

**CITY OF MIAMI GARDENS MIAMI MODERN ARCHITECTURAL SURVEY
AND PLANNING PROJECT**

COUNTY: MIAMI-DADE

FINAL REPORT

Prepared for

The City of Miami Gardens
Miami Gardens, Florida

Prepared by

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EXECUTIVE SUMMARY

Between 11 January and 15 January 2007, Brockington and Associates, Inc. conducted an intensive architectural survey of Miami Modern (MiMo) architecture for the City of Miami Gardens, Miami-Dade County, Florida. The survey was conducted under contract with the City of Miami Gardens. Field survey methods complied with 1A-46 of the Florida Administrative code.

The architectural resources survey consisted of vehicular reconnaissance to identify all historic architectural resources within the project area, constructed between 1946 and 1965, which exemplify MiMo characteristics and design elements. Research conducted at state repositories and in the project county focused on recovering contextual and historical data of the area.

A total of one hundred and twenty-two (122) resources were identified during field survey. None of these resources had been previously recorded. Eighty-four (84) of these resources are MiMo residences, and none of these are to be considered potentially eligible. Ten (10) industrial MiMo buildings were recorded; all ten (10) of these are to be considered potentially eligible. Six (6) commercial MiMo buildings were recorded; all six (6) are to be considered potentially eligible. Twenty-one (21) MiMo institutional buildings were recorded and thirteen (13) appear to be potentially eligible. And, one (1) MiMo resource, the Sunshine State Arch, an object, is to be considered potentially eligible.

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ACKNOWLEDGEMENTS

This publication has been financed in part with historic preservation grant assistance provided by the Bureau of Historic Preservation, Division of Historic Resources, Florida Department of State, assisted by the Florida Historical Commission.

INTRODUCTION

Brockington and Associates, Inc., conducted an intensive architectural survey of Miami Modern (MiMo) architecture for the City of Miami Gardens, Miami-Dade County, Florida. As required in the scope of work, Brockington designed the survey to record and evaluate all historic architectural resources within the project area constructed between 1946 and 1965 which exemplify MiMo characteristics and design elements. Field survey methods complied with the 1A-46, Florida Administrative Code requirements. The project consisted of several parts, which are outlined below.

The project began with intensive background research at the Florida Master Site Files. Additional research was undertaken at the Florida State Archives and Library, the North Dade Regional Library and the Broward County Main Library, focusing on the historical development of the Miami-Dade region. This research helped to develop the various historic contexts for the survey area. The background research consisted primarily of archival research and a review of secondary sources related to MiMo (specifically) and related modern architectural styles, such as Googie, International, Art Deco, and Art Moderne. These sources included, but were not limited to, *Googie Redux: Ultra Modern Roadside Architecture* (Hess, 2004), *Miami: Then and Now* (Klepser, Parks and Moore, 2002), and *The Life and Times of Miami Beach* (Armbruster, 1995). Sanborn fire insurance maps were also consulted; however, none were available for the area.

The field survey was conducted in accordance with the scope of work and standard statewide survey practices. During the initial reconnaissance, the Architectural Historians drove every street and road within the city limits of Miami Gardens. The Phase I Historic Structures Survey consisted of pedestrian inspection of all potential MiMo resources. Brockington's team of Architectural Historians recorded all potential MiMo historic architectural resources (i.e., buildings, structures, and objects meeting the age requirements and style characteristics of MiMo) that retained sufficient integrity (see below for integrity definition) on Florida Master Site File Historical Structure Forms

(Smart Form II, Rev. 1.2, December 2004). As part of the recording process, the historians photographed each resource in 35 mm black and white format. They plotted the location of each historic architectural resource, using handheld Garmin Global Positioning System (GPS) units, on ArcPad software. These locations were also plotted on current tax maps. The completed forms, maps, and photographs were prepared for review by the Florida Bureau of Historic Preservation (FBHP), Office of Cultural and Historic Preservation. None of the identified resources had been previously recorded.

Brockington's Architectural Historians used the primer provided in *Miami Modern Revealed* by Nash and Robinson (2004) as the principal criterion for identifying MiMo resources within the project area. Additionally, the historians only assessed resources constructed from 1946 through 1965, as these are general dates given for MiMo architecture in *Miami Modern Revealed* and various other sources. Resources which fell outside of this construction date range were not recorded, even if they appeared to exhibit elements of MiMo architecture.

During the field survey, the Architectural Historians evaluated the integrity of each identified MiMo architectural resource constructed from 1946 through 1965. To maintain consistency, the Architectural Historians did not record resources that were (1) not specifically designed in the MiMo style; or (2) exhibited only one or two elements of MiMo architecture. For example, a ranch house with a concrete block screen wall was not recorded if the screen wall was an add-on and not integral to the house. For the purposes of this project, four levels of architectural integrity were employed. These integrity levels were defined as:

- | | |
|--------------------------|--|
| <i>Excellent-</i> | All original construction materials and design remain intact and unchanged. |
| <i>Good-</i> | The majority of original construction materials remain intact and unchanged except for roofing and other renewable elements. |
| <i>Fair-</i> | A substantial number of original architectural elements have |

been altered, such as the installation of aluminum, asbestos, or vinyl siding, the substitution of historic doors and windows with non-historic replacements, and the construction of non-historic additions.

Poor- Structure has been radically altered from its original design by non-historic renovations and/or additions.

References consulted for architectural type descriptions include Nash and Robinson (2004), Gossel and Leuthauser (1999), and Rifkind (2001).

Project Location

The MiMo architectural survey project area falls within the City of Miami Gardens corporate boundary in unincorporated Miami-Dade County (see Figure 1). The 20-square-mile area is within the north-central region of the county, located in Township 52 Range 41E (USGS 7.5' *North Miami* Quadrangle). The area is bound by NW 215th Street to the north; NE 2nd Avenue, North Miami Avenue and NW Miami Court to the east; southwest by Seaboard Road and NW 155th Drive; and to the west by Seaboard Road and NW 155th Drive.

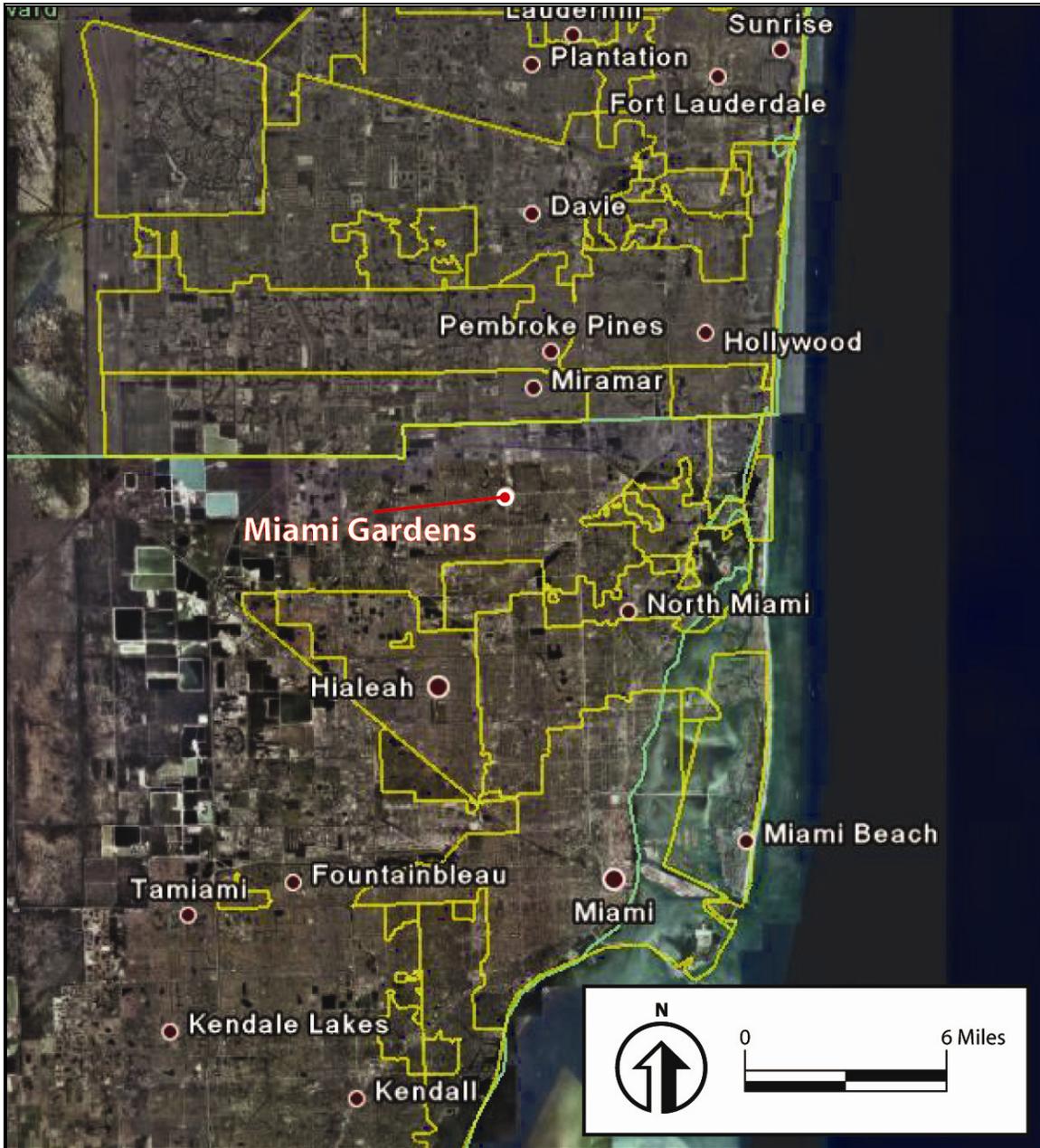


Figure 1. Project Location Map

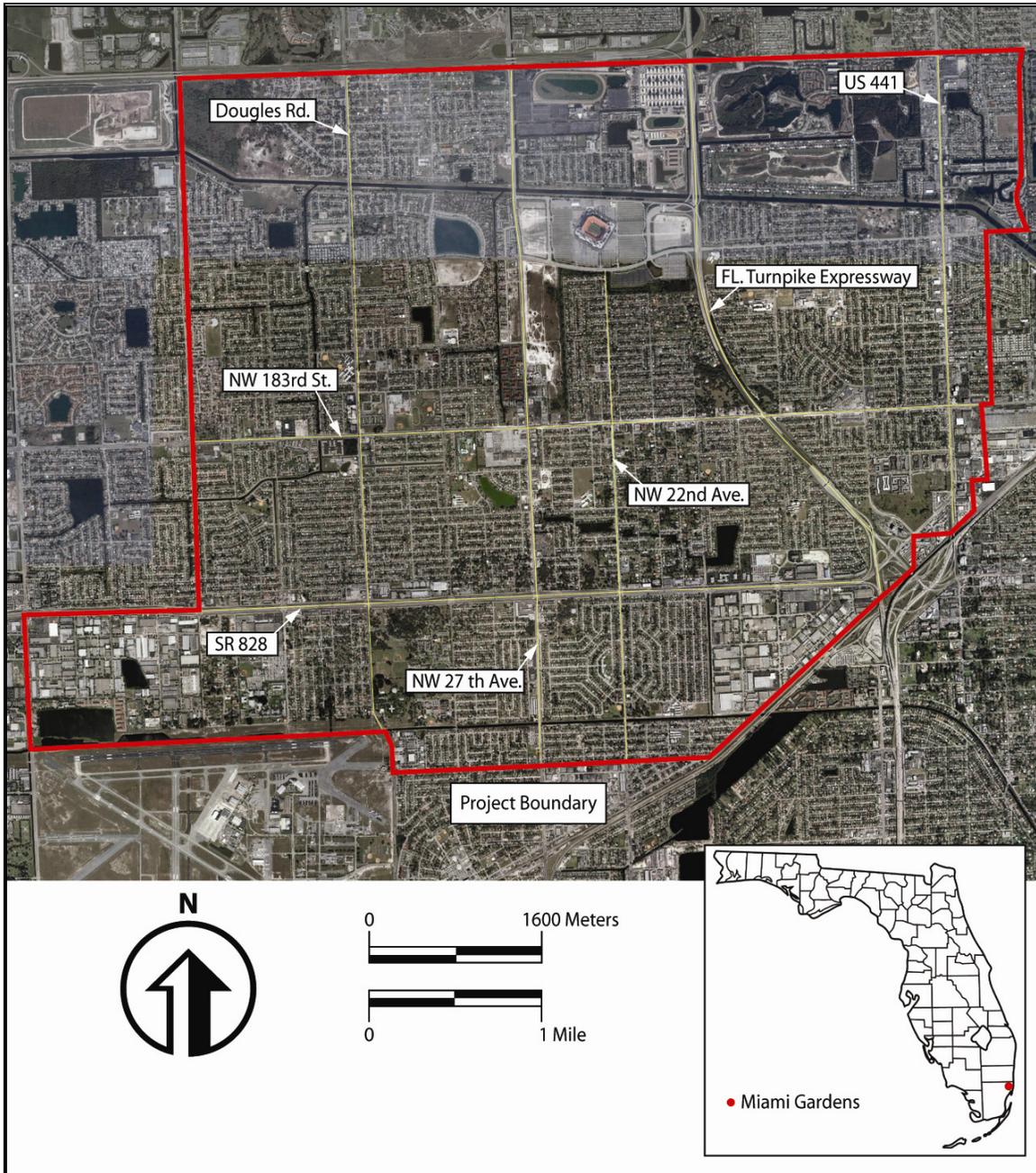


Figure 2. Project Boundary Map

HISTORIC CONTEXT

Miami Gardens: Past and Present

The City of Miami Gardens encompasses over 20 square miles in north-central unincorporated Miami-Dade County, between Fort Lauderdale and Miami. Miami Gardens is a northern suburb of Miami and is the third largest city in the county, after Miami and Hialeah. The city's name is derived from a major roadway in the area, Miami Gardens Drive. The area was originally called "Coral City" by developers, until threatened by a lawsuit from the City of Coral Gables, when the area was renamed "Carol City." In 2003, Carol City voted to incorporate as "Miami Gardens," which also included the adjoining smaller neighborhoods of Andover, Bunche Park, Lake Lucerne, Norland, Opa-Locka North, and Scott Lake.

The Establishment and Growth of Miami

Miami and Dade County have been shaped by a wide array of influences since establishment of frontier Fort Dallas during the Second Seminole War (1835-1842). The first non-native pioneers, arriving as soldiers, plantation owners, and slaves, were New Englanders and Bahamians of European and African lineage. The population density remained low through most of the nineteenth century, but in 1896, Henry Flagler's Florida East Coast Railway was extended to Biscayne Bay. This railroad was built by African-American laborers, and brought Americans from a wide variety of economic classes and ethnic origins to South Florida.

Present-day Miami developed as a result of the convergence of three major elements: transportation, tourism, and technology. It became a viable town with the arrival of Flagler's railroad, and the post-World War II era transformed Miami into a city. Later, a major airport and seaport helped bridge the gap between the Americas and the Caribbean (Nash and Robinson 2004:14).

During World War II, aviation technology advanced dramatically. After the war, these and other advances sparked population and economic growth which helped transform the natural and cultural landscape of Florida. The Florida land boom primarily increased due to returning war veterans who had trained in the area. Having fallen in love with the tropical climate and vegetation, former soldiers returned with their new families to make Florida their home, increasing the state's population by more than 80 percent (Armbruster 1995:104). Extensive migration, the construction of new highways, the rise of jet set aviation, the reinvigoration of tourism, and increasing investment in military installations propelled an enormous boom. This was especially felt in metropolitan cities throughout the state, but particularly in Miami.

In 1947 the first travel package plan was developed by Delta Airlines and an established hotel, the MacFadden-Deauville, to increase the tourist trade. Two years later, Pan American Airlines unveiled its four-engine double-decker Clipper Service at the newly-named Miami International Airport. More powerful engines and larger aircraft made longer flights with more passengers increasingly more cost effective. By 1952, long range passenger air travel from Miami had increased to the extent that more international travelers passed through a growing metropolitan area. Miami became an aviation hub (Armbruster 1995: 108), and Miami International was called the world's finest airport by 1953.

With the introduction of the Interstate Highway system in the middle 1950s, Miami and South Florida became more accessible than ever. Despite the increase in air travel, nearly three-quarters of all tourists visiting Florida were arriving by automobile, thanks to the revolution of the interstate highway systems and the boom of the post-war automobile market. Visitors to Miami could expect comforts previously unknown. Prior to World War II, air-conditioning was nonexistent. But by the middle 1950s, air-conditioning was installed in virtually every major hotel (Armbruster 1995: 109). South Florida was developing into a year-round playground and a feasible location for a growing metropolitan area.

In 1958, a large surge of Cuban refugees settled in Miami after Castro's takeover, which would have an external effect on Miami Beach forever. After the 1959 revolt that unseated Fulgencio Batista and brought Fidel Castro to power, large numbers of Cubans residing in Miami returned to Cuba that soon changed however when many Cubans began to flee in droves with little or no possessions after Castro began to take away freedoms and rights. The majority of Cubans were well received, small groups of Miamians were resentful of the Cuban exiles, especially the African American community, as their jobs were being taken by Cuban workers. The school system began to get taxed as teachers were flooded with numbers of Spanish speaking Cuban children to educate. Numerous Miamians fled in anticipation that World War III was hanging in the balance while others began constructing bomb shelters and began staling up on food and water. Many of Miami's Cuban refugees recognized for the first time it would be a long time before they could return home to Cuba, if ever.

The Second World War and Its Aftermath

After World War II, the United States was in a far better economic condition than before the war. Although the country experienced the trauma of over a million casualties, no conflict took place on American soil. As a result, America's farms and industries were free to generate products for themselves and their allies (Gelernter 2001: 262). At the war's end, just like after World War I, the American economy surged ahead as it continued to supply goods to the world without competition from Europe. As a result, American industries monopolized world markets. During this time, the American government also controlled much of the political realm due to Europe's wartime devastation.

Americans entered peacetime with elation, confident that their views and way of life had won the war (Gelernter 2001:262). Following the war, many GIs, as well as thousands of other Americans, settled in South Florida, where they pursued dreams of success and contentment. The vast number of people who settled in Florida sought housing, mainly new homes in the suburban areas of the state, including Miami.

Initially, President Truman attempted to continue the previous administration's programs, specifically Franklin Roosevelt's GI Bill of Rights (usually shortened to GI Bill). This program offered returning servicemen affordable government loans for medical care, a college education, and a house (Gelernter 2001: 262). The GI Bill afforded many Americans a much needed boost into the middle class way of life by generating a middle-class society.

The 1950s in America are portrayed as an era with less personality and independence and more correspondence to tradition and humility (Gelernter 2001: 262). Presumably fatigued from the previous two decades' struggles (the Depression followed by World War II), Americans embraced lifestyles surrounded with contentment and safety. Conceivably rebelling against their parents' past lax behavior during the 1920s and 1930s, the postwar generation emphasized traditional values such as social restraint and personal duty. The unexpected reaction to the focus on family was a dramatic population increase. The population in the United States soared from 140 million in 1945 to 192 million in 1964 (Gelernter 2001: 262). During the 1950s, Miami Beach's population doubled from 28,000 to 46,282 (Nash and Robinson 2004:14). The birth of the first wave of baby boomers increased the demand for new homes, improved household items, and better schools. This demand was fed by rising incomes, the availability of low-interest government loans, and efficiencies in the building industry.

Technological advances were occurring at an increasingly rapid pace. For example, in 1958, the first commercial jet planes pierced the sky. Ten years later, the Soviet Union and the United States had become involved in a space race that culminated in a moon landing, broadcast on live television, in 1969 (Gelernter 2001:263).

In America, architectural styles revealed the postwar generations' desire for *modern* homes; homes that reflected futuristic attitudes of the period and that offered interlocking spaces and furnishings that promoted comfortable living (Lejeune and Shulman 2005: 2).

The Triumph of Modernism

A combination of events following the Second World War led to a favorable reception of Modernism as the best expression of the new era. Modernism represented an end to the past and signified a brand new era of harmony and affluence after the Great Depression and both world wars. Modernism also stressed efficient building technology. The Modernist view of design as a means of reasonable problem-solving attracted the generation that used common sense to approach the rational intricacy of the greatest war in history (Gelernter 2001: 263).

The Modern Florida Home

Previous architectural styles such as the Mediterranean Revival and the 1930s Art Deco helped make way for the development of the tropical home in postwar South Florida. Characteristic features such as porches for living and sleeping, walled patios, terraces, balconies, habitable roof decks, loggias, verandas, and exterior stairways were architectural elements derived from previous styles (Lejeune and Shulman 2005: 2). Outdoor living spaces were key elements of South Florida residential architecture for which architects of the day continued to develop new designs. National trends taking place such as Case Study Houses (inexpensive modern residences commissioned by leading architects between 1945 to 1966) also influenced these architects in their designs.

Aspects of tropical home design were the catalyst for creating the ideal home for South Floridians. The environment in South Florida posed many challenges, including the presence of irritating insects, intense heat, and frequent rain and humidity. South Florida architects developed raised floors, overhanging eaves, and cross ventilation features to address these challenges. Narrow spaces, shed roofs, and louvered windows were also employed to help circulate air throughout the space. The number one identifying feature on the tropical home was the “Florida Room.” A Florida Room refers to a room or porch, built onto the side or back of a house, which is designed to allow for

large amounts of light to enter the space. Most often these rooms include large glass or synthetic windows, floor-to-ceiling windows, or glass roofs. These rooms became more economical to build with technological advancements, including the use of “Lumite” plastic screening rather than mesh wire (a heavier material, prone to rust).

Tropical Art Deco

Art Deco architecture refers to the decorative arts style which occurred between 1920 to 1940. The term “Art Deco” was derived from The Exposition of 1925 (World’s Fair in Paris in 1925). *Tropical Art Deco*, characterized by the combination of Art Deco and Streamline Moderne, presented a background for modernized decoration, modernist lines, and colorful entryways. The style features smooth wall surfaces, zigzags chevrons, and other geometric stylized motifs. Like every other style it developed from several sources. The minimalist forms of the Bauhaus School, and the streamlining of transportation and technology such as modern aviation, the radio, the ocean liner, and the skyscraper, were incorporated with design elements from the Far East, Ancient Greece, Rome, Egypt, Africa and Indian cultures.

Initially developed in Europe, Americans eagerly imported this style (Gelernter, 1999: 242). The Art Deco style evoked feeling from the period without yielding to the socialist Modernist movement - a mass movement which suggests to governing bodies a representation of cultural and social growth. The style seemed well suited for moving picture cinemas, as it emphasized opulence, glamour, and glitz. Art Deco, which was associated with the vogue style of Paris, caught the attention of the wealthy apartment dwellers in cities. Retail stores quickly began to remodel their stores for the same reason. The style eventually trickled down the social ladder to incorporate various building types including apartments, diners and theatres.

Art Deco slowly lost patronage in the West after reaching mass production, when it began to be ridiculed as gaudy and presenting a false image of luxury. Eventually, the style was cut short by the austerities of the Second World War. Although

Art Deco fell out of vogue in the 1940s, it has had small rebirths over subsequent decades. Its designs frequently appear in modern architecture, entertainment, and media.

Streamline Modern

A parallel movement to Art Deco was Streamline Modern or Streamline. The style was influenced by the emerging aerodynamic design which stemmed from the technologic advancements in cars and aviation. The attractive shapes and patterns resulting from scientifically applied aerodynamic principles were enthusiastically adopted within Art Deco, applying streamlining techniques to other useful objects in everyday life such as the automobile, appliances and furniture.

MiMo Architecture

Miami Modern (abbreviated as MiMo by Randall Robinson, the author of *Miami Modern Revealed*, and Teri D'Amico, a Miami interior designer) refers to architecture that was popular in South Florida from 1945 through the middle 1960s. MiMo is an expression of a vision: American society's belief in advancement and the future. MiMo is not a single style, but rather a combination of styles which embraces the resort appeal of Morris Lapidus, the inspiring minimalism of Igor Polevitzky, and the flashy Latin jet set Modernism of Enrique Gutierrez (Nash and Robinson 2004: 9).

MiMo encompasses many features, but can be divided into two major subtypes: *Resort MiMo*, which plays on fantasy, and *Subtropical Modernism*, a variation of the International style which is well-suited to the local environment. The International style emphasized functionalism; how a building served its people was of key significance. Architectural elements which were traditional and only served ornamental purposes, rather than functional ones, were not accepted (McAlester and McAlester 1984: 470). General characteristics of MiMo architecture include the use of readily available materials such as concrete block, exposed concrete, aluminum, stucco, stone and aggregate materials. To provide visual interest, the use of asymmetry, acute angles,

boomerang shapes, cutouts and hyperparaboloids were employed to austere facades of large massed buildings such as hotels and inns and apartment buildings. Continuity of interior space is characteristic of the Modernist design; plate-glass, ribbon, clerestory and canted windows help blend the two spaces by allowing natural light to enter. Space-age aspirations of the era can be found in all aspects of MiMo architecture with the use of floating staircases and space-age imagery.

Modernism was headed for a decline due to postwar success and the people's desire for luxury and show (Nash and Robinson 2004:37). Because Art Deco was viewed as outdated, and because he felt that the general public would never accept "less is more," Morris Lapidus developed Resort MiMo with his design for the Fontainebleau Hotel in 1954. People welcomed his incredibly adorned interiors, columns that didn't support anything, and his stairways to nowhere.

Trying to keep up the desire for innovation required a look at futurism, which is communicated in the space age era of the 1950s, an American fascination after the Russians launched the Sputnik satellite into space in the fall of 1956 (Nash and Robinson 2004: 37).

Subtropical Modernism was introduced by Robert Law Weed with the construction of his concrete-and-glass Florida Tropical Home, built in 1933 for the Century of Progress Exhibition in Chicago. The minimal adornment was a symbol of its stripped-down style. Subtropical Modernism debuted in South Florida on the University of Miami's campus in 1945 (the first Modernist campus in the United States). Architects Robert Weed and Marion Manley combined the machine aesthetic and functionalism of High Modernism with the earthy, modern American quality of Frank Lloyd Wright (Nash and Robinson 2004: 39). The influence of Frank Lloyd Wright was quite prevalent in MiMo residential and commercial architecture throughout South Florida.

Subtropical Modernism and Resort MiMo were in sharp contrast with one another. Wright's Prairie houses and Taliesin West (with their glass walls, low-slung

lines, and flat roofs with wide eaves) and the free-flowing interior spaces of Mies van der Rohe's 1929 Barcelona Pavilion were highly compatible with the flat, minimalist landscape of South Florida (Nash and Robinson 2004: 39). Subtropical Modernism was designed to provide comfort year round, rather than for just the winter tourists; the buildings were tailored to the area's hot, wet summers. Architects designed breezy walkways and courtyards with shaded, covered galleries to enhance air-conditioned interior spaces and to capitalize on the tropical weather (Nash and Robinson 2004: 39).

Towards the end of the 1960s the end of Modern dominance was coming to an end more quickly than anyone had ever anticipated. There were several reasons why the energy driving the cultural revolution began to fail. Initially the Vietnam War left the country conflicted about its role and responsibilities. After winning the presidential election in 1968, Richard Nixon made a stern promise to end the war as soon as possible. This was not the case; in fact, the war escalated with student protest and several shootings on college campuses. Subsequently, America lost the war in 1975 with the collapse of Saigon, resulting in an insecure nation (Gelernter, 1999: 294).

All of these factors led to a change in America's outlook after the mid-1970s. As a result the country began to embrace more conservative national policies and rejected those ideas of presidents past like Roosevelt, Kennedy, and Johnson. The country was no longer enthralled with high technology due to the setbacks with the Vietnam War, the 1973 oil crisis, and the disappointment with nuclear energy.

Even as some late Modernist adapted to the change in mood of the 1970s others became dissatisfied with the style all together. These new designers began to look for alternatives more suitable for the new age. A new direction emerged in the traditional styles modernist had once shunned. There was a new found curiosity about the traditional styles. By the early 1970s American society entered a new stage of development, an expression referred to as the Postmodern. Although some Modernist beliefs continued into this period, the Modernist paradigm no longer dominated architectural thinking.

SURVEY RESULTS

The Brockington Architectural Historians identified one hundred twenty-two (122) MiMo properties within the project area (see Appendix A). These resources include one hundred twenty-one (121) buildings and one (1) object. The identified MiMo resources are dispersed throughout the survey area. All of the historic buildings and structures recorded during the MiMo architectural survey were assessed for the City of Miami Gardens for National Register of Historic Places (NRHP) eligibility.

The City of Miami Gardens' MiMo resources can be divided into five resource types. Residences are among the most numerous of MiMo resources found in Miami Gardens. Other resource types include industrial, commercial and institutional buildings and a single MiMo object (DA11167, the Sunshine State Arch). Within these types, variations in function and material account for differing visual qualities for each resource.

Table 1. Number and percentage of all resources surveyed.

Type of Resource	Number recorded	Percentage
Residences	84	68.86
Industrial	10	8.20
Commercial	6	4.91
Institutional	21	17.21
Objects	1	0.82

The remainder of this chapter discusses the collection of resources identified in the survey of the City of Miami Gardens. The discussion is organized by building type or function.

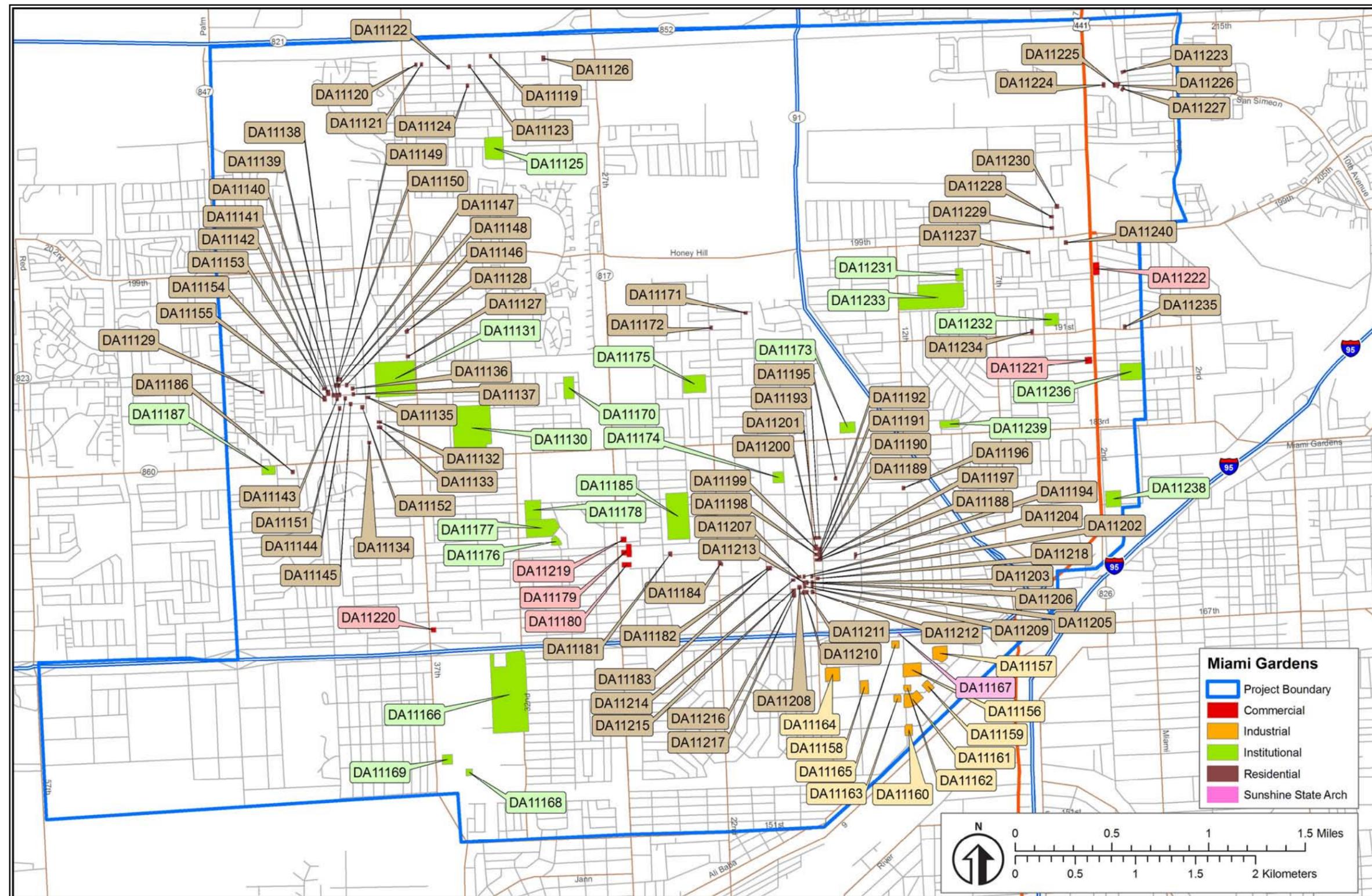


Figure 3. Resource Location Map.



Figure 4. Resource Location Map, Northwest quadrant.



Figure 5. Resource Location Map, Northeast quadrant.

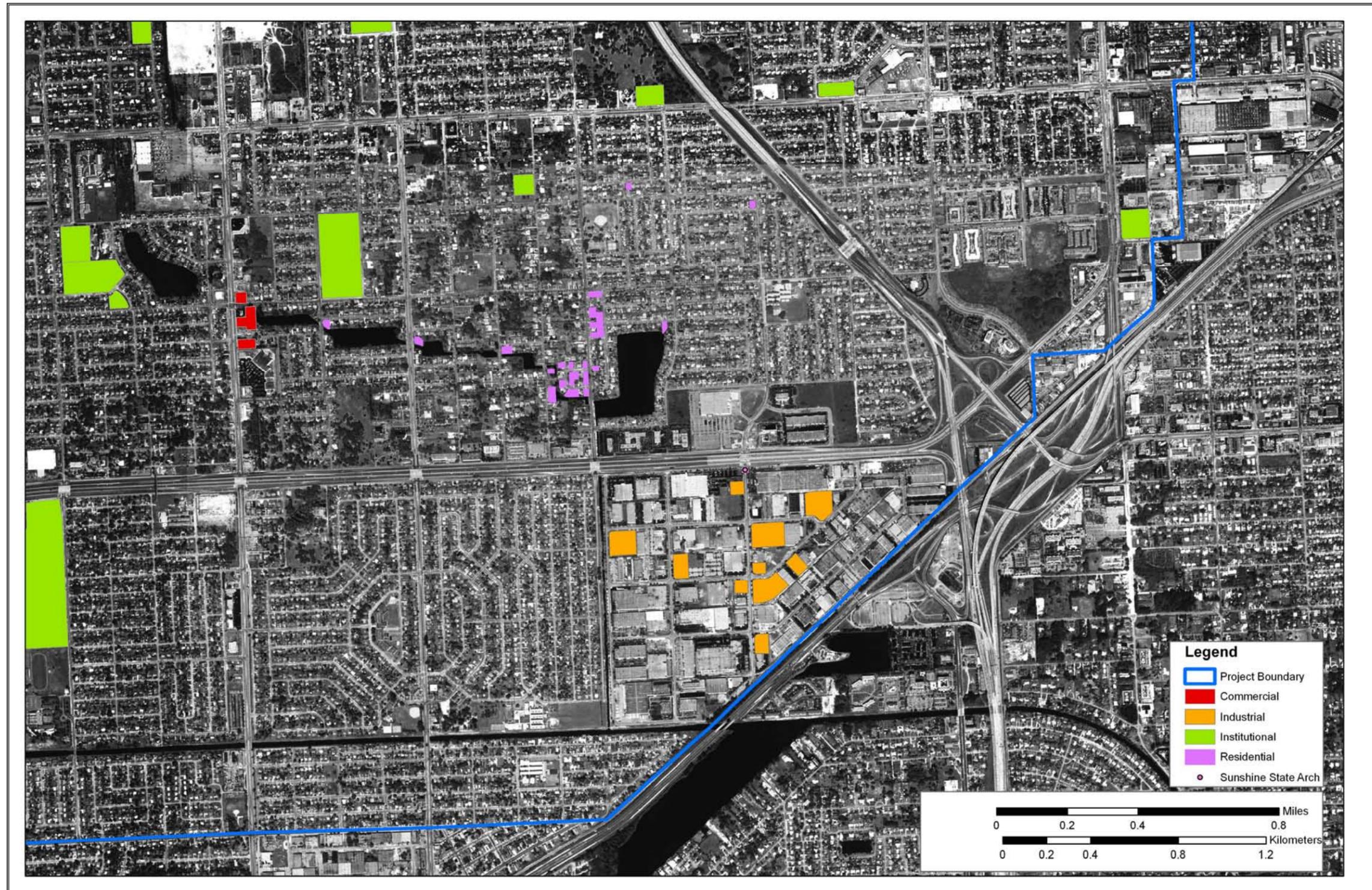


Figure 6. Resource Location Map, Southwest quadrant.

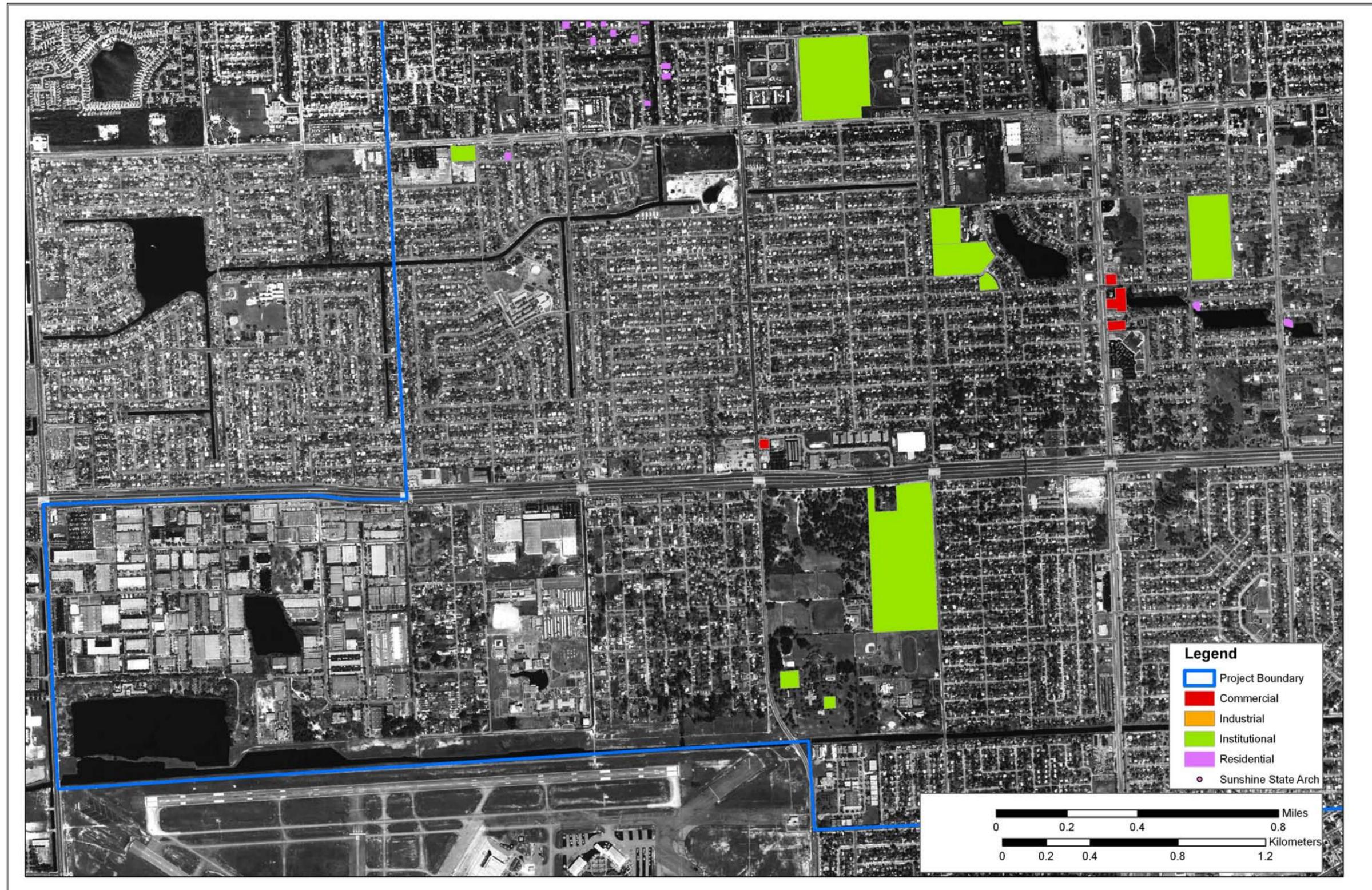


Figure 7. Resource Location Map, Southeast quadrant.

Residences

By far the greatest number of MiMo resources identified during the survey were houses. Of the 122 resources identified in the survey area, 84 (68.86 percent) are residences. Out of the Eighty-four (84) MiMo residences surveyed, none of these are to be considered eligible or potentially eligible for the NRHP. While the survey was to include houses constructed between 1946 and 1965, no MiMo residences built between 1946 and 1950 were found in Miami Gardens. Therefore, the survey includes houses constructed from 1951 through 1965. The houses surveyed can be divided into two main types, so designated because of their overall plan-form. The first type is the U-shape or H-shape house, which features a variation of either a stucco or concrete exterior and is one story in height. Present on the front is a decorative concrete screen wall which encloses a patio located on the front facade. Tucked behind the screen wall is the front entry. The roof is usually low in pitch and is covered with asphalt shingles; however, some variations have a flat roof. The second type is an L-shaped plan, which features a stucco or concrete exterior and is also one story in height. The front façade features a decorative concrete screen wall which encloses a pool or a front porch. The roof is usually low in pitch and is covered with asphalt shingles. The benefit of these irregular plan-forms was that they were designed specifically for the tropical climate of South Florida to combat rain and humidity. Long narrow spaces and cross spaces help promote circulation throughout the house.

Table 2. Construction of houses by year.

Date	Number of recorded houses
1946-1950	0
1951-1955	4
1956-1960	35
1961-1965	45
Total	84



Figure 8. An example of a U-shaped type house located in Miami Gardens, 3960 NW 187 Street (DA11145).

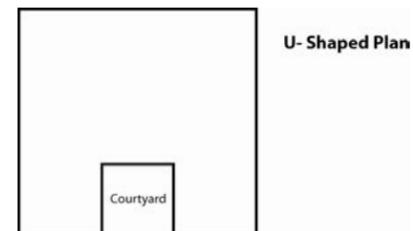




Figure 9. An example of an H-shaped type house located in Miami Gardens, 17401 NW 17th Avenue (DA11200).

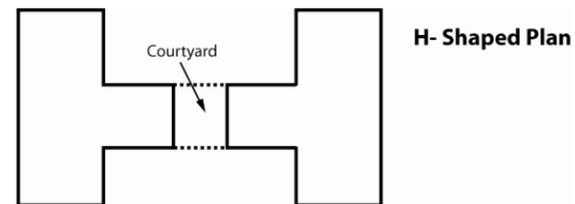
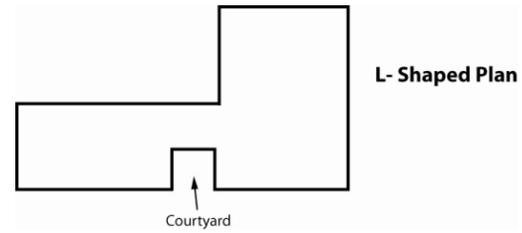




Figure 10. An example of an L-shaped type house located in Miami Gardens, 20035 NW 3rd Court (DA11230).



Industrial

Industry in Florida is centered in the state's largest cities; Miami is one of those cities where industry has thrived. Construction on The Sunshine State Industrial Park, located in the southeast quadrant of Miami Gardens, began in 1964 and continued through the 1970s. Designed by Bill Webb, a local builder in the area, The Sunshine State Park is a planned industrial area not only constructed for functionality but also for aesthetic design. The industrial park was strategically placed as an attraction in the most logical and desirable location for its function, near four main arterial highways (the Palmetto Expressway, US 441, Sunshine State Park Turnpike, and Interstate Highway 95). The industrial park is meant to represent a place where people want to work by offering employees a desirable work environment and at the same time appealing to manufacturers as a future site for their plant, factory, or warehouse. The park fills a need for the community and plays a vital role in industrial planning and modern day living.

The Sunshine State Industrial Park contains good examples of MiMo industrial architecture; however, not all of the buildings located within the industrial park were included in the survey. Only those buildings which exemplified MiMo characteristics and were built between 1946 and 1965 were evaluated. Currently there are ten individual industrial buildings and one object (The Sunshine State Arch) which met these criteria. These resources are the Trancenda building on the corner of NW 13th Avenue and NW 165th Street (DA11156), the KTR South Florida building on 165th Street (DA11157), the A&R Realty building on 15th Avenue (DA11158), the Newman building on 163rd Drive (DA11159), the Continental Equities building on 13th Avenue (DA11160), the Miller Industries building on 13th Avenue (DA11161), the Niskin building on 163rd Street (DA11162), the Continental Equities building on 13th Avenue (DA11163), the building at 1600 NW 165th Street (DA11149), the City National Bank building on 13th Avenue (DA11164), and the Sunshine State Arch (DA11167). All of these resources appear to be in good condition, exhibit good integrity and are considered potentially eligible.

In the following section only a sampling of the potentially eligible industrial buildings and the Sunshine State Arch located in the Sunshine State Industrial Park are described.

Resource DA11158

Resource DA11158 is a Miami Modern industrial building located at 16301 NW 15th Avenue in the Sunshine State Industrial Park in Miami-Dade County. Currently housing A&R Realty, according to the Dade County Tax Assessor's records the resource was constructed in 1963. Rising one story from a continuous masonry foundation, the exterior is covered in textured stucco. Plate glass windows are located on all elevations of the building. Small compressed arch awnings are repeated throughout. A flat built-up roof covers the building.

This resource appears to have undergone no exterior alterations since its initial construction. All aspects of integrity are retained including integrity of location, association, setting, design, materials, feeling and workmanship. Originally constructed as an industrial building, it still retains that association today. The area still remains industrial; therefore, integrity of setting is retained. No changes have been made to this resource since its original construction; therefore it retains integrity of design, materials, and workmanship. The building still looks and feels like a mid-twentieth-century industrial office building, so it retains its integrity of feeling. The building is in good condition and exhibits good integrity. This resource represents common style throughout area and exemplifies good MiMo architectural elements including the aluminum frame plate glass windows, and the compressed arched awnings. However, this resource has not quite reached fifty years therefore, Resource DA11158 is recommended **potentially eligible** for the NRHP.



Figure 11. A&R Realty building located in Miami Gardens, 16301 NW 15th Avenue (DA11158).

Resource DA11159

Resource DA11159 is a Miami Modern industrial building located at 1160 NW 163rd Drive in the Sunshine State Industrial Park. According to the Dade County Tax Assessor's records, this resource was constructed in 1963. Rising one story from a continuous masonry foundation, the exterior is covered in concrete. Aluminum plate glass windows are located throughout the building. An extended concrete canopy present along the front façade is supported by a beanpole and features a large roof cutout. A large carport extends off the rear elevation. A flat built-up roof covers the building.

This resource appears to have undergone no alterations since its initial construction. All aspects of integrity are retained including integrity of location, association, setting, design, materials, feeling and workmanship. Originally constructed as an industrial building, it still retains that association today. The area still remains industrial; therefore, integrity of setting is retained. No changes have been made to this resource since its original construction, so it retains its integrity of design, materials, and workmanship. The building still looks and feels like a mid-twentieth-century industrial office building, and retains integrity of feeling. The building is in good condition and exhibits excellent integrity. This resource represents a common style throughout area and exemplifies good MiMo architectural elements including the concrete canopy, the roof cutout and beanpoles. However, this resource has not quite reached fifty years therefore Resource DA11159 is recommended **potentially eligible** for the NRHP.



Figure 12. (DA11159) Miami Gardens, 1160 NW 163rd Drive.

Resource DA11167

Resource DA11167, known as the Sunshine State Arch, is prominently located at the entrance to the Sunshine State Industrial Park, spans NW13th Avenue, south of the 167th Street overpass. Constructed in 1964 and probably designed by Bill Webb, the industrial park's builder, the Sunshine State Park's parabolic arch rises several stories from a reinforced masonry foundation; the exterior is covered in textured stucco.

It is apparent that Eero Saarinen's Gateway Arch in St. Louis also known as the Arch served as an inspiration to the construction of The Sunshine State Arch in Miami Gardens (constructed in 1964). Finnish-American architect Eero Saarinen and structural engineer Hannskarl Bandel's innovative catenary plan of the Gateway Arch in St. Louis was the product of a nationwide design competition during 1947-1948 in search of an appropriate memorial for the Jefferson National Expansion National Historic Site. The initial construction of the Gateway Arch began in 1963 and was completed two years later in 1965. The Gateway Arch was listed as a National Historic Landmark in 1987 for its exceptional and unusual design and innovative structural techniques.

This resource has undergone no alterations since its original construction. This resource has been determined to possess integrity in the area of location. The arch has not been moved and the lot appears to retain its original dimensions. The property retains integrity of setting as the area still remains industrial. The resource appears to be in good condition and exhibits good integrity. Although, the resource represents a common style throughout the region it only exhibits a few good identifiable MiMo architectural elements including its overall parabolic form and textured stucco exterior and has not yet reached fifty years therefore; Resource DA11167 is recommended **potentially eligible** for the NRHP.



Figure 13. The Sunshine State Arch, Miami Gardens, located at the intersection of NW 13th Avenue and NW 16th Avenue (DA11167).

Commercial

Miami is significant for its long history and development as a commercial center. The large number of extant commercial buildings reflects this history. Early settlement in Miami occurred along Biscayne Bay. The city's original limits encompassed approximately 2 square miles, with Twelfth Street selected as the commercial center. As the city grew north, Flagler Street (formerly Twelfth Street) divided the city between north and south. The intersection of Flagler Street and Miami Street became the heart of the central business district. Commercial uses continued to reside north of the river, and residential development stayed south. Industrial uses were concentrated along the railroad near the Miami River and Biscayne Bay. During the 1920s the development of Biscayne Boulevard north of 13th Street became downtown Miami. This was the city's newest shopping area complete with hotels, office buildings, theatres, stores, nightclubs, and high rise apartments.

Miami Gardens has no central downtown; therefore the commercial centers that developed are situated along the major roadways and corridors in the area. Much of the commercial core is located along US 441, NW 183rd Street, SR 826, and NW 27th Avenue. The various businesses represented in the commercial areas range anywhere from small Mom and Pop stores to large commercial chains.

Figure 14 shows the 441 Building (DA11221) built in 1963. This building and a Caribbean shopping center (DA11222) built in 1956 are good examples of MiMo commercial architecture. The decorative concrete screen on the 441 Building and the cantilevered canopy featured on the front façade of the Caribbean shopping center are key architectural elements of the MiMo style. In the following section only a sampling of the potentially eligible commercial buildings are described.

Resource DA11221

Resource DA11221, also known as the 441 Building, is a 1963 Miami Modern office building located at 18800 NW 2nd in the northeast quadrant of Miami Gardens. Rising two stories from a continuous masonry foundation, the building's exterior is covered in concrete and concrete block screen. Plate glass windows are located on the front facade. The main entrance is inset. A flat built-up roof covers the building.

No alterations or additions appear to have been made to the building since its initial construction. The resource retains all aspects of integrity including location, association, materials, design, workmanship, feeling and setting. This building was originally constructed as an office building and retains that association today. The building still remains in a commercial area; therefore it retains integrity of setting. This building appears to be in good condition and exhibits good integrity. This building represents a common style throughout the region and exhibits good MiMo architectural elements including the concrete block screen and plate glass windows on the front façade. However, this resource has not quite reached fifty years therefore; Resource DA11221 is recommended **potentially eligible** for the NRHP.



Figure 14. The 441 Building located in Miami Gardens, at 18800 NW 2nd Avenue (DA11221).

Resource DA11222

Resource DA11222 is a 1956 Miami Modern shopping center located at 19501 NW 2nd Avenue, also in the northeast quadrant of Miami Gardens. Rising one story from a continuous masonry foundation, the exterior is covered in stucco. Aluminum frame plate glass windows are located throughout the front facade. Concrete block screens are present on the north and south elevations. The individual shop entrances are shaded by the wide eaves. A flat built-up roof covers the building.

No alterations or additions appear to have been made to the building since its initial construction. The resource retains all aspects of integrity including location, association, materials, design, workmanship, feeling and setting. This building was originally constructed as a shopping center and retains that association today. The building still remains in a commercial area; therefore it retains integrity of setting. This building appears to be in good condition and exhibits good integrity. This building represents a common style throughout the region but exhibits few MiMo architectural elements including the concrete screen wall, wide eaves and plate glass windows. Therefore, Resource DA11222 is recommended **potentially eligible** for the NRHP.



Figure 15. Caribbean Shops, located in Miami Gardens at 19501 NW 2nd

Avenue (DA11222).

Resource DA11179

Resource DA11179, also known as Royal Funeral Service Inc., is a Miami Modern commercial building located at 17475 NW 27th Avenue, in the southeast quadrant of Miami Gardens. Dade County Tax Assessor's records indicate that this building was constructed in 1961. Rising one story from a concrete slab foundation, the exterior is covered in stucco. Aluminum frame plate glass windows are located throughout. Located on the front façade is a pierced concrete screen. Concrete canopies supported by metal columns extend off the east and west elevations. A flat built-up roof covers the length of the building.

This resource appears to have undergone no alterations since its initial construction in 1961. All aspects of integrity are retained including integrity of location, association, setting, design, materials, feeling and workmanship. Originally constructed as a commercial building, it still retains that association today. The area still remains mostly commercial with residences within close proximity; therefore it retains its integrity of setting. No changes have been made to this resource since its original construction; therefore it retains its integrity of design, materials, and workmanship. The building still looks and feels like a mid-twentieth century commercial building, so it retains integrity of feeling. The building is in good condition and exhibits good integrity. This resource represents a common style throughout area and exemplifies good MiMo architectural elements including plate glass windows, concrete canopies, and the geometric pattern on the front facade. However, this resource has not quite reached fifty years therefore; Resource DA11179 is recommended **potentially eligible** for the NRHP.



Figure 16. Royal Funeral Home, Miami Gardens, located at 17475
NW 27th Avenue (DA11179).

Institutional

Institutional buildings, including churches, schools, libraries and government facilities are vital to the health of a community. They represent lasting, systematic features of a community that remain throughout the passage of time and the city's residences. Architecturally, institutional buildings have more money and effort allocated for design and construction than most other types of buildings. Churches are often the most architecturally elaborate buildings in a community.

Miami Gardens has a total of ten (10) MiMo buildings belonging to the community, civic and social groups: the Covenant Temple located at 1401 NW 183rd Street (DA11173), Parkway Baptist Church located at 18000 NW 18 Avenue (DA11174), Myrtle Grove Presbyterian Church located at 3000 NW 179th Street (DA11176), St. Timothy Lutheran Church located at 4400 NW 183rd Street (DA11187), Norland United Methodist Church located at 19602 NW 8th Court (DA11231), Sierra Norwood Calvary Baptist Church located at 401 NW 191st Street (DA11232), Bethel Evangelical Baptist Church located at 17601 NW 2nd Avenue (DA11238), Grace United Community Church located at 901 NW 183rd Street (DA11239), Brentwood Pool Building located at 18800 NW 28th Place (DA11170), and Myrtle Grove Park Pool Building located at NW 179th Street (DA11178). In the following section a sampling of only potentially eligible institutional buildings are described. Those resources considered ineligible are not included.

Resource DA11174

Resource DA11174, also known as Parkway Baptist Church, is a Miami Modern church located at 18000 NW 18th Avenue, in the southeast quadrant of Miami Gardens. According to the Dade County Tax Assessor's record, this building was constructed in 1954. Rising one story from a reinforced concrete foundation, the exterior is composed of stucco, concrete, brick, and features a concrete block screen. Fixed pane and awning windows are located throughout the building. The south elevation features a concrete block steeple and an extended shed porch supported by a series of wood columns. The north elevation is constructed of brick. The front gable roof is covered with asphalt shingles.

This resource appears to have undergone little to no alterations since its initial construction. All aspects of integrity are retained including integrity of location, association, setting, design, materials, feeling and workmanship. Originally constructed as a church, it still retains that association today. The area still remains largely residential; therefore, the church's integrity of setting is retained. Little changes have been made to this resource since its original construction, and it therefore retains integrity of design, materials, and workmanship. The building still looks and feels like a mid-twentieth-century church; therefore, it retains its integrity of feeling. The building is in good condition and exhibits good integrity. Although this resource represents a common style throughout the area, it exhibits only a few MiMo architectural elements, including the concrete block screen in the church steeple and awning windows. Therefore Resource DA11174 is recommended **potentially eligible** for the NRHP.



Figure 17. Parkway Baptist Church, Miami Gardens, 18000 NW 18th Avenue (DA11174).

Eleven of the institutional buildings are schools: North County Elementary (DA11125), Miami Carol City Senior High (DA11130), Carol City Middle (DA11131), Crestview School (DA11175), Myrtle Grove Elementary (DA11177), Parkway Middle, (DA11185), Kennedy Hall (DA11166) located on St. Thomas University's campus, the Administration building (DA11168) and the convent (DA11169) on the campus of the Marian Center School, Norland Senior High (DA11234) and Hibiscus Elementary (DA11237).

Resource DA11166

Resource DA11166, also known as Kennedy Hall, is located at 16400 NW 32nd Avenue on the campus of St. Thomas University, in the southwest quadrant of Miami Gardens. Dade County Tax Assessors' records indicate that this building was constructed in 1963. Rising two stories from a masonry foundation, the exterior is covered in concrete and concrete block screen. Plate glass windows are located throughout. The front entryway features a concrete canopy. A flat built-up roof covers the entire length of the building.

This resource has undergone no alterations since its initial construction. All aspects of integrity are retained including integrity of location, association, setting, design, materials, feeling and workmanship. Originally constructed as an institutional building, it still retains that association today. The area still remains largely residential with commercial buildings within close proximity; therefore, its integrity of setting is retained. No changes have been made to this resource's exterior since its original construction, and it retains its integrity of design, materials, and workmanship. The building still looks and feels like a mid-twentieth-century MiMo school building, and retains its integrity of feeling. The building is in good condition and exhibits excellent integrity. This resource represents common style throughout area and exemplifies good MiMo architectural elements including the concrete block screen wall, and concrete canopies; however, this resource has not quite reached fifty years therefore, Resource DA 11166 is recommended **potentially eligible** for the NRHP.



Figure 18. Kennedy Hall, Miami Gardens, 16400, NW 32nd Avenue (DA11166).

Resource DA11177

Resource DA11177, known as Myrtle Grove Elementary School, is a Miami Modern school located at 3125 NW 176th Street in the southwest quadrant of Miami Gardens. According to the Dade County Tax Assessor's records, the school was constructed in 1956. Rising one story from a reinforced concrete foundation, the exterior is constructed of stucco and aluminum. Plate glass aluminum frame windows are located throughout the building. A columned portico is featured on the front façade. Aluminum deco lettering is located above the front entry portico. A built-up flat covers the entire length of the building.

This resource appears to have undergone little or no alterations since its initial construction. All aspects of integrity are retained, including integrity of location, association, setting, design, materials, feeling and workmanship. Originally constructed as a neighborhood school, it still retains that association today. The area still remains largely residential; therefore, its integrity of setting is retained. No changes have been made to this resource's exterior since its original construction; therefore, it retains its integrity of design, materials, and workmanship. The building still looks and feels like a mid-twentieth-century MiMo school building, so it retains integrity of feeling. The building is in good condition and exhibits excellent integrity. This resource represents a common style throughout the area but exhibits only a few MiMo architectural elements, including the aluminum plate glass windows, deco lettering, and concrete portico. Therefore Resource DA11177 is recommended **potentially eligible** for the NRHP.



Figure 19. Myrtle Grove Elementary, Miami Gardens, 3125 NW 176th Street (DA11177).

Resource DA11185

Resource DA11185, also known as Parkway Middle Community School, is a Miami Modern school located at 2349 NW 175th Street, in the southeast quadrant of Miami Gardens. According to the Dade County Tax Assessor's records, the school was constructed in 1960. Rising two stories from a concrete slab foundation, the exterior is constructed of stucco, concrete and concrete block screen. Plate glass aluminum frame windows are located throughout the building. Columned porticos and catwalks are featured on the front façade. A built-up flat roof covers the entire length of the building.

This resource appears to have undergone no alterations since its initial construction. All aspects of integrity are retained, including integrity of location, association, setting, design, materials, feeling and workmanship. Originally constructed as a neighborhood school, it still retains that association today. The area still remains largely residential; therefore, its integrity of setting is retained. No changes have been made to this resource's exterior since its original construction; therefore, it retains integrity of design, materials, and workmanship. The building still looks and feels like a mid-twentieth-century MiMo school building, and retains its integrity of feeling. The building is in good condition and exhibits excellent integrity. This resource represents a common style throughout area and exemplifies good MiMo architectural elements, including the aluminum frame plate glass windows, concrete screen walls, and catwalks. However, this resource has not quite reached fifty years; therefore Resource DA11185 is recommended **potentially eligible** for the NRHP.



Figure 20. Parkway Middle School, Miami Gardens, 2349 NW 175th Street (DA11185).

CONCLUSIONS AND RECOMMENDATIONS

The purpose of the designation of historic buildings and districts in Miami Gardens is to preserve the historic character of the city. This is accomplished through a review of proposed alterations to houses in the districts by a publicly appointed Design Review Committee. This may include changes that are visible from the street, such as the application of vinyl siding, changing window and roof patterns, altering the height of buildings, and, in particular, removing historic buildings that contribute to a historic district. In addition, the width of the street and the presence of on-street parking may be considered contributing elements to historic districts.

Given that there are important historical resources in Miami Gardens, there are two significant threats to the protection of these resources. One is the slow accumulation of structural additions and demolitions in the various neighborhoods. This is an insidious threat, since changes may be seen as modest when considered individually. What may appear to be minor modifications to a single building within a neighborhood or the construction of a single inappropriate building adjacent to the neighborhood can, over time, result in a loss of integrity of the entire neighborhood. Changes to a historic district rarely come through wholesale destruction of buildings; rather, slow accretions of changes gradually reduce the integrity of either architectural styles or materials of the buildings within the neighborhood, or of the setting. This is a problem faced by all communities that contain significant historical resources.

A historic properties zoning process is not meant to stifle future development, but rather to encourage the recognition of the city of Miami Gardens' historic fabric as a factor in smart planning. In many instances, historic buildings are seen as hindrances to development, obstacles that need to be overcome. This should not be the case. Historic buildings can be a powerful attractive force to new residences and to new businesses if they are incorporated into the planning process and their historic fabric and siting is protected. This will require community participation, however, both in promoting and passing enacting legislation to protect historically significant buildings and in serving on a local review board.

Protecting the historic resources identified through the NRHP evaluation process or through future local designation is an important component of preservation activities in Miami Gardens. At the same time, it is important to realize that preservation activities should not end with the present survey of historic resources. It is possible that there could be other MiMo buildings that may achieve significance in the upcoming years based on the identification of MiMo architectural elements not previously identified in Nash and Robinsons book *MiMo Revealed* as well as the broadening of MiMo dates of significance. These buildings should be identified and, if appropriate, added to the list of locally designated buildings or those recommended eligible for the NRHP. This process may possibly identify more MiMo buildings that contribute to the architectural history of Miami Gardens; it will also promote a greater public awareness of the value of historic buildings and historic preservation in Miami Gardens. This public awareness and participation will be vital for the maintenance of Miami Gardens' historical resources.

The purpose of this project was to identify all buildings located within the city of Miami Gardens that exemplify MiMo characteristics constructed between 1946 and 1965, and to begin the initial process of evaluating, at a local and national level, what is significant and warrants protection. Brockington was to conduct a District NRHP Nomination as part of the scope of work for Architectural Services for the City of Miami Gardens. A District Nomination requires a concentration of historic buildings, sites, structures, or objects united historically or aesthetically by plan or development. Based on our survey results, there was not enough of a concentration of MiMo resources within the project area to develop a District Nomination. In place of the District Nomination, Brockington completed a Multiple Property Documentation (MPD). The MPD consisted of an overview document (the National Register Multiple Property Documentation Form) and individual Florida Master Site File Historical Structure Forms for each property related to the contexts outlined in the overview. The MPD form in this instance was used to establish registration requirements for the potentially eligible resources identified during survey and can be used in the future to nominate those resources with individual registration forms to constitute a multiple property submission. This thematic approach serves as a management tool and establishes vital information for historic preservation planning. This approach evaluates historic properties as a whole within a geographical area and establishes preservation concerns based on historical significance and integrity.

One way historic resources (meaning those that have reached fifty years) in Miami Gardens can be further preserved would be through the adoption of a local preservation ordinance. Preservation ordinances identify and protect historic resources within a community. With the adoption of a preservation ordinance, exterior alterations, new construction, and relocation or demolition efforts of any designated historic structure, object or site would be regulated and controlled by the City Council. Changes affecting the exterior of a designated historic structure or site would be authorized through the application of a certificate of appropriateness and a review and vote by the Historic Preservation Commission.

Another way Miami Gardens can provide protection for its potentially eligible historic resources is by adding them to their existing Comprehensive Management Plan. A comprehensive plan underlines a community's idea of where they want to be and how they plan to get there. The plan is most often used as an aid to help with public and private decision making for community development. However, a comprehensive plan must be revisited frequently to adjust to growth management strategies and changing community conditions in order to work effectively.

Potentially Eligible National Register Properties

Out of the 122 resources surveyed twenty-eight (28) of them are considered potentially eligible under the Multiple Property Documentation (MPD). These resources include North County Elementary at 3250 NW 207th Street (DA11125), Miami Carol City Senior High at 3201 NW 185th Street (DA11130), Carol City Middle School at 19010 NW 37th Street (DA11131), 1270 NW 165th Street (DA11156), 1111 NW 165th Street (DA11157), 16301 NW 15th Avenue (DA11158), 1160 NW 163rd Drive (DA11159), 15885 NW 13th Avenue (DA11160), 16295 NW 13th Avenue (DA11161), 1295 NW 163rd Street (DA11162), 16290 NW 13th Avenue (DA11163), 1600 NW 165th Street (DA11164), 16600 NW 13th Avenue (DA11165), Kennedy Hall at 16400 NW 32nd Avenue (DA11166), the Sunshine State Arch at the intersection of NW 13th Avenue and NW 16th Avenue (DA11167), Administration Building at 15701 NW 32nd Avenue (DA11168), Marion Center Convent at 15600 NW 32nd Avenue (DA11169), Brentwood Pool at 18800 NW 28th Place (DA11170), Convent Temple at 1401 NW 183rd Street (DA11173), Crestview Elementary School at 2201 NW 187th Street (DA11175), Myrtle Grove Elementary School at 3125 NW 176th Street (DA11177), Royal Funeral Service Inc. at 17475 NW 27th Avenue (DA11179), Parkway Middle School at 2349 NW 175th Street (DA11185), Al's Auto Service Inc. at 17501 NW 27th Avenue (DA11219), Mato's Auto Parts Corporation at 16855 NW 37th Avenue (DA11220), 441 Building at 18800 NW 2nd Avenue (DA11221), Norland Senior High School at 19340 NW 8th Court (DA11233), Hibiscus Elementary School at 18701 NW 1st Avenue (DA11236).

Residences

The individual residential buildings, or neighborhoods, of Miami Gardens may be significant under criteria A, B, and C. The areas of significance may include community planning and development (i.e., the creation of different subdivisions), architecture (i.e., interpretations of the MiMo style by various architects and contractors), or any other area that may be sufficiently explained in the nomination proposal. Architectural significance should reflect local stylistic trends in MiMo architecture consistent with those found in Southern Florida and the United States generally from 1946 to 1965, or be tied to special circumstances of design or use of materials found solely in Miami Gardens, metropolitan Miami, or Dade County. Properties may gain significance through association with persons of historical importance, either as the only resource remaining to be associated with the person or through a significant activity, other than residential use, exercised by the person on the property.

Eligibility Requirements

For buildings to be eligible for listing in the National under this multiple property cover they must be located in Miami Gardens and have been constructed between 1946 and 1965. They should reflect specific characteristics of the MiMo style or be associated with important historical events or themes (i.e., the development of the area, the first neighborhood in the city, segregated neighborhoods, etc.). For criterion B, they may also be tied to the cultural or professional life of persons of significance who have made a significant contribution to history, particularly that of Miami Gardens, metropolitan Miami, or Dade County. Districts nominated under this property type should possess a noticeable concentration of relatively well-preserved residences that possess excellent elements of the MiMo style. Individual buildings nominated under criterion C must sufficiently retain their architectural integrity and possess many design elements of the MiMo style. A building that has been altered by the construction of intrusive additions, or by the application of materials inconsistent with the historical period of the resource (i.e., vinyl siding), or which have seen the removal of defining architectural features (i.e., concrete block screen) will not be considered eligible for individual listing in the NRHP. Physical integrity requirements for buildings that are significant in areas other than architecture may be applied less stringently; however, buildings that have been radically altered to the point that they bear little resemblance to their appearance during the period of significance will not be eligible for nomination to the NRHP. Such changes as the replacement of windows with non-historic types are not, in themselves, sufficient to prevent nomination to the NRHP if the original configuration of such elements is still visible and the changes are reversible. However, the alterations to the main façade are more important in the maintaining of the integrity.

Commercial Buildings

The historic commercial buildings of Miami Gardens may be significant under criteria A, B, and C. The areas of significance may include architecture, commerce, community planning and development, or any other area that may be sufficiently explained in the nomination proposal. Architectural significance should reflect local stylistic trends in architecture consistent with those found in Florida and the United States generally from 1946 to 1965, or be tied to special circumstances of design or use of materials found solely in Miami Gardens. Properties may gain significance through association with persons of historical importance, either as the only resource remaining to be associated with the person or through a significant event or activity in which the person played an essential role on the property.

Eligibility Requirements

For commercial buildings to be eligible for listing under this multiple property cover they must be located in Miami Gardens and have been constructed between 1946 and 1965. They should reflect specific characteristics of the MiMo style or be associated with important historical events or themes (i.e., the development of the area, important business, segregated businesses, etc.). For criterion B, they may also be tied to the cultural or professional life of persons of significance who have made a significant contribution to history, particularly that of Miami Gardens, metropolitan Miami, or Dade County. Commercial Historic Districts nominated under this property type should possess a noticeable concentration of relatively well-preserved commercial buildings that possess excellent elements of the MiMo style. Individual buildings nominated under criterion C must sufficiently retain their architectural integrity and possess many design elements of the MiMo style. A building that has been altered by the construction of intrusive additions, or by the application of materials inconsistent with the historical period of the resource (i.e., vinyl siding), or which have seen the removal of defining architectural features (i.e., concrete block screen) will not be considered eligible for individual listing in the NRHP. Physical integrity requirements for buildings that are significant in areas other than architecture may be applied less stringently; however, buildings that have been radically altered to the point that they bear little resemblance to their appearance during the period of significance will not be eligible for nomination to the NRHP. Such changes as the replacement of windows with non-historic types are not, in themselves, sufficient to prevent nomination to the NRHP if the original configuration of such elements is still visible and the changes are reversible. However, the alterations to the main façade are more important in the maintaining of the integrity.

Institutional Buildings

The historic institutional buildings of Miami Gardens may be significant under criteria A, B, and C. The areas of significance may include religion, education, community planning and development, architecture, or any other area that may be sufficiently explained in the nomination proposal. Architectural significance should reflect local stylistic trends in architecture consistent with those found in Florida and the United States generally from 1946 to 1965, or be tied to special circumstances of design or use of materials found solely in Miami Gardens. Properties may gain significance through association with persons of historical importance, either as the only resource remaining to be associated with the person or through a significant activity (e.g., an important educator or the church of an important religious leader) exercised by the person on the property.

Eligibility Requirements

For institutional buildings to be eligible for listing under this multiple property cover they must be located in Miami Gardens and have been constructed between 1946 and 1965. They should reflect specific characteristics of the MiMo style or be associated with important historical events or themes (i.e., the development of the area, important churches or schools, important churches in the Civil Rights movement, etc.). For criterion B, they may also be tied to the cultural or professional life of persons of significance who have made a significant contribution to history, particularly that of Miami Gardens, metropolitan Miami, or Dade County. Individual buildings nominated under criterion C must sufficiently retain their architectural integrity and possess many design elements of the MiMo style. A building that has been altered by the construction of intrusive additions, or by the application of materials inconsistent with the historical period of the resource (i.e., vinyl siding), or which have seen the removal of defining architectural features (i.e., concrete block screen) will not be considered eligible for individual listing in the NRHP. Physical integrity requirements for buildings that are significant in areas other than architecture may be applied less stringently; however, buildings that have been radically altered to the point that they bear little resemblance to their appearance during the period of significance will not be eligible for nomination to the NRHP. Such changes as the replacement of windows with non-historic types not, in themselves, sufficient to prevent nomination to the NRHP if the original configuration of such elements is still visible and the changes are reversible. However, the alterations to the main façade are more important in the maintaining of the integrity.

Industrial Buildings

The historic industrial buildings of Miami Gardens may be significant under criteria A, B, and C. The areas of significance may include industrial agriculture, industry, community planning and development, architecture, or any other area that may be sufficiently explained in the nomination proposal. Architectural significance should reflect local stylistic trends in architecture consistent with those found in Florida and the United States generally from 1946 to 1965, or be tied to special circumstances of design or use of materials found solely in Miami Gardens. Properties may gain significance through association with persons of historical importance, either as the only resource remaining to be associated with the person or through a significant activity (e.g., the development of Florida's citrus industry) exercised by the person on the property.

Eligibility Requirements

For industrial buildings to be eligible for listing under this multiple property cover they must be located in Miami Gardens and have been constructed between 1946 and 1965. They should reflect specific characteristics of the MiMo style or be associated with important historical events or themes (i.e., the development of the area, the rise of the Sunbelt as an industrial powerhouse, etc.). For criterion B, they may also be tied to the cultural or professional life of persons of significance who have made a significant contribution to history, particularly that of Miami Gardens, metropolitan Miami, or Dade County. Individual buildings nominated under criterion C must sufficiently retain their architectural integrity and possess many design elements of the MiMo style. A building that has been altered by the construction of intrusive additions, or by the application of materials inconsistent with the historical period of the resource (i.e., vinyl siding), or which have seen the removal of defining architectural features (i.e., concrete block screen) will not be considered eligible for individual listing in the NRHP. Physical integrity requirements for buildings that are significant in areas other than architecture may be applied less stringently; however, buildings that have been radically altered to the point that they bear little resemblance to their appearance during the period of significance will not be eligible for nomination to the NRHP. Such changes as the replacement of windows with non-

historic types are not, in themselves, sufficient to prevent nomination to the NRHP if the original configuration of such elements is still visible and the changes are reversible. However, the alterations to the main façade are more important in the maintaining of the integrity.

Resources Under 50 Years of Age

Because the period of significance for MiMo architecture spans from 1946 to 1965, many of the resources surveyed for this project have not yet reached 50 years of age, and therefore, have to reach the level of “exceptional significance” required under Criterion Consideration G. Accordingly, MiMo style resources in the City of Miami Gardens need to be at least 50 years of age before they should be considered for the NRHP.

In this report, Brockington did not recommend certain areas eligible either because of alterations that adversely affect their historic character, because the area was not of sufficient age during the time of survey or because there were too few MiMo architectural elements to be considered excellent examples. Changes to historic character usually occurs as a result of threats mentioned in the previous paragraphs. All of these changes can be reversed. For example, enclosed porches can be opened, vinyl siding can be removed, and new construction can be compatible with existing designs. An area that currently lacks sufficient historic character to be eligible could become eligible in the future. Also, as a neighborhood grows older, its historic character becomes more significant simply because of its age. It is recommended in ten to fifteen years Miami Gardens be surveyed for historic MiMo resources beyond the parameters of the 2007 Miami Gardens MiMo architectural survey. Additional resources will have reached the minimum 50 year age requirement for NRHP inclusion. Furthermore, that survey may also identify more recent evolutions of MiMo architecture, or MiMo-influenced architectural styles.

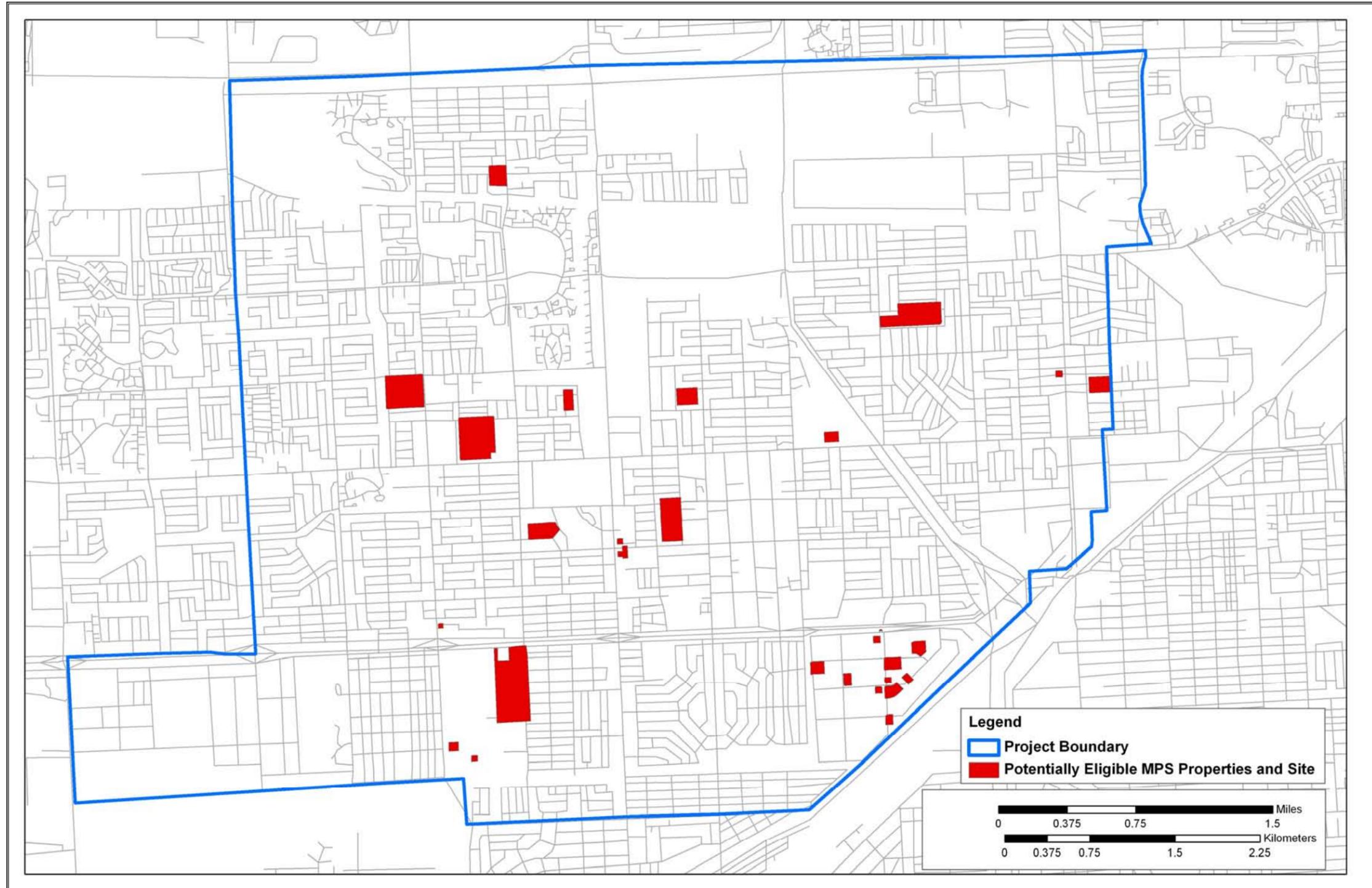


Figure 21. Resource Location Map of potentially eligible properties and site.

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Appendix A

Survey Inventory

Site No.	Historic Name	Address/Location	Condition	Date	Potentially Eligible
DA11119		3251 NW 213 th Terrace	Good	1961	No
DA11120		3600 NW 213 th Terrace	Good	1961	No
DA11121		3530 NW 213 th Terrace	Good	1961	No
DA11122		3421 NW 213 th Street	Good	1960	No
DA11123		3331 NW 213 th Street	Good	1961	No
DA11124		3341 NW 211 th Street	Good	1961	No
DA11125	North County Elementary School	3250 NW 207 th Street	Good	1962	MPD
DA11126		2931 NW 213 th Street	Good	1962	No
DA11127		19101 NW 37 th Court	Good	1958	No
DA11128		19321 NW 37 th Court	Good	1958	No
DA11129		18830 NW 44 th Court	Good	1960	No
DA11130	Miami Carol City Senior High School	3201 NW 185 th Street	Good	1961	MPD
DA 11131	Carol City Middle School	19010 NW 37 th Street	Good	ca.1961	MPD
DA11132		18545 NW 39 th Avenue	Good	1959	No
DA11133		18525 NW 39 th Avenue	Good	1959	No
DA11134		18401 NW 39 th Court	Good	1959	No
DA11135		18741 NW 39 th Court	Good	1959	No
DA11136		3951 NW 188 th Street	Good	1959	No
DA11137		3950 NW 188 th Street	Good	1959	No
DA11138		4020 NW 188 th Street	Good	1959	No
DA11139		4030 NW 188 th Street	Good	1959	No
DA11140		4040 NW 188 th Street	Good	1959	No
DA11141		18800 NW 41 st Avenue	Good	1959	No
DA11142		18740 NW 41 st Avenue	Good	1959	No
DA11143		4031 NW 187 th Terrace	Good	1959	No
DA11144		4001 NW 187 th Terrace	Good	1959	No
DA11145		3960 NW 187 th Terrace	Good	1959	No
DA11146		3970 NW 189 th Terrace	Fair	1959	No
DA11147		4011 NW 189 th Terrace	Good	1958	No
DA11148		4020 NW 189 th Terrace	Good	1959	No
DA11149		4030 NW 189 th Terrace	Poor	1959	No
DA11150		4021 NW 189 th Terrace	Poor	1959	No
DA11151		4021 NW 187 th Street	Fair	1959	No
DA11152		3921 NW 187 th Street	Fair	1959	No
DA11153		18831 NW 42 nd Avenue	Good	1959	No
DA11154		18801 NW 42 nd Avenue	Good	1959	No
DA11155		18731 NW 42 nd Avenue	Good	1959	No
DA11156		1270 NW 165 th Street	Good	1960	MPD
DA11157		1111 NW 165 th Street	Good	1965	MPD
DA11158		16301 NW 15 th Avenue	Good	1963	MPD

Site No.	Historic Name	Address/Location	Condition	Date	Potentially Eligible
DA11159		1160 NW 163 rd Drive	Good	1963	MPD
DA11160		15885 NW 13 th Avenue	Good	1965	MPD
DA11161		16295 NW 13 th Avenue	Good	1962	MPD
DA11162		1295 NW 163 rd Street	Good	1961	MPD
DA11163		16290 NW 13 th Avenue	Good	1961	MPD
DA11164		1600 NW 165 th Street	Good	1965	MPD
DA11165		16600 NW 13 th Avenue	Good	1964	MPD
DA11166	Kennedy Hall	16400 NW 32 nd Avenue	Good	1963	MPD
DA11167	Sunshine State Arch	intersection of NW13th Ave and NW16th	Good	1964	MPD
DA11168	Administration Building	15701 NW 37 th Avenue	Good	1965	MPD
DA11169	Marion Center Convent	15600 NW 32 nd Avenue	Good	1964	MPD
DA11170	Brentwood Pool	18800 NW 28 th Place	Good	1960	MPD
DA11171		19325 NW 19 th Court	Good	1961	No
DA11172		2110 NW 192 nd Terrace	Fair	1960	No
DA11173	Covenant Temple	1401 NW 183 rd Street	Good	1960	MPD
DA11174	Parkway Baptist Church	18000 NW 18 th Avenue	Good	1954	No
DA11175	Crestview Elementary School	2201 NW 187 th Street	Good	1957	MPD
DA11176	Myrtle Grove Presbyterian Church	3000 NW 179 th Street	Fair	1962	No
DA11177	Myrtle Grove Elementary School	3125 NW 176 th Street	Good	1956	MPD
DA11178	Myrtle Grove Park (Pool Building)	NW 179 th Street	Fair	1962	No
DA11179	Royal Funeral Service Inc.	17475 NW 27 th Avenue	Good	1961	MPD
DA11180	Dental Health Group Building	7301 NW 27 th Avenue	Good	1965	No
DA11181		2370 NW 174 th Terrace	Fair	1958	No
DA11182		1870 NW 172 nd Terrace	Good	1962	No
DA11183		1860 NW 172 nd Terrace	Good	1965	No
DA11183		17301 NW 22 nd Avenue	Fair	1965	No
DA11185	Parkway Middle School	2349 NW 175 th Street	Good	1960	MPD
DA11186		18200 NW 43 rd Avenue	Good	1957	No
DA11187	St. Timothy Evangelical Lutheran Church	4400 NW 183 rd Street	Good	1955	No
DA11188		17300 NW 16 th Avenue	Good	1962	No
DA11189		17310 NW 16 th Avenue	Good	1962	No
DA11190		17320 NW 16 th Avenue	Good	1962	No
DA11191		17330 NW 16 th Avenue	Good	1962	No
DA11192		17340 NW 16 th Avenue	Good	1960	No
DA11193		17420 NW 16 th Avenue	Good	1962	No
DA11194		1410 NW 173 rd Terrace	Good	1962	No
DA11195		1470 NW 179 th Terrace	Good	1958	No
DA11196		1201 NW 178 th Terrace	Good	1963	No
DA11197		17301 NW 17 th Avenue	Good	1962	No
DA11198		17325 NW 17 th Avenue	Good	1962	No
DA11199		17345 NW 12 th Avenue	Good	1962	No
DA11200		17401 NW 17 th Avenue	Good	1962	No

Site No.	Historic Name	Address/Location	Condition	Date	Potentially Eligible
DA11201		17435 NW 17 th Avenue	Good	1962	No
DA11202		1701 NW 171 st Terrace	Good	1962	No
DA11203		1700 NW 171 st Terrace	Good	1964	No
DA11204		1731 NW 171 st Terrace	Fair	1963	No
DA11205		1701 NW 170 th Terrace	Good	1962	No
DA11206		1720 NW 171 st Terrace	Fair	1962	No
DA11207		17120 NW 17 th Court	Fair	1962	No
DA11208		17020 NW 17 th Court	Fair	1962	No
DA11209		1731 NW 170 th Terrace	Fair	1962	No
DA11210		1730 NW 170 th Terrace	Fair	1962	No
DA11211		1720 NW 170 th Terrace	Fair	1962	No
DA11212		1700 NW 170 th Terrace	Fair	1965	No
DA11213		1730 NW 171 st Terrace	Good	1962	No
DA11214		17111 NW 18 th Avenue	Good	1963	No
DA11215		17021 NW 18 th Avenue	Good	1963	No
DA11216		17011 NW 18 th Avenue	Good	1964	No
DA11217		17001 NW 18 th Avenue	Good	1965	No
DA11218		17115 NW 17 th Avenue	Fair	1961	No
DA11219	Al's Auto Service Inc.	17501 NW 27 th Avenue	Good	1958	MPD
DA11220	Mato's Auto Parts Corporation	16855 NW 37 th Avenue	Good	1963	MPD
DA11221	441 Building	18800 NW 2 nd Avenue	Good	1962	MPD
DA11222		19501 NW 2 nd Avenue	Good	1956	No
DA11223		21030 NW Miami Court	Good	1965	No
DA11224		125 NW 209 th Street	Good	1963	No
DA11225		85 NW 209 th Street	Good	1963	No
DA11226		75 NW 209 th Street	Good	1963	No
DA11227		55 NW 209 th Street	Fair	1965	No
DA11228		19940 NW 3 rd Court	Good	1959	No
DA11229		19900 NW 3 rd Court	Good	1959	No
DA11230		20035 NW 3 rd Court	Fair	1959	No
DA11231	Norland United Methodist Church	19602 NW 8 th Court	Good	1956	No
DA11232	Sierra Norwood Calvary Baptist Church	401 NW 91 st Street	Excellent	1955	No
DA11233	Norland Senior High School	19340 NW 8 th Court	Good	1956	MPD
DA11234		19040 NW 5 th Court	Good	1953	No
DA11235		70 NW 191 st Street	Good	1954	No
DA11236	Hibiscus Elementary School	18701 NW 1 st Avenue	Good	1963	MPD
DA11237		19 700 NW 5 th Court	Good	1955	No
DA11238	Bethel Evangelical Baptist Church	17601 NW 2 nd Avenue	Good	1958	No
DA11239	Grace United Community Church	901 NW 183 rd Street	Excellent	1956	No
DA11240		19740 NW 2 nd Place	Good	1955	No