with other prominent members of the community, whether Protestant, Catholic, or Jewish. Cohen sent his children to Methodist Sunday School to learn the old testament before there was an organized synagogue, and was often invited to preach at local churches.

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

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

77 “Development of Miami’s Jewish Community.” Cohen Family Archival Collection, The Jewish Museum of South Florida
78 “Development of Miami’s Jewish Community.”
79 Tweed, Thomas A. An emerging Protestant establishment: Religious affiliation and public power on the urban frontier in Miami. Church History; Santa Rosa Vol. 64, Iss. 3, September 1995, 412
80 Tweed
81 Tweed
82 Tweed

Figure 2.50: 1930s tax card photograph of 1876 SW 10th Street, Isidor and Ida Cohen’s home, prominent Jewish residents and civic leaders in the community (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 2.51: Claire Cohen and her bridesmaids at the Cohen home before her wedding at Temple Beth David, 1928 (source: Liebman, Malvina W. and Seymour B. Liebman, Jewish frontiersmen: Historical Highlights of Early South Florida Jewish Communities. Jewish Historical Society of South Florida, Inc., Miami Beach, FL 1982).

Figure 2.52: Photograph of Isidor and Ida Cohen (center) and their family, 1919 (source: Liebman, Malvina W. and Seymour B. Liebman, Jewish frontiersmen: Historical Highlights of Early South Florida Jewish Communities. Jewish Historical Society of South Florida, Inc., Miami Beach, FL 1982).
Isidor and Ida Cohen were truly the “power couple” of their time. Ida rivaled her husband in civic involvement and leadership in the Miami community. Ida Cohen worked closely with Protestant women of the community, toiling with Jessie Byrd Sewell, an Alabama-born Baptist, on behalf of the Women’s School Improvement Association; in 1923, the Miami Herald reported that Ida Cohen was actively volunteering for the Red Cross alongside Mr. and Mrs. William Jennings Bryan, Mrs. Lester B. Manley, and Mrs. George Merrick.

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

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

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

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83 Tweed, Thomas A. An emerging Protestant establishment: Religious affiliation and public power on the urban frontier in Miami. Church History; Santa Rosa Vol. 64, Iss. 3, September 1995, 412
85 Liebman, Malvina W. and Seymour B. Liebman, Jewish frontiersmen: Historical Highlights of Early South Florida Jewish Communities. Jewish Historical Society of South Florida, Inc., Miami Beach, Fl 1982, p.32
86 Liebman
87 Liebman
88 Liebman
89 Transcribed Notes for Jewish Home for the Aged, Cohen Family Archive Box, Jewish Museum of South Florida
90 Transcribed Notes for Jewish Home for the Aged, Cohen Family Archive Box, Jewish Museum of South Florida
91 Liebman
92 Liebman
Like Isidor Cohen, Philip G. Blanck was born in Russia around 1885. His family came to the United States escaping the pogroms under the Czar, and Blanck came to Miami in 1913 by way of New York City and then Key West. His name was originally Philip Goldenblank, but while in Key West he had shortened it to Philip G. Blanck.93 Philip G. Blanck and his wife Jennie were prominent merchants in Miami with their business Blanck’s Department Store in Downtown from 1914 -1926. They were founding members of Temple Beth David and they played an active role in the early development and building of the synagogue.

Blanck made a strategic investment in Downtown property, purchasing a house next to the downtown location of Temple Beth David in the 1910s. In 1924, the Blanck family home in Downtown was purchased by a developer to be redeveloped as the Savoy Hotel; Blanck used the $35,000 (approximately $500,000 in 2019) proceeds from the sale of his downtown property94 to commission one of the largest homes in Shenandoah at 1848 SW 11 Terrace in 1925.95 The family business suffered as a result of the 1926 Hurricane, and it is likely that the Blanck family was forced to move in 1930 for financial reasons. Although the family moved three times over the next three decades, they remained always within one block of their original Shenandoah home. By 1930, the house at 1848 SW 11th Terrace was placed for sale and the Blanck family moved to another of Shenandoah’s grandest homes at 1800 SW 11th Street. By 1949, Philip had passed away and his widow Jennie had moved to 1120 SW 19 Avenue, a home she inherited from her Rippa family.

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

Figure 2.53: Historic photograph of 1848 SW 11th Terrace (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 2.54: Historic photograph of 1800 SW 11th Street, Philip G. and Jennie Blanck’s home after 1930 (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).
Figure 2.55: Blanck’s Department Store, located at 9th Street and Avenue D, 1913. Left to right in front of store: Charlie Higgs (porter, tailor), Jennie Rippa Blanck, P.G. (Philip) Blanck, salesman, saleswoman, Mr. Hendry. Left to right in upstairs window: maid and Bernie Blanck (son of Jennie and Philip) (source: Blanck’s Department Store. 1913. Black & white photonegative. State Archives of Florida, Florida Memory. 10 May 2019.<https://www.floridamemory.com/items/show/135759>).

Figure 2.56: An advertisement in The Miami News, 1925.

Figure 2.57: An advertisement in The Miami News, 1930.
Max Orovitz came to Miami at the peak of the boom in 1925, and went on to make important contributions to the development of the City. Ruth Kaplan Orovitz was from the prominent Jewish Kaplan family. Max was a founder of Mount Sinai Hospital (1942) and the longest-serving Chairman of the Board. He also served in a leadership role for the Greater Miami Jewish Federation. Max and his brother-in-law Dan Ruskin partnered to run the Scott-Perry Corporation to build houses between 1936 and 1941. They used non-Jewish names for their company to avoid discrimination. The subsequently owned Public Gas Company and a concrete-making operation, Alfred Destin Company.¹

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

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

Discrimination and Violence against Jews in Miami and Shenandoah

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

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

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

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

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

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99 State Library. Florida Memory, Florida Department of State Division of Library and Information Services
Daniel Richter, a prominent Jew who grew up in Shenandoah, recalled seeing KKK members in full dress meeting across the street from his home in 1926. On December 4, 1951, an attempted bombing took place at the Miami Hebrew School and Junior Congregation on 12th Avenue, across the street from Westmoreland / Shenandoah. Local Jewish leaders accused the Ku Klux Klan of throwing dynamite at the temple from a moving automobile. By the late 1950s, the Civil Rights movement was gaining momentum. On September 9, 1957, President Eisenhower signed the Civil Rights Acts of 1957 into law, the first major civil rights legislation since Reconstruction. This resulted in a backlash of violence and intimidation from White Supremacist groups who felt intimidated by the changes.

Many Jewish individuals and organizations were actively involved supporting African Americans during the Civil Rights movement. As a result, Jewish homes and institutions throughout the country and even in Shenandoah became the target of threats and violence. A Shenandoah resident recounted in 1949 "walking silently on the sidewalk, in pairs, were about a dozen klansmen in their working habits, black robes with black goods covering their faces. They carried a large cross and chains that rattled. From the holes in the hoods, the lights picked up the gleam of their eyes, shining bright like burning candles. It was as though a procession of the dead rising from their graces was coming at us. We were petrified with fright." On March 16, 1958 an explosion caused severe damage to the school wing of Temple Beth-El on 17th Avenue.
Departure of Jewish Residents and Businesses from Shenandoah

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

SHENANDOAH: A HOME TO REFUGEES AND DIVERSE ETHNIC GROUPS

Shenandoah has been home to diverse ethnic, religious and socio-economic groups since the 1920s. In addition to its most notable Jewish community, it was also home to Russian and Lebanese families, refugees from Hungary, and refugees from Cuba. In addition to its synagogues, the diversity of the neighborhood was and still is evident in the many churches in the area, including Our Lady of Lebanon Church at 2055 Coral Way and St. Peter and Paul Russian Orthodox Church at 1411 SW 11th Street, which was established in 1951.105

The initiative for the United States to take in refugees originated with the federal government, especially as it was considered a “Cold War weapon against Communists.” In 1953, President

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105 "Parish History." Saints Peter & Paul Orthodox Church - Home, https://orthodoxpeterandpaulmiami.org/sspphistory
Eisenhower signed legislation to allow 214,000 refugees, orphans and other aliens to enter the United States above regular immigrant quotas. The new law was allotted to people who had escaped or been expelled from behind the Iron Curtain [Soviet Union] and had streamed into Western Germany or Western Austria \(^{106}\). Miami and in particular, Shenandoah, welcomed many refugees from these eastern European countries.

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

**Shenandoah Community Outreach to Cuban Refugees**

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

**Figure 2.68:** Shenandoah Presbyterian Church at 2100 SW 8th Street (source: Imberman, Max Adriel. “Little Havana / Calle Ocho Historic and Architectural Context.” Florida Division of Historical Resources, 2017).

Miami-Dade Public Schools made great efforts to accommodate and assist the new Cuban students. The public schools were at full capacity as they took in “10,000 Cuban refugee pupils... coming in at the rate of 250 a week...
Riverside Elementary [was] well over 50 per cent Cuban, with a rising ratio at Citrus Grove, South Side, Shenandoah, Robert E. Lee, Ada Merritt, Santa Clara and Auburndale.”

In Shenandoah, a staff member described the new students’ presence at Shenandoah Junior High: “Their eyes are a little wider and deeper. They’re excited, but they’re also very sad, almost subdued. But none of them has dropped out of school and, on the surface, everything is quite normal.” By the time the Superintendent at the time ordered all schools in the district to develop plans that provided bilingual education for all students who desired it, Ida M. Fisher Junior High and Shenandoah Junior High already had bilingual programs established.

Transformation of Shenandoah to “La Sagüesera”

As Shenandoah institutions were pitching in to assist and welcome refugees, the neighborhood itself was in the midst of a demographic transformation. Wealthy, prominent Jewish families were moving away to Miami Beach, and all other families that had economic means were moving to the far-flung suburbs, as was the fashion at that time. Shenandoah and Riverside offered vacant apartments, low rents, declining property values, access to public transportation, and jobs: the perfect environment for refugee groups to settle en masse with their families. At the time, an average house sold for $15,000 and an average store rented for $100 a month ($127,500 for a house and $850 a month for a store in the current day). Within a few years, Cuban refugees “not only stopped the decline, they had transformed the area into a vital new community: ‘La Sagüesera’ or “The Southwest” district of Miami. This area would soon be known as Little Havana.

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

As explained by Max Imberman of the State of Florida Division of Historical Resources in the report “Calle Ocho Historic and Architectural Context”:

The first massive group of Cuban immigrants in Miami consisted of around 200,000 people who mostly felt threatened by the regime change in their home country. This group is historically known as the “golden

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

While the earliest refugees who fled Castro’s Cuba were wealthy and educated, middle and working-class Cubans began to emigrate to Miami by 1962. By early 1962, eighty-five thousand Cubans had registered at Miami’s Freedom Tower as refugees. Of this number, around sixteen thousand left the state of Florida. Of the vast majority who stayed in Florida, many moved elsewhere in the state, such as Tampa, which had a large Cuban population since the late nineteenth century. The many Cubans who stayed in Miami were looking to form a community that could approximate that which they had lost by fleeing their home country.120 Miami had long been considered colloquially an extension of Havana, an American city that nonetheless absorbed and demonstrated some characteristics of its Caribbean neighbors. The Cuban immigrants of the early 1960s expedited this ongoing process by actively recreating many of the cultural icons and characteristics of their home country. The junction of the Riverside/Shenandoah neighborhoods, which had declined in property value through the 1950s as its previous Jewish tenants moved to Miami’s new suburbs, served as a backdrop for the growth and development of Miami Cuban culture. The wealthy and ambitious first generation of Cuban immigrants sought to create a community that they would be familiar with, and attempted to take advantage of the new Miami market with familiar offerings, such as new restaurants with old names, old dishes, and even sometimes the same wait staff as had been in Cuba. If Miami was to become a Havana away from Havana while Castro ruled the country, many Cuban immigrants sought to take advantage of familiarity and hominess. Local cultural institutions, such as radio stations and churches, began to transition to speaking Spanish to suit the new clientele, as more and more Cubans moved in and other ethnicities moved out. ...121 Businesses tailored themselves to serve a Cuban clientele, with many cafes serving coffee to the public through ventanitas (little windows). Despite concerns that Little Havana would become a ghetto like many other ethnic enclaves in history, by 1966 the New York Times was calling the neighborhood’s commercial district along Southwest 8th Street the

120 Grenier p. 25
121 Grenier pp.32-33
“most interesting and fastest growing” area of Cuban settlement in Miami.\textsuperscript{122} The Cuban immigrants who came to Miami, most of whom were ardently opposed to the Castro regime, led by an initial wave of wealthy, educated businesspeople, went about the task of creating a new Cuban community within the city of Miami with full force.

The 1970s were the decade where Southwest 8th Street truly became “Calle Ocho” and Little Havana went from something that seemed like a temporary response to temporary political conditions to a pivotal part of Miami’s culture and society. By 1970, enough native Spanish speakers resided in the Little Havana area to allow residents to live lives entirely immersed in the Spanish language. A Cuban immigrant in Miami could live with Cubans, work with and for Cubans, and experience only Spanish-language culture on the television and radio. Even today, when Little Havana’s residents are no longer almost universally Cuban, being immigrants from a variety of Central and South American countries, Little Havana maintains its Cuban character as an ethnic enclave.\textsuperscript{123}

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

\textsuperscript{122} Grenier, Guillermo J. and Corinna J. Moebius. A History of Little Havana. The History Press, 2015, p. 36

\textsuperscript{123} Grenier pp. 45-46
Grand, two-story homes were subdivided into apartments, with some homes divided into as many as six or even ten apartment units. Duplexes and apartment buildings remained relevant and in high demand as affordable housing units within the quieter, landscaped suburban character of Shenandoah. Ingenuity and thriftiness were the defining characteristics of these adaptations. Cultural adaptations to homes included installation of ornate religious shrines in the front of homes.
In addition to physical adaptations of historic residences, other physical evidence of Shenandoah’s demographic shift in the 1960s is the presence of multiple cultural centers, Municipios, and monuments, most notably Cuban Memorial Boulevard. In 1973, the Miami City Commission formally renamed Southwest 13th Avenue and its central landscaped parkway “Cuban Memorial Boulevard” at the request of the Cuban Historical Group Memorial Committee. At that time, a plaza had already been constructed at SW 8th Street, or Calle Ocho, with the Eternal Torch of Brigade 2056, a monument to those who died during the Bay of Pigs invasion. Soon after, the Mother’s Monument, a statue of the Virgin Mary, was moved to the Boulevard by the City. In the ensuing years, an additional five monuments have been constructed in the median of Cuban Memorial Boulevard.

Local churches, schools, and businesses quickly transformed to not only assist Cuban refugees but to become Cuban and Spanish-speaking themselves. Every local church in the area soon became a Spanish-speaking congregation, including Shenandoah Presbyterian Church, Sts. Peter & Paul Catholic Church (not to be confused with St. Peter & Paul Orthodox Church nearby) and Shenandoah Baptist Church. Coral Way Elementary, which served neighborhood children since the 1930s, began offering a fully bilingual program in 1963 and was a pioneer in the field of bilingual instruction in the United States. Southwest 8th Street, previously known as “The Trail” soon became known as “Calle Ocho,” or 8th Street in Spanish. The Tower Theater at 1508 SW 8th Street became the first movie theater in Miami to show films with Spanish subtitles. Soon Cuban restaurants, grocery stores, and cafeterias with “ventanitas” dominated the commercial scene on Calle Ocho.

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Cuban Memorial Boulevard

Southwest 13th Avenue was laid out in an innovative way with a central parkway and coordinated landscaping. The Westmoreland Company hired one of the largest nursery farms in the south to provide the plants, Griffin Brothers, and hired a Mr. Trefrey, landscape gardener (predecessor of the profession of landscape architecture) who was lauded as “one of the most experienced men in this work in Florida.”

Parkway planting was selected and overseen by Mr. Trefrey, with species including Royal Poinciana, Royal Palms, Coconut Palms, Washington Palms, Eucalyptus, Australian Pines, Altheas, Calapas, and sod. In front of each lot line on the streets, a Washington Palm, Australian Pine, and Hibiscus was planted.

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

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

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

1 “Westmoreland Late Addition is Popular” The Miami News, Dec 7, 1912
2 “Westmoreland Late Addition is Popular” The Miami News, Dec 7, 1912
3 “Renaming of avenue for Cubans queried” The Miami News, March 29, 1973
4 “Monuments growing in boulevard median” The Miami News November 10, 1986, 8A
Figure 2.79: Photograph of the parkway at Cuban Memorial Boulevard (source: Plusurbia Design).

Figure 2.80: Photograph of the Eternal Torch of the Brigade 2056, a monument to those who died during the Bay of Pigs Invasion (source: Plusurbia Design).

Figure 2.81: Photograph of the plaza dedicated to Cuban journalists who bravely devoted their lives to write against the Castro regime (source: Plusurbia Design).

Figure 2.82: Photograph of Mothers’ Monument and Ceiba Tree at Cuban Memorial Boulevard (source: © Steven Brooke Studios, Inc.).

Figure 2.83: Photograph of a monument at Cuban Memorial Boulevard dedicated to Manolo Fernández, a renowned actor, and Nestor “Tony” Izquierdo, a revolutionary hero (source: Plusurbia Design).

Figure 2.84: Photograph of the monument with a bronze map of Cuba and a quote by Cuban poet and hero Jose Martí at Cuban Memorial Boulevard (source: Plusurbia Design).
The architecture of Westmoreland and Shenandoah is uniquely representative of major trends in South Florida design, including the rise of mass-produced housing design, plan book houses, mail-order homes, and kits homes from local builder companies.

Sub-Tropical Housing: The Bungalow

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

“Perhaps no type of house has been found which answers the peculiar needs... of Florida life in particular as well as the bungalow... in it may be found many of the effects obtained by the quaint old houses of rural Europe with their broad overhanging eaves, modernized and combined with the architecture typical of the early Spanish settlers. Originally, the bungalow was a type of house used in India, and introduced into other countries by the English from here. Broad veranda and the wide eaves are among its principal characteristics.”

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

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

Figure 2.85: Historic photograph of a Bungalow with a porch that has since been enclosed at 1629 SW 11th Terrace (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).
A Unique Innovation: Concrete Bungalows

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

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

Figure 2.86: Article in The Miami Herald about the Spanish Bungalow at 1624 SW 11th Terrace in Shenandoah (source: Florida Division of Historical Resources, "Little Havana/ Calle Ocho Historic and Architectural Context." 2017).

Figure 2.87: Historic photograph of a Bungalow with a porch that has since been enclosed at 1624 SW 11th Terrace (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

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

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

During the 1920s a large number of wood Craftsman-style Bungalows continued to be built, particularly in Westmoreland and in the first phase of Shenandoah east of SW 17th Avenue. However, the major innovation at this time was the use of concrete in residence construction. An innovative house type during this period was the new “Spanish Bungalow” housing type (also referred to as Spanish Cottage or Mission Cottage), which adapted the wood-frame Bungalow floor plan for concrete construction with a more economical flat roof. Period Revival homes were also constructed primarily in concrete, such as Italian Renaissance Revival, Colonial Revival, Tudor Revival, and Mediterranean Revival. Most residences constructed during this period included a detached garage or apartment at the rear of the property.

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

Apartment buildings remained relevant and in high demand as affordable housing units within the quieter, landscaped suburban character of Shenandoah.

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

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

Figure 2.88: Diagram showing the evolution of the early 20th Century Craftsman-style Bungalow into a “Spanish Bungalow” interpretation of the 1920s, which made use of emerging concrete construction technology in South Florida, as well as the latest fashion for Spanish style Architecture. The floor plan remained essentially unchanged, while innovations consisted of the shift from wood to concrete construction and the elimination of the pitched roof. This housing type was most prevalent in Southern California and South Florida, where concrete was most practical for residential construction.

(source: Plusurbia Design)
Figure 2.89: The residence at 1634 SW 11th Terrace, built in 1924, has a Craftsman-style wooden side-facing gable roof over the porte-cochere, which has been integrated into an otherwise thoroughly “Spanish” style Bungalow, or Spanish cottage (source: Plusurbia Design). This residence shows the evolution of the Bungalow in Shenandoah in the early 1920s from “Craftsman” to “Spanish” style.

Figure 2.90: Pages from a book on Spanish Bungalows by The Bungalowcraft Co. (source: Plusurbia Design).
Figure 2.91: Historic photograph of a Craftsman-style Bungalow at 1661 SW 11th Terrace built in 1922 (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 2.92: Historic photograph of a Spanish-style Bungalow at 1612 SW 11th Street built in 1922 (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).
A major influence in domestic architecture in the early 1900s was the rise of house plan publications. The most well-known and popularized at the time was the Ladies Home Journal, the first magazine to ever exceed one million subscribers.1 The magazine was based in Philadelphia and was managed by editor Edward Bok, who “when he looked at the houses in which his subscribers lived, their drab hideousness made him sick...The result was a long series of Ladies’ Home Journal crusades against the hideousness of the national scene - in domestic architecture, in house furnishing, in dress, in town buildings, in advertising.”2

As recounted by Kenneth Jackson in his book Crabgrass Frontier: The Suburbanization of the United States, in 1895, Bok began publishing in Ladies Home Journal plans for building houses which were affordable for the American middle class - from $1,500 to $5,000 (approximately $46,000 to $153,000 in 2019) - and made full specifications with regional prices available by mail for $5. Later, Bok and the Journal became a major force in promoting the “bungalow”, a style of residence which derived from India. Plans for these houses cost as little as a dollar, and the 1 1/2-story dwelling, some as small as 800 square feet, soon became a dominant form of new domestic architecture in the country... [President] Theodore Roosevelt said about Bok: [He] is the only man I ever heard of who changed, for the better, the architecture of an entire nation, and he did it so quickly and effectively that we didn’t know it was begun before it was finished. 3

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

Another influential house plans publisher during the early 20th century was Radford Architectural Company of Chicago. Founder William A. Radford published extensively, through books, journals, and newspaper columns, providing house plans, practical building advice, and other publications that supported the growing market for suburban home construction.5 Radford’s newspaper columns, “Ideas for Home Builders” and “The American Home” discussed housing plans and design, and featured bungalows and

5 “William Jennings Bryan Autograph Letter Signed.”
frame vernacular style houses. These newspaper columns were published extensively throughout the Midwestern United States. They were published in the Miami Metropolis newspaper on a regular basis between 1906 and 1921, and were very influential on housing types and styles. Another publication that was influential for domestic architecture during the 1910s in Miami was the Miami Metropolis’ “Homes of Character” Department, which published regular features on home design and construction.

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Figure 2.93: Cover from an original Ladies’ Home Journal of Philadelphia, 1916 (source: Plusurbia Design).

Figure 2.94: Plans of a house in the original Ladies’ Home Journal of Philadelphia, 1916 (source: Plusurbia Design).

A major innovation in the way that early suburban American houses were designed and built in the early 20th century was the rise of the “kit” or “catalogue” house. Kit houses were provided by large companies such as Sears & Roebuck, Montgomery Ward, and Aladdin Homes. They published home catalogs, where prospective homeowners could browse the pages and select their dream home based on a three-dimensional photograph or drawing and a set of floor plans. As an innovation over the house plan publication, the house catalogue supplied not only the plans for construction, it allowed for purchase of all of the necessary construction materials as well, with all lumber pre-cut, numbered and labeled, and all the parts such as doors and windows included. Kit homes typically arrived by rail, and the homeowner was responsible for transporting all of the materials from the train depot to the home building site. As a result, most kit homes are found within a mile or two of a contemporaneous train depot. It is possible that many of the Bungalows in Westmoreland were kit homes that were purchased from a catalogue and shipped to the site. The nature of the kit house as a detached suburban dwelling that required a private automobile for transportation, but the delivery of the kit house materials by train, resulted in very specific types of early suburban neighborhoods located in close proximity to rail stations.

2 Thornton, Rosemary and Dale Patrick Wolicki
Bungalow “Kit” Homes in Westmoreland and Shenandoah

Figures 2.98-2.99: Above, a historic photograph of 875 SW 13th Avenue Bungalow (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a two-story Bungalow as shown to the left in a page from the Sears Catalog for Bungalows (source: “Sears Homes of Illinois” by Rosemary Thornton).

Figure 2.100: Page from the Sears Catalog for Bungalows (source: Thornton, Rosemary. Sears Homes of Illinois. Charleston, The History Press, 2010).

Figure 2.101: historic photograph of 820 SW 13th Avenue Bungalow (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs) an example of a Bungalow as shown to the left in a page from the Sears Catalog for Bungalows.
Spanish Bungalow House Plans

Figures 2.102-2.103: Above, a historic photograph of 1120 SW 16th Avenue residence (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a Spanish Bungalow as shown in the advertisement to the left (source: Plusurbia Design).

Figures 2.104-2.105: Above, a historic photograph of 1120 SW 16th Avenue residence (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a Spanish Bungalow as shown in the advertisement to the left (source: “Sears Homes of Chicagoland.” Sears Homes of Chicagoland, Lara Solonicke and Sears Homes of Chicagoland, 2019, http://www.sears-homes.com).
Tudor Revival Kit Homes in Shenandoah


Mission-style Kit Homes in Shenandoah


Figure 2.111: A photograph of the residence at 1700 SW 11th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a Mission-style Kit home similar to that shown in the image from the Sears Catalog to the left.

Figure 2.112: A photograph of the residence at 2100 SW 10th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a Mission-style Kit home similar to that shown in the image from the Sears Catalog to the left.
Figure 2.113: A photograph of the residence at 1537 SW 10th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a Mission-style Kit home.

Figure 2.114: A photograph of the residence at 2144 SW 10th Street, an example of a Mission-style Kit home.

Figure 2.115: A photograph of the residence at 1004 SW 16th Avenue (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a Mission-style Kit home.

Figure 2.116: A photograph of the residence at 1898 SW 11th Terrace (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs), an example of a Mission-style Kit home.
Colonial Revival Kit Homes in Shenandoah


1937 Mediterranean Revival stacked duplexes

Figure 2.121: Above, a historic photograph of 1841 SW 9th Street residence, one of the 1937 Mediterranean Revival stacked duplexes (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 2.122: Above, a historic photograph of 1872 SW 9th Street residence, one of the 1937 Mediterranean Revival stacked duplexes (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 2.123: Above, a historic photograph of 1836 SW 9th Street residence, one of the 1937 Mediterranean Revival stacked duplexes (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 2.124: Above, a historic photograph of 901 SW 19th Avenue residence, one of the 1937 Mediterranean Revival stacked duplexes (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).
The single most significant expression of Miami’s lifestyle during the 1920s Boom was the Mediterranean Revival style architecture that it produced. A description of this phenomenon in the book From Wilderness to Metropolis says it best:

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

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

Figure 2.127: Mediterranean Revival residence at 1799 SW 11th Street in 2019 (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 2.128: Mediterranean Revival residence at 1755 SW 10th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 2.129: Mediterranean Revival residence at 1545 SW 11th Terrace (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 2.130: Mediterranean Revival residence at 1800 SW 11th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 2.131: Mediterranean Revival residence at 1601 SW 11th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 2.132: Mediterranean Revival residence at 1738 SW 11th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).
Architect Marion Isadore Manley was the sister of Shenandoah founder Lester B. Manley. She was the first registered female architect in Florida and was one of Miami’s most highly regarded architects in the first half of the century, most known for her extensive work for the Modern, International - style campus planning and architecture of the University of Miami. Marion was one of the first female architecture graduates from University of Illinois, where she studied under Rexford Newcomb, a proponent and expert on American Mediterranean architecture. Prior to her work as a Modernist in the post-WWII era, Manley was an accomplished Beaux Arts architect, and worked with the most well-respected Mediterranean Revival architects in South Florida, including Walter de Garmo, Phineas Paist, and Harold Steward, who were the primary architects of Coral Gables, among other works.¹

Marion Manley first arrived in Miami in 1917, where her brother Lester soon arranged for an apprenticeship with Walter de Garmo. She worked with architect Gordon E. Mayer from 1918-

¹ Lynn, Catherine and Carie Penabad. Marion Manley: Miami’s First Woman Architect. Athens, University of Georgia Press, 2010

Figure 2.133: The home at 1040 SW 15th Avenue in Shenandoah in the Mediterranean Revival style has similar design features as homes built elsewhere in Miami by Marion Manley and was the home of her brother, Shenandoah founder Lester B. Manley, from 1924-1930 (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).
1922 where she quickly advanced from apprentice to partner. She had moved away from Miami from 1921 to 1924 to live with a friend in South Carolina, and was likely called back to Miami to assist her brother Lester B. Manley in his development endeavors, and to take part in the frenzied building “Boom” in South Florida.2

From 1924 to 1929, Manley formed her own architecture firm in Miami and was active designing high-quality Mediterranean Revival homes, commercial buildings, and civic buildings. Her working drawings during this period had the same look and style as her first mentor, Walter de Garmo3. It is likely that she designed the more prominent Mediterranean Revival mansions in Shenandoah between 1924-1929, however very few records exist; there is only record for six total works by Manley during this period, as all of her pre-WWII architectural records of her accomplishments in Mediterranean Revival and Beaux Arts architecture were destroyed. Manley preferred to be remembered for her Modernist works, of which all of her records were donated to the archives at History Miami.

Three of Manley’s confirmed works in Shenandoah and in the immediate vicinity include the apartment building at 1603 SW 8th St and the residences at 1040 SW 15th Avenue and 1621 SW 11 Street. The Mediterranean Revival commercial building at 1603 SW 8th Street was designed by Marion for her brother Lester, and was leased by Lester Manley to Mrs. Lillian D. Welsh.4 The Mediterranean Revival residence at 1621 SW 11 Street was the home of a Shenandoah Corporation Salesman, and family friend, Mr. J. E. Rose. The form and design of the home is strikingly similar to a home designed by Marion Manley of the same year in Miami Shores.5 Finally, the Mediterranean Revival residence at 1040 SW 15 Avenue was the home Marion’s brother Lester B. Manley, founder of Shenandoah.6

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2 Lynn, Catherine and Carie Penabad. Marion Manley: Miami’s First Woman Architect. Athens, University of Georgia Press, 2010
3 Lynn
7 Lynn, Catherine and Carie Penabad. Marion Manley: Miami’s First Woman Architect. Athens, University of Georgia Press, 2010
8 Polk City Directory, 1925 and 1930
Figure 2.134: Drawing of elevation of Quinn House, a home in Miami Shores designed by Marion Manley with similar features as 1621 SW 11th Street in Shenandoah (source: Lynn, Catherine and Carie Penabad. Marion Manley: Miami’s First Woman Architect. Athens, University of Georgia Press, 2010).

Figure 2.135: Historic photograph of the home at 1621 SW 11th Street (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 2.136: Historic photograph of Quinn House, a home in Miami Shores designed by Marion Manley with similar features as 1621 SW 11th Street in Shenandoah (source: Lynn, Catherine and Carie Penabad. Marion Manley: Miami’s First Woman Architect. Athens, University of Georgia Press, 2010).
Ralph A. Preas

Architect Ralph A. Preas specialized in Spanish-style architecture and designed many of the apartment buildings in Shenandoah. His works include:

- 829 SW 18th Avenue
- 1792 SW 11th Street
- 1604 SW 9th Street
- 1536 SW 9th Street
- 1876 SW 11th Terrace

Figure 2.138: Advertisement in *The Miami News*, 1925 for the building at 1536 SW 9th Street, designed by Architect R.A. Preas.

Figure 2.137: Photograph of the building at 829 SW 18th Avenue, designed by architect Ralph A. Preas (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 2.139: Historic photograph of 1536 SW 9th Street, designed by architect Ralph A. Preas (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).
SECTION THREE

RESEARCH DESIGN

Image credit: Matlock Photo Collection, HistoryMiami
3.1 SURVEY OBJECTIVE, OR WHY DID WE CONDUCT A SURVEY?

Shenandoah is the largest concentration of pre-1940s structures in the City of Miami that has not yet been surveyed. Shenandoah is the heart of Miami: Geographically central, and high and dry on a ridge. It is well-connected to Downtown and the larger metropolis by SW 8th Street, also known as Tamiami Trail or Calle Ocho.

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

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

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

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

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

The historical overview contained in this report will provide an appreciation and understanding of these resources. The project results serve as an archival record of Shenandoah’s historic architectural resources at the time of the survey. The updated National Register of Historic Places recommendations and local designation recommendations will assist the City of Miami, local non-profits and advocates, and the State of Florida to better set priorities for the protection and use of these resources.

The survey report and the data collected for each property are important final deliverables of the project that will be shared with the City of Miami, HistoryMiami, the local historical archive, the Miami-Dade Public Library System, and the State of Florida. Largely, the resulting survey files will assist the City and the Department of Historical Resources with their ongoing commitment to preservation planning, promotion of economic incentives for rehabilitation, heritage tourism development, education, and local compliance with state and federal preservation and environmental laws.
3.2 METHODOLOGY, OR HOW WE PRODUCED THE SURVEY

The current survey effort focused on all historic resources that are 50 years or older within the study area boundary. Resources for consideration included buildings, structures, objects, districts, and urban design features that possess historical significance. Properties fronting Southwest 8th Street (also known as Calle Ocho, or Tamiami Trail) were not included in this survey because a survey of these properties and corresponding Florida Master Site Files were produced in 2017, and the information is up to date. In addition, the commercial properties fronting Southwest 8th Street are distinct from the overall residential character of the Shenandoah neighborhood.

New Florida Master Site Files were created for approximately 576 structures and previously-recorded site files for seven properties were updated. The resource list was obtained through GIS data from the City of Miami that was exported to provide a master Excel list of resources. Much of the data gathering, such as tax card photos, had been previously undertaken by previous City staff and volunteers, including by members of the project team. All missing data was collected early in the project by a member of the project team. The Site Files were completed through the use of historic tax cards, tax card photos, contemporary photographs taken in 2019 for the survey effort, on-site verification, the current Miami-Dade Property Appraiser’s Database, Sanborn Maps, historic resident directories, historic newspaper articles, and archival research. Virginia & Lee McAlester’s Field Guide to American Houses and Miami-Dade County’s From Wilderness to Metropolis were used as reference to categorize architectural style and architectural features, as were contemporary house plan books.

Archival Research was conducted to develop an overview of the historical development of Shenandoah and to identify trends and criteria for significance at the local, state and national levels. Archival records were obtained from local institutions such as History Miami, the Jewish Museum of South Florida, Special Collections at the University of Miami, and Special Collections at Miami-Dade Public Library. Some Florida Master Site Files had previously been created for properties in Shenandoah, and these files were reviewed and updated. Comprehensive newspaper research was conducted focusing on The Miami Herald, The Miami Metropolis, Miami Daily News, and The Jewish Floridian. Sanborn Maps and Plat Maps were used to gather an overall understanding of the physical growth and development of the neighborhood. Resident Directories from 1925, 1930, 1940, 1949, and 1966 were used to understand demographic trends and to identify notable residents. Historic Plan Books and Mail-Order Catalogs with “Kit Home” plans were investigated to identify specific housing models used in Shenandoah, and to gain a general understanding of the role of mass publications of house plans during the early 20th century.

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

3.3 EXPECTED RESULTS, OR WHAT WE LEARNED

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

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

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

As the survey progressed, it was determined that additional significant resources may be identified for at least two additional blocks to the south of the study area boundary, extending south to include both sides of the street along Southwest 14th Street. This expanded study area is identified due to the unique architectural character of the structures, the distinctive mix of housing types placed side-by-side on a particular street, and adaptations of structures to accommodate additional living units and living space.

It was also determined that a separate survey of the entire length of Southwest 13th Avenue (Westmoreland Boulevard, today known as Cuban Memorial Boulevard), from Southwest 8th Street to Southwest 22nd Street (Coral Way) should be conducted in the future, to encompass the urban design features of the central “Parkway” median, the monuments within the median as part of Cuban Memorial Boulevard, and the structures fronting the median, including commercial structures at the north and south end. This avenue was a significant achievement in the early expansion and transportation modernization of the City of Miami, and tells an important story about the first stages of suburban growth of the City.
It was anticipated that most properties have been altered or adapted, based on first-hand experience living, working, and walking in the neighborhood for many years. As the survey progressed, certain trends in the condition of the resources were determined:

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

HISTORICAL FIELDWORK ACTIVITIES

Image credit: Matlock Photo Collection, HistoryMiami
4.1 BOUNDARIES OF THE AREA INVESTIGATED

The boundaries of the area investigated were selected based on capturing the earliest subdivisions and the earliest constructed buildings in the Westmoreland / Shenandoah area. The boundary is marked by SW 8th Street to the north (with Commercial properties eliminated from the survey, due to the fact that they were recently surveyed by the State in 2017), SW 12th Street to the south, SW 12th Avenue to the east, and SW 22nd Avenue to the west.

4.2 FIELDWORK METHODOLOGY AND RATIONALE FOR ITS SELECTION

The project team consisted of eight professionals: a lead architectural historian, a lead field survey specialist, two assistant research professionals, a graphic design specialist, and three field survey staff members with architectural training. The lead architectural historian has been involved in the research and documentation of the Shenandoah neighborhood for over five years and has a strong knowledge of the history and current trends in the neighborhood.

The field survey was conducted following the development of preliminary GIS mapping, creation of a master property list, and initial meetings with representatives of the State Department of Historical Resources, the client Dade...
Heritage Trust, and the City of Miami Preservation Office. Compilation of historic tax cards, tax card photos, and historic City Directory lists was prepared for each identified resource and used to inform the resource analysis. The field survey was conducted in parallel with archival research and analysis of the historic context.

This architectural survey of the Shenandoah Neighborhood was conducted in accordance with the DHR’s Cultural Resource Management Standards and Operational Manual (DHR 2002), guidelines included in the Scope of Work, and the Secretary of the Interior’s Standards for Identification and Evaluation (36 CFR 61.3, 6; 36 CFR 61.4[b]). The principal fieldwork took place between December 10, 2018 and May 20, 2019. The survey team created new survey files for 583 newly recorded identified resources of historic, architectural, or cultural significance that are approximately 50 years old or older within the survey area and revisited eight Florida Master Site Files for a total of twenty-seven historical resources that had previously been recorded, and updated or created new Site Files accordingly.

Resources meeting the parameters of the survey scope were recorded on FMSF forms in digital format on desktop computers using current field photographs, historic photographs, property appraiser information, and historic tax cards. The FMSF forms were individually reviewed and edited by the lead architectural historian for the project based on first-hand knowledge of the resources from professional experience researching the neighborhood as well as from experience living in the neighborhood, walking by the resources, and observing their physical characteristics over many years.

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

The project team confirmed that eight resources that were included in the initial GIS-generated master property list had been demolished. In addition to buildings, the project team surveyed a landscape feature and cultural resource – Cuban Memorial Boulevard. For nearly all resources, the survey team included the names of the individuals, families, institutions, or businesses historically associated with the documented buildings. Deed research on individual resources was not conducted. Such in-depth research should be conducted in connection with the preparation of National Register nominations or local designation reports. Table I in this Section provides a full inventory of historical resources included in the survey.
Building Typologies

Figure 4.2: This map of the diverse building types in Shenandoah illustrates the distribution of single-family and multi-family housing throughout the neighborhood in a variety of forms. It is this variety, from modest bungalows, to stately mansions, from duplexes to apartment buildings and garage apartments, that contribute to the diversity and resilience of the neighborhood.

Figure 4.3: Map of the structures that are owner-occupied within the Shenandoah survey area.
Building Typologies

Shenandoah is an outstanding example of diverse housing typologies located side-by-side within a harmonious streetscape. On a single block in Shenandoah, one can find grand homes, modest bungalows, duplexes, and apartment buildings; many of these buildings also have an ancillary garage apartment in the rear of the property. This mix of housing types is what has made Shenandoah an economically diverse neighborhood, resilient throughout economic ups and downs, and as a result a haven for immigrants and ethnic groups throughout its nearly 100-year history.

Despite the wide range of building types, there are design elements that create consistency in the neighborhood. These design elements include consistent building setbacks with a landscaped front yard, limited paving for driveways, similar height and massing of buildings, and a similar pattern of windows and doors facing the street. Prior to the 1960s, all typologies and architectural styles followed these rules.

On this page and the following page, the three distinct housing types, single-family, duplex, and apartment, are illustrated in their various typological forms with the typical architectural style associated with them. One of the most important features to note is that historically, parking was never provided in the front yard, it was often provided only on-street (thanks to the high-quality curbing installed by Lester Manley), and if a driveway was present, it was single-track, located along the side property line and leading to a rear garage. This discrete handling of parking and pavement allows for a high level of density on a single lot while maintaining a landscaped suburban-style front yard. This prevented one of the most visible and arguably the most objectionable side-effects of high density: the “parking lot” in the front yard or swale.
**Stacked Duplex:** Streamline Moderne or Mediterranean Revival, 1930s.

**Apartment Building:** Center-Hall Plan, Mediterranean Revival, 1920s - 1930s.

**Side-Facing Duplex:** Ranch, 1950s - 1960s.

**Stand-Alone Garage Apartment:** Mediterranean Revival, Mission, Frame Vernacular, 1910s - 1930s. Can be found as a stand-alone building on a lot, or as an ancillary structure in the rear on a main building.
Single-family residences in Shenandoah come in a variety of shapes and sizes, from modest one-story Craftsman style Bungalows and Spanish Bungalows (or Spanish Cottages) to grand two-story Revival-style catalogue homes and architect-designed Mediterranean Revival “castles.” A large percentage of single-family residences also have an ancillary garage apartment building in the rear, which in almost all cases has been converted into additional living space on site. Larger residences, particularly those closer to Calle Ocho, have in some cases been converted into apartment buildings, nursing homes, or assisted living facilities, reflecting the innovative adaptation of these unusually large structures during times of economic hardship. Smaller homes have often been expanded with rear additions and enclosure of porches, porte-cochere and garages in order to accommodate large, extended families. Traditionally, all single-family residences constructed before 1969 had modest single-car driveways located along the side of the property, or they had no on-site parking at all – parking if needed was provided on street. This allowed for the front yard to be dedicated to tropical landscaping.

Figure 4.4: Current photograph (2019) of a Spanish Cottage (Spanish Bungalow) at 1649 SW 11th Terrace (source: Plusurbia Design).

Figure 4.5: Current photograph (2019) of a Ranch home at 1125 SW 18th Avenue (source: Plusurbia Design).

Figure 4.6: Current photograph (2019) of a Bungalow at 1661 SW 11th Terrace (source: Plusurbia Design).

Figure 4.7: Current photograph (2019) of a two-story Mediterranean-style home at 1664 SW 9th Street (source: Plusurbia Design).
In Shenandoah, there are three types of duplexes built before 1969: stacked duplexes, front-facing duplexes (both one and two stories), and side-facing duplexes. Regardless of what type of duplex, however, all of the buildings resembled and were compatible with other residences in the neighborhood.

Front-facing duplexes, many of which were Mediterranean Revival or Mission style, were built in the 1920s. A significant number of stacked duplexes were built in the Streamline Moderne and Mediterranean Revival architectural styles in the late 1930s. The third type of duplex was the 1950s and 60s side-facing duplex, which adapted the sprawling, horizontal Ranch-style architecture to the narrow, deep urban lots of Shenandoah by rotating the building to face the side-yard.

Duplexes remain relevant and in high demand as affordable housing units within the quieter, landscaped suburban character of Shenandoah. The buildings maintain a scale and format that is in harmony with the character of the neighborhood. The majority of pre-1969 duplexes in Shenandoah do not have on-site parking or driveways.
During the late 1920s, as Miami was in the midst of a severe “bust” and an early onset economic Depression, most of the new construction in Shenandoah was garage apartments and Mediterranean Revival center-hall apartment buildings. Likely they were constructed by smart investors seeking to capitalize on a strong rental market and the opportunity to build a multi-family dwellings on cheap suburban land. The photographs below are examples of the kind of Mediterranean Revival center hall/ walk-up apartment buildings that are interspersed throughout the neighborhood.

**Figure 4.12:** Historic tax card photograph of 829 SW 18th Avenue, an example of the kind of Mediterranean Revival center hall/ walk-up apartment building that are interspersed throughout the neighborhood (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

**Figure 4.13:** Current photograph (2019) of the apartment building at 1752 SW 10th Street (source: © Steven Brooke Studios, Inc.).

**Figure 4.14:** Current photograph (2019) of 829 SW 18th Avenue. The apartment building has been reconstructed, and all stylistic elements have been removed (source: Plusurbia Design).

**Figure 4.15:** Current photograph (2019) of an apartment building in Mediterranean Revival architectural style at 1630 SW 10th Street (source: Plusurbia Design).
As seen in the map above, the inclusion of garage apartments as ancillary buildings is widespread throughout Shenandoah. More than half of the properties in Shenandoah include an ancillary building, usually a garage apartment; single-family homes, duplexes, and apartment buildings can all be found to have ancillary buildings in the rear.

In almost all cases, these free-standing garages and the garage portion of rear garage apartments have been enclosed and repurposed as an ancillary living units. Ancillary garage apartments serve a key role in Shenandoah’s unique urban character and the economic resilience of the neighborhood. They allow for twice the amount of residential density on a single lot without interrupting the landscaped, “suburban” character of the street. They also provide naturally-occurring affordable housing for both the tenant and the owner, as rents from a garage apartment can be used to offset mortgage payments on the main house. Garage apartments played a critical role in providing housing for Cuban refugees from the 1950s until today.
Building Density

This map of the number of structures per property within the Shenandoah survey area highlights the prevalence of ancillary buildings within the neighborhood. These ancillary buildings were often garage apartments, and nearly all of them have evolved to be used as additional living space on the property. These ancillary living units are used for extended family members, as rental units to supplement the income of resident homeowners, or as part of a rental complex on a property with multiple rental properties managed by an off-site landlord. It is the presence of rear, ancillary buildings throughout Shenandoah that allows for a remarkable amount of residential density per lot, within a neighborhood that in many cases appears to be low-density (single-family) and suburban from the street. 

Figure 4.19: Map of number of structures per property within the Shenandoah survey area.

Figure 4.20: Current aerial view (2019) of the building complex at 840 SW 13th Avenue (source: Google Maps).

Figure 4.21: Map of the structures that are owner-occupied within the Shenandoah survey area.

Owner-occupied
Not owner-occupied
Shenandoah is significant as one of the largest concentrations of 1920s and 1930s-constructed buildings in the City of Miami that has not been surveyed and is not a historic district. Shenandoah is best-known for its Spanish, or Mediterranean-style architecture, specially its collection of modest Spanish Cottages, flamboyant Mediterranean Revival Mansions, and Mediterranean Revival and Mission style homes, duplexes, and apartment buildings. However, it also includes a significant collections of Bungalows, Vernacular homes, Revival-style kit homes, Streamline Moderne, Minimal Traditional, and Ranch-style homes and duplexes.

Figure 4.22: Map of the different architectural styles within the Shenandoah survey area.

Figure 4.23: Map of the year the structures within the Shenandoah survey area were built.
Frame and Masonry Vernacular

Frame Vernacular refers to a simple wood frame building, which is the product of the builder’s experience, available resources, and response to the environment. These buildings are typically rectangular, of balloon frame construction, and rest on piers. They are one or two stories in height, with one-story front porches, and gabled or hipped roofs with overhanging eaves. Horizontal weatherboard, drop siding, and stucco are the most common exterior wall materials. Some early buildings feature vertical board and batten siding or wood shingles, while asbestos shingles are common to post-1930s construction or as resurfacing for older buildings. Wood double-hung sash windows are typical, although many have been replaced by aluminum awning windows and jalousies. Ornamentation is sparse, and includes shingles, cornerboards, porch columns, brackets, rafter tails, vents in the gable ends, and oolitic limestone detailing.¹

Masonry Vernacular construction in Shenandoah can be marked by hollow clay tile, concrete block, and oolitic limestone. Concrete blocks were easily manufactured from local materials. Rusticated concrete blocks, molded to resemble rough-cut stone, were popular prior to 1920 and are still seen in Little Havana and in one example in Shenandoah at 1125 SW 22nd Avenue, built in 1917 as a farm house. Oolitic limestone, or native coral rock, is the most typical masonry building material in South Florida. In Shenandoah, it is likely that all of the original oolitic limestone residences were constructed of discarded stones from the dismantled wall around the old fruit groves that were previously on site.

The American Foursquare is best described as an architectural type rather than a specific architectural style. It was prevalent nationally between 1895 and the 1930s. The American Foursquare home is identified by the overall form of a perfect cube, with two stories, topped by a pyramidal hipped roof, often with dormers. A one-story porch front porch with wide steps is a prominent feature, and oftentimes the porch wraps the house on the side or even on all four sides. The boxy shape of the home was designed as a practical and economical way to maximize interior room space on a small city lot. It is a very common architectural type in early suburbs, particularly in the Midwest where new towns sprung up around railroad infrastructure. American Foursquare homes could be purchased through national catalogs, but the type was also common enough that a builder could build locally without nationally syndicated plans or kits.

Like the Bungalow, American Foursquare homes could be “decorated” with a variety of architectural styles, from Craftsman, to Colonial, to Mission. Generally, the style can be described as more Craftsman, or Vernacular, using local materials and practical woodwork for design embellishment rather than more academic “Revival” design elements. In Shenandoah, American Foursquare type homes were some of the largest and most prominent early homes in the neighborhood, and often feature restrained architectural details, the use of oolitic limestone, and generous porches.
Bungalow were economic to build, and were built primarily during the earlier years of the 20th Century from house catalogues and kit homes. The style is most commonly found in the Westmoreland section and the first phase of Shenandoah, east of 17th Avenue.

Bungalows typically have a wood frame with foundations and chimneys of native oolitic limestone. The exterior facades have either horizontal wood siding or shingles, but because of the subtropical Miami climate, most have been replaced with stucco, which is easier to maintain. Its main features include high pitch side-gabled roof with exposed roof rafters, wide overhanging eaves, numerous large sash windows, dormers projecting from the roof, and screened porches. In most cases, the Bungalow's porches have been enclosed. The structural features still remain for most, however, including tapering masonry piers and wood posts that support the porch roof.
Features of a Bungalow

Figure 4.30: Illustration of a Bungalow at 820 SW 13th Avenue (source: Plusurbia Design).
Spanish Cottages are the most common building type in Shenandoah, illustrated in the map above. Most of the residences were speculatively built by local builders in the unique hybrid "Spanish Bungalow" style and building type, which adapted the floorplan of the Craftsman style, wood-frame Bungalow to concrete construction and the fashion for Spanish-style architecture.

Spanish Cottage homes are one story and they can be readily identified by the extension to the main building with an open porte cochere, or a passageway to let vehicles pass. While these homes do not include extensive ornamentation from the Spanish Revival architectural style, they draw from the style's stucco exterior surfaces, flat roof with a parapet, decorative red tile roof embellishment, grouped windows and arched entryways with rustic wooden doors. Other decorative elements include Mission-style parapets, wing walls, towers, elaborate chimney tops with small tiled roofs, decorative tile vents, finials, and crests.

Figure 4.31: Map of Spanish Cottages within the Shenandoah survey area.

Figure 4.32: Current photograph (2019) of a Spanish Cottage at 1638 SW 11th Terrace (source: © Steven Brooke Studios, Inc.).

Figure 4.33: Current photograph (2019) Spanish Cottage at 1634 SW 11th Terrace (source: © Steven Brooke Studios, Inc.).
Figure 4.34: Illustration of a Spanish Cottage at 1638 SW 11th Terrace (source: Plusurbia Design).
Figure 4.35: Current photograph (2019) of Spanish Cottages on the 1600 block of SW 11th Terrace (source: © Steven Brooke Studios, Inc.).

Figure 4.36: Current photograph (2019) of Spanish Cottages on the 1800 block of SW 11th Street (source: © Steven Brooke Studios, Inc.).
Components of a Spanish Cottage ("Spanish Bungalow")

Figure 4.37: Illustration of a Spanish Cottage at 1638 SW 11th Terrace. Note the interchangeable elements of the style that could be used to individualize an otherwise standarized floor plan and building form (source: Plusurbia Design).
Mediterranean Revival

Like Spanish Cottages, the Mediterranean Revival style is also very common in Shenandoah, having also been influenced by the original Spanish Colonial architecture in earlier centuries of the region. It takes components from other architectural styles along the Mediterranean Coast, most evident its decorative features from Italian, Moorish, and French architecture.

Mediterranean Revival homes are typically two stories and have generously applied ornamentation, especially around doorways, windows, and balconies. Distinguishing features of this style are the use of arches for doorways and windows, rough stucco exterior surfaces and red tile roof covering. Decorative parapets are common, and other ornamentation consists of pediments, wrought iron grills, wood brackets, wood balustrades, twisted columns, and ceramic tile and oolitic limestone decorations. Rather than a front porch, homes in this style typically have courtyards, terraces, patios, and balconies.

Figure 4.38: Map of buildings in the Mediterranean Revival architectural style within the Shenandoah survey area.

Figure 4.39: Current photograph (2019) of a Mediterranean Revival home at 1799 SW 11th Street (source: © Steven Brooke Studios, Inc.).

Figure 4.40: Current photograph (2019) of residences in the Mediterranean Revival architectural style on the 1800 block of SW 11th Terrace in Shenandoah (Source: © Steven Brooke Studios, Inc.).
Features of the Mediterranean Revival style

Figure 4.41: Example of a Mediterranean Revival style residence at 1837 SW 11th Terrace (source: Plusurbia Design).
Figure 4.42: Current photograph (2019) of a Mediterranean Revival style apartment building at 1764 SW 10th Street (source: © Steven Brooke Studios, Inc.).
Features of the Mediterranean Revival style

Figure 4.43: Illustration of a Center Hall apartment building in Mediterranean Revival architectural style (source: Plusurbia Design).
Purely Mission-style buildings are not as prevalent in Shenandoah as are Spanish Cottages and Mediterranean Revival Style buildings, however, Mission-style elements can be found on many Spanish Cottages and Mediterranean Revival style buildings, particularly the decorative parapet and barrel-tile coping.

Mission-style homes are simpler than other architectural styles of the time in that applied decorations and ornamentation are kept to a minimum.

They have very specific features that define the style, most distinctively the decorative shaped parapets that have stucco moldings or barrel tile coping, which are often seen on the roof and repeated on front porches. The buildings have rough stucco exterior surfaces and chimneys. The buildings also often have arched openings and arcaded front porches supported by large square piers or columns that extend the width of the entire front facade of the building.
Features of the Mission style

Figure 4.47: Diagram of the features of the Mission-style residence at 1537 SW 10th Street (source: Plusurbia Design).
Colonial Revival

There are only a few buildings in Shenandoah that were built in the Colonial Revival style, but all of the examples are significant for their size and prominence. Most of these examples were built in the 1920s as “kit” homes, from national catalogues such as Sears or Montgomery Ward, which explains why they appear more in keeping with national trends and why their style departs from the more typical “Spanish” style that dominated in 1920s Florida. These homes still retain original design elements, but some have replaced the windows, roofing material, or exterior siding.

The Colonial Revival architectural style features a symmetrical facade and a traditional form. While design elements include dormers, columns, quoining, and dentils under eaves, the differentiating decorative element of these homes is the prominent main entryway, typically with a pediment supported by pilasters or columns if extended forward and has a fanlight or sidelights. The homes have a rectangular shape, a medium pitched hipped or gabled roof with shingles and moderately overhanging eaves, its windows are large, double-hung, symmetrically balanced, many times come in pairs, and shutters are commonly present. The exterior is wood clapboard or stucco.

Figure 4.48: Map of buildings in the Colonial Revival architectural style within the Shenandoah survey area.

Figure 4.49: Current photograph (2019) of a Colonial Revival residence at 1441 SW 11th Street (source: © Steven Brooke Studios, Inc.).

Figure 4.50: Current photograph (2019) of a Colonial Revival residence at 1147 SW 13th Avenue (source: © Steven Brooke Studios, Inc.).
Features of the Colonial Revival style

Figure 4.51: Diagram of the features of the Colonial Revival residence at 1147 SW 13th Avenue (source: Plusurbia Design).
Tudor Revival

Like the Colonial Revival style, there are only a few homes in Shenandoah that were built in the Tudor Revival style, but all of the examples are significant for their size and prominence. Most of these examples were built in the 1920s as “kit” homes, from national catalogs such as Sears & Roebuck or Montgomery Ward, which explains why they appear more in keeping with national trends and why their style departs from the more typical “Spanish” style that dominated in 1920s South Florida. These homes still retain original design elements, but some have replaced the windows or roofing material.

There are two main types of Tudor Revival architecture: the half-timbered type, which features decorative half-timbering and often includes a false-thatch roof with inward-curving eaves, and the front-facing gable type, which features a dramatically steep roof pitch that allows a full second story to be located under the slope of the roof, and a prominent decorative chimney on the front facade. There is one example of a half-timbered Tudor Revival residence at 1755 SW 12th Street – this home is identified as a Montgomery Ward kit home known as “The Parkway.” The other four examples are of the front-facing gable type; the home at 1410 SW 11th Street is identified as a plan-book home from the 1920 National Plan Service Catalogue, unromantically named “Design 697-B.”

Figure 4.53: Current photograph (2019) of a Tudor Revival residence at 1755 SW 12th Street (source: © Steven Brooke Studios, Inc.).

Figure 4.54: Current photograph (2019) of a Tudor Revival residence at 1645 SW 9th Street (source: Plusurbia Design).
Features of the Tudor Revival style

Figure 4.55: Diagram of the features of the Tudor Revival residence at 1410 SW 11th Street (source: Plusurbia Design).
Italian Renaissance Revival

The Italian Renaissance Revival style was commonly used for architect-designed homes in the late 1920s and 1930s and therefore was not as common as other styles of the time. The homes built in this style in Shenandoah are the largest in the neighborhood and all are two stories.

The Italian Renaissance Revival style is characterized by decorative details that include quoining, decorative brackets under widely overhanging boxed-in eaves, string courses, and main entryways with classical surrounds and pediments supported by classical columns. The roof is typically low-pitched with ceramic tiles. Facades in this style are symmetrical, often with arched first floor windows and smaller, less elaborate windows on the second story.

Figure 4.56: Map of buildings in the Italian Renaissance architectural style within the Shenandoah survey area.

Figure 4.57: Current photograph (2019) of an Italian Renaissance Revival residence at 1505 SW 12th Street (source: Plusurbia Design).

Figure 4.58: Current photograph (2019) of an Italian Renaissance Revival home at 2137 SW 10th Street (source: © Steven Brooke Studios, Inc.).
The Minimal Traditional style was a transitional style between the grand Revival-style homes of the 1920s and 1930s, and the stripped-down, “modern” Ranch homes of the 1950s and 1960s. The style was common before the rising popularity of the Ranch style and incorporated forms from Colonial and Tudor buildings with a more practical floor plan. They were more economical to build and lacked their decorative detailing and large scale. Homes in this style are usually one story, have low or moderately pitched tile roofs with close eaves, and usually have at least one front-facing gable.

Figure 4.59: Map of Minimal Traditional homes within the Shenandoah survey area.

Figure 4.60: Current photograph (2019) of a residence in the Minimal Traditional style at 2105 SW 12th Street (source: Plusurbia Design).

Figure 4.61: Current photograph (2019) of a home in the Minimal Traditional style at 1844 SW 10th Street (source: Plusurbia Design).
Streamline Moderne was one of the most common architectural styles in Shenandoah during the 1930s. Because at this time the zoning allowed for duplexes, many of the Streamline Moderne residences were built as this building type. Stacked duplexes feature a prominent exterior stairway to the second-floor unit, while front-facing duplexes feature a vertical element in the center of the facade.

The Streamline Moderne architectural style takes its name from the beginning of the streamlined industrial design for ships, airplanes, and automobiles at the time, notable in the horizontal emphasis designed into the homes of the style meant to resemble airstreams and manifested as grooves or lines in the building’s walls. Other identifying features include unornamented smooth stucco wall surfaces, flat or low-pitched hipped roofs, eyebrow overhangs over entryways, steel casement windows, and an enhanced main entryway with curved features.
Features of the Streamline Moderne style

Figure 4.65: Diagram of a Streamline Moderne stacked duplex at and its features at 1252 SW 13th Avenue (source: Plusurbia Design).
During the post-war period of the 1950s, as more households became dependent on the automobile, a new architectural style became popular throughout the country - the Ranch homes. Sprawling suburban developments were now accessible, and Ranch homes were ideal for the larger lots and usually integrated a garage into the main building. Ranch style homes are notable for their long, wide, and horizontal “sprawling” form. They have low-pitched hipped roofs with moderate eave overhangs. Exterior surfaces have either wood or brick cladding or a combination of both. Common ornamentation includes decorative iron or wooden porch supports, and slump brick shutters.

In Shenandoah, narrow and deep lots meant adapting the type by rotating homes in this style to face the side-yard; alternatively long, wide homes and duplexes were built on corner lots facing the long side of the lot. Some Ranch homes had an incorporated one-car garage when possible.
Ranch style features

Figure 4.69: Diagram of the features of a Ranch-style residence at 1290 SW 11th Street (source: Plusurbia Design).
Street Widening

In the 1970s, SW 22nd Avenue and SW 17th Avenue were widened from two lanes to four lanes with a center turn lane. As a result, these streets changed dramatically in character.

In particular, on SW 17th Avenue, which served as the heart of the Shenandoah Subdivision, grand homes with large front yards and a wide “parkway” or swale, were altered when the landscaped parkway was replaced with a lane of fast-moving traffic.

In some cases, buildings were partially demolished to make room for the widened road. As a result, residences on SW 17th Avenue and SW 22nd Avenue have declined dramatically in value, appearance and desirability. This has extended almost a block into the neighborhood as well.
Figure 4.74: The Mediterranean Revival building at 1701 SW 10th Street fronting SW 17th Avenue, originally with a landscaped swale and street trees (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 4.75: The Mediterranean Revival building at 1687 SW 10th Street fronting SW 17th Avenue, originally with a shaped parapet, decorative roof tiles, medallions, and front arched entryway (source: City of Miami, Florida Historic Preservation Office Tax Card Photographs).

Figure 4.76: Current photograph (2019) of the building at 1701 SW 10th Street. After road widening on SW 17th Avenue, the landscaped swale and street trees are no longer present to buffer the residence from fast-moving traffic (source: Plusurbia Design).

Figure 4.77: Current photograph (2019) of the building at 1687 SW 10th Street. The entire front facade, including the shaped parapet, decorative roof tiles, medallions, and front arched entryway were removed to accommodate the widening of 17th Avenue (source: Plusurbia Design).
Landscape

During the survey, the change in landscape trends over time in Shenandoah was very evident. Early landscapes seen in the 1930s and 1950s tax card photos demonstrated generally open lawns. This allowed full visibility of the intricate and often flamboyant architecture of the individual residences. Tropical palms, fruit trees, and shrubbery were the preferred plant types. Today, landscape preferences here generally shifted towards privacy and shade.

Large street trees such as Mahogany and Royal Poincianas are more prevalent today. These large trees provide valuable shade for the many residents who travel the neighborhood by foot or bicycle, or who walk to Southwest 8th Street to catch a bus. They also provide important habitat in this location that is so close to the Downtown and Brickell. Owners have erected tall walls, fences, and privacy hedges that sometimes completely obscure the architecture of their home from view.

Figure 4.78: View of the 1800 block of SW 11th Terrace in Shenandoah, c. 1932, showing the original landscaping of Royal Palms, Coconut Palms, and tropical shrubs (source: Romer, Gleason Waite, Miami-Dade Public Library System, 2018).

Figure 4.79: View of the 1800 block of SW 11th Terrace in Shenandoah in 2019 showing large Mahogany trees planted to provide shade for the street (Source: ©Steven Brooke Studios, Inc.).
List of Historical Resources

The following table and map documents all of the historic resources included in the Shenandoah Historic Properties Inventory. The table includes the Site File Number, the Site Address, Year Built, Architectural Style, Building Typology, Presence of an Ancillary Building, National Register Eligibility as a contributing resource in a potential Shenandoah National Register Historic District, and National Register Eligibility as an individual resource. Please note that a complete photo directory of all of the recorded historic resources is provided as an Appendix of this report. Please also note that a large-scale version of the map is included as an Appendix of this report.

![Map of historical resources within the Shenandoah survey area.](image)

*Figure 4.80: Map of historical resources within the Shenandoah survey area.*

- Eligible for NRHP
- Potentially Eligible for NRHP
- Ineligible for NRHP
- Demolished
- Outside Survey Boundary, vacant lot, or built after 1969.

*N*ote: a large format of this map can be found in Appendix B.
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<th>Site Number</th>
<th>Site Address</th>
<th>Year Built</th>
<th>Architectural Style</th>
<th>Building Typology</th>
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Potentially Eligible Individual Resources

The following map and proceeding photo directory documents the 57 properties that were determined to be potentially eligible for the National Register for Historic Places as individual resources. Additional research on these properties is recommended to make a final determination of National Register eligibility as an individual resource. The photo directory includes the Site File Number, the Site Address, Year Built, Architectural Style, the National Register Eligibility as a contributing resource in a potential Shenandoah National Register Historic District, and a summary caption explaining the significance of the property. Please note that a large-scale version of the map is included as an Appendix to this report.

Figure 4.81: Map of landmark homes within the Shenandoah survey area.

*Note: a large format of this map can be found in Appendix C

HOW TO USE THIS PHOTO DIRECTORY

SITE NUMBER

Historic Tax Card Photograph dating from the 1920s (resources predating 1930), the 1930s (resources predating 1940), the 1950s (resources predating 1960), or the 1960s (resources predating 1970)

SITE ADDRESS

YEAR BUILT

ARCHITECTURAL STYLE

NATIONAL REGISTER DISTRICT ELIGIBILITY

Current photograph (2019)
1004 SW 16TH AVENUE
YEAR BUILT: 1923
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

1016 SW 13TH COURT
YEAR BUILT: 1918
STYLE: COLONIAL REVIVAL
ELIGIBLE FOR NRHP DISTRICT

1056 SW 13TH AVENUE
YEAR BUILT: 1920
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

A two-story Mission-style home with shaped parapet, one-story projected arcaded front porch across facade, porte cochere, medallions, and decorative tiled vents. Rehabilitated in 2014. Home of Frank and Mabel Couture from 1920s-60s.

A two-story Locally Designated Colonial Revival home of A.H. Ramsey, wood frame construction and wood siding, brick chimney, hip roof, sash wood windows w shutters, porch with decorative wood balustrade and railing, doric pilasters, dentil frieze.

Masonry Vernacular residence with Frame Vernacular garage outbuilding, flat roof with decorative parapet, foundation and chimney constructed of native coral rock with grapevine mortar. Excellent integrity. Long-time home of Garavaglia family.
1147 SW 13TH AVENUE
YEAR BUILT: 1927
STYLE: COLONIAL REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Colonial Revival home converted to a Nursing home complex. Wing added on N facade to connect the neighboring property, 1141-43. Retains character-defining features such as original windows, roofline, quoining, and Tudor-style entry.

1237 SW 10TH STREET
YEAR BUILT: 1916
STYLE: FRAME VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

A two-story Frame Vernacular home with steep intersecting gables and open entry porch with hip roof, original classical wood supports, and pressed concrete railing. Resembles many Catalogue Homes of the 1910-20s. 1927 Mission-style garage apartment.

1410 SW 11TH STREET
YEAR BUILT: 1920
STYLE: TUDOR REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Tudor Revival style home with unusually tall and steep multiple front facing gable roofs with shed dormers, front facing chimney, stylized classical entablature with swan neck pediment over front door, detached garage converted to living space.
1411 SW 11TH STREET  
YEAR BUILT: 1927  
STYLE: NEO-CLASSICAL REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

This Mayor's residence is an outstanding example of Neo-Classical Revival architecture in Miami, noteworthy for its stylistic features, classical details, and large scale. Built as the home for Miami's first Mayor, John Reilly; it has served as a Russian Orthodox church since 1954.

1441 SW 11TH STREET  
YEAR BUILT: 1927  
STYLE: COLONIAL REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

A two-story Colonial Revival home with the front facade containing symmetrically balanced windows, center entry door and side porch. Retains all character defining features including windows, siding, and portico front entry porch. This was likely a catalogue home from Sears or Montgomery Ward.

1505 SW 12TH STREET  
YEAR BUILT: 1935  
STYLE: ITALIAN RENAISSANCE REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

A two-story Italian Renaissance home with a central block two-wing plan and Streamline/ Art Deco/ Mediterranean elements. Retains original character defining features - hipped tiled roof, classical door surround, belt course, original openings.
1601 SW 10TH STREET
YEAR BUILT: 1926
STYLE: AMERICAN FOURSQUARE
ELIGIBLE FOR NRHP DISTRICT

This home is an outstanding example of American Foursquare architecture in Miami featuring a pyramidal roof with glazed barrel tiles, hip dormers, exposed rafters, and a large L-shape wrapping porch with Doric columns. Two-story garage apartment.

1601 SW 11TH STREET
YEAR BUILT: 1935
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT


1625 SW 12TH STREET
YEAR BUILT: 1922
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular structure was the original 1922 pump house for Shenandoah, supplying fresh water to the neighborhood prior to annexation in 1925. Features exposed native coral rock walls, grapevine mortar, and swooping copper entry roof.
A Mission-style residence with exposed native coral rock walls that served as a model home for Shenandoah. Coral Rock was taken from old Ferris's Grove wall. Original parapeted gable roof, projecting visor roof & incised porch with Islamic arches. Two-story garage-apartment.

Large Spanish Cottage retaining character defining features, tower, parapet decorated with barrel tile, coat of arms, and finial, porte cochere with Mission-style parapet, open porch with iron bars.

Two-story Mediterranean Revival home with Streamline Moderne elements, low sloped roof with ledge, incised porch with scallop arched decoration, coping, quoining, and tiles around front door, horizontal elements such as string course, chimney tower.
1799 SW 11TH STREET  
YEAR BUILT: 1927  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT  

A two-story Mediterranean Revival home resembling a Spanish castle. A three-story entry tower and recessed second story creates picturesque massing. Most original site elements. Originally the home of Mr. William Hill, owner of Hill Motor Car Company.

1800 SW 11TH STREET  
YEAR BUILT: 1925  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT  

An outstanding example of Mediterranean Revival residential architecture with Moorish features. Home of Jewish merchant and civic leader P.G. Blanck after 1930. Excellent integrity with arcaded loggia, horseshoe arched front door surround, arched original windows.

1801 SW 12TH STREET  
YEAR BUILT: 1932  
STYLE: ITALIAN RENAISSANCE REVIVAL  
ELIGIBLE FOR NRHP DISTRICT  

A two-story Italian Renaissance home that retains all original character defining features: hipped tiled roof, classical door surround, all original windows (many with fanlites). Long-time home of Dr. William A Haggard; crest over door is of medical fraternity.
A two-story Mediterranean Revival home w/ picturesque massing. A protruding chamfered sun room w/ crenelated parapet and an open porte cochere flank an entry court. Original applied stone door surround, elaborated chimney top, stucco vents, scuppers.

Outstanding example of Mediterranean Revival architecture designed by Robert A. Chananie in 1925. Commissioned by prominent Jewish merchant and civic leader P.G. Blanck; after 1930 it was the long-time residence of Judge W. W. Trammell, brother of Florida governor Park Trammell.
1867 SW 11TH TERRACE  
YEAR BUILT: 1926  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT  

Two-story Mediterranean Revival home of Max Orovitz, founder of Mount Sinai hospital, in the 1930s and 1940s. Notable parabolic arched stain glass window, decorative terracotta tiles surrounding edge of flat roof. Detached garage in rear with porch.

1876 SW 10TH STREET  
YEAR BUILT: 1924  
STYLE: SPANISH COTTAGE  
ELIGIBLE FOR NRHP DISTRICT  

This one-story Spanish Cottage was the long-time home of Miami’s most influential Jewish pioneers and leaders, Isidor and Ida Cohen from 1925 to 1971. This was the site of many pivotal events in the Jewish community during those years.

1893 SW 10TH STREET  
YEAR BUILT: 1925  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT  

An outstanding and unique example of a large Mediterranean Revival home with Art Deco elements. Home of Joseph A. Richter and his family from 1930-1948, prominent Jewish family with strong civic leadership. Retains most character-defining features.
A two-story American Foursquare home retaining character defining features including pyramidal roof with hip dormers and a one-story porch with native coral rock piers/base and wood spindle-work frieze quoining. Windows and roofing have been replaced. Two ancillary buildings.

One-story Bungalow with excellent architectural integrity. Features cross-gable roof, shed dormer, brick chimney, exposed rafter tails, casement multi-light windows, enclosed porch with side entrance. Three ancillary buildings at rear.

Two-story bungalow with steep pitched gabled roof with gabled dormers on either side, screened incised porch, some windows and roofing replaced. Two story garage apartment at the rear of the property.
Two-story Mediterranean Revival home of Lester B Manley (Shenandoah founder) in the 1920s and 30s that was likely designed by his sister Marion I. Manley, Florida’s first licensed female architect, best known for her work on the University of Miami campus.

A two-story Mediterranean Revival apartment building with a three-story cylindrical tower & numerous porches that define the mass and character of the home. Windows have been replaced and some openings altered, however the building maintains its original character-defining features.

2100 SW 10TH STREET
YEAR BUILT: 1925
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

A two-story Mission home with shaped parapet and projecting tile visor roof supported by decorative brackets. Original Tudor-style portico entry, finials, flower boxes and rough stucco exterior. One-story side porch enclosed and replaced windows.

1545 SW 11TH TERRACE
YEAR BUILT: 1923
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home retaining its original picturesque massing and character-defining features, such as open porch and porte cochere, arched openings, mission-style parapets, stepped wing walls and scuppers.

1621 SW 9TH STREET
YEAR BUILT: 1917
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story native coral rock Spanish cottage that was constructed in 1917, likely as a residence on the original Ferris’ Grove, prior to the development of Shenandoah in 1921 and the first construction of residences in 1922.
**1621 SW 11TH STREET**
YEAR BUILT: 1923
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT


**1637 SW 10TH STREET**
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival apartment with a two-story open porch enclosed on first level. Original arched doors remain with screens removed. Replaced barrel-tile roof with Concrete tile. Wood Doric columns and railing replaced.

**1684 SW 10TH STREET**
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story six-unit Mediterranean Revival center-hall apartment building, retaining its original character. Decorative parapet, facade decoration at entry, and second-story balustrades remain. Windows were replaced. Garage apartment in rear.
**1700 SW 11TH STREET**  
**YEAR BUILT:** 1925  
**STYLE:** MISSION  
**ELIGIBLE FOR NRHP DISTRICT**

A two-story symmetrical Mission home with one-story porch, original shaped parapet, Tudor-style entry, decorative brackets supporting broken projecting visor roof with Spanish tile, flower boxes. Window openings altered, added balustrade to terrace.

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**1714 SW 11TH TERRACE**  
**YEAR BUILT:** 1928  
**STYLE:** MEDITERRANEAN REVIVAL  
**ELIGIBLE FOR NRHP DISTRICT**

Two-story Mediterranean Revival apartment building, Mission-style parapet with Spanish tile detail, scuppers, medallions, “Boston Apartments” stucco sign over entryway, original entry double doors.

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**1740 SW 11TH STREET**  
**YEAR BUILT:** 1924  
**STYLE:** MODERNE  
**ELIGIBLE FOR NRHP DISTRICT**

A one-story Moderne home built in 1924 with unique features for its time. The home was altered to include Mediterranean-style elements. The original porte cochere was enclosed and windows replaced. The Silver family lived here for over thirty years; 1930-60s.
A one-story Mediterranean Revival home retaining its original character including exposed native coral rock structure, arched openings and barrel tile shed roof. An early Coral Rock home in Shenandoah that was built of Hickson / Ferris Grove wall stones.

Long-time home of Coral Gables First National Bank president Thomas F. McAuliffe, this Montgomery Ward Tudor-style kit home ("The Parkway") retains character defining features such as a clipped gable, false-thatched roof, and decorative half-timbering.

A two-story Mediterranean Revival four-unit center-hall apartment building retaining original character. Original mission-style parapet, Spanish tile, small balconies, flower boxes, and decorative facade applications remain. Additional living space provided in an ancillary building.

A two-story Mission style home commissioned by W.H. List in 1925, designed by architect R.A. Preas. Simple "California Mission" design with original open main entry porch with wood supports. A rear apartment was constructed in 1976 facing 18th Avenue.

A Mediterranean Revival home with a two-story central block massing and one-story entry wing. Defining features include the front-facing gables, original open balcony with wood balustrade, circular windows, and chimney.
1813 SW 11TH STREET
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

This Spanish Cottage retains all of its original character-defining features, including rough stucco, flat roof with decorative parapets and tiles, large arched window openings with original Craftsman-style decorative entry tower.

1818 SW 11TH TERRACE
YEAR BUILT: 1928
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT


1818 SW 9TH STREET
YEAR BUILT: 1925
STYLE: ITALIAN RENAISSANCE REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Italian Renaissance Revival apartment building with symmetrical facade. Original exposed rafters, grouped window openings, and arched entry.
1835 SW 11TH STREET  
**YEAR BUILT:** 1925  
**STYLE:** SPANISH COTTAGE  
**ELIGIBLE FOR NRHP DISTRICT**

The "Tennant Home" is the long-time home of Betty Rae Tennant from 1959 - 2006, one of the first female officers in the U.S. Navy. One-story stucco "Spanish Bungalow" with mission-style parapets in near original condition.

1845 SW 11TH STREET  
**YEAR BUILT:** 1925  
**STYLE:** MEDITERRANEAN REVIVAL  
**ELIGIBLE FOR NRHP DISTRICT**

Two-story house with Spanish Cottage ground floor with decorative parapet and entry sun-room with recessed arches; Mediterranean Revival second floor pavilion with front-facing gable roof and grouped arch openings, partially enclosed with lattice. Large ancillary unit.

1863 SW 11TH STREET  
**YEAR BUILT:** 1924  
**STYLE:** MEDITERRANEAN REVIVAL  
**ELIGIBLE FOR NRHP DISTRICT**

A one-story Spanish Cottage retaining its original character. Original decorative parapets, basket handle arched opening with sunburst motif, and decorative quoining at edges and entry remain. Screen porch openings enclosed. Early home of Judge W.W. Trammell.

Three two-story apartment buildings are grouped in the lot with open lawn. Largest building built in 1922; paired apartments built in 1924 by architect J.C. Gault. Center hall plans, rough stucco exteriors, original paired double-hung sash wood windows and Mission-style parapets.

A one-story Spanish Cottage with unusual roofline and front facing gable entry porches applied to shaped parapet roof. Original elaborated chimney top, arched openings, decorative door surround, wing walls, and garlands.
1869 SW 12TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage in original condition, retaining original form, character and windows. Character-defining features include: arched openings flanked by twisted engaged Corinthian columns, parapet, sunroom with shed roof, wing walls.

2137 SW 10TH STREET
YEAR BUILT: 1926
STYLE: ITALIAN RENAISSANCE REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Italian Renaissance home retaining original form and character-defining features: symmetrical facade, larger first-floor windows, classical entry portico with paired Corinthian columns, balustrades, and Palladian window. Original one-story garage apartment.

1153 SW 12TH COURT
YEAR BUILT: 1937
STYLE: STREAMLINED MODERNE
ELIGIBLE FOR NRHP DISTRICT

A two-story Streamlined Moderne duplex with applied Permastone, flat roof, wrap windows continuing around corners. Eyebrow overhangs cover entries facing street, exterior stair provides entry to second level.
Demolitions

In the process of conducting the survey, eight (8) properties were found to have been demolished. Many of these demolished properties were located closer to SW 8th Street, where the zoning allows for higher intensity construction that what is currently there.

For example, on SW 13th Avenue, a number of wood-frame Bungalows in the T3-O zoning category have been recently demolished, and concrete duplexes are being constructed in their place.

Portions of the project area that were not investigated and why

One hundred and sixty-four (164) properties within the Study Area boundary were not recorded because they were constructed within the past 50 years, or because they were commercial properties fronting Calle Ocho, which were surveyed by the State in 2017 and are distinct in character from the residential, suburban building typologies within the core of the Shenandoah neighborhood.

Portions of project area that were studied and did not contain historical or cultural resources

Thirty-nine (39) resources were studied and were determined to not contain any historical or cultural resources due to exterior alterations completed outside of the period of significance of 1911-1969 that have resulted in a loss of integrity.
SECTION FIVE
RESULTS AND CONCLUSIONS
OF HISTORICAL, ARCHITECTURAL, AND CULTURAL
RESOURCE INVESTIGATIONS
RESULTS AND CONCLUSIONS

The main objective of the project is to create, for the first time, a comprehensive inventory of historic architectural resources within the oldest sections of the area known as Shenandoah. This inventory can then be used as a tool for the State, the City, and most importantly, Shenandoah stakeholders, to make decisions about the future of this historically significant neighborhood.

This effort documents the neighborhood through newly-created FMSF forms, resource photographs, GIS information, historic tax card photographs, and historic tax cards. The historical overview within Section Two provides a context for assessing historic resources in Shenandoah. The Building Typology and Architectural Style Guides in Section Four provide analysis and guidance for understanding the unique characteristics of the buildings in Shenandoah. The NRHP recommendations can assist the State, the City of Miami, Dade Heritage Trust, and the community in any future efforts towards preservation planning. During the survey, 583 historic resources were recorded (576 new Site Files were created, and 7 previously recorded Site Files were updated), and 164 properties within the Study Area boundary were not recorded because they were constructed within the past 50 years, or because they were commercial properties fronting Calle Ocho, which were surveyed in 2017 and are outside of the scope of the Shenandoah survey effort. Of these 583 historic resources in Shenandoah that were recorded, it is recommended that 518 resources are eligible for listing as contributing resources within a potential Shenandoah National Register Historic District, and 26 resources are potentially eligible pending further investigation to determine if exterior alterations or adaptations occurred within the period of significance. It is recommended that 39 resources are currently ineligible due to exterior alterations that have resulted in a loss of integrity. An additional 8 properties that were on the original survey list were found to have been demolished. Finally, it is recommended that 57 resources should be further investigated for eligibility for Individual listing on the National Register.

NRHP Evaluation of Architectural Resources

Historical architectural resources in the survey area were evaluated for listing on the NRHP. Federal guidelines allow four broad evaluative criteria for determining the significance of a particular resource and its eligibility for the NRHP. Any resource (building, structure, site, object, or district) may be eligible for the NRHP if it:

A. is associated with events that have made a significant contribution to the broad pattern of history;

B. is associated with the lives of persons significant in the past;

C. embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. has yielded, or is likely to yield, information important to history or prehistory.
A general guide of 50 years of age is employed to define “historic” in the NRHP evaluation process. That is, all properties greater than 50 years of age may be considered. However, more recent properties may be considered if they display “exceptional” significance.

Following National Register Bulletin: How to Apply the National Register Criteria for Evaluation (Savage and Pope 1998), evaluation of any resource requires a twofold process. First, the resource must be associated with an important historic context. Second, the integrity of the resource must be evaluated to ensure that it conveys the significance of its context.

The constituent elements that define a complete property include the following:

1. Architectural Style and Integrity of Primary Structure
2. Building Typology, and presence of Ancillary Living Unit
3. Cultural Adaptations, particularly those adaptations associated with Cuban refugee families. These include religious shrines in the front of the residence, enclosing porches, large-scale rear additions, conversion of garages and ancillary units into additional living space, and subdividing large houses into multiple living units.

Methods used to apply National Register Criteria

Under Criterion A, a resource must have existed at the time that a particular event or pattern of events occurred, and activities associated with the event(s) must have occurred at the site. In addition, this association must be of a significant nature.

Under Criterion B, the resource must be associated with historically important individuals. This association must relate to the period or events that convey historical significance to the individual.

Under Criterion C, a resource must possess physical features or traits that reflect a style, type, period, or method of construction; display high artistic value; or represent the work of a master.

SHENANDOAH’S SIGNIFICANCE IN LOCAL, REGIONAL, STATE AND NATIONAL HISTORY AND ARCHITECTURAL HISTORY

Criterion A - associated with events that have made a significant contribution to the broad pattern of history:

Since 1925, Shenandoah has served as a sanctuary of religious and ethnic diversity. It was Miami’s “premier Jewish neighborhood” from 1925 until the 1950s, and by the 1950s it became a landing place for refugees of Communist countries, most notably as a destination for Cuban refugees in the 1950s and 1960s. Shenandoah’s founders, particularly Lester B. Manley, a progressive and a Unitarian, may have encouraged diversity by creating a climate of acceptance in the neighborhood, and
after 1924 they may have actively marketed property to wealthy Jews. Jewish pioneers and civic leaders Isidor and Ida Cohen were some of the first residents, moving into their modest Spanish Bungalow, or Spanish Cottage, in 1925; the neighborhood remained home to Miami's most prominent Jewish families until the 1950s. The neighborhood was also home to immigrants from Russia, (as evidenced by St. Peter and Paul Russian Orthodox Church at 1411 SW 11th Street), the Middle East, Greece, and Germany. By the 1950s, Shenandoah and adjacent Riverside became the primary destination for an unprecedented wave of immigrants to Miami: Cuban refugees escaping Fidel Castro's Communist regime. Shenandoah churches, schools, and civic institutions played a role in providing aid to newly-arrived Cuban refugees; the demographics of the neighborhood quickly shifted to become almost entirely newly-arrived Cuban families during this time. Cuban residents in Shenandoah adapted existing buildings to meet their practical and cultural needs, for instance subdividing large homes to provide multiple housing units, or building additions on smaller homes to accommodate extended families. Shrines dedicated to Virgin Mary and Saint Lazarus were erected in front yards as a public display of their Catholic faith. Shenandoah's inherently diverse housing stock and variety of housing typologies provided a naturally-occurring economic resilience for the neighborhood that was particularly suitable as a landing place for Cuban refugees to arrive in the 1950s and 1960s, and in many cases to remain for long periods of time.

**Criterion B - Person - associated with the lives of significant persons in our past**

Shenandoah is significant for its association with numerous prominent individuals that shaped the history of Miami, Florida, and the United States, including, but not limited to:

*William Jennings Bryan*, two-time presidential nominee, Secretary of State 1913-1915, was an early investor in Westmoreland and purchased five acres of property in the subdivision in 1916. He became a property owner only a few months after resigning as Secretary of State over disagreements over foreign policy with Germany leading to World War I. At that time, he and his family became entrenched in the Miami community, completing their winter residence, volunteering in charitable efforts, preaching at Sunday School; he sold all of his property holdings elsewhere to invest solely in Miami, and specifically Westmoreland.

*F. M. Hudson*, Florida State Senator and leader of State-wide effort to drain the Everglades, expand agriculture, and provide regional roadways, was a founding board member of the Westmoreland Company.

*Lester B. Manley*, Shenandoah’s first Superintendent of Construction, Sales Agent, and Developer was also an early resident at 1040 SW 15th Avenue, and went on to continue expanding the Shenandoah brand with other high-quality Shenandoah subdivisions until the 1940s.

*Isidor and Ida Cohen*, Miami Pioneers, the longest residing Jews in Miami, civic leaders, and founders of many of Miami’s first Jewish religious, civic and
cultural institutions, were residents at 1876 SW 10th Street from 1925 until the 1970s.

Philip G. Blanck, prominent Jewish merchant and member of Florida pioneer Goldenblatt family, commissioned 1848 SW 11th Terrace, Shenandoah’s largest and most expensive home at the time, and lived there from 1925-1930; later resided at 1800 SW 11th Street for many years.

John B. Reilly, Miami’s First Mayor from 1896 - 1900, commissioned a grand residence at 1411 SW 11th Street in 1927 and lived there with his family for many years; in the 1950s the residence was converted to a Russian Orthodox Church and remains in this use today.

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

Max Orovit, founding Board member of Mount Sinai Hospital, resided at 1867 SW 11th Terrace with his wife Ruth Kaplan Orovit and their children in the 1930s and 1940s.

Betty Rae Tennant, one of the first female officers in the U.S. Navy, resided at 1835 SW 11th Street from 1959 until 2006.

Criterion C - embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction.

Shenandoah and its predecessor Westmoreland embody the characteristics of suburban growth spurred by the development of the Tamiami Trail and the westward expansion of Miami, Everglades drainage, agricultural expansion, and State-wide transportation and infrastructure improvements. The pattern and form of the neighborhood and the buildings reflects an expansion in mass consumer culture, including rising automobile ownership and home ownership, and the integration of landscape into residential neighborhoods; this is evident in the provision of detached homes, detached garages, porte cocheres, driveways, and front yards for the display of ornamental landscape.

Shenandoah is best known for its Spanish style Architecture. A large majority of the buildings in the study area are variations of Mission, Mediterranean Revival, and Spanish Cottage architecture, most of which were constructed in concrete, which was a unique occurrence of the 1920s Florida Land Boom; this type of architecture is primarily found in South Florida and Southern California.

Shenandoah is also home to a notable collection of “Catalogue Homes” and “Plan-Book Homes,” reflecting the influence of mass publications such as the Ladies Home Journal, the Sears & Roebuck catalogue, the Montgomery Ward catalogue, and many others. Resources that can be attributed to this type of
mass-publication architecture include Bungalows, Colonial Revival homes, Tudor Revival homes, American Four-square homes, and others.

Shenandoah is unique for its diverse collection of housing typologies which are often mixed together on a single block, including large-scale single-family residences, modest bungalows, duplexes of various types, center-hall apartment buildings, and ancillary garage apartment buildings distributed throughout the neighborhood. The neighborhood is remarkably dense, with a high proportion of households residing within an urban pattern that feels residential and suburban from the street. High density and housing diversity is achieved with relative harmony through the use of consistent setbacks, building heights, landscape, and parking placement. Most notably, in pre-1960s duplexes and apartment buildings, no on-site parking was provided; parking was on-street and the front yard was landscaped in the same manner of a single-family residence. Most single-family homes had a two-track driveway running along the side of the property that led to a rear garage; the front yard here was also dedicated to landscape.

Finally, Shenandoah includes several architect-designed homes, including homes designed by Marion Manley, Florida’s First Licensed Female Architect. Manley was the sister of Shenandoah founder Lester B. Manley, and was the architect for his residence at 1040 SW 15th Avenue, as well as the residence for their colleague and friend J. E. Rose at 1621 SW 11th Street. She was also potentially the architect for other large Mediterranean Revival residences in Shenandoah between 1924 and 1929; however the majority of her records from this period of her career have been destroyed and it is difficult to prove her authorship.

Integrity

Integrity is defined in seven aspects of a resource: location, design, setting, materials, workmanship, feeling, and association. If a resource does not possess integrity with respect to these aspects, it cannot adequately reflect or represent its associated historically significant context. Therefore, it cannot be eligible for the NRHP. To be considered eligible under Criteria A and B, a resource must retain its essential physical characteristics that were present during the event(s) with which it is associated. Under Criterion C, a resource must retain enough of its physical characteristics to reflect the style, type, etc., or work of the artisan that it represents.

The integrity of each architectural resource was evaluated, taking into account integrity of location, design, setting, materials, workmanship, feeling, and association. Once the historically significant context was established for the surveyed resources, these resources were categorized as follows:

• Eligible - this category includes properties where windows and roofing material may have been replaced, and also includes most properties in which the front porch has been enclosed or other cultural adaptations are evident which are associated with the arrival of Cuban refugee families in the 1950s and 1960s.

• Potentially Eligible - this category includes properties that have been more significantly adapted, and
more research is necessary to determine if the adaptation has a cultural significance from the arrival of Cuban refugees.

• Ineligible - this category includes properties that were built or modified outside of the period of significance of 1911 - 1969.

Findings

During the survey, 583 historic resources were recorded (576 new Site Files were created, and 7 previously recorded Site Files were updated), and 164 properties within the Study Area boundary were not recorded because they were constructed within the past 50 years, or because they were commercial properties fronting Calle Ocho, which were surveyed in 2017 and are outside of the scope of the Shenandoah survey effort. Of these 583 historic resources in Shenandoah that were recorded, we recommend 518 resources as eligible for listing as contributing resources within a potential Shenandoah National Register Historic District, and 26 resources as potentially eligible pending further investigation. We recommend that 39 resources are currently ineligible due to exterior alterations that have resulted in a loss of integrity. An additional 8 properties that were on the original survey list were found to have been demolished. Finally, we recommend 57 resources that should be further investigated for eligibility for Individual listing on the National Register.

All resources received FMSF forms, were photographed, mapped with GIS survey software, and historic resident information, historic tax cards, and historic tax card photographs was obtained for each address. Based on this material and the historic context established through primary source materials, each resource was assessed for NRHP eligibility. Individual historic resources retaining architectural integrity are important elements to the overall integrity of a historic district.

Proposed National Register District Boundaries

It was determined that the surveyed area qualifies for listing on the National Register of Historic Places as a District. Please refer to the Map and Table of Properties in Section 4 of this Survey Report for the full inventory of properties.

Potential National Register Individual Resources

It was determined that approximately 57 historic resources should be further investigated for eligibility for individual listing on the National Register for Historic Places. Please refer to the Map and Photo Directory of Potentially Eligible Individual Resources in Section 4 of this Survey Report for the full inventory of properties.

Recommendations for Treatment of Resource

The following action steps are recommended based on the findings from the Shenandoah Historic Properties Inventory:
National Register Recommendations

- National Register Nomination as a Historic District is recommended for the entire Shenandoah Historic Properties Inventory study area, based on Architectural Significance, Community Planning and Development Significance, and Significance in Cuban Heritage, Ethnic Heritage, and Jewish Heritage.

- Further investigation of 57 historic resources for eligibility for individual listing on the National Register Nomination is recommended, based on their association with prominent local and national leaders, architectural design, or cultural significance. Please refer to Section 4 of this report for the complete list of resources that are deemed potentially eligible for individual listing on the National Register of Historic Places.

- A Multiple Property Submission for Central Hall Apartment Buildings is recommended.

- A Multiple Property Submission for Craftsman-style wood Bungalows and Spanish Bungalows is recommended

Local Historic Preservation Recommendations

- Local Historic Designation (Historic District) is recommended for key blocks, intersections, and streets within the survey area, based on the findings of this report. The entire Shenandoah Historic Properties Inventory study area is eligible for designation as a local historic district, however priority could be given to the areas with highest architectural and cultural significance, and highest levels of integrity. These areas could include, but are not limited to, the properties fronting SW 13th Avenue (Westmoreland Avenue / Cuban Memorial Boulevard), the properties fronting SW 10th Street (between SW 19th Avenue and SW 22nd Avenue), and the entire original Shenandoah and Shenandoah Amended Subdivision. It is recommended that local historic designation should be optional, with owner consent required. If the owner opts in for designation, a package of incentives could be offered through the City, County, State, or local non-profit such as Dade Heritage Trust.

- Local Historic Designation (Individual Resource) is recommended for key properties for their association with prominent local and national leaders, architectural design, or cultural significance. A complete list of potential Individual Resource properties is provided in Section 4 of this report. It is recommended that local historic designation should be optional, with owner consent required. If the owner opts in for designation, a package of incentives could be offered through the City, County, State, or local non-profit such as Dade Heritage Trust.
Local Historic Designation for Central Hall Apartment Buildings (Thematic Group) is recommended. A map of Center Hall Apartment Buildings is provided in Section 4 of this report. It is recommended that local historic designation should be optional, with owner consent required. If the owner opts in for designation, a package of incentives could be offered through the City, County, State, or local non-profit such as Dade Heritage Trust.

Local Historic Designation for Craftsman-style wood Bungalows (Thematic Group) is recommended. A map of these Bungalows is provided in Section 4 of this report. It is recommended that local historic designation should be optional, with owner consent required. If the owner opts in for designation, a package of incentives could be offered through the City, County, State, or local non-profit such as Dade Heritage Trust.

If local Historic District or Thematic Group designations are desired and approved in Shenandoah, it is recommended that they are implemented hand-in-hand with a set of tailored Design Guidelines that are created specifically for Shenandoah. These guidelines should account for the unique cultural and economic characteristics of the neighborhood and its inhabitants. Greater flexibility should be incorporated into the Design Guidelines to allow for streamlined administrative review and approval for most exterior alterations, such as fences, driveways, or a change of windows or roofing. Exterior paint color, statues and shrines in the front yard should not be reviewed; these features are part of the living cultural expression of the neighborhood. Historic and Environmental Preservation Board review of applications should be reserved for only the most important of applications such as demolition or new construction of a building.

Local Planning and Zoning Recommendations

Vision Planning for SW 13th Avenue (Cuban Memorial Boulevard / Westmoreland Boulevard) and the facing properties is recommended to determine long-range goals and desired character for the landscaped parkway, cultural monuments, and historic residential properties fronting the parkway.

A planning effort to address zoning incompatibilities in the neighborhood is recommended. Some areas of single-family homes are zoned for much larger duplex or multi-family, which results in pressure to demolish older single-family residences and construct large-scale duplexes in place. The current zoning regulations for duplex residences is out of scale and character with the historic fabric of Shenandoah. Good examples of compatible, historic duplex typologies in the neighborhood should be studied and considered as an alternative for current duplex zoning regulations.

It is recommended that zoning regulations should be calibrated to legalize existing and encourage new construction of ancillary garage
apartment buildings. The majority of the neighborhood is zoned T3-R, which is the most restrictive residential zoning category in the City of Miami and does not allow for ancillary structures. The majority of properties in Shenandoah have ancillary living space in a stand-alone rear garage apartment. The presence of ancillary living units in the rear yard of residential properties is a unique feature of Shenandoah that contributes to its cultural vibrancy and its economic resilience. This feature should be legalized, preserved and encouraged.

Scope of Project, Recommendations for Further Investigation

The focus of this survey was residential properties in the oldest sections of the Westmoreland, Shenandoah, and adjacent boom-time subdivisions. These sections were determined to be between SW 12th Avenue and SW 22nd Avenue, and between SW 8th Street and SW 12th Street; the project boundary was established as such and this survey was conducted within this area.

During the process of the survey, it was determined that significant architectural resources from the 1910s, 1920s and 1930s are located south of the project boundary and that further investigation is recommended, particularly in the portions of the Shenandoah, Swannanoa, South Shenandoah, and Westmoreland subdivisions that are immediately south of SW 12th Street. This expanded survey area would extend as far south to include both sides of SW 14th Street in most areas. This recommended area for further investigation is determined based on the concentration of resources with the dates of construction, building typologies, and architectural styles that are consistent with the resources catalogued in this survey. These resources are determined to be some of the oldest in Miami (dating from the 1910s, 1920s and 1930s), a diverse mix of building typologies (a mix of single-family, duplex, apartment buildings, and the presence of ancillary garage apartment buildings), have the highest concentration of Vernacular and Revival style architecture, particular Mediterranean Revival and Spanish style architecture, for which Shenandoah is best known. Finally, the architectural resources within this proposed expanded study area have high levels of integrity.

Recommendations for Public Education

There are ample opportunities for public education on the historical, architectural and cultural significance of Shenandoah, which should be tailored both for residents and local Miamians, as well as the large numbers of tourists arriving by tour bus to nearby Calle Ocho every day.

Historic Plaques should be implemented in the neighborhood in order to increase public awareness of important historic trends and individuals of Shenandoah. Some recommended locations for plaques include SW 13th Avenue (Westmoreland Avenue Parkway / Cuban Memorial Boulevard) SW 11th Street (Shenandoah Street), 1625 SW 12th Street (Original Shenandoah Pumphouse), 1411 SW 11 Street (Mayor Reilley’s House) 1876 SW 10th Street.
(Isidor and Ida Cohen’s Home), 1800 SW 11 Street (Philip G. Blanck’s House), 1848 SW 11 Terrace (Washington Worth Trammell’s home), 1867 SW 11 Terrace (Max Orovitz’s home), and 1040 SW 15 Avenue (Lester B. Manley’s home), 2100 SW 8th Street (Shenandoah Presbyterian Church), and 1023 SW 21st Avenue (Shenandoah Junior High / Shenandoah Elementary).

Another possibility for public education is a smartphone-based virtual walking tour, such as the Florida Humanities Council’s Florida Stories App program. This would allow the daily influx of tourists arriving by tour bus at Calle Ocho to explore the neighborhood and appreciate its history with the use of their phone. There are currently regular walking tours of the neighborhood conducted by resident historian Dr. Paul George, in association with History Miami as part of Viernes Culturales, a monthly festival held on Calle Ocho. These walking tours are extremely valuable and should be continued and expanded.

The photos, maps, historic documents and findings of this report could also become part of a permanent exhibit at Shenandoah Library, perhaps in conjunction with the Museum Magnet program at nearby Shenandoah Middle School. This could also form the basis of a rotating exhibit at History Miami, the American Museum of the Cuban Diaspora, the Jewish Museum of South Florida, and Dade Heritage Trust.

It is recommended that a Shenandoah History website is created that places the findings of this report online, with the report document, an interactive map, and links for each property within the study area that include historic and current photos, in order to improve public accessibility of the findings of this survey and increase public knowledge of the significance of Shenandoah.

**Location of Records**

The primary source records associated with the Shenandoah Historic Properties Inventory are located at the City of Miami Planning Office, Miami-Dade Public Library, Newsbank Online Database, the Coral Gables Public Library, History Miami Archives, the Jewish Museum of Florida, and the Sanborn Maps Online Database. Copies of the Survey Report and supporting Site File Records will be provided to the City of Miami Office of Historic Preservation, Dade Heritage Trust, and History Miami, the local historic archives for South Florida. Additional records for the Shenandoah Historic Properties Inventory will be kept on file in the offices of the author, PlusUrbia Design.
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<td>Strickey Adeline Mrs</td>
<td>Belsham Richd A eng</td>
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<td>Gardiner Eliz W Mrs</td>
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<td>Matensky Jos</td>
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<td>Wylie David H</td>
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<td>Blair Getrude T S Mrs</td>
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<td>837 SW 13 AVE</td>
<td>Max Aronovitz</td>
<td>Aronovitz Max / Redman Russell P / rear Manasse Helen Mrs</td>
<td>Aronovitz Max / AcAllister Chas / rear Wilcher Jordan L / Stanley Fredk W</td>
<td>Giles Frank E / Parker Frank / rear Plumbridge Sophie Mrs</td>
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<td>840 SW 13 AVE</td>
<td>Donald Carmichael</td>
<td>Carmichael Donald</td>
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<td>Mrs Rose Miller</td>
<td>Miller Rosella Mrs / Lechler Geo / Eaton Ernest</td>
<td>Miller Rosella E Mrs</td>
<td>StGermain Maurice / rear Pettiet Homer L</td>
<td>Leal Raul / rear Klee James M</td>
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<td>City Directory 1925</td>
<td>City Directory 1930</td>
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<td>Goldman Silvia G Mrs</td>
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<td>R C Shepherd</td>
<td>Shepherd Roy C</td>
<td>Hooper Geo H / Young Edna nurse</td>
<td>Benson Theo bldg contr / rear Boucher Raymond</td>
<td>Hoffmire Roy / rear Fuller Charles E</td>
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<td>Milam Marcus Ajr</td>
<td>Coppel Phillip</td>
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<td>H F Brown</td>
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<td>Pullan A Herbert / Pullan Jan A</td>
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<td>Pullan Arth H / Hopper John</td>
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<td>Mrs M O Armstrong</td>
<td>Armstrong Marion O Mrs</td>
<td>Hall Eva A Mrs / Partington John M / 902 1/2 Rowan Frank</td>
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<td>Baribeau Gerard / 906 1/2 Robinson Guy D</td>
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<td>Keliner Abr A Rev</td>
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<td>Ray Mabel O Mrs</td>
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<td>Mc Morris Emil R</td>
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<td>Josselyn Henry A</td>
<td>Osborn Hugh E</td>
<td>Hansinger Peter</td>
<td>Hansinger Catherine I Mrs / Silver David</td>
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<td>930 SW 14 AVE</td>
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<td>941 SW 22 AVE</td>
<td>West Flagler Mkt No 2 Inc</td>
<td>Malolys Market gros</td>
<td>Frome Rae Mrs</td>
<td>Kay's Beauty Salon</td>
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<td>975 SW 15 AVE</td>
<td>Sweeting Norman</td>
<td>Reed Clarence I</td>
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<td>Sevin Mery</td>
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Image: Map of historical resources within the Shenandoah survey area.
APPENDIX C

PHOTO DIRECTORY OF PROPERTIES
SUBDIVISIONS

Avocado Park  p 226  South Shenandoah  p 371
Brooklawn  p 230  Swannanoa  p 378
Harrisons Resub  p 235  Tamiami Heights  p 390
Jensens Resub  p 239  The Westmoreland Condo  p 404
Ohio Grove  p 244  Waterbury  p 406
Rosewell Green Resub  p 259  Westmoreland First Addition  p 409
Shenandoah  p 264  Westmoreland Second Addition  p 432

HOW TO USE THIS PHOTO DIRECTORY

SITE NUMBER

Historic Tax Card Photograph dating from the 1930s (resources predating 1940), the 1950s (resources predating 1960), or the 1960s (resources predating 1970)

Current photograph (2019)

SITE ADDRESS

YEAR BUILT

ARCHITECTURAL STYLE

NATIONAL REGISTER DISTRICT ELIGIBILITY
Avocado Park

LIST OF PROPERTIES

1000 SW 14th Avenue - DA 15890
1003 SW 15th Avenue - DA 15895
902 SW 14th Avenue - DA 15862
906 SW 14th Avenue - DA 15865
913 SW 15th Avenue - DA 15867
918 SW 14th Avenue - DA 15869
919 SW 15th Avenue - DA 15871
925 SW 15th Avenue - DA 15876
930 SW 14th Avenue - DA 15879
AVACADO PARK

DA 15890

1000 SW 14TH AVENUE
YEAR BUILT: 1923
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One and a half-story Bungalow home, two-story outbuilding, large centered gable dormer with exposed rafter tails and decorative triangular knee brace, original wood window, original front porch enclosed.

DA 15895

1003 SW 15TH AVENUE
YEAR BUILT: 1930
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT


DA 15862

902 SW 14TH AVENUE
YEAR BUILT: 1923
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

AVACADO PARK

DA 15865

906 SW 14TH AVENUE
YEAR BUILT: 1925
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

A one-story Bungalow maintaining its original form with front-facing gable roofs and deep front porch. Facade stuccoed over. Two original Frame Vernacular structures serve as additional living units in rear.

DA 15867

913 SW 15TH AVENUE
YEAR BUILT: 1931
STYLE: FRAME VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

A two-story Frame Vernacular residence retaining a few character-defining features, such as the applied visor roof and false brackets. Original wood siding stuccoed over, entry porch removed. Converted to a duplex with secondary second-story private entrance.

DA 15869

918 SW 14TH AVENUE
YEAR BUILT: 1925
STYLE: NO STYLE
INELIGIBLE FOR NRHP DISTRICT

A two-story duplex lacking any original character-defining features. Originally constructed as an ancillary apartment with two living units, no main building constructed. Openings have been altered and windows replaced.
**AVACADO PARK**

**DA 15871**

**919 SW 15TH AVENUE**  
**YEAR BUILT:** 1931  
**STYLE:** BUNGALOW  
**ELIGIBLE FOR NRHP DISTRICT**

A one-story Bungalow home retaining its original form and full-width open entry porch. Alterations include porch columns, railings and original facade material was stuccoed over.

**DA 15876**

**925 SW 15TH AVENUE**  
**YEAR BUILT:** 1925  
**STYLE:** FRAME VERNACULAR  
**ELIGIBLE FOR NRHP DISTRICT**

A two-story Frame Vernacular home retaining its original form and character. Original gable roof lines, porte cochere, and open front porch remain. Windows replaced. Addition in rear is not visible from street.

**DA 15879**

**930 SW 14TH AVENUE**  
**YEAR BUILT:** 1952  
**STYLE:** RANCH  
**ELIGIBLE FOR NRHP DISTRICT**

A one-story Ranch duplex retaining its original form and overall character. Original side entry porch with iron supports and applied brick facade detail remain.
Brooklawn

LIST OF PROPERTIES

1175 SW 22nd Avenue - DA 16004
2105 SW 12th Street - DA 16384
2115 SW 12th Street - DA 16389
2129 SW 12th Street - DA 16393
2137 SW 12th Street - DA 16400
2145 SW 12th Street - DA 16406
2153 SW 12th Street - DA 16410
2161 SW 12th Street - DA 16414
2177 SW 12th Street - DA 16420
2185 SW 12th Street - DA 16425
BROOKLAWN

DA 16004

1175 SW 22ND AVENUE
YEAR BUILT: 1947
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story symmetrical Ranch duplex, with two main entrances, painted brick facade detail and replaced roof tiles.

DA 16384

2105 SW 12TH STREET
YEAR BUILT: 1936
STYLE: MINIMALTRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home retaining original form and character. Original intersecting and nested gable roofs with circular vents, projecting gabled entry, and windows wrapping some corners. Windows and roof material replaced, stucco smoothed.

DA 16389

2115 SW 12TH STREET
YEAR BUILT: 1969
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with low-pitch roof, horizontal facade, incised porch with applied stone facade, attached garage, and stone planters flanking entry. Low CBS wall with iron detail surrounds property, entirely paved front lawn. Large addition.
2129 SW 12TH STREET
YEAR BUILT: 1938
STYLE: STREAMLINED MODERNE
ELIGIBLE FOR NRHP DISTRICT

A one-story Streamlined Moderne home with exposed rafter tails and gable roof replaced with asphalt shingles. Likely has the floor plan of a typical Spanish Cottage.

2137 SW 12TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
INELIGIBLE FOR NRHP DISTRICT

A Neo-Mediterranean home that was originally a Spanish Cottage, many alterations including a two-story addition to the front of the home and a new front entry porch with large front-facing gable.

2145 SW 12TH STREET
YEAR BUILT: 1931
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage home with its original form, and most decorative details, such as roof material, stripped. Openings altered and windows replaced.
BROOKLAWN

2153 SW 12TH STREET
YEAR BUILT: 1933
STYLE: SPANISH COTTAGE
INELIGIBLE FOR NRHP DISTRICT

A Spanish Cottage with unique asymmetrical parapet and front-facing gable. Screened porch has been enclosed and original arched openings have been altered. An aluminum porch roof and car port have been added.

2161 SW 12TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with an altered parapet, and a completely enclosed porch. Original arched screened openings replaced with standard rectangular windows.

2177 SW 12TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with original open porch. New windows and roof materials. A large rear addition is not visible from the street.
2185 SW 12TH STREET  
YEAR BUILT: 1940  
STYLE: RANCH  
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with updated windows. Original shutters removed. A large outbuilding serves as additional residences with access from SW 11th Terrace.
LIST OF PROPERTIES

1395 SW 10th Street - DA 16028
826 SW 13th Court - DA 15833
834 SW 13th Court - DA 15839
842 SW 13th Court - DA 15845
845 SW 14th Avenue - DA 15848
850 SW 13th Court - DA 15849
902 SW 13th Court - DA 15861
995 SW 14th Avenue - DA 15884
HARRISONS RESUB

1395 SW 10TH STREET
YEAR BUILT: 1948
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex retaining its original low-pitch hip roof and overall horizontality. Aluminum shed roof added over incised shared entry porch. Original applied facade decoration remains.

826 SW 13TH COURT
YEAR BUILT: 1938
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow with intersecting gable roof, deep open porch with front facing gable roof and basket handle arch, brick facade (painted), brick chimney. One-story ancillary unit in rear, property surrounded by iron fence.

834 SW 13TH COURT
YEAR BUILT: 1920
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow with high level of integrity that retains many character defining features such as steep front facing gable roof, wood siding, deep front porch with CBS curving wall, knee braces supporting roof. Two-story addition to rear.
HARRISONS RESUB

842 SW 13TH COURT
YEAR BUILT: 1946
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

845 SW 14TH AVENUE
YEAR BUILT: 1947
STYLE: MINIMAL TRADITIONAL
INELIGIBLE FOR NRHP DISTRICT

850 SW 13TH COURT
YEAR BUILT: 1946
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

One-story Ranch duplex with low-pitched hip roof with barrel tiles and boxed eave overhang, smooth stucco, duplex entrances on North facade facing side yard.

A Minimal Traditional single-family home that was converted into a Cuban Cultural Center. The original building was adapted for its new use, including the addition of the arcaded entry porch, paving the front for parking, and adding flagpoles.

One-story Ranch duplex with low-pitched hip roof with barrel tiles and boxed eave overhang, smooth stucco, duplex entrances on South facade facing side yard. Mirror of 842 SW 13th Court.
902 SW 13TH COURT
YEAR BUILT: 1921
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT
A one-story Spanish Cottage home retaining its original form and character defining features including: exposed coral rock chimney, piers and water table, and Mission-style parapet. Original screen porch openings were enclosed with windows. Dusenberry home 1925-60’s.

995 SW 14TH AVENUE
YEAR BUILT: 1948
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT
A one-story Ranch home retaining original form and some character-defining features: low-pitch Spanish tile hip roof, paired windows, horizontal symmetrical facade, and entry porches with decorative iron elements. Rear additions with shed roofs.
Jensens Resub

LIST OF PROPERTIES

1100 SW 13th Avenue - DA 15936
1112 SW 13th Avenue - DA 15945
1113 SW 13th Court - DA 15946
1119 SW 13th Court - DA 15953
1127 SW 13th Court - DA 15966
1130 SW 13th Avenue - DA 15970
1137 SW 13th Court - DA 15976
1140 SW 13th Avenue - DA 15979
1143 SW 13th Court - DA 15984
1150 SW 13th Avenue - DA 15990
1321 SW 12th Street - DA 16019
1322 SW 11th Street - DA 16020
**1100 SW 13TH AVENUE**  
**YEAR BUILT:** 1921  
**STYLE:** ITALIAN RENAISSANCE REVIVAL  
**ELIGIBLE FOR NRHP DISTRICT**

Two-story Italian Renaissance Revival home with hipped roof with solar panels, large two story garage apartment in rear, perimeter wall with decorative diamond pattern.

**1112 SW 13TH AVENUE**  
**YEAR BUILT:** 1919  
**STYLE:** BUNGALOW  
**ELIGIBLE FOR NRHP DISTRICT**

One and a half-story Bungalow with Bellcast gabled roof and shed roof dormer, enclosed front porch with original piers, tall sliding windows, low concrete walls flanking steps with original urns.

**1113 SW 13TH COURT**  
**YEAR BUILT:** 1923  
**STYLE:** MEDITERRANEAN REVIVAL  
**ELIGIBLE FOR NRHP DISTRICT**

APPENDIX C: PHOTO DIRECTORY OF PROPERTIES

1119 SW 13TH COURT
YEAR BUILT: 1916
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

A one-story Bungalow with low-pitched hipped roofs, centered gable dormer and enclosed front porch. Located in the rear part of the site the home is nestled in lush vegetation, blocking view of the property. Replaced roofing and windows.

1127 SW 13TH COURT
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with altered window openings, enclosed original arched entry/front porch and porte cochere. Original scuppers and repeated shaped parapet remain.

1130 SW 13TH AVENUE
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage home converted to a duplex. A recessed entry and back attached garage visible from street. Louvered window covering and CBS wall.
JENSENS RESUB

1137 SW 13TH COURT
YEAR BUILT: 1940
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

A one-story Bungalow with original clipped gable roof with triangular knee bracing/vents. Front porch enclosed with windows and porch roof altered; permastone added. Removed stone chimney top/porch piers. Replaced all windows.

1140 SW 13TH AVENUE
YEAR BUILT: 1922
STYLE: FRAME VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

A two-story 1922 Frame Vernacular garage apartment remains at the rear of a property where a Cuban cultural center was constructed in the 1990s. The garage apartment annex is not visible from the street.

1143 SW 13TH COURT
YEAR BUILT: 1922
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with Mission-style elements including shaped parapet with coping, scuppers, chimney and corner entry porch enclosed with windows. Parapeted addition to main house covers original window openings along South side. Replaced windows.
1150 SW 13TH AVENUE
YEAR BUILT: 1959
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story 1959 Ranch duplex with tiled gable roof, front-facing gable and classical entry porch. At rear, a one-story 1926 Frame Vernacular ancillary dwelling with intersecting gables and significant alterations: enclosed porch, removed wood siding/rafters/bracing.

1321 SW 12TH STREET
YEAR BUILT: 1921
STYLE: FRAME VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

A one-story ancillary cottage converted to a primary residence, retaining its original gable roof-line and form. Original decorative brackets remain. Screen porch was enclosed and wood siding stuccoed over. Primary structure was demolished.

1322 SW 11TH STREET
YEAR BUILT: 1920
STYLE: FRAME VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

A two-story garage-apartment continues to serve original function, with native coral rock first floor and wood frame second floor. Exterior surface is stucco, painted tile and wood siding. Original roof-line and brackets remain. Main residence never constructed.
Ohio Grove

LIST OF PROPERTIES

1015 SW 22nd Avenue - DA 15902
1055 SW 22nd Avenue - DA 15932
1065 SW 22nd Avenue - DA 15934
1100 SW 21st Avenue - DA 15937
1115 SW 22nd Avenue - DA 15950
1121 SW 22nd Avenue - DA 15957
1122 SW 21st Avenue - DA 15960
1125 SW 22nd Avenue - DA 15964
1128 SW 21st Avenue - DA 15968
1140 SW 21st Avenue - DA 15980
2100 SW 10th Street - DA 16380
2101 SW 11th Street - DA 16381
2103 SW 11th Street - DA 16382
2104 SW 11th Street - DA 16383
2110 SW 10th Street - DA 16385
2110 SW 11th Street - DA 16386
2111 SW 11th Street - DA 16387
2120 SW 11th Street - DA 16390
2121 SW 11th Street - DA 16391
2127 SW 11th Terrace - DA 16392

2134 SW 11th Street - DA 16395
2135 SW 11th Terrace - DA 16396
2137 SW 11th Street - DA 16399
2144 SW 10th Street - DA 16402
2144 SW 11th Street - DA 16403
2145 SW 11th Street - DA 16404
2145 SW 11th Terrace - DA 16405
2147 SW 11th Street - DA 16407
2152 SW 10th Street - DA 16408
2155 SW 11th Street - DA 16411
2156 SW 11th Street - DA 16412
2160 SW 10th Street - DA 16413
2162 SW 11th Street - DA 16415
2164 SW 11th Street - DA 16416
2176 SW 11th Street - DA 16419
2180 SW 10th Street - DA 16421
2185 SW 11th Terrace - DA 16424
2191 SW 11th Terrace - DA 16426
2192 SW 10th Street - DA 16427
2193 SW 11th Street - DA 16428
OHIO GROVE

DA 15902

1015 SW 22ND AVENUE
YEAR BUILT: 1938
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

One-story, Minimal Traditional house, formstone facade treatment, porch with flat roof and thin metal columns.

DA 15932

1055 SW 22ND AVENUE
YEAR BUILT: 1946
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

One-story duplex with entrance around side of building, hip roof with Spanish tiles, two identical, mirrored porches with wood columns and iron railings, duplicate of 1065 SW 22nd Avenue, although they have been altered differently.

DA 15934

1065 SW 22ND AVENUE
YEAR BUILT: 1946
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

One story duplex with entrance around North side of building, hip roof with asphalt shingles, two identical, mirrored porches with wood columns, duplicate of 1055 SW 22nd Avenue, although they have been altered differently.
OHIO GROVE

DA 15937

1100 SW 21ST AVENUE
YEAR BUILT: 1948
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

One-story Ranch house with hip roof, small exterior stoop with single door, a second entrance at ground level.

DA 15950

1115 SW 22ND AVENUE
YEAR BUILT: 1946
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex with elongated linear massing and low-pitch repeated gable roofs, front facing gable entry porch. Resembles neighboring property - 1121 SW 22nd Avenue. Original Frame Vernacular home on site was demolished and replaced with current duplex.

DA 15957

1121 SW 22ND AVENUE
YEAR BUILT: 1946
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex with elongated linear massing, low-pitch repeated gable roofs, and front-facing gable porch (enclosed). Resembles neighboring property - 1115 SW 22nd Avenue.
OHIO GROVE

**1122 SW 21ST AVENUE**
YEAR BUILT: 1928
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story, Bungalow house with intersecting gable roofs with asphalt shingles, original window openings and roof structure remain- replaced windows and roofing material, enclosed front porch with side access, one-story garage apartment.

**1125 SW 22ND AVENUE**
YEAR BUILT: 1917
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This one-story Masonry Vernacular house features a decorative pressed concrete block facade typical of 1910s Dade County. The structure pre-dates the 1921 Ohio Grove subdivision and was likely a farmhouse on the original Hickson Grove on site.

**1128 SW 21ST AVENUE**
YEAR BUILT: 1947
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with symmetrical massing, a low-pitched gable roof and attached garage. An open-air porch takes up about half of the front/East facade.
OHIO GROVE

**DA 15980**

1140 SW 21ST AVENUE
YEAR BUILT: 1948
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with hipped roofs, and some variations in the rectangular massing along East and South facade. Window openings remain but windows are replaced.

**DA 16380**

2100 SW 10TH STREET
YEAR BUILT: 1925
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

A two-story Mission home with shaped parapet and projecting tile visor roof supported by decorative brackets. Original Tudor-style portico entry, finials, flower boxes and rough stucco exterior. One-story side porch enclosed and replaced windows.

**DA 16381**

2101 SW 11TH STREET
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage, Mission-style parapet, elaborated pointed chimney top, large picture windows in front facade with stucco flower boxes, hedge surrounding property, barrel scuppers, enclosed porte cochere and screened in porch.
One-story Spanish Cottage, decorative Mission-style parapet with coping, open deep three bay porch connected to porte cochere, original wood windows, one-story outbuilding in Northwest corner of lot.

One-story Minimal Traditional house, gable Spanish tile roof with front facing gabled portion with decorative vent, uncovered stoop, chain link fence surrounding property, enclosed garage.

OHIO GROVE

DA 16386

2110 SW 11TH STREET
YEAR BUILT: 1948
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

One-story Minimal Traditional house, original porte cochere and decoration flanking windows, blue hip metal standing seam roof, two track driveway leading to porte cochere and path from sidewalk to porch.

DA 16387

2111 SW 11TH STREET
YEAR BUILT: 1927
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage, flat roof with decorative use of Spanish tile, enclosed porte cochere, enclosed niche on chimney, front facing chimney with wing wall, arched recessed entryway.

DA 16390

2120 SW 11TH STREET
YEAR BUILT: 1948
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

One-story Minimal Traditional house, side facing gable roof, enclosed garage, additions to rear of house, windows and front door covered by iron bars, circular driveway.
OHIO GROVE

DA 16391

2121 SW 11TH STREET
YEAR BUILT: 1946
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

One-story Minimal Traditional house, side facing gable roof with barrel tiles, front facing gable portion with decorative vent, enclosed porte cochere and screened porch, centered single front door, iron bars over windows.

DA 16392

2127 SW 11TH TERRACE
YEAR BUILT: 1926
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow with additions, set back on North end of property, cross-gabled roof, chain link fence surrounding property and CBS wall surrounding house, long concrete walkway from sidewalk to front door.

DA 16395

2134 SW 11TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story, Mediterranean Revival ancillary triplex at the rear of the lot. Mission-style parapet with barrel tile coping, two barrel tile shed roofs. Main residence never constructed on site.
OHIO GROVE

2135 SW 11TH TERRACE
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

2137 SW 11TH STREET
YEAR BUILT: 1936
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

2144 SW 10TH STREET
YEAR BUILT: 1929
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage, flat roof with stucco parapet, medallion over front door, scuppers, iron bars over windows and front door, arched front door surrounded by native coral rock, shed roofed porte cochere, elaborated chimney top.

One-story Minimal Traditional house, side-facing gable roof with Spanish tile, open porch with flat roof and surrounded by iron bars, iron bars over windows.

A two-story Mission style duplex with three decorative parapets, original window openings and ornamentation. Two projecting one-story wings flank entry porch. Windows have been replaced with standard multi-light frames. Porch enclosed with iron gate.
OHIO GROVE

2144 SW 11TH STREET
YEAR BUILT: 1929
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with large open porch and recessed second-story with decorative shed roof slanted to the East, a second story addition extends the existing massing and roof line, shed roof slanted to the North over enclosed porch.

2145 SW 11TH STREET
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

An asymmetrical one-story Spanish Cottage home with original belvedere, entry porch with Spanish tile shed roof and elaborated chimney top. Updated windows and openings.

2145 SW 11TH TERRACE
YEAR BUILT: 1946
STYLE: STREAMLINE MODERNE
ELIGIBLE FOR NRHP DISTRICT

A one-story Streamline Moderne home retaining original form and character. Original horizontal grooves between windows and wrapping corners, elaborated chimney on front facade with vertical grooves, eyebrows over openings, two attached garages. Windows replaced.
OHIO GROVE

A two-story Frame Vernacular residence with hip roof, front-facing gable entry porch and prominent chimney. Alterations include enclosed front porch, removal of shutters and replacement of wood shingles.

A two-story Mediterranean Revival home with two projecting symmetrical one-story wings flanking an entry court. Mass is similar to duplex next door (address: 2144). Some facade alterations including adding decorative Spanish tile details on parapet.

A one-story Ranch home featuring a low-pitch hip roof with Spanish tile, stone water table applied to East facade, water table string course on South facade, two-car garage attached wing, inside corner incised entry porch, and flagstone planters.
OHIO GROVE

2156 SW 11TH STREET
YEAR BUILT: 1928
STYLE: FRAME VENACULAR
INELIGIBLE FOR NRHP DISTRICT

A two-story garage apartment converted to a residence with many significant additions. An added exterior stair connects original two-story massing to an added one-story wing. Detached wing/outbuilding at Northwest corner conceals the one-story wing from street view.

2160 SW 10TH STREET
YEAR BUILT: 1937
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home with alterations to the front facade. Original front-facing gable on East side of front facade was mirrored onto West side of front facade, creating two wings with a central hyphen. Window openings and porch altered.

2162 SW 11TH STREET
YEAR BUILT: 1927
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage home with a central tower marking the entrance and defining the mass. Original finials were removed from the parapet and windows have been replaced.
A one-story Spanish Cottage home with Mission-style parapet and open porte-cochere. The original front porch has been enclosed and the rough stucco exterior finish has been covered with smooth stucco.

A one-story Minimal Traditional duplex with symmetrical horizontal facade, low-pitch roofs, two front-facing gables flanking incised shared entry porch and scuppers. Spanish tile roof and windows replaced. Original ancillary cottage serves as additional living unit at 2170.

A one-story Ranch home with original form and roofline. The original garage was enclosed; windows and roof materials were replaced.
OHIO GROVE

2185 SW 11TH TERRACE
YEAR BUILT: 1941
STYLE: RANCH
INELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with many alterations. The front addition with shed roof and glass block windows, as well as the altered entry porch change the character of the home.

2191 SW 11TH TERRACE
YEAR BUILT: 1949
STYLE: RANCH
INELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex featuring low-pitch intersecting hip roofs and a horizontal symmetrical facade. Windows and Spanish roof tile were replaced.

2192 SW 10TH STREET
YEAR BUILT: 1945
STYLE: RANCH
INELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex featuring original low-pitch intersecting hip roofs. A substantial addition was made to East facade allowing for a second unit connected by a shed roof. Original Spanish tile and windows were replaced. Flagstone applied to facade.
OHIO GROVE

2193 SW 11TH STREET
YEAR BUILT: 1946
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

One-story Ranch house with broad low one-story shape, low pitched hipped roof, symmetrical massing with two wings, horizontal scoring, stringcourse. Attached garage, wall with iron decoration surrounding property.
Roswell Greens Resub

LIST OF PROPERTIES

1104 SW 12th Court - DA 15940
1118 SW 12th Court - DA 15951
1121 SW 13th Avenue - DA 15956
1130 SW 12th Court - DA 15969
1131 SW 13th Avenue - DA 15971
1134 12th Court - DA 15973
1141-1143 SW 13th Avenue - DA 15981
1147 SW 13th Avenue - DA 15989
1245 SW 12th Street - DA 16012
1290 SW 11th Street - DA 16017
**1104 SW 12TH COURT**  
YEAR BUILT: 1937  
STYLE: STREAMLINE MODERNE  
ELIGIBLE FOR NRHP DISTRICT

A two-story Streamline Moderne duplex retaining original form and character. Original horizontal grooved banding, door surrounds curve inward, eyebrow over both entries, and scuppers. Windows replaced.

**1118 SW 12TH COURT**  
YEAR BUILT: 1937  
STYLE: STREAMLINE MODERNE  
ELIGIBLE FOR NRHP DISTRICT

A two-story Streamline Moderne duplex retains character defining features including: horizontal grooves, flat roof with coping, smooth stucco, eyebrow overhang, original wood entry doors with curved doorway surround, scuppers, wrapped window openings.

**1121 SW 13TH AVENUE**  
YEAR BUILT: 1955  
STYLE: RANCH  
ELIGIBLE FOR NRHP DISTRICT

A one-story two-wing Ranch duplex with staggered entries. Extended shed roof over entry porches. Original horizontal form and window openings.
A one-story Minimal Traditional home with steep side-facing gable roof which extends to front entry porch (enclosed). Original elaborated chimney top and winged porte cochere enclosed. Replaced windows.

A one-story two-wing Ranch duplex with staggered entries and an extended shed roof over entry porches. Modernistic slanted porch columns, horizontal massing and horizontal window openings.

A two-story Streamline Moderne duplex with tiled gable roof, exposed rafters, two eyebrow entry overhangs and exposed exterior tiled stair to second level unit. Replaced applied brick with formstone and replaced windows.
A one-story Ranch duplex converted to an assisted living complex. The duplex was altered to connect to the adjacent property to the South, an extension of the complex.

Outstanding example of a Colonial Revival home in Miami. Converted to a Nursing home complex. Wing added to connect with 1141-43 SW 13th Ave. Original Tudor-style entry with quoining at door surround. Most windows are the original double-hung wood sash; original window boxes.

A one-story Ranch duplex with a symmetrical broad facade, low-hip on hip roof, and two projecting wings flanking a shared centered incised entry porch. Original brick porch support in open porch and applied slump brick shutters. Original steel casement windows.
1290 SW 11TH STREET
YEAR BUILT: 1954
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch retaining its original character. Low-pitch hip roof and overall horizontality of the facades remain intact, with original applied formstone details.
Shenandoah

LIST OF PROPERTIES

1000 SW 18th Avenue - DA 15891
1001 SW 18th Avenue - DA15894
1004 SW 16th Avenue - DA15896
1011 SW 15th Avenue - DA15898
1040 SW 15th Avenue - DA15922
1110 SW 15th Avenue - DA15898
1120 SW 16th Avenue - DA15954
1122 SW 17th Avenue - DA15959
1125 SW 18th Avenue - DA15963
1152 SW 15th Avenue - DA15991
1161 SW 19th Avenue - DA15996
1175 SW 15th Avenue - DA16002
1190 SW 16th Avenue - DA16006
1400 SW 11th Street - DA16029
1400 SW 11th Terrace - DA16030
1408 SW 11th Terrace - DA16031
1409 SW 11th Terrace - DA16032
1410 SW 11th Street - DA16033
1417 SW 11th Terrace - DA16035
1420 SW 11th Street - DA16036
1420 SW 11th Terrace - DA16037
1424 SW 11th Street - DA16038
1425 SW 11th Terrace - DA16039
1428 SW 11th Terrace - DA16040
1433 SW 11th Terrace - DA16041
1440 SW 11th Street - DA16042
1441 SW 11th Terrace - DA16044
1441 SW 11th Street - DA16045
1500 SW 10th Street - DA16047
1500 SW 11th Street - DA16048
1500 SW 9th Street - DA16049
1505 SW 11th Terrace - DA16050
1512 SW 10th Street - DA16053
1512 SW 11th Terrace - DA16054
1513 SW 11th Terrace - DA16055
1515 SW 10th Street - DA16056
1515 SW 11th Street - DA16057
1515 SW 9th Street - DA16058
1518 SW 9th Street - DA16060
1520 SW 10th Street - DA16061
1520 SW 11th Street - DA16062
1520 SW 11th Terrace - DA16063
1521 SW 10th Street - DA16064
1521 SW 11th Terrace - DA16065
1521 SW 9th Street - DA16066
1523 SW 11th Street - DA16067
1525 SW 9th Street - DA16069
1526 SW 9th Street - DA16070
1528 SW 10th Street - DA16071
1529 SW 10th Street - DA16072
1530 SW 11th Street - DA16073
1530 SW 11th Terrace - DA16074
1535 SW 11th Street - DA16075
1535 SW 9th Street - DA16076
1536 SW 9th Street - DA16077
1537 SW 10th Street - DA16078
1538 SW 11th Street - DA16079
1538 SW 11th Terrace - DA16080
1545 SW 11th Street - DA16081
1550 SW 10th Street - DA16082
1600 SW 11th Street - DA16083
1600 SW 11th Terrace - DA16084
1601 SW 11th Street - DA16085
1601 SW 11th Terrace - DA16086
1604 SW 9th Street - DA16087
1611 SW 11th Terrace - DA16088
1612 SW 11th Street - DA16089
1620 SW 9th Street - DA16091
1621 SW 11th Terrace - DA16092
1621 SW 12th Street - DA16093
1621 SW 9th Street - DA16094
1624 SW 10th Street - DA16095
1624 SW 11th Terrace - DA16096
1625 SW 12th Street - DA16097
1626 SW 9th Street - DA16098
1627 SW 10th Street - DA16099
1627 SW 9th Street - DA16100
1628 SW 11th Street - DA16101
1629 SW 11th Street - DA16102
1629 SW 11th Terrace - DA16103
1629 SW 12th Street - DA16104
1630 SW 10th Street - DA16105
1630 SW 11th Street - DA16106
1631 SW 11th Street - DA16107
1631 SW 9th Street - DA16108
1633 SW 11th Terrace - DA16109
1634 SW 11th Terrace - DA16110
1636 SW 10th Street - DA16111
1636 SW 11th Street - DA16112
1636 SW 9th Street - DA16113
1637 SW 10th Street - DA16114
1637 SW 11th Street - DA16115
1000 SW 18TH AVENUE
YEAR BUILT: 1937
STYLE: STREAMLINE MODERNE
ELIGIBLE FOR NRHP DISTRICT

Two-story Streamline Moderne home, horizontal orientation, porthole window on second floor, Spanish tile roof, stone wall cladding added around front door.

1001 SW 18TH AVENUE
YEAR BUILT: 1941
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

One-story Minimal Traditional house with intersecting gable and hipped roofs, detached garage, wall with arched opening and gate connecting main house to garage outbuilding.

1004 SW 16TH AVENUE
YEAR BUILT: 1923
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

A two-story Mission-style home with shaped parapet, one-story projected arcaded front porch across facade, porte cochere, medallions, and decorative tiled vents. Windows replaced.
A one-story asymmetrical Minimal Traditional home with enclosed garage, asphalt shingle roof, replaced windows, incised entry porch.

Two-story Mediterranean Revival home of Lester B. Manley (Shenandoah founder) in the 1920s and 30s that was likely designed by his sister Marion I. Manley, Florida’s first licensed female architect, best known for her work on the University of Miami campus.

One-story Ranch residence with two living units, low sloped barrel tiled hip roof with overhanging eaves, paired window openings, glass jalousie front porch has been enclosed, addition to North with separate entrance.
SHENANDOAH

1115 SW 16TH AVENUE
YEAR BUILT: 1949
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with many character defining features replaced. Unique linear form with an undulating facade marked by recessed porch and port cochere. Removed decorative slump-brick shutters (1950s) and replaced brick columns.

1120 SW 16TH AVENUE
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT


1122 SW 17TH AVENUE
YEAR BUILT: 1928
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story, Mediterranean Revival house with symmetrical U-shaped plan, rough stuccoed, flat roof with Mission-style parapet and decorative Spanish tiles, second story belvedere with Spanish tiled hip roof, two chimneys with elaborated chimney tops, garage apartment.
SHENANDOAH

**1125 SW 18TH AVENUE**
YEAR BUILT: 1951  
STYLE: RANCH  
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home retaining original form and character. Original low-pitch hip roof and paired and grouped windows. Garage and glass jalousie porch enclosed, entry porch altered, decorative formstone shutters and horizontal grooves removed.

**1152 SW 15TH AVENUE**
YEAR BUILT: 1935  
STYLE: MINIMALTRADITIONAL  
ELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home retaining its original form and character defined by: nested front-face gable roofs, a half-cylinder wing with cone roof, porte cochere, and scuppers. Windows were replaced and entry screen porch enclosed.

**1161 SW 19TH AVENUE**
YEAR BUILT: 1925  
STYLE: MISSION  
ELIGIBLE FOR NRHP DISTRICT

Mission-style two-story garage apartment serves a stand-alone residence and was legally separated from 1898 SW 11 Terrace. Original stepped wing wall, coping. Replaced garage doors with main entry. Second level Northwest corner entry porch - removed tiles from overhang.
SHENANDOAH

1175 SW 15TH AVENUE
YEAR BUILT: 1927
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

A two-story Masonry Vernacular home with side facing gable roof, coral rock chimney. Alterations include: enclosed one-story open porch and porte cochere - altered roof line, coral rock piers have been stuccoed over.

1190 SW 16TH AVENUE
YEAR BUILT: 1962
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home in original condition, retaining its original roof line, form, and character-defining features such as applied brick facade and decorative shutters.

1400 SW 11TH STREET
YEAR BUILT: 1921
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with an enclosed full-facade front entry porch and an original open porte cochere. Stucco ornamentation added to the facade; elaborate front-facing gable entry porch added.

A Spanish Cottage home retaining its original form, roof-lines and character-defining features including: applied false gables, decorative parapets, wing walls and porte cochere. Some original wood windows and doors also remain.

A one-story Spanish Cottage home retaining its original character. Original decorative cast frieze with scrolling floral motif wraps entire home, porte cochere, and elaborated chimney top remain. Windows replaced and screen porch enclosed.
SHENANDOAH

1410 SW 11TH STREET
YEAR BUILT: 1920
STYLE: TUDOR REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Tudor Revival style home from popular Catalogues of the 1920s. Dramatically tall and steep multiple front facing gable roofs with shed dormers, front facing chimney, stylized classical entablature with swan neck pediment over front door, detached garage converted to living space.

1417 SW 11TH TERRACE
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage, repeated parapets with Spanish tile detail, chimney, medallion centered on front facade over front door, original front porch enclosed and altered openings.

1420 SW 11TH STREET
YEAR BUILT: 1925
STYLE: CRAFTSMAN
ELIGIBLE FOR NRHP DISTRICT

Two and a half-story Craftsman home, side facing gable roof with gabled dormers with exposed rafter tails, open porch with two segmental arch openings, grouped windows.
A one-story Ranch home with its original form, low-pitch hip roof, steel casement windows, open entry porch and decorative iron railings. Spanish tile roof was replaced with asphalt shingles.

A one-story Spanish Cottage retaining its original form and character-defining features, such as the Tudor-style arched entry with elaborated chimney with arched niche, wing walls, barrel tile, and scuppers. Screen porch with shed roof was enclosed.

A one-story Spanish Cottage retaining its original basic form, flat roof-line, and dramatic textured stucco facade. Applied stone facade detail added around entry. Original full-facade screen entry porch openings were altered and enclosed with windows.
SHENANDOAH

1428 SW 11TH TERRACE
YEAR BUILT: 1920
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home retaining its original picturesque massing, decorative parapets with coping, unique two-story shed roof over interior staircase, applied crest, and porte cochere. Screen porch was enclosed and openings altered.

1433 SW 11TH TERRACE
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with original roof lines and decorative parapets. The porte cochere and full-width open entry porch were enclosed, entrance was relocated to East, large addition added to West side behind porte cochere. Rough stucco smoothed over.

1440 SW 11TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival home with picturesque massing, multi level gabled and parapet roofs, small balcony with iron railings serves as entry porch, arched opening, elaborated chimney, tiled awning and scuppers.

A two-story Colonial Revival home with the front facade containing symmetrically balanced windows, center entry door and side porch. Retains all character defining features including portico front entry porch and wood siding.

A one-story Ranch home with low-pitched varying tiled roofs. Alterations include: removed applied slump brick, added open arched entry porch with iron bars, replaced tile roofing and window openings relocated.
1500 SW 11TH STREET
YEAR BUILT: 1932
STYLE: COLONIAL REVIVAL
INELIGIBLE FOR NRHP DISTRICT

Originally a one-story Colonial Revival Catalogue home that has been significantly altered. Removed all character defining features including wood siding, windows, entry portico. Window openings altered.

1500 SW 9TH STREET
YEAR BUILT: 1947
STYLE: MINIMAL TRADITIONAL
INELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home with varying roof lines, repeated front facing gables, centered circular vents and painted original applied slump brick corners/planter boxes. Enclosed front open entry porch and relocated main entry. Window openings have been altered.

1505 SW 11TH TERRACE
YEAR BUILT: 1924
STYLE: AMERICAN FOURSQUARE
ELIGIBLE FOR NRHP DISTRICT

A typical two-story American Foursquare home with a square floor plan, pyramidal roof and native coral rock chimney and porch supports. The East open porch maintains original form and character. Two-story outbuilding has its own street frontage on 15th Avenue.
SHENANDOAH

1512 SW 10TH STREET
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with its original massing, decorative parapets, wing walls, and porte cochere. The original open porch was enclosed and openings were altered. Rear garage apartment with decorative parapet converted to living space.

1512 SW 11TH TERRACE
YEAR BUILT: 1924
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow with cross gabled roof, front facing gable entry, wood siding and stone chimney. Original (painted) brick piers and concrete bases remain from enclosed front porch/porte cochere. Classical balustrade added to front steps. Replaced windows.

1513 SW 11TH TERRACE
YEAR BUILT: 1923
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

A one-story Bungalow home retaining its original form and character. The porch was partially enclosed, however the openings remain. Character-defining elements such as the coral rock chimney and decorative roof brackets remain.
1515 SW 10TH STREET
YEAR BUILT: 1924
STYLE: TUDOR REVIVAL
ELIGIBLE FOR NRHP DISTRICT
A two-story Tudor-style home in original condition. Character-defining elements such as multiple steep front-facing gables, Tudor-style entry porch, and arched vents remain intact. Windows were replaced.

1515 SW 11TH STREET
YEAR BUILT: 1957
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT
A one-story Ranch home with low pitched hip on hip tiled roof, incised entry porch with scrolling iron supports/railing, applied slump brick shutters (painted), and horizontal picture window. Enclosed garage.

1515 SW 9TH STREET
YEAR BUILT: 1920
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT
One-story Bungalow house, few alterations, side gabled roof with two front facing gables, incised porch with typical Craftsman style columns, chimney with elaborated top.
SHENANDOAH

1518 SW 9TH STREET
YEAR BUILT: 1924
STYLE: NO STYLE
INELIGIBLE FOR NRHP DISTRICT

Two-story house, originally garage apartment, located at the rear of the property, no style observed, all window and door openings altered, roof line altered, large two story addition to front.

1520 SW 10TH STREET
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with one story garage outbuilding, parapet with decorative Spanish tiles, arched recessed window openings, circular stucco medallions, elaborated chimney top with Spanish tile shed roof, original porch enclosed and tower removed.

1520 SW 11TH STREET
YEAR BUILT: 1923
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

Two-story Masonry Vernacular house with side facing gable roof and exposed chimney. A deep one story porch has been added across front facade; window openings have been altered.
A two-story American Foursquare duplex with pyramid roof, wide overhanging eaves, chimney, original hip roof portico entry supported by brackets. Original form obscured by one-story projecting sun porch with second floor addition. Windows altered.

One-story Spanish Cottage, parapet with decorative Spanish tiles, arched recessed window openings, circular stucco medallions, tall elaborated chimney top, original porch enclosed and tower removed.

A one-story Spanish Cottage retaining its original form. Original entry porch with large arched opening was enclosed and new open entry overhang added. Windows were replaced, openings remain. Stucco was smoothed over.
1521 SW 9TH STREET
YEAR BUILT: 1939
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

A one-story Masonry Vernacular home with its original symmetrical form and hip roof. Windows and doors were replaced.

1523 SW 11TH STREET
YEAR BUILT: 1921
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

A two-story Mission-style home with rough stucco, full-width incised arched entry porch, attached open porte cochere and shaped parapet lined with decorative tiles and centered urn. Original applied stucco medallions and string course. Replaced windows.

1525 SW 9TH STREET
YEAR BUILT: 1919
STYLE: MEDITERRANEAN REVIVAL
INELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with one-story side wing. Portion of one-story wing was removed on the East side. Window openings altered and all character-defining elements removed. Stucco smoothed over. Original garage apartment serves as second living unit.
SHENANDOAH

1526 SW 9TH STREET
YEAR BUILT: 1921
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

A one-story Bungalow duplex. Original full-width open porch was enclosed and exposed rafter tails removed. Piers and columns from porch remain on South front facade. Original tapered wood column supports in front-facing entry gable remain.

1528 SW 10TH STREET
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage home with central entry porch. Original decorative details remain, such as brick detail along parapet, crest and medallions. Original incised corner porch enclosed with windows.

1529 SW 10TH STREET
YEAR BUILT: 1924
STYLE: MEDITERRANEAN REVIVAL
INELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home. All character-defining elements have been removed, including applied Spanish tile eyebrow, arched openings, and scuppers. Original massing remains.
1530 SW 11TH STREET
YEAR BUILT: 1927
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with its original form and character-defining features, such as parapets, full-width entry porch (enclosed), applied crest and scuppers. The original screen porch was enclosed and small open entry porch with gable overhang added.

1530 SW 11TH TERRACE
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with original screened entry porch with shed roof and three arched openings. Rough stucco exterior fabric, shaped parapet lined with decorative tiles, piers, exposed rafters, scuppers, applied stucco garland, recessed arched openings.

1535 SW 11TH STREET
YEAR BUILT: 1957
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with low-pitch hip roof, incised entry porch with decorative iron porch supports, horizontal bands of applied painted brick flanking windows, and tiled paths throughout front lawn.
1535 SW 9TH STREET
YEAR BUILT: 1924
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A one-story Mediterranean Revival home with original ornate parapets with Spanish tile details, scuppers, applied crests and symmetrical massing. Spanish tile shed roof added over enclosed entry court.

1536 SW 9TH STREET
YEAR BUILT: 1932
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

The Dona Apartments is a three-story, Mediterranean Revival style apartment building constructed c. 1926 by owner H.E. Shoberg with architect R.A. Preas. The front facade balconies have been altered, but most elements such as windows and arches remain.

1537 SW 10TH STREET
YEAR BUILT: 1928
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

A two-story Mission-style home with a symmetrical front facade, square massing and defining features including the scrolled/arched parapets and original full-facade arcaded entry porch. Original rough stucco exterior finish.
A two-story Mediterranean Revival home with a projecting, two-story front facing gable wing on the front facade, Spanish tile roof, grouped windows, and string course. Living space has doubled with rear additions, enclosure of garage and porte cochere.

A two-story Mediterranean Revival home with character-defining features including: decorative pointed parapets, Spanish tile shed roof, recessed arches, medallions and scuppers. Extension of shed roof and second story addition alter the picturesque massing.

At two-story Mediterranean Revival home retaining its original picturesque massing and character-defining features, such as open porch and porte cochere, arched openings, mission-style parapets, stepped wing walls and scuppers.
SHENANDOAH

DA 16082

1550 SW 10TH STREET
YEAR BUILT: 1947
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home retaining its original form and some character-defining features including: low-pitch repeated front-facing gable roofs with decorative vents and corner porch with hip roof. The roof material and windows were replaced.

DA 16083

1600 SW 11TH STREET
YEAR BUILT: 1922
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

A two-story concrete Airplane Bungalow retaining its original form, roof-line, and some character-defining features, such as decorative brackets and vents. Entry porch was enclosed and windows replaced. Original two-story garage apartment converted to second living unit.

DA 16084

1600 SW 11TH TERRACE
YEAR BUILT: 1924
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

1601 SW 11TH STREET
YEAR BUILT: 1935
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A one-story Mediterranean Revival home with an L-shaped plan, and Moderne elements - round entry tower at interior corner facing intersection, chimney. Original South porch remains open with front-facing gable roof and basket-handle arched openings. No alterations.

1601 SW 11TH TERRACE
YEAR BUILT: 1922
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with barrel tile roof, gable on hip. Decorative stucco entryway. Alterations to facade include - roof line alterations, screen porch enclosed. Windows replaced, original openings remain.

1604 SW 9TH STREET
YEAR BUILT: 1920
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish cottage designed by R. A. Preas with original form, porte cochere and exotic elements on parapet. The applied entry decoration was removed and replaced with a flat-roof entry porch with iron supports. Home of E. Roberts, Jr. 1924-30s.
1611 SW 11TH TERRACE
YEAR BUILT: 1922
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story symmetrical Mediterranean Revival home retaining its original form, gable roofs, and character-defining features, such as wing walls and scuppers. Some windows were replaced, others remain original. Incised corner porch was enclosed.

1612 SW 11TH STREET
YEAR BUILT: 1922
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage. Original entry porch enclosed; porch openings and porte cochere openings altered. Entry stoop with Spanish tile roof added. Original parapet is still visible.

1620 SW 9TH STREET
YEAR BUILT: 1929
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with a secondary residence in rear outbuilding. Original parapeted gable roofline, decorative vent, and tile coping. Incised entry porch with arched openings was enclosed; window openings have been altered.
SHENANDOAH

1621 SW 11TH TERRACE
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with unique parapet with decorative Spanish tile and scuppers. An arcaded entry porch was added, with a Spanish tile shed roof and arched openings. Original wood door with decorative grille.

1621 SW 12TH STREET
YEAR BUILT: 1962
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

One-story Ranch house with few alterations. Stucco scored to appear as wood siding, windows and roofing changed, low pitched hip roof, wide boxed eave overhangs, built-in garage.

1621 SW 9TH STREET
YEAR BUILT: 1917
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story native coral rock Spanish cottage that was constructed in 1917, likely as a residence on the original Ferris’ Grove, prior to the development of Shenandoah in 1921 and the first construction of residences in 1922.
A two-story six-unit apartment building, originally served as an ancillary apartment to 1004 SW 16th Avenue before lot was divided. Retains original form and some character-defining features including Mission-style parapet with fan-lite. Second story cat walk added.

One-story Spanish Cottage, maintains character and many original features with few alterations, rough stucco with unique scale pattern, stepped parapet with stucco medallion, original open screened porch and original porte cochere.

This Masonry Vernacular structure was built in 1922 as the water pump house for Shenandoah, suppling fresh water to the neighborhood prior to annexation in 1925. Features exposed native coral rock walls, grapevine mortar, and swooping copper entry roof.
A one-story Ranch duplex retaining original form and character. Original low-pitch hip and gable roofs and asymmetrical L-shaped mass.

A one-story Spanish Cottage with original brick detailing and a unique elaborated parapet and cross-shaped scupper groupings. Fluted door surround. Window openings are original however windows were replaced.

A one-story Minimal Traditional home. View obstructed by tall iron fence and trees surrounding property.
1628 SW 11TH STREET
YEAR BUILT: 1922
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with a designed parapet. The original porte cochere remains while the front porch is enclosed with windows.

1629 SW 10TH STREET
YEAR BUILT: 1925
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

A one-story Bungalow with nested front-facing gable roofs. The original front entry porch has been enclosed, but features remain on the facade such as the original porch supports and columns.

1629 SW 11TH TERRACE
YEAR BUILT: 1922
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow with few alterations, porch enclosed with glass jalousie windows, original native coral rock chimney, wood siding, intersecting gable roofline.
SHENANDOAH

1629 SW 12TH STREET
YEAR BUILT: 1922
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow with few alterations, front facing gable roof with large louvered vent, deep incised porch with curved walls flanking steps, porte cochere with side-facing gable roof.

1630 SW 10TH STREET
YEAR BUILT: 1922
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival apartment building with nine units, few alterations, Mission-style parapet with coping, curved walls flanking steps, coat of arms medallion centered on parapet, original "Lynn" stucco sign above entry porch.

1630 SW 11TH STREET
YEAR BUILT: 1922
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with a porte cochere and full-width entry porch that has been enclosed with large arched windows. Mission-style parapet roofline.
1631 SW 11TH STREET
YEAR BUILT: 1925
STYLE: BUNGALOW
INELIGIBLE FOR NRHP DISTRICT

One-story Bungalow with side-facing gable roof, eaves and rake are close, wood siding, original porch enclosed.

1631 SW 9TH STREET
YEAR BUILT: 1940
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home retaining its original form and character. Original low-pitch gable roof and open porch remain. Windows, doors and roof material were replaced and large additions added to rear.

1633 SW 11TH TERRACE
YEAR BUILT: 1922
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with repeated Mission-style parapet, string course, planters along front facade, porte cochere with wing wall, elaborated stepped chimney top, enclosed front entry porch with windows.
1634 SW 11TH TERRACE  
YEAR BUILT: 1924  
STYLE: SPANISH COTTAGE  
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with parapet with barrel tile coping, pilasters with coping and diamond decoration, water table string course. Two large arched openings on the front entry porch have been slightly altered to accommodate windows. Porte cochere has Craftsman roof behind parapet.

1636 SW 10TH STREET  
YEAR BUILT: 1925  
STYLE: SPANISH COTTAGE  
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with multiple alterations to front facade, stepped Mission-style parapet with coping, string course, addition of incised Northwest porch with two round arched openings and room on Northeast corner.

1636 SW 11TH STREET  
YEAR BUILT: 1922  
STYLE: SPANISH COTTAGE  
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with a shaped parapet, converted to a duplex. The front entry porch was enclosed with windows to provide additional air-conditioned living space.
SHENANDOAH

1636 SW 9TH STREET
YEAR BUILT: 1924
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with an open terrace and original fan-lite arched windows and doors on second level. Aluminum awnings added but scuppers and medallions are original. The decorative parapet is detailed with original barrel tiles.

1637 SW 10TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival apartment with a two-story open porch enclosed on first level. Original arched doors remain with screens removed. Replaced barrel-tile roof with Concrete tile. Wood Doric columns and railing replaced.

1637 SW 11TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A symmetrical, two-story Mediterranean Revival home with a Mission-style parapet. The original front porch was enclosed with new windows and door. A rear garage apartment serves as a second unit.
SHENANDOAH

1637 SW 11TH TERRACE
YEAR BUILT: 1922
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow house with front facing gable entryway, original wood siding, original front porch enclosed and new elevated patio has been added, large addition to rear.

1637 SW 12TH STREET
YEAR BUILT: 1924
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story, eight unit Mediterranean Revival apartment building with few alterations, center hall floor plan, incised porches, stepped Mission-style parapets, original stucco coat of arms and original "Simbel" sign.

1637 SW 9TH STREET
YEAR BUILT: 1925
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow that retains original form, roofline and character despite alterations, such as enclosed front porch. Decorative aluminum railing added, original concrete planters removed.
1638 SW 11TH TERRACE
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

1640 SW 11TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

1644 SW 10TH STREET
YEAR BUILT: 1923
STYLE: SPANISH COTTAGE
INELIGIBLE FOR NRHP DISTRICT

Notably large Spanish Cottage retaining character defining features such as rough stucco exterior, a square tower, parapet with barrel tile coping, coat of arms, finial, porte cochere with Mission-style parapet, and open front entry porch with barrel tile hip roof.

One-story Spanish Cottage that retains all character-defining features, with full-width screened front porch with three large arches, Mission-style parapet with coping, and decorative medallion. One-story detached garage in rear.

One-story Spanish Cottage with most distinguishing features gone due to addition along front facade. Enclosed original screened porch and porte cochere, and added wrapping open porch with hip roof visor.
SHENANDOAH

1644 SW 9TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with original open front porch, columns, tiled front steps, exposed rafters and window openings. Added surrounding iron fence, rear addition not visible from street. The remaining open porch is a defining characteristic.

1645 SW 11TH STREET
YEAR BUILT: 1921
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow with side facing gabled roof and front facing gable over entryway, porte cochere with Craftsman-style columns, originally open screened porch but has since been enclosed with windows, native coral rock chimney.

1645 SW 12TH STREET
YEAR BUILT: 1934
STYLE: FRAME VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

One-story Frame Vernacular house that sits far back on lot, originally an ancillary apartment to a lot that was never further developed, side facing jerkin head roof, shed roof with deep overhang added along front facade.
1645 SW 9TH STREET
YEAR BUILT: 1920
STYLE: TUDOR REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Tudor-style residence retaining original form and character. High-pitch front-facing nested gable roofs with shed dormers define complex roof-line. Original eave returns, sweeping curve eave, vents and arches remain. Porch enclosed and windows replaced.

1649 SW 11TH TERRACE
YEAR BUILT: 1923
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with flat roof and parapet, rough stucco, large open front entry porch with three arched openings, porte cochere.

1651 SW 11TH TERRACE
YEAR BUILT: 1922
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow with nested front facing gable roofs and wooden rafter tails. Original screened entry porch has been enclosed with windows and porte cochere has been enclosed for additional living space.
Two-story Mission style house with curved parapet and projecting hip and shed visor roofs with Spanish tiles, elevated front terrace surrounded by low coral rock wall along entire front facade.

One-story Spanish Cottage with Mission-style parapet with coping, coat of arms and medallions, open porch and porte cochere with segmental arched openings.

A one-story Bungalow retaining its original form and some character-defining features including the low-pitched gable roof and full-width entry porch. Screens were removed from entry porch, roof material and windows replaced, clerestory in roof removed.
1653 SW 9TH STREET
YEAR BUILT: 1925
STYLE: AMERICAN FOURSQUARE
ELIGIBLE FOR NRHP DISTRICT

Two-story American Foursquare with Revival parapeted gabled open porch with coping and decorative coat of arms, steep hip roof and hip dormers with wide eave overhang, one-story outbuilding with Revival parapeted roof line.

1654 SW 11TH TERRACE
YEAR BUILT: 1922
STYLE: MEDITERRANEAN REVIVAL
INELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival garage apartment at the rear of the lot; the lot was never further developed with a main residence. The residence has many alterations to the front facade that alter character. Mission-style parapet with coping and stucco coat of arms remains.

1655 SW 10TH STREET
YEAR BUILT: 1933
STYLE: MINIMALTRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

A typical one-story Minimal Traditional home with gable and wing roof, rough stucco, original wood windows and garage doors. The incised South entry porch includes a round arch opening.
SHENANDOAH

1655 SW 11TH STREET
YEAR BUILT: 1940
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

One-story Minimal Traditional house, original screened porch has been opened and garage has been enclosed, original decorative scroll and scuppers on front facing gable.

1658 SW 10TH STREET
YEAR BUILT: 1967
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with low-pitch Spanish tile roof, horizontallity of facade, and stucco band wrapping facade in line with windows.

1660 SW 10TH STREET
YEAR BUILT: 1923
STYLE: TUDOR REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Tudor-style home retaining its original form and character. Original steep-pitch intersecting gable roofline, Tudor-style entry porch, arcaded wing wall, and unique attached garage remain. Windows replaced. Flower box removed.
1660 SW 11TH STREET
YEAR BUILT: 1930
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

This one-story Spanish Cottage home is well preserved with original window openings, parapet, and paving.

1661 SW 10TH STREET
YEAR BUILT: 1923
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story asymmetrical Spanish Cottage with an arcaded wing wall. Decorative wrought iron gates provide entry. The shaped parapet is lined with barrel tiles and includes a square tower. Bay windows and an ornamental front entry have been added.

1661 SW 11TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with decorative Mission-style parapet with coping, Mission-style shaped door surround, arched openings, scuppers, elaborated chimney, paved front yard, non-native stone later added to facade, garage apartment outbuilding.
A one-story Bungalow with character-defining features including gable roof with front-facing gable main entry, original wood siding, exposed rafters, wide eave overhang, tapering pillars, open porte cochere, chimney.

A one-story Spanish Cottage with Mediterranean Revival elements including two-story square tower with tiled hip roof and three-grouped arched window openings. Original shaped parapet lined with tiles, entry overhang/brackets, and elaborated chimney top in one-story massing.

A two-story Mediterranean Revival home with varied rooflines, a tower wing, chimney, porte cochere, shaped parapet and enclosed incised porch. Permastone exterior fabric, keystone/sill added in the 1950s.
1664 SW 9TH STREET  
**YEAR BUILT:** 1923  
**STYLE:** MEDITERRANEAN REVIVAL  
**ELIGIBLE FOR NRHP DISTRICT**  

A two-story Mediterranean Revival home with a repeated shaped parapet and original form and massing. Alterations include: one-story full-width front porch and attached porte cochere enclosed with windows. Added tile roof covering to main entry. Applied quoining detail to piers.

1665 SW 11TH STREET  
**YEAR BUILT:** 1967  
**STYLE:** MID-CENTURY MODERN  
**ELIGIBLE FOR NRHP DISTRICT**  

A one-story Mid-Century Modern home retaining its original form and character. Original low-pitch front-facing gable roof w/ Spanish tile & repeated vertical wall elements extended up to roof eave.

1667 SW 10TH STREET  
**YEAR BUILT:** 1961  
**STYLE:** RANCH  
**ELIGIBLE FOR NRHP DISTRICT**  

A one-story Ranch with low-pitch front facing gable, incised entry porch, and applied painted brick shutters and other decorative elements.
A two-story Mediterranean Revival home with symmetrical Renaissance influences in its entry doorway with quoined door surround and elaborate crest centered above. Central block massing with side-facing gable roof. One-story wing porch retains original arched openings.

One-story Spanish Cottage home with tower entrance added, altered shaped parapet/chimney top and added decorative roof tiles. Original arched window openings and scuppers. Removed railings and enclosed front entry porch.

Two-story Mediterranean Revival home with all character defining features removed or altered including roof line, porch, window openings and porte cochere.
1669 SW 12TH STREET
YEAR BUILT: 1922
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

A one-story Mission-style home. Roofline and architectural features adapted from Mediterranean Revival to Mission. Original elaborated parapets, arch motifs and porte cochere remain. Eastern projecting wing is used as a shrine with St. Lazarus and Virgin Mary statues displayed prominently.

1670 SW 10TH STREET
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage retaining its original form and distinct castellated parapets. The original wrapping eyebrow roof was replaced with a smaller variation and an aluminum porch roof. Non-native stone was applied later to elements of the front facade.

1670 SW 11TH TERRACE
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with original form and massing. Repeated parapets, with full-width front entry porch with separate roofline and openings enclosed with windows. Original tile coping, scuppers, and rough stucco exterior.
1671 SW 12TH STREET
YEAR BUILT: 1932
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home with front facing gable, varying tiled rooflines and Mediterranean Revival elements including the two elaborated chimney tops, scuppers, and arched doorway in entry portico with extended shed roof with cast-stone door surround.

1674 SW 9TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT


1675 SW 10TH STREET
YEAR BUILT: 1930
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow side-facing gable roof and front-facing gable entryway. Entry porch enclosed with windows. Open porte cochere supported by original tapered columns. Removed exposed rafters and replaced windows.
SHENANDOAH

1675 SW 11TH TERRACE
YEAR BUILT: 1923
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with original shaped parapet, tiled shed roof supported by wood brackets over main entry, scuppers, chimney. Alterations include enclosed porte cochere and incised porch with windows and iron bars. Replaced windows.

1675 SW 9TH STREET
YEAR BUILT: 1961
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home retaining low-pitch Spanish tile hip roof, applied decorative facade elements, and open porch with decorative iron porch supports.

1676 SW 10TH STREET
YEAR BUILT: 1926
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

**SHENANDOAH**

1676 SW 11TH STREET  
YEAR BUILT: 1923  
STYLE: SPANISH COTTAGE  
ELIGIBLE FOR NRHP DISTRICT

Spanish Cottage with many original features: shaped parapet roof, hip barrel-tiled roof over entryway, original front door with sunburst motif, original grouped double hung sash windows, path and stoop with broken tile mosaic and brick. Dense vegetation obscures view from the street.

1678 SW 11TH STREET  
YEAR BUILT: 1924  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with one-story full-width front porch that has been enclosed. Original repeated parapet with tile coping, and attached open porte cochere. Scuppers, quatrefoil opening, arched openings/columns, and visor roof with brackets.

1678 SW 11TH TERRACE  
YEAR BUILT: 1923  
STYLE: SPANISH COTTAGE  
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with full-facade front porch enclosed and main entry centered in West bay (original openings). Original shaped parapet, buttressed wing walls, crest and chimney. Vegetation blocks view of home.
SHENANDOAH

1681 SW 10TH STREET
YEAR BUILT: 1952
STYLE: INTERNATIONAL
ELIGIBLE FOR NRHP DISTRICT

A one-story International-style home with an open front porch, smooth stucco facade, flat roof, enclosed porte cochere and added garage door.

1682 SW 9TH STREET
YEAR BUILT: 1922
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT


1684 SW 10TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story six-unit Mediterranean Revival center-hall apartment building, retaining its original character. Decorative parapet, facade decoration at entry, and second-story balustrades remain. Windows were replaced.
A one-story Bungalow home converted to a triplex, retaining its original form and distinct low-pitch roof-line. Some character-defining features remain, such as exposed native coral rock and porte cochere.

This two-story duplex was significantly altered from the widening of 17th avenue, more than half of the building was demolished. The Shaped parapet, decorative roof tiles, medallions, front arched entry have been removed. Multiple window openings have changed and the side wing mass was removed.

One-story Spanish Cottage. Form and roof-line were significantly altered and all character-defining features were removed. Entry porch added to front facade.
1695 SW 11TH STREET
YEAR BUILT: 1923
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

At two-story Mediterranean Revival home and garage apartment converted to a quadraplex. Partially demolished when 17th Avenue was widened, large addition and entrances now front 17th Avenue instead of 11th Street. Window openings and roof-lines altered, removing many character-defining features.

1695 SW 9TH STREET
YEAR BUILT: 1965
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch with low-pitch gable roof-line and applied decorative shutters. Structure has no setback on 17th Avenue and unit entrances are accessed directly from sidewalk.

1700 SW 10TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story symmetrical Mission home with one-story porch, original shaped parapet, Tudor-style entry, decorative brackets supporting broken projecting visor roof with Spanish tile, flower boxes. Window openings altered, added balustrade to terrace.

A two-story Mediterranean Revival triplex with Mission-style architectural elements. Rear two-story garage apartment converted to living space. Maintains original character with alterations including porch and garage enclosure and window replacements.

Two-story Mediterranean Revival residence with garage outbuilding converted into living space. Replaced wooden windows and casings with aluminum windows. The additions to the property enclosed various porches and maximized the site.
1703 SW 10TH STREET
YEAR BUILT: 1924
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival garage apartment at the rear of the lot. Main residence never constructed. Mission-style parapet with barrel tile decoration, gabled entry roof supported by wood brackets, original multi-paned wood windows, medallion and scuppers, garage enclosed.

1707 SW 9TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with one story garage apartment outbuilding, flat roof with barrel tile parapet, elaborated chimney top, open porch with arched openings with iron bars.

1709 SW 9TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story, Mediterranean Revival residence, open front porch with engaged columns, second floor balcony with iron railing, grouped multi-paned windows with wood spindles, exposed rafter tails.
One-story Spanish Cottage with Mission-style parapet with Spanish tile detailing, Permastone applied to facade with keystone detailing around windows, arched porte cochere, entry porch openings enclosed.

A one-story International style home whose character is defined by a horizontal geometric-pattern facade with full-height decorative CBS block screen wall, flat roof with overhanging eaves.

Two-story Mediterranean Revival/Streamline Moderne house, one story garage apartment, wrapping corner window, Spanish tile visor detail on parapet, recessed curved door surround, curved wing wall entry to staircase leading to second floor.
SHENANDOAH

1712 SW 10TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT


1714 SW 11TH TERRACE
YEAR BUILT: 1928
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival apartment building, Mission-style parapet with Spanish tile detail, scuppers, medallions, “Boston Apartments” stucco sign over entryway, original entry double doors.

1716 SW 11TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival apartment building, Mission-style parapet, circulation has been altered, exterior stair with iron railings to second floor.
1717 SW 9TH STREET
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage, smooth parapets, octagonal
tower, open porch, garage apartment in rear. The original
dome was removed from the tower some arched openings
have been altered.

1718 SW 9TH STREET
YEAR BUILT: 1934
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

One-story Minimal Traditional residence with hip roof and
front facing gable portion with decorative tropical flower
motif vent. Roofing material replaced.

1719 SW 9TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival home converted to duplex,
 exterior stairway leading to second story stoop. One-story
front porch was enclosed. Stepped Mission-style parapet
repeated on roof and porch. One-story garage apartment
outbuilding.
1720 SW 11TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival residence with one-story wings to North and East, enclosed original entry porch and added shed roofed entry porch, two-story garage apartment outbuilding.

1720 SW 11TH TERRACE
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with flat roof and parapet decorated with Spanish tiles, retains character defining features of Spanish Cottage. Alterations include planter along front facade and iron gates around porch/porte cochere entrance.

1721 SW 11TH STREET
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with shed roof over main entry, window grouping on front facade, retains character defining features of Spanish Cottage. Alterations include enclosed entry porch and windows changed.
1721 SW 11TH TERRACE  
YEAR BUILT: 1924  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

1724 SW 10TH STREET  
YEAR BUILT: 1952  
STYLE: INTERNATIONAL  
INELIGIBLE FOR NRHP DISTRICT

1724 SW 11TH STREET  
YEAR BUILT: 1924  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival with Spanish-style alterations including enclosed front porch, roof of front porch converted to second floor covered terrace, pyramidal roof over entryway, Spanish tile banding added above windows on front facade.

One-story home, American International style with major alterations to character including enclosed porte cochere and addition of front facing gable roof with coping. Incised porch with single door-iron bars over all windows and front door.

Two-story Mediterranean Revival house, front facing gable roof with scuppers, addition of open entry porch that is in keeping with the character of the architecture.
**1727 SW 10TH STREET**  
YEAR BUILT: 1925  
STYLE: SPANISH COTTAGE  
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage that retains original character. Curved repeated Mission-style parapet with coping, arched windows surrounded by quoining, twisted engaged Corinthian columns, stucco Plateresque low relief ornament. Porte cochere removed.

**1727 SW 11TH TERRACE**  
YEAR BUILT: 1935  
STYLE: MEDITERRANEAN REVIVAL  
INELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival house with entry tower. Major alterations to front facade includes the arched free standing loggia and bay windows with decorative Spanish tile roof.

**1728 SW 11TH TERRACE**  
YEAR BUILT: 1925  
STYLE: SPANISH COTTAGE  
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with original form, roof-line, and porte cochere. Added Spanish tile on parapets and updated windows on the North facade.
A one-story Ranch duplex retaining its original form and character. Original low-pitch roof, horizontal pressed-stone banding and shared open side entry porch with iron supports.

A one-story Spanish Cottage with rough stucco finish and varied roofline along front facade, with parapet roof over main house. Altered roofline, roofing material, and windows, and front entry porch has been enclosed. Two-story garage apartment at rear.

A one-story Ranch home retaining its original form and character. Applied pressed stone facade elements, two open entry porches with decorative iron porch supports.
SHENANDOAH

1734 SW 10TH STREET
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
INELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage home with many significant alterations. The original parapet was removed and the porch was enclosed, replacing screened arches with standard-sized doors and windows. Stucco was also smoothed over.

1734 SW 11TH TERRACE
YEAR BUILT: 1947
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home with low-pitched side facing gable roof. The porte cochere was enclosed, window openings altered and windows replaced.

1735 SW 11TH STREET
YEAR BUILT: 1946
STYLE: MINIMAL TRADITIONAL
INELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home with original front-facing gable, parapeted flat roof, low hip roof at entry and scuppers. Original corner porch openings were enclosed, roof materials replaced, new materials applied to the facade, and windows replaced.
SHENANDOAH

1736 SW 9TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival residence with a unique three-story tower feature above the main entry. Original massing and roof-lines remain intact. The original porte cochere was enclosed and windows replaced.

1737 SW 10TH STREET
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage retaining its original form and character. Repeated stepped Mission-style parapets and decorative keystone detail around windows and doors. The original screen porch was enclosed, however the openings remain the same.

1737 SW 11TH STREET
YEAR BUILT: 1955
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with minimal alterations, retaining its original form, porch, stylistic details, and character. Doors and windows were replaced, however their original openings remain.
1737 SW 11TH TERRACE  
YEAR BUILT: 1924  
STYLE: SPANISH COTTAGE  
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage home. Original arches on the facade remain, however screens were replaced with standard awning windows. The large aluminum roof added over the front patio dominates the front facade. The original form and parapets remain intact.

1738 SW 11TH STREET  
YEAR BUILT: 1924  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival residence retaining its original form, porte cochere, parapets, stylistic details, and overall character. Windows were updated and the screens of the entry porch were removed.

1738 SW 11TH TERRACE  
YEAR BUILT: 1925  
STYLE: MEDITERRANEAN REVIVAL  
INELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home retaining its original form and parapet. The addition of the second main entry porch alters the look and character of the home.
SHENANDOAH

1739 SW 11TH STREET
YEAR BUILT: 1937
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with picturesque massing. L-shaped plan with front-facing gable wing projecting forward, and side-facing wing. A two-story tower entry marks the intersection of the two wings.

1740 SW 11TH STREET
YEAR BUILT: 1924
STYLE: MODERNE
ELIGIBLE FOR NRHP DISTRICT

A one-story Moderne home built in 1924 with unique features for its time. The home was altered to include Mediterranean-style elements. The original porte cochere was enclosed and windows replaced. The Silver family lived here for over 30 years; 1930-60s.

1742 SW 10TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
INELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with significant alterations. Roof lines were completely altered, openings enclosed and changed, roof material replaced, second main entrance added. Original wing walls altered.
1742 SW 11TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story coral rock Spanish Cottage with its original massing, roof-lines, and parapets. A front-facing gable open entry porch was added to the facade.

1743 SW 11TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with original massing and roof-line. Original parapets and medallions remain. The original porte cochere and screened porch were enclosed for additional living space. Original facade was stuccoed over, and roof tile painted white.

1744 SW 10TH STREET
YEAR BUILT: 1936
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home with massing and floorplan of a Spanish Cottage, including square tower element. A rear two-story outbuilding serves as a second residence. The original porte cochere remains, however the original screen porch was enclosed and windows replaced.
A two-story home with its original Mediterranean Revival form and roof-lines, but most character-defining features removed. The porch was enclosed and an entry stoop with hip roof added, second-story terrace altered, stucco smoothed, and the Spanish tiles were removed.

A one-story Ranch residence retaining its original form and roof-lines from street view.

Two-story Mediterranean Revival home retaining its original form, roof-line, decorative parapets and elaborated chimney. Alterations include porch and porte cochere enclosure, arches removed, and aluminum roof added to second floor terrace.
**SHENANDOAH**

**1746 SW 9TH STREET**  
**YEAR BUILT:** 1930  
**STYLE:** SPANISH COTTAGE  
**ELIGIBLE FOR NRHP DISTRICT**

A one-story Spanish Cottage retaining its original character. Repeated Mission-style parapets with coping, arched openings, and arched porte cochere remain. Porch openings enclosed with windows, arches remain.

**1751 SW 11TH TERRACE**  
**YEAR BUILT:** 1926  
**STYLE:** MEDITERRANEAN REVIVAL  
**ELIGIBLE FOR NRHP DISTRICT**

A two-story Mediterranean Revival home retaining its original picturesque form, roof-line, parapets, and openings including Palladian window opening. The applied medallion was removed and windows were replaced.

**1752 SW 10TH STREET**  
**YEAR BUILT:** 1932  
**STYLE:** MEDITERRANEAN REVIVAL  
**ELIGIBLE FOR NRHP DISTRICT**

A two-story eight-unit Mediterranean Revival apartment building with original Mission-style parapet, arched window surrounds and arched entry openings. Original central hall remains open-air.
A two-story six-unit apartment building with original Mission-style parapet. Openings and entry porch were altered and windows replaced. Two-story concrete outbuilding serves as additional living space.

A one-story Mediterranean Revival home retaining its original exposed native coral rock structure, arched openings and barrel tile shed roof. Some altered openings and rear additions are visible from street, otherwise retaining its original form and character.

A one-story Ranch duplex retaining its original form and character. Entrances along the side, East facade. Glass jalousie porch on East side and brick cladding on front/South facade remain.
**SHENANDOAH**

**DA 16234**

1760 SW 11TH TERRACE
YEAR BUILT: 1957
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home retaining its original form and character. Original low-pitch hip roof, formstone flanking window openings, and incised entry porch. Garage was enclosed for additional living space.

**DA 16235**

1761 SW 11TH STREET
YEAR BUILT: 1948
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home retaining its original form and multiple front-facing gables. Porch was enclosed and windows replaced. Landscaping obscures view from the street.

**DA 16236**

1761 SW 11TH TERRACE
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage home retaining its original form and character-defining features including unique curved parapets, porte cochere, elaborated chimney top and recessed arches. Original entry porch was enclosed with windows.
SHENANDOAH

DA 16237

1764 SW 10TH STREET
YEAR BUILT: 1930
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT


DA 16239

1768 SW 11TH TERRACE
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage retaining its original character. Original repeated false gable and flat parapets with Spanish tile coping, porte cochere, and applied crest remain. Original screen porch openings were enclosed with windows.

DA 16240

1769 SW 10TH STREET
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage retaining original roof-lines and character. Decorative parapets, hip-roof over porte cochere, and arched openings remain. Louvered porch was enclosed and open entry stoop extended. Formstone facade applied with keystone detail.
1769 SW 11TH TERRACE
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage that retains its character despite alterations and additions. Original open screen porch was enlarged to full-width of facade and arched openings were enclosed with standard awning windows. Decorative parapets remain.

1769 SW 9TH STREET
YEAR BUILT: 1937
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

A one-story Bungalow retaining original cross gable roof, windows, and overall character. Original open porch with front-facing gable roof remains. Original brick chimney, water table, and porch supports remain.

1770 SW 9TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

SHENANDOAH

**1772 SW 10TH STREET**
**YEAR BUILT:** 1955
**STYLE:** RANCH
**ELIGIBLE FOR NRHP DISTRICT**

A one-story Ranch retaining its original roof-line. Original screen porch openings were altered and enclosed with windows. Entry stoop with gable roof added. Original decorative applied brick stuccoed-over.

**1773 SW 9TH STREET**
**YEAR BUILT:** 1926
**STYLE:** MEDITERRANEAN REVIVAL
**ELIGIBLE FOR NRHP DISTRICT**

A two-story Mediterranean Revival home retaining its original form, decorative parapets and porte cochere. Original entry porch with arched openings was enclosed with windows and wood doors. All windows replaced.

**1774 SW 11TH STREET**
**YEAR BUILT:** 1925
**STYLE:** MEDITERRANEAN REVIVAL
**ELIGIBLE FOR NRHP DISTRICT**

A two-story Mediterranean Revival duplex with several additions to West side and rear. Applied crest and Spanish tile from porch roofs removed, windows replaced. Original decorative parapet, small projecting entry porches, paired window openings and scuppers remain.
SHENANDOAH

1774 SW 9TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival four-unit center-hall apartment building retaining original character. Original Mission-style parapet, Spanish tile, small balconies, flower boxes, and decorative facade applications remain. Additional living space in outbuilding.

1775 SW 10TH STREET
YEAR BUILT: 1925
STYLE: ITALIAN RENAISSANCE REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Italian Renaissance Revival home retaining original roof-line and character. Original entry portico with Palladian motif, porte cochere, niche with broken pediment, classical columns and window surrounds remain. Windows and roof material replaced.

1775 SW 11TH TERRACE
YEAR BUILT: 1951
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch residence retaining its original hip roofs and overall character. Original decorative shutters, attached garage, curved corner entry stoop and eyebrow, and applied decorative features remain. Windows replaced. Two rear additions not visible from street.
SHENANDOAH

One-story Spanish Cottage with parapet roof, porte cochere, quoining, and scuppers. An open porch with arched openings was added, in keeping with the character of the home.

A one-story Spanish Cottage with a Moorish two-story central square tower with a crenelated parapet. The centered round balconet is a distinguishing feature. Replaced windows, enclosed the porte cochere and one-story attached open porch.

A one-story Spanish Cottage with repeated parapets, open porte cochere and original exterior chimney with elaborate arched top. The front entry porch was enclosed with windows.
SHENANDOAH

1785 SW 10TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT


1786 SW 10TH STREET
YEAR BUILT: 1949
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home with simple massing and typical low-pitch hip on gable tiled roof (replaced). Several alterations including new main entry and window opening, altered front porch, and garage enclosed, chimney removed. Replaced windows.

1786 SW 9TH STREET
YEAR BUILT: 1920
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story apartment building with original porches which dominate the front/North elevation. Altered window and door openings alter the character of the building.

A one-story Spanish Cottage with an asymmetrical massing and enclosed arched front porch. Mission-style features include original wing walled entry porch, shaped parapet lined with decorative tiles (coping detail), elaborate chimney top. Windows replaced.

Mediterranean Revival home with picturesque massing and varied roof levels, resembles a Spanish castle. An original three-story square tower marks the entry. The site/setting retain original character and features - garden walls, fountain, pond, pool.
1800 SW 11TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

DA 16262

An outstanding example of Mediterranean Revival residential architecture with Moorish features. Home of Jewish merchant and civic leader P.G. Blanck. Excellent integrity with arched loggia, horseshoe arched front door surround, arched original windows.

1800 SW 11TH TERRACE
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

DA 16263

A two-story Mediterranean Revival central block massing retaining all character defining features and few alterations. Original open arched entry porches, shaped parapet lined with decorative tiles, chimney. Windows and roofing replaced.

1800 SW 9TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

DA 16264

A two-story Mediterranean Revival duplex converted to quadruplex with grouped arched windows, arched wing wall and original arched main entry porch. Garage apartment has been heavily altered including roofline and garage door openings.
SHENANDOAH

1801 SW 10TH STREET
YEAR BUILT: 1924
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A Mediterranean Revival residence converted to multifamily dwelling. Rear addition connects main house to rear garage to create a single elongated structure. Shaped parapet, balcony, entry entablature remain. All openings altered, aluminum porches added.

1801 SW 11TH STREET
YEAR BUILT: 1930
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A Mediterranean Revival home with a two-story front-facing gable main residence and one-story entry wing. Defining features include the front-facing gables, original open balcony with wood balustrade, circular windows, and chimney.

1810 SW 9TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

1811 SW 10TH STREET
YEAR BUILT: 1958
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with original low-pitch hip roof, pressed stone facade element, and open entry stoop. Majority of front yard has been paved for parking.

1813 SW 11TH STREET
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with all original features. Rough stuccoed finish, decorative parapets and tiles, large arched window openings, front door framed by sidelights, decorative square tower with small tiled roof and decorative tiled vent.

1815 SW 11TH TERRACE
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with central block massing, protruding East wall, projecting front porch with two arched openings. Original corner entry supported by spiraled columns. Replaced windows/visor tiled roof. Resembles neighboring property - 1819 SW 11th Terrace.
A one-story Mediterranean Revival duplex with mission-style elements including the shaped parapet lined with decorative tiles, stucco door surround, garland ornament detail and scuppers. Original open front patio with low wall, iron balcony added.

A two-story Italian Renaissance Revival apartment building with symmetrical facade. Original exposed rafters, grouped window openings, arched entry. Removed tiles from false hip roof, added wrought-iron gate to arched main entry and replaced windows.

SHENANDOAH

1820 SW 10TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A Mediterranean Revival home with two-story central block massing and one-story projecting open porch with attached open porte cochere with unique triangular arched openings. Original shaped parapet/tiles in porch roof; altered roofline over main house.

1820 SW 11TH STREET
YEAR BUILT: 1924
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with picturesque massing. A protruding chamfered sun room with crenelated parapet and an open porte cochere flank an entry court. Original applied stone door surround, elaborated chimney top, stucco vents, scuppers.

1821 SW 10TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage retains character defining features including: off-centered main entry in enclosed front porch with original shaped parapet, applied tapering pillars, fluted architrave, and attached open porte cochere. Replaced windows.
SHENANDOAH

1821 SW 11TH STREET
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage retains character defining features including: recessed main entry in two-bay front porch (one bay enclosed) with original shaped parapet, supporting tapering pillars, attached open porte cochere.

1821 SW 9TH STREET
YEAR BUILT: 1941
STYLE: MINIMAL TRADITIONAL
INELIGIBLE FOR NRHP DISTRICT

This Museum commemorates the Bay of Pigs Invasion. The building is a 1986 adaptation of a 1940s Minimal Traditional style duplex. The roofline was altered and front porch added. Culturally significant place for the Cuban Community.

1822 SW 11TH TERRACE
YEAR BUILT: 1939
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home with simple massing and typical front facing gable with low-pitched gable on hip tiled roof. Several alterations include - enclosed garage, replaced windows, removed chimney.
1822 SW 9TH STREET
YEAR BUILT: 1963
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex with linear massing, broad facade, cross-gabled roofs. Incised porch along side of the duplex provides entry to both units.

1828 SW 11TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with repeated crenulated parapets with Spanish tile projecting hip visor around house and porte cochere, single front door flanked by windows-window and door openings altered, enclosed original screen porch.

1828 SW 11TH TERRACE
YEAR BUILT: 1967
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with linear massing, tiled gable on hip roof, wide eave overhangs, and applied slump brick facade to entry wing. Open entry porch with extended hip tiled roof.
Eight-unit, two-story Mediterranean Revival apartment building with rough stucco exterior, Mission-style stepped parapet, and center hall plan, windows and doors have been replaced but original openings remain.

A one-story Spanish Cottage with applied Formstone facade added in the 1950s, retaining its original character. Two towers on either side, evident in the South front facade. The original screened porch on South front facade was enclosed with windows. Ancillary building in the rear.

One-story Spanish Cottage with rounded Mission-style parapet, rough stucco, medallions and coat of arms, porte cochere with segmental arch opening, original entry porch arched openings have been altered and enclosed with windows and doors.
1834 SW 10TH STREET  
YEAR BUILT: 1930  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

One-story Mediterranean Revival home with unique Tudor-style tall chimney with niche on front facade, swooping parapet, Spanish tiled shed roof over entryway and enclosed side porch with arches, original window headers, quoining and applied pediment around door.

1835 SW 10TH STREET  
YEAR BUILT: 1929  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

Two-story house with Mediterranean Revival style first floor (arched openings, embattled parapeted roof) and Prairie style second floor (with hipped roof and wide overhanging eaves, chimney), front screened porch openings have been enclosed with windows.

1835 SW 11TH STREET  
YEAR BUILT: 1925  
STYLE: SPANISH COTTAGE  
ELIGIBLE FOR NRHP DISTRICT

The “Tenant Home” is a one-story stucco Spanish Cottage with repeated Mission-style parapets. Original window openings in porch remain.
SHENANDOAH

1835 SW 9TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival quadraplex, originally a garage apartment located on rear of a lot that was never further developed. Embattled parapet with decorative barrel tiles and coping, rough stucco, scuppers, second story front facade addition.

1836 SW 11TH STREET
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with Mission-style parapet with coping, French door with balconette, door surround with coat of arms, elaborated chimney top with barrel tiles, porte cochere with arched opening. Stucco has been smoothed over.

1836 SW 9TH STREET
YEAR BUILT: 1937
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival duplex that retains character defining features - false hip barrel tile roof, front facing gable entry porch supported by wood brackets, exterior staircase with arch entryway leading to second floor unit.
1837 SW 11TH STREET  
**YEAR BUILT:** 1925  
**STYLE:** SPANISH COTTAGE  
**ELIGIBLE FOR NRHP DISTRICT**

One-story Spanish Cottage that retains many of its character defining features- textured stucco, Mission-style repeated curved parapet, arched openings, wing walls, semi-circular porch steps. Resembles 1876 SW 10th Street.

1837 SW 11TH TERRACE  
**YEAR BUILT:** 1925  
**STYLE:** MEDITERRANEAN REVIVAL  
**ELIGIBLE FOR NRHP DISTRICT**

A two-story Mediterranean Revival home with a picturesque massing, varying roof-levels, open wrap entry porch and porte cochere. The South front facing gable facade includes three-arched windows and Maltese vent. Replaced windows and roofing, enclosed second floor terrace.

1840 SW 11TH STREET  
**YEAR BUILT:** 1924  
**STYLE:** SPANISH COTTAGE  
**ELIGIBLE FOR NRHP DISTRICT**

One-story Spanish Cottage that retains character defining features- Tower with hip Spanish tile roof and arched openings, Tudor-style hood entrance with brackets, porte cochere with arched openings, wing walls, elaborated chimney top.
SHENANDOAH

1841 SW 9TH STREET
YEAR BUILT: 1935
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

1844 SW 10TH STREET
YEAR BUILT: 1946
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

1845 SW 10TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival duplex, shed roof over entryway supported by brackets, exterior staircase with arch entryway leading to second floor, false hip roof.

One-story Minimal Traditional house with nested front facing gabled roofs, decorative vents, shed roofed porch closed with iron bars.

One-story Spanish Cottage with Mission-style parapet with coping, large decorative crest, some window openings altered or closed.
1845 SW 11TH STREET  
YEAR BUILT: 1925  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

Two-story house with Spanish Cottage ground floor with decorative parapet and entry sun-room with recessed arches; Mediterranean Revival second floor- pavilion with front-facing gable roof and grouped arch openings, partially enclosed with lattice. Large ancillary unit.

1845 SW 9TH STREET  
YEAR BUILT: 1935  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival duplex, projecting two-story sun rooms with deck roof, exterior staircase with arch entryway leading to second floor unit, parapet roof with scuppers, planters, two car garage outbuilding.

1848 SW 11TH TERRACE  
YEAR BUILT: 1925  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

SHENANDOAH

One-story Ranch duplex in original condition. Low-pitched roof with boxed eave overhangs, small window openings with original windows, brick decorative band in line with windows, and two driveways and large curb cut.

One-story Minimal Traditional home with double low-pitched front facing gabled roofs with decorative original circular ventilation covers, decorative stepped stucco ornamentation at corner, Northwest corner screen porch has been enclosed.

Two-story Mediterranean Revival home with central block massing and balanced facade, hip barrel-tiled roof, gabled elaborated chimney top, arched single front door w quoining covered by shed roofed porch, rough stucco, many additions and pavement in rear.
SHENANDOAH

DA 16308

1852 SW 10TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with one-story garage apartment outbuilding, Mission-style parapet with coping, flat roof, rough stucco, scuppers, screen porch enclosed and openings altered.

DA 16309

1853 SW 10TH STREET
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage that retains much of its character. Front porch with three arched openings, open porte cochere, and projecting front facing gable with original central focal window. Shaped parapet with finial, tiled roof, rough stucco.

DA 16310

1853 SW 11TH STREET
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with Mission-style parapet with coping, medallion, rough stucco, arched transoms with pointed window surround, barrel tiled shed roof, original screen entry porch with arched openings that have been enclosed with windows, ancillary building in rear.
DA 16311

1853 SW 9TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival apartment building with eight units with central hallway plan, Mission-style pointed/stepped parapet with coping. Building has been altered including window openings removed/altered, second floor center hall balcony removed, stucco smoothed.

DA 16312

1854 SW 9TH STREET
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT


DA 16313

1860 SW 10TH STREET
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage retaining its original form and overall character. Original decorative parapets with Spanish tile and applied crest remain. Porte cochere and screen porch were enclosed with awning windows.
SHENANDOAH

1860 SW 11TH STREET
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage retaining its original form and character. Original decorative parapets, elaborated chimney top, applied crests, Spanish tile elements, arched openings and porte cochere remain. Windows were replaced and screen porch enclosed.

1861 SW 10TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with many alterations. The decorative parapets were altered (volutes removed), screen porch openings enclosed with windows, stucco smoothed. Arched openings remain. House originally resembled 1876 SW 10th Street.

1863 SW 11TH STREET
YEAR BUILT: 1924
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

SHENANDOAH

A One-story Ranch duplex with linear winged massing, low-pitched hip on gable roof and wide overhanging eaves. Extended shed roofs cover entries to both units. Horizontal band of scored stucco wraps facade aligning with original windows.

A one-story Spanish Cottage retaining its original character. Original decorative parapets, basket handle arched openings with sunburst motif, and decorative quoining at edges and entry remain. Screen porch openings enclosed. 1930 home of prominent judge W. W. Trammell.

A one-story Spanish Cottage retaining its original character. Original decorative parapets, porte cochere, and rough stucco remain. Segmental arch screen porch openings enclosed with windows. Dense vegetation obstructs view of house.
**1866 SW 11TH TERRACE**
YEAR BUILT: 1928  
STYLE: SPANISH COTTAGE  
ELIGIBLE FOR NRHP DISTRICT


**1867 SW 11TH TERRACE**
YEAR BUILT: 1926  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

Mediterranean Revival, two-story home, rough stuccoed, partially covered front facing gabled front porch, parabolic arched stain glass window, decorative terracotta tiles surrounding edge of flat roof, detached garage with porch.

**1868 SW 10TH STREET**
YEAR BUILT: 1955  
STYLE: RANCH  
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch retaining original form and character. Original hip roofs, West and East wings, and incised porch remain. Original applied decorative facade element at corners of West wing. West wing garage enclosed with awning windows, all windows replaced.
A one-story Spanish Cottage retaining original form and some character-defining features. Original decorative parapets with coping, chimney, rough stucco, and scuppers. Porte cocheere and screen entry porch enclosed, windows replaced.

A one-story Spanish Cottage retaining original form and character. Original decorative Spanish tile parapet, square tower, porte cochere, wing walls, arches, and scuppers. Incised porch and tower openings enclosed, entry porch added to facade.

A one-story Spanish Cottage retaining its original form and character. Original decorative parapet with Spanish tile detail and full-width entry porch with separate parapet (later enclosed). Stucco smoothed over. Two rear outbuildings.
SHENANDOAH

1872 SW 9TH STREET
YEAR BUILT: 1935
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT


1876 SW 10TH STREET
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

This one-story Spanish Cottage was the long-time home of Miami’s most influential Jewish pioneers and leaders, Isidor and Ida Cohen from 1925 to 1971. This was the site of many important events in the Jewish community during those years.

1876 SW 11TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with character defining features including shaped parapet lined with decorative tiles/coping detail/piers, Mission-style arched door surround, scuppers, chimney. Enclosed arched openings in protruding front porch with windows.
SHENANDOAH


A one-story Spanish Cottage with character defining features including protruding partial-width open entry porch, shaped parapet lined with decorative tiles, piers, medallions, scuppers, elaborated chimney top. Replaced windows, smoothed stucco.

A 1959 one-story Ranch-style home with broad facade, low-pitched hip roof, and centered incised entry porch. Original garage opening enclosed with window. Ranch home blocks view of original rear 1926 one-story Spanish Cottage.
SHENANDOAH

1879 SW 9TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival duplex with L-shaped plan and intersecting gable roof. Horizontal bands aligning with windows and chimney. Added exterior stair to second floor unit, altered window openings - replaced, removed tile roofing.

1880 SW 11TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with original shaped parapet lined with decorative tiles/piers/arches, scuppers, stucco ornament. Porte cochere enclosed and addition placed in front. Enclosed front porch, main entry relocated.

1880 SW 9TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with one-story corner sun room, open front entry porch, wing walls, shaped parapet, painted scuppers, exterior stair. Aluminum shed roof entry overhang added, added second story terrace with shed roof, altered window openings.
SHENANDOAH

A one-story Spanish Cottage with significant alterations that dramatically change the character of the home. Tiled deck and hip roofs replace shaped parapet. Front entry porch extended, enclosed and removed decorative entry. Arched openings altered, windows replaced.

Three two-story apartments are grouped in the lot with open lawn. Largest apartment built in 1922; paired apartments built in 1924 by architect J.C. Gault. Center hall plans, rough stucco exteriors, original paired double-hung sash wood windows and Mission-style parapets.

A one-story Spanish Cottage with character defining features including the shaped parapet lined with tiles/piers, chimney, engaged column capitals/bases and porte cochere with basket-handle arch. Enclosed front porch with windows. Two-story garage apartment at rear.
SHENANDOAH

1890 SW 11TH STREET
YEAR BUILT: 1951
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex with linear massing, broad facade and incised entry porch. Low-pitched hip roof with wide overhanging eaves and painted Permastone/lintels/sills. Spiraled classical columns replaced original iron porch supports. Replaced windows.

1892 SW 10TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage home with unusual roofline and front facing gable entry porches applied to shaped parapet roof. Original elaborated chimney top, arched openings, decorative door surround, wing walls, garlands. Enclosed porch, replaced windows.

1893 SW 10TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

An outstanding and unique example of a large Mediterranean Revival home with Art Deco elements, which was unusual in Miami in the 1920s. Home of prominent Jewish family of Joseph A. Richter family from 1930-1948, and Cabrera family 1948-present.
1895 SW 11TH TERRACE
YEAR BUILT: 1935
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with Spanish tile front facing gable roof and projecting addition. Original classical door surround, diamond vent, elaborated chimney top and arched wing walls framing courtyard. Rear two-story garage apartment converted to living space.

1898 SW 11TH TERRACE
YEAR BUILT: 1925
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

A two-story Mission-style home with a symmetrical front facade, square massing and defining features including the scrolled/arched parapets and original full-facade arcaded open porch. Replaced original window openings. Property resembles 1537 SW 10th Street.

820 SW 17TH AVENUE
YEAR BUILT: 1958
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

One-story Ranch duplex that has been converted to commercial office space and one residential unit. Maintains broad low one story shape, low pitched roof with wide eave overhang, ramp leading to porch, slump brick planter along front facade.
Two three-story Mediterranean Revival apartment buildings with eighteen units. One of a pair, sharing a single lot. The buildings were renovated in 2019 and all stylistic elements were removed.

Two-story Mediterranean Revival residence converted to multi-unit apartment building. Structure retains character defining features such as picturesque massing, stepped parapet, rough stucco, scuppers, crest.

A two-story Mediterranean Revival apartment building with a three-story cylindrical tower and numerous porches that define the mass and character of the home. Windows have been replaced and some openings altered, however the building maintains original character.
SHENANDOAH

901 SW 19TH AVENUE
YEAR BUILT: 1936
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival duplex with picturesque massing, flat roof with parapet, double height front sun room with deck hip roof, applied gable over entry way, staircase to second story entrance. Two car garage outbuilding in rear.

915 SW 18TH AVENUE
YEAR BUILT: 1924
STYLE: MISSION
INELIGIBLE FOR NRHP DISTRICT

A one-story Mission-style garage-apartment (originally built as an ancillary building) converted to a private residence on a separate lot. Decorative parapet was removed and double garage was enclosed with awning windows and wood entry door. Full-width entry patio added later.

925 SW 18TH AVENUE
YEAR BUILT: 1945
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

A one-story Masonry Vernacular guest house of 927 SW 18th Avenue residence, converted to a main private residence with separate lot. Retains its original form with low-pitch hip roof.
927 SW 18TH AVENUE
YEAR BUILT: 1922
STYLE: ITALIAN RENAISSANCE REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A modest two-story Italian Renaissance home with symmetrical massing and facade and central entry door with a pedimented porch. Original multi-lite windows were replaced.

980 SW 15TH AVENUE
YEAR BUILT: 1949
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with Streamline elements. Retains original form and character-defining features: low-pitch hip roof, wrapping corner windows (replaced) string course, angled bay window, attached recessed garage, decorative Formstone shutters and planters.

1432 SW 11TH STREET
YEAR BUILT: 1924
STYLE: COLONIAL REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Colonial Revival home, hipped roof with slight overhang, gabled open porch, supported by paired thin columns, wooden balustrade, portico with curved underside, decorative shutters to each side of windows.
SHENANDOAH

1411 SW 11TH STREET
YEAR BUILT: 1927
STYLE: CLASSICAL REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Built in 1927 as the home for the first Mayor of Miami, John B. Reilly; outstanding example of Classical Revival architecture in Miami; represents ethnic diversity of Shenandoah neighborhood as the site of Russian Orthodox congregation Sts. Peter and Paul since 1954.

1601 SW 10TH STREET
YEAR BUILT: 1926
STYLE: AMERICAN FOURSQUARE
ELIGIBLE FOR NRHP DISTRICT

This home is an outstanding example of American Foursquare architecture in Miami featuring a pyramidal roof with glazed barrel tiles, hip dormers, exposed rafters, and a large L-shape wrapping porch with Doric columns. Two-story garage apartment.

1621 SW 11TH STREET
YEAR BUILT: 1923
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

1650 SW 11TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story, Mediterranean Revival home, flat room with decorative parapets, arched front facade windows and main doorway.
South Shenandoah

LIST OF PROPERTIES

1166 SW 17th Avenue - DA 15988
1721 SW 12th Street - DA 16194
1729 SW 12th Street - DA 16201
1737 SW 12th Street - DA 16213
1755 SW 12th Street - DA 16231
1757 SW 12th Street - DA 16332
1767 SW 12th Street - DA 16238
1777 SW 12th Street - DA 16252
1795 SW 12th Street - DA 05370
1801 SW 12th Street - DA 16267
1821 SW 12th Street - DA 16278
1829 SW 12th Street - DA 16286
1875 SW 12th Street - DA 16329
1885 SW 12th Street - DA 16342
1166 SW 17TH AVENUE
YEAR BUILT: 1925
STYLE: COMMERCIAL
INELIGIBLE FOR NRHP DISTRICT

A one-story retail building with significant alterations. Mission-style parapet with barrel tile details replaced with false hip overhang, all openings changed.

1721 SW 12TH STREET
YEAR BUILT: 1924
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

One-story, Mission home with rounded Mission-style parapet with coping, rough stucco.

1729 SW 12TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with original form, roof-line, parapets, windows, and stylistic details all remain. Original screen porch enclosed.
A two-story Mediterranean Revival home with elements of Streamline Moderne, seen in the second-story window wrapping the corner.

The “McAuliffe House” is a two-story Montgomery Ward Tudor-style kit home (“The Parkway”) retains original character. Some entryways and porches altered. Distinguishing features: unique clipped gable, false-thatched roof, and decorative half-timbering.

A two-story Dutch Colonial kit home retaining its original form, gambrel roof, and full-width dormer. The original one-story wings (garage and sun room) were enclosed, and windows were replaced.
1767 SW 12TH STREET
YEAR BUILT: 1924
STYLE: MISSION
INELIGIBLE FOR NRHP DISTRICT

A one-story garage apartment in rear of lot (main house never built), converted to a residence. Significant alterations and large additions. Parapet with Spanish tile removed, garage enclosed and stucco smoothed over.

1777 SW 12TH STREET
YEAR BUILT: 1927
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with added porch with segmental arches, porte cochere enclosed, planter along front facade.

1795 SW 12TH STREET
YEAR BUILT: 1934
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival home with Streamline Moderne elements, low sloped roof with ledge, incised porch with scallop arched decoration, coping, quoining, and tiles around front door, horizontal elements such as string course, chimney tower.
A two-story Italian Renaissance home that retains all original character defining features: hipped tiled roof, classical door surround, all original windows (many with fanlites). Long-time home of Dr. William A Haggard; crest over door is of medical fraternity.

A two-story Mediterranean Revival home with picturesque massing and open porte cochere. Original tiled false hip roof and arched/basket-handle openings in enclosed incised porch. Other defining features include original balustrade, two-story bay windows, garlands.

Two-story Mediterranean Revival house that retains its character defining features including low-pitched cross gabled roof with barrel tiles, rough stucco walls, elaborated tiled chimney top, arches, medallion and scuppers.
SOUTH SHENANDOAH

**DA 16296**

**1837 SW 12TH STREET**  
**YEAR BUILT:** 1925  
**STYLE:** FRENCH COTTAGE  
**ELIGIBLE FOR NRHP DISTRICT**

A one-story French Cottage retaining its original form, front-facing gable roofs, and overall character. Original decorative shutters, eave returns and engaged corner quarter-cylinder entry tower with conical roof remain.

**DA 16303**

**1847 SW 12TH STREET**  
**YEAR BUILT:** 1932  
**STYLE:** MEDITERRANEAN REVIVAL  
**ELIGIBLE FOR NRHP DISTRICT**

Two-story Mediterranean Revival home with few alterations and retains character defining features such as picturesque massing, multi-level roofs, textured stucco, barrel tiled roof, arched transoms, original wood windows, barrel tiled roof, chimney.

**DA 16326**

**1869 SW 12TH STREET**  
**YEAR BUILT:** 1925  
**STYLE:** SPANISH COTTAGE  
**ELIGIBLE FOR NRHP DISTRICT**

A one-story Spanish Cottage in original condition, retaining original form, character and windows. Character-defining features include: arched openings flanked by twisted engaged Corinthian columns, parapet, sunroom with shed roof, wing walls.
1875 SW 12TH STREET
YEAR BUILT: 1939
STYLE: STREAMLINED MODERNE
INELIGIBLE FOR NRHP DISTRICT

A one-story Streamlined Moderne home that has been stripped of most character defining features: relocated entry, removed horizontal grooves aligned with windows and chimney, openings altered. Original staggered gable roofs, curved corner with cone roof, vents.

1885 SW 12TH STREET
YEAR BUILT: 1962
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with linear massing, asymmetrical broad facade and projecting side wing. Low-pitched hip on hip tiled roof, centered incised entry porch supported by slender supports, horizontal scored stucco. Slump brick planters line base.
LIST OF PROPERTIES

1017 SW 20th Avenue - DA 15906
1020 SW 19th Avenue - DA 15908
1024 SW 19th Avenue - DA 15912
1025 SW 20th Avenue - DA 15913
1026 SW 19th Avenue - DA 15914
1045 SW 20th Avenue - DA 15929
1101 SW 20th Avenue - DA 15939
1111 SW 20th Avenue - DA 15944
1120 SW 19th Avenue - DA 15955
1128 SW 19th Avenue - DA 15967
1136 SW 19th Avenue - DA 15975
1137 SW 20th Avenue - DA 15977
1144 SW 19th Avenue - DA 15986
1145 SW 20th Avenue - DA 15988
1153 SW 20th Avenue - DA 15993
1154 SW 19th Avenue - DA 15994
1160 SW 19th Avenue - DA 15995
1161 SW 20th Avenue - DA 15997
1166 SW 19th Avenue - DA 15999
1171 SW 20th Avenue - DA 16001
1175 SW 21st Avenue - DA 16003
1190 SW 19th Avenue - DA 16007
1900 SW 10th Street - DA 16348
1904 SW 10th Street - DA 16352
1908 SW 10th Street - DA 16354
1909 SW 12th Street - DA 16356
1915 SW 12th Street - DA 16357
1930 SW 10th Street - DA 16360
1936 SW 10th Street - DA 16362
1953 SW 12th Street - DA 16367
1959 Sw 12th Street - DA 16368
1017 SW 20TH AVENUE
YEAR BUILT: 1965
STYLE: RANCH
INELIGIBLE FOR NRHP DISTRICT

1020 SW 19TH AVENUE
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

1024 SW 19TH AVENUE
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

One-story Ranch home with many style-altering alterations including closing the incised porch and adding a front facing gable overhang, all that remains is original L-shaped massing and front facing gable roofs.

Two-story, Mediterranean Revival house with enclosed porch and porte cochere on North end, smooth stucco facade, flat roof decorated by barrel tiles, decorative horizontal medallions, windows and roofing replaced, mirror of 1024 SW 19th Avenue.

Two-story, Mediterranean Revival house with enclosed porch and enclosed porte cochere, rough stucco facade, flat roof decorated by barrel tiles and asphalt shingles, decorative medallions, windows and roofing replaced, mirror of 1020 SW 19th Avenue.
SWANNANOVA

1025 SW 20TH AVENUE
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story, Spanish Cottage with flat roof decorated with barrel tiles and finials, partially shed roof with barrel tiles, enclosed porte cochere with carriage doors, decorative barrel tile scuppers.

1026 SW 19TH AVENUE
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story, Mediterranean Revival home with decorative parapet, natural native stone wall, large side yard grotto with elevated stone patio and balustrades, winged walls on North and South facades, two track driveway.

1045 SW 20TH AVENUE
YEAR BUILT: 1927
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with garage outbuilding, repeated rounded parapets with decorative barrel tile, original porch enclosed and window openings have been altered.
1101 SW 20TH AVENUE
YEAR BUILT: 1930
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage, open front porch with pointed arch opening, Mission-style stepped parapet, awning windows with iron bars.

1111 SW 20TH AVENUE
YEAR BUILT: 1938
STYLE: MINIMALTRADITIONAL
ELIGIBLE FOR NRHP DISTRICT

One-story, single family Minimal Traditional home with small outbuilding, gabled roof running North/South and front facing gabled wing facing street, stucco concrete side walls with iron gate and Spanish tile decoration.

1120 SW 19TH AVENUE
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story, Mediterranean Revival home with stoop and arched front door framed by arched windows, roofing material and windows changed but kept original window openings, decorative parapet with finials.
SWANNANOVA

1128 SW 19TH AVENUE
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
INELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival home, decorative parapet and porch have been removed, one-story garage apartment outbuilding.

1136 SW 19TH AVENUE
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage home with attached, recessed porte cochere, original facade elements and entry porch and door. Barrel tiles were removed from flat roof and windows replaced.

1137 SW 20TH AVENUE
YEAR BUILT: 1930
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with full-facade porch added to the front facade, original decorative parapet removed, re-stuccoed, low front wall matches porch railing.
SWANNANOVA

1144 SW 19TH AVENUE
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with an enclosed front porch (originally screened). Windows replaced within original openings.

1145 SW 20TH AVENUE
YEAR BUILT: 1926
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

The form of this two-story Mission home remains in its original condition. Formstone facade and keystone detailing were added in the 1950s and are part of the historic fabric.

1153 SW 20TH AVENUE
YEAR BUILT: 1930
STYLE: MINIMAL TRADITIONAL
INELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home with significant alterations. The original garage was filled, all window openings changed and windows replaced, original roof tiles replaced with shingles, and front porch added.
SWANNANOA

1154 SW 19TH AVENUE
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
INELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage home with significant alterations. New window openings, windows, and roof material drastically change the front facade and the overall character of the 1920’s home.

1160 SW 19TH AVENUE
YEAR BUILT: 1947
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with a filled porte cochere, updated windows and roof material, and new stone facade treatment within the incised entry porch.

1161 SW 20TH AVENUE
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
INELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage home with many significant alterations. A new roof, added entry porch and window openings drastically change the appearance and character of the 1920’s home.
1166 SW 19TH AVENUE
YEAR BUILT: 1925
STYLE: AMERICAN FOURSQUARE
INELIGIBLE FOR NRHP DISTRICT

1171 SW 20TH AVENUE
YEAR BUILT: 1949
STYLE: INTERNATIONAL
INELIGIBLE FOR NRHP DISTRICT

1175 SW 21ST AVENUE
YEAR BUILT: 1950
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A two-story wood-frame American Foursquare duplex with significant alterations to character defining features such as: enclosed front porch, replaced roofing material, exterior fabric, windows and entrance location.

A one-story 1949 American International home with many significant alterations. Original brick facade treatment removed, stucco smoothed, original garage filled in, windows replaced.

A one-story Ranch duplex with a symmetrical broad facade, centered open entry porch, and low-hipped Barrel tiled roof. Original scrolled wrought-iron supports and applied slump brick shutters/planters along base.
1190 SW 19TH AVENUE
YEAR BUILT: 1963
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

1900 SW 10TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

1904 SW 10TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home on a corner lot with original windows and brick facade treatment. Shutters removed, garage added on East elevation and a rear addition which is not visible from either street.

Two-story Mediterranean Revival residence with original entryway, decorative parapet with scuppers, elaborated chimney top, and two-story shed roof above porch. Some window openings altered and some closed, porch enclosed, additions to rear.

One-story Spanish Cottage, front-facing barrel tiled gabled roofs, stoop with Tudor-style arched entryway and arched door, multi-light French doors on front facade fronting shallow deck, two track driveway extending to rear of property.
1908 SW 10TH STREET
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage, original architectural features intact, flat roof with Spanish tile and stucco decoration, elaborated chimney top, enclosed porte cochere with Mission-style parapet detail, one-story garage apartment in rear.

1909 SW 12TH STREET
YEAR BUILT: 1931
STYLE: SPANISH COTTAGE
INELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage that has been heavily altered including roofline, openings and main door location. Retains picturesque front massing, stucco, scuppers, wing wall with arched opening. Ancillary unit retains original stylistic features.

1915 SW 12TH STREET
YEAR BUILT: 1930
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage house with mostly flat roof and partial shed roof with barrel tile, aluminum roofed open porch, altered window openings with iron bars, two story garage apartment (shared with 1953 SW 12th Street), low concrete wall around property.
**SWANNANOA**

1930 SW 10TH STREET  
**YEAR BUILT:** 1927  
**STYLE:** MEDITERRANEAN REVIVAL  
**ELIGIBLE FOR NRHP DISTRICT**  

A one-story Mediterranean Revival rear apartment now serves as main house with deep open front lawn. Shaped parapet lined with decorative tiles, piers, entry porch centered in front-facing gable and scuppers. Enclosed sunroom side wing and altered window openings.

1936 SW 10TH STREET  
**YEAR BUILT:** 1940  
**STYLE:** MINIMAL TRADITIONAL  
**ELIGIBLE FOR NRHP DISTRICT**  

A one-story Minimal Traditional home with Deco elements. The original porte cochere with arches was enclosed. Windows and roofing material replaced.

1953 SW 12TH STREET  
**YEAR BUILT:** 1924  
**STYLE:** SPANISH COTTAGE  
**ELIGIBLE FOR NRHP DISTRICT**  

A one-story Spanish Cottage with parapeted roof and elaborated chimney top with barrel tile. Hip roof extension added along East/ South/ West facades, creating incised entry porch. Enclosed porte cochere/ porch and replaced windows.
SWANNANOA

1959 SW 12TH STREET
YEAR BUILT: 1935
STYLE: MINIMAL TRADITIONAL
INELIGIBLE FOR NRHP DISTRICT

A one-story Minimal Traditional home with significant alterations to roof. Low-pitched intersecting front-facing gable roofs, triangular bracing, arched focal and wrap windows. Extended roof forming entry porch, removed tile and replaced windows.
Tamiami Heights

LIST OF PROPERTIES

1900 SW 9th Street - DA 16349
1901 SW 10th Street - DA 16350
1901 SW 9th Street - DA 16351
1907 SW 10th Street - DA 16353
1908 SW 9th Street - DA 16355
1919 SW 10th Street - DA 16358
1923 SW 10th - DA 04700
1924 SW 9th Street - DA 16359
1935 SW 10th Street - DA 16361
1942 SW 9th Street - DA 16363
1946 SW 9th Street - DA 16364
1950 SW 9th Street - DA 16365
1953 SW 10th Street - DA 16366
1965 SW 10th Street - DA 16369
1968 SW 9th Street - DA 16370
1969 SW 10th Street - DA 16371
2003 SW 10th Street - DA 16372
2007 SW 10th Street - DA 16373
2009 SW 9th Street - DA 16374
2010 SW 9th Street - DA 16375
2011 SW 10th Street - DA 16376
2020 SW 9th Street - DA 16377
2025 SW 9th Street - DA 16378
2037 SW 9th Street - DA 16379
2113 SW 9th Street - DA 16388
2131 SW 10th Street - DA 16394
2136 SW 9th Street - DA 16397
2137 SW 10th Street - DA 163 98
2140 SW 9th Street - DA 16401
2153 SW 10th Street - DA 16409
2165 SW 10th Street - DA 16417
2175 SW 10th Street - DA 16418
2184 SW 9th Street - DA 16422
2185 SW 10th Street - DA 16423
905 SW 22nd Avenue - DA 15864
906-904 SW 20th Avenue - DA 15866
919 SW 20th Avenue - DA 15872
920 SW 10th Street - DA 15873
941 SW 22nd Avenue - DA 15880
TAMIAMI HEIGHTS

1900 SW 9TH STREET  
YEAR BUILT: 1925  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT


1901 SW 10TH STREET  
YEAR BUILT: 1926  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT-ENCLOSED

A two-story Mediterranean Revival home with central block massing, double height sun room, and varying roof types. Character defining features include the original exterior chimney centered in gable, fanlites, wing wall. Replaced windows/roofing.

1901 SW 9TH STREET  
YEAR BUILT: 1925  
STYLE: AMERICAN FOURSQUARE  
ELIGIBLE FOR NRHP DISTRICT

A two-story American Foursquare home with a square plan, pyramidal roof and one-story open entry porch. Retains character defining features including native coral rock piers/base, wood spindle-work frieze in porch bays, hipped dormers, quoining. Replaced windows/roofing.
TAMIAMI HEIGHTS

1907 SW 10TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A large two-story Mediterranean Revival style home with an outbuilding in the rear. The original porte cochere has been enclosed and stucco was smoothed. Some window openings altered, however the original character of the home remains.

1908 SW 9TH STREET
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with repeated shaped parapet and original elaborated chimney top. Original open front entry porch with altered arched opening. Porte cochere has been enclosed for additional living space, and stucco texture has been smoothed.

1919 SW 10TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with central block with one-story full-width front porch and attached porte cochere enclosed. Repeated shaped parapet lined with decorative tiles, piers, elaborated chimney top and scuppers. Replaced windows.
TAMIAMI HEIGHTS

DA 04700

1923 SW 10TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with gabled roofs and added shed roofs over entry porch and second-floor porch.

DA 16359

1924 SW 9TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT


DA 16361

1935 SW 10TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with symmetrical massing and shaped parapet. Centered front entry porch with tiled overhang supported by brackets, scuppers. Attached one-story winged porte cochere and sunroom arched openings enclosed with windows.
**TAMIAMI HEIGHTS**

1942 SW 9TH STREET  
YEAR BUILT: 1925  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT


1946 SW 9TH STREET  
YEAR BUILT: 1925  
STYLE: MEDITERRANEAN REVIVAL  
INELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with shaped parapet (coping detail), wing walls, elaborated chimney top and scuppers. Attached porte cochere and front entry porch arched openings enclosed. Smoothed stucco and replaced windows.

1950 SW 9TH STREET  
YEAR BUILT: 1926  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with shaped parapet, finials resting on piers, rough stucco exterior, elaborated chimney top and scuppers. Enclosed attached porte cochere/screen porch. Added open front entry porch with arched openings and tapering supports.
TAMIAMI HEIGHTS

1953 SW 10TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home retaining its original form and character. The original porte cochere was enclosed and new windows added, leaving the original openings intact. Original barrel tile parapet detail was removed.

1965 SW 10TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
INELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with character-defining features removed. The original porte cochere enclosed and window openings changed and filled. Parapet replaced with a shed roof. An arched front entry porch was added.

1968 SW 9TH STREET
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A Mediterranean Revival home with picturesque massing, one-story screened porches with parapet, two-story shed roof over stair is extended to create entry porch with original wood spindle supports. Shaped parapet with coping detail, wing walls, chimney and scuppers.
TAMIAMI HEIGHTS

DA 16371

1969 SW 10TH STREET
YEAR BUILT: 1927
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with two living units. Retains original form and character, with original porte cochere and openings. Second-floor exterior door filled and barrel roof tiles removed.

DA 16372

2003 SW 10TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival center hall apartment building that resembles the neighboring property - 2007 SW 10th Street. Original elaborate front entry door surround, shaped parapet with coping, arched openings, rough stucco exterior, scuppers. Rear two-story garage apartment.

DA 16373

2007 SW 10TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival center hall apartment building that resembles the neighboring property - 2007 SW 10th Street. Original elaborate front entry door surround, shaped parapet with coping, arched openings, rough stucco exterior, scuppers.
TAMIAMI HEIGHTS

2009 SW 9TH STREET
YEAR BUILT: 1917
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

One-story Mission home with stepped parapet and vernacular open screened wood porch with shed roof (enclosed). Original elaborated door surround, string course and rough stucco exterior. Originally part of Shenandoah Presbyterian Church property.

2010 SW 9TH STREET
YEAR BUILT: 1936
STYLE: NO STYLE
ELIGIBLE FOR NRHP DISTRICT

A two-story garage apartment with no style is located in rear of lot and was converted to the main house. Alterations include enclosed porte cochere and second story screened porch above. Removed exposed rafters and replaced windows.

2011 SW 10TH STREET
YEAR BUILT: 1924
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

TAMIAMI HEIGHTS

A one-story Ranch home with linear massing, broad facade, projecting wings, tile hip roof, original windows and painted Slump brick shutters. Centered open front porch with scrolled wrought-iron gates and corner entry with rounded front steps (relocated main entry).

A one-story Spanish Cottage with shaped parapet with coping detail, scuppers and enclosed incised front entry porch. Original coral rock porch supports remain in facade, piers and exterior chimney with elaborated top. Replaced windows.
TAMIAMI HEIGHTS

A one-story Spanish Cottage with shaped parapet lined decorative tiles/coping, attached open porte cochere and scuppers. Enclosed arched openings in incised entry porch, smoothed stucco exterior in front facade and replaced windows.

A two-story Mediterranean Revival home retaining original form and character. Original arched openings, first-story pointed parapet, finials, recessed second-story, low-pitch hip roof with Spanish tile and extended eaves. Original garage later connected to main house.

A one-story Minimal Traditional home with decorative applied slump brick shutters and enclosed incised slump brick porch. Replaced windows and removed asphalt shingles with Spanish tile roof.
TAMIAMI HEIGHTS

DA 16398

2137 SW 10TH STREET
YEAR BUILT: 1924
STYLE: ITALIAN RENAISSANCE REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Italian Renaissance home retaining original form and character-defining features: symmetrical facade, larger first-floor windows, classical entry portico with paired Corinthian columns, balustrades, and Palladian window. Original one-story garage apartment.

DA 16401

2140 SW 9TH STREET
YEAR BUILT: 1924
STYLE: FRAME VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

A garage apartment that has been significantly altered to eliminate all defining features.

DA 16409

2153 SW 10TH STREET
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with symmetrical one-story wings, a shaped parapet lined with green tiles and coping. Scuppers, medallion, semi-circular false balcony and column capital ornaments remain. Enclosed porte cochere, replaced windows.
TAMIAMI HEIGHTS

DA 16417

2165 SW 10TH STREET
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with a prominent central tower with original barrel tile roof and grouped niches. Porte cochere remains open. Alterations - tiles removed from parapet, front porch enclosed, window openings covered with hurricane shutters.

DA 16418

2175 SW 10TH STREET
YEAR BUILT: 1926
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage home with deep front open porch is a defining feature with original openings. Front decorative parapet altered and barrel-tile roof added. The tall hedge blocks view from street.

DA 16422

2184 SW 9TH STREET
YEAR BUILT: 1938
STYLE: MODERNE
ELIGIBLE FOR NRHP DISTRICT

A two-story Moderne duplex with Mediterranean roof. String course and eyebrow over main entry give a horizontal emphasis, symmetrical facade. Original window openings, and replaced roof material.
TAMIAMI HEIGHTS

DA 16423

2185 SW 10TH STREET
YEAR BUILT: 1924
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A two-story Mid-Century Modern six-unit apartment building. Flat roof with extended eaves, shared entry stoop with second-story cat-walk serving as overhang. Cat-walk accessed by two exterior stairs on North and South ends.

DA 15864

905 SW 22ND AVENUE
YEAR BUILT: 1962
STYLE: MID-CENTURY MODERN
ELIGIBLE FOR NRHP DISTRICT


DA 15866

906-904 SW 20TH AVENUE
YEAR BUILT: 1938
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage home with Moorish Revival/Mission elements. Original crenellated parapet with projecting tiled visor roof, some barrel tiles removed. Enclosed front porch, replaced windows.
TAMIAMI HEIGHTS

919 SW 20TH AVENUE
YEAR BUILT: 1926
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with original outbuilding and decorative parapet. Porte cochere enclosed with Northeast corner addition and second story open porch. Altered original surrounding CBS wall and added iron gates.

920 SW 10TH STREET
YEAR BUILT: 1947
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home retaining its original form and character. Applied stone facade detail added later at edges and base of facade. Original porte cochere, roof line, applied shutters, and decorative iron elements remain.

941 SW 22ND AVENUE
YEAR BUILT: 1936
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

A one-story Masonry Vernacular home that was originally a corner store & apartment; the commercial portion of the building was demolished when SW 22nd Avenue was widened in the 1970s. Original engaged vertical elements; Formstone facade added in 1950s.
The Westmoreland Condo

LIST OF PROPERTIES

1000 SW 12th Court - DA 15885
THE WESTMORELAND CONDO

1000 SW 12TH COURT
YEAR BUILT: 1924
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival apartment building with four living units, central hallway plan, draped Mission-style parapet with decorative medallion and Spanish tile, scuppers, "Westmoreland Apartments" lettering, shoulder arched entrance opening.
LIST OF PROPERTIES

1171 SW 16th Avenue - DA16000
1190 SW 14th Avenue - DA 16005
1415 SW 12th Street - DA 16034
1445 SW 12th Street - DA 16046
1505 SW 12th Street - DA 16051
1525 SW 12th Street - DA 16068
WATERBURY

DA 16000

1171 SW 16TH AVENUE
YEAR BUILT: 1938
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A one-story Mediterranean Revival home with an asymmetrical facade and Moderne elements - round entry tower at interior corner facing intersection, typical cross-gabled low-pitched roof and prominent chimney. Replaced windows.

DA 16005

1190 SW 14TH AVENUE
YEAR BUILT: 1951
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home with its original roof-line and original formstone planters. Original open-air incised entry porch was enclosed with multi-lite single hung sash windows, and jalousie windows were replaced with single hung sash windows.

DA 16034

1415 SW 12TH STREET
YEAR BUILT: 1951
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home retaining its original form and low-pitch hip roof. Character-defining features such as the decorative iron porch elements remain. An aluminum car port roof was later added to front of attached garage.
1445 SW 12TH STREET  
YEAR BUILT: 1938  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

A one-story Mediterranean Revival home with central courtyard flanked by two projecting wings. Original combined roof types/materials.

1505 SW 12TH STREET  
YEAR BUILT: 1935  
STYLE: ITALIAN RENAISSANCE REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

A two-story Italian Renaissance home with a central block two-wing plan and Streamline/Art Deco/Mediterranean elements. Retains original character defining features - hipped tiled roof, classical door surround, belt course, original openings.

1525 SW 12TH STREET  
YEAR BUILT: 1934  
STYLE: MEDITERRANEAN REVIVAL  
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival home with few alterations. Original wing on East side was removed, making the massing asymmetrical, windows were replaced. Original characteristic decorative elements remain, such as string course, tiling, and entry.
LIST OF PROPERTIES

1000 SW 13th Court - DA 15889
1001 SW 13th Avenue - DA 15892
1005 SW 13th Court - DA 15897
1012 SW 13th Avenue - DA 15899
1015 SW 14th Avenue - DA 15901
1016 SW 12th Avenue - DA 15903
1016 SW 13th Court - DA 15904
1017 SW 13th Court - DA 15905
1020 SW 13th Avenue - DA 15907
1023 SW 12th Court - DA 15909
1023 SW 13th Court - DA 15910
1024 SW 12th Avenue - DA 15911
1030 SW 12th Avenue - DA 15915
1032 SW 13th Avenue - DA 15916
1033 SW 13th Avenue - DA 15917
1033 SW 13th Court - DA 15918
1034 SW 12th Court - DA 15919
1034 SW 13th Court - DA 15920
1040 SW 12th Court - DA 15921
1041 SW 14th Avenue - DA 15923
1042 SW 13th Avenue - DA 15924
1044 SW 12th Avenue - DA 15925
1044 SW 13th Court - DA 15926
1045 SW 12th Court - DA 15927
1045 SW 13th Court - DA 15928
1050 SW 13th Court - DA 15930
1054 SW 12th Court - DA 16431
1055 SW 12th Court - DA 15931
1056 SW 13th Avenue - DA 15933
1073 SW 14th Avenue - DA 15935
1201 SW 11th Street - DA 16808
1237 SW 10th Street - DA 16011
1260 SW 10th Street - DA 16013

1265 SW 11th Street - DA 16014
1270 SW 10th Street - DA 16015
1285 SW 11th Street - DA 16016
1316 SW 10th Street - DA 16018
1325 SW 11th Street - DA 16021
1329 SW 10th Street - DA 16022
1382 SW 10th Street - DA 16027
816 SW 12th Court - DA 15827
820 SW 13th Avenue - DA 15829
824 SW 13th Avenue - DA 15831
825 SW 13th Avenue - DA 15832
834 SW 12th Court - DA 15837
834 SW 13th Avenue - DA 15838
835 SW 12th Court - DA 15840
837 SW 13th Avenue - DA 15841
840 SW 13th Avenue - DA 15842
842 SW 12th Avenue - DA 15843
842 SW 12th Court - DA 15844
843 SW 13th Avenue - DA 15846
845 SW 12th Court - DA 15847
852 SW 12th Court - DA 15851
852 SW 13th Avenue - DA 15852
853 SW 12th Court - DA 15853
861 SW 13th Avenue - DA 15854
862 SW 12th Court - DA 15855
875 SW 13th Avenue - DA 15856
900 SW 12th Avenue - DA 15857
900 SW 13th Avenue - DA 15858
905 SW 13th Court - DA 15863
919 SW 13th Court - DA 15870
922 SW 12th Avenue - DA 15874
923 SW 13th Court - DA 15875
950 SW 12th Avenue - DA 15881
WESTMORELAND FIRST ADDITION

1000 SW 13TH COURT
YEAR BUILT: 1947
STYLE: STREAMLINED MODERNE
ELIGIBLE FOR NRHP DISTRICT

Two-story Streamlined Moderne duplex with enforced horizontality, two wrapping string courses in line with second story windows, flat roof with parapet and coping, scuppers, entry with eyebrow cover and vertical geometric design.

1001 SW 13TH AVENUE
YEAR BUILT: 1939
STYLE: MINIMAL TRADITIONAL
INELIGIBLE FOR NRHP DISTRICT

A two-story Minimal Traditional home converted to a duplex with many alterations. A rear addition includes an open porch, balcony, and wood fence. Garage was enclosed and standard entry door added. Removed shutters and replaced steel casement windows.

1005 SW 13TH COURT
YEAR BUILT: 1938
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One and a half-story Bungalow house with steep side-facing gable with asphalt shingles and knee bracing, shed dormer with exposed rafter tails, wood siding, original three bay screen front porch has been enclosed with wood siding, original piers still visible on facade.
WESTMORELAND FIRST ADDITION

1012 SW 13TH AVENUE
YEAR BUILT: 1938
STYLE: FRAME VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

A one-story Frame Vernacular home with a low-pitch hip roof and symmetrical massing and front facade. The local coral stone chimney and foundation remain. The rear addition is not visible from the street. Window openings remain but with updated windows.

1015 SW 14TH AVENUE
YEAR BUILT: 1966
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

One-story Ranch duplex with low-pitched roof, entries located off-center and sheltered under an extension of main roof of house, smooth stucco and flagstone, patterned concrete block porch railings.

1016 SW 12TH AVENUE
YEAR BUILT: 1938
STYLE: STREAMLINED MODERNE
ELIGIBLE FOR NRHP DISTRICT

Two-story Streamlined Moderne duplex, originally intended to be a garage apartment on a lot that was never further developed, applied hip roof. Attached to rear is a original Mediterranean Revival garage apartment with parapet. Ancillary one-story unit at Northwest corner of property.
WESTMORELAND FIRST ADDITION

DA 15904

1016 SW 13TH COURT
YEAR BUILT: 1918
STYLE: COLONIAL REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story Locally Designated Colonial Revival home of A.H. Ramsey, wood frame construction and wood siding, brick chimney, hip roof, sash wood windows with shutters, porch with decorative wood balustrade and railing, doric pilasters, dentil frieze.

DA 15905

1017 SW 13TH COURT
YEAR BUILT: 1938
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow with steep side-facing gable roof, front facing gable portion with original decorative wood element under eave, original wood siding, some original wood casement windows remain, porch enclosed, porte cochere.

DA 15907

1020 SW 13TH AVENUE
YEAR BUILT: 1939
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story garage apartment that has been adapted to provide additional living space. The garage was enclosed, and an open front porch and front addition was added.
WESTMORELAND FIRST ADDITION

1023 SW 12TH COURT
YEAR BUILT: 1937
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT
One-story Spanish Cottage with front-facing tall chimney, arched porte cochere, side-facing gable roof, stucco, enclosed porch, one-story garage apartment, two-track driveway, paved driveway.

1023 SW 13TH COURT
YEAR BUILT: 1937
STYLE: STREAMLINED MODERNE
ELIGIBLE FOR NRHP DISTRICT
Two-story Streamlined Moderne duplex with symmetrical facade, enforced horizontality with stringcourse and low pitched hip roof, semi-circular eyebrow over entry and vertical fluting. Exterior staircase to second floor unit and large one-story outbuilding.

1024 SW 12TH AVENUE
YEAR BUILT: 1947
STYLE: MINIMAL TRADITIONAL
ELIGIBLE FOR NRHP DISTRICT
One-story Minimal Traditional with double front-facing gable roofs, small stoop with aluminum awning, windows and roofing replaced, wood siding removed, one-story garage apartment in rear.
WESTMORELAND FIRST ADDITION

1030 SW 12TH AVENUE
YEAR BUILT: 1951
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

One-story Ranch with symmetrical facade, open porch with stone balustrade and supported by stone columns, quoining, rounded planters.

1032 SW 13TH AVENUE
YEAR BUILT: 1935
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Two-story garage apartment that has been converted into a duplex. Entry overhang with barrel-tile and decorative brackets remain. Added exterior metal staircase with open deck for the duplex use.

1033 SW 13TH AVENUE
YEAR BUILT: 1938
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow home with native stone chimney and original front facing gable with triangular bracing, front facade and roof line altered with front addition flanking entry porch, entry porch enclosed, rear garage converted to living space and expanded.
WESTMORELAND FIRST ADDITION

One-story Bungalow with side-facing gabled roof with front-facing gable portion, tapering vertical elements, wood siding, lattice crawl space, screen porch enclosed and altered front facade.

One-story Bungalow with symmetrical facade, steep side-facing gable roof, wide eave overhang, original screened porch has been enclosed drastically altering front facade.

One-story Bungalow house that has had significant alterations including front porch enclosed and new entry porch added in front, and large side addition with overlapping gable roof that doubles square footage of house. Two ancillary units in rear.
WESTMORELAND FIRST ADDITION

1040 SW 12TH COURT
YEAR BUILT: 1936
STYLE: STREAMLINED MODERNE
ELIGIBLE FOR NRHP DISTRICT

Two-story Streamlined Moderne duplex with large outbuilding, balanced facade, stucco facade with brick on ground level, eyebrow overhang over entry stoop, brick side walls, exterior stairway leading to second floor, low concrete wall surrounding property.

1041 SW 14TH AVENUE
YEAR BUILT: 1936
STYLE: FRAME VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

One-story Frame Vernacular house, originally a garage apartment on a lot that was never further developed, garage enclosed for more living space, side facing gable roof with front facing portion with vent, additions to side and rear, large open lawn.

1042 SW 13TH AVENUE
YEAR BUILT: 1935
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

One-story Mission home with flat roof and decorative arched Mission-style parapet, wing walls, arched stucco medallion over grouping of windows, circular medallion over entryway, two story garage apartment outbuilding.
WESTMORELAND FIRST ADDITION

1044 SW 12TH AVENUE
YEAR BUILT: 1954
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

One-story Ranch duplex with large outbuilding in rear (outbuilding was original building on property), stepped hipped roofs with asphalt shingles, flat roof rear portion, portion that projects slightly is symmetrical, front yard is paved.

1044 SW 13TH COURT
YEAR BUILT: 1936
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with large one-story outbuilding, hip roofed central block with gable wing, front facing gable portion was originally an arcaded screen porch that has been enclosed with windows, stucco has been smoothed over, entry porch added on Southeast end.

1045 SW 12TH COURT
YEAR BUILT: 1925
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow house with large one-story outbuilding, double steep front facing gable roofs with wide eave overhangs, wood siding and painted coral rock columns and walls, open porch supported by square Craftsman-style columns, porte cochere.
WESTMORELAND FIRST ADDITION

1045 SW 13TH COURT
YEAR BUILT: 1950
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

1050 SW 13TH COURT
YEAR BUILT: 1925
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

1054 SW 12TH COURT
YEAR BUILT: 1926
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Ranch duplex, symmetrical facade, low pitched hip roof with wide eave overhang, slump brick shutters, roof extensions eave overhangs serve as shallow porches. Open front lawn.

One-story Bungalow house that retains original form and character. Features include side facing gable roof with front facing gable screen porch, exposed rafter tails, native coral rock engaged columns with grapevine mortar, screen porch.

One and a half-story Bungalow quadraplex with front facing gable roof with exposed rafter tails and wood siding under eave, large porch with native coral rock columns with grapevine mortar, native coral rock chimney. Multiple entrances added and ancillary unit at rear.
WESTMORELAND FIRST ADDITION

1055 SW 12TH COURT
YEAR BUILT: 1925
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

1056 SW 13TH AVENUE
YEAR BUILT: 1920
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

1073 SW 14TH AVENUE
YEAR BUILT: 1948
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow with steep side-facing gable roof and front facing gable dormer, wood siding, knee bracing supporting overhanging eaves. Entry screen porch has been enclosed. Two ancillary units in rear.

Masonry Vernacular residence with Frame Vernacular garage outbuilding, flat roof with decorative parapet, foundation and chimney constructed of native coral rock with grapevine mortar. Excellent integrity. Long-time home of Garavaglia family.

One-story Ranch duplex with low-pitched hip roof, horizontal banded brick facade treatment, symmetrical facade, bellcote tower at center of roof. One-story ancillary unit at rear.
1201 SW 11TH STREET
YEAR BUILT: 1947
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex with a symmetrical broad facade, low-hipped roof, and shared centered incised entry porch. Original scrolled wrought-iron supports/railing in open porch and decorative vents lining base. Replaced windows.

1237 SW 10TH STREET
YEAR BUILT: 1916
STYLE: FRAME VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

A two-story Frame Vernacular home with defining features including steep intersecting front-facing gables and open entry porch with hip roof and original classical wood supports/pressed concrete railing. Some elements removed. 1927 Mission-style garage apartment.

1260 SW 10TH STREET
YEAR BUILT: 1924
STYLE: MEDITERRANEAN REVIVAL
INELIGIBLE FOR NRHP DISTRICT

**WESTMORELAND FIRST ADDITION**

**DA 16014**

1265 SW 11TH STREET  
YEAR BUILT: 1937  
STYLE: STREAMLINED MODERNE  
ELIGIBLE FOR NRHP DISTRICT

A two-story Streamline Moderne home that was originally an ancillary unit to a main residence fronting SW 13th Avenue. Entry porch has been enclosed and roof material and windows replaced.

**DA 16015**

1270 SW 10TH STREET  
YEAR BUILT: 1957  
STYLE: INTERNATIONAL  
ELIGIBLE FOR NRHP DISTRICT

A one-story American International home with full-width open entry porch, extended flat roof with wide overhanging eaves, wrought-iron supports/bars with geometric motif. Originally an ancillary building to a main residence fronting SW 13th Avenue.

**DA 16016**

1285 SW 11TH STREET  
YEAR BUILT: 1939  
STYLE: STREAMLINED MODERNE  
INELIGIBLE FOR NRHP DISTRICT

A two-story Streamlined Moderne duplex with flat roof (coping), decorative stucco vents, glass block windows, eyebrow overhangs, exterior stair, window surrounds. Alterations include one-story open porch with added shed roof and classical spiraled supports.
WESTMORELAND FIRST ADDITION

1316 SW 10TH STREET
YEAR BUILT: 1938
STYLE: STREAMLINED MODERNE
ELIGIBLE FOR NRHP DISTRICT


1325 SW 11TH STREET
YEAR BUILT: 1949
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex with a two wing symmetrical broad facade, and low-pitched hip on hip roof. Original applied slump brick shutters and decorative stucco base vents. Removed tile roofing, chimney and replaced windows.

1329 SW 10TH STREET
YEAR BUILT: 1920
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage with Mission-style parapet. Front entry porch enclosed with windows and applied stone added. Rear wood frame garage apartment.
WESTMORELAND FIRST ADDITION

1382 SW 10TH STREET
YEAR BUILT: 1953
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex with a symmetrical broad facade, shared centered open entry porch, and low-hipped roof (removed tiling). Scroll wrought-iron supports and original applied brick facade in open porch. Replaced windows. (Resembles 1143 SW 12th Court).

816 SW 12TH COURT
YEAR BUILT: 1940
STYLE: COMMERCIAL
ELIGIBLE FOR NRHP DISTRICT

One-story Commercial building facing street with garage door and storefront door. Two-story Residential home in rear with attached unit.

820 SW 13TH AVENUE
YEAR BUILT: 1920
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

Two story Bungalow with steep side-facing gable roof with shed dormer. Front porch has been enclosed, original coral rock chimney remains but has been removed above roofline.
WESTMORELAND FIRST ADDITION

824 SW 13TH AVENUE
YEAR BUILT: 1948
STYLE: STREAMLINED MODERNE
ELIGIBLE FOR NRHP DISTRICT

Two-story Streamlined Moderne duplex with enforced horizontality- string course and eyebrow overhang, curved door surround, windows turn the corner, planters flanking stoop. One- story ancillary unit in rear.

825 SW 13TH AVENUE
YEAR BUILT: 1936
STYLE: MINIMAL TRADITIONAL
INELIGIBLE FOR NRHP DISTRICT

One-story Minimal Traditional house, side gabled roof with Spanish tiles, porte cochere enclosed and addition to rear, two-story garage apartment, window openings have been altered and moved.

834 SW 12TH COURT
YEAR BUILT: 1925
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

One-story Mission house with embattled parapet, applied shed aluminum roof, low string course and water table. Window openings have been altered and ancillary buildings in rear have been connected to main house.
WESTMORELAND FIRST ADDITION

834 SW 13TH AVENUE
YEAR BUILT: 1920
STYLE: FRAME VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

One-story Frame Vernacular residence with one-story garage apartment at the rear of the property. Residence features two front facing gables with ventilation louvers, gable dormer, front porch (enclosed with jalousie windows) and wood siding.

835 SW 12TH COURT
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with large outbuilding. Original features include parapet with barrel tiled scuppers, shed roof with barrel tiles, large window openings. Alterations include porch enclosed, stucco smoothed, addition extending front facade.

837 SW 13TH AVENUE
YEAR BUILT: 1925
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

Two-story Bungalow with front facing gable roof, two-story garage apartment in rear, decorative brackets on underside of gable roof. Window openings have been altered and exposed rafter ends have been removed.
WESTMORELAND FIRST ADDITION

840 SW 13TH AVENUE
YEAR BUILT: 1921
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One-story Bungalow with cross-gable roof and shed dormer, brick chimney, exposed rafter tails, casement multi-light windows, and front porch with side entrance. The property includes three outbuildings in rear for additional living space.

842 SW 12TH AVENUE
YEAR BUILT: 1925
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

One and a half-story Bungalow with steep side-facing gable roof, front facing gable dormer with eave return, original screen porch has been enclosed, original wood siding replaced with stucco. Two large outbuildings in rear.

842 SW 12TH COURT
YEAR BUILT: 1925
STYLE: STREAMLINED MODERNE
ELIGIBLE FOR NRHP DISTRICT

Two-story Streamlined Moderne house with enforced horizontality, window groupings of three, flat roof overhang along front facade, screen porch enclosed, front stoop and low flanking walls remain.
WESTMORELAND FIRST ADDITION

843 SW 13TH AVENUE
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

Three-story Mediterranean Revival apartment building with eighteen living units. Flat roof with decorative Mission-style parapet, single hung sash windows, centered glass front door with glass doors to either side, stucco finish altered.

845 SW 12TH COURT
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

One-story Spanish Cottage with flat roof with stepped Mission-style parapet with barrel tile, medallion, flower boxes, symmetrical facade, elaborated chimney top, large one story outbuilding in rear.

852 SW 12TH COURT
YEAR BUILT: 1925
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

One-story Masonry Vernacular house with enforced horizontality with flat roof and banded cornice and stringcourse, symmetrical facade, centered incised porch with steps flanked by low walls. Arch removed and window openings altered. Ancillary unit in rear.
WESTMORELAND FIRST ADDITION

852 SW 13TH AVENUE
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
INELIGIBLE FOR NRHP DISTRICT

853 SW 12TH COURT
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

861 SW 13TH AVENUE
YEAR BUILT: 1925
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

Two-story Mediterranean Revival apartment building with nine living units. Flat roof with smooth parapet, central open-air double-loaded corridor, double entry doors.

One-story Spanish Cottage with symmetrical facade, Mission-style parapet, parapeted arched entry porch with slanted wing walls, scuppers, elaborated chimney top, porte cochere. One-story ancillary unit. Front yard entirely paved.

One-story Bungalow with side-facing gable roof and shed dormer, ventilation louvers and decorative brackets. Original screen porch has been enclosed with windows. One-story rear ancillary building.
WESTMORELAND FIRST ADDITION

862 SW 12TH COURT
YEAR BUILT: 1925
STYLE: STREAMLINED MODERNE
ELIGIBLE FOR NRHP DISTRICT

Two-story Streamlined Moderne house with two-story outbuilding. Enforced horizontality, flat roof with wide eave overhangs, symmetrical facade, porte cochere, large windows. Porch enclosed, window openings altered and windows replaced.

875 SW 13TH AVENUE
YEAR BUILT: 1925
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

Large Bungalow with steep pitched side-facing gable roof with gabled dormers. Original screened incised porch, many original windows. Two-story Frame Vernacular garage apartment fronting SW 10th Street.

900 SW 12TH AVENUE
YEAR BUILT: 1952
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

One-story Ranch duplex with central block and symmetrical wings, which sits close to the ground and has low-pitched intersecting hip roofs, two entrances to each side of duplex.
WESTMORELAND FIRST ADDITION

900 SW 13TH AVENUE
YEAR BUILT: 1949
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

One-story Ranch house with many additions to rear that cover majority of lot. Central block facade with symmetrical wings, wings have quoining, large window openings, low pitched hip roof with boxed eave overhangs.

905 SW 13TH COURT
YEAR BUILT: 1925
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

A two-story Mediterranean Revival residence converted to six-unit apartment building, with rear garage-apartment converted to living space. Original rough stucco, parapet and scuppers. Windows replaced and some arched openings enclosed. Original massing remains.

919 SW 13TH COURT
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT

A one-story Spanish Cottage home retaining original form and character. Original decorative parapets with Spanish tile detail, projecting screen porch with higher roof line (enclosed). Multiple rear additions are not visible. Windows replaced.
WESTMORELAND FIRST ADDITION

DA 15874

922 SW 12TH AVENUE
YEAR BUILT: 1952
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex retaining its original form and character. Original low-pitch hip roof, symmetrical horizontal facade, and shared entry porch (originally partially incised). Roof material and windows were replaced.

DA 15875

923 SW 13TH COURT
YEAR BUILT: 1925
STYLE: SPANISH COTTAGE
ELIGIBLE FOR NRHP DISTRICT


DA 15881

950 SW 12TH AVENUE
YEAR BUILT: 1945
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch home retaining original form and ancillary Garage-apartment (converted to second unit on same lot). Low-pitch hip roof remains. Spanish tile and shutters removed, windows replaced.
Westmoreland Second Addition

LIST OF PROPERTIES

1101 SW 12th Court - DA 15938
1109 SW 14th Avenue - DA 15941
1111 SW 12th Court - DA 15943
1114 SW 12th Avenue - DA 15947
1114 SW 13th Court - DA 15948
1118 SW 13th Court - DA 15952
1122 SW 13th Court - DA 15958
1123 SW 14th Avenue - DA 15961
1125 SW 12th Court - DA 15962
1126 SW 12th Avenue - DA 15965
1131 SW 14th Avenue - DA 15972
1135 SW 12th Court - DA 15974
1140 SW 12th Avenue - DA 15978
1143 SW 12th Court - DA 15982
1145 SW 14th Avenue - DA 15987
1153 SW 12th Court - DA 15992
1201 SW 12th Street - DA 16009
1344 SW 11th Street - DA 16023
1354 SW 11th Street - DA 15886
1361-63 SW 12th Street - DA 16024
1380 SW 11th Street - DA 16026
A two-story Mediterranean Revival center hall apartment building with symmetrical facade, entry porch with balcony above. Original rough stucco, grouped window openings, scuppers, and applied arched stucco ornament on windows.

A low one-story Ranch duplex retains character defining features - tiled hip roof, centered broad entry front porch, brick planters, iron railing. Removed applied brick from main facade in open porch and replaced wrought-iron supports with concrete columns.

A two-story Bungalow home with defining features: side-gabled roof, shed dormer with twin gables, original wood siding. Front porch altered: enclosed with windows, removed stone piers, replaced siding with brick base/stucco walls. Replaced windows and roofing.
WESTMORELAND SECOND ADDITION

DA 15947

1114 SW 12TH AVENUE
YEAR BUILT: 1920
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

A one-story Bungalow with cross-gabled roof and enclosed incised screen porch. Original wood siding, vent, exposed rafters and bracing. Replaced windows/roofing and added shed roof to front entry. Rear one-story outbuilding acts as own residence.

DA 15948

1114 SW 13TH COURT
YEAR BUILT: 1916
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

A one-story Bungalow with front-facing gable roof and elaborated rafter ends. Full-width entry porch enclosed with windows, but retains original concrete pier porch supports and decorative urns. Removed wood siding, replaced windows/roofing.

DA 15952

1118 SW 13TH COURT
YEAR BUILT: 1948
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A typical one-story Ranch duplex low to the ground with single hip roof and extended shed roofs over main entries. Original decorative vents lining base, applied diamond stucco detailing, and window openings. Replaced windows/roofing, horizontal banding removed.
WESTMORELAND SECOND ADDITION

1122 SW 13TH COURT
YEAR BUILT: 1925
STYLE: CRAFTSMAN
INELIGIBLE FOR NRHP DISTRICT

A one-story wood-frame Craftsman home remains in rear portion of lot with one-story residence added in 1980 blocking view of original home. Original cross gabled roof and entry porch (enclosed). Replaced wood siding with stucco, and rear one-story wing addition.

1123 SW 14TH AVENUE
YEAR BUILT: 1925
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

A one-story Bungalow with front-facing gable roof and enclosed full-width front entry porch. Defining features include exposed rafters, wood siding, coral rock porch supports and chimney. Replaced windows.

1125 SW 12TH COURT
YEAR BUILT: 1928
STYLE: BUNGALOW
INELIGIBLE FOR NRHP DISTRICT

A two-story home that has been significantly altered and/or rebuilt, and only retains native coral rock porch piers from original Bungalow residence. Alterations include addition of second story, roof line, wood siding, chimney, porch enclosed, exterior stair added.
WESTMORELAND SECOND ADDITION

**1126 SW 12TH AVENUE**  
YEAR BUILT: 1920  
STYLE: BUNGALOW  
ELIGIBLE FOR NRHP DISTRICT  
A one-story Bungalow with repeated gable roof, full-width front porch with tapered pier supports, and original wood siding. Windows and roofing material replaced.

**1131 SW 14TH AVENUE**  
YEAR BUILT: 1928  
STYLE: BUNGALOW  
ELIGIBLE FOR NRHP DISTRICT  
A one-story Bungalow retains character with original hip roof and hip dormer, incised corner entry porch, tapered porch supports and chimney. Some exterior material such as wood siding removed, and windows have been replaced.

**1135 SW 12TH COURT**  
YEAR BUILT: 1927  
STYLE: BUNGALOW  
ELIGIBLE FOR NRHP DISTRICT  
A one-story Bungalow with Dutch gable roof. The full-width front entry porch has been enclosed, and wood siding has been replaced with stucco. Windows have been replaced.
WESTMORELAND SECOND ADDITION

DA 15978

1140 SW 12TH AVENUE
YEAR BUILT: 1951
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex with hip on hip roof and a symmetrical broad facade containing two protruding wings. Original applied slump brick band and incised entry porch with iron railing, tiled steps and shed roof added.

DA 15982

1143 SW 12TH COURT
YEAR BUILT: 1954
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex with a symmetrical broad facade, shared centered open entry porch, and low-hipped roof (removed tiling). Original scrolled wrought-iron supports and applied brick facade in open porch. Replaced windows. (Resembles 1145 SW 14th Avenue).

DA 15987

1145 SW 14TH AVENUE
YEAR BUILT: 1952
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex with a symmetrical broad facade, low-hipped tiled roof and centered open entry porch with extended shed roof. Original wrought-iron porch supports. Removed brick facade in open porch and replaced windows/roofing. (Resembles 1143 SW 12th Court).

APPENDIX C: PHOTO DIRECTORY OF PROPERTIES | 437
WESTMORELAND SECOND ADDITION

1153 SW 12TH COURT
YEAR BUILT: 1937
STYLE: STREAMLINED MODERNE
ELIGIBLE FOR NRHP DISTRICT

A two-story Streamlined Moderne duplex with applied Permastone, flat roof, wrap windows continuing around corners. Eyebrow overhangs cover entries facing street, exterior stair provides entry to second level.

1201 SW 12TH STREET
YEAR BUILT: 1951
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex with symmetrical broad facade and low-pitched barrel tiled hip roof. Two open entry porches with wrought-iron railing and extended shed roof. Original slump brick shutters and casement windows.

1344 SW 11TH STREET
YEAR BUILT: 1954
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch retaining its original form and low-pitch hip roofs. Original applied brick banding was painted over and garage enclosed. Semi-identical home located on same lot at 1354 SW 11th Street.
WESTMORELAND SECOND ADDITION

DA 15886

1354 SW 11TH STREET
YEAR BUILT: 1954
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch retaining its original form and low-pitch hip roof. Original applied brick banding was painted over and garage enclosed. Semi-identical home located on same lot at 1344 SW 11th Street.

DA 16024

1361-63 SW 12TH STREET
YEAR BUILT: 1948
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex with original symmetrical form and facade, defined by two-front facing gable entries connected by a low-pitch hip-roofed hyphen. Original picture windows, wrought-iron railing and brick planters lining base. Roof material was replaced with asphalt shingles.

DA 16026

1380 SW 11TH STREET
YEAR BUILT: 1953
STYLE: RANCH
ELIGIBLE FOR NRHP DISTRICT

A one-story Ranch duplex retaining its original low-pitch hip roofs, and overall horizontality. Original brick banding was removed and porch supports were added to the shared entry porch.