



# grove·park

National Register  
Historic District

**Plusurbia Design**

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**Dade Heritage Trust**

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January 2024

## NATIONAL REGISTER NOMINATION PREPARED FOR

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## GROVE PARK NATIONAL REGISTER HISTORIC DISTRICT

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## NOTES

This publication is an illustrative version of the National Register nomination prepared for the Grove Park Historic District in Miami, Florida. Grove Park was officially listed on the National Register of Historic Places by the National Park Service on December 8, 2023. Copies of the official National Register listing are available through the State of Florida Division of Historical Resources.

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*Cover and Facing Page:  
800 NW 15th Avenue Block, Photo © Steven Brooke Studios, Inc.*

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*by:*

*Plusurbia Design*

*National Register Nomination prepared for:*

*Dade Heritage Trust*

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# grove park national register historic district

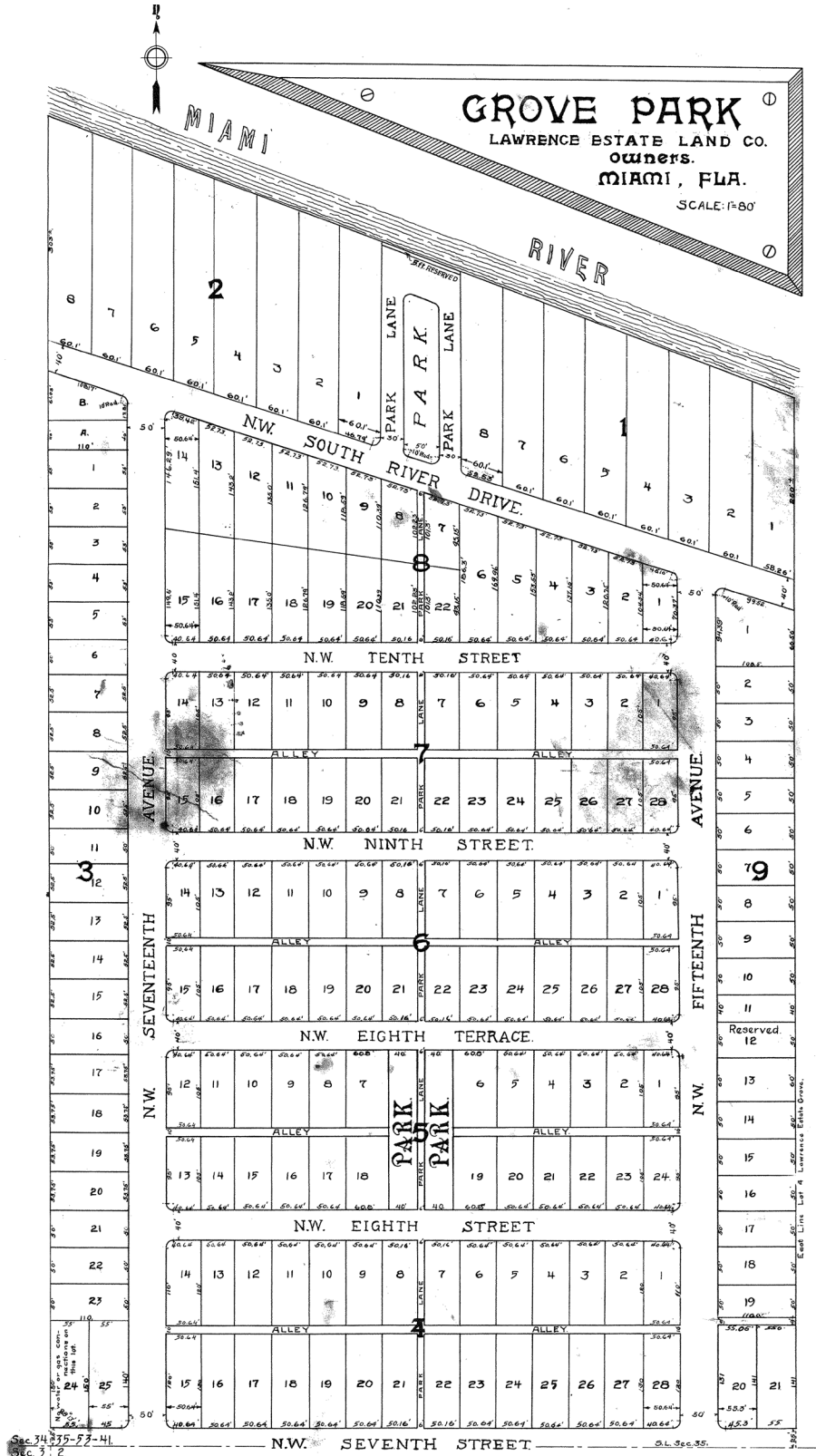
Grove Park Historic District is a neighborhood of single-family residences located on the south side of the Miami River, approximately two miles west of Downtown Miami. The District is approximately twenty-two acres in area, and is roughly bounded by the Dolphin Expressway to the north (SR 836), NW 17<sup>th</sup> Avenue to the west, NW 7<sup>th</sup> Street to the south, and NW 14<sup>th</sup> Court to the east.

The District is comprised of one hundred and twenty-three (123) resources, including one hundred and twenty (120) buildings, one (1) historic site, and two (2) structures. A total of ninety-seven (97) buildings and one (1) historic site (the Grove Park Mini Park) contribute to the district's historic period of significance (1921 – 1961). Twenty-three (23) buildings and two (2) structures are non-contributing resources. There are seven (7) vacant lots. All of the buildings are one or two stories in height, and approximately half of the residences have an ancillary garage or garage apartment behind the main house. Grove Park Historic District represents a wide variety of early twentieth century architectural styles, including Mediterranean Revival, Mission, Colonial Revival, Minimal Traditional, and Ranch.



**Image 01.** (Top Left) 800 NW 15th Avenue Block.  
 (Image Source: © Steven Brooke Studios, Inc.)

**Image 02.** (Top Right) Aerial view of the Grove Park neighborhood. (Source: Google Maps)



Note - 10 ft Radius on Black Corners.

F.K. Ashworth, C.E.  
Miami, Fla.

Figure 01. Grove Park Plat. (Source: Miami-Dade Clerk of Courts)

# Setting

The Grove Park Historic District is made up of two 1920s Florida Land-Boom Subdivisions, Grove Park and Oak Terrace. Grove Park was platted in January 1921 by S.M. Tatum and B.B. Tatum of the Lawrence Estate Land Company (Figure 1: Grove Park Plat). It included nine (9) blocks subdivided into individual lots for detached, single-family homes. Grove Park had deed restrictions in place that restricted the size, price, use, and construction materials of buildings, ensuring that all properties were developed with large, generally two-story, single-family homes built of concrete. Oak Terrace was platted in February 1921 by T.C. and Kate C. Havens, and Hamilton and B.H. Michelsen (Figure 2: Oak Terrace Plat). It included four (4) blocks subdivided into individual lots for detached, single-family homes, and its street connected directly with the streets of Grove Park to the west. Oak Terrace had similar deed restrictions ensuring large single-family homes, however it did not require masonry construction and there are a number of wood frame homes in this section of the neighborhood

The construction of streets in both Grove Park and Oak Terrace

followed high quality standards for paved roads, curbing, sidewalks, planting strips, lighting, landscape, and utilities. A 1957 photograph of a large two-story residence at 1523 NW 8<sup>th</sup> Terrace shows the original 1920s landscape with mature coconut palms planted as street trees, as well as Bougainvillea and Royal Palm trees (Figure 4). This early investment in the rights of way has ensured that the neighborhood has maintained its landscape aesthetic and its property value over time. The Grove Park subdivision also integrated a network of parks and pedestrian paths through the neighborhood, providing a community amenity that was originally restricted only to property owners, but has since evolved into a City Park at the heart of the neighborhood. This layout of high-quality streets, curbing, on-street parking, sidewalks, planting strips for street trees, pedestrian paths, and neighborhood parks is a unique urban design feature of the Grove Park Historic District that sets it apart from most Miami neighborhoods.

Today, Grove Park represents one of the highest concentrations of intact Boom-time architecture in the City of Miami. All of the

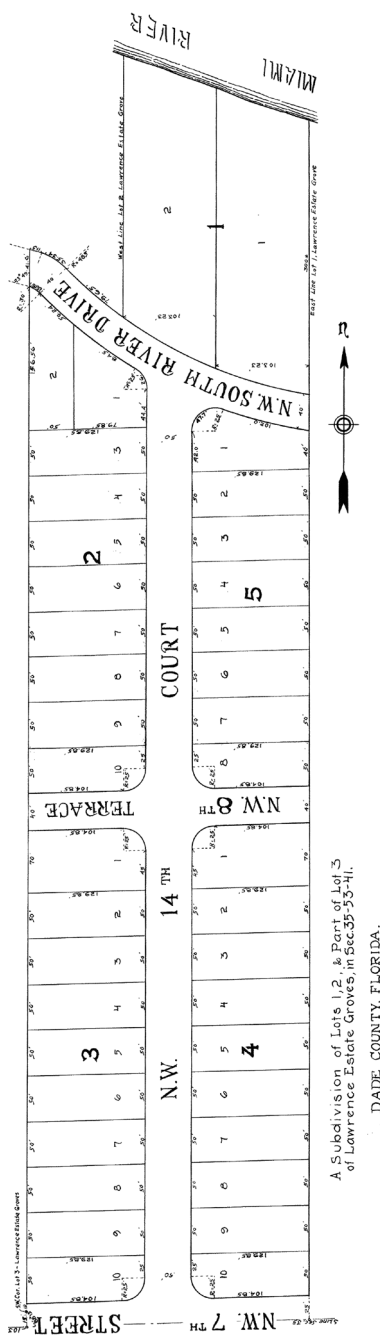


Figure 02. Oak Terrace Plat (Source: Miami-Dade Clerk of Courts)



Figure 03. 1940 Sanborn Map. (Source: Library of Congress)



buildings within the neighborhood are single-family homes, and many are large two-story homes with Revival-style architecture design. Many residences have a detached ancillary building in the rear, which would have originally been a garage or a combination of garage and living unit, often for servants. Unique in Miami, most of the historic homes in Grove Park retain their character-defining features, have few alterations, and possess strong architectural integrity. The landscape of Grove Park is also

noteworthy, as most homes retain their original open front lawn – i.e. the property owners have not fenced in the front yard. The open lawns of Grove Park allow the architecture to be more visible from the street, and also allow a continuous streetscape of historic homes to be seen as a collection. Finally, the front yards and planting strips of Grove Park have mature street trees, which provides a shade canopy in the neighborhood that is also unique within the City of Miami (Photos 1&2).

**Figure 04.** A 1957 photograph of a large two-story residence at 1523 NW 8th Terrace shows the original 1920s landscape with mature coconut palms planted as street trees, as well as Bougainvillea and Royal Palm trees. (Source: Miami-Dade County Property Appraiser)





Photo 01. NW 8th Terrace 1500 Block. (Image Source: Plusurbia Design)



Photo 02. NW 14th Court 900 Block. (Image Source: Plusurbia Design)

The construction of SR 836 and the widening of 17<sup>th</sup> Avenue has altered the edge of the neighborhood. The construction of SR-836 in the late 1960s took multiple blocks by eminent domain, divided the neighborhood, and separated the heart of the neighborhood from the Miami River (Photo 3). NW 17<sup>th</sup> Avenue was widened at around the same time, and multiple homes at the west end of each block were demolished in order to accommodate the road widening

(Photo 4). Finally, NW 7th Street has developed as commercial corridor and very few residential homes remain on this street. Even with this significant encroachment by highway overpass construction, road widening, and commercial development, the Grove Park Historic District contains an intact cluster of historic residences that are significant for their size, high quality construction, design, and their original architectural fabric and features.



**Photo 03.** NW South River Drive, 1400 Block looking west, with SR836 in the distance. (Image Source: Steven Brooke Studios, Inc.)



**Photo 04.** 1646 NW 8 Street. (Image Source: Plusurbia Design)



# neighborhood description

Contributing Resources in Grove Park Historic District include the Grove Park Mini Park with its network of pedestrian lanes that connect through the neighborhood, sixty-seven (67) primary residences, and thirty (30) ancillary buildings (garages and garage apartments).

The Grove Park Mini Park was created in

1921 as part of the original plat of the Grove Park subdivision. It was originally part of a network of pedestrian paths and parks that once connected NW 7th Street to the Miami River. It is approximately 20,000 square feet, or half an acre in size. It is now a City-owned park located in the center of the Grove Park Historic District. The park is in a mid-block location on the 1500 block spanning NW 8<sup>th</sup> Street and NW 8<sup>th</sup> Terrace (Photo 5). The original pedestrian paths that connect the park to the broader neighborhood remain between NW 8<sup>th</sup> Terrace and NW 9<sup>th</sup> Street, and between

NW 8<sup>th</sup> Street and the commercial properties fronting NW 7<sup>th</sup> Street.

The sixty-seven (67) contributing residences in the Grove Park Historic District were constructed over a forty-year span between 1921 and 1961, which is the historic period of significance. The greatest period of building activity was between 1921 and 1928, correlating with the rise, peak, and decline of the Florida Land Boom, when thirty-three (33) residences and twenty-five (25) ancillary garage buildings were constructed in a variety of Spanish-inspired Revival styles, including Mission Revival and

Mediterranean Revival (Photo 6). Another significant period of home construction was the federal government-generated FHA Boom between 1935 and 1941, when sixteen (16) residences and two (2) ancillary garage buildings were constructed in transitional styles ranging from the Revival to the Modern, including Colonial Revival, Mediterranean Revival, Minimal Traditional, and Ranch. A third notable period of building activity in Grove Park was from 1946 to 1950, when an additional nine (9) residences were constructed primarily in Modern styles including Minimal Traditional and Ranch.

**Photo 05.** (Top Left) Grove Park Mini Park. (Image Source: Plusurbia Design)

**Photo 06.** (Bottom Right) NW 14<sup>th</sup> Court 800 Bloc. (Image Source: Plusurbia Design)





## Mission Revival

The most frequently occurring architectural style in Grove Park is the Mission Revival style of the 1920s. An outstanding example of the Mission Revival style is found at 1617 NW 8th Street (Photo 7). The residence is two-story, concrete construction with a rough stucco exterior finish. The form is symmetrical and boxy, related to the American Foursquare building typology. It has a flat roof and a parapet with a decorative visor

roof with Spanish tile. There is a one-story, full-width front porch with a repeated flat roof with parapet and a decorative visor roof with Spanish tile. The porch has a decorative shaped parapet feature over the entrance, a classic feature of the Mission style. The home retains its original form and character-defining features; the front porch openings were enclosed with windows but the building retains historic integrity.

**Photo 07.** (Top Left) 1617 NW 8th Street.  
(Image Source: Plusurbia Design)

**Photo 08.** (Bottom Right) 931 NW 14th Court.  
(Image Source: Plusurbia Design)

## Mediterranean Revival

The Mediterranean Revival style was another popular architectural style of the 1920s Florida Land Boom. It was a style of choice for deed-restricted, planned neighborhoods as the style was well suited for larger homes built out of concrete. An excellent example of the Mediterranean Revival style in Grove Park is located at 931 NW 14th Court (Photo 8). The residence is two-stories in height, with irregular, picturesque massing that includes an L-shape floor plan and two one-story wings. It has a rough stucco

exterior finish. The residence has multiple rooflines and roof types. The main body of the house has a low-pitch intersecting hip roof with Spanish tile, overhanging eaves, and exposed rafter tails. A one-story side porch has a low-pitch shed roof with exposed rafter tails, and a rear one-story wing has a flat roof with a parapet. The residence features wood double-hung sash windows and a three-part focal window with transoms and sidelights. There is a recessed entry porch located at the interior intersection of the

L-shape floorplan, the entry porch has a shed roof and chamfered door surround. The side porch features large openings on three sides with a decorative draped arch detail in the profile. There is an exterior chimney. There is a rear detached two-car garage with a flat roof and parapet; the garage is connected to the main house with an open loggia that has a gable roof with Spanish tile, and supported with wood posts with wood knee braces.





Photo 09. 1610 NW 8th Terrace (Image Source: Plusurbia Design)

## Italian Renaissance

Another popular style of the Florida Land Boom that shared many Mediterranean design influences was the Italian Renaissance style. An example of the Italian Renaissance style in Grove Park is located at 1610 NW 8th Terrace (Photo 9). This residence is two stories with concrete construction and a smooth stucco exterior finish. It has a simple rectangular floor plan and a symmetrical façade with three bays.

It has a low pitch hip roof with Spanish tile and overhanging eaves with exposed rafter tails. There is an exterior side chimney and a one-story side porch with a low-pitch hip roof. The entry porch is one-story in height with a Palladian motif: it has an arched roof over the front door, flanked by flat-roof extensions on each side. The entry porch is supported on classical-style columns made of cast concrete.





**Photo 10.** 1458 NW South River Drive. (Image Source: Steven Brooke Studios, Inc.)

## Colonial Revival

There are six (6) examples of the Colonial Revival style in Grove Park, dating from 1930 to 1948. Many of the example are of wood frame construction and are located in the Oak Terrace subdivision, where wood construction was permitted. An excellent example of a wood-frame construction Colonial Revival style residence in Grove Park is located at 1458 NW South River Drive (Photo 10). The residence is two stories in height with a side-facing gable roof. It is wood frame construction with a horizontal wood siding exterior. The form of the residence is very simple: it is two-ranked, or two bays, with a main entry bay with a

window above and a side bay with paired windows on the first and second floor. There is a one-story side wing on the northwest side of the house with a side-facing gable roof and horizontal wood siding. There is a one-story side porch on the southeast side of the house with a side-facing gable roof; the side porch is brick construction and the brick has a painted exterior finish. The residence features paired sash windows, an exterior brick chimney on the side gable end, and a Regency-style entry porch with a metal canopy roof and scrolling metal porch supports.



## Minimal Traditional

Much of the Grove Park neighborhood was built out by the 1930s in Revival styles, however most of the remaining lots were developed in the 1930s, 1940s and 1950s through FHA-insured small homes in the Minimal Traditional and Ranch style. The Minimal Traditional style arrived on the scene after 1935 as FHA housing policies for the construction of small owner-occupied home began to be implemented at the local level. An excellent example of a Minimal Traditional home is found at 821 NW 15th Avenue (Photo 11). This one-story

Minimal Traditional style residence features a small, compact “gable-and-wing” form with a front-facing gable wing on the front façade. It has a low-pitch gable roof with Spanish tile and close eaves, and a gable roof extension over the attached one-car garage and the incised entry porch. It is constructed of concrete block with a smooth stucco surface. Finally it has minimal added architectural detail, featuring a change of materials in the gable end (horizontal wood siding with a scalloped edge) and scrolling metal porch supports

**Photo 11.** (Top Left) 821 NW 15th Avenue. (Image Source: Plusurbia Design)

**Photo 12.** (Middle Right) 730 NW 15th Avenue. (Image Source: Plusurbia Design)

## Ranch

During the post-war period the Ranch style of architecture gained prominence in Miami, as it conservatively incorporated some modern stylistic elements, but still met all of the qualifications for an FHA-insured home loan. A defining feature of a Ranch-style home is its horizontality and the way that it stretches across the front of a wide suburban lot, leaving a large backyard for outdoor living. In already-platted neighborhoods such as Grove

Park, the narrow urban 1920s lots did not allow for the classic Ranch floorplan, and so the floorplan was modified to fit the lot. In many cases, Ranch-style homes were built on corner lots and they were rotated to face the side, or the long side of the lot. A classic example of a Ranch-style home that was modified to fit a standard Grove Park lot is located at 730 NW 15th Avenue (Photo 12). This residence is rotated to face the long side of the lot on NW 15th



Avenue, while all of the other homes on the block are oriented to face NW 8th Street. The residence features a low-pitch hip roof with wide overhanging eaves and Spanish tile. The massing is low and horizontal and the front facade features

an incised front porch flanked by two projecting wings. The secondary frontage of the house on NW 8th Street features a projecting wing with a two-car garage. The home is concrete block construction on a continuous foundation and a smooth



Image 03. 1530 NW 8th Terrace.. (Image Source: Plusurbia Design)

stucco exterior finish. Applied brick is used as an accent wall material on a wing wall, on an integrated planter along the base of the house, and around the garage doors.

The general character of the district and the size and quality of its homes through the 1920s and 1930s can be attributed to deed restrictions that were enforced in the Grove Park and Oak Terrace subdivisions. The minimum construction price of each residence was specified to be \$5,000, which ensured that homes were large, generally two-story, and had a high level of architectural design. In Grove Park, masonry was the only permitted building material, while in Oak Terrace, both wood frame and masonry were permitted. Setbacks were established for the subdivision,

with twenty-five feet front setbacks, five foot side setbacks. Land use was restricted to single family residences and an ancillary garage apartment, and density was limited to one house per lot.

The Contributing Buildings of the Grove Park Historic District provide a sense of time, place, and historical development of a deed-restricted, close-in, Florida Land Boom-era single-family neighborhood in Miami that continued to be built out through the 1960s. These Contributing Buildings have integrity of location, design, setting, materials, workmanship, feeling and association.





Photo 13. 741 NW 15th Avenue. (Image Source: Plusurbia Design)

# Alterations

Typical alterations to buildings in the Grove Park Historic District include windows, doors, roofing, and porch, garage, and porte-cochere enclosure. These alterations have been made to respond to climatic, economic, social, and cultural conditions in the neighborhood, and are considered to be common alterations in South Florida. The majority of these alterations do not significantly impact the original character, massing, and overall design intent of the architecture, and a building is still considered to be a Contributing Resource so long as the alterations do not remove, obscure or change character-defining features of the building.

Replacement of windows and doors is often influenced by tropical storm conditions as well as the rainy, humid, and termite-friendly climate of South Florida. Double-

hung sash wood windows, wood casement windows, and steel casement windows were frequently replaced with metal awning and jalousie windows in the 1960s and 1970s. During more recent decades, insurance incentives for installing hurricane-impact windows and doors has driven a wave of window and door replacements across South Florida. Examples of Contributing buildings in Grove Park that have had their windows and doors replaced include 741 NW 15th Avenue (Photo 13) and 721 NW 14th Court (Photo 14).

Changes to roofing materials have the potential to impact the architectural character of a building, however the replacement of tile roofs with asphalt shingle roofs is common for economic reasons, as asphalt shingles are much cheaper than tile. Examples of Contributing

Photo 14. 721 NW 14th Court. (Image Source: Plusurbia Design)



Buildings that originally had barrel tile or flat tile roofs, and today have asphalt shingle roofs include 1533 NW 8 ST (Photo 15), 1462 NW 8 TER (Photo 16), and 1545 NW 8 TER (Figure 5, Photo 17).

Enclosure of porches, porte-cocheres, and garages is common throughout South Florida. These enclosures provide relatively low-cost living space for expanding households. When the enclosure respects the original massing, openings, and architectural design of the porch, porte-cochere or garage, it does not impact the Contributing status of a building in the Grove Park Historic District. An example of a front porch enclosure on a Contributing Mission-style residence in Grove Park is found at 870 NW 14th Court (Photo 18).



Photo 15. 1533 NW 8 Street. (Image Source: Plusurbia Design)

Photo 16. 1462 NW 8 Terrace. (Image Source: Plusurbia Design)





Photo 17. 1545 NW 8 Terrace. (Image Source: Plusurbia Design)



Figure 05. 1545 NW 8 Terrace 1968. (Image Source: Miami Dade County Property Appraiser)



Photo 18. 870 NW 14th Court. (Image Source: Plusurbia Design)



# Integrity

Integrity is reflected in seven aspects of a resource: location, design, setting, materials, workmanship, feeling, and association. If a resource no longer has integrity with respect to location, design, setting, materials, workmanship, feeling, and association, it will no longer adequately reflect or represent its associated historically significant context.

To be considered eligible for the National Register of Historic Places under Criterion C: Architecture, a resource must retain enough of its physical characteristics to reflect the architectural style, building typology, or work of the artisan that it represents.

There are sixteen (16) non-contributing buildings (fourteen (14) residences and two (2) ancillary garages) in the Grove Park Historic District that were built during the historic period of significance but have been significantly altered and no longer retain their historic architectural integrity. Although Non-Contributing, these buildings are compatible in terms of use, materials, and setting and do not detract from the overall architectural character of the district. Examples of Alterations that have resulted in a loss of Integrity and have therefore rendered a building Non-Contributing to the Grove Park Historic District include additions to the front façade, and removal of character-defining features.

Additions to the front façade can include new front porches, new wings to the front, and unsympathetic enclosures of existing porches. The residence at 1511 NW 9th Street is a Mediterranean Revival-style home that was affected by the construction of SR 836 in its backyard in 1968. Photographic evidence shows the evolution of the home before (Figure 6, 1966) and after the construction of SR 836 (Figure 7, 1978), and the eventual construction of an aluminum screened porch in the front yard (Photo 19, taken in 2020) perhaps because this side of the home was buffered from the noise and the sight of the elevated roadway.



**Figure 06.** 1511 NW 9 Street 1966. (Image Source: Miami Dade County Property Appraiser)



**Figure 07.** 1511 NW 9 Street 1978. (Image Source: Miami Dade County Property Appraiser)



**Photo 19.** 1511 NW 9 Street, construction of an aluminum screened porch in the front yard. (Image Source: Plusurbia Design)



**Image 04.** 743 NW 14th Court, c.1930s. (Image Source: City of Miami Historic Tax Cards)

**Photo 20.** 743 NW 14th Court, Mediterranean Revival-style square tower with a hip roof. (Image Source: Plusurbia Design)





**Photo 21.** 876 NW 14th Court. (Image Source: Plusurbia Design)

The residence at 743 NW 14th Court has been significantly altered with a large two-story addition on the front façade that has obscured the massing and features of the house, including what may have been a Mediterranean Revival-style square tower with a hip roof (Photo 20). Finally, the residence at 876 NW 14th Court was originally a Frame Vernacular or Colonial Revival style home with a side-facing gable roof. Over time, a front porch was added or expanded to be a full-width, two-story front porch with a mansard roof; this porch was eventually enclosed on both levels, leaving only a small incised entry on the ground level. As a result, the original character of the home is obscured (Photo 21).



**Image 05.** 876 NW 14th Court, c.1930s. (Image Source: City of Miami Historic Tax Cards)



**Image 06.** 859 NW 14th Court, c.1930s. (Image Source: City of Miami Historic Tax Cards)

The removal of character-defining features on a historic home can also impact its historic integrity, rendering it difficult to make associations with the original historic context. The residence at 859 NW 14th Court is considered Non-Contributing due to multiple alterations to the front facade that obscured what was originally a simple Mediterranean Revival design with picturesque massing and multiple rooflines, wings and porches. The progression of the front façade of the home can be seen in photos taken in 1974 (Figure 8), 1976 (Figure 9), and finally 2020 (Photo 22).



**Figure 08.** 859 NW 14th Court 1974. (Image Source: Miami Dade County Property Appraiser)



Figure 09. 859 NW 14 Court 1976. (Image Source: Miami Dade County Property Appraiser)



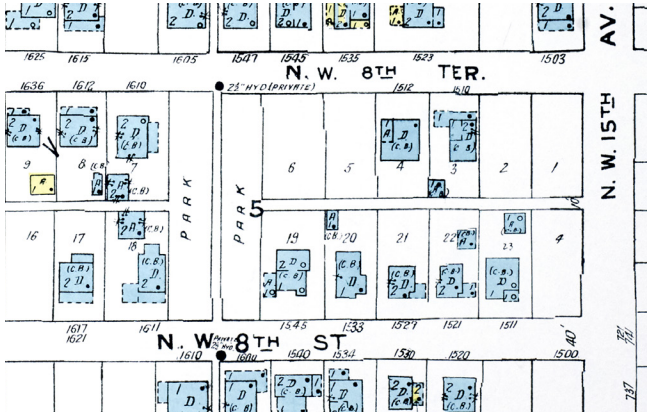
Photo 22. 859 NW 14 Court 2020. (Image Source: Plusurbia Design)



Image 07: Figure 31, 900 NW 14th Court  
(Photo © Steven Brooke Studios, Inc.)

# PROPERTY DIRECTORY

## GROVE PARK MINI PARK



ARCHITECTURAL INFO	
Year Built:	1921
Architectural Style:	Park
National Registry District:	Contributing

Grove Park Mini Park was created in 1921 as part of the original plat of the Grove Park subdivision. It was part of a network of pedestrian paths and parks that once connected NW 7th Street to the Miami River. It is now a City-owned park.

## 1633 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1921
Architectural Style:	Mission
National Registry District:	Contributing

This two-story Mission style home, built c.1921, is representative of large homes of the Florida land boom, with "Foursquare" form and a one-story full-width front porch and porte cochere. Features parapet roof, rough stucco, tile scuppers, and a tower.



## 1612 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1923
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mission style home, built c.1923, is representative of large homes of the Florida land boom, with "Foursquare" form and a one-story full-width front entrance porch. Features parapet roof, arches, tile coping, and applied crests.*

## 1615 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1923
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mission style home, built c.1923, is representative of large homes of the Florida land boom, with "Foursquare" form and a one-story full-width front entrance porch. Features shaped parapet roof, tile coping, chimney, and scuppers.*

## 1617 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1923
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mission style home, built c.1923, is representative of large homes of the Florida land boom, with "Foursquare" form and a one-story full-width front entrance porch. Features parapet roof with hip visor, distinctive stucco, and tile coping.*

## 1610 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1924
Architectural Style:	Italian Renaissance Revival
National Registry District:	Contributing

*This c.1924 Italian Renaissance Revival home is an example of large homes of the Florida land boom. It features a barrel tile hip roof and a front entry porch with Palladian motif. State Senator F.M. Hudson moved here after nearby home demolished by SR-836 construction.*



Image 67. 1610 NW 8th Terrace. (Image Source: © Steven Brooke Studios, Inc.)

## 1533 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1924
Architectural Style:	Mediterranean Revival
National Registry District:	Contributing

*This one-story Mediterranean Revival style home, built c.1924, is representative of modest "Spanish Bungalows" of the Florida land boom, with a decorative intersecting gable roof at the front of the house, Tudor-style entry, and shaped wing walls.*

## 1503 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1924
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mission style home, built c.1924, is representative of large homes of the Florida land boom, w/"Foursquare" form and a one-story partial-width front entrance porch. Features parapet roof w/hip visor, distinctive stucco, and tile coping.*

## 1611 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1924
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mission style home, built c.1924, is representative of large homes of the Florida land boom, with a spanish tile hip roof and a one-story front entrance porch with parapet roof. Features overhanging eaves, brackets, arches and tile coping.*

## 741 NW 15 AV



ARCHITECTURAL INFO	
Year Built:	1924
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mission style home, built c.1924, is representative of large homes of the Florida land boom, with a spanish tile hip roof and a one-story front entrance porch w/shed roof. Features overhanging eaves, elaborated chimney top, finials, crests*

## 818 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1924
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mission style home, built c.1924, is representative of large homes of the Florida land boom, with "Foursquare" form and a one-story front entrance porch. Features parapet roof, rough stucco, doric columns, and tile coping.*

## 1459 NW SOUTH RIVER DR



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	Mediterranean Revival
National Registry District:	Demolished

*This Mediterranean Revival riverfront home was built in 1925, but it was cut off from the river in 1968 with the construction of SR836. It was the only riverfront home that remained within Grove Park. May have been the home of John Burdine before 1938. The home was demolished in 2022.*

## 1520 NW 9 ST



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	Mediterranean Revival
National Registry District:	Contributing

*This two-story Mediterranean Revival style home, built c.1925, is representative of large homes of the Florida land boom, with asymmetrical massing with 1-story projecting rooms and a cross-gabled roof on second floor.*

## 1534 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	Mediterranean Revival
National Registry District:	Contributing

*This two-story Mediterranean Revival style home, built c.1925, is representative of large homes of the Florida land boom, with asymmetrical massing with 1-story projecting rooms, Spanish tile hip roof on second floor, shaped parapet, and scuppers.*

## 1644 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	Mediterranean Revival
National Registry District:	Demolished

*This two-story Mediterranean Revival style home, built c.1925, was representative of large homes of the Florida land boom, with 1-story porches, parapet, spanish tile, balconet, arches, wing walls, and scuppers. Home of Arthur and Mabel Kerker for 45 years. It was demolished in 2022.*

## 901 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	Mediterranean Revival
National Registry District:	Contributing

*This Mediterranean Revival residence, built c.1925, has a simple form with few alterations and at least one addition. Many trees and shrubs surround the property and the house is in fair condition as the stuccoed facade has received water damage.*



## 1520 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mission style home, built c.1925, is representative of large homes of the Florida land boom, with a shaped parapet roof, elaborated chimney top, and an entry porch with barrel tile gable roof supported by decorative brackets.*

## 1540 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mission style home, built c.1925, is representative of large homes of the Florida land boom, with "Foursquare" form and a spanish tile gable entry porch. Features shaped parapet with tile coping, arched balconet, medallions, and crests.*

## 1600 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	Mission
National Registry District:	Contributing

*This one-story Mission style home, built c.1925, has the typical form of a "Spanish Bungalow" which proliferated in South Florida's early suburbs. The home features a shaped parapet roof with tile coping, open porte-cochere, and entry porch with arches.*

## 737 NW 15 AVE



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mission style home, built c.1925, is representative of large homes of the Florida land boom, with "Foursquare" form and a one-story front entrance porch. Features shaped parapet with visor roof, tile coping, arches, medallions, and crests.*

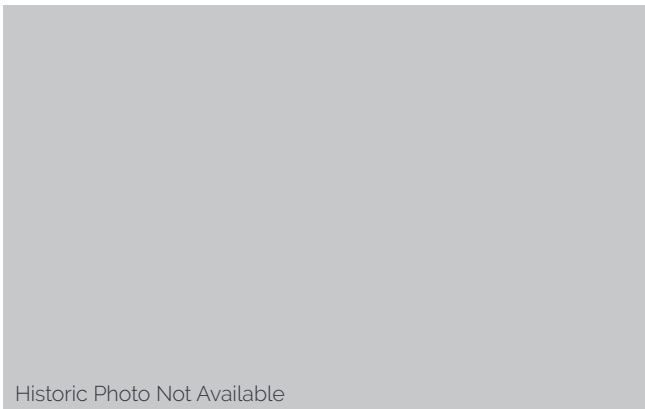
## 870 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	Mission
National Registry District:	Contributing

*This Mission style residence has a simple form with few alterations, no additions, and an original guest house. It retains historic features such as a southwest side parapet, scuppers, and an arched stuccoed chimney.*

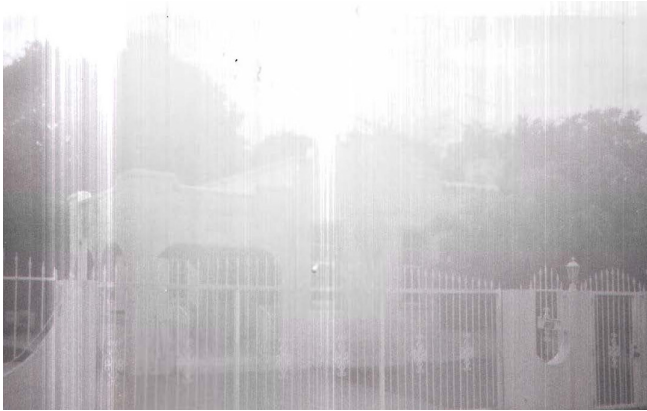
## 905 NW 15 AV



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	Mission
National Registry District:	Contributing

*This one-story Mission style home, built c.1925, has the typical form of a "Spanish Bungalow" which proliferated in South Florida's early suburbs. The home features a scroll top wing wall, scuppers, and an enclosed front porch with curved openings.*

## 911 NW 15 AV



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	Mission
National Registry District:	Contributing

*This one-story Mission style home, built c.1925, has the typical form of a "Spanish Bungalow" which proliferated in South Florida's early suburbs. The home features a shaped parapet roof with tile coping and an open front porch.*

## 1521 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1926
Architectural Style:	Mediterranean Revival
National Registry District:	Contributing

*This two-story Mediterranean Revival style home, built c.1926, is representative of large homes of the Florida land boom, with asymmetrical massing, a shaped parapet roof with spanish tile coping, elaborated chimney top, and an entry porch with arches.*

## 1545 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1926
Architectural Style:	Mediterranean Revival
National Registry District:	Contributing

*This Mediterranean Revival home, built c.1926, consists of a two-story mass topped with a hip roof in the western portion and a single-story east portion with a flat roof and a simple stepped parapet. Features a projecting wing wall and arched openings.*

## 1636 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1926
Architectural Style:	Mediterranean Revival
National Registry District:	Contributing

*This two-story Mediterranean Revival style home, built c.1926, is representative of large homes of the Florida land boom. Character-defining features include a barrel-tile hip visor roof, and an asymmetrically-placed one-story entry porch with arches.*

## 811 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1927
Architectural Style:	Mediterranean Revival
National Registry District:	Craftsman

*This two-story Craftsman-style home, built c.1927, is representative of homes of the Florida Land Boom. Features a repeated front-facing gable roof, triangular knee-braces, square piers, wood siding, and wood shingles.*

## 1527 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1927
Architectural Style:	Mediterranean Revival
National Registry District:	Contributing

*This two-story Mediterranean Revival style home, built c.1927, is representative of large homes of the Florida land boom, with asymmetrical massing, a shaped parapet roof with tile coping, a tower room, elaborated chimney top, & entry porch with arches.*

## 802 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1927
Architectural Style:	Mediterranean Revival
National Registry District:	Contributing

*This one-story Mediterranean Revival style home, built c.1927, is typical of "Spanish Bungalows" of the Florida land boom, with a spanish-tile gable roof and hip porch roof at the front of the house, cruciform scuppers, elaborated chimney top, and arches*

## 1510 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1927
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mediterranean Revival style home, built c.1927, is a playful and eclectic example from th Florida land boom. Character-defining features include shaped wing walls, medallions, and an asymmetrically-placed one-story entry porch with arches.*

## 1530 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1927
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mission style home, built c.1927, is representative of large homes of the Florida land boom, with "Foursquare" form and a small entry porch. Features shaped parapet with tile coping, scuppers, and arches*

## 1552 NW 9 ST



ARCHITECTURAL INFO	
Year Built:	1927
Architectural Style:	Mission
National Registry District:	Contributing

*This one-story Mission style home, built c.1927, retains many of its character-defining features, including a shaped parapet roof, elaborate chimney top, arched openings, and rough stucco.*



## 1638 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1927
Architectural Style:	Mission
National Registry District:	Contributing

*This one-story Mission style home, built c.1927, has the typical form of a "Spanish Bungalow" which proliferated in South Florida's early suburbs. The home features a shaped parapet roof with tile coping, open porte-cochere, and applied urns.*

## 1547 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1928
Architectural Style:	Italian Renaissance Revival
National Registry District:	Contributing

*This two-story, Italian Renaissance Revival home is notable for its wide, overhanging eaves, recessed arched openings, and a classical column at the main entrance. It also has less elaborate upper story windows and a chimney.*

## 1528 NW 9 ST



ARCHITECTURAL INFO	
Year Built:	1928
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mission style home, built c.1928, is representative of large homes of the Florida land boom, with "Foursquare" form and a small entry porch. Features shaped parapet with tile coping, scuppers, and arches.*

## 721 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1928
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mission style home, built c.1928, is representative of large homes of the Florida land boom, with shaped parapet roof, tower room with spanish tile hip roof, one-story entry porch with arched openings, rough stucco, and applied crests.*

## 738 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1930
Architectural Style:	Colonial Revival
National Registry District:	Contributing

*This two-story Colonial Revival style home, built c.1930, is representative of homes of Depression-era Miami. Features a side-facing gable roof, entry porch with front-facing gable and arched opening. Alterations include siding, windows, and roofing.*

## 1610 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1930
Architectural Style:	Mission
National Registry District:	Contributing

*This one-story Mission style home, built c.1930, has the typical form of a "Spanish Bungalow" which proliferated in South Florida's early suburbs. The home features a shaped parapet roof, open portico, buttressed entryway, and applied crests.*

## 868 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1930
Architectural Style:	Mission
National Registry District:	Contributing

*This two-story Mission style home, built c.1930, is representative of large homes of the Florida land boom, with shaped parapet roof, tower room with Spanish tile pyramid hip roof, one-story entry porch with arched openings, rough stucco, and scuppers.*

## 1605 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1930
Architectural Style:	Tudor
National Registry District:	Contributing

*This two-story home was built c.1930 and features Tudor Revival elements, such as a front-facing gable, recessed arched openings, prominent chimney, and wide roof overhangs with brackets.*

## 931 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1931
Architectural Style:	Mediterranean Revival
National Registry District:	Contributing

*This two-story Mediterranean Revival style home, built c.1931, retains excellent integrity as a Mediterranean Revival home, with barrel tile, an unadorned main block, short and broad chimney, and minimal windows and ornamentation.*

## 1458 NW SOUTH RIVER DR



ARCHITECTURAL INFO	
Year Built:	1935
Architectural Style:	Colonial Revival
National Registry District:	Contributing

*This c.1935 two-story Colonial Revival style home is representative of large homes built in Miami as the Great Depression ended and maintains excellent integrity as a Colonial Revival/Regency Home. Central two-story mass with single-story projection.*

## 935 NW 15 AV



ARCHITECTURAL INFO	
Year Built:	1935
Architectural Style:	Colonial Revival
National Registry District:	Contributing

*This c.1935 two-story Colonial Revival house has had a series of alterations, including to the roof and windows, it retains the architectural integrity of the style, including an accentuated front door and perceived symmetry to the front facade.*

## 865 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1935
Architectural Style:	Frame Vernacular
National Registry District:	Contributing

*This two-story Frame Vernacular home, built c.1935, is representative of large homes built in Miami as the Great Depression ended. It has had at least 2 additions but maintains excellent architectural integrity.*

## 1625 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1935
Architectural Style:	Mediterranean Revival
National Registry District:	Contributing

*This two-story Mediterranean Revival style home, built c.1935, is representative of large Miami homes built towards the end of the Depression. Blends Mediterranean Revival with Mission style elements, seen in the Spanish-influenced detailing.*

## 1512 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1936
Architectural Style:	Minimal Traditional
National Registry District:	Contributing

*This one-story Minimal Traditional style home, built c.1936, has the typical form of a simple gable-and-wing house that was financed with an FHA loan between 1935-1950. The home features a low-pitch gable roof, close eaves, and compact size.*



Image 09: 1625 NW 8th Terrace. (Image Source: © Steven Brooge Studios, Inc.)



## 829 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1938
Architectural Style:	Colonial Revival
National Registry District:	Contributing

*This two-story Colonial Revival style home, built c.1938, is representative of large homes built in Miami as the Great Depression ended. Features a pyramidal hip roof, a one-story sun porch (enclosed), and an entry porch with decorative metal supports.*

## 920 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1938
Architectural Style:	Colonial Revival
National Registry District:	Contributing

*This one-story home, built c.1938, has an irregular floor plan and with wings extending to the west. It maintains excellent integrity as a Colonial Revival/Regency home. Its massing, details, and time period indicates Minimal Traditional influences.*

## 1545 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1938
Architectural Style:	Mediterranean Revival
National Registry District:	Contributing

*This two-story Mediterranean Revival style home, built c.1936, is representative of large Miami homes built towards the end of the Depression. Blends Mediterranean Revival with Moderne. Home of society woman Mrs Clara B Payne from 1936 until the 1960s.*

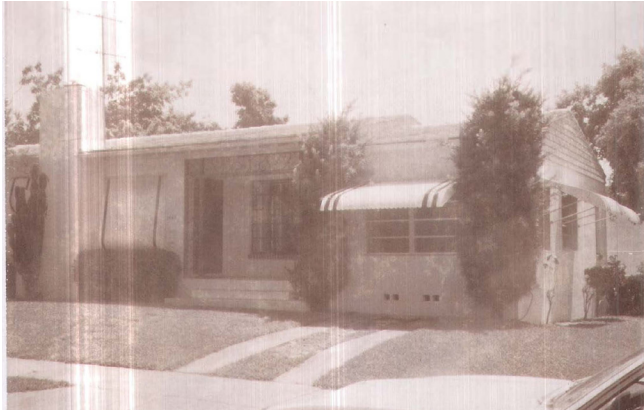
## 1511 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1938
Architectural Style:	Minimal Traditional
National Registry District:	Contributing

*This one-story Minimal Traditional style home, built c.1938, has the typical form of a simple gable-and-wing house that was financed with FHA loans between 1935-1950. The home features a low-pitch nestled gable roof, close eaves, and compact size.*

## 1462 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1938
Architectural Style:	Ranch
National Registry District:	Contributing

*This one-story Ranch-style home, built c.1938, is an early example of a new modern way of living in Miami. The house features a broad floor plan along the street, with a low gable roof, incised porch, and attached garage (later filled).*

## 1650 NW 9 ST



ARCHITECTURAL INFO	
Year Built:	1938
Architectural Style:	Ranch
National Registry District:	Contributing

*This Ranch-style residence was constructed c.1938 and it has Moderne architectural elements. It features horizontal brick banding, varying rooflines, eyebrow overhangs, and a picture window. The attached garage was enclosed.*

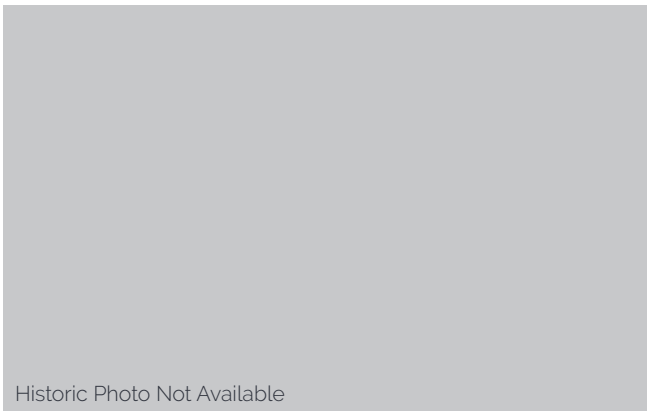
## 1535 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1939
Architectural Style:	Masonry Vernacular
National Registry District:	Contributing

*This Masonry Vernacular home, built c.1939, has minimal ornamentation, and features a belt course above the first story windows, wide roof overhangs, weatherboard siding on the second story, a chimney, and attached porte cochere.*

## 821 NW 15 AVE



ARCHITECTURAL INFO	
Year Built:	1940
Architectural Style:	Minimal Traditional
National Registry District:	Contributing

*This one-story Minimal Traditional style home, built c.1940, has the typical form of a simple gable-and-wing house that was financed with FHA loans between 1935-1950. The home features a scalloped wood detail in the gable and built-in garage.*

## 800 NW 15 AVE



### ARCHITECTURAL INFO

Year Built:	1940
Architectural Style:	Ranch
National Registry District:	Contributing

*This one-story Ranch-style home, built c.1940, is an early example of a new modern way of living in Miami. The house features a broad floor plan along the street, with a low hip roof, entry porch, and attached garage (later filled).*

## 1536 NW 9 ST

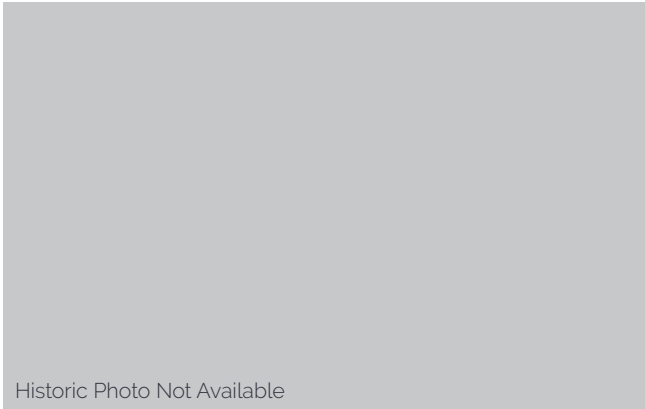


### ARCHITECTURAL INFO

Year Built:	1941
Architectural Style:	Mediterranean Revival
National Registry District:	Contributing

*This c.1941 Mediterranean Revival residence has a rectangular mass with a projecting two-car garage and an open front gable at the northwest corner. The decorative shutters and pent roof over entrance have been removed.*

## 811 NW 15 AVE



Historic Photo Not Available



*This one-story Minimal Traditional style home, built c.1941, has the form of a simple gable-and-wing house that was financed with FHA loans between 1935-1950. The home features walled garden entry court, built-in garage, and decorative circular vent.*

ARCHITECTURAL INFO	
<b>Year Built:</b>	1941
<b>Architectural Style:</b>	Minimal Traditional
<b>National Registry District:</b>	Contributing

## 1628 NW 8 ST



*This one-story Ranch-style home, built c.1945, features a low hip roof with a gable roof extension over the incised entry porch and the built-in open garage, a metal porch support with geometric motif, spanish tile roof, and rafter tails.*

ARCHITECTURAL INFO	
<b>Year Built:</b>	1945
<b>Architectural Style:</b>	Ranch
<b>National Registry District:</b>	Contributing

## 820 NW 15 AVE



ARCHITECTURAL INFO	
Year Built:	1946
Architectural Style:	Minimal Traditional
National Registry District:	Contributing

*This Masonry Vernacular home, built c.1946, commands attention on a corner lot and has an irregular floor plan and a blend of stylistic elements such as exposed rafter tails, attic vent with tropical motif, swooping wing walls and eyebrow overhangs.*

## 1530 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1946
Architectural Style:	Ranch
National Registry District:	Contributing

*This one-story Ranch-style home, built c.1946, features an L-shape plan with a projecting wing for the built-in garage and incised entry porch, smooth stucco exterior, and a low hip roof with flat concrete tiles.*

## 1645 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1948
Architectural Style:	Colonial Revival
National Registry District:	Contributing

*This two-story Colonial Revival style home, built c.1948, is representative of grand traditional homes built at the end of World War II despite modern influence in architecture. Features double-height porch, broken pediment door surround, and shutters.*

## 904 NW 15 AVE



ARCHITECTURAL INFO	
Year Built:	1948
Architectural Style:	Ranch
National Registry District:	Contributing

*This one-story Ranch style home, built c.1948, has elements of the Minimal Traditional style and is considered a "Minimal Ranch". Notable features include a pressed stone facade, H-shaped floor plan with front-facing gable wings, eaves with wood siding.*



## 1600 NW 9 ST



ARCHITECTURAL INFO	
Year Built:	1948
Architectural Style:	Ranch
National Registry District:	Contributing

*This c.1948 home has Ranch features and a Split-Level form, consisting of three sections. From west to east there is a two-story section with a single-car garage on the first floor and a central one-story section with the main entrance.*

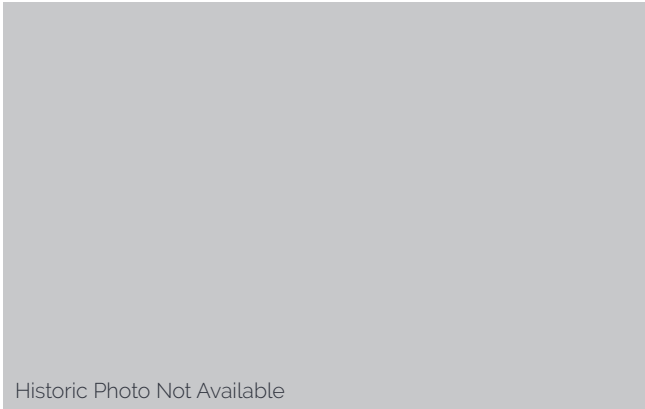
## 851 NW 17 AV



ARCHITECTURAL INFO	
Year Built:	1949
Architectural Style:	Ranch
National Registry District:	Contributing

*This c. 1949 Ranch-style home was built on a corner lot allowing for an elongated form and a main entrance facing the side. It has a rectangular main mass, a hipped roof projecting bay, and an incorporated garage at the secondary frontage.*

## 82X NW 14 CT



Historic Photo Not Available

ARCHITECTURAL INFO	
Year Built:	1950
Architectural Style:	Prairie
National Registry District:	Contributing



*This two-story home, built c.1950, is an unusual example of Prairie style in Miami and in its mid-century time period. It is notable for its horizontal lines, the applied brick at the ground level, and continuous sill line below the 2nd-story windows.*

## 730 NW 15 AVE



ARCHITECTURAL INFO	
Year Built:	1950
Architectural Style:	Ranch
National Registry District:	Contributing



*This one-story Ranch-style home, built c.1950, features a low-slope hip roof with spanish tile and overhanging eaves, an incised open entry porch, a built-in-garage, slump brick details and built-in planters.*

## 731 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1950
Architectural Style:	Ranch
National Registry District:	Contributing

*This one-story Ranch-style home, built c.1950, has a compact size and symmetrical facade reminiscent of a Minimal Traditional home, and can be called a Minimal Ranch or "ranchette." Features caststone banding, scrolling metal porch supports, tile roof.*

## 850 NW 15 AV



ARCHITECTURAL INFO	
Year Built:	1960
Architectural Style:	Ranch
National Registry District:	Contributing

*This home was built c.1960 and retains integrity as a Ranch-style home, with an elongated form, wide roof overhangs, picture window, and attached garage. The brises soleil walls were removed and original windows replaced.*

## 720 NW 14 CT



### ARCHITECTURAL INFO

<b>Year Built:</b>	1961
<b>Architectural Style:</b>	Mid-Century Modern
<b>National Registry District:</b>	Contributing

*This one-story Mid-Century Modern-style home, built c.1961, features a flat roof, facade angled to the street, a recessed entrance, and broad surfaces with an integral pattern, including concrete screen block and concrete block with regular grid pattern.*

## 841 NW 15 AV



ARCHITECTURAL INFO	
Year Built:	1924
Architectural Style:	Frame Vernacular
National Registry District:	Non-Contributing

*This two-story Frame Vernacular residence is notable for its two-story portico with full-length slender square columns. It has a simple form. The building's original high style has been diminished due to alterations and at least two additions.*

## 1511 NW 9 ST



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	Mediterranean Revival
National Registry District:	Non-Contributing

*This two-story Mediterranean Revival home, built c.1925, is representative of large homes of the Florida land boom: asymmetrical massing with projecting rooms and a Spanish tile hip roof on second floor. It is altered by a large screen porch on the front*

## 743 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	No Style
National Registry District:	Non-Contributing

*This two-story home, built c.1925, is representative of large homes of the Florida land boom, but it has been altered by a large two-story addition on the front of the house that obscures its original architectural character.*

## 859 NW 15 AV



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	Mission
National Registry District:	Non-Contributing

*This two-story Mission style home, built c.1925, is representative of large homes of the Florida land boom, with "Foursquare" form and a one-story full-width front entrance porch; significant alterations including the removal of the Mission parapet.*

## 1503 NW 9 ST



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	No Style
National Registry District:	Non-Contributing

*This one-story home, built c.1925, has the form of a 1920s Spanish Bungalow and was originally of a Mediterranean Revival style, however many character-defining features have been altered. The home features a gable roof at front and parapet roof at rear.*

## 876 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1925
Architectural Style:	No Style
National Registry District:	Non-Contributing

*This two-story home, built c.1925, was originally of a Colonial Revival style, however many character-defining features have been altered with the addition of a large, two-story mass to the front facade.*

## 1480 NW S RIVER DR



ARCHITECTURAL INFO	
Year Built:	1926
Architectural Style:	Mediterranean Revival
National Registry District:	Non-Contributing

*This one-story Mediterranean Revival home, built c.1926, is representative of large homes of the Florida land boom, but it has been altered by a large one-story Mid-Century addition to the front that obscures its original architectural character.*

## 1646 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1927
Architectural Style:	Mediterranean Revival
National Registry District:	Non-Contributing

*This one-story Mediterranean Revival style home, built c.1927, has the typical narrow and deep floorplan of a Spanish Bungalow, with a large addition of a wide porte-cochere and a two-story ancillary building. The home features a spanish-tile gable roof.*



## 859 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1930
Architectural Style:	Mediterranean Revival
National Registry District:	Non-Contributing

*This two-story c.1930 Mediterranean Revival style home is representative of large homes of the Florida land boom, with asymmetrical massing, and arched chimney and porte cochere. An arcaded entry porch was added later and windows and roof were replaced.*

## 1419 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1936
Architectural Style:	Mediterranean Revival
National Registry District:	Non-Contributing

*This Mediterranean Revival-style residence, built c.1936 has a simple form. It had had several additions and alterations, including the roofing material, windows, and all decorative details stripped.*

## 1523 NW 8 TER



ARCHITECTURAL INFO	
Year Built:	1937
Architectural Style:	Moderne
National Registry District:	Non-Contributing

*This two-story Moderne style home, built c.1937, has a two-story central square mass with single-story projections to the east and west. The home has been recently altered and lost some integrity.*

## 820 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1940
Architectural Style:	Ranch
National Registry District:	Non-Contributing

*This one-story Ranch-style home, built c.1940, features a broad floor plan along the street with a low gable roof, and attached garage (later filled). Alterations include an added Neo-Mediterranean entry porch, roofing material, and windows.*

## 851 NW 14 CT



ARCHITECTURAL INFO	
Year Built:	1949
Architectural Style:	Split Level
National Registry District:	Non-Contributing

*This Split Level residence, built c.1949, has a simple form with no additions and several alterations, including to the roofing and windows. The lower level garage was converted into living space.*

## 1620 NW 8 ST



ARCHITECTURAL INFO	
Year Built:	1954
Architectural Style:	Ranch
National Registry District:	Non-Contributing

*This one-story Ranch-style home, built c.1954, features a low-slope hip roof with spanish tile and overhanging eaves, a small open entry porch w/ metal support, a built-in-garage(enclosed), and applied stone in a horizontal band in line with the windows.*



Image 10. 800 NW 14th Court. (Image Source: Steven Brooke Photo)





Image 11. 920 NW 14th Court. (Image Source: © Steven Brooke Studios, Inc.)

# grove park significance

The Grove Park Historic District is eligible for the National Register of Historic Places under Criterion C in the areas of Community Planning and Development and Architecture. The overall period of significance for the Historic District is 1921-1961.

The period of significance for Community Planning and Development is 1921-1925.

Grove Park was a suburban neighborhood developed during the Florida Land Boom period of the 1920s. It was one of Miami's finest subdivisions and it was platted by the Tatum Brothers, prominent Miami developers, in January 1921. The Tatum Brothers had completed all of the neighborhood improvements by April 1921,<sup>1</sup> and continued to maintain the public spaces of the neighborhood until December 31, 1925.<sup>2</sup> The Tatum Brothers placed emphasis on the latest advances in neighborhood development, incorporating parks, pedestrian paths, sidewalks, curbs,

<sup>1</sup> "Grove Park Fruit is on Every Lot Everything Completed in Subdivision before Property Was Put on the Market." *Miami Herald*, vol. 11, no. 136, 10 Apr. 1921, p. Page Five. *NewsBank: Access World News - Historical and Current*, Accessed 7 June 2022.

<sup>2</sup> "Advertisement." *Miami Herald*, vol. 13, no. 10, 5 Dec. 1922, p. Page Seven. *NewsBank: Access World News - Historical and Current*, Accessed 7 June 2022.



Image 12. 865 NW 14th Court. (Image Source: © Steven Brooke Studios, Inc.)

and planting swales into the design of the neighborhood. Grove Park was promoted as their "Million-Dollar Suburb" because they reportedly spent one million dollars on the infrastructure improvements for the neighborhood, including paved streets with curbs, piped fresh water from on-site wells, electric, telephone and gas lines connecting to every lot, public parks with playgrounds, and landscaping that was maintained by a supervisor living on site.<sup>3</sup>

The period of significance for Architecture in Grove Park is 1921- 1961. Grove Park is

noted for its collection of Spanish influenced architecture consisting mainly of Mission and Mediterranean Revival-style buildings that characterized construction in Miami during the Boom period, as well as a strong collection of Revival architecture, Modern-era architecture, Minimal Traditional homes, and Ranch style homes that reflect successive evolutions in Miami's growth and development.<sup>4</sup> The first home in Grove Park was built in 1921 in the Mission style of architecture, and by 1961 the neighborhood was essentially built out, with a Mid-Century Modern home built in that year.

<sup>3</sup> "Advertisement." *Miami Herald*, vol. 11, no. 62, 26 Jan. 1921, p. Page [One]. *NewsBank: Access World News - Historical and Current*, Accessed 7 June 2022.

<sup>4</sup> National Register of Historic Places Registration Form: "Grove Park Historic District, Miami, Florida: DA6207." United States Department of the Interior, National Park Service, NR. Determined Potentially Eligible March 1<sup>st</sup>, 1996. Section 8, page 10



Image 13. 1644 NW 8th Terrace. (Image Source: © Steven Brooke Studios, Inc.)

# Historic Context

The Grove Park and Oak Terrace subdivisions are a product of the 1920s Florida Land Boom, a historic event with national significance for its impact on population migration, speculative investment, construction volume, and ultimately, its role in precipitating the Great Depression.



## 1920s Florida Land Boom

The Florida Land Boom 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 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.<sup>5</sup>

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

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

all of her building booms, and all her free-land stampedes dwindled by comparison with the torrent of migration pouring into Florida."<sup>6</sup>

In 1925, housing construction in established subdivisions like Grove Park, Shenandoah, Bayshore (known today as Morningside), and Coral Gables reached the highest levels of the 1920s. Across Florida, housing construction and subdivision construction was underway at a rate that was unprecedented in the history of the United States. On the ground, the crush of newcomers and the frenzy to make money turned the streets of Miami into a free-for-all. Journalist Theyre Hamilton Weigall remembered:

"My first impression, as I wandered out into the blazing sunlight of that bedlam that was Miami, was of utter confusion... Hatless, coatless men rushed about the blazing streets, their arms full of papers, perspiration pouring from their foreheads. Every shop seemed to be combined with a real estate office; at every doorway, crowds of young men were shouting and speech-making, thrusting forward papers and proclaiming to heaven the unsurpassed chances they were offering to make a fortune... Everyone in Miami was real estate mad."<sup>7</sup>

By 1926, skepticism in the Florida land boom was growing, and national newspapers were sowing the seeds of doubt in investors' minds. On January 10th, 1926, the *Prinz Valdemar*, a large ship

<sup>5</sup> National Register of Historic Places Registration Form: "Bay Shore Historic District, Miami, Florida: DA5201." United States Department of the Interior, National Park Service, NR. Listed October 2<sup>nd</sup>, 1992. Section 8, page 1

<sup>6</sup> Knowlton, Christopher Bubble in the Sun Simon & Shuster Paperbacks: New York, 2020. xvi

<sup>7</sup> Weigall, T.H. Boom in Paradise. New York: A. H. King, 1932. p50



**Image 14.** 1500 NW 8th Terrace Block Look. (Image Source: © Steven Brooke Studios, Inc.)

brought to Miami to serve as overflow hotel rooms for the overcrowded city, capsized and blocked the harbor channel. For twenty-five days, all shipping in and out of Miami was stalled, putting a halt to the arrival of building materials. This caused a pause in the exuberant building boom and gave investors pause in their frenzied speculation. Finally, the boom officially went “bust” on September 17th,

1926 when a great hurricane devastated the City and caused many of the recent arrivals to simply pack up and head back to their northern homes.<sup>8</sup> For Miami, the fall of 1926 was the official start of the Great Depression. In other parts of Florida, construction continued through 1928, though at a more subdued pace. The subsequent land “Bust” affected investors across the United States, to the extent

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<sup>8</sup> Knowlton, p230

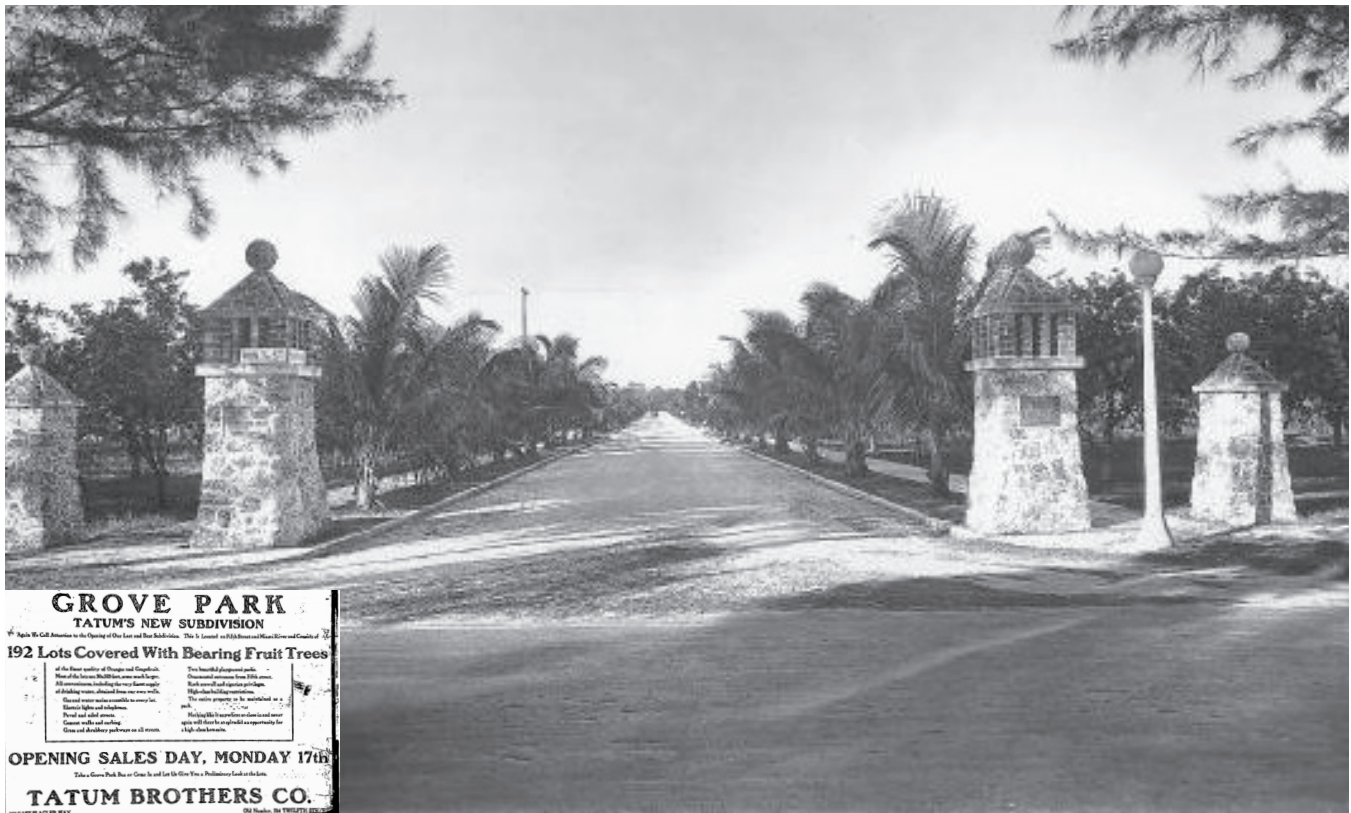


Figure 10. (Top Bottom Left Corner) Grove Park Advertisement . (Image Source: Miami Herald)

Figure 11. (Top Right) Grove Park Entrance 1923. (Image Source: History Miami)

that Wall Street journalist and author Christopher Knowlton suggests that the collapse of the Florida Land Boom and the associated loss of investment capital nationwide eventually caused the 1929 Stock Market collapse and the subsequent Great Depression.<sup>9</sup>

<sup>9</sup> Knowlton, xvii



Image 15. 1545 NW 8th Terrace. (Image Source: © Steven Brooke Studios, Inc.)


# Historic Significance

## Criterion A: Community Planning and Development

The Grove Park area was developed by the Tatum brothers, Smiley, John, and Bethel (B.B.), prominent developers in Miami. The holdings of the Tatum Brothers Real Estate and Development Company and

its subsidiary companies included two thousand acres of land in the Everglades, five miles of ocean front property on Miami Beach, Biscayne Park, and the four hundred-acre Lawrence Estate.<sup>10</sup> The

<sup>10</sup> Metropolitan Dade County 1992:71; Blackman 1921:99



companies were involved in a number of community development ventures including a trolley line, baseball diamond and grandstand, street paving, bridge building, and subdivision development.<sup>11</sup> The Tatum Brothers' first subdivision developments were Riverside and Riverside Heights planned right after the turn of the century. In 1912, the Tatum Brothers purchased 400 acres of General Samuel C. Lawrence's grapefruit grove and platted the Lawrence Estate Subdivision.

In 1920, B.B. Tatum announced plans for "The Million Dollar Sub-Division" replatting a portion of the Lawrence Estates as Grove Park.<sup>12</sup> The Tatums advertised the "Grove Park Fruit Covered Lots" for their location, infrastructure, deed restrictions, and convenient location outside of City limits but easily accessible to Downtown (Figure 10). Amenities offered were parks, spring water obtained from deep wells, electric lights, telephones, sidewalks, paved streets, and landscaping. Ornamental natural stone and brick columns with copper plates bearing the name "Grove Park" adorned the neighborhood entrance at 17<sup>th</sup> Avenue off of NW 7<sup>th</sup> Street (Figure 11). Deed restrictions were placed on each lot to ensure a uniform and desirable residential area. According to contemporary

newspaper articles of the time, Grove Park deed restrictions included a prohibition on commercial, hotel, or apartment buildings, on home construction costing less than \$5,000, on garages or shacks constructed as temporary living space, on livestock and poultry, and on the neglect of landscaping.<sup>13</sup> These types of deed restrictions were typical stipulations in planned communities throughout Florida at this time. Lots in Grove Park were not taxable due to their location outside of the city limits. Additionally, transportation to downtown was to be provided by the Tatum trolley line.<sup>14</sup>

The Grove Park and Oak Terrace subdivisions were a success story of the Florida Land Boom, with the neighborhood nearly halfway built-out with large two-story homes between 1921 and 1928. Prominent Miamians chose to build their primary residences in Grove Park, establishing it as a neighborhood of proud homesites rather than just a speculative venture. Some of the early Miami residents who were building their home in Grove Park by 1922 included D.B. Sutton of the Sutton & Gibson Jewelry company, J.W. Bennett, contractor, Abram Voorhess, contractor from New Jersey, Fred M. Bootchen of Buffalo, NY, George A. Mutch, contractor,

<sup>11</sup> National Register of Historic Places Registration Form: Grove Park Historic District, Miami, Florida: DA6207, United States Department of the Interior, National Park Service, NR. Determined Potentially Eligible March 1<sup>st</sup>, 1996, Section 8, page 10

<sup>12</sup> Gaby 1993: 108

<sup>13</sup> "Advertisement." *Miami Herald*, vol. 11, no. 45, 9 Jan. 1921, p. Page [Three]. *NewsBank: Access World News - Historical and Current*, Accessed 7 June 2022.

<sup>14</sup> National Register of Historic Places Registration Form: Grove Park Historic District, Miami, Florida: DA6207, United States Department of the Interior, National Park Service, NR. Determined Potentially Eligible March 1<sup>st</sup>, 1996, Section 8, page 10



**Figure 12.** 1459 NW South River Drive 1950s. (Image Source: Miami Dade County Property Appraiser)

T.F. Hynes, of the Miami Supply company, Captain F.W. Synnes, George E. McCaskill, attorney for the Dade County Commission, and Joseph Gladden.<sup>15</sup> According to historian Paul George, other prominent Miamians who lived in Grove Park in later years included Harry Tuttle, the son of Julia Tuttle, Miami's "Mother," Senator Frederick Hudson, president of the Florida State Senate, Hoke Maroon, prominent banker and financier, Jackie Ott, the fabled "aqua tot," Judge Tom Ferguson, and Dr. Thomas Hutson, the grandson of Dr. James M. Jackson, and a leading figure in medical

and civic circles, Dr. B. F. Stebbins, a noted optometrist. In later years Howard Gary, the city of Miami's only black City Manager lived in the neighborhood.<sup>16</sup>

Although construction slowed during the Great Depression years, the neighborhood steadily continued to be built out in successive waves of Miami's development, including during the late 1930s FHA Boom and during the Post-World War II housing boom. The neighborhood was almost entirely built out with single-family residences by 1961.

<sup>15</sup> "Will Rush Grove Park Street Car Extension City to Commence Laying Rails to Tatum Subdivision." *Miami Herald*, vol. 13, no. 15, 10 Dec. 1922, p. Page [Fourteen]. *NewsBank: Access World News - Historical and Current*, Accessed 7 June 2022.

<sup>16</sup> George, Paul. "Miami's Picturesque Grove Park: The Million Dollar Subdivision" article, Dade Heritage Trust, 2020.



**Figure 13.** 1459 NW South River Drive 1981. (Image Source: Miami Dade County Property Appraiser)

The continued development of this area gradually brought in commercial enterprises along NW 7th Street. Although some historic properties still front this street, most have lost their historic context and have been excluded from the proposed district boundaries. With the construction of elevated SR-836 and the associated widening of NW 17<sup>th</sup> Avenue in the late 1960s, Grove Park lost more of its original residences. Almost half of the neighborhood was taken by eminent domain for construction of the roadways, and the riverfront estates were cut off from the core of the neighborhood by SR 836.

The only riverfront home that remains on the south side of SR 836 is 1459 NW South River Drive. (Figures 12 and 13). This loss of historic context warrants the exclusion of the riverfront area from the Grove Park Historic District boundaries. The remaining historic blocks on the south side of SR 836 contain an important collection of buildings that comprise Grove Park, one of the Florida Land Boom period's most prominent and successfully built-out neighborhoods in Miami.<sup>17</sup>

<sup>17</sup> National Register of Historic Places Registration Form: Grove Park Historic District, Miami, Florida: DA6207,\* United States Department of the Interior, National Park Service, NR. Determined Potentially Eligible March 1<sup>st</sup>, 1996, Section 8, page 11



# Architectural Context

Architecturally, the Grove Park Historic District reflects a variety of styles that were prevalent in South Florida from 1921-1961 (Photo 23). The largest and most significant representation of architectural styles in the primary residences are of the Spanish Revival styles associated with the 1920s Florida Land Boom, including Mission (23), Mediterranean Revival (13),

and the closely-related Italian Renaissance Revival style (2). Other 1920s and 1930s Revival styles represented in the Grove Park Historic District include Colonial Revival (6) and Tudor (1). Modern houses are also well-represented in Grove Park, including Ranch (11), Minimal Traditional (5), Craftsman (1), Prairie (1), and Mid-Century Modern (1). There are two residences in





the neighborhood that can be classified as Vernacular: Frame Vernacular (1) and Masonry Vernacular (1). The historic residences of Grove Park are noteworthy as a cohesive grouping of large single-family homes built in Revival and other Modern era styles, that retain historic and architectural integrity.

**Photo 23.** (Top) NW 8th Terrace 1500 Block looking East. Architecturally, the Grove Park Historic District reflects a variety of styles that were prevalent in South Florida from 1921-1961. (Image Source: *Plusurbia Design*)

# Architectural Significance

Grove Park is a significant collection of single-family homes built between 1921 and 1961. The architecture of Grove Park reflects 1920s and 1930s Revival-style architecture, as well as FHA-influenced housing design from the 1930s through the 1950s. In the historical development of the City of Miami and its environs, Grove Park stands out as one of the few 1920s Boom-era neighborhoods that was mostly built out by the 1930s with large single-family homes. It is also unique as one of the few neighborhoods that retains historic integrity from its earliest periods, and where many of the residences remain unaltered or minimally altered.

Comparable Boom-era Miami neighborhoods that were platted and built out with Revival-era residences in the 1920s and 1930s include the Bayshore neighborhood (also known as Morningside) which was listed on the National Register of Historic Places in 1992, Shenandoah, which was surveyed and recommended for the National Register of Historic Places in 2018, as well as particular 1920s single-family residential neighborhoods in the City of Coral Gables, the City of Miami Shores, and the City of Miami Beach. In comparison to most 1920s neighborhoods in the City of Miami, Grove Park is distinctive for its high level of historic integrity; the surrounding neighborhood of Riverside, for example, has evolved significantly over time as the Little Havana neighborhood, with building adaptations from the 1960s through the present day, many of which have become historically significant for their associations with the Cuban migration to Miami after 1960.





**Image 16.** 1500 NW 8th Terrace Block Look. (Image Source: © Steven Brooke Studios, Inc.)



## Mission Revival

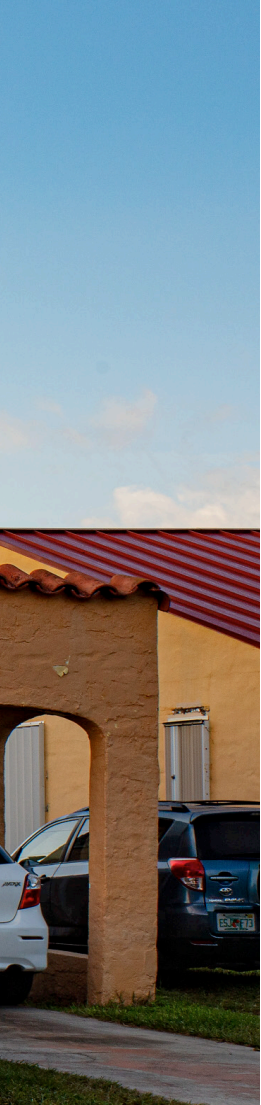
**Photo 24.** (Bottom Right) 737 NW 15 AV looking east. Mission style residence at 737 NW 15 AV. (Image Source: Plusurbia Design).

**Photo 25.** (Top Right) 868 NW 14th Court. (Image Source: Plusurbia Design).

**Photo 26.** (Top Left) 1510 NW 8th Terrace. (Image Source: © Steven Brooke Studios, Inc.)

The most commonly occurring architectural style in the neighborhood is the Mission Revival style, with twenty-three (23) residences and eighteen (18) ancillary garage buildings constructed in this style. The Mission Revival homes in Grove Park have decorative shaped parapets with 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.

In terms of form, there are two distinctive types of



Mission Revival residences. Many Mission Revival homes have a cube-like form, symmetrical façade, and large, full-width front porch. These large Mission homes can be considered a Spanish-style evolution of the earlier, more vernacular Foursquare typology, with its square floor plan and two-story height. Distinctive examples of the "Foursquare" typology of the Mission Revival style in Grove Park include 1617 NW 8th Street (Photo 7), and 737 NW 15th Avenue (Photo 24). The other typology for Mission style residences is a more picturesque, asymmetrical building form that is related to the Mediterranean Revival form. Mission residences with this more picturesque form include 1510 NW 8th Terrace (Photo 26), and 868 NW 14th Court (Photo 25).





**Image 17.** 931 NW 14th Court. (Image Source: Steven Brooke Studios, Inc.)

## Mediterranean Revival

The Mediterranean Revival style is also well represented in Grove Park with thirteen (13) residences and two (2) ancillary garage buildings constructed in this style. The Mediterranean Revival style was influenced by the original Spanish Colonial architecture of Florida, particularly St. Augustine. 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 asymmetrical, picturesque massing, with one-and two-story wings. They 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 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. Examples of Mediterranean Revival architecture in Grove Park are 802 NW 14th Court ([Photo 27](#)), 901 NW 14th Court ([Photo 28](#)), 931 NW 14th Court ([Photo 8](#)), and 1520 NW 9th Street ([Figure 14](#)).



**Photo 27.** 802 NW 14th Court. (Image Source: Plusurbia Design)



**Photo 28.** 901 NW 14th Court. (Image Source: Plusurbia Design)



**Figure 14.** 1520 NW 9th Street 1950s. (Image Source: Miami Dade County Property Appraiser)



## Other 1920s Revival styles - Italian Renaissance & Tudor

Two other architectural styles representative of the 1920s Architectural Revival movement that are found in Grove Park are Italian Renaissance Revival (two (2) examples) and Tudor (one (1) example). Both styles were used on large two-story homes in the neighborhood.

Italian Renaissance Revival has a "cube-like" form much like the Mission / Foursquare variety of architecture. The two Italian Renaissance Revival residences in Grove Park feature a low-pitched hip roof with Spanish tiles, decorative brackets or open rafters under widely overhanging roof eaves, and main entryways with arches and classical columns. Examples of the Italian Renaissance Revival are found at 1610 NW 8th Terrace (Photo 9) and 1547 NW 8th Terrace (Figure 15).

The single Tudor Revival-style residence in Grove Park is located at 1605 NW 8th Terrace (Photo 29). It is an unusual example of the style in South Florida, with the stucco exterior and the applied decorative elements mimicking stone construction, rather than the more informal Tudor-style half-timbering. The home is recognizable as Tudor architecture for its Tudor arches, tabbed masonry detail around the ground-level windows and entrance, and quoining at the corners. The cast-stone applied crests, medallions, and mascarons (faces) reinforce the appearance of stone construction on this concrete-block and stucco residence.





**Photo 29.** (Top Left) 1605 NW 8th Terrace.  
(Image Source: © Steven Brooke Studios, Inc.)

**Image 18.** (Top Right) 1610 NW 8th Terrace.  
(Image Source: Plusurbia Design)

**Figure 15.** (Bottom Right) 1547 NW 8 Terrace  
1970. (Image Source: Miami Dade County Property Appraiser)



Image 19. 1458 NW South River Drive. (Image Source: © Steven Brooke Studios, Inc.)

## Colonial Revival

There are six (6) residences and one (1) ancillary building built in the Colonial Revival style in Grove Park. Colonial Revival examples in Grove Park feature a rectangular shape, a medium-pitched hipped or gabled roof with shingles and moderately overhanging eaves, and wood clapboard or stucco exterior. There is often a chimney in the gable end of the house, and large sash windows that are symmetrically balanced and often paired. The Colonial Revival examples in Grove Park

were constructed primarily between 1930 and 1938, with one example constructed in 1948. The various examples reflect evolving design, materials, and detailing of the period, whether Depression-era (1930), FHA-Boom era (1935-1940: [Figures 16 & 17](#)), or post-war era (1948: [Figure 18](#)). A strong example of the Colonial Revival style in Grove Park is the two-story, wood-frame residence at 1458 NW South River Drive ([Photo 10](#)).



**Figure 16.** 1829 NW 14th Court 1956. (Image Source: Miami Dade County Property Appraiser)



**Figure 17.** 935 NW 15th Avenue 1968. (Image Source: Miami Dade County Property Appraiser)



**Figure 18.** 1645 NW 8th Street 1970. (Image Source: Miami Dade County Property Appraiser)



Image 20. 821 NW 15th Avenue. (Image Source: Plusurbia Design)

## Minimal Traditional

There are five (5) residences and one (1) ancillary garage building built in the Minimal Traditional style in Grove Park. 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 is intimately tied to the Federal Housing Agency (FHA) during the 1930s and its efforts to bring the country out of the Great Depression through economic stimulus and home ownership opportunities for

White individuals. The size, form, and architectural design of Minimal Traditional homes was strictly controlled through FHA mortgage insurance requirements, financing guidelines, and FHA-published house plan books. Homes in this style are usually small, one story, have low or moderately pitched tile roofs with close eaves, and usually have at least one front-facing gable (Figure 19). Miami variations of the style often incorporate Mediterranean Revival elements such as a barrel-tile roof and arches,

such as at 1503 NW 9th Street (Figure 20). A classic example of the Minimal Traditional style in Miami is found at 821 NW 15th Avenue, featuring an attached one-car garage and a wood scalloping detail in the gable (Photo 11).



Figure 19. 820 NW 8th Court 1968. (Image Source: Miami Dade County Property Appraiser)



Figure 20. 1503 NW 9th Street 1950s. (Image Source: Miami Dade County Property Appraiser)



Photo 30. Figure 60. 731 NW 14th Court. (Image Source: Plusurbia Design)

## Ranch

The Ranch style of architecture is the third most prevalent style found in Grove Park, behind Mission Revival and Mediterranean Revival. There are eleven (11) examples of Ranch-style residences in Grove Park. Ranch-style homes in Grove Park were constructed as early as 1938 and as late as 1960, with majority of those homes built in the years immediately following World War II, from 1945 to 1950. The design of these homes, like the Minimal Traditional style, were strongly influenced by Federal housing policies and lending practices.

Ranch style homes are notable for their horizontal sprawling form and architectural elements. They have low-pitched hipped roofs with overhanging eaves (Figure 21), and often have decorative horizontal lines in the façade, including scored stucco banding, or a band of applied brick or pressed stone around the base or in line with the windows, such as at 731 NW 14th Court (Photo 30). In Grove Park, the narrow and deep lots inherited from the 1921 Boom-era subdivision meant adapting the wide Ranch floorplan by rotating



**Figure 21.** 1530 NW 8 Terrace 1969. (Image Source: Miami Dade County Property Appraiser)

homes in this style to face the side-yard. Alternatively, long, wide homes were built on corner lots facing the long side of the lot, such as the example at 730 NW 15th Avenue (Photo 12). Ranch homes typically have an incorporated one-car garage when possible.



**Photo 31.** 811 NW 14th Court. (Image Source: Plusurbia Design)

## Other Modern Styles – Craftsman, Prairie, Mid-Century Modern

There are three (3) examples of residences in Grove Park that reflect an evolving Modern tradition of architecture like the Minimal Traditional and the Ranch style. This includes one example of Craftsman at 811 NW 14th Court ([Figure 22](#) and [Photo 31](#)), one example of Prairie, and one example of Mid-Century Modern architecture. All three examples are located on NW 14th Court in Oak Terrace.



**Figure 22.** 811 NW 14th Court 1978. (Image Source: Miami Dade County Property Appraiser)





**Photo 32.** 865 NW 14th Court. (Image Source: Plusurbia Design)

## Vernacular - Frame Vernacular and Masonry Vernacular

There are two (2) examples of Vernacular architecture in Grove Park, one in Frame Vernacular and the other Masonry Vernacular. The term "Vernacular" in architecture refers to a method of construction that is the product of the builder's experience, available resources, and response to the environment. An

example of a Frame Vernacular residence in Grove Park is found at 865 NW 14th Court (**Photo 32**). This residence is of frame construction with minimal stylistic detailing. It has a wood clapboard exterior, a central brick chimney, and a side-facing gable roof. It has one-story wings on each side.

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# Historic District Boundary

## VERBAL BOUNDARY DESCRIPTION

The boundary for Grove Park Historic District is shown in [Figure 23](#) and includes the area generally bounded by SR 836 to the north, NW 17th Avenue to the west, NW 7th Street to the south (properties fronting NW 7th Street were not included in the boundary), and NW 14th Court to the east (properties on both sides of NW 14th Court were included in the boundary). As defined by the subdivision plat, this includes the following parcels of property:

### Grove Park (Plat Book 5, Page 66):

- Block 4, Lots 1-14
- Block 5, Lots 1-24
- Block 6, Lots 1-28
- Block 7, Lots 27-28 and a portion of Lots 24-26
- Block 9, Lots 1-19

### Oak Terrace (Plat Book 6, Page 126):

- Block 1, a portion of Lots 2 and 3
- Block 2, Lots 1-10
- Block 3, Lots 1-7 and a portion of Lot 8
- Block 4, Lots 1-8
- Block 5, Lots 1-8

## BOUNDARY JUSTIFICATION

This boundary includes all the properties and streetscapes historically associated with Grove Park and currently maintaining substantial historic physical integrity. The properties fronting NW 7th Street have been excluded due to new infill, demolition of structures, and the commercial character of this street. Additionally, the area north of SR-836 has been excluded due to the effects of the elevated roadway on the only two extant houses left in this portion of Grove Park. Although one of these houses is the residence of B.B. Tatum, a potentially eligible building, its historic context as part of the neighborhood has been compromised and is not included in the district boundaries. The B.B. Tatum residence can be nominated for individual listing on the National Register as a separate application. Additionally, the residences of the original Oak Terrace subdivision on NW 14th Terrace have been included in the Grove Park Historic District since this portion of the neighborhood is connected historically, geographically and stylistically to the Grove Park neighborhood core.



Figure 23. Grove Park Historic District Resources Map. The DAXxxx number on each lot represents the official Florida Master Site File number assigned to that property by the Florida Division of Historical Resources. Additional information on each property may be obtained from the State of Florida by emailing sitefile@doh.state.fl.us and referencing the Site File number. The main residence on each property is labelled with its street address, and if there is an ancillary detached garage apartment, that building is labelled with an "A" or "B." The official historic district boundary is represented with the dashed red line. (Image Source: Plusurbia Design)

A photograph of a residential street with palm trees and a red pickup truck. The scene is captured in a dark, teal-tinted style. In the foreground, a red pickup truck is parked on the right side of the road. To the left, a dark car is partially visible. The background features several tall palm trees and a building with a tiled roof. The sky is a deep teal color with some light clouds.

**plusurbia.**

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The Grove Park National Register Nomination was prepared by PlusUrbia Design for Dade Heritage Trust, on behalf of the City of Miami Historic Preservation Office.

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