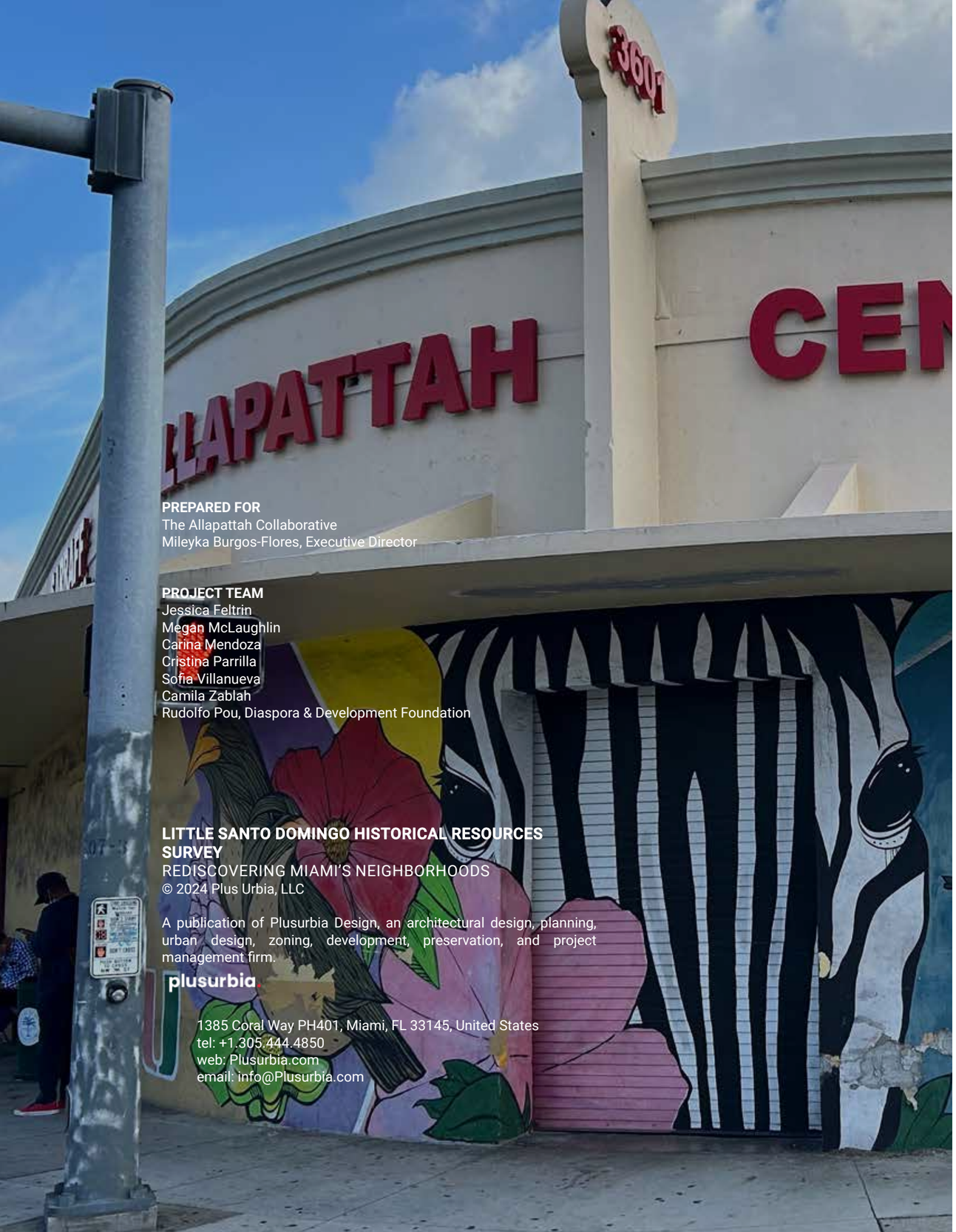
LITTLE SANTO DOMINGO

HISTORICAL RESOURCES SURVEY



plusurbia.



PREPARED FOR
The Allapattah Collaborative
Mileyka Burgos-Flores, Executive Director

PROJECT TEAM
Jessica Feltrin
Megan McLaughlin
Carina Mendoza
Cristina Parrilla
Sofia Villanueva
Camila Zablah
Rudolfo Pou, Diaspora & Development Foundation

LITTLE SANTO DOMINGO HISTORICAL RESOURCES SURVEY
REDISCOVERING MIAMI'S NEIGHBORHOODS
© 2024 Plus Urbia, LLC

A publication of Plusurbia Design, an architectural design, planning, urban design, zoning, development, preservation, and project management firm.

plusurbia.

1385 Coral Way PH401, Miami, FL 33145, United States
tel: +1.305.444.4850
web: Plusurbia.com
email: info@Plusurbia.com

LITTLE SANTO DOMINGO

HISTORICAL RESOURCES SURVEY

by:
Plusurbia Design

prepared for
The Allapattah Collaborative

This project is sponsored in part by the Department of State, Division of Historical Resources and the State of Florida.

Published August 2024. Miami, Florida.

Cover and Facing Page:
Nitin Dominican Bakery at 3100 NW 17th Avenue and detail from the Masonry Vernacular building at 3601 NW 17th Avenue. Source: Plusurbia 2024

CONTENT

1. LEARN ABOUT WHERE YOU LIVE, MIAMI!. 9
- 1.1 Little Santo Domingo: This Place Matters 9
  - Allapattah Evolves into Little Santo Domingo 10
  - Little Santo Domingo is Important 12
  - Little Santo Domingo is Threatened 13
- 1.2 Identity and Advocacy in Little Santo Domingo 14
  - The Allapattah Collaborative, CDC 14
  - Allapattah Main Street Program 16
  - National Trust for Historic Preservation: 11 Most Endangered List 17
- 1.3 What is The Purpose of a Historical Survey of Little Santo Domingo? 18
  - National Register Nomination 19
  - Traditional Cultural Places Recognition 19
  - Local Historic Districts and Sites 22
  - How this Survey will be Used 22
  - Federal Preservation Laws 24
  - State and Local Preservation Laws 27
- 1.4 How we Produced this Survey 28
  - Survey Methodology 28
  - Study Area 30
  - Resources Included 34
  - Source Materials 36
- 1.5 What we Learned 44

2. ALLAPATTAH HISTORY 47
- 2.1 Allapattah Prairie 47
- 2.2 Early Allapattah Pioneers- The Wagner Family 50
  - Wagner Creek 56
- 2.3 Cultural Diversity in the Allapattah Prairie 58
- 2.4 Agriculture in Allapattah 60
  - Exotic Gardens 1914 - 1963 63
  - Schaaf Farm and Manufacturing Co. 1911-1937 67
  - Evergreen Gardens 1914 - 1926 69
- 2.5 The Florida Land Boom and Annexation 72
- 2.6 Industrial Land Uses 77
- 2.7 The Great Depression and Redlining 80
- 2.8 Post-War “Main Street” 82
- 2.9 Featured Stories 87
  - Feature: The Allapattah Baptist Church 91
- 2.10 Labor Unions 95
- 2.11 Public Housing and Services 114
  - The Malcolm Ross Senior Center 114
  - The Three Round Towers 116
  - Dante Fascell Apartments 117
- 2.12 Multi-Cultural Evolution 118
  - Schools and Multicultural Evolution 127
  - Public Housing and Multiculturalism 130

3. A HISTORY OF LITTLE SANTO DOMINGO 133
- 3.1 The Rise of Little Santo Domingo: The Dominican Diaspora 133
  - Why Allapattah? 133
  - Featured Business: Plaza Santo Domingo - ‘La Placita’ 142
- 3.2 The Dominican Republic: An Overview 149
  - Dominicans in the United States 150
  - Dominicans in Florida 153
- 3.3 Notable Dominican Businesses 154
  - Restaurants and Food Vendors 154
  - Barbershops and Beauty Salons 158
  - Grocers and Suppliers of Dominican Products 161
  - Travel and Shipping Agencies 162
  - Feature: Dominican Flags and Murals 164
- 3.4 Notable Dominican Community Organizations 168
- 3.5 Notable Dominican Events and Celebrations 181

© 2024 PLUSURBIA

© 2024 PLUSURBIA

Religious Practices and Traditions 181
Featured Gathering Space: The Mission of Our Lady of Altagracia *(Mision de Nuestra Senora de La Altagracia)*. *184*
Cultural and Patriotic Celebrations 190
Feature: Merengue and Bachata Music. 193
Featured Gathering Space: Juan Pablo Duarte Park 195
3.6 Stories From Allapattah. 200

4. DISCOVERIES IN LITTLE SANTO DOMINGO 209
4.1 Discoveries in Little Santo Domingo 209
4.2 Building Types 210
Two-Part Commercial Block. 212
One-Part Commercial Block 214
Auto-Oriented Commercial 216
Industrial 218
Civic 220
Apartment Buildings 222
Large-Scale Apartment Buildings. 224
4.3 Architectural Styles. 226
Masonry Vernacular. 228
Industrial Vernacular 232
Mission Revival. 234
Art Deco/ Moderne 236
Mansard 238
Neo-Classical Revival 240
Mid-Century Modern 242
International 244
4.4 Historic Integrity 246
Alterations and Additions 246
Building Adaptations 252
Signage 256
4.5 Historic Landscapes. 258

© 2024 PLUSURBIA

Trees and Streetscapes. 258
Wagner Creek 260
4.6 Property List and Eligibility Map. 262

5. RECOMMENDATIONS FOR LITTLE SANTO DOMINGO. 275
5.1 Findings in relation to the Stated Objectives 275
5.2 How the Resources Contribute to an Understanding of the City of Miami's History 278
5.3 National Register District Recommendations 280
National Register Criteria for Evaluation. 283
Allapattah Main Street Historic District Evaluation 285
Methods of Applying National Register Criteria. 286
Evaluating Historic Integrity 286
5.4 National Register Individual Site Recommendations. 288
5.5 Traditional Cultural Place Recommendations - Little Santo Domingo Historic District 296
5.6 What National Register Listing Means for a Property Owner. 303
5.7 Treatment of Resources 304
5.8 Community Outreach and Education 304
5.9 Scope and Completeness of This Survey/ Recommendations for Further Investigation. 308
5.10 Location of Records. 311

6. BIBLIOGRAPHY 312
7. PHOTO DIRECTORY 326

© 2024 PLUSURBIA

CHAPTER 1

© 2024 PLUSURBIA

LEARN
ABOUT WHERE YOU LIVE, MIAMI!

1.1 LITTLE SANTO DOMINGO: THIS PLACE MATTERS

"Main Street empowers communities to set their own destinies. While revitalization is challenging work, the Main Street program offers a road-map for locally-owned, locally-driven prosperity. Across the country, thousands of communities have used the Main Street Approach to transform their economies, leverage local leadership, and improve overall quality of life."[1]

1 Main Street America website https://www.mainstreet.org/mainstreetamerica/themovement accessed September 30, 2020.

Little Santo Domingo refers to a concentration of businesses and cultural spaces affiliated with the Dominican diaspora that are located in the historic Allapattah neighborhood of the City of Miami. These places are concentrated along the commercial corridor of NW 17th Avenue between NW 20th Street and NW 36th Street. Little Santo Domingo was officially recognized as a cultural district by the City of Miami in 2013,[1] in recognition of the contributions of Dominican business owners and of the unique Dominican culture of the neighborhood. Through the tireless efforts of the non-profit group The Allapattah Collaborative, CDC, Little Santo Domingo was recognized as a Main Street community in 2021.[2] In that same year, the Dade Heritage Trust, Miami-Dade County's largest preservation non-profit organization, listed the Little Santo Domingo Commercial District in its annual "Endangered Dozen" list.[3] Little Santo Domingo gained the national spotlight when it was identified by the National Trust for Historic Preservation as one of the United States' "11 Most Endangered Historic Places" in 2023. Clearly, local and national organizations alike have recognized that there is something special that has taken place on this unique Allapattah street, and it is something worth protecting.

Figure 01. Mature street trees along 17th Avenue at Juan Pablo Duarte Park. Source: Plusurbia Design.

1 City of Miami Planning and Zoning Department, Urban Design and Community Planning Sections, Little Santo Domingo Design Standard Criteria Improvement Ideas. January, 2013

2 Main Street America Website, https://mainstreet.org/the-latest/news/main-spotlight-celebrating-and-preserving-a-culture-of-possibility-in-allapattah-miami

3 Dade Heritage Trust, Preservation Today Magazine: All Eyes on Allapattah, 2021

© 2024 PLUSURBIA

ALLAPATTAH EVOLVES INTO LITTLE SANTO DOMINGO

Allapattah has always been a hard working neighborhood. Like the City of Miami itself, Allapattah has transformed demographically many times throughout its history. For thousands of years, Allapattah was part of the Native American Tequesta tribe territory, located on the edge of the Everglades and within the Miami River watershed. It was later traversed by members of the Seminole tribe who traveled into Miami to trade with early pioneers. The first documented non-native settlers in Allapattah were the Wagner Family in the 1850s. William and Eveline Wagner were a mixed-race couple with ancestry from Germany and the island of Hispaniola, where the Dominican Republic is located today. By 1900 and until 1920, Allapattah was settled with small, family-owned truck farms. There was a significant number of Black and German farm owners and settlers in Allapattah during this time period.

During the 1920s, the Florida Land Boom resulted in most of the Allapattah neighborhood being redeveloped into speculative residential subdivisions. In 1925, the district was annexed into the City of Miami and became subject to the City Charter and zoning regulations. The rapid development of the neighborhood and the unprecedented arrival of new residents resulted in the neighborhood becoming much more rigidly racially segregated, and it became an exclusively white community from the 1920s until the 1960s. Beginning in the 1920s, Allapattah also evolved into an industrial neighborhood, which brought white working class residents to the neighborhood. Interestingly, the social support institutions for Allapattah's working class community, such as labor unions, the YMCA, the Malcolm Ross Senior Center, the public schools, the churches, and low-cost public housing, all served as conduits for racial integration of the neighborhood in the 1960s.

The 1960s was a time of rapid change in Allapattah when the local schools were racially integrated and the Fair Housing Act provided legal protections for Black residents to choose where to live. Many Black residents chose Allapattah. During the same decade, Miami's population was transformed by the Cuban Revolution, and Cuban refugees moved into Allapattah as well. By the 1970s, Allapattah understood itself as a "Tri-Cultural Community," and made efforts to embrace the unique racial and ethnic diversity of its white, Black, and Cuban residents. This well-documented Tri-Cultural Community was located north of Little Havana, which was settled predominantly by white Cubans, and south of Model City, which was populated by Black Americans. Allapattah became a transitional area between these two communities and it increasingly attracted Hispanic residents of Color, many of whom experienced racial discrimination in Little Havana. They felt comfortable in Allapattah, where they could speak Spanish and also be free from racial discrimination.

© 2024 PLUSURBIA



Figure 02. Seafood market at 3114 NW 17 Avenue. Source: The Allapattah Collaborative.

Allapattah's unique geography as a "transitional area" for Hispanic residents of Color set the stage for the arrival of Dominican immigrants in the 1970s and 1980s. The Dominican Republic is one of the most racially diverse nations in the Americas, with most Dominicans possessing an ancestral background that is a mixture of European, African, and native Taino. Because Dominicans often have a darker skin color, they have historically experienced racial discrimination from other Hispanic communities. Early Dominican residents of Allapattah explain that they simply felt comfortable in the neighborhood, and that it felt like coming home for them.

In 1980, Miami-Dade County experienced numerous tragic setbacks for Black civil rights, which came to a head when the murderers of Arthur McDuffie, a Black insurance salesman, were acquitted by an all-white male jury. Exasperated protestors burned buildings, broke windows, and destroyed businesses throughout the County, and Allapattah was not spared from the devastation and the disinvestment that followed. However, unlike other communities in northwest Miami-Dade County, Allapattah's commercial corridors experienced an economic revival in the mid 1980s, particularly along NW 17th Avenue and NW 36th Street. This is attributed to the entrepreneurial spirit of the Dominican immigrants who were already living there, who seized the opportunity of the vacant, damaged, and low-cost storefronts in the aftermath of the 1980 protests.

From at least 1983 until the present day, unique family-owned Dominican businesses have proliferated in Allapattah. These Dominican business owners have created a vibrant micro-economy in the neighborhood. Complimenting this business activity has been cultural places and events such as churches, parks, non-profits, and events. Most notable has been the creation of a Catholic mission in the neighborhood, Nuestra Senora de la Altagracia, named after the patron saint of the Dominican Republic and the nation's own cathedral. The City of Miami recognized this growing Dominican identity in 2003 by renaming Comstock Park after the Dominican Republic's national hero, Juan Pablo Duarte. In 2013, the commercial area of Allapattah was originally recognized as "Little Santo Domingo" by the City of Miami.

© 2024 PLUSURBIA

LITTLE SANTO DOMINGO IS IMPORTANT

The story of Little Santo Domingo is the story of the American Dream. It is the story of how working class people of all different races, ethnicities and languages have come to make a better life for themselves and their families. It is a layered history of settlement – from Native American to German-Creole, from a racially diverse farming community to a segregated all-white working class neighborhood, from a tri-ethnic community to a place where Hispanics of color can feel comfortable, and since the 1980s, a distinctly Dominican diaspora community. It is a story of how an immigrant community and a community of color revived a commercial district that had been abandoned in the wake of the 1980s McDuffie protests. Throughout history, the story of Allapattah and Little Santo Domingo is a story of resilience, grit, hard work and determination. This history of economic opportunity is made possible by the historic neighborhood settlement patterns, the small farms that evolved organically into small subdivisions, with modest commercial buildings fronting the street. On 17th Avenue, the design of the street has historically supported small business activity with on-street parking, wide sidewalks, and vital shade trees – mature mahogany trees, the national tree of the Dominican Republic.

Figure 03. Juan Pablo Duarte Park.
Source: Plusurbia Design.



© 2024 PLUSURBIA



Figure 04. 2020 photograph of the private residence at 2042 NW 17th Avenue. Source: Steve Brooke Studios.

LITTLE SANTO DOMINGO IS THREATENED

Communities of color in Miami and across the United States face a pattern of erasure, of histories lost because their stories were not recorded, and because their communities have been continually displaced. Little Santo Domingo is experiencing this today. In 2024, Allapattah faces some of the same dramatic economic changes that it experienced 100 years ago during the great Florida Land Boom. Investors are flooding into Miami, land values are skyrocketing, and people are being displaced. Many of the Dominican residents and business owners in Little Santo Domingo do not own their home or their commercial space, and their rents have doubled and tripled in the last five years. In some cases, particularly on NW 36th Street, small Hispanic businesses have been displaced in favor of boutiques and other high-end businesses catering to a wealthier clientele. Throughout the neighborhood, the increasing land values and a national shortage of affordable housing has resulted in commercial corridors being developed with large-scale apartment buildings – both affordable and market-rate projects. These redevelopment projects often take up an entire city block and do not have ground floor retail. In order to construct these buildings, older small scale commercial buildings are demolished, meaning the displacement or erasure a dozen small businesses, small apartments, or affordable office space. The Dominican community remembers clearly when La Placita Santo Domingo, the first "official" Dominican business in the neighborhood since 1983, was displaced in 2015 by the construction of the Pearl Apartments, an affordable housing building that has no commercial space on the ground floor and no interaction with the commercial street. The economic pressure continues to mount against small business owners and residents in Allapattah, as investor groups buy up property throughout the neighborhood for redevelopment.

© 2024 PLUSURBIA

1.2 IDENTITY AND ADVOCACY IN LITTLE SANTO DOMINGO

This historical resources survey project is a result of the hard work and determination of The Allapattah Collaborative CDC (TAC) to bring attention to the important history of the neighborhood. The Allapattah Collaborative has made efforts to collect individual stories, document neighborhood history, strengthen local businesses, and preserve the historic landmarks of the community. Their goal is to stem the tide of displacement and gentrification in the neighborhood by supporting small business owners with technical support, economic assistance, and a path to property ownership. They recognize that one tool for preserving a small business community is through documentation, storytelling, and historic preservation. TAC works to recognize the contributions of Dominican business owners in Allapattah and document the Dominican diaspora culture in Allapattah as a means against gentrification.

THE ALLAPATTAH COLLABORATIVE, CDC

Much of the advocacy for Little Santo Domingo can be attributed to the tireless efforts of Mileyka Burgos-Flores, the founding executive director and CEO of The Allapattah Collaborative, CDC. Burgos-Flores was born in the Dominican Republic and grew up in Massachusetts, part of the Dominican diaspora. She came to Miami in the late 1990s for university and recognized home in Allapattah's vibrant Dominican community. Over the years she has advocated for the preservation of Little Santo Domingo's cultural heritage, with the Allapattah Collaborative being a natural culmination of all her continuing efforts.

Founded in 2019, The Allapattah Collaborative, CDC, (TAC) is a nonprofit organization dedicated to strengthening local businesses, supporting community development, and preserving the Dominican character of the neighborhood. TAC was designated in 2021 as a member organization of Main Street America (MSA), a National Trust subsidiary program that focuses on reenergizing historic commercial districts. Little Santo Domingo was later included in the National Trust's annual list of "America's 11 Most Endangered Historic Places" for 2023, and it was the first MSA organization to be included in the list. TAC also produced a documentary, Allapattah: En Nuestras Palabras (In Our Own Words), in 2023 about Allapattah's history and entrepreneurial spirit, in conjunction with Florida International University and Dupla Studio.



Figure 05. (Facing page) The Allapattah Collaborative Development Corporation provides technical support and access to funding for the small businesses of Little Santo Domingo, such as Sasteria Aquino, a professional tailor who once worked under Dominican fashion icon Oscar de la Renta. Source:South Florida Biz Journal.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

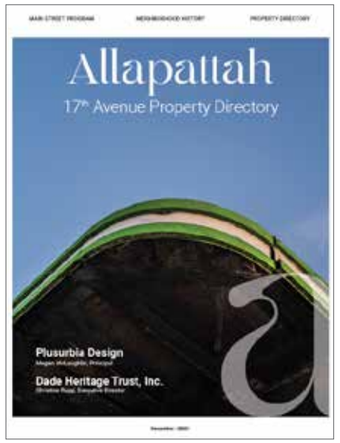


Figure 06. 2021 Allapattah 17th Avenue Property Directory by Plusurbia.

ALLAPATTAH MAIN STREET PROGRAM

In 2019, Dade Heritage Trust partnered with the Allapattah Collaborative to bring attention to the unique character of this thriving Dominican neighborhood, and to support the small, locally-owned businesses along 17th Avenue. Along with Mileyka Burgos and Manuel Ochoa, Dade Heritage Trust has supported efforts for 17th Avenue to become part of a nation-wide network of Main Street programs. Established by the National Trust for Historic Preservation, Main Street America is a network of large and small communities who understand that their locally-owned, walkable commercial areas (often the Main Street in small towns) are an important source of community identity and economic resilience. Based on an approach of preservation and supporting community self-sufficiency, "Main Street empowers communities to set their own destinies. While revitalization is challenging work, the Main Street program offers a road-map for locally-owned, locally-driven prosperity. Across the country, thousands of communities have used the Main Street Approach to transform their economies, leverage local leadership, and improve overall quality of life."[4]

As part of this effort, Dade Heritage Trust commissioned a building inventory study of NW 17th Avenue between NW 20th Street and NW 36th Street, which was completed by Plusurbia Design. This study provided a snapshot of history for each property along 17th Avenue, including a historic photo, a current photo, and a history of the various businesses that were located on the site from the 1920s until the present day. This "picture in time" provided information for property owners and neighborhood stakeholders to make informed decisions about the future, based on a better understanding of the history of Allapattah's "Main Street." This investigation into Allapattah's history revealed the hard-working, industrial character of 17th Avenue throughout the 20th Century, and the cultural transformation of the area as Black residents, then Cuban refugees, and eventually Dominican and other Hispanic immigrants of color arrived in the neighborhood.

4 "The Main Street Movement." Main Street America, https://www.urbanmain.org/mainstreetamerica/themovement.

Figure 07. NW 36th Street in 1959. Source: Miami-Dade County Property Appraiser.



© 2024 PLUSURBIA

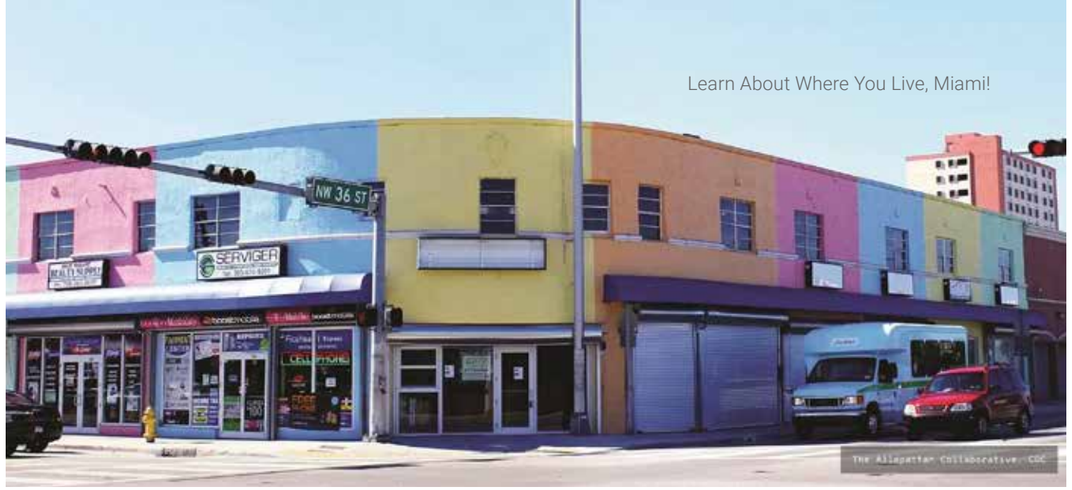


Figure 08. 2018 image of the intersection of 17th Avenue and 36th Street, the main commercial area of Miami's Allapattah neighborhood. Source: The Allapattah Collaborative.

NATIONAL TRUST FOR HISTORIC PRESERVATION: 11 MOST ENDANGERED LIST

Every year the National Trust for Historic Preservation presents a list of "America's 11 Most Endangered Historic Places" with the intention of highlighting overlooked historic places that are at risk of loss and erasure. In 2023 Little Santo Domingo was featured on the 36th annual list, recognizing the commercial corridor as the cultural heart of Allapattah. In recent years the National Trust has strived to tell "a fuller American story", shining a spotlight on the contributions of women, people of color, the LGBTQ community, and others who have shaped the nation. "By rallying around the places that symbolize their history and stories, many neighborhoods and communities are leading the charge to protect what makes them special in the face of overdevelopment, displacement, and gentrification."[5] These inclusionary efforts are seen in Little Santo Domingo presence on the list and in the Allapattah Collaborative's extensive work to uplift the historic neighborhood.

In choosing their list designations, the National Trust looks for "sites of historical significance facing imminent challenges while considering the level of local commitment and the suggestions advocates have recommended for moving forward."[6] The Allapattah Collaborative has made great strides in advocating for Little Santo Domingo. The acknowledgment can be used to further TAC's advocacy efforts for Little Santo Domingo by drawing attention from philanthropists, elected officials who can push needed policy changes, or developers interested in working in cooperation with the communities. According to the Carol Quillen, president and CEO of the National Trust, "the list is an effective mechanism for generating the resources that these places need to realize their plans."[7]

5 National Trust for Historic Preservation. "Discover America's 11 Most Endangered Historic Places for 2023." National Trust for Historic Preservation, May 9 2023, https://savingplaces.org/stories/11-most-endangered-historic-places-2023.

6 Ramirez, Marc. "Facing development and decay, endangered US sites hope national honor can aid revival." USA Today, https://www.usatoday.com/story/news/nation/2024/05/03/list-most-endangered-us-sites-helps-preservation/73504708007/.

7 Ramirez, Marc. "Facing development and decay, endangered US sites hope national honor can aid revival." USA Today, https://www.usatoday.com/story/news/nation/2024/05/03/list-most-endangered-us-sites-helps-preservation/73504708007/.

© 2024 PLUSURBIA



Figure 09. A wood frame bungalow at 1630NW 35th Street in 2020. Source: Steve Brooke Studios.

1.3 WHAT IS THE PURPOSE OF A HISTORICAL SURVEY OF LITTLE SANTO DOMINGO?

The purpose of the Little Santo Domingo historical resources survey is to document one of Miami's most historically and culturally significant commercial districts that has never been comprehensively surveyed, and is not yet listed on the National Register or designated as a local historic district. In addition, the project aims brings recognition to the Dominican diaspora's contributions to the Allapattah neighborhood, specifically in the Little Santo Domingo study area.

Understanding the importance of documenting Little Santo Domingo, The Allapattah Collaborative CDC applied for and was awarded a Main Street Grant by the State of Florida, Department of State, Division of Historical Resources to conduct a comprehensive historical resources survey. The current survey effort focused on architectural, historic, landscape, and cultural resources within the study area. Resources for consideration included buildings, structures, districts, resource groups, and landscapes that possess historical and cultural significance. The completed report meets the requirements of Chapter 1A-46 of the Florida Administrative Code: Archaeological and Historical Report Standards and Guidelines.

The survey report and the data collected for each property are important final deliverables of the project that will be shared with the Florida Division of Historical Resources staff, the City of Miami Office of Historic Preservation, the Miami-Dade County Office of Historic Preservation, and The Allapattah Collaborative CDC. These materials will provide recommendations of actions that can be taken by those government agencies and non-profits to honor and protect Little Santo Domingo's history and culture. These materials can

© 2024 PLUSURBIA

also be a tool in The Allapattah Collaborative's ongoing mission to support existing small businesses and to preserve the culture of the community. Finally, these historic survey materials can be shared with the community through the public schools, local libraries, and social media in order to educate stakeholders and City of Miami residents about the history and culture of the neighborhood.

There are multiple goals of this historical resources survey.

NATIONAL REGISTER NOMINATION

The first goal is to nominate portions of the Little Santo Domingo study area to the National Register of Historic Places, both as a historic district and also as individual historic sites. This nomination to the National Register would be based on the ethnic heritage of the neighborhood, and its evolution from a multi-cultural farming community from the 1890s to the 1920s, to a white working class community from the 1920s to the 1950s, to a tri-ethnic community of American Black residents, Black and white Cuban refugees and other Hispanic immigrants, and some remaining white working class residents from the 1960s until 1980. This ethnic history and cultural evolution is a microcosm of the City of Miami's demographic changes throughout history. The ethnic history and cultural evolution is reflected in the Little Santo Domingo study area's commercial buildings, churches, schools, parks, public spaces, and even in its signage and landscape.

TRADITIONAL CULTURAL PLACES RECOGNITION

The second goal of this historical resources survey is to nominate portions of the Little Santo Domingo study area as a Traditional Cultural Place. A Traditional Cultural Place is a particular type of historic place that is defined for the purpose of listing on the National Register of Historic Places. A Traditional Cultural Place is defined by the National Park Service as "a building, structure, object, site, or district that may be listed in (or determined eligible for listing in) the National Register for its significance to a living community because of its association with cultural beliefs, customs, or practices that are rooted in the community's history and that are important in maintaining the community's cultural identity."[8]

There may be two overlapping periods of significance for this Traditional Cultural Place nomination, as described below.

Option 1 would be a period of significance of 1960 – 2024. The Traditional Cultural Place period of significance of 1960 – 2024 reflects the time in which the Little Santo Domingo study area has evolved into a multi-racial,

8 National Park Service, DRAFT National Register Bulletin: Identifying, Evaluating, and Documenting Traditional Cultural Places, November 6, 2023.

© 2024 PLUSURBIA







Figure 10. Tropex Battery, Ghost Sign at 2121 NW 17th Avenue. Source: Plusurbia.

Figure 11. Top image: Historic Sinclair Gas Station Prototype. Source: Flickr, courthouselover.

Figure 12. Bottom Image: Former Sinclair Gas Station at 2865 NW 17th Avenue, repurposed as a mechanic shop in 2020. Source: Steve Brooke Studios.

multi-ethnic, and multi-lingual neighborhood, from the first arrivals of white Cuban refugees in 1960, to the desegregation of neighborhood schools between 1961-1964, to the racial integration of community spaces such as the YMCA, the public library, local churches, and public housing in the late 1960s and 1970s. The resulting "tri-cultural community" of Hispanic, Black, and white residents was unique at that time. The community's mix of Black and white residents, and English and Spanish language created a more welcoming environment for the arrival of Hispanic immigrants of color in the 1970s through the present day. In the streets, parks, churches, and businesses of Little Santo Domingo today, there is a strong community of Hispanic immigrants whose ancestry is African, Indigenous, or they are multi-racial. These immigrants may come from different countries in the Caribbean or Central America, including the Dominican Republic, but their shared experience includes their Spanish language, a shared Hispanic cultural heritage, and a non-European ancestry. After 1980, immigrants from

© 2024 PLUSURBIA

the Dominican Republic were particularly drawn to the Little Santo Domingo study area and they continued to shape the buildings, public spaces, and the neighborhood culture in a multi-cultural and multi-racial identity. While immigration, integration, and demographic change have transformed the entire City of Miami from 1960 to 2024, these historic events are best represented in the Little Santo Domingo study area for the multi-racial and multi-ethnic cultural evolution that can still be experienced today.

Option 1 would be a period of significance of 1980 – 2024. The Traditional Cultural Place period of significance of 1980 – 2024 reflects the time in which immigrants from the Dominican Republic gravitated towards the Little Santo Domingo study area to open small businesses, attend church, live in affordable housing, and play in the parks and public spaces of the neighborhood. The concentration of Dominican diaspora businesses, political activity, and community events in this area became a dominant cultural force in the neighborhood. This is particularly evident in the mutual-aide relationships and the micro economy that developed amongst Dominican small business owners, who revived NW 17th Avenue and NW 36th Street following the devastating McDuffie riots of 1980. This strong Dominican cultural presence eventually gained official recognition from the City of Miami in 2003 when the City renamed Comstock Park to Juan Pablo Duarte Park, and in 2013 when Allapattah's NW 17th Avenue business district was renamed to "Little Santo Domingo." This historical resources survey was not able to document Dominican cultural activities in the neighborhood prior to 1974, which would be the conventional definition of "Historic" cultural activities for the purpose of the National Register and the Traditional Cultural Place category. Typically, places that have achieved significance within the past 50 years (at this time, this would be after 1974) are not considered eligible for the National Register, which would result in the Dominican diaspora significance of the Little Santo Domingo study area to be found "unripe" or not yet ready for consideration until at least 2030, or 50 years after 1980. However, the Code of Federal Regulations Title 36, Chapter I, Part 60, Section 60.4 provides that "such properties will qualify if they are integral parts of districts that do meet the criteria if they… [have achieved] significance within the past 50 years if it is of exceptional important."[9] These options for consideration of Little Santo Domingo as a Traditional Cultural Place on the basis of its historical significance to the Dominican diaspora in the City of Miami.

9 36 CFR 60.4, National Park Service, Department of Interior.

© 2024 PLUSURBIA



Figure 13. Anderson Tires picture in 2020 at 2800 NW 17th Avenue. Source: Greg Clark Photo.

LOCAL HISTORIC DISTRICTS AND SITES

The research, field work, documentation, and recommendations of this report can be used as a foundation for the City of Miami Office of Historic Preservation and the City Miami Historic and Environmental Preservation Board to consider historic designation of Little Santo Domingo as a local historic district, or to consider designation of individual properties as local historic sites.

HOW THIS SURVEY WILL BE USED

This is a historical resources survey to determine what areas of the City of Miami-designated Little Santo Domingo District may be eligible for the National Register of Historic Places. In addition, it is an investigation into whether or not some areas of the City of Miami-designated Little Santo Domingo district may also be eligible as a Traditional Cultural Properties District based on its tangible and intangible cultural heritage associated with the Dominican diaspora.

© 2024 PLUSURBIA







Figure 14. Gas stations and auto repair shops along 17th Avenue. Source: Greg Clark Photo.

In addition to this investigation into National Register eligibility, this historical resources survey also serves as a tool that can be used by the Certified Local Government, the City of Miami's Office of Historic Preservation. The City of Miami can use this survey to identify potential local historic districts and local historic sites that can be designated by the City of Miami Historic and Environmental Preservation Board. In addition, this historical resources survey can be used for public outreach, advocacy, and public education on the historical and cultural significance of the Little Santo Domingo district in the City of Miami.

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

The project results serve as an archival record of Little Santo Domingo's historical and cultural resources at the time of the survey; this report contains an inventory of every resource recorded during the fieldwork: a table of properties is provided in Chapter 4, and a visual reference guide, called the Photo Directory, is provided at the end of this report. Largely, the resulting survey files will assist the City of Miami, The Allapattah Collaborative CDC, and the Florida Division of Historical Resources (DHR) with their ongoing commitment to preservation planning, promotion of economic incentives for rehabilitation, heritage tourism development, education, and local compliance with state and federal preservation and environmental laws.

This project was conducted in cooperation with the Florida Master Site File (FMSF), the State of Florida's official inventory of historical cultural resources, and is part of Florida's historic preservation program. One purpose of this statewide program is to identify all cultural resources in the state and to highlight those that are eligible for the National Register of Historic Places (NRHP) and for local designation. The federal government has recommended this process of documentation through the National Historic Preservation Act of 1966, as amended.

The Florida Master Site File inventory provides the DHR with information that enables it to review the effect of projects with federal components on resources eligible for the NRHP. Federal projects require environmental and cultural review permits to proceed, which in turn requires review by the DHR. In addition, some federal grants for cultural resources and certain federal tax incentives for rehabilitation of historic buildings require a determination of NRHP status. The information developed through the Little Santo Domingo Historic Survey gives the DHR a basis for making these determinations.

© 2024 PLUSURBIA

FEDERAL PRESERVATION LAWS

Federal laws and regulations that are applicable to the Little Santo Domingo historical resources survey include the Section 106 Process, the National Register of Historic Places, and Traditional Cultural Places recognition. While many of these laws and regulations are discussed generally in this chapter, we provide definitions and background on the applicable laws in the sections below.

- **The Section 106** Process is provided in the Code of Federal Regulations at 36 CFR Part 800, "Protecting Historic Properties." The Section 106 review process of the National Historic Preservation Act (NHPA) of 1966 requires that each federal agency identify and assess the effect its actions may have on historic buildings. Under Section 106, each federal agency must consider public views and concerns about historic preservation issues when making final project decisions. The findings of this survey report will assist federal, state and local agencies when assessing the impacts of federal projects on historical and cultural resources in Little Santo Domingo.

- **The National Register of Historic Places** program is regulated through the Code of Federal Regulations 36 CFR 60. This section provides criteria for evaluation, as well as criteria considerations. The criteria for evaluation are as follows:

"The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

(a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

(b) that are associated with the lives of persons significant in our past; or

(c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(d) that have yielded, or may be likely to yield, information important in prehistory or history."

Furthermore, the seven (7) criteria considerations are as follows: "Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria of if they fall within the following categories:

(a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

(b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

(c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.

(d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

(e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

(f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

(g) A property achieving significance within the past 50 years if it is of exceptional importance."

Guidance in applying the criteria is further discussed in the "How To" publications, Standards & Guidelines sheets and Keeper's opinions of the National Register. More information is available online: https://www.ecfr.gov/current/title-36/chapter-I/part-60/section-60.4. The National Register program and how it could be applied in Little Santo Domingo will be discussed in further detail in Chapter 5 of this report.

- **Traditional Cultural Places** (TCP) is a special type of recognition through the National Register of Historic Places program. A Traditional Cultural Place is defined by the National Park Service as "a building, structure, object, site, or district that may be listed or eligible for listing in the National Register for its significance to a living community because of its association with cultural beliefs, customs, or practices that are rooted in the community's history and that are important in maintaining the community's cultural identity."[10] A key concept of TCP is that "people of any cultural or ethnic background may have buildings, structures, objects, sites, and districts to which they ascribe traditional

10 National Park Service, DRAFT National Register Bulletin: Identifying, Evaluating, and Documenting Traditional Cultural Places, November 6, 2023, p12.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

cultural significance. Places that meet National Register criteria may be nominated for listing, or recognized as eligible for listing, in the National Register."[11]

This program is defined in National Register Bulletin 38: Guidelines for Evaluating and Documenting Traditional Cultural Places. This publication provides guidance for identifying, evaluating, and documenting traditional cultural places (TCPs) that are significant in American history, architecture, engineering, archeology, and culture, at local, state, and national levels of significance. This bulletin provides the following guidance:

To be listed or eligible for listing in the National Register, a Traditional Cultural Place will have the following characteristics:

» The place must be associated with and valued by a living community.

» The community that values the place must have existed historically and continue to exist in the present.

» The community must share beliefs, customs, or practices that are rooted in its history and held or practiced in the present.

» These shared beliefs, customs, or practices must be important in continuing the cultural identity and values of the community.

» The community must have transmitted or passed down the shared beliefs, customs or practices, including but not limited to through spoken or written word, images, or practice.

» These shared beliefs, customs or practices must be associated with a tangible place.

» The place must meet the criteria for listing in the National Register of Historic Places:

- A place must have significance: it must be important in a community's history, architecture, archaeology, engineering, or culture.

- A place must have integrity: it must retain the ability to convey its significance.[12]

The National Park Service is currently revising this report. More information is available online: https://www.nps.gov/subjects/nationalregister/upload/NRB38-Completeweb.pdf.

11 National Park Service, DRAFT National Register Bulletin: Identifying, Evaluating, and Documenting Traditional Cultural Places, November 6, 2023, p11.

12 National Park Service, DRAFT National Register Bulletin: Identifying, Evaluating, and Documenting Traditional Cultural Places, November 6, 2023, p27.

© 2024 PLUSURBIA

An example of an urban neighborhood in the State of Florida that has been listed on the National Register of Historic Places as a Traditional Cultural Place is Greektown in Tarpon Springs, which was listed in 2014.

STATE AND LOCAL PRESERVATION LAWS

State laws and regulations that are applicable to the Little Santo Domingo historical resources survey include Chapter 267: Historical Resources, of the Florida Statutes, and Chapter 1A-46, Archaeological and Historical Report Standards and Guidelines. Finally, local laws and regulations that are relevant to this historical resources survey and its recommendations include the City of Miami Code of Ordinances Chapter 23: Historic Preservation. This ordinance outlines methods for local designation of historical resources as individual sites, historic districts, or thematic groups, and how City staff, the Historic Preservation Board, and the City Commission manage change in historically designated places through the Certificate of Appropriateness process. This ordinance also provides regulations and process for historic preservation incentives programs such as the Ad Valorem Tax Exemption program, the Transfer of Development Rights program, and the Transfer of Development Density program, all of which would be available to historically designated commercial sites in Little Santo Domingo.

Figure 15. Signage displaying the business information on the side facade of the building at 3201 NW 17th Avenue. Source: Plusurbia.



© 2024 PLUSURBIA

1.4 HOW WE PRODUCED THIS SURVEY

SURVEY METHODOLOGY

The survey was conducted in accordance with the State of Florida DHR's Cultural Resource Management Standards and Operational Manual (DHR 2002), guidelines included in the Scope of Work, and the Secretary of the Interior's Standards for Identification and Evaluation (36 CFR 61.3, 6; 36 CFR 61.4[b]).

Documentation and research for the study area was two-fold.

The first method applied for the survey was more conventional, with the goal of establishing the study area's eligibility for the National Register based on its historical significance prior to 1980. The areas of historical significance include community development, Black history and ethnic heritage. The architectural period of significance was established as 1914 – 1980, which captures the earliest extant structure in the study area up until the historic event of the McDuffie riots. This 1980 event was a watershed moment in the history of Miami and Little Santo Domingo. The architectural and historical significance of each building was recorded in a Florida Master Site File, using conventional sources such as City directories, historic photographs, Sanborn Maps, and newspaper records. In addition, a historical narrative of the evolution of the study area from the 1800s until 1980 was created and is provided in Chapter 2 of this report, and documentation of the building types and architectural styles present in the study area is provide in Chapter 4 of this report.

The second method applied for the survey attempted to record the intangible cultural traditions of the study area. The goal was to establish the study area's eligibility as a Traditional Cultural Place based on its multi-cultural evolution as a Hispanic community of color from 1960 until the present day. Furthermore, the goal was also to recognize Little Santo Domingo as a distinctly Dominican diaspora community of color from 1980 until the present day. This methodology recognized that Little Santo Domingo is a "living community" with a traditional group identity that began as a tri-ethnic community of Black, Hispanic and white residents in the 1960s, and has been a distinctly multi-racial Dominican community since 1980. In support of the Traditional Cultural Place recognition, a history of the multi-cultural evolution of the neighborhood is provided Chapter 2 of this report, explaining how the area transitioned from predominantly white working-class to a Dominican neighborhood. Dominican-owned businesses and Dominican cultural institutions were recognized as such in the Site File forms. An expert in the Dominican diaspora was included in the project team to conduct oral history interviews and provide documentation of Dominican cultural traditions, such as religion, music, food, games, language, politics, and social life. His findings, and a thorough documentation of Dominican businesses, cultural spaces, events, and traditions were presented in depth in Chapter 3 of this report. Dominican-affiliated business and cultural spaces were geo-located and documented in analysis maps in Chapter 3 of this report. Finally, in Chapter 4, a discussion of Historic Integrity is provided, analyzing the ways in which the buildings of Little Santo Domingo have been altered and adapted in culturally significant ways, by both Dominican immigrants, but also by other Hispanic immigrants of color. Here, photo documentation of signage, paint colors, adaptive reuse of buildings, and other cultural adaptations are presented.



Figure 16. Current photograph of the drive through restaurant at 1782 NW 36th Street, built in the Mid-Century Modern style. Source: Plusurbia.

The main fieldwork took place in April and May of 2024. The field survey was conducted following the development of preliminary GIS mapping and creation of a master property list. Background research was conducted from January 2024 through July 2024. Report writing and production took place April 2024 through August 2024.

The survey team created new survey files for 147 newly recorded identified resources of historic, architectural, or cultural significance that are approximately 45 years old or older within the survey area and revisited three (3) Florida Master Site Files for a total of 150 historical resources that had previously been recorded and updated or created new Site Files accordingly. In addition, the team recorded eight (8) new resource groups.

© 2024 PLUSURBIA

© 2024 PLUSURBIA



Figure 18. City of Miami's 2013 map defining the boundaries of Little Santo Domingo at the time that Commissioner Wilfredo Gort announced the designation of the area. Source: City of Miami.

Figure 17. (Facing page) Map of the Little Santo Domingo historical resources survey study area with topography. Note that the City of Miami's 2013 designation of Little Santo Domingo has been expanded based on public input, research, and fieldwork suggesting the presence of Dominican diaspora cultural resources in a broader area. Source: Plusurbia.

STUDY AREA

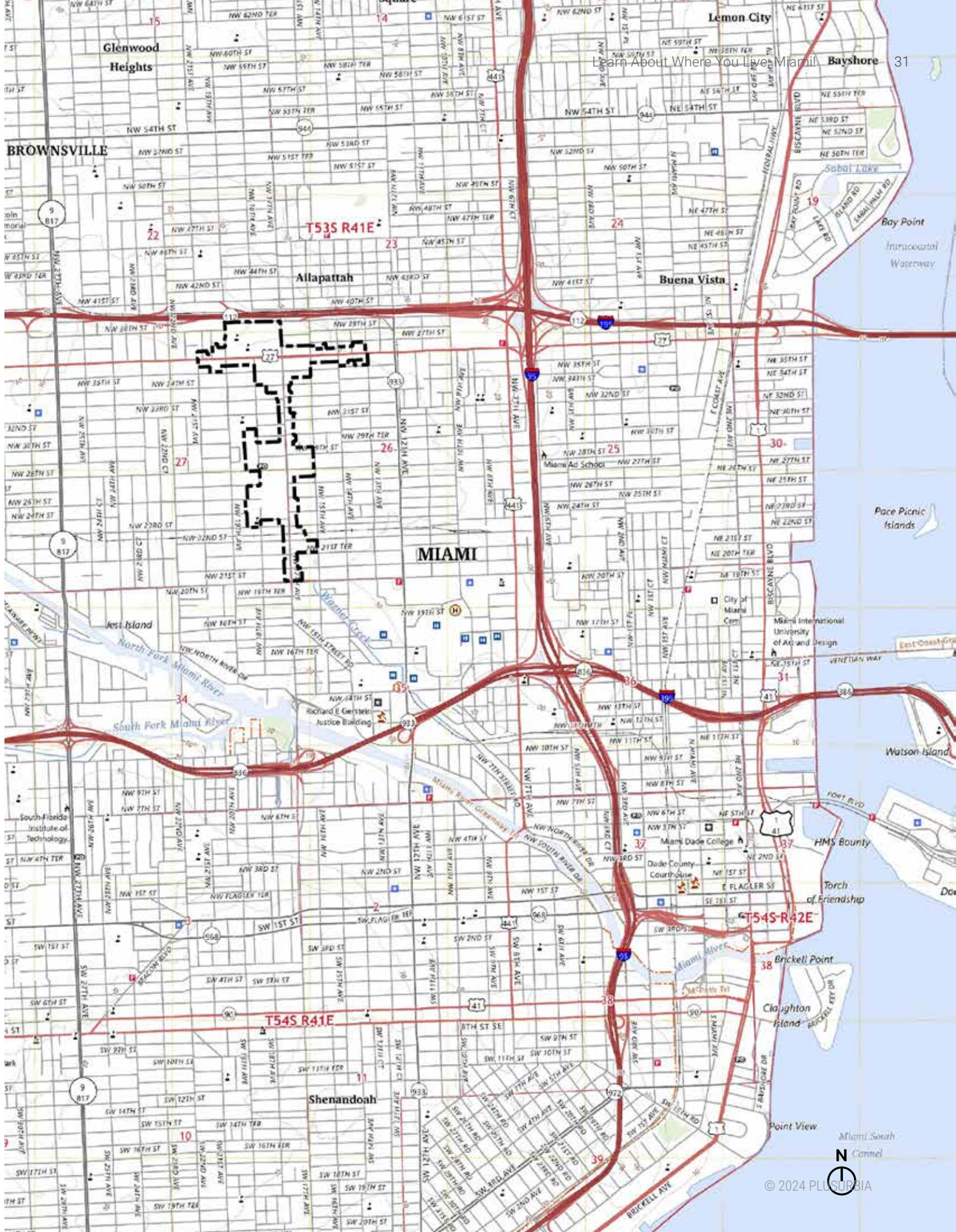
The current survey effort focused on all architectural, historic, landscape, and cultural resources that are related to the Dominican diaspora's presence within a selected study area boundary. The study area boundary was selected based on the City of Miami Planning and Zoning Department's 2013 boundary map of their recognition of Little Santo Domingo as a cultural district.

In addition to the areas included in the City of Miami's 2013 map of the Little Santo Domingo district, this historical resources survey study area includes extra areas identified by the client, The Allapattah Collaborative, and consultant Rodolfo Pou of Diaspora & Development Foundation, as having cultural significance to the Dominican community. These additional areas include the Three Round Towers public housing, additional commercial properties to the south along NW 17th Avenue, and additional commercial properties to the east and to the west on NW 36th Street. A map comparing the original 2013 Little Santo Domingo cultural district boundary to the current 2024 Little Santo Domingo historical resources survey boundary is provided for reference.

The Survey area is generally defined as all properties abutting NW 17th Avenue between NW 20th Street and NW 36th Street, all properties abutting NW 35th Street between NW 15th Avenue and NW 18th Avenue, all properties abutting NW 36th Street between NW 13th Avenue and NW 21st Avenue, all properties abutting NW 28th Street and NW 29th Street between NW 15th Avenue and NW 18th Avenue, and the Three Round Towers public housing complex. The boundaries of the area investigated were selected with the intent of capturing the largest concentration of businesses, civic buildings, and gathering places associated with the Dominican diaspora in the City of Miami.

It is important to note that the study area boundary is irregular in shape because the focus of the survey is the area defined as "Little Santo Domingo" by the City of Miami and the client, The Allapattah Collaborative. Little Santo Domingo is a business and cultural district that also includes multi-family housing, civic buildings, and public spaces such as parks. However, Little Santo Domingo by definition does not include single-family residences. As a result of historic zoning practices in the City of Miami, commercial and civic uses are generally located along major corridors such as NW 17th Avenue and NW 36th Street, and to a lesser degree on minor streets such as NW 28th Street and NW 29th Street. In an effort to capture the commercial and civic buildings that are the backdrop of the Dominican diaspora business community and cultural center, our team focused on these uses and did not document the single-family neighborhoods in between.

© 2024 PLUSURBIA



© 2024 PLUSURBIA

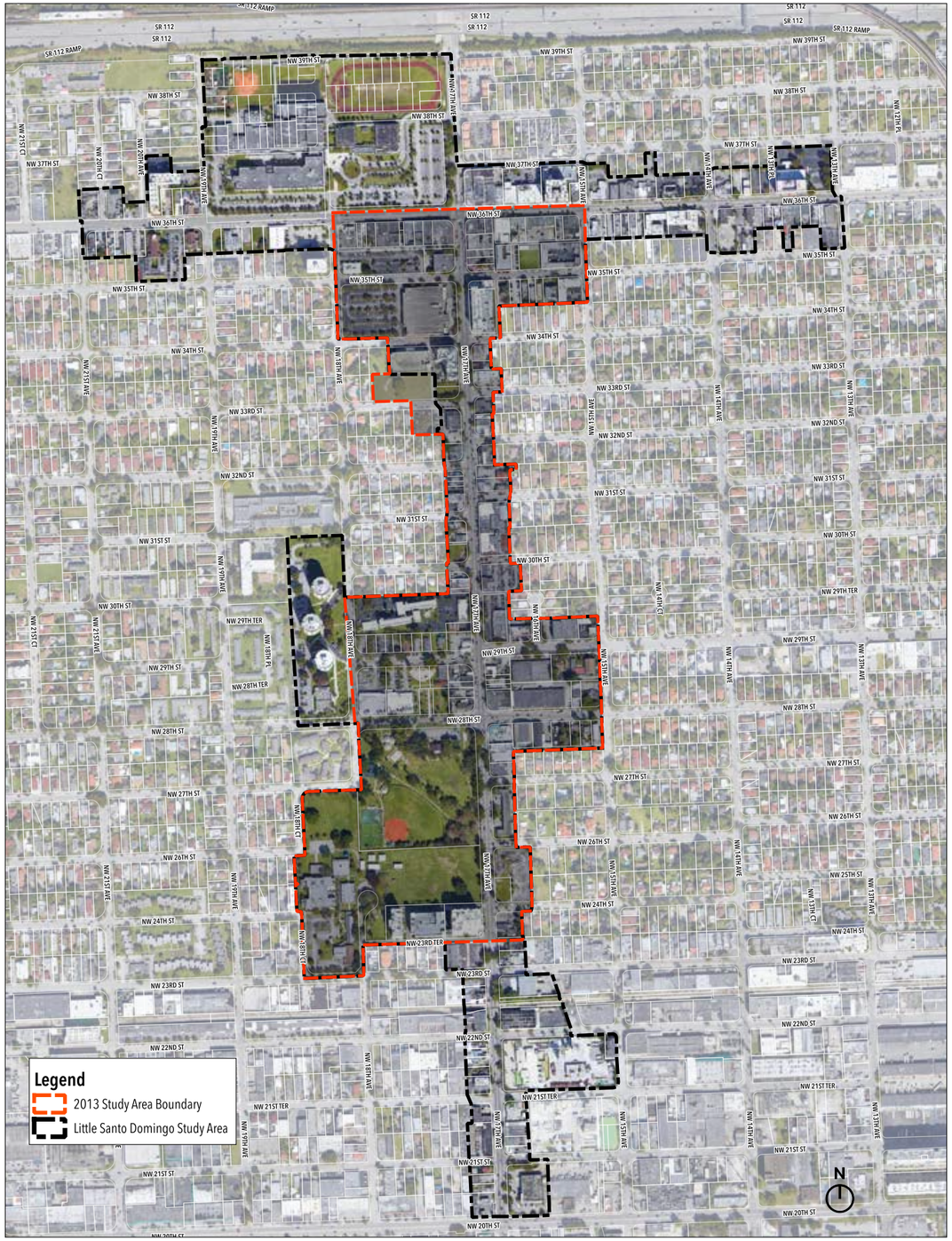


Figure 19. Dominican Businesses in the study area. Source: Plusurbia.

© 2024 PLUSURBIA

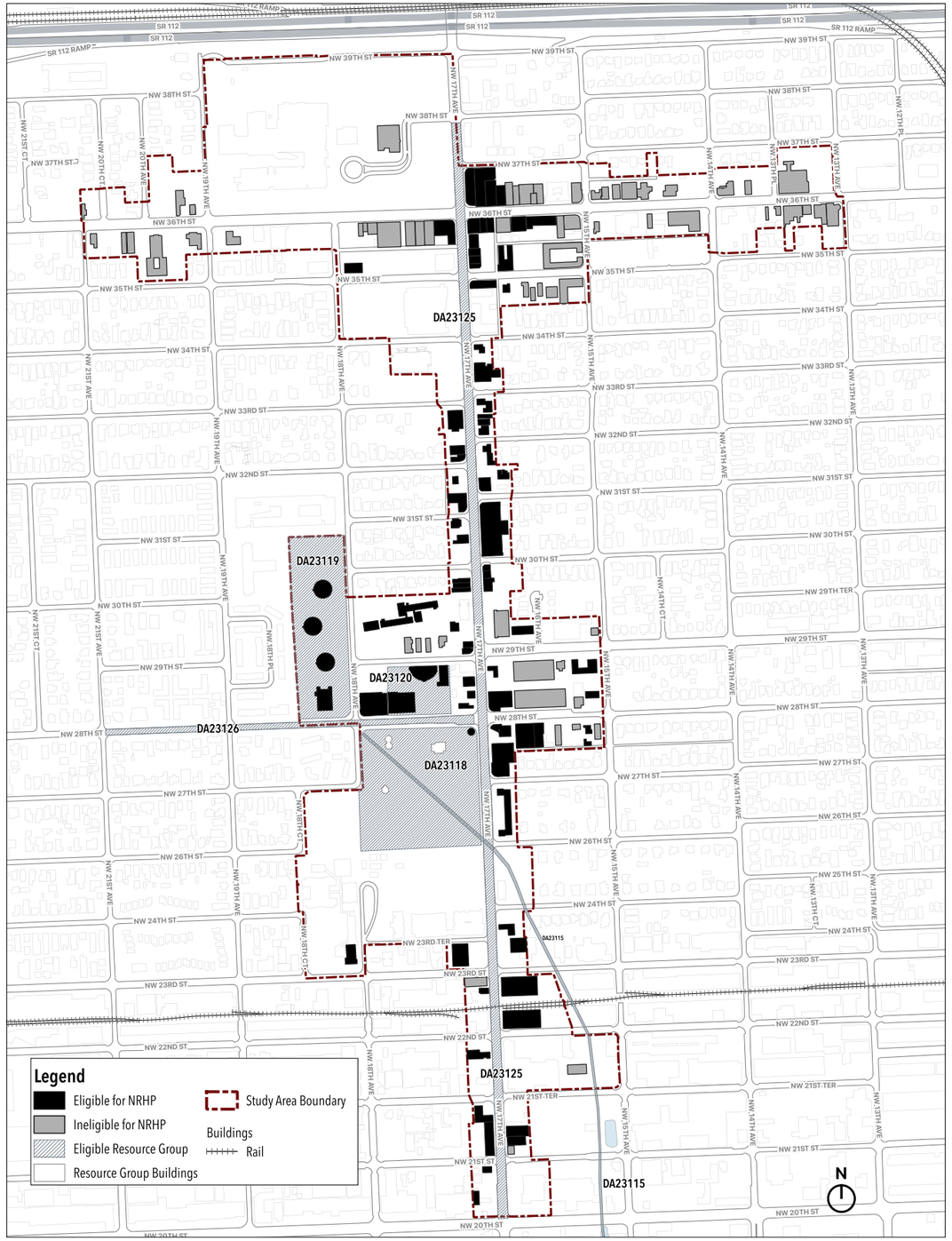


Figure 20. District Eligibility Map. Source: Plusurbia.

© 2024 PLUSURBIA

The survey area was comprised of approximately 92 acres within the city limits of Miami, approximately five miles east of Miami International Airport and four miles northwest of Downtown Miami. The study area is located directly south of SR112, west of Wynwood, and north of the Miami River.

RESOURCES INCLUDED

Resources for consideration include individual buildings, school and church campuses, linear resources such as streets and canals, designed landscapes such as parks, and districts that possess historical significance. The survey recorded 150 historical and cultural resources (147 new and 3 updated) for buildings within the survey area. These were documented on the Florida Master Site File forms, including photograph and map attachments. In addition, it recorded eight (8) new resource groups, including school campuses, a church campus, a canal, two streets, and a public housing campus. These were documented on the Resource Group forms, including photograph and map attachments.

The 150 buildings documented in the study area were built between c.1914 and 1980 and generally included small-scale vernacular commercial buildings that were one or two stories in height, gas stations, small apartment buildings, some industrial warehouse buildings, and civic buildings such as schools, a library, post offices, churches, and a park structure. The resource groups that were documented included building groupings on a campus such as a school campus, a church campus, and a public housing campus. The resource groups also included a designed historic landscape, a city park. Finally, the resource groups included three linear resources: a historic creek bed, and two city streets with historic tree canopy.

Figure 21. Iramis Gym, located in the former Evergreen Gardens building at 2711 NW 17 Avenue. Source: Plusurbia.



© 2024 PLUSURBIA

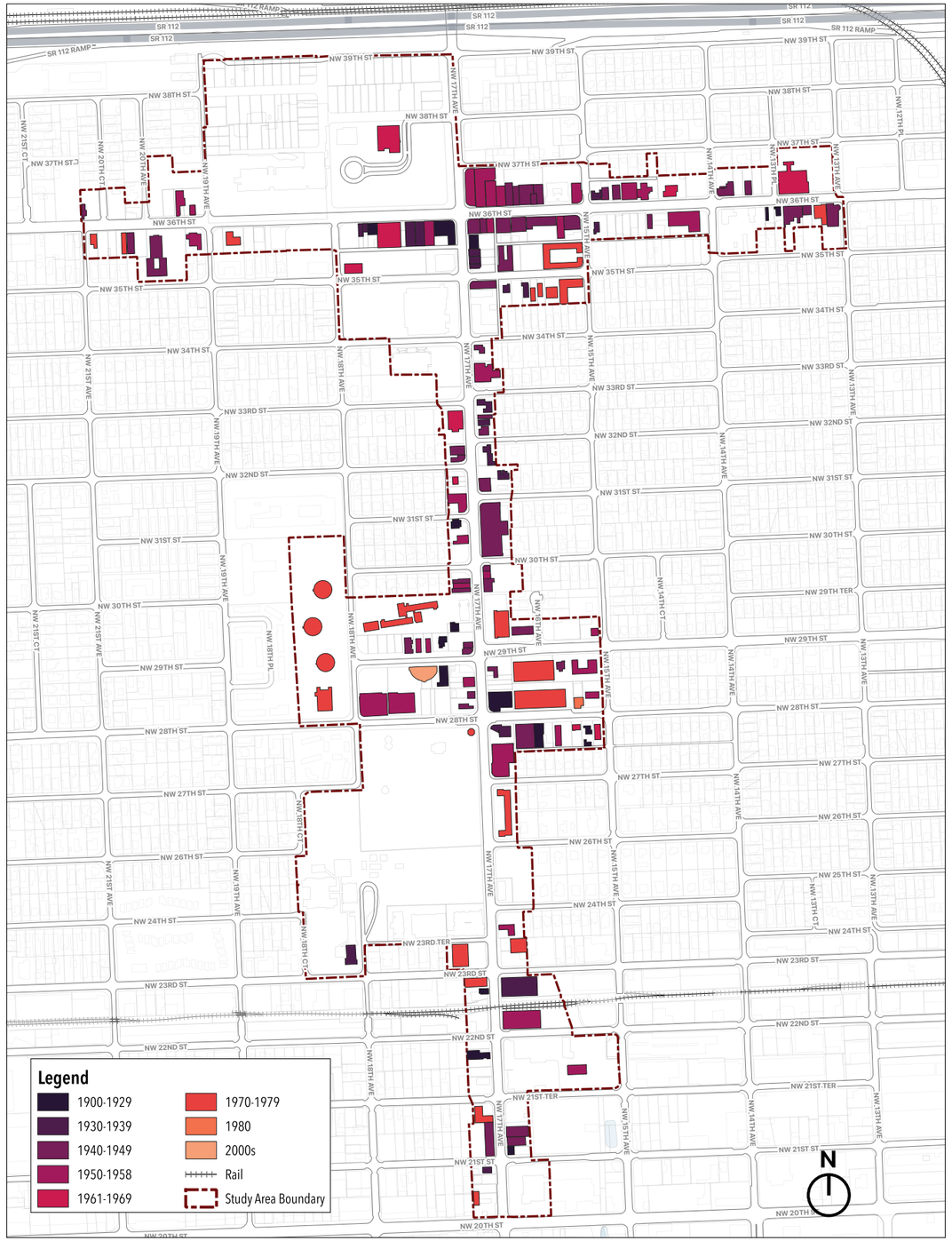


Figure 22. Little Santo Domingo Building Age map. Source: Plusurbia.

© 2024 PLUSURBIA

SOURCE MATERIALS

Archival research was conducted to develop an overview of the historical development of Little Santo Domingo and to identify trends and criteria for significance at the local level. The majority of the material used for this survey is primary source data. Compilation of historic City Directory lists was prepared for most identified resources and used to inform the resource analysis. In addition, the team used the current Miami-Dade Property Appraiser's Database, Miami-Dade County historic tax photographs, Hopkins Maps, Sanborn maps, plat maps, oral history interviews, historic newspaper articles, archival research from HistoryMiami and Miami-Dade County Public Library, and materials provided to the team by the client, The Allapattah Collaborative, including videos, books, and reports.

Florida Master Site File and Previous Historic Surveys

A request was sent to the Florida Master Site File at the State of Florida Division of Historical Resources on February 7, 2024 to obtain all previously recorded Site Files in the Allapattah area, an area that was much larger than the Little Santo Domingo historical resources survey study area. The Site File staff transmitted 120 previously recorded site files for the Allapattah area. Three (3) of these site files were located within the Little Santo Domingo study area. These three previously-recorded site files are as follows:

DA02268 – Allapattah United Methodist Church (Ebeneezer Methodist Church) at 2000 NW 36th Street, recorded in 1979

DA02342 – Sinclair Service Station at 2865 NW 17th Avenue, recorded in 1979.

DA06114 – Miami Jackson Senior High School at 1751 NW 36th Street, recorded in 1996

These three historical resources were recorded as a result of two different historical resources surveys previously conducted in the area.

In 1980 Miami-Dade County completed a county-wide, comprehensive historical resources survey known as the Dade County Historic Survey. As a result of that county-wide survey, two resources in Little Santo Domingo were recorded: DA02268 Allapattah United Methodist Church and DA02342 Sinclair Service Station. According to the Site File forms and the Cultural Resource Roster transmitted to the team on February 8, 2024, these two resources have not been evaluated for their eligibility for the National Register, and they are not listed in the National Register. These two resources continue to exist in 2024, although DA02342 Sinclair Service Station has recently been altered for a new business occupant.

© 2024 PLUSURBIA



Figure 23. Halloween at Juan Pablo Duarte Park. Source: The Allapattah Collaborative.

In 1996 Piper Archaeology and Janus Research completed a Cultural Resources Assessment Survey of State Road 112 as part of a Florida Department of Transportation roadway project. As a result of that extensive survey of the properties along State Road 112, one resource in Little Santo Domingo was recorded: DA06114 Miami-Jackson Senior High School. According to the Site File form transmitted to the team on February 8, 2024, this resource was found by the project consultant to be potentially eligible for the National Register, pending additional information. In addition, it was found to have local significance and therefore eligible to be designated as a local historic site. There is no record of SHPO evaluation of eligibility of this resource on the Site File form or the Cultural Resource Roster. The historic buildings documented in the Site File form in 1996 have been demolished, although the high school remains located at this site.

Although a County-wide historic resources survey was completed in 1980 and a Cultural Resources Assessment Survey of State Road 112 was completed in 1996, there is no comprehensive literature available or surveys conducted in or adjacent to the Little Santo Domingo study area to date. Therefore, the majority of the material used for this 2024 survey is primary source data, such as city directories, historic tax photographs, Hopkins maps and Sanborn maps, contemporary newspaper articles, and oral history interviews.

Certified Local Government – City of Miami Office of Historic Preservation

The Certified Local Government (CLG) for the Little Santo Domingo study area is the City of Miami Office of Historic Preservation. The CLG was notified of this project and a shared Google Drive folder was created share research materials and draft documents during the duration of the project.

City Directories

Polk City Directories, available through Miami-Dade Public Library, have been used to obtain the resident information for the years 1925, 1935, 1945-46, 1956, 1966, and 1976. This resident and business directory research provides a snapshot of prominent residents and businesses in Allapattah.

© 2024 PLUSURBIA



Figure 24. Andrew Jackson Senior High School, recorded as DA06144. Source: Miami-Dade County Property Appraiser.

Historic Tax Appraisal Photographs

Miami-Dade County Property Appraiser maintains records for every property within its jurisdiction, called building jackets. Within each building jacket is a comprehensive set of photographs of the property, dating back as far as 1956. Oftentimes there is set of multiple photos of each property, with photos taken in 10-20 year intervals, or photos taken in conjunction with a major building addition or alteration that would affect the property tax assessment. These photos are an invaluable record of building materials, form, and alterations. For commercial properties such as the business in the Little Santo Domingo study area, these photographs document the cultural transformation of the neighborhood from 1956 – 2000, as they depict signage changing from English to Spanish, business turnover, and even the demographics of the people photographed walking in front of the building.

Historic Maps

The original plat maps for each subdivision were located and included as part of the research for this project. A 1914 Dade County Map created by Richeson Love was used to determine Section, Range and Township and to help identify land transactions from the 1890s through the 1920s. In addition, Hopkins Maps for the years 1925, 1936, 1947, 1953, and 1967 were assembled and used to verify the year built for the structures, to better understand neighborhood evolution, and to understand overall development trends and building construction trends through the 1970s. Sanborn Maps for the years 1921, 1924, 1938, and 1949 were also used, as well as a 1937 Federal Home Owner's Loan Corporation Residential Security map of Miami and a 1901 Map drawn for the Florida East Coast Railway.

© 2024 PLUSURBIA

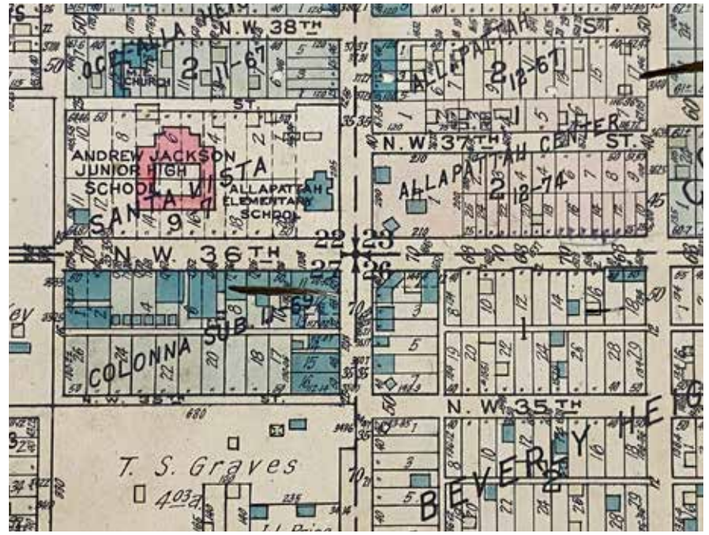


Figure 25. 1936 Hopkins Plat Map of Allapattah, showing the intersection of NW 17 Avenue and NW 36 Street.. Source: Miami-Dade County Office of Historic Preservation.

Newspaper Articles

Research of contemporary news publications was used extensively to form the Allapattah and Little Santo Domingo narrative. Newspaper research focused on businesses, institutions, unions, early agriculture ventures, the evolution of the area into an integrated neighborhood, and legal and social trends affecting integration in Miami. The Miami Herald, El Nuevo Herald, and The Miami Times were invaluable resources. The articles were primarily accessed through newspapers.com.



Figure 26. Historic photo of 2679 NW 17th Avenue in 1928. Source: HistoryMiami South Florida Photograph Collection.

© 2024 PLUSURBIA

Oral History

Oral history is a method of conducting historical research through recorded interviews between a narrator with personal experience of historically significant events and a well-informed interviewer, with the goal of adding to the historical record. This research was conducted by Rodolfo Pou with residents and business owners, past and present, in Little Santo Domingo/ Allapattah. In his words:

"For the past four years, from our Non-Profit Think-Tank, Diaspora & Development Foundation, our team, and I have created and conducted several awareness-outreach efforts, which have served as rehearsal for these interviews.

Among the most relevant to this current exercise is Conversaciones Con la Diáspora or Diaspora Talks. This is a series of One-on-One Chats with unknown Dominican immigrants, whose quiet and daily sacrifices, and actions, strengthen the community they are a part of. These then are edited into a storytelling format and published in Dominican and local web-based newspapers. The pieces highlight the individual and community struggles and achievements, as well as the and the lessons behind them.

Now, unlike the individual narratives of Diaspora Talks, where we interview unknown individuals of all ages and of Dominican descent, the current interviews strategically contrast that approach. We are approaching the known community pillars, but not to have them detail their stories, but in fact, that of the community, its organizations, and people, in addition to its most meaningful events, proud happenings, and benchmarks.

Figure 27. Business owners in Little Santo Domingo. Source: The Allapattah Collaborative



© 2024 PLUSURBIA

Our goal has been to capture the stories that describe the community and the neighborhood as the protagonist, while assuring that the individual efforts and accomplishments are weaved into the fabric of the collective achievements.

When approaching Dominican community leaders its always important to be clear, first, the purpose or intent of the exchange; second, that it is not a conversation that will lead to a published biography or a mini-series and third, why their perspective is important to the project.

So, in choosing who to speak to, it was evident that we had to identify the traditionally the active political figures, cultural agents, faith-based leaders, communicators, stand-out professionals, community activists and event organizers, to ask them these simple questions:

1. *When did you arrive in Miami?*
2. *Tell me about that initial period. (Family, friends, work, faith, recreation)*
3. *Did you live in Allapattah? And if not, how often did you frequent it and why?*
4. *Did you work or do business in Allapattah?*
5. *Did you have or do business with the community?*
6. *What stories can you tell me about the social and economic development of the community?*
7. *What own story could you tell me that would help me understand that period?*
8. *Were you involved in local sports leagues, cultural, faith-based, politically, or other organizations?*
9. *When did you realize that the neighborhood was a Dominican community?*
10. *What do you consider Allapattah's highest point?*
11. *What do you consider Allapattah's lowest point?*
12. *What things bring a smile when you think of that period?*
13. *How can you define your domestic life, (food, patriotic, religious traditions)?*
14. *How is the culture different in the Dominican Republic Vs. in Allapattah.*
15. *How does Dominican culture express itself in Allapattah?*

The oral history conversations conducted by Rudolfo Pou are included in this survey report to illustrate the stories of Dominican residents and business owners of Allapattah.

Community Outreach

Public outreach was integrated throughout the project timeline and conducted by The Allapattah Collaborative CDC. Rodolfo Pou led the effort on the oral histories of the neighborhood and its people.

© 2024 PLUSURBIA



Figure 28. 1648 NW 17th Avenue in 2020. Source: Steve Brooke Studios.

Field Work

The field survey was conducted in parallel with archival research and analysis of the historic context. Photographs were taken of each resource. The location of each surveyed property was plotted utilizing GIS technology. In general, access to properties was limited to public rights-of-way.

The project team confirmed that one (1) resource that had been included in the initial GIS-generated master property list had been demolished. For nearly all resources, the survey team included the names of the institutions or businesses historically associated with the documented buildings. A full inventory of historical resources included in the survey is provided in a Table of Resources and a map in Chapter 4 of this report. In addition, a complete photo directory of each resource is provided at the end of this report as a reference.

The historical narrative and identification of trends provides a context within which to identify and assess the significance of Little Santo Domingo's historical and cultural resources. Eligibility for inclusion in the National

© 2024 PLUSURBIA

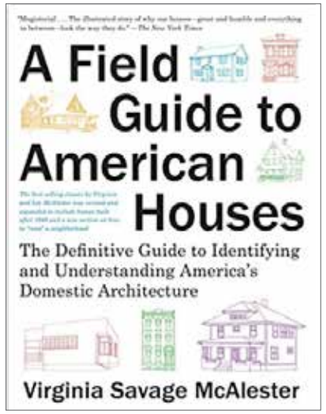


Figure 29. Book cover of *A Field Guide to American Houses (Second Edition)* by Virginia Savage McAlester.

Register of Historic Places, as a Traditional Cultural Place, and for local designation as a historic district or site rests to a large extent on the relationship between a historical and cultural resource and its context. This historic context also allowed the field surveyor to predict and to be alert to the presence of certain types of historical resources, and to understand their significance in the field.

Architecture Trends

As a reference for identifying and defining architectural styles, building topologies, and understanding historic architectural context and trends, our team relied on four different source books. Virginia & Lee McAlester's book A Field Guide to American Houses, Miami-Dade County's 1980 publication of its historic survey findings, From Wilderness to Metropolis, Richard Longstreth's book The Buildings of Main Street, and the National Trust for Historic Preservation's book Built in the USA were used as reference to categorize architectural style and architectural features, focusing primarily on Masonry Vernacular and commercial architectural styles.

Project Team

Plusurbia Design led the project team who worked on the Little Santo Domingo Historic Resources Survey. Megan McLaughlin served as project manager, architectural historian, report co-author, field survey specialist, photographer, and reviewer/editor of all Site Files. Megan McLaughlin has been involved in the research and documentation of Miami neighborhoods for over thirteen years. As the lead architectural historian, she meets the Secretary of the Interior's Professional Qualification Standards set forth in 36 CFR 61.

Carina Mendoza served as an assistant researcher, co-author, and site file production. Jessica Feltrin served as an assistant researcher and co-author. Sofia Villanueva served as graphic design specialist. Camila Zablah served as GIS specialist and graphic design specialist. Rodolfo Pou of Diaspora & Development Foundation served as oral history lead, public outreach, and cultural research specialist. Special thanks are afforded to the Miami-Dade County Tax Assessor's office for assisting in compiling the historic tax assessment photos.

© 2024 PLUSURBIA

1.5 WHAT WE LEARNED

At the beginning of the Little Santo Domingo Historic Resources Survey, the team had certain expectations based on prior research and surveys conducted in the City of Miami. They anticipated that the architectural design of the buildings would have been modified over time, reflecting both population shifts and the area's development—a pattern typical across Miami. The team also aimed to explore how the Dominican diaspora expressed and adapted its culture within an established neighborhood.

Allapattah's history is not well known by the broader Miami-Dade community. Initially farmlands and later an industrial area, the neighborhood has long been on the periphery of the City of Miami and, consequently, the city's awareness. The neighborhood's demographic changes are largely influenced by events in nearby communities, leading to Miami's first truly integrated neighborhood. During the 1950s and 1960s, Hispanic immigrants and refugees began to settle in the area, contributing to its status as a fully integrated neighborhood known for its "tri-ethnic" population. By the 1970s, the area was described as "tri-ethnic," with an almost equal representation of white, Black, and Hispanic residents. By the 1980s, the Dominican population along the commercial corridor grew significantly, outpacing other areas of the city. Although primarily low-income, the community has a history of efforts to maintain and preserve the neighborhood, which is evident in the number of historic buildings that remain standing today.

The neighborhood's commercial corridor is notable for its storefronts and automotive-related businesses. The automotive industry's significant presence on the main street is a result of the neighborhood's historic zoning. Allapattah's buildings are characterized by simple, unadorned architectural styles, with commercial structures typically built right up to the sidewalk and corner lots often featuring curved façades to maximize the building envelope. Most buildings are low-rise, with flat roofs and parapets, and are designed to house multiple businesses. The residential area within the study is primarily composed of multi-family units, including apartments, mixed-use buildings, and duplexes, with few standalone single-family homes. Recently constructed buildings, which were not included in the survey, appear out of place, lacking a connection to the neighborhood's architectural history and sense of place.

Most buildings in the commercial corridor are historic, though some have been altered over time. Recent cosmetic changes include painting façades in muted colors, which, while perhaps intended to be versatile, detract from the street's character by creating a homogeneous appearance. The neighborhood, once known for its vibrant colors, is slowly losing this aspect in certain sections. Other alterations include closing windows, removing exterior materials, and re-stuccoing exteriors. Some buildings have been

© 2024 PLUSURBIA



Figure 30. Donas Lounge at 3200 NW 17th Avenue in 1969. Source: Miami-Dade County Property Appraiser.



Figure 31. Current photograph of El Jardin Latino Restaurant at 3200 NW 17th Avenue. Source: Plusurbia.

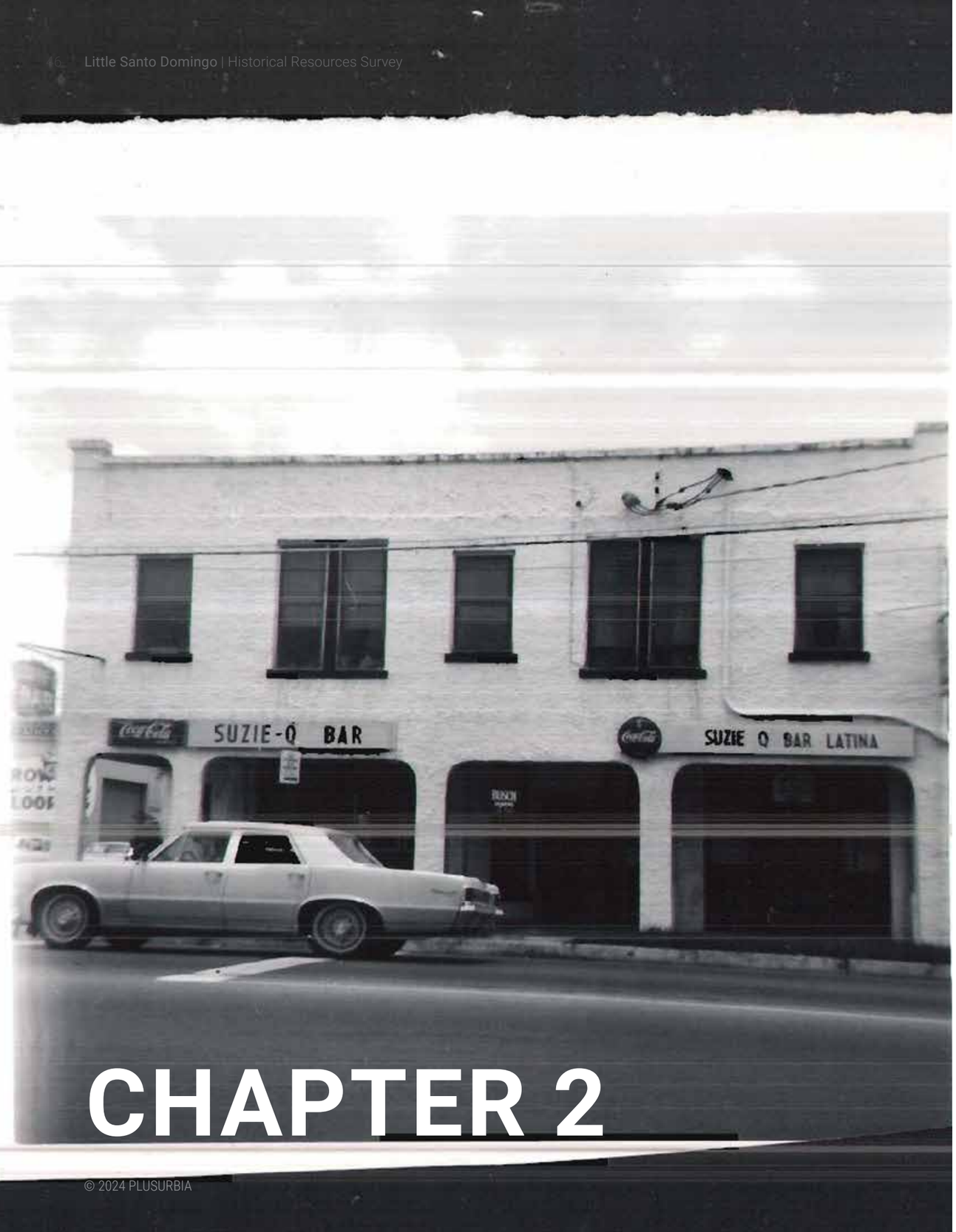
expanded or repurposed to accommodate businesses, while former service stations have had gas pumps removed to decommission them.

Ownership patterns in Allapattah have also evolved. Once a bustling corridor, many storefronts along 36th Street are now owned by corporations and sit empty, while others have been converted into medical offices. The mom-and-pop businesses along 36th Street and 17th Avenue typically rent their locations rather than own them.

While the buildings were not originally constructed by Dominicans, they have been embraced and adapted to meet the cultural and economic needs of the Dominican community—similar to the way a hermit crab finds a new shell. Local businesses, from markets and restaurants to barbershops, serve as a beacon for the Dominican diaspora in Miami, drawing visitors even if they do not reside in the area. Dominican culture is evident in the domino gazebo at the park, the mobile fruit and juice vendors on the sidewalks, the music spilling from stores, the vibrant signs and murals, and the flags hanging in shop windows. While sometimes intangible, Dominican culture is undeniably present, having adapted to and repurposed the area to meet its needs.

The Dominican community's vibrant presence has been recognized in various ways, including renaming the city park after the father of the Dominican Republic, installing busts of Dominican historical figures in the park gazebo, and designating the commercial corridor as Little Santo Domingo.

© 2024 PLUSURBIA



CHAPTER 2

© 2024 PLUSURBIA

ALLAPATTAH
HISTORY

2.1 ALLAPATTAH PRAIRIE

The neighborhood that we call Allapattah today was once a marshy prairie on the eastern edge of the vast Everglades system. It was part of the Miami River watershed and it was bisected by a tributary to the Miami River called Wagner Creek.[1] It experienced regular flooding during the rainy summer season.

Allapattah was part of the territory of the Native American Tequesta tribe as early as 2,000 BC in the late Archaic period. The Tequesta territory was centered on Biscayne Bay and its tributaries, with their central town located at the mouth of the Miami River, on the north bank. Between 1565 and 1763, the Tequesta came into infrequent contact with Spanish colonizers, including explorers and missionaries.[2] Following European contact, the Tequesta civilization was destructively impacted by disease, murder and slavery at the hands of colonizers. As a result, the Tequesta population dwindled significantly, and it is documented that the few Tequesta survivors relocated to Cuba in 1763.[3]

Allapattah has associations with the Native American Seminole tribe of Florida as well. Allapattah's name comes from the word for "Alligator" in the Seminole's native language, Muscogee..[4] The Seminole tribe emerged in Florida in the 1700s as a group of refugees escaping violence and persecution from British colonists in Georgia, South Carolina, and Alabama. The tribe was formed through a process of ethnogenesis of various ethnic and cultural groups, including Moscogee Creeks from Georgia and Alabama, Yuchi and Yamasee from the Carolinas, Chickasaw from Georgia, and escaped African American slaves. Their name "Seminole" meant "runaway," referring to their collective refugee status.[5] The Seminole were threatened

Figure 32. Suzie-Q Bar at 1721 NW 23rd Street in 1964. Source: Miami-Dade County Property Appraiser.

1 Love, Richeson, "Location Map of a Portion of Dade County, Florida." HistoryMiami Archives, 1914.

2 "Tequesta." Wikipedia, The Free Encyclopedia. Wikimedia Foundation, last edited 27 Jul. 2024, https://en.wikipedia.org/wiki/Tequesta.

3 Frank, Andrew K, Before the Pioneers: Indians, Settlers, Slaves, and the Founding of Miami, University Press of Florida, 2017.

4 "Bull Alligator is Name of Section in Seminole" The Miami News, March 1922, pp. 15. Newspapers.com.

5 "Seminole." Wikipedia, The Free Encyclopedia. Wikimedia Foundation, last edited 22 August 2024, https://en.wikipedia.org/wiki/Seminole.

© 2024 PLUSURBIA

Figure 34. (Facing page) 1914 location map of Dade County, Florida, and early land owners in Allapattah. Source: University of Miami Archive.

by the United States government through a series of three military conflicts between 1816 and 1858, known as the Seminole Wars. These wars were the longest and most expensive of all the American Indian Wars. As a result of the United States attacks on the Seminole tribe, they settled deeper and deeper into the impenetrable swamps of Florida to resist attack and forced resettlement to Oklahoma.[6]

By 1880, following these devastating wars, it was estimated that there were only 208 Seminole remaining in the State of Florida. They lived in five settlements in the southern half of the state. The two largest settlements were the Big Cypress Settlement, located in the Big Cypress Swamp, and the Miami River Settlement located on the Little River, close to Biscayne Bay, and ten miles north of Fort Dallas.[7] Miami's early white settlers established trade relationships with these Seminole groups between 1870 and 1930, and the Seminole traders would traverse the Miami River and likely travel through Allapattah to reach trading posts at William Wagner's homestead along Wagner Creek, and at William Brickell's trading post at the mouth of the Miami River.[8]

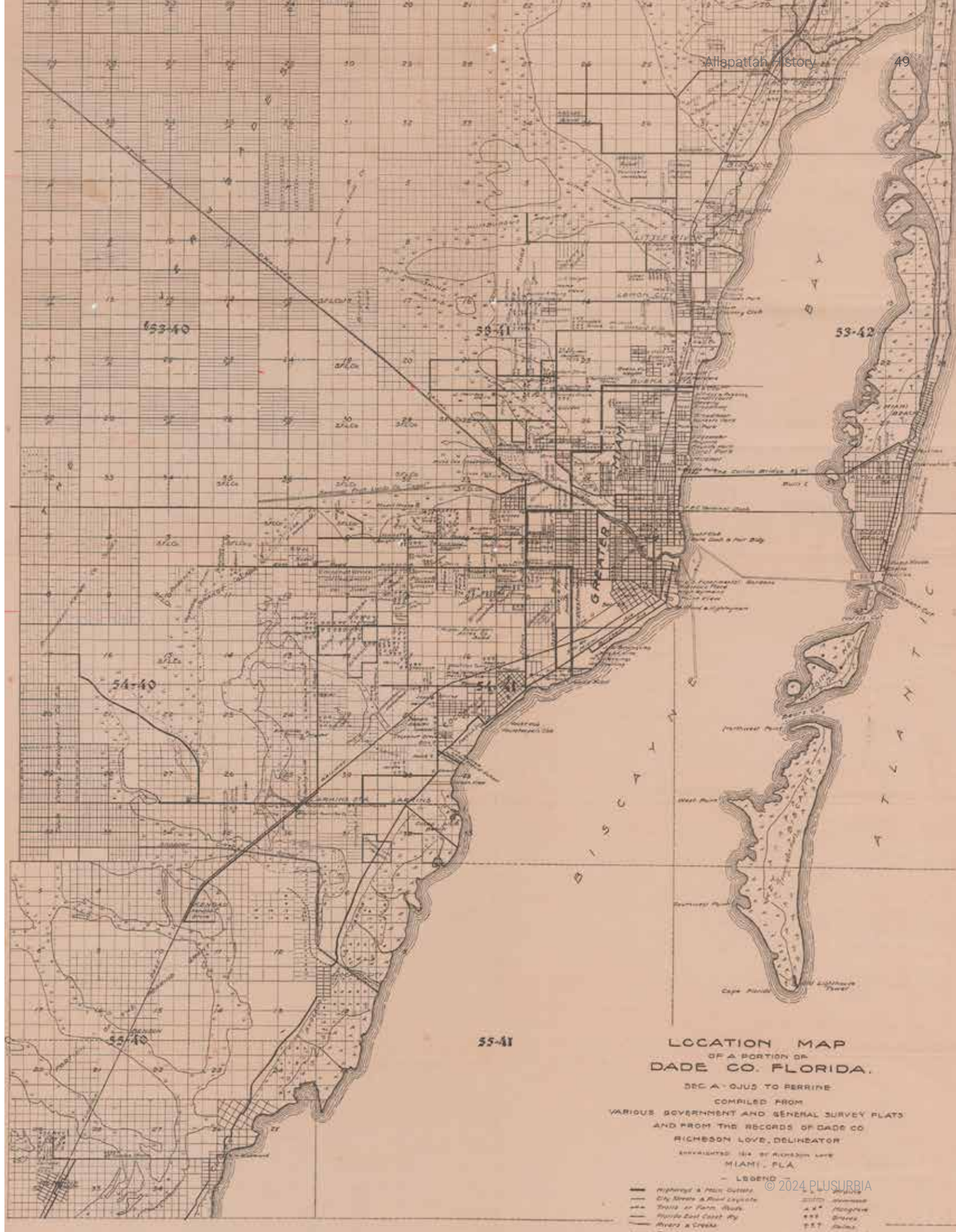
6 "Seminole." Wikipedia, The Free Encyclopedia. Wikimedia Foundation, last edited 22 August 2024, https://en.wikipedia.org/wiki/Seminole.

7 MacCauley, Clay. "Seminole Indians of Florida: Letter of Transmittal." Native American Nations, Bureau of American Ethnology, 1884, www.nanations.com/seminole/seminole/transmittal-letter.htm.

8 Kersey Jr., Harry A. Pelts, Plumes and Hides: White Traders among the Seminole Indians 1870-1930. University Press of Florida, 1980.

Figure 33. 1859 Everglades Survey Map. Source: Library of Congress.





© 2024 PLUSURBIA



Figure 35. Sanborn map of Fort Moultrie in the 1850s. Source: Library of Congress.

2.2 EARLY ALLAPATTAH PIONEERS- THE WAGNER FAMILY

The first documented non-native settlers of Allapattah were a mixed-race couple, William and Eveline Wagner, who came to Miami from Charleston, South Carolina. William Wagner was born in 1825 to German parents who raised him in New York.[9] In 1846, Wagner enlisted as a volunteer in the military during the Mexican-American war, where he was injured in combat and sent to Fort Moultrie, on Sullivan's Island outside of Charleston, SC to recover.[10] During his time at Fort Moultrie he would meet Eveline Debau (spelled Debaw in the 1850 census), a woman of Mulatto Creole heritage, and they would marry and build a life together in spite of the danger and hardship of a mixed-race marriage.

Eveline Debau Wagner was born in South Carolina sometime between 1807 and 1815 and lived on Sullivan's Island outside of Fort Moultrie. Census records show that her mother was born in "Santo Domingo" or the "West Indies," and her father was born in England. It is presumable that her mother was of full or mixed African descent, because Eveline and her children were classified as "mulatto" in the 1850 and 1870 census.[11][12] Eveline's mother may have left the island of Hispaniola (at that time known as Saint-Domingue on the French-occupied west, and Santo Domingo on the Spanish-occupied east) in the early 1800s as a result of the Haitian Revolution which took place between 1791 and 1804. In 1805, the newly-formed Haitian state attempted to take brutal control of the entire island of Hispaniola. The Haitian military was forced to retreat to the west when the French took over the eastern part of the island, the area that had originally been a Spanish colony. France retained control of "Santo Domingo" until 1809 when it was returned to Spain. Throughout this turbulent time, from 1791 to 1810, more than 25,000 Creoles – planters, poorer whites ("petits blancs"), and free people of color ("gens de couleur libres"), as well as the slaves who accompanied them – fled primarily to the United States in 1793, Jamaica in 1798, and Cuba in 1803. In the United States, refugees settled in the large coastal cities of the United States, including New York, Philadelphia, Charleston, and New Orleans. The Creole culture of New Orleans is attributed to this refugee crisis; Charleston received a large amount of Creole immigrants during this time as well.[13]

9 Ammidown, Margot. "The Wagner Family: Pioneer Life on the Miami River." Tequesta: The Journal of History Miami, vol.1, number 42, 1982, pp.8.

10 Ammidown, Margot. "The Wagner Family: Pioneer Life on the Miami River." Tequesta: The Journal of History Miami, vol.1, number 42, 1982, pp.9.

11 "United States Census, 1850." FamilySearch, Entry for Eveline Debaw and Octavus Aimar, 1850, https://www.familysearch.org/ark:/61903/1:1:M8Q6-N3T : Sat Mar 09 09:44:49 UTC 2024.

12 "United States Census, 1870." FamilySearch, Entry for Octavius Aimer and Mary Aimer, 1870, https://www.familysearch.org/ark:/61903/1:1:MNZ8-WRQ : Tue Mar 05 10:20:22 UTC 2024.

13 Gillikin, M. W. Saint Dominguan Refugees in Charleston, South Carolina, 1791-1822: Assimilation and Accommodation in a Slave Society. 2014. University of South Carolina, PhD dissertation. https://scholarcommons.sc.edu/etd/3040.

© 2024 PLUSURBIA



Figure 36. Rose Eagnet Richards and AC Richards. Source: The Miami Herald 1926.

Figure 37. Rose Richards death certificate, with place of birth (France) and race (white) are highlighted. Source: FamilySearch.com.

Eveline's descendants downplayed her African ancestry in later years, most likely for practical purposes in a time where systemic racism in the United States affected a family's economic and social opportunities. In 1880, when her white son-in-law Adam C. Richards was the census taker for Dade County, Eveline and her children were all classified as "white,"[14] the only census in which Eveline or her children are included in this race category. When Eveline's daughter Rose Elizabeth Wagner Richards passed away in 1933, Adam C. Richards again adjusted the official records to what seemed to be the family's advantage. He provided information for her death certificate that Rose was "white" and that her mother Eveline was born in France, not South Carolina or Santo Domingo.[15]

When William and Eveline met in the late 1840s, she was already the mother of three children: Octavius, Achille and Laura Aimar.[16] William and Eveline

14 "United States Census, 1880." FamilySearch, Entry for William Wagner and Evaline E. Wagner, 1880, https://www.familysearch.org/ark:/61903/1:1:MNZM-YMB : Fri Jul 19 08:48:35 UTC 2024.

15 "Florida Deaths, 1877-1939." FamilySearch, Entry for Rose Elizabeth Richards and Wm. Wagner, 27 October 1933, https://www.familysearch.org/ark:/61903/1:1:FPHG-DNS : Sun Mar 10 09:51:23 UTC 2024.

16 "United States Census, 1850." FamilySearch, Entry for Eveline Debaw and Octavus Aimar, 1850, https://www.familysearch.org/ark:/61903/1:1:M8Q6-N3T : Sat Mar 09 09:44:49 UTC 2024.

FLORIDA STATE BOARD OF HEALTH
BUREAU OF VITAL STATISTICS
CERTIFICATE OF DEATH
15051

1. PLACE OF DEATH: County Dade; District No. 11-07; State File No.; Precinct; Precinct No.; Registered No. 46; Inc. or Town; City or Town No. 11-5162; City Coral Gables; No. 231 Majorica Ave St.; Ward; (If death occurred in a hospital or institution, give its NAME instead of street and number); Length of residence in city or town where death occurred 75 yrs. mos. ds. How long in U. S. if of foreign birth? yrs. mos. ds.

2. FULL NAME Rose Elizabeth Richards
(a) Residence: No. Same St. Ward (Usual place of abode) (If nonresident, give city or town and State)

PERSONAL AND STATISTICAL PARTICULARS

3. SEX: Female
4. COLOR OR RACE: White
5. Single, married, widowed or divorced (write the word): Married
5a. If married, widowed or divorced HUSBAND of (or) WIFE of: Adam C. Richards
6. DATE OF BIRTH (month, day and year): Oct. 10, 1852
7. AGE: Years 81; Months 0; Days 17; If LESS than 1 day, hrs. or min.

OCCUPATION
8. Trade, profession, or particular kind of work done, as spinner, sawyer, bookkeeper, etc.:
9. Industry or business in which work was done, as silk mill, sawmill, bank, etc.: at home
10. Date deceased last worked at this occupation (month and year):
11. Total time (years) spent in this occupation:

12. BIRTHPLACE (city or town) (State or country): Sullivans Island Charleston, S.C.

FATHER
13. NAME: Wm Wagner
14. BIRTHPLACE (city or town) (State or country): New York N.Y.

MOTHER
15. MAIDEN NAME: Eveline Amaia
16. BIRTHPLACE (city or town) (State or country): Unknown France

17. INFORMANT (Address): Mrs. Adam C. Richards Same
18. BURIAL, CREMATION, OR REMOVAL: Place City Cemetery, Miami; Date Oct. 30 1933
19. UNDERTAKER (Address): Combs Funeral Service Inc Miami
20. FILED: 10-30-33; Local Registrar

MEDICAL CERTIFICATE OF DEATH

21. DATE OF DEATH (month, day, and year): Oct 27, 1933
22. I HEREBY CERTIFY, That I attended deceased from 9-12 1933 to Oct 27 1933
I last saw her alive on Oct 7 1933, death is said to have occurred on the date stated above, at 7:30 p.m.
The principal cause of death and related causes of importance in order of onset were as follows:
Hypocardites — Date of onset Sept.
a contributory
Contributory causes of importance not related to principal cause: Senility
Name of operation: None Date of
What test confirmed diagnosis? Was there an autopsy? No
23. If death was due to external causes (violence) fill in also the following:
Accident, suicide, or homicide? Date of injury 19
Where did injury occur? (Specify city or town, county, and State)
Specify whether injury occurred in industry, in home, or in public place.
Manner of injury
Nature of injury
24. Was disease or injury in any way related to occupation of deceased?
If so, specify No
(Signed) C. E. Turnquist M.D.
(Address) 345 Alhambra Blvd

MARGIN RESERVED FOR BINDING

N. B.—WRITE PLAINLY, WITH UNFADING INK—THIS IS A PERMANENT RECORD. Every item of information should be carefully supplied. AGE should be stated EXACTLY. PHYSICIANS should state CAUSE OF DEATH in plain terms, so that it may be properly classified. Exact statement of OCCUPATION is very important. See instructions on back of certificate.

V. S. No. 4

© 2024 PLUSURBIA

William and Eveline Wagner left an indelible legacy in the Allapattah area. Out of their settlement, a hard-working, culturally diverse neighborhood was born, a neighborhood that has been reborn and redefined numerous times in the past century.

were married in around 1849 but they kept their relationship a secret. Mixed-race marriages were illegal in South Carolina at the time, and both William and Eveline could have been arrested.[17] The couple lived apart on Sullivan's Island and kept separate last names. When Eveline gave birth to two of William's children, William Jr. and Rose Wagner, they were recorded as living with their mother only, with the last name "Aimar," like their half-siblings.[18]

In 1855, William Wagner followed his former military regiment to Miami at the start of the third Seminole War.[19] He came seeking economic opportunity, but the frontier of Miami also offered the freedom for William, Eveline, and their children to live together as a mixed-race family. Initially he only brought his stepson Octavius Aimer, and his son Joseph William Wagner Jr. to wild frontier of Miami.[20] (Joseph William Wagner Jr. was known by this name in Miami but had been named as William Aimar when he was living in Charleston as a boy.) Both of Wagner's sons were classified as Mulatto and had therefore been subject to discrimination in Charleston.

William Wagner's first businesses in Miami included a sutler's store on the Miami River to provide supplies to the troops at Fort Dallas. Soon after, he established a coontie mill about a mile up the Miami River, located in Allapattah. He built a home for his family next to the coontie mill in the late 1850s. Eveline and Rose Wagner had stayed in Charleston until a home could be prepared for them in Miami. They were able to join the Wagner men at their Allapattah home in 1858.[21] Present-day Allapattah's cultural diversity was foreshadowed by the arrival of this mixed-race family, who came to the unregulated frontier of Miami in part to escape persecution and discrimination in Charleston before and during the Civil War.

The location of the Wagner's Allapattah home was 1145 NW 8th Avenue, near today's Culmer Station. It was a one and one-half story building with braced frame construction and board and batten siding, a gable roof with wooden shingles, and a small porch with a shed roof. The house is still standing today; it was restored by Dade Heritage Trust and relocated to Lummus Park as a historic exhibit. The Wagners also built a small Catholic chapel in 1875, which was the earliest house of worship in Miami since the Spanish missions. The chapel burned down in 1892.[22]

17 Ammidown, Margot. "The Wagner Family: Pioneer Life on the Miami River." Tequesta: The Journal of History Miami, vol.1, number 42, 1982, pp.9.

18 Ammidown, Margot. "The Wagner Family: Pioneer Life on the Miami River." Tequesta: The Journal of History Miami, vol.1, number 42, 1982, pp.10.

19 Ammidown, Margot. "The Wagner Family: Pioneer Life on the Miami River." Tequesta: The Journal of History Miami, vol.1, number 42, 1982, pp.11.

20 Ibid.

21 Ammidown, Margot. "The Wagner Family: Pioneer Life on the Miami River." Tequesta: The Journal of History Miami, vol.1, number 42, 1982, pp.10-14.

22 Ammidown, Margot, "Miami's Oldest House: The Wagner Homestead." Wagner Homestead Articles, 1980. Internet Archives, uploaded by Dade Heritage Trust, September 4 2019, https://archive.org/details/wagnerhomesteadarticles.

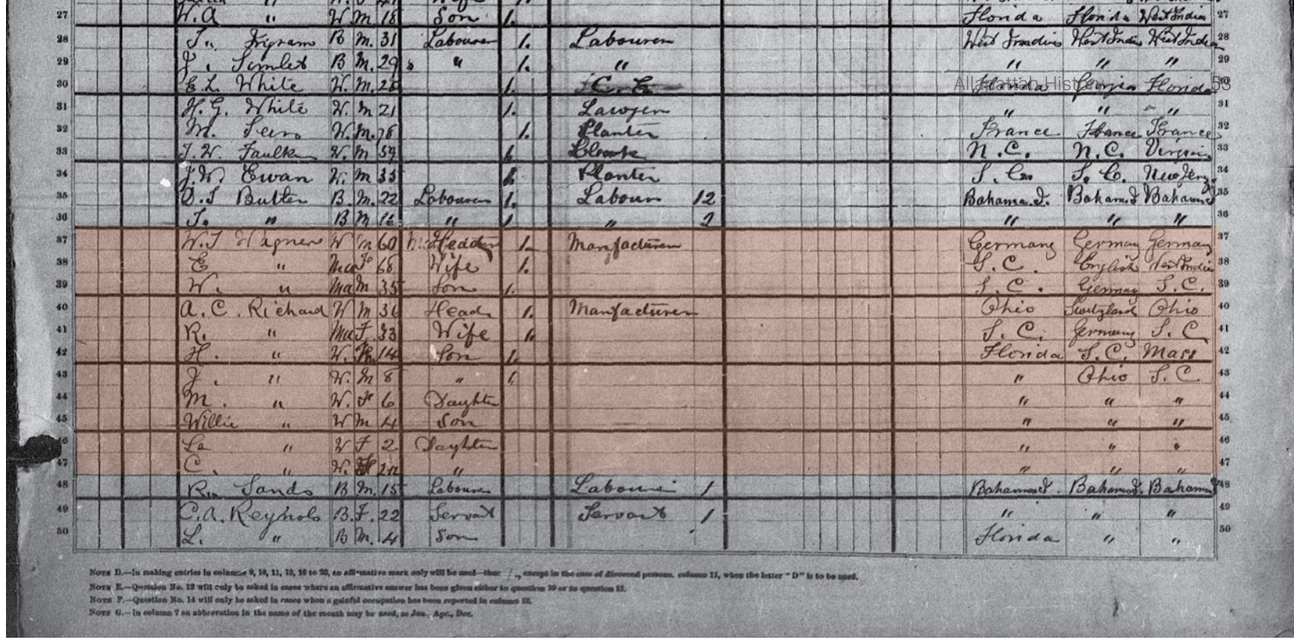


Figure 38. 1885 Census of the William Wagner family, showing the racial and cultural diversity of their household and their neighbors in Miami. Source: FamilySearch.com.



Figure 39. Wagner Family Catholic Chapel c1890. Source: Margot Ammidown, Tequesta: The Journal of the Historical Association of Southern Florida, 1982.

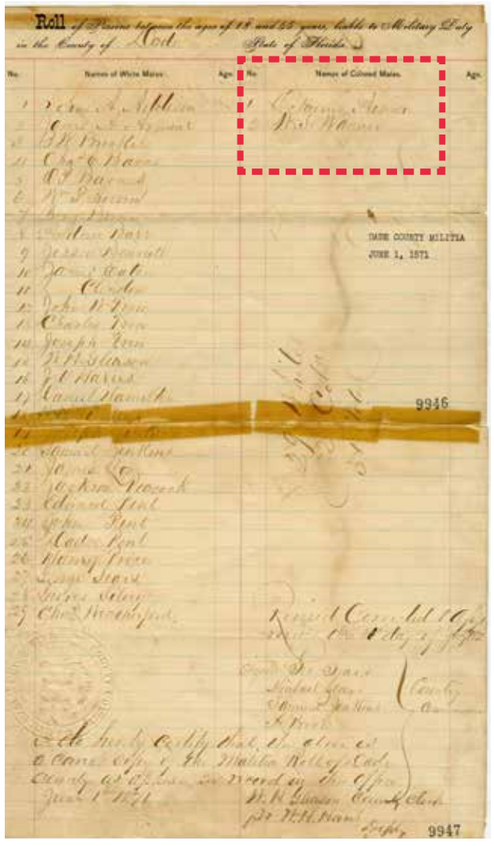


Figure 40.1870 Militia Muster Roll: Octavious Aimer and William Wagner, the only two "colored" males of service age in the county. Source: FamilySearch.com.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

In 1877, William and Eveline Wagner obtained the rights for a 40-acre homestead for their land north of the Miami River, along Wagner Creek. Their children Octavius Aimer, Joseph W. Wagner, and Rose Wagner Richards (with husband Adam C. Richards) were able to obtain 160-acre homesteads in Dade County as well.[23] These four families were the only Black or Mulatto homesteaders in Dade County's history. From 1870-1883, Octavius Aimer had a homestead along Biscayne Bay in the vicinity of today's Midtown and Design District. From 1891-1893, Joseph W. Wagner had a homestead along NW 12th Avenue, south of NW 36th Street, in today's Allapattah neighborhood. From 1880-1885, Rose Wagner Richards and her husband Adam C. Richards had a homestead on the south side of Sunset Drive in the vicinity of today's Sunset Elementary and the Sunset Acres neighborhood.[24]

William Wagner and his family were the first Black pioneers in Miami. In the 1870 militia muster roll for Dade County, sons Octavius Aimer and Joseph William Wagner were the only "Colored" males of service age in the county, compared to 29 white males.[25] They were respected businesspeople, and they helped to shape the early years of Miami. They were remembered for their tolerance of many kinds of people, with a focus on productive business relations. They were known for keeping good relations with Union and Confederate forces through the Civil War.[26] They are credited with being "among the first settlers to make friends with members of the Seminole" and maintaining a good relationship with the tribe.[27] It is possible that they were more tolerant of diverse backgrounds because of their experiences of discrimination in South Carolina. Their early settlement in the Allapattah Prairie may have encouraged tolerance for the later arrival of German and Black farmers and merchants in Allapattah in the 1890s, 1900s and 1910s.

The Wagners left an indelible legacy in the Allapattah area. Out of their settlement, a hard-working, culturally diverse neighborhood was born, a neighborhood that has been reborn and redefined numerous times in the past century.

23 Reconstructed map of Dade County homesteads based on federal homestead records, 1978. Courtesy of Miami-Dade County Office of Historic Preservation.

24 Ibid.

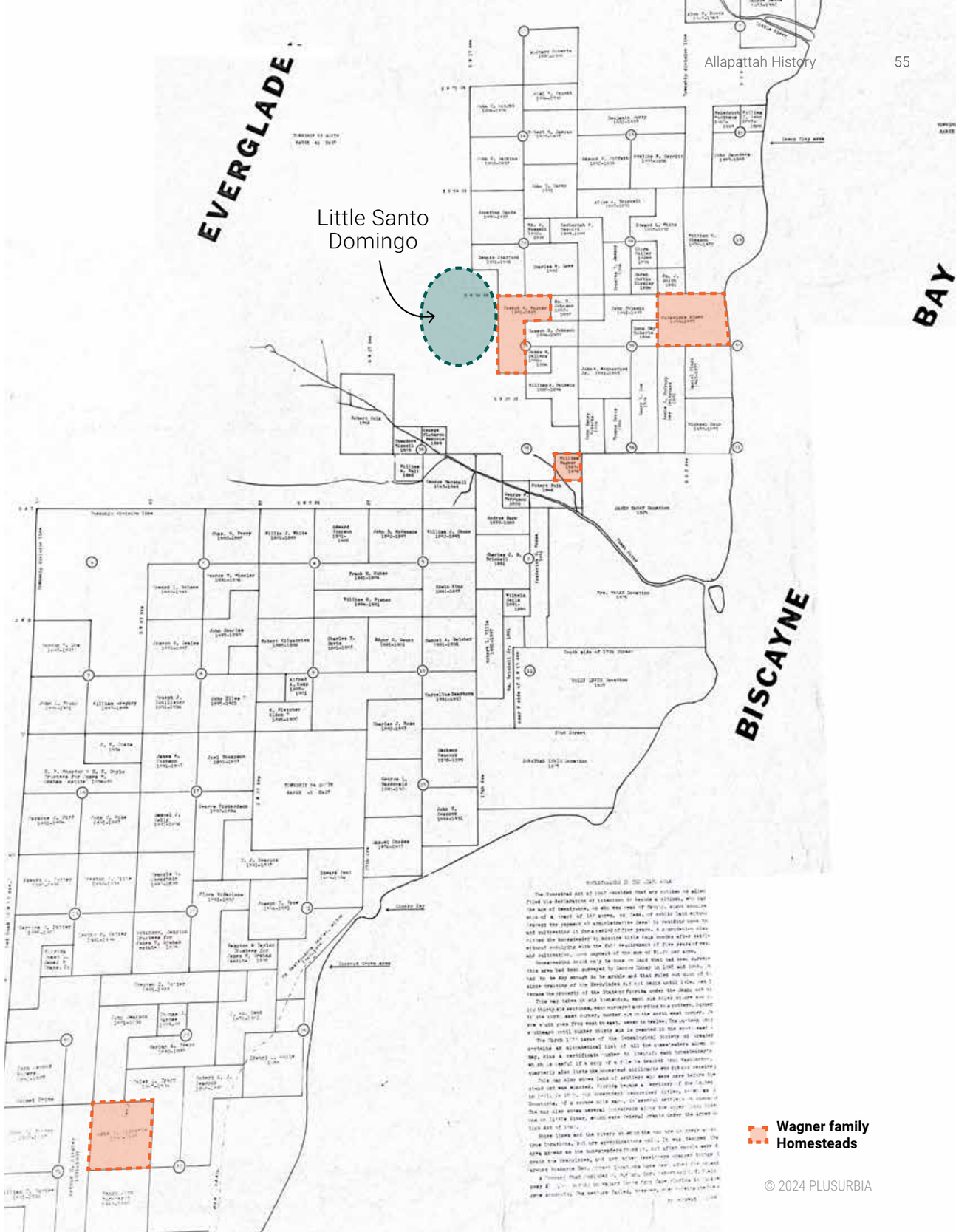
25 "Militia Muster Roll for Dade County, 1870." FamilySearch.

26 Ammidown, Margot. "The Wagner Family: Pioneer Life on the Miami River." Tequesta: The Journal of History Miami, vol.1, number 42, 1982.

27 Ammidown, Margot, "Miami's Oldest House: The Wagner Homestead." Wagner Homestead Articles, 1980. Internet Archives, uploaded by Dade Heritage Trust, September 4 2019, https://archive.org/details/wagnerhomesteadarticles.

Figure 41. (Facing page) Miami Homestead Map with Wagner Family homesteads and Little Santo Domingo highlighted. Source: Miami Dade county office of Historic Preservation.

© 2024 PLUSURBIA



© 2024 PLUSURBIA

WAGNER CREEK

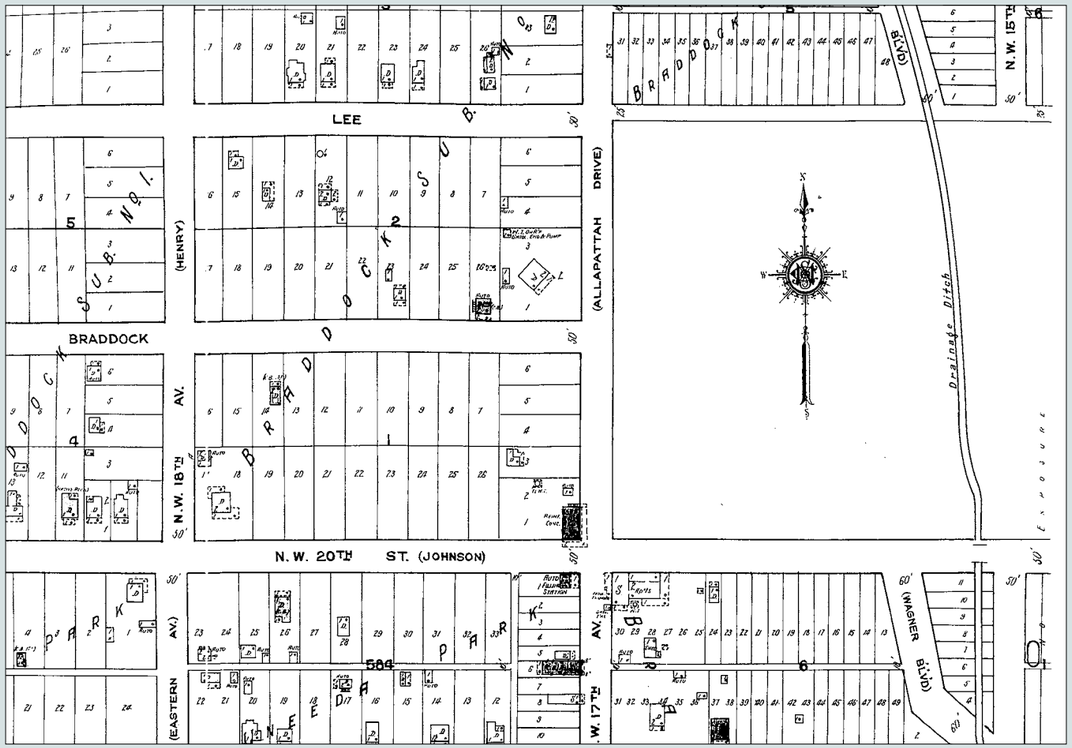
Wagner Creek is a one-and-a-half mile tributary of the Miami River that runs through the neighborhoods of Spring Garden, Overtown, and Allapattah in the City of Miami. It was named in honor of the Wagner Family who settled along the creek as early as 1855. As noted earlier, they built a water-powered coontie mill, a family home, and eventually established a forty-acre homestead along the creek.

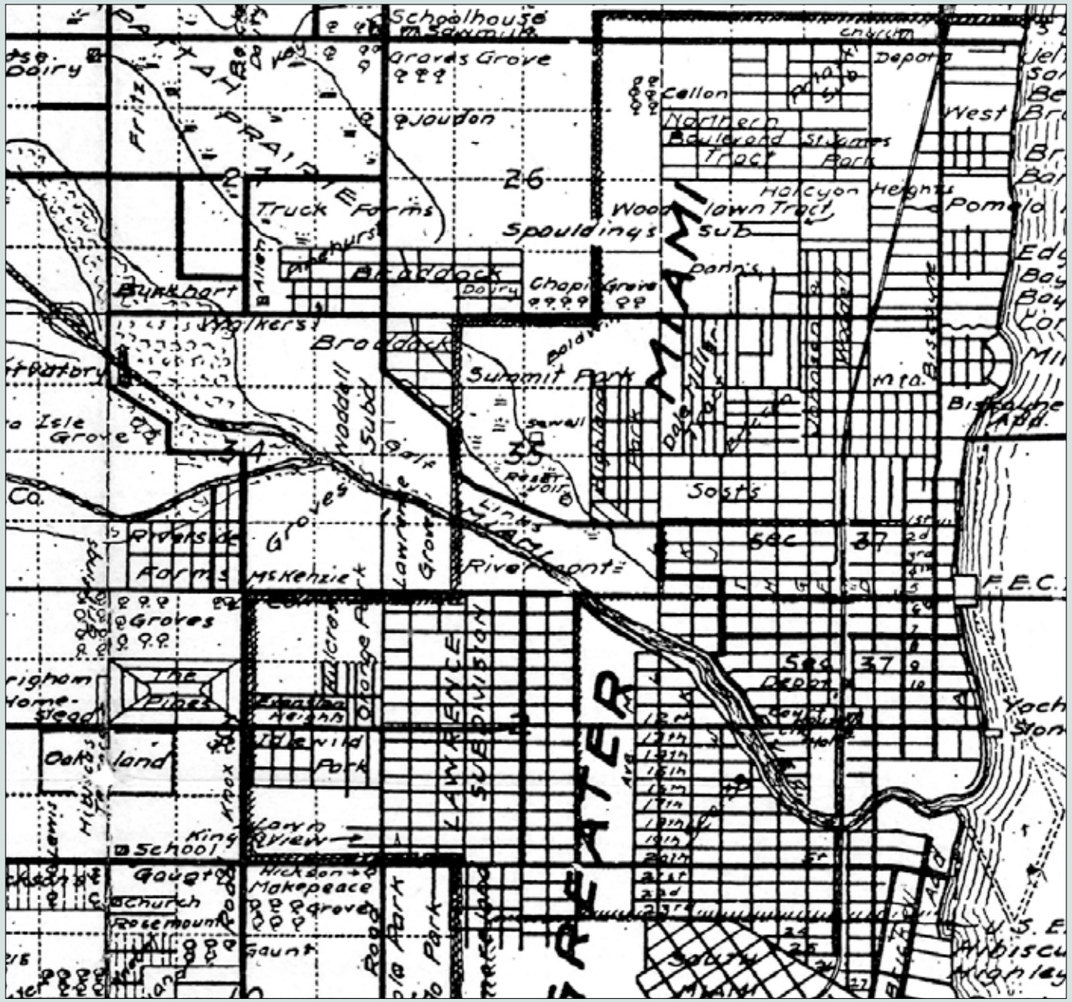
There are references to Wagner Creek as a three-foot deep creek as early as 1915.[28] By July 1923, the Dade County Commission began considerations to create a drainage district in Allapattah, converting Wagner Creek into a drainage ditch in order to improve agricultural conditions for truck farms in the Allapattah area.[29] Around this time it was noted in local newspapers that the existing Wagner Creek was dirty, filled with garbage and presented a health risk to residents in the area.

A 1924 Sanborn map of the area shows the creek labeled as a "drainage ditch" running through private properties. Wagner Creek was piped or filled in stages; portions of the creek were still an open ditch in 1951. As private properties were further developed, most of the creek has since been filled or piped. The original path of the creek is still recognizable through the parcel geometries and historic rights-of-way of the area. A shallow drainage ditch running diagonally through Juan Pablo Duarte Park is one of the few remnants of the creek that is still visible today.

28 "Cause of Trouble in the Water." The Miami Herald, February 14 1915, pp. 5. Newspapers.com.

29 The Miami Herald, July 12 1923, pp. 2.



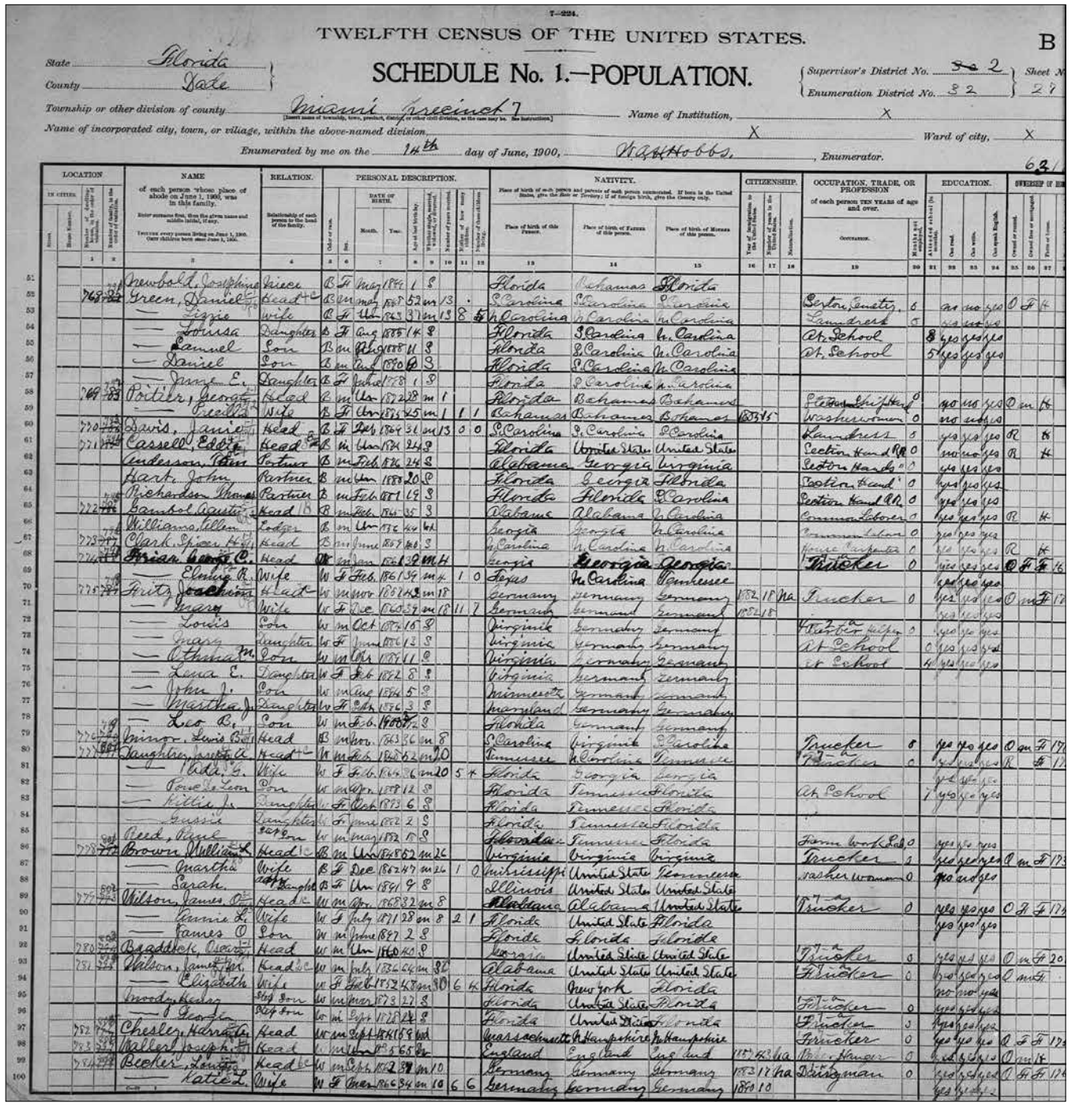

Schoolhouse
Groves Grove
Truck Farms
Broadmoor
Summit Park
Isle Grove
Groves
Forms
McKenzie
Rosemount
Gaunt
Makepeace
Grove
Park
Highland Park
Lawrence Subdivision
River Front
Sec
Sec
Sec

2.3 CULTURAL DIVERSITY IN THE ALLAPATTAH PRAIRIE

Unlike the City of Miami, which was racially segregated soon after incorporation in 1896, the Allapattah Prairie was notable for its racial diversity which persisted until the 1920s. In particular, there was a significant mix of German and Black farmers, alongside other European and southern White farmers.

German-born farmers living in the area in 1900 included William Wagner, William and Kunegund Laesch, Joachim and Mary Fritz, Frederich and Mary Matthaus, George Sears, Charles Schmidt, and Louis and Katie Becker. Louis Hoefer, his wife Birdie, and William Grueuer were local bakers.[30] In the 1900 census, these German families lived alongside Black farmers like William and Martha Brown, William and Nancy Dillard, Isaac and Anne Frinks, and Louis Minor, Black cemetery sexton Daniel Green, and Black railroad section hands George Poitier, Eddie Cassell, Thomas Anderson, John Hart, and Thomas Richardson. They were joined by neighbors from Sweden, Norway, France, Russia, Ireland, Scotland, as well as Black and white neighbors from the Bahamas and the southern United States.[31] A similarly diverse population is evident in the 1910 census, with black and white farmers and other families living in mixed-race communities in the Allapattah area and other outlying farm lands north and west of the City of Miami.[32]

According to historian Jeff Strickland, "German Immigrants and African Americans enjoyed relatively positive social, economic, and political relations during the mid- to late nineteenth century, especially when compared to relations between white and black southerners. The Germans were a middleman minority community, occupying a middle tier on the racial and ethnic hierarchy below white southerners and above African Americans… The newly arrived Germans did not have the same preoccupation with status, and the Germans freely traded with black and white southerners alike. Following the Civil War, Germans continued to sell to African Americans and native-born whites."[33] Strickland's research into economic relationships between German and African Americans in Charleston in the mid-1800s provides context for the marriage of William Wagner, a white German, and Eveline Wagner, a Mulatto Creole woman.


T-624.

TWELFTH CENSUS OF THE UNITED STATES. B

SCHEDULE No. 1.—POPULATION.

State Florida
County Dade
Township or other division of county Miami Precinct 7
Name of incorporated city, town, or village, within the above-named division. X
Enumerated by me on the 14th day of June, 1900, W. H. Hobbs, Enumerator.

Supervisor's District No. No 2
Enumeration District No. 82
Name of Institution, X
Ward of city, X
Sheet No. 2

63

	LOCATION	NAME	RELATION	PERSONAL DESCRIPTION	NATIVITY	CITIZENSHIP	OCCUPATION, TRADE, OR PROFESSION	EDUCATION	OWNED OR RENTED
	Street	of each person whose place of abode on June 1, 1900, was in this family.	Relationship of each person to the head of the family.	Color or race; Sex; Age at last birthday; Married during year; Number of years married; Mother of how many children; Number of these children living	Place of birth of this Person; Place of birth of Father of this person; Place of birth of Mother of this person	Year of immigration to the U.S.; Number of years in the U.S.	of each person TEN YEARS of age and over.	Attended school; Can read; Can write; Can speak English	Owned or rented; Owned free or mortgaged; Farm or House
51		Newbold, Josephine	niece	B F Aug 1885 14 S	Florida				
52	765 765	Green, Daniel	Head	B M Jan 1848 52 M 13	S. Carolina		Sexton, Cemetery	6 yes yes yes	O H
53		— Fannie	wife	B F Jan 1863 37 M 13 8 5	N. Carolina		Laundress	0 yes yes yes	
54		— Louisa	Daughter	B F Aug 1885 14 S	Florida		At School	8 yes yes yes	
55		— Samuel	Son	B M Aug 1887 12 S	Florida		At School	5 yes yes yes	
56		— Daniel	Son	B M Feb 1890 10 S	Florida				
57		Jessie E.	Daughter	B F Jan 1898 2 S	Florida				
58	767 767	Poitier, George	Head	B M Jan 1872 28 M 1	Florida		Fireman, Shipyard	0 yes yes yes	O H
59		— Cecelia	Wife	B F Jan 1874 25 M 1 1 1	Bahamas		Washerwoman	0 no no yes	
60	770 770	Davis, Jamie	Head	B M Feb 1870 30 M 13 3 0	S. Carolina		Laundress	0 yes yes yes	R H
61	771 771	Cassell, Eddie	Head	B M Jan 1874 26 S	Florida		Section Hand R.R.	0 no no yes	R H
62		Anderson, Tom	Partner	B M Feb 1876 24 S	Alabama		Section Hand R.R.	0 yes yes yes	
63		Hart, John	Partner	B M Jan 1880 20 S	Florida		Section Hand	0 yes yes yes	
64		Richardson, Thos	Partner	B M Feb 1881 19 S	Florida		Section Hand R.R.	0 yes yes yes	
65	772 772	Gambol, Agustus	Head	B M Feb 1844 55 S	Alabama		Common Laborer	0 yes yes yes	R H
66		Williams, Allen	Lodger	B M Jan 1876 24 M	Georgia				
67	773 773	Clark, Spicer	Head	B M June 1857 43 S	N. Carolina		House Carpenter	0 yes yes yes	R H
68	774 774	Brian, George C.	Head	B M Jan 1861 39 M 4	Georgia		Butcher	0 yes yes yes	O H H
69		— Elvira R.	Wife	W F Feb 1876 24 M 4 1 0	Texas				
70	775 775	Fritz, Joachim	Head	B M Mar 1837 63 M 38	Germany	1872 28 Na	Teacher	0 yes yes yes	O H H
71		— Mary	Wife	W F Dec 1840 59 M 38 11 7	Germany	1872 28			
72		— Louis	Son	W M Oct 1872 27 S	Virginia	Germany	Teacher, Public	0 yes yes yes	
73		— Gregg	Daughter	B F June 1874 25 S	Virginia	Germany	At School	0 yes yes yes	
74		— Thomas M.	Son	W M Oct 1877 22 S	Virginia	Germany	At School	0 yes yes yes	
75		— Laura E.	Daughter	B F Dec 1882 17 S	Virginia	Germany	At School	4 yes yes yes	
76		— John J.	Son	W M May 1884 15 S	Minnesota	Germany			
77		— Martha J.	Daughter	B F Feb 1886 13 S	Maryland	Germany			
78		— Leo R.	Son	W M Feb 1888 12 S	Florida	Germany			
79	776 776	Bump, Louis Bert	Head	B M Nov 1863 36 M 8	S. Carolina	Virginia	Teacher	0 yes yes yes	O H H
80	777 777	Daughtry, Lucretia	Head	W F Mar 1862 38 M 10	Tennessee	N. Carolina	Teacher	0 yes yes yes	R H
81		— Eddie G.	Wife	W F Feb 1864 36 M 10 5 4	Florida	Georgia			
82		— Dora De Lon	Son	W M Sept 1889 10 S	Florida	Tennessee	At School	1 yes yes yes	
83		— Willie Jr.	Daughter	B F Oct 1893 6 S	Florida	Tennessee			
84		— Jessie	Daughter	B F June 1895 4 S	Florida	Tennessee			
85		Reed, Ozzie	Son	W M Aug 1899 0 S	Florida	Tennessee			
86	778 778	Brown, William	Head	B M Jan 1862 38 M 26	Virginia	Virginia	Farm Work Laborer	0 yes yes yes	
87		— Martha	Wife	B F Dec 1867 32 M 26 1 0	Mississippi	United States	Teacher	0 yes yes yes	R H
88		— Sarah	Daughter	B F Jan 1891 9 S	Illinois	United States			
89	779 779	Wilson, James O.	Head	W M Apr 1868 32 M 8	Alabama	United States	Teacher	0 yes yes yes	O H H
90		— Minnie L.	Wife	W F July 1871 28 M 8 2 1	Florida	United States		yes yes yes	
91		— James O.	Son	W M June 1892 7 S	Florida	Florida			
92	780 780	Braddock, Oscar	Head	W M Jan 1860 40 S	Georgia	United States	Teacher	0 yes yes yes	O H H
93	781 781	Wilson, James Jr.	Head	W M July 1876 23 M 3	Alabama	United States	Teacher	0 yes yes yes	O H H
94		— Elizabeth	Wife	W F Feb 1873 27 M 3 1 1	Florida	New York			
95		Woodward, Henry	Step Son	W M Nov 1893 6 S	Florida	Florida			
96		— Geo.	Step Son	W M Sept 1895 4 S	Florida	United States			
97	782 782	Chesley, Horace	Head	W M Sept 1874 25 M	Massachusetts	New Hampshire	Teacher	0 yes yes yes	R H
98	783 783	Walker, Joseph	Head	W M Dec 1865 34 S	England	England	Teacher, Manager	0 yes yes yes	O H H
99	784 784	Becker, Louis	Head	W M Sept 1862 37 M 10	Germany	Germany	Dairyman	0 yes yes yes	O H H
100		— Katie	Wife	W F Dec 1866 33 M 10 6 6	Germany	Germany			

Figure 44. "United States Census, 1900" showing German and black families living in Allapattah. Source: FamilySearch.

30 "United States Census, 1900." FamilySearch, Entry for Joachim Fritz and Mary Fritz, 1900, https://www.familysearch.org/ark:/61903/1:1:M3DT-4F2 : Thu Apr 11 20:45:38 UTC 2024.

31 "United States Census, 1900." FamilySearch, Entry for William L Brown and Martha Brown, 1900, https://www.familysearch.org/ark:/61903/1:1:M3DT-4NW : Thu Apr 11 20:45:37 UTC 2024.

32 "United States Census, 1910." FamilySearch, Entry for Joachim Fritz and Mary Fritz, 1910, https://www.familysearch.org/ark:/61903/1:1:MVVY-VTY : Sat Mar 09 15:55:21 UTC 2024.

33 Strickland, Jeff. "How the Germans Became White Southerners: German Immigrants and African Americans in Charleston, South Carolina, 1860-1880." Journal of American Ethnic History, vol. 28, no.1, 2008. Digital Commons, https://digitalcommons.montclair.edu/history-facpubs/2/.

© 2024 PLUSURBIA

© 2024 PLUSURBIA



Figure 45. 1920 Allapattah.
Source: HistoryMiami South Florida Photograph Collection.

2.4 AGRICULTURE IN ALLAPATTAH

Between 1905 and 1914, Everglades drainage programs were being implemented at a large scale,[34] and the marshy Allapattah prairie was transformed to become dry land with a "wonderful top soil"[35] that was suitable for farming and settlement. Up until the 1920s, the Allapattah area was best known for agriculture production. It was "Miami's first trucking section,"[36] because it was characterized by ten-acre family-owned farms growing winter vegetables and other produce. These family farms would raise the vegetable crops and then transport, or "truck" the crop into the city for sale at wholesale markets or shipment to northern markets. As Miami's population grew, Allapattah land became valuable for high-priced produce such as strawberries and roses, which were sold to the local hotels and resorts.[37] Allapattah was also home to cattle grazing, dairies, poultry farms, citrus groves, floral production, and vegetable fields.

In the 1920s, Miami was transformed by the Florida Land Boom. Allapattah was also changing, but it retained some of its agricultural character into the 1920s. There were multiple small-scale groves and farms with farmhouses located along 17th Avenue.[38] These farms grew winter vegetables, tomatoes, peppers, strawberries, and citrus. The Schaaf farm near NW 30th Street even had a Jelly Factory on site fronting 17th Avenue. The handful of small wood-framed Bungalows and Wood Vernacular structures that remain in the

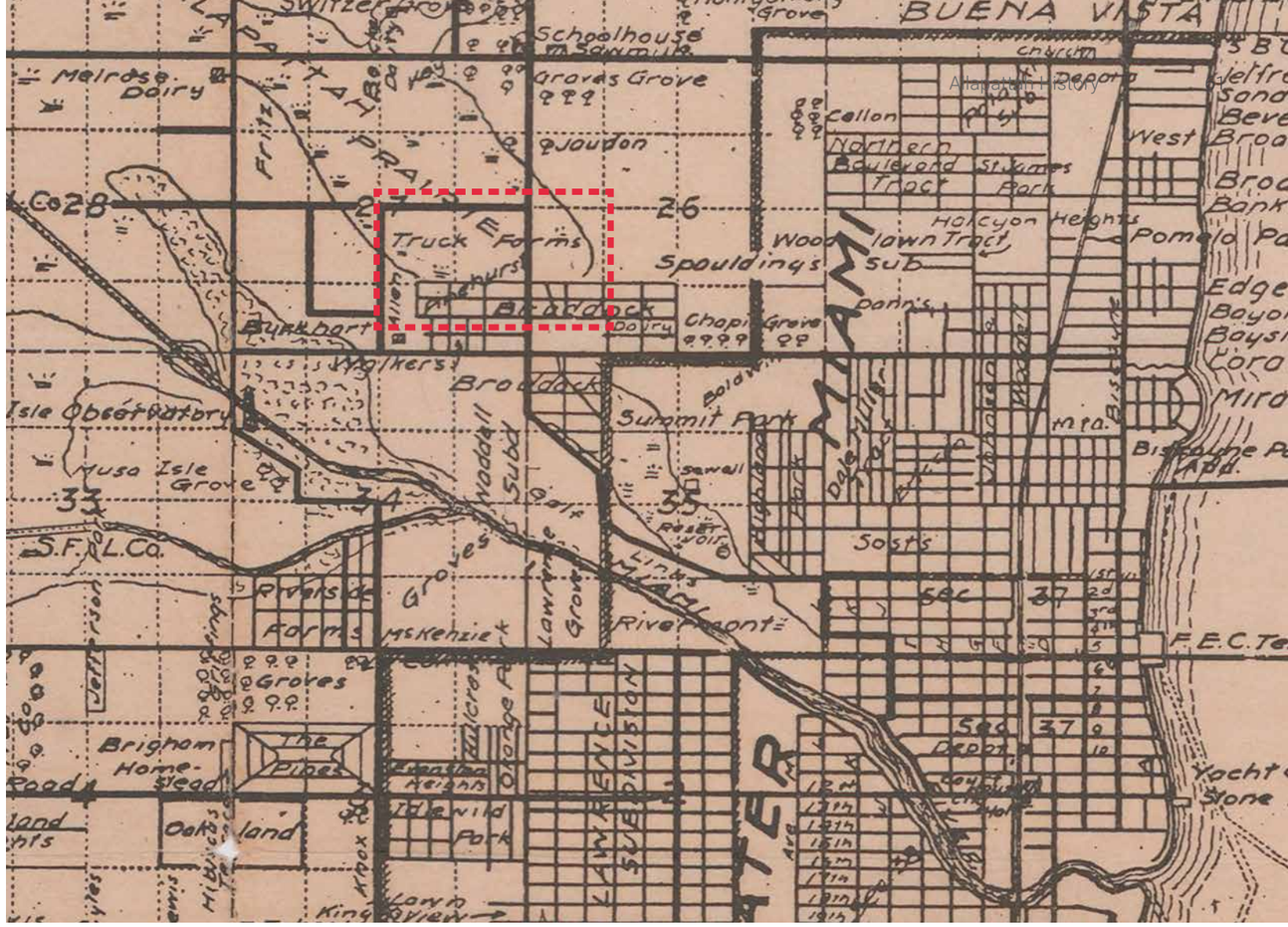
34 "Developing the Everglades." National Park Service, Everglades National Park, last updated June 20, 2020, www.nps.gov/ever/learn/historyculture/development.htm.

35 "Bull Alligator is Name of Section in Seminole" The Miami News, March 15 1922, pp. 15. Newspapers.com.

36 Ibid.

37 Page, C. Clinton. "Growing Strawberries, Roses and Sweet Peas Proves Pleasant and Profitable." The Miami Herald, January 25 1922, pp. 7.

38 Sanborn Map of Miami, Florida, 1921, Sheet 171. Library of Congress.



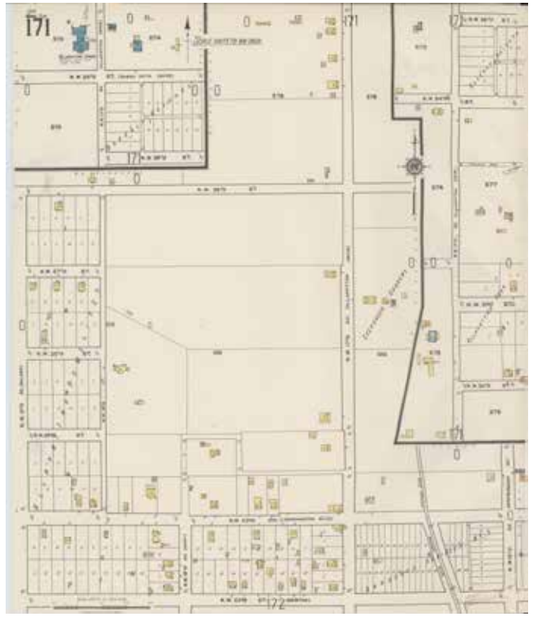


Figure 46. Zoom in of 1914 location map of Dade County, Florida, and early land owners in Allapattah, "Truck Farms" highlighted. Source: University of Miami Archive.

Figure 47.1921 Sanborn Map showing farms and undeveloped land. Source: Library of Congress.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

The handful of small wood-frame Bungalows and Wood Vernacular structures that remain in the area may originally have been farmhouses of early 20th-century, small-scale truck farms.

area may originally have been farmhouses for these small-scale truck farms. Truck farms made living in Allapattah more affordable, since residents could reduce their living costs by cultivating their own food. It is likely that truck farms' affordability attracted a working-class population in Allapattah, which set a precedent for generations of white, black, and Hispanic working-class families to settle in the neighborhood in the century that followed.



Figure 48. Red Bliss potato field South Allapattah Gardens, 1928. Source: Miami-Dade Public Library Digital Collection Gleason Waite Romer Photographs.



Figure 49. South Allapattah Potato packing house_Tractor hauling crates from field, 1924. Source: Miami-Dade Public Library Digital Collection Gleason Waite Romer Photographs.

© 2024 PLUSURBIA



Figure 51. 1925 Hopkins Maps Showing James Donn name on a large parcel. Source: Miami Dade County Office of Historic Preservation.

EXOTIC GARDENS 1914 - 1963

Exotic Gardens was one of South Florida's most important plant nurseries and landscaping businesses from 1914-1959,[39] and from 1952-1964 it was one of the top five florist distributors in the United States.[40] The company was headquartered in Allapattah from 1916-1963 at the southwest corner of NW 17th Avenue and NW 28th Street, at 1700 NW 28th Street.[41] [42] The company founder and president, James Donn, lived with his family two blocks west of the headquarters at 2740 NW 19th Avenue from 1922 until 1969.[43] [44]

39 Haggerty, Mike. "The Flower Business: Blooming," The Miami News, October 18, 1964, pp. 14. Newspapers.com.

40 Ibid.

41 "Illness Turned Miami Florist to Flower Work." The Miami News, December 7 1926, pp. 16. Newspapers.com.

42 Einstein, Paul. "MTA Gets Offer For Garage Site." The Miami News, October 31 1963, pp. 7. Newspapers.com.

43 The Miami News, April 19 1922, pp. 4.

44 "Flowers Still First Love." The Miami Herald, February 7 1969, pp. 38. Newspapers.com.



Figure 50. Exotic Gardens opening invitation on The Miami Herald, December 7th, 1926. Source: The Miami Herald, 1926.

© 2024 PLUSURBIA



Figure 52. The Miami News 1926 article about Exotic Garden, with pictures of James Donn (left) and Albert Kay (right). Source: Newspapers.com.

James Donn, a Scottish immigrant, was the founder and president of Exotic Gardens. He and his wife Nellie came to Miami by way of New York City, where he had gained wealth and experience in the floral industry. When he arrived in 1914, he purchased the Miami branch of Griffin Brothers, and built it into his own brand, Exotic Gardens.[45] In 1916, Donn purchased a 10-acre farm in Allapattah for growing roses. By 1922, Donn had developed a 20-acre residential and garden subdivision in Allapattah called Rosemont, where approximately half of the subdivided lots were dedicated for residences, and the other half of the lots were used as the plant nurseries for Exotic Gardens. In 1922, Donn and his family moved into their own home in Rosemont, at the southwest corner of NW 19th Avenue and NW 28th Street, at 2740 NW 19th Avenue.

By 1926, Exotic Gardens owned and cultivated 50 acres in Allapattah and reported one million dollars' worth of business,[46] which is the equivalent of over 17 million dollars in 2024. As a reflection of their business success, James Donn built a large, Mediterranean Revival style company headquarters and florist salesroom at 1700 NW 28th Street, in the location of the entrance gazebo of today's Juan Pablo Duarte Park.[47] When James Donn planted the

45 "Illness Turned Miami Florist to Flower Work." The Miami News, December 7 1926, pp. 16.

46 Ibid.

47 "The Exotic Gardens Announce the Formal Opening of their new Office and Salesroom." The Miami News, March 29, 1926, pp. 11. Newspapers.com.

© 2024 PLUSURBIA



Figure 53. The royal palms lining 28th Street, vestiges of the Exotic Gardens nursery, in 1977. Source: Miami-Dade County Property Appraiser.

Royal Palm seedlings along NW 28th Street in the late 1920s, he created an impressive streetscape that directly connected his company headquarters at 1700 NW 28th Street to his Rosemont subdivision and family home at 2740 NW 19th Avenue.

In the 1920s, not only was Exotic Gardens a nationally-recognized florist, supplying year-round roses, gladioli, and calla lilies to New York City and other northern cities,[48] but it was also the premier landscaping firm in South Florida. Exotic Gardnes provided landscaping services for large public projects such as the new City hospital, as well as many of the Brickell Avenue estates.[49] James Donn was so well respected for his knowledge of landscaping that he was appointed to the City Park Planning Board to oversee the design and construction of Bayfront Park.[50]

By the 1930s, Exotic Gardens began focusing on flowers as their primary business,[51] and although they were still the top landscaper in South Florida until they chose to discontinue the business in 1959.[52] While the Donn family continued to operate the garden business in Allapattah until the 1960s, after World War II, James Donn himself divided his attention between the operations of Exotic Gardens and the ownership and management of Gulfstream Park, a racetrack in Hallandale Beach.[53]

48 "Thousands of Roses Make New York Men Praise the Climate." The Miami News, March 15 1922, pp. 16.

49 Ibid.

50 "Park Planning Board Elects Chairman." The Miami Herald, January 25 1921, pp. 4. Newspapers.com.

51 Haggerty, Mike. "The Flower Business: Blooming." The Miami News, October 18 1964, pp. 14. Newspapers.com.

52 Ibid.

53 Haggerty, Mike. "The Flower Business: Blooming." The Miami News, October 18 1964, pp. 14. Newspapers.com.

© 2024 PLUSURBIA

The legacy of Exotic Gardens and its founder James Donn lives on today in Allapattah through the large parcels that were once their nursery land, in the areas north and south of NW 28th Street between NW 17th Avenue and NW 19th Avenue. This land is now Juan Pablo Duarte Park, the Three Round Towers public housing site, and other large public housing tracts and schools. Their legacy also lives on in their once-famed subdivision, Rosemont Park, that is located south of NW 28th Street, between NW 19th Avenue and NW 21st Avenue. Finally, and most memorably, their legacy can be appreciated in the century-old Royal Palm trees that Donn planted along NW 28th Street between NW 17th Avenue and NW 21st Avenue. Most of these trees that can be seen today were planted as young seedlings in the 1920s.[54]

54 Conger-Dayton, Dr. Helen. "A family history grows in Allapattah." The Miami Herald, June 24 2012, pp. SW8.

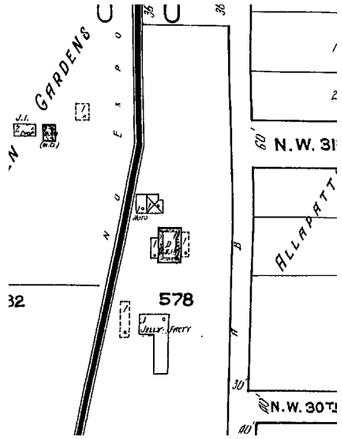




Figure 54. The royal palms lining 28th Street in 1972. Source: Miami-Dade County Property Appraiser.

Figure 55. Current picture of the palm trees on NW 28th Street. Source: Plusurbia.

© 2024 PLUSURBIA



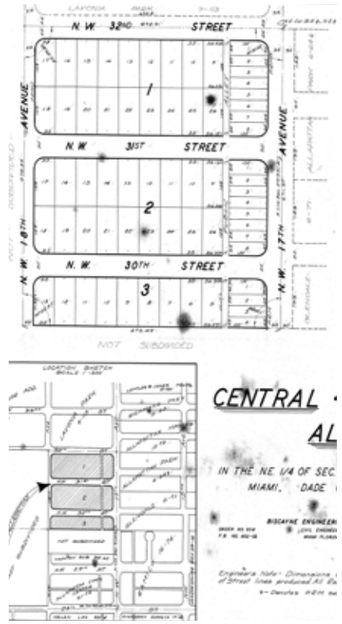


Figure 56. 1924 Sanborn Map showing the Jelly factory. Source: Library of Congress.

Figure 57. Central Allapattah Plat Map. Source: Miami-Dade County Clerk of Courts.

Figure 58. Ernest Schaaf advertisement. Source: The Miami Herald, 1927.

SCHAAF FARM AND MANUFACTURING CO. 1911-1937

The ten-acre Schaaf Farm was located in Allapattah from 1911 until 1937, when it was replatted as Central Allapattah subdivision.[55] The tropical fruit farm was the home of the Schaaf family and was the location of Schaaf Manufacturing Co. which produced the "Pride of Miami" line of tropical fruit jellies, candies and preserves.[56] Founder Ernest Schaaf was recognized as a national expert in pickling and food preservation in the early 20th century.[57]

Ernest Schaaf was a German immigrant who was skilled in food preservation in his native country. He was brought to the United States by the Heinz companies to work in food preservation in Pittsburgh, where he remained for 25 years.[58] He later worked in St. Paul, Minnesota for Griggs Cooper Co. for 15 years.[59] In 1911, he decided to move to Miami and establish his own small business growing and preserving tropical fruits. He purchased a 15-acre truck farm in Allapattah, located west of NW 17th Avenue between approximately NW 30th Street and NW 32nd Street. Here he and his family grew their own produce and processed it into jelly, candies, and preserves.[60]

Among other fruit varieties, the Schaaf family grew three acres of sour guava trees on their land, and they processed the fruit into jellies for sale to tourists in Miami's hotels and steamships.[61] They also specialized in whole-fruit glace of kumquat, grapefruit, and other citrus fruits.[62] Their other tropical fruit products were shipped nationwide and throughout Europe, and were featured in New York's Waldorf Astoria and Biltmore hotels.[63]

55 Central Allapattah Subdivision Plat, 1937. Miami-Dade Clerk of Courts.
56 "Dade Products Made 'Em Mad in California." The Miami News, June 7 1931, pp. 16.
57 "Peter Piper Packed a Peck." The Miami News, June 8 1955, pp. 17.
58 "Carl Schaaf, Food Canning Expert, Dies." The Miami Herald, July 3 1942, pp. 17.
59 "Dade Products Made 'Em Mad in California." The Miami News, June 7 1931, pp. 16.
60 "Carl Schaaf, Food Canning Expert, Dies." The Miami Herald, July 3 1942, pp. 17.
61 "Everyone Grows Guavas But There Are Few Groves." The Miami News, August 11 1923, pp. 3.
62 "Dade Products Made 'Em Mad in California." The Miami News, June 7 1931, pp. 16.
63 "California Prizes are Freely Awarded to Pride of Miami." The Miami News, March 15 1922, pp. 16.



© 2024 PLUSURBIA

The business continued to be successful into the 1950s. Son Otto Schaaf continued the business at 1305 NW 22nd Street,[64] while Mrs. Schaaf and her daughter carried on with a pickling operation at the original site, in a rebuilt small factory and office at 3024 NW 17th Avenue. There they specialized in pickling watermelon rinds, which would then be shipped to hotels and restaurants nationwide.[65]

The legacy of the Schaaf Family farm and jelly business lives on today at 3028 NW 17th Avenue and 3032 NW 17th Avenue. This is the location of the family's original bungalow residence, as well as the old 1950s structure where Mrs. Schaaf and her daughter rebuilt the jelly factory into a pickling operation. Today, that pickling business is the location of the Santo Domingo Dollar Store, and it has undergone many additions and adaptations from its original building footprint.

64 "Carl Schaaf, Food Canning Expert, Dies." The Miami Herald, July 3 1942, pp. 17.

65 "Peter Piper Packed a Peck." The Miami News, June 8 1955, pp. 17.



Figure 59. Ernest Schaaf advertisement. Source: The Miami Herald, 1931.

Figure 60. The Schaff family's fresh fruit stand. Source: Miami-Dade County Property Appraiser.



© 2024 PLUSURBIA



Figure 61. Evergreen Gardens s.1922. Source: HistoryMiami South Florida Photograph Collection.

EVERGREEN GARDENS 1914 - 1926

Next to Exotic Gardens, Evergreen Gardens was one of the largest farms in Allapattah. The farm was owned and operated by Mr. and Mrs. J.N. Wheatley, along with her sons H. Losey and H.C. Losey and their wives. The three families all moved to Miami from Chicago in around 1916. J.N. Wheatley had been a builder and contractor in Chicago.[66] The families came with the intention of working together to own and operate a family truck farm in Allapattah.[67]

Evergreen Gardens was located on the east side of 17th Avenue between NW 23rd Street and NW 28th Street. The operation was established in 1917, and it grew from 15 acres to about 37 acres of farmland by 1922. It was a well-known Miami farm growing winter vegetables, strawberries, and roses.[68]

In 1917, the families built a large home at around 2629 NW 17th Avenue (now demolished).[69] In 1924, H.C. Losey constructed a large, two-story Mission style family home at 1516 NW 28th Street. His stepfather J.N. Wheatley served as the contractor and designer of the home[70]. The home still stands today.

66 Page, C. Clinton. "Growing Strawberries, Roses and Sweet Peas Proves Pleasant and Profitable" The Miami Herald, January 25 1922, pp. 7

67 The Miami News, October 4 1916, pp. 5.

68 Page, C. Clinton. "Growing Strawberries, Roses and Sweet Peas Proves Pleasant and Profitable" The Miami Herald, January 25 1922, pp. 7

69 "Allapattah Farm Beats Chicago Office Work." The Miami News, January 20 1917, pp. 2.

70 "Losey Home is Being Built." The Miami News, August 11 1924, pp. 8.

© 2024 PLUSURBIA





Figure 62. Evergreen Gardens, 1922. Source: HistoryMiami South Florida Photograph Collection.

Figure 63. Evergreen Gardens, Carl Losey, early 1900s Source: HistoryMiami South Florida Photograph Collection.

Figure 64. Evergreen Gardens no date. Source: HistoryMiami South Florida Photograph Collection.



In 1925, the Wheatley and Losey families caught the real estate fever of the Florida Land Boom. They sold their land to developers in 1925, at the peak of the Boom;[71] this land was developed as Evergreen Gardens, Evergreen Gardens Addition, and Evergreen Gardens Addition 2.

The family advocated for the widening of 17th Avenue, or "Allapattah Drive" for business expansion, and used the proceeds of the sale of their agricultural lands to build a commercial block at the northeast corner of SW 17th Avenue and NW 28th Street; the commercial buildings remain here today at 2815 NW 17 Avenue.[72]

Although the Losey and Wheatley families sold their farmland in 1925, they continued to be involved in the development of the Allapattah District, serving on local boards, fraternal organizations, and operating their commercial building in the neighborhood.

71 "Gardens Sold" The Miami News, March 12 1925, pp. 9.

72 "Losey Building Fully Tenanted." The Miami Herald, 10 July 1926, pp. 11.

© 2024 PLUSURBIA

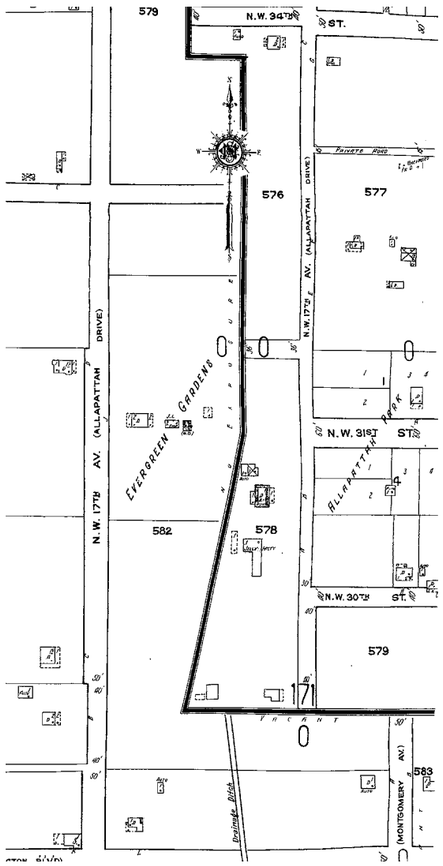
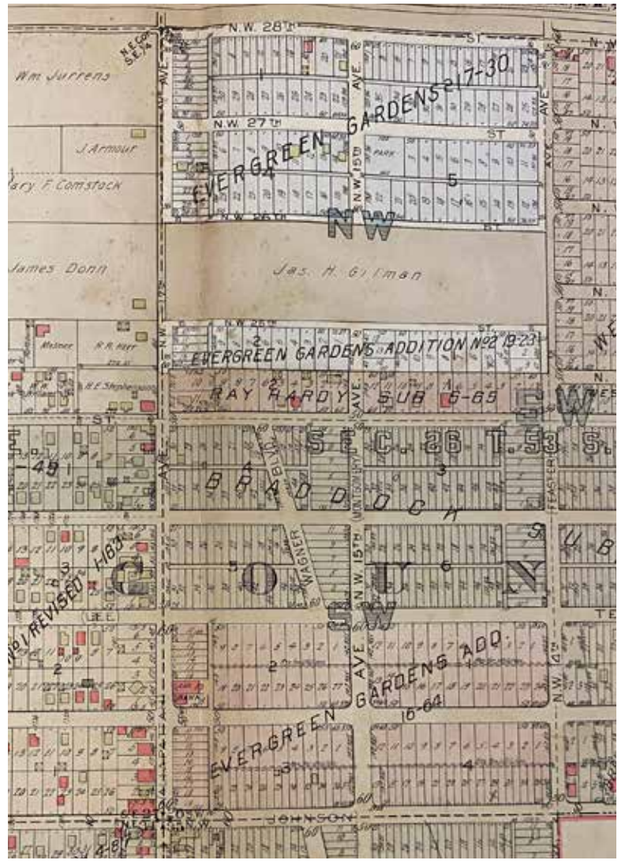


Figure 65. 1924 Sanborn Map showing Evergreen Gardens. Source: Library of Congress.

Figure 66.1925 Hopkins Map showing Evergreen Gardens, Evergreen Gardens Addition, and Evergreen Gardens Addition 2. Source: Miami Dade County Office of Historic Preservation.

Figure 67. 1934 picture of an apartment house owned by Howart and Esther Losey. Source: HistoryMiami South Florida Photograph Collection.





© 2024 PLUSURBIA

2.5 THE FLORIDA LAND BOOM AND ANNEXATION

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 changed dramatically. Immediately, newcomers began to arrive en masse. By 1925, the Boom was at a frenzy. 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 land-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 along, an estimated tow 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.*[73]

The historic event of the Florida land boom is reflected in the development patterns in Allapattah, with many subdivisions being subdivided and sold during that time. Within the Little Santo Domingo commercial area alone, three subdivisions were platted in 1920, three were platted in 1921, two were platted in 1923, five were platted in 1924, and nine subdivisions were platted in 1925. These developments were highly speculative, with the goal and expectation that lots would double and triple in value in a matter or weeks or months, with no effort on the part of the developer or the property owner. For example, in the Evergreen Gardens subdivision, the developers J.C.H. Corporation advertised customer testimonials such as "I have resold the two lots purchased a few months ago and in doing so have more than doubled the investment made."[74]

In Allapattah, there had only been one subdivision within the study area prior

73 Knowlton, Christopher. Bubble in the Sun. Simon & Schuster, New York, 2020, xiii.

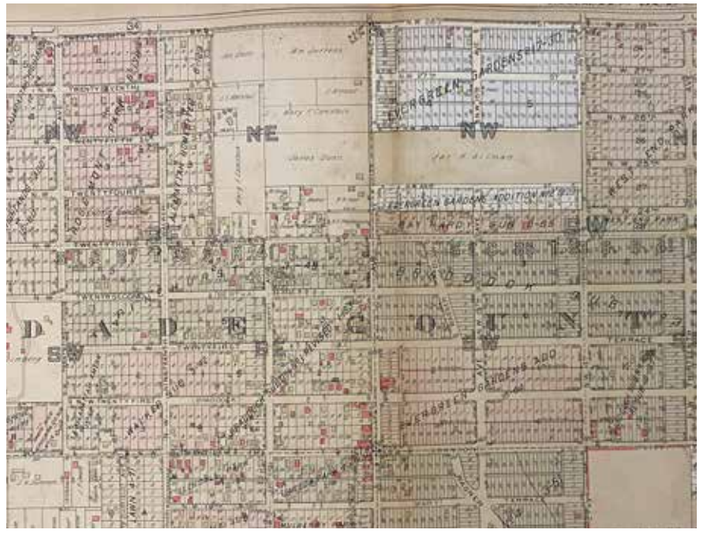


Figure 68. The only large parcels remaining in Allapattah by 1925 located around NW 28th Street to the west of 17th Avenue. Source: Miami Dade County Office of Historic Preservation.

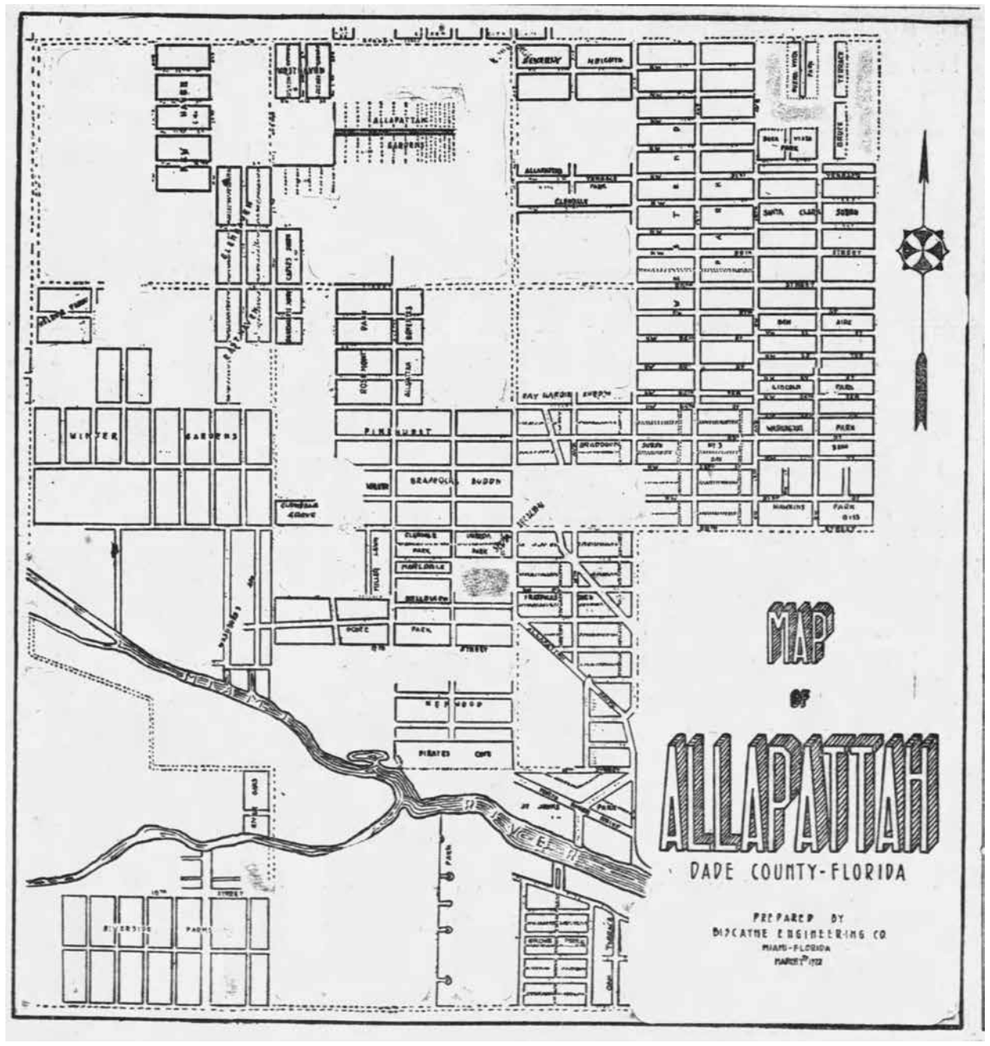


Figure 69. Map of Allapattah published by The Miami News. Source: The Miami News, 1922.

74 "Evergreen Gardens." The Miami News, July 19 1925, pp. 6.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

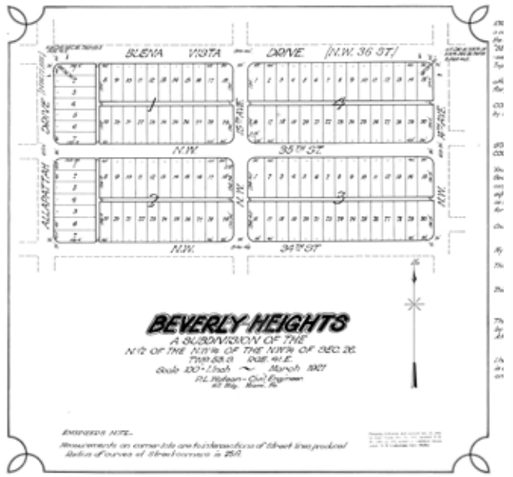


Figure 70. 1921 Beverly Heights Plat map. Source: Miami-Dade County Clerk of Courts.

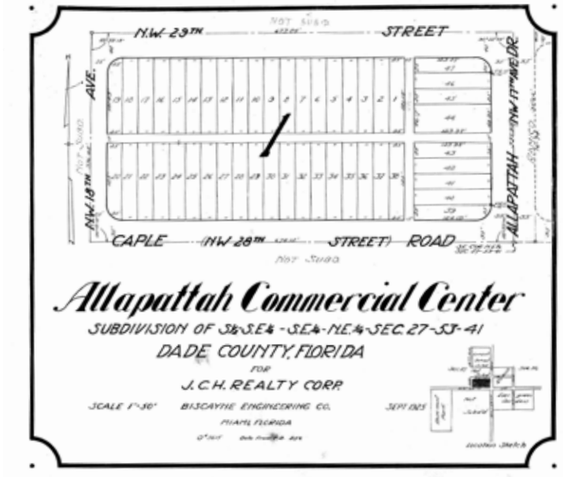


Figure 71. 1925 Allapattah Commercial Center Plat map. Source: Miami-Dade County Clerk of Courts.

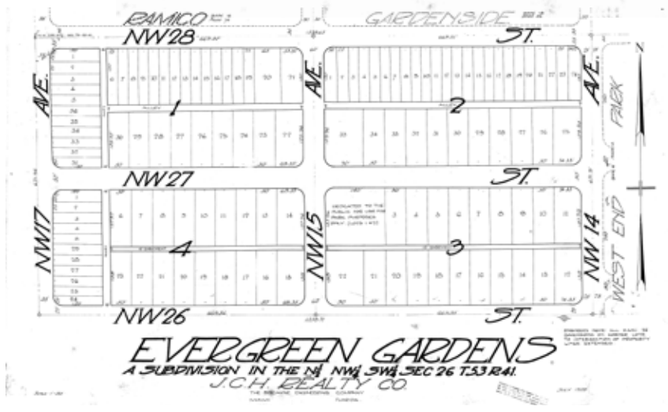


Figure 72. 1925 Evergreen Gardens Plat map. Source: Miami-Dade County Clerk of Courts.

Figure 73. (Facing page) Boom-Time Map, 1925, showing City of Miami Annexations, including Allapattah. Source: Stearns, Frank F. (Planning Director); Smalley, R.E. (Planning Illustrator); Helen Muir Florida Collection. Special Collections and Archives. Source: Miami-Dade Public Library System.

to 1914: the Braddock subdivision at the intersection of NW 20th Street and NW 17th Avenue.[75] However, by the mid-1920s, the development pressure of the Florida Land Boom resulted in nearly all of the Allapattah neighborhood being subdivided into residential lots. The only large parcels that remained after 1925 were located around NW 28th Street, on the west side of NW 17th Avenue, and were located along the Wagner Creek watershed, therefore they may have been less desirable parcels for development.

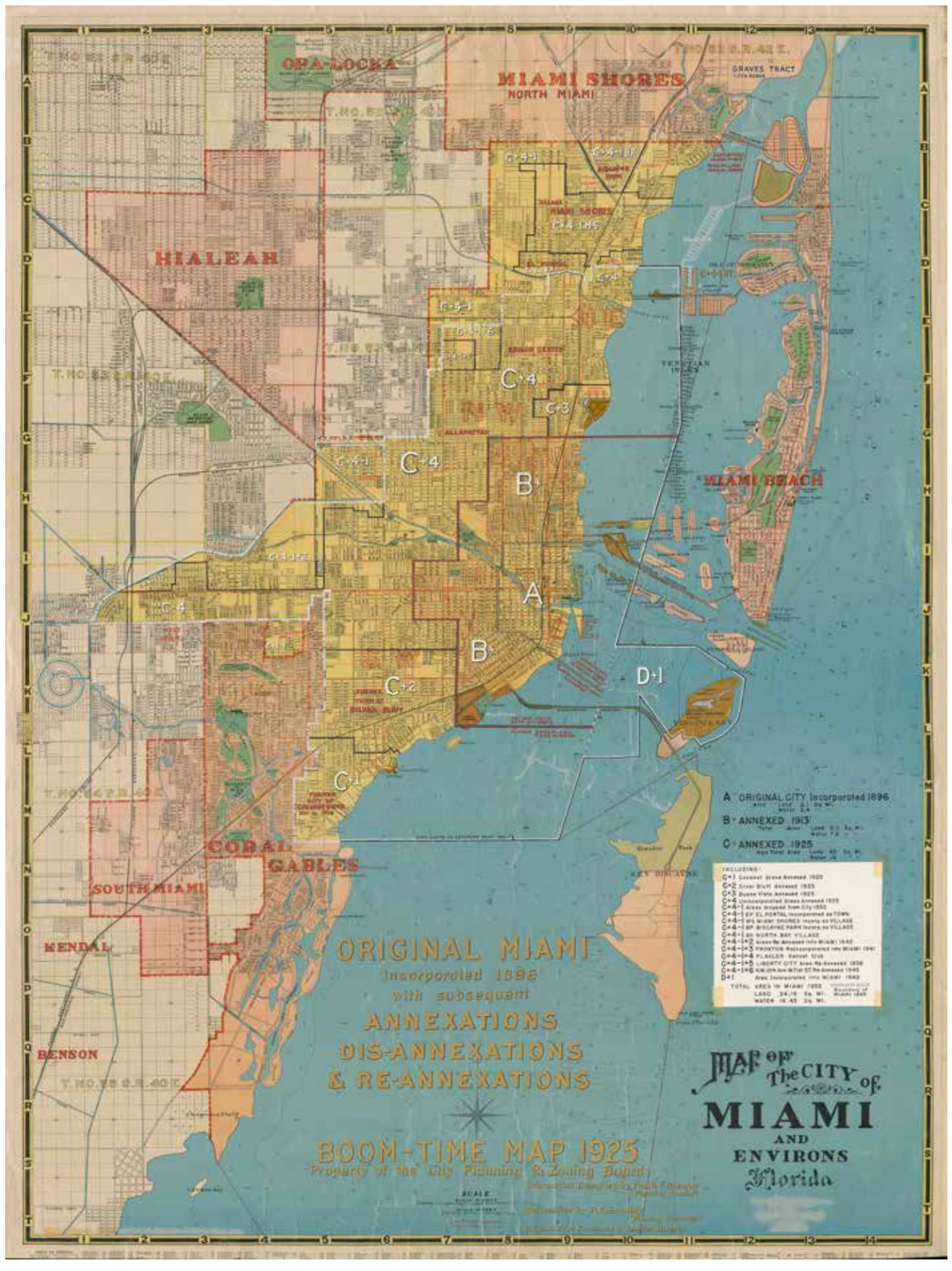
The largest Allapattah subdivision in the 1920s was Evergreen Gardens (1925) because this subdivision was platted from the 37-acre Evergreen Gardens nursery owned by the Wheatley and Losey families. Other larger subdivisions included the four-block Beverly Heights (1921) at the southeast corner of NW 17th Avenue and NW 36th Street,[76] and four-block Lavonia Park (1924) on the west side of NW 17th Avenue between NW 32nd Street and NW 34th Street.[77]

75 Love, Richeson. "Location Map of a Portion of Dade County, Florida." HistoryMiami Archives, 1914.

76 Beverly Heights Plat Map, 1921, Miami-Dade County Clerk of Courts.

77 Lavonia Park Plat Map, 1924, Miami-Dade County Clerk of Courts.

© 2024 PLUSURBIA



© 2024 PLUSURBIA

Because of Allapattah's legacy as a collection of small family farms, the development pattern of the neighborhood when it was subdivided reflected the scale and pattern of the original 5 and 10-acre farms. For that reason, most Allapattah subdivisions that were platted in the 1920s were small, usually only half of a block or at most a full block. The development pattern that resulted was organic and fragmentary, lacking a unifying plan or vision. Some of the smaller subdivision plats of the 1920s included Allapattah Park (1920), Colonna's Subdivision (1924), Lefler and Jones (1924), Allapattah Center (1925), Allapattah Commercial Center (1925), Allapattah Manors (1925), Ramico (1925), and Richmond Park (1925).[78] The use of the name "Allapattah" in so many of these 1920s subdivisions reflects the sense of pride in the rural community.

Building on the energy and spirit of the Florida Land Boom, the City of Miami undertook an ambitious annexation program in 1925, expanding the city limits to include unincorporated communities, independent cities, and towns alike. Included in the annexation was Coconut Grove, a city, Silver Bluff, a town, and Little River, Lemon City, and Allapattah, all unincorporated communities. As part of the annexation, the city increased in size from 13 square miles to 50 square miles, and increased in residential population from 200,000 to 300,000.[79] On September 2, 1925, Miami voters overwhelmingly expressed their support of the annexation, voting 2908 in favor, and 398 in opposition. [80]As a result of this annexation program, Allapattah became part of the City of Miami in the midst of the Florida Land Boom.

78 Various Subdivision Plat Maps, 1920, 1924 and 1925, Miami-Dade County Clerk of Courts.

79 "Miami Extends Bounds to 50 Square Miles." The Miami News, September 3 1925, pp. 1.

80 Ibid.



Figure 74. Advertisement on the Miami News for Evergreen Gardens. Source: The Miami News, 1922.

© 2024 PLUSURBIA



Figure 75. 1923 image of men at the River Oark Station at 17th Avenue and 20th Street. Source: Florida Memory.

2.6 INDUSTRIAL LAND USES

As early as 1921, even before Allapattah was annexed into the City of Miami, the neighborhood was viewed as a convenient location for undesirable but necessary industrial and municipal service uses. This was because Allapattah was located outside of the City center but only a mile away, the land was cheaper, and there was rail access. In 1921, the City proposed a municipal incinerator on the outskirts of Allapattah, which was vehemently protested by a group of 300 Allapattah residents.[81] Despite their protests, the incinerator was built.

By the 1930s, NW 17th Avenue had been widened in many sections to encourage commercial development; the width of the street varied from 70 feet wide to 45 feet wide.[82] More industrial uses began locating in Allapattah at this time. This may be attributed to new zoning use regulations adopted by the City of Miami in 1934 that prohibited industrial uses in other closer-in areas of the City.[83]

Gas stations, or "filling stations" were particularly prevalent on 17th Avenue by the 1930s; the 1938 Sanborn map shows a filling station on nearly every block.

Early industrial uses along NW 17th Avenue included bakeries, gas stations and automobile repair shops, a veterinary hospital, a construction supply shops, and lumber yards. Gas stations, or "filling stations" were particularly prevalent; the 1938 Sanborn map shows a filling station on nearly every block of 17th Avenue, where there had only been only one shown in the 1924 Sanborn map.[84] By 1949, the area continued to have an industrial character, with the addition of Foremost Dairies at the intersection of 17th Avenue at NW 21st Terrace, multiple large-scale lumber yards, and additional filling

81 "Allapattah Will Hold City Liable." The Miami Herald, August 24 1921, pp. 10. Newspapers.com.

82 Sanborn Map of Miami, Florida, 1938, Sheet 172. Library of Congress.

83 "Legal Notices." The Miami Herald, May 25 1934, pp. 15. Newspapers.com

84 Sanborn Map of Miami, Florida, 1938, Volume 2, Sheet 163, 171, and 172. Library of Congress.

© 2024 PLUSURBIA



Figure 76. NW 17th Avenue facing 20th Street, 1925. Source: HistoryMiami South Florida Photograph Collection.



Figure 77. Foremost Dairies at the intersection of 17th Avenue at NW 21st Terrace in 1956. Source: Miami-Dade County Property Appraiser.

stations and automobile repair shops.[85] The large workforce in the area resulted in local labor unions locating their meeting halls in Allapattah, primarily along 17th Avenue and 36th Street. For example, Local 519 of the Plumber's Union, which was once located at 2409 NW 17th Avenue, was situated in walking distance of the Peninsular Supply Co., a plumbing and industrial distributor once located at 2247 NW 17th Avenue, by at least 1947.[86]

85 Sanborn Map of Miami, Florida, 1949, Volume 2, Sheet 163, 171, and 172. Library of Congress.

86 R.L. Polk & Co., Greater Miami, Dade County, FL City Directory, 1946. Miami-Dade County Main Library.

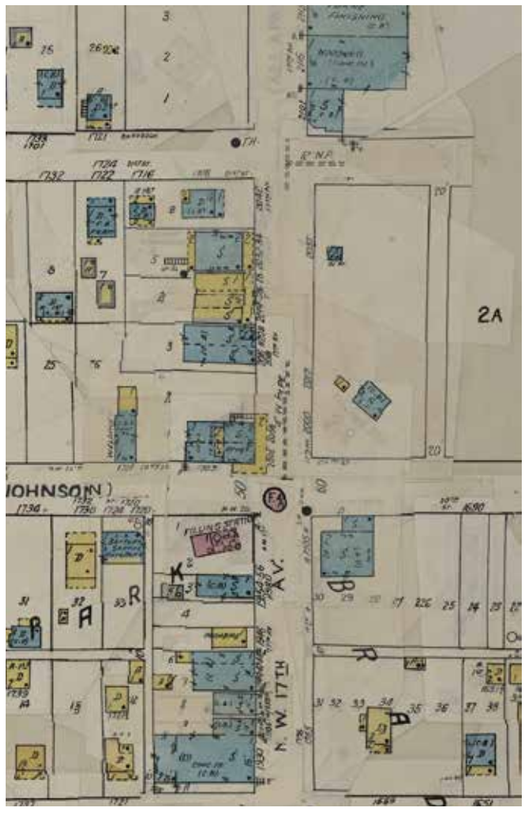
© 2024 PLUSURBIA

Figure 78. Industrial and commercial uses along 17th Avenue between 29th and 27th Streets in 1938. Business in this area include Bailey's lumber yard, a building supplies warehouse, a paints and oils shop, the Southern Venetian Blind Co., and a filling station. Source: Library of Congress.

Figure 79. Industrial and commercial uses along 17th Avenue between 19th and 21st Streets in 1938. Business in this area include a filling station, a battery service and auto repair shop, a plumbing business, a woodworking warehouse, and a furniture manufacturer. Source: Library of Congress.

Figure 80. Industrial and commercial uses along 17th Avenue between 20th and 22nd Street in 1949. The Foremost Dairy and a large auto body shop are two featured businesses here. Source: Library of Congress.







© 2024 PLUSURBIA

2.7 THE GREAT DEPRESSION AND REDLINING

The Great Depression was devastating to Miami and Allapattah was no exception. Land values dropped to less than 10% of what they had been at the height of the Boom and many property owners walked away from their property when the cost of the taxes exceeded the value of the property. Dr. Helen Conger Dayton remembered that her father bought an Allapattah lot during the Land Boom in 1926 for $9,000, and bought a similar lot during the Depression in 1929 for $1,000.[87] Real estate development and building construction came to a complete halt in Miami, and many people left South Florida altogether, returning to their home states.

When President Roosevelt came into office in 1933, he promised a "New Deal" that would pull the nation out of its economic depression. An important part of the plan was an overhaul of the housing industry, and the creation of government-insured, low cost mortgages for homeowners. As a part of this program, the federal government mapped every major city in the nation, and "graded" each neighborhood based on the potential growth in land value. These maps were called residential security maps.

In 1934, the first residential security maps of Miami were published by the Federal Home Owners' Loan Corporation (HOLC), as part of the sweeping New Deal housing reform program. The Allapattah neighborhood was classified in these maps as alternating between the two least desirable categories – "Definitely Declining" and "Hazardous" for federally-insured property loans. The Red, or "Hazardous" areas for lending were flagged as such due to "Lack of adequate zoning restrictions in the majority of the area, poorly improved streets, and lack of utilities." The Yellow, or "Definitely Declining" areas for lending were flagged as such due to "Poor restrictions and zoning, and proximity of incinerator."[88]

The publication of these HOLC maps nationwide ultimately created winners and losers in large cities across the United States by codifying where federal aid in the form of low-cost government-insured mortgages would be channeled in the ensuing decades. As a result of Allapattah's categorization as a risky investment for federal aid, the residential market stagnated economically in the ensuing decades. As pre-ordained by the Federal Security Maps, Allapattah evolved into predominantly low-income residential neighborhood that was interspersed with vital industrial uses, all in close proximity to Downtown Miami and the Miami River.

87 Conger Dayton, Dr. Helen. "A Family History Grows in Allapattah." The Miami Herald, June 24 2012, pp. SW8.

88 Nelson, Robert K., LaDale Winling, et. al. "Mapping Inequality: Redlining in New Deal America," Miami, Florida. American Panorama: An Atlas of United States History, 2023, dsl.richmond.edu/panorama/redlining.

© 2024 PLUSURBIA

Many low-income public housing projects were developed in the area beginning in the mid-20th century to meet the growing demand for affordable housing. Many were located in close proximity to public services, such as the projects surrounding the prior location of the Northwest YMCA park along 28th Street and 19th Avenue. This would create a ready environment for an influx of Dominican immigrants in the late 20th Century, who would find low-cost housing and low-cost commercial spaces in Allapattah.

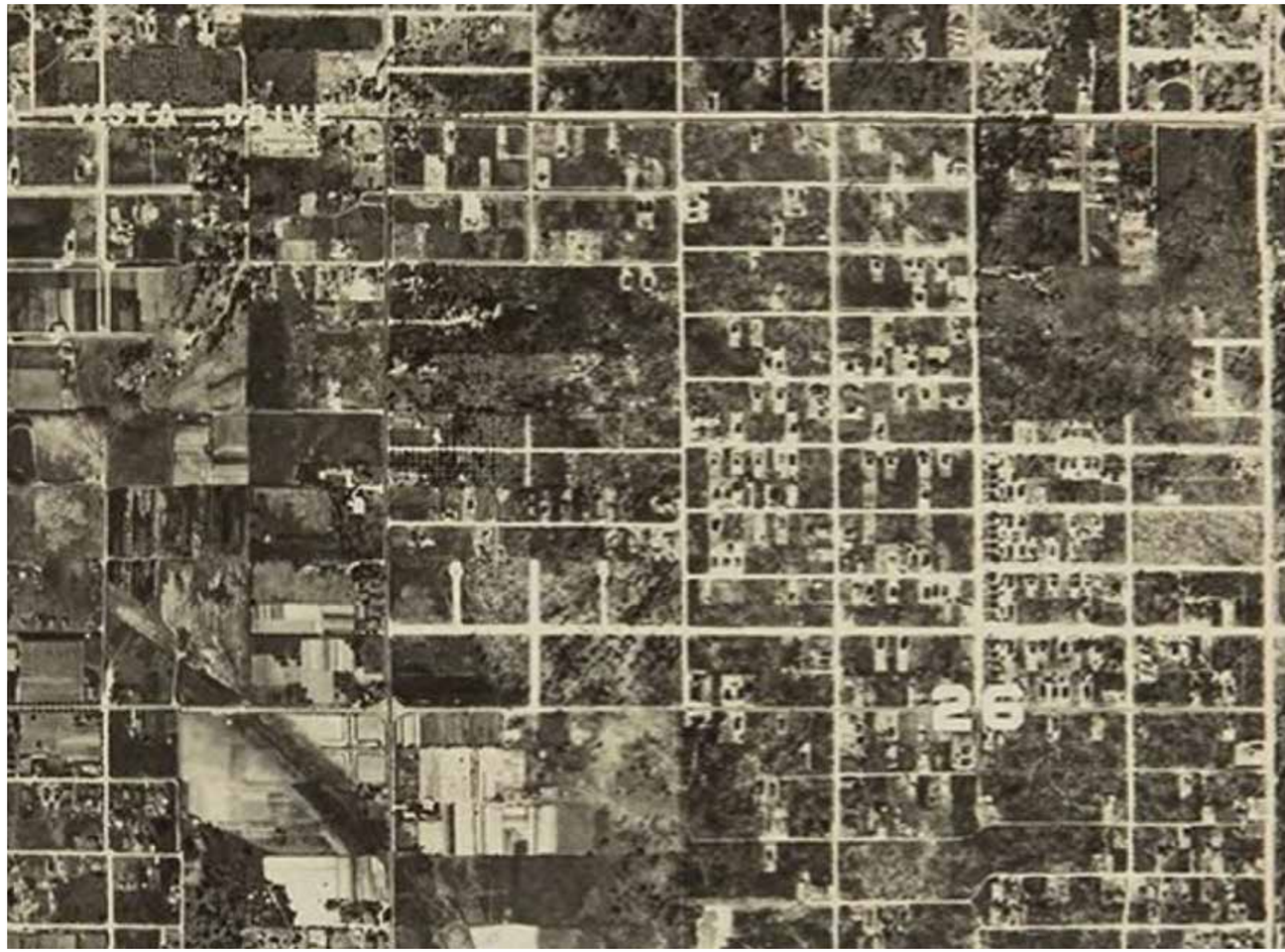


Figure 81. 1925 aerial image of Allapattah. Source: Miami-Dade Public Library Collection.

© 2024 PLUSURBIA

2.8 POST-WAR "MAIN STREET"

Although the Federal Security Maps from the 1930s may have dampered the prospects for low-cost residential mortgages in Allapattah, by the 1950s the Allapattah commercial district was thriving due to its central location and frequent traffic along NW 36th Street and NW 17th Avenue. From the 1930s until the 1960s, these commercial corridors became a bustling "Main Street" district serving not only as a downtown area for the neighborhood, but also serving the broader Miami community. The Allapattah business district was frequented by local residents and by residents of Miami Springs, Hialeah, Coconut Grove, and Miami Beach. In addition, the stores as early as 1949 catered to foreign trade in the Bahamas, Cuba, and Central and South America, providing shipping services to those countries.[89]

The Allapattah Business Association was organized in 1947 following World War II, focusing on industrial progress, and economic development in the neighborhood. The association's motto was "Trade in Friendly Allapattah – The Heart of the Northwest Section."[90] The organization developed a long-range plan for community improvements, but also worked on all issues affecting the community. They advocated for the 36th Street Causeway to Miami Beach, which was envisioned to increase retail and business activity along Allapattah's NW 36th Street corridor. They also worked on organizing a central, four-acre parking lot to provide free parking for all visitors to their commercial district.[91]

89 "Allapattah's Decade of Progress." The Miami News, January 16 1949, pp. 61.
90 "Allapattah's Decade of Progress." The Miami News, January 16 1949, pp. 62.
91 "Allapattah's Decade of Progress." The Miami News, January 16 1949, pp. 61.

Figure 82. NW 17th Avenue facing 20th Street 1938. Source: HistoryMiami South Florida Photograph Collection.



© 2024 PLUSURBIA



Figure 83. Aerial view of Allapattah in1936. Source: Miami-Dade Public Library Digital Collection Gleason Waite Romer Photographs.

The area was a well-known shopping destination, and it features shops, restaurants, a library, movie theaters, and doctors offices. The neighborhood also featured chain stores, groceries, 5-and 10 cent stores, and pharmacies, filling stations, appliance stores, theaters, real estate offices, restaurants. Professional offices included technicians, architects, dentists and doctors, with six medical clinics located in the area.[92]

Allapattah's leading businesses in the post-war period included Lindsey Lumber company, Bailey's Lumber company, Foremost Dairy, Pepsi-Cola, and Allapattah State Bank.[93] NW 17th Avenue and NW 36th Street were host to numerous national businesses, reflected a national trend towards large-scale, standardized business practices. Some of the National companies that were located in Allapattah during this time included Tropex Battery, Major Appliances, Woolworth, and Royal Castle. Also prominent during this period were the national gas station companies. These included an architecturally distinctive 1940 Sonoco filling station at 2865 NW 17th Avenue, Gulf at 3501 NW 17th Avenue, and Texaco at 2800 NW 17th Avenue. Notably, most of these national companies left Allapattah by the 1980s due to the economic decline of the neighborhood and ultimately in the aftermath of the 1980 McDuffie Riots. This would set the stage for Dominican entrepreneurs to open businesses in the low-cost, vacant storefronts that were left behind.

92 "Allapattah's Decade of Progress." The Miami News, January 16 1949, pp. 62.
93 Ibid.

© 2024 PLUSURBIA



Figure 84. The Major Appliances building in 1955. Source: Miami-Dade County Property Appraiser.

Figure 85. Filling station at 3333 NW 17th Avenue in 1956. Source: Miami-Dade County Property Appraiser.

Figure 86. Sundry at 3101 NW 17th Avenue in 1956. Source: Miami-Dade County Property Appraiser.









Figure 87. Dade Hardware at 1670 NW 36th Street in 1964. Source: Miami-Dade County Property Appraiser.

Figure 88. Royal Castle at 3535 NW 17th Avenue in 1964. Source: Miami-Dade County Property Appraiser.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

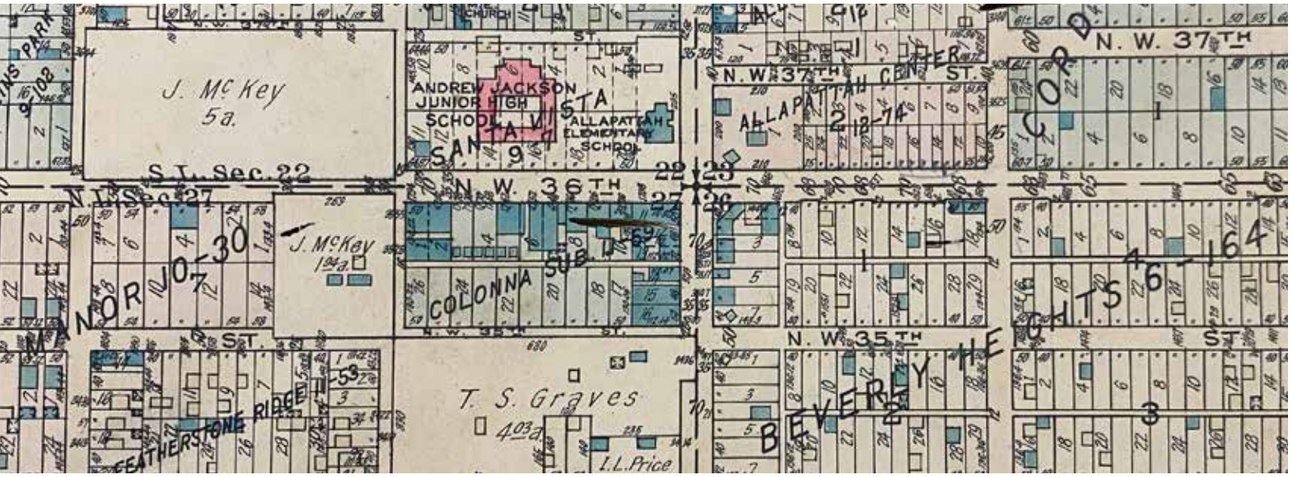


Figure 89. 1936 Hopkins Plat Map of Allapattah, showing the intersection of NW 17 Avenue and NW 36 Street.. Source: Miami Dade County Office of Historic Preservation.

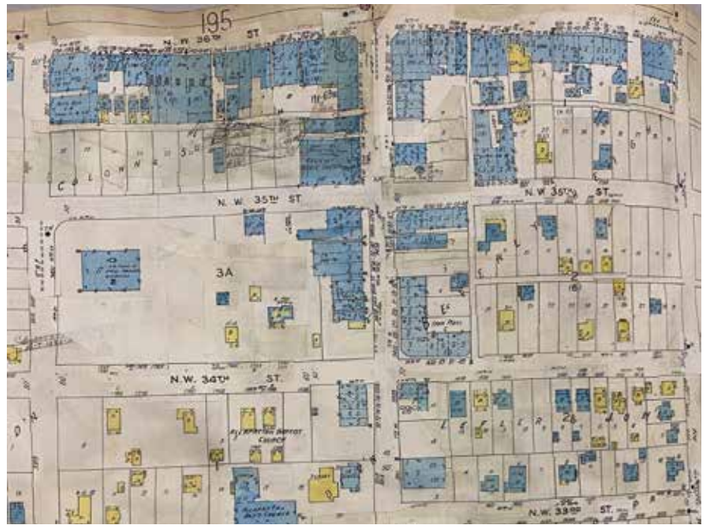


Figure 90.1949 Sanborn Map of Allapattah, showing the intersection of NW 17 Avenue and NW 36 Street. Source: Library of Congress.

Figure 91. Donas Lounge at 3200 NW 17th Avenue in 1969. Source: Miami-Dade County Property Appraiser.



Figure 92. Sewing and Repair shop at 1662 NW 36th Street in 1970. Source: Miami-Dade County Property Appraiser.



© 2024 PLUSURBIA





Figure 93. Current image of 1630 NW 35th Street, built by Dr. George D. Conger for his family. Source Plusurbia.

Figure 94. The Conger family on the side porch of their home at 1630 NW 35th Street. Source: The Miami Herald, c1930s.

Figure 95. Historic Tax Card photo of 1625 NW 35th Street. Source: Miami Dade County Property Appraiser, 1967.

2.9 FEATURED STORIES

BILL FARRIS AND GEORGE CONGER

One legacy business in the neighborhood is the Live and Let Live Drug Store. Bill Farris was the founder of this pharmacy[94] which was originally located at 3520 NW 17th Avenue, inside of a movie theater complex. It has operated from approximately 1933 until the present day in 2024, although it has relocated to 3500 NW 36th Street.

A prominent pioneer doctor in the neighborhood included Dr. George D. Conger, who lived in Allapattah since 1926 and built a home for his family at 1630 NW 35th Street in 1937, where he lived and practiced medicine into the 1980s.[95] He also developed a large mixed-use building across the street from his home at 1625 NW 35th Street in 1948, which included a drug store, a cafeteria, a beauty shop, and Dr. Conger's medical offices. It also served as the office and headquarters for Dr. Conger's second business, a life insurance business called the Conger Insurance Co.[96]

94 94"Allapattah's Decade of Progress." The Miami News, January 16 1949, pp. 62.
95 "A family history grows in Allapattah." The Miami Herald, June 24 2012, pp. SW8.
96 "Allapattah's Decade of Progress." The Miami News, January 16 1949, pp. 62.



© 2024 PLUSURBIA

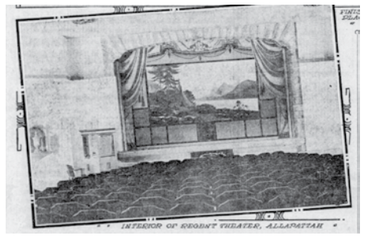


Figure 96. The auditorium of the Regent Theater when it was first erected in 1926. Source: The Miami Herald, 1926.

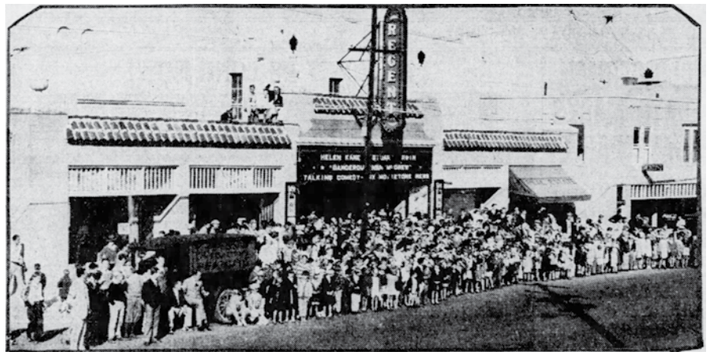


Figure 97.A Thanksgiving matinee hosted at the Regent Theater for over 850 orphaned children in 1930. Source: The Miami News, 1930.

REGENT THEATER

The Regent Theater was erected in 1926 at the corner of 35th Street and 17th Avenue, providing entertainment to the community for over 30 years. The construction of the Regent Theater was deemed a sign of the growing prosperity and importance of the Allapattah District. The neighborhood was rapidly growing at this point, its landscape transforming from a few scattered residences to a substantial city with commercial and cultural assets.[97] The theater's 1,500-person auditorium held regular screenings of films and newsreels and often hosted shows and vaudevilles. The theater was highly popular, attracting large crowds of children on Saturday afternoons to eat popcorn and watch movies, Western serials, cartoons, and talent shows.[98] The Regent Theater would also host community groups, even setting up a makeshift electric kitchen on its stage in the 1930s for the Miami Daily News Homemaker cooking school.[99]

The theater was established through the Allapattah Theater Corporation organized by president J.D. McRae, vice president J.J. Judkins, and secretary and treasurer J.D. Drushell.[100] It was erected by the LaFond Construction Company and ornamented by Herman G. Winter of Caribbean Studios, Inc., who also decorated the Deauville casino in Miami.[101] At the time of its opening, it was considered the finest community picture house in the South. [102]In 1946, owner John J. Koubek––a penniless immigrant from Austria turned millionaire––donated the property to the University of Miami, who sold it four years later to its lessee, Paramount Enterprises.[103]

97 Lee, J.R. "$250,000 Regent Theater At Allapattah To Open Tonight." The Miami Herald, July 1926, pp. 8. Newspapers.com, https://www.newspapers.com/image/616512855/.

98 Ogen Dubreuil, Dotti. "Memories of love, life, and telegraphs." The Miami Herald, August 2011, pp. SE8. Newspapers.com, https://www.newspapers.com/image/654905366/.

99 "Cooling School Is Staged In Regent Theater for Homemakers." The Miami News, July 1936, pp. 5. Newspapers.com, https://www.newspapers.com/image/300623324/.

100 "Building Firm Active." The Miami Herald, July 1926, pp. 11. Newspapers.com, https://www.newspapers.com/image/616512902/.

101 Lee, J.R. "$250,000 Regent Theater At Allapattah To Open Tonight." The Miami Herald, July 1926, pp. 8. Newspapers.com, https://www.newspapers.com/image/616512855/.

102 Ibid.

103 Tomb, Geoffrey. "An immigrant boy's rise to millionaire and benefactor." The Miami Herald, April 1998, pp. 522. Newspapers.com, https://www.newspapers.com/image/642133648/.

© 2024 PLUSURBIA

By this point the theater continued to be widely popular in the community, even broadcasting movies in Spanish to reach the neighborhood's changing demographics.[104] The theater remained in operation until 1960.[105]

SCHNUPP UMBRELLAS

Schnupp Umbrellas is another legacy business in the neighborhood that has occupied the property at 2113 NW 17th Avenue since 1959. The business was originally founded in 1951 by Leo Schnupp who identified a need for beach and patio umbrellas in South Florida. In fact, he was the only manufacturer of beach and garden umbrellas in the South by this point.[106] Prior to establishing his business, Schnupp sold canvas swings and awnings in Pennsylvania and later learned to sew to manufacture his own furniture. During WWII, he was approached by the Department of State and came to run one of the busiest defense plants manufacturing parachutes and bandoliers for soldiers.[107] His Allapattah location has a manufacturing warehouse and a showroom from which Schnupp provides the community with a variety of custom-made beach, garden, and lawn umbrellas, cushions, and cabanas. Schnupp has pioneered research on the best materials to resist mold and withstand the sun to better serve the South Florida market.[108] He has also expanded his business to manufacture a wider variety of furniture, including cushioned chairs, lounges, and day beds. With over 67 years of experience, Schnupp continues to provide his quality craftsmanship and design to the community, schowcasing Allapattah's strength as a commercial and industrial neighborhood.

104 Rau, Herb. "Show Biz." The Miami News, April 1950, pp. 23. Newspapers.com, https://www.newspapers.com/image/302991408/.

105 "New Regent Theater." Cinema Treasures, https://cinematreasures.org/theaters/23834.

106 Leyden, Louise. "Radio and Television Programs." The Miami News, January 1952, pp. 30. Newspapers.com, https://www.newspapers.com/image/303012970/.

107 'About Us.' Schnupp, https://www.schnuppumbrellas.com/about-us.html.

108 Ibid.



Figure 98. Schnupp Umbrella's storefront in 1967. Source: Miami-Dade County Property Appraiser.

© 2024 PLUSURBIA





Figure 99. The Baumgardner Auto Tag Agency that has been in business at 1375 NW 36th Street since the early 1940s. Source: Plusurbia.

Figure 100. The Bank Tavern serves customers at its bar at 2101 NW 17th Avenue. Source: The Miami News, 1946.

BAUMGARDENER AUTO TAG AGENCY

The Baumgardner Auto Tag Agency is another legacy business in Allapattah located at 1375 NW 36th Street since the early 1940s. In addition to being an auto tag agency, the business provides residents with notary, loan, and title services. The business was nicknamed the "little courthouse of Allapattah" because it offered residents the opportunity to pay their city taxes as well.[109] The business was formally established in 1935 by Charles Baumgardner of Cleveland, Ohio and served as the first auto tag agency in all of Dade County.[110] Its continued presence in Allapattah highlights the neighborhood's extensive variety of auto services.

BANK TAVERN

The Bank Tavern was a bar that began operating in the late 1930s[111] and served the community at 2101 NW 17th Avenue for over 50 years. The bar was a notable meeting spot where residents gathered to drink and socialize. The Bank Tavern's popularity allowed it to survive through Allapattah's evolution over the years. This was in part due to their willingness to adapt to cultural changes in the community, such as when they began hiring Spanish speaking employees.[112] The Bank Tavern would remain at this location until circa the 1990s.

The employees of the Bank Tavern lived colorful lives, and many were known to operate illegal gambling schemes from the bar.[113] Others were involved in bowling leagues, such as the women's duckpin bowling league.[114] Above all, the employees were active community members, who offered their help to neighbors in need. They were known to donate their empty beer cans to Eddie Kirby, a disabled man who walked up and down 17th Avenue looking for scrap metal to sell.[115] Kirby faced much hardship, and yet he was described as a bright and loving soul––so much so that when he was fatally shot in 1982, the employees at the Bank Tavern took it upon themselves to gather money for his family.[116]

109 "Charles Baumgardner." The Miami Herald, September 1954, pp. 33. Newspapers.com, https://www.newspapers.com/image/620382473/.

110 Ibid.

111 "The Proof Of The Beer Is In The Drinking." The Miami News, February 1938, pp. 25. Newspapers.com, https://www.newspapers.com/image/298296322/.

112 'Mujeres.' El Nuevo Herald, February 1993, pp. 31. Newspapers.com, https://www.newspapers.com/image/636767242/.

113 '2 Bookie Suspects Arrested At Bars.' The Miami Herald, December 1949, pp. 18. Newspapers.com, https://www.newspapers.com/image/617980053/.

'City Court Fines Horse Bookie $250.' The Miami Herald, March 1950, pp. 19. Newspapers.com, https://www.newspapers.com/image/624676140/.

'11 Convicted of Gambling Fined $4,900.' The Miami Herald, January 1950, pp. 21. Newspapers.com, https://www.newspapers.com/image/618409520/.

114 "Bowling Scores." The Miami Herald, July 1938, pp. 15. Newspapers.com, https://www.newspapers.com/image/617142919/.

115 Cottman, Michael. 'Familiar cart follows shooting victim to grave." The Miami Herald, September 1982, pp. 33. Newspapers.com, https://www.newspapers.com/image/630051260/.

116 Ibid.

© 2024 PLUSURBIA



Figure 101. The Allapattah Baptist Church on 3380 NW 33rd Street. Source: Florida Baptist Historical Society, circa 1950s.

FEATURE: THE ALLAPATTAH BAPTIST CHURCH

Though it is no longer standing, the Allapattah Baptist Church was once the largest religious institution in the neighborhood. It was renowned for its role as a community gathering space and extensive facilities such as its Sunday school, which was the largest in Florida by 1952[117] and the 29th largest in the nation by 1973.[118] The church was first organized in 1924 in a small frame building by NW 17th Avenue and 33rd Street until 1927 when a larger church building was constructed on the same property.[119] The small frame building was then relocated to the rear of the property and served as the first location of the church's Sunday school.[120] These facilities were expanded significantly over the years to meet the demands of the growing congregation and Sunday school. The church had several auxiliary organizations in addition to their Sunday school that were established by at least 1940, including a training union, the Women's Missionary Mission, and the Baptist Brotherhood.[121] The church's large music department also managed ten individual choirs by 1952.[122]

117 "A Cordial Welcome...to all services of Allapattah Baptist Church." The Miami News, May 1952, pp. 2. Newspapers.com, https://www.newspapers.com/image/298670113/.

118 Wilcox, Bob. "2 Dade churches top list." The Miami News, September 1973, pp. 11. Newspapers.com, https://www.newspapers.com/image/302268536/.

119 Works Progress Administration. "Historical Records Survey, Church Inventory Form 1939-1940: Allapattah Baptist Church." State Archives of Florida, Florida Memory, pp. 4, https://www.floridamemory.com/items/show/247466?id=4.

120 Works Progress Administration. "Historical Records Survey, Church Inventory Form 1939-1940: Allapattah Baptist Church." State Archives of Florida, Florida Memory, pp. 4, https://www.floridamemory.com/items/show/247466?id=4.

121 Works Progress Administration. "Historical Records Survey, Church Inventory Form 1939-1940: Allapattah Baptist Church." State Archives of Florida, Florida Memory, pp. 7, https://www.floridamemory.com/items/show/247466?id=7.

122 "Ten Choirs Will Be Dedicated At Allapattah Baptist Church." The Miami News, November 1952, pp. 14. Newspapers.com, https://www.newspapers.com/image/298781727/.

© 2024 PLUSURBIA

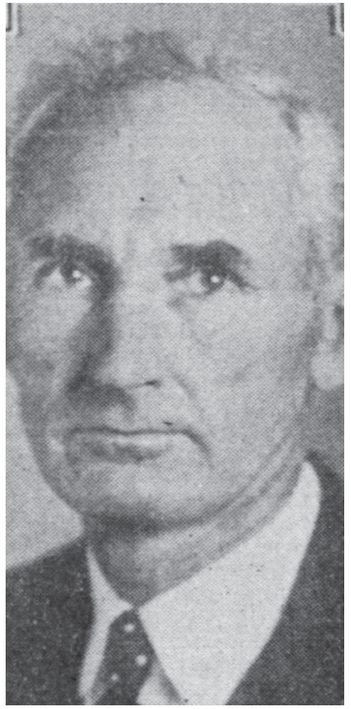


Figure 102. Reverend Edmund H. Rice, the first pastor of Allapattah Baptist Church who helped increase the church's membership drastically in its early years. Source: The Miami News, 1935.



Figure 103. The Allapattah Baptist Church on 3380 NW 33rd Street. Source: Florida Baptist Historical Society, circa 1970s.

The church's first pastor, Reverend Edmund H. Rice who was recruited from the First Baptist Church in Key West and was originally from Fort Worth, Texas,[123] set the precedent for the church's annual revival campaigns whose popularity motivated the growth of the church's facilities and influence. These revivals brought the church's congregation to a height of 3,200 members by 1965.[124] Allapattah Baptist Church was known to invite well-known pastors from other churches to host these revivals, including Dr. W.D. Nowlin, pastor of First Baptist Church in Arcadia, Florida who was widely known throughout the South.[125] By 1947, the church was so significant in greater Miami that then-pastor Reverend Haldeman was invited to join Dr. W. E. Denham, pastor of First Baptist Church, to attend the seventh world congress of the Baptist alliance in Denmark.[126] The church also sent its members on missionary campaigns, such as in 1954, when Reverend Haldeman and Robert Jones, minister of music at the church, traveled to Alaska to deliver the gospel to local indigenous groups.[127] By 1966, the missionary church was host to over 5000 home and foreign missionaries.[128] The Allapattah Baptist Church's influence extended beyond Allapattah through their establishment of several churches in other parts of Miami as well, including the First Baptist Church of Hialeah[129] and the Baptist Chapel in Flagami.[130] The Allapattah Baptist Church was also an important gathering space for the community where a number of groups and organizations met,

123 "Congregation Finally Gets Big Enough Church." The Miami News, July 1931, pp. 3. Newspapers.com, https://www.newspapers.com/image/298990244/.

124 "Deaths: John H. Haldeman." The Miami Herald, August 1990, pp. 147. Newspapers.com, https://www.newspapers.com/image/635782719/.

125 "Miami Church Notes." The Miami Herald, November 1929, pp. 5. Newspapers.com, https://www.newspapers.com/image/617071110/. .

126 Leyden, Louise. "Ministers Of Miami Taking Vacations." The Miami News, July 1947, pp. 5. Newspapers.com, https://www.newspapers.com/image/298299996/.

127 Leyden, Louise. "Eskimos Receptive To Gospel Pastor Finds." The Miami News, November 1954, pp. 4. Newspapers.com, https://www.newspapers.com/image/298648240/.

128 "Avoid The Easter Rush: Attend Allapattah Baptist Church This Sunday." The Miami Herald, March 1966, pp. 31. Newspapers.com, https://www.newspapers.com/image/621047739/.

129 "Church To Be Formed." The Miami Herald, March 1926, pp. 35. Newspapers.com, https://www.newspapers.com/image/616535067/.

130 "Taylor Heads New Chapel." The Miami Herald, January 1951, pp. 8. Newspapers.com, https://www.newspapers.com/image/627137050/.

© 2024 PLUSURBIA



Figure 104. From left to right, Dr. Franklin Jacobs, the church's minister of music, director of the deaf ministry Grace McLendon, and Reverend Donald Otwell sing along during the Allapattah Baptist Church's first revival service for the deaf. Source: The Miami Herald, 1972.

including the City BYPU Federation in 1925,[131] the Greater Miami Singing Convention in 1936,[132] the students of Andrew Jackson High School for ceremonies and co-operative programs,[133] and the congregations of other churches when hosting large events.[134]

The Allapattah Baptist Church's congregation was predominantly white for most of its history. As the neighborhood demographics saw increasing numbers of black and Hispanic people beginning in the late 1950s, attendance dwindled. The church found many creative ways to remain relevant, such as when it organized a bus ministry to help children, seniors, and handicapped people attend church services,[135] televised revivals,[136] and hosted Miami's first revivals and Sunday school departments for the deaf.[137] To address the neighborhood's changing demographics, it added a Spanish ministry[138] and hosted the first yule concert for South Florida Haitian churches in 1981.[139] To maintain funding, the church partnered with the Miami Mission Association which helped fund the church through several radio stations in Leesburg, Florida and Channel 51.[140] Since 1966, the church's music, radio, and television ministry were managed by associate pastor Frank Jacobs, an early pioneer in Christian broadcasting.[141] However, membership did not grow significantly as black and Hispanics remained loyal to their religious roots in other churches and denominations.[142] Eventually, financial hardships caused the church to go bankrupt[143] and by the early 2000s, the building was demolished to make way for the Pearl Apartments, an affordable housing complex for seniors which were completed in 2015.[144]

131 "City BYPU To Meet." The Miami Herald, July 1925, pp. 2. Newspapers.com, https://www.newspapers.com/image/616521815/?match=1&terms=%22Allapattah%20Baptist%20Church%22.

132 "Singing Convention To Meet In Church." The Miami Herald, December 1936, pp. 8. Newspapers.com, https://www.newspapers.com/image/616996016/?match=1&terms=%22Allapattah%20Baptist%20Church%22.

133 "Miami Church Notes." The Miami Herald, May 1928, pp. 4. Newspapers.com, https://www.newspapers.com/image/616532091/.

"Student Doings." The Miami Herald, January 1933, pp. 9. Newspapers.com, https://www.newspapers.com/image/617012503/.

"Churches Are United For National Event." The Miami Herald, October 1935, pp. 13. Newspapers.com, https://www.newspapers.com/image/617069573/.

134 "Miamians Give Thanks." The Miami Herald, November 1925, pp. 2. Newspapers.com, https://www.newspapers.com/image/616519065/.

135 "Handicapped Taken to Church." The Miami Herald, December 1973, pp. 78. Newspapers.com, https://www.newspapers.com/image/622780991/. .

136 "Elated With Television Service, Church Plans to Air It Again." The Miami Herald, January 1971, pp. 34. Newspapers.com, https://www.newspapers.com/image/623895140/.

137 Fichtner, Margaria. "Fingers Speak At Deaf Revival." The Miami Herald, December 1972, pp. 77. Newspapers.com, https://www.newspapers.com/image/625520195/.

138 Hines, Bea. "Toll of the times: Money problems hit area churches." The Miami Herald, November 1980, pp. 400. Newspapers.com, https://www.newspapers.com/image/629250990/.

139 Brecher, Elinor. "Haitian choir regains its voice." The Miami Herald, December 2002, pp. 917. Newspapers.com, https://www.newspapers.com/image/649244356/.

140 Kennedy, George. "He'd Led His Church To Greener Pastures." The Miami Herald, April 1974, pp. 173. Newspapers.com, https://www.newspapers.com/image/626187861/.

141 "Lives on the brink are turned around." The Miami Herald, July 2006, pp. 56. Newspapers.com, https://www.newspapers.com/image/654201727/.

142 Hines, Bea. "Toll of the times: Money problems hit area churches." The Miami Herald, November 1980, pp. 400. Newspapers.com, https://www.newspapers.com/image/629250990/.

143 "Old friends move out, inflation moves in." The Miami Herald, November 1980, pp. 401. Newspapers.com, https://www.newspapers.com/image/629250999/.

144 "Folio: 01-3127-103-0030." Miami-Dade Property Appraiser, https://www.miamidade.gov/Apps/PA/PropertySearch/#/.

© 2024 PLUSURBIA

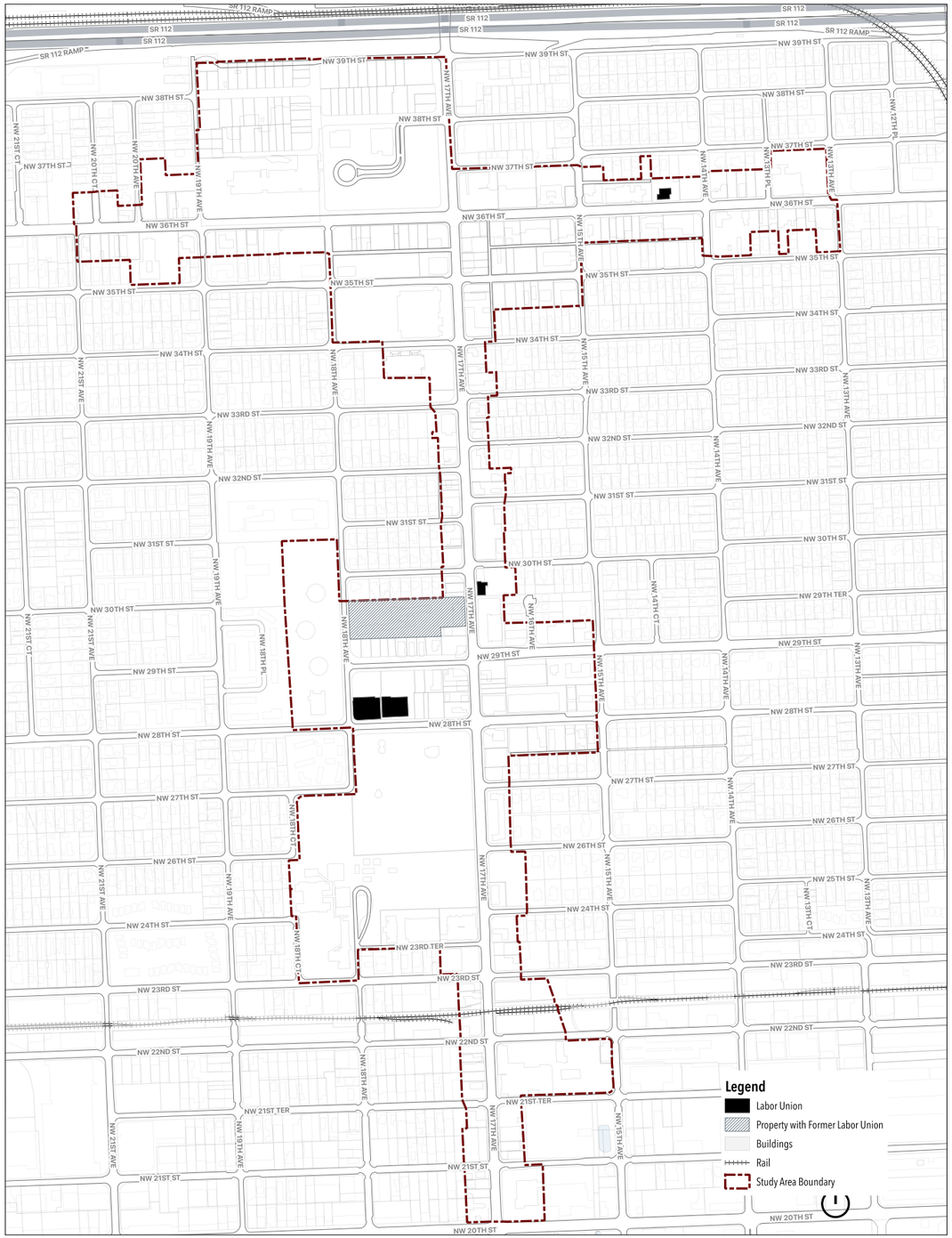


Figure 105. Labor Unions in the study area. Source: Plusurbia.

© 2024 PLUSURBIA

2.10 LABOR UNIONS

INTRODUCTION: LABOR UNIONS IN ALLAPATTAH

Unions began forming in Miami during the late 19th and early 20th centuries due to the extensive building and manufacturing operations that demanded a large labor force.[145] Workers were attracted to Miami's warm climate and readily available farmland and fisheries that made living in the city more affordable compared to those up north. Truck farms––which Allapattah had plenty of––were especially convenient for the working class since they reduced costs by allowing workers to cultivate their own fruits and vegetables. By 1912, the Central Labor Union (CLU) was Miami's largest organized union body, and it was composed of eleven separate unions, including Local 349 of the International Brotherhood of Electrical Workers (IBEW) whose headquarters continue to be in Allapattah to this day.[146] By 1925, the ranks of organized labor across Miami were increasing rapidly, making them powerful forces of the local economy.[147] The history of unions in Allapattah begins in the mid 20th century when the neighborhood was transforming into an industrial and commercial hub. Allapattah's proximity to the Miami River and railroads made it an attractive location for factories, warehouses, and distribution centers that brought in the sizable workforce that would later establish labor unions. For example, notice the proximity of Local 519 of the Plumber's Union to the Peninsular Supply Co., a company that specialized in plumbing and industrial distribution, along 17th Avenue circa 1947.[148] Allapattah's changing socio-economic demographics in the mid- to late-20th century brought in an even larger laboring class that continued to sustain labor unions in the area. The neighborhood's dense concentration of unions by this point reflects not only the need for organized labor, but a strategic attempt to establish stronger social networks through their proximity to one another as well. Proximity facilitated unions' ability to organize and support one another during strikes, and even allowed them to share meeting spaces and facilities.

Unions helped the working class avoid exploitation from their employers by advocating for higher wages, improved working conditions, and workers' rights in general. For example, unions played an important role during integration. Notably, in 1956, when one of Miami's integrated unions sent a black union member as their delegate for the Dade CLU meeting, they promised to drop out if they refused to seat him, with one of the union's

145 "Union Labor's Part in Miami's Growth." The Miami News, November 1912, pp. 57. Newspapers.com, https://www.newspapers.com/image/297378708/.

146 Ibid.

147 "Unions Report Big Increases in Membership." Miami Tribune, October 1925, pp. 13. Newspapers.com, https://www.newspapers.com/image/616180532/.

148 Hopkins map of Miami, Florida, 1947. Vol. 1, Sheet 24. Miami-Dade County Historic Preservation Office.

© 2024 PLUSURBIA

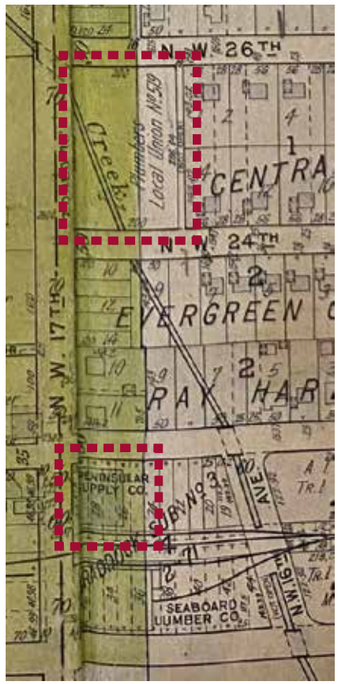


Figure 106. 1947 Hopkins map showing the proximity of Local 519 of the Plumber's Union to the Peninsular Supply Co., a plumbing distributor. Source: Miami-Dade County Office of Historic Preservation.

officials adding "and I know of several other unions that will follow."[149] Their protest was in response to the fact that there was no machinery in the constitution that can force a chartered group, such as the CLU, to put integration into effect" even though the American Federation of Labor & Congress of Industrial Organizations (AFL-CIO)––one of the nation's largest federations of unions––had declared that segregation or prejudice of any kind was banned by its member groups.[150] Later on in 1988, the AFL-CIO would dedicate $350,000 for use in organizing Hispanic laborers in the service, garment, transportation, agriculture, and light manufacturing industries, promising to provide Spanish-speaking organizers and assistance in understanding the subtle––but often important––cultural differences between each Hispanic group."[151] As a neighborhood going through major demographic and socio-economic changes beginning in the late-1950s, Allapattah had a large multi-cultural working class that likely benefited from unions' advocacy efforts. By the 1960s, labor unions had become "a potent force in South Florida" with labor-management disputes increasing in both private and public business.[152] Today, few unions remain in Allapattah, but their efforts continue to shape the social, economic, and political conditions of the neighborhood. The following is an overview of some of the major unions found in Allapattah over the years.

PLUMBER'S UNION LOCAL 519 – 2401-2409 NW 17 AVE

Local 519 of the Plumber's Union was founded in South Florida in 1910 to represent plumbers and all other laborers in the piping industry.[153] The union has been an influential organization in the community since its early years, even hosting events with over 300 attendees with the largest labor union in the city, the CLU, by 1917.[154] The following year, Local 519 of the Plumber's Union––alongside the International Brotherhood of Electrical Workers (IBEW), which would also later be based in Allapattah––played a critical role in the construction of the Red Cross building during World War I, offering to donate all plumbing labor necessary provided the existing non-union laborers working on the project were removed.[155] Local 519

149 Donaldson, Bryan. "Union to Delegate Negro to CLU in Racial Showdown." The Miami Herald, May 1956, pp. 25. Newspapers.com,https://www.newspapers.com/image/618477010/.

150 Ibid..

151 "Labor." The Miami News, September 1988, pp. 52. Newspapers.com, https://www.newspapers.com/image/300195095/.

152 "Operating Engineers Are Experienced In Recent Labor-Management Disputes." The Miami Herald, February 1970, pp. 10. Newspapers.com,https://www.newspapers.com/image/622956783/.

153 "Plumbers Local Union #519." Facebook, https://www.facebook.com/Plumbers519/.

154 "Woodmen's Hall Dance Assembled 300 Folks." The Miami News, January 1917, pp. 7. Newspapers.com, https://www.newspapers.com/image/298286043/

155 "Patriotism of Local Union Plumbers 519." The Miami Herald, January 1918, pp. 6. Newspapers.com, https://www.newspapers.com/image/616092278/.

© 2024 PLUSURBIA

would continue to advocate for its members rights from its Allapattah headquarters at 2401-2409 NW 17th Avenue beginning in 1950 when it secured a building permit to construct a new union hall.[156] The union held several strikes after this point to push this agenda, securing benefits from their contractors like medical insurance[157] and fixed labor contracts with pay raises.[158] By 1958, the union had contracts with 87 shops and had garnered over 950 members,[159] allowing collective strikes to become an even more influential force. Plumbers' collaboration through collective bargaining was team-building; after a 1963 strike involving over 850 union plumbers across Miami-Dade county, Local 519's business agent, Sam Long, even proclaimed that the strike "brought [them] closer together that at any other time."[160] The union also lent its support to other organizations––such as the Women's Auxiliary of the American Society of Sanitary Engineering in 1955[161] and Local 172 of the National Federation of Postal Clerks in 1960[162] ––by sharing their meeting hall with them on occasion.

156 "Building Permits." The Miami Herald, July 1950, pp. 34. Newspapers.com, https://www.newspapers.com/image/626131200/.

157 Becker, Phil. "New Parleys In Plumbers Dispute Set." The Miami News, May 1957, pp. 11. Newspapers.com, https://www.newspapers.com/image/298717598/.

158 Barber, Joe. "Plumbers remain on strike." The Miami News, May 1974, pp. 6. Newspapers.com, https://www.newspapers.com/image/301252749/.

159 Lownes, Tom. "Non-Union Plumbers Organize." The Miami Herald, March 1958, pp. 25. Newspapers.com, https://www.newspapers.com/image/619793998/.

160 "Plumbers Blame Lack of Mediation." The Miami News, April 1963, pp. 5. Newspapers.com, https://www.newspapers.com/image/301826952/.

161 "Date Book: Women's Auxiliary, American Society of Sanitary Engineering." The Miami News, January 1955, pp. 29. Newspapers.com, https://www.newspapers.com/image/298590654/.

162 "Postal Clerks Will Install." The Miami Herald, April 1960, pp. 27. Newspapers.com, https://www.newspapers.com/image/619513852/.



Figure 107. Local 519 of the Plumber's Union located at 2409 NW 17th Avenue. Source: Miami Dade County Property Appraiser, March 1958.

As part of its efforts to protect and secure its members rights, Local 519 has historically emphasized the importance of the skills and training that unions provide laborers. Geo. A. Strom, the business agent of Local 519 in 1920 was very vocal about the importance of proper training, going as far as to post a letter on the newspaper calling non-union plumbers who haven't passed their certification examination as "lack[ing] the education and training that are necessary to fit him to be entrusted with this work."[163] Strom was a strong advocate for the apprenticeship program, which was officially established by the Plumber's 519 Joint Apprentice & Educational Committee (JAEC) in 1939 and is the oldest registered apprenticeship program in the state of Florida.[164] Donald 'Dusty' Gaston Perry, who was a member of the union for almost 40 years before his death in 1996, helped shape and establish the apprenticeship program.[165] The apprenticeship program was an important component of the union while it was in Allapattah and it continues to operate today in Local 519's current headquarters on 5931 NW 173rd Drive.

Local 519 of the Plumber's Union moved out of 2409 NW 17th Avenue sometime in the 1970s. Before doing so, they shared the building with Worthington Engineers Contractors at Sam Hamilton since at least 1958. The building was later occupied by the Prime Care Health Center, a United Healthcare affiliate, and more recently by the MCCI Medical Group until the property was torn down after it was purchased in 2015 by the 24th and 17th Avenue Venture LLC.[166] The subdivision's name––Plumber's Hall––is one of the only remaining legacies of Local 519 at this location.

163 "Plumber's Business Agent Replies To Secretary Blodget." The Miami Herald, September 1920, pp. 8. Newspapers.com, https://www.newspapers.com/image/616085162/.

164 "Our Mission." Plumbers 519 JA&EC, https://plumbers519apprenticeship.com/.

165 "Death Notices: Perry Donald Gaston." The Miami Herald, March 1996, pp. 32. Newspapers.com, https://www.newspapers.com/image/640073701/.

166 "2401 NW 17 AVE." Miami-Dade Property Appraiser, https://www.miamidade.gov/Apps/PA/PropertySearch/#/.



Figure 108. Local 519 of the Plumber's Union located at 2409 NW 17th Avenue. Source: Miami Dade County Property Appraiser, March 1974.

© 2024 PLUSURBIA



Figure 109. Local 349 of the International Brotherhood of Electrical Workers located at 1657 NW 17th Avenue. Source: google maps, 2024.

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, LOCAL 349 - 1657 NW 17TH AVENUE

The International Brotherhood of Electrical Workers (IBEW) is the most established and extensive electrical union in the world, existing as long as the commercial use of electricity.[167] The Miami chapter of the IBEW was organized in 1910 by Chas. F. Dermigney of the AFL with Jos. E. Bell serving as the first president.[168] However, records show that Local 349 of the IBEW was meeting in Miami as early as 1906.[169] According to union member R.H. Colvin, Local 349 had eleven members by its official founding in 1910, and nearly 900 members in 1926 during the 'Florida boom' and 160 by 1929.[170] Local 349 of the IBEW moved to Allapattah in 1948 with the construction of its new headquarters on 1657 NW 17th Avenue.[171] The new union building consisted of a meeting hall and apprenticeship schools where members could become certified after completing four years of training both in the school and on the job.[172] In addition to advocating for its member's rights, the union

167 "History & Structure: Celebrating 125 Years of IBEW Excellence." IBEW, http://20.225.92.84/Content/Template1/wp-content/uploads/2022/03/History-and-Structure.pdf.

168 "Electrical Workers Organized in Miami." The Miami News, December 1910, pp. 1. Newspapers.com, https://www.newspapers.com/image/297344079/.

169 "Had a Banquet." The Miami Evening Record, November 1906, pp. 5. Newspapers.com, https://www.newspapers.com/image/615650162/.

170 "Miami Union 349 Is 19 Years Old." The Miami Herald, September 1929, pp. 2. Newspapers.com, https://www.newspapers.com/image/616575909/.

171 "1657 NW 17th Avenue." Miami-Dade Property Appraiser, https://www.miamidade.gov/Apps/PA/PropertySearch/#/.

172 "38 To Graduate As Electricians." The Miami News, August 1954, pp. 6. Newspapers.com, https://www.newspapers.com/image/299015667/.

© 2024 PLUSURBIA

Figure 110. Current image of 1425 NW 36th Street. Source: Plusurbia.



organized events to service the local community, such as operation Lend-a-Hand where union members repaired electrical toys for children.[173] Local 349 also shared its large meeting hall with an extensive variety of other unions like Local 107 of the Communication Workers of America[174] and the United Labor Committee of the American Federation of Labor (AFL).[175] It also served as a meeting point for striking laborers like the Pan American Airways workers in 1960[176] and the eleven striking Florida East Coast Railway unions in 1963.[177] Local 349 also lent its meeting hall to local non-union organizations, including the Committee of Poor Nicaraguans in Exile when they organized a fundraiser to ship food and clothing to over 35,000 Nicaraguan refugees in Guatemala in 1988[178] and the Red Cross when it was gathering Creole-, English-, and Spanish-speaking volunteers to help deliver messages to detainees' families in Dade County in 1994.[179]

As of today (2024), Local 349 of the IBEW continues to operate from 1657 NW 17th Avenue and has over 3,600 members who work as commercial and residential electricians, sound and communication workers, and material handlers.[180] They use "cutting-edge technology and go through a rigorous apprenticeship program to ensure the highest quality craftsmanship" when performing their duties.[181] Recently,

173 "Party Planned." The Miami Herald, November 1949, pp. 4. Newspapers.com, https://www.newspapers.com/image/617975558/.

174 "Factions Here Happy Over Accord." The Miami Herald, April 1950, pp. 1. Newspapers.com, https://www.newspapers.com/image/626142574/.

175 "22 Candidates for Commission Swing Into Tough Campaigning." The Miami Herald, October 1953, pp. 30. Newspapers.com, https://www.newspapers.com/image/618341072/.

176 "Walkout on Sunday? PAA Talks Fail, Strike Plans Set." The Miami Herald, July 1960, pp. 52. Newspapers.com, https://www.newspapers.com/image/618923395/.

177 "Pepper to Speak at Union Meeting." The Miami Herald, September 1963, pp. 55. Newspapers.com, https://www.newspapers.com/image/620122435/.

178 "Fiesta pro ayuda a nicas." El Nuevo Herald, July 1988, pp. 11. Newspapers.com, https://www.newspapers.com/image/642266843/.

179 "Guantanamo messengers needed." The Miami Herald, October 1994, pp. 32. Newspapers.com, https://www.newspapers.com/image/639571758/.

180 "About IBEW Local 349." International Brotherhood of Electrical Workers Local 349, http://20.225.92.84/ibew349/aboutus/.

181 "About IBEW Local 349." International Brotherhood of Electrical Workers Local 349, http://20.225.92.84/ibew349/aboutus/.

© 2024 PLUSURBIA

in 2023, the union began considering a rezoning of their property to set up a mixed-use development, in line with a trend of other non-profit organizations and religious groups in Miami that are capitalizing on their long-held property as property values soar in the city.[182] The plans involve a newly designed union hall and apprenticeship schools and the addition of professional offices, convention spaces, affordable and elderly housing, and workforce residential units.[183] The plans reflect Local 349 of the IBEW's commitment to serving the current and future needs of the community.

INTERNATIONAL UNION OF OPERATING ENGINEERS LOCAL 487 - 1425 NW 36TH STREET

The International Union of Operating Engineers (IUOE) was founded in 1896 and primarily represents operating engineers who work as heavy equipment operators, mechanics, and surveyors in the construction industry; stationary engineers who work in operations and maintenance in building and industrial complexes; and service industries, such as health industry workers and certain public employees.[184] In the 1920s, their membership increased rapidly; Local 487 had over 200 members in October 1925, compared to just 57 in May of the previous year.[185] Today, they are the 12th largest union of the AFL-CIO.[186] Local 487 of the IUOE was organized in Miami in 1910[187] and was housed in Allapattah at 1425 NW 36th Street by at least 1971[188] ––though it is possible they have been here since much earlier. The union continues to operate from 1425 NW 36th Street to this day. Although certain heavy machinery operators––such as crane operators––do not need certifications to work, the union offers its own apprenticeship program that involves four years of training both in school and on the job.[189] The program teaches how to operate and maintain heavy machinery such as cranes, bulldozers, excavators, front-end loaders, forklifts, concrete pumps, and more.[190] Local 487 has worked tirelessly to secure the rights of its workers, hosting several strikes to prevent the use of non-union labor,[191] demand increases in wages,[192] and honor protests held by other unions.[193]

182 Bandell, Brian. "Electrical union could redevelop Miami headquarters." South Florida Business Journal, 17 Apr. 2023, https://www.bizjournals.com/southflorida/news/2023/04/17/electrical-union-redevelop-miami-headquarters.html.

183 Ibid.

184 "About IUOE." International Union of Operating Engineers, https://www.iuoe.org/about-iuoe.

185 "Unions Report Big Increases in Membership." Miami Tribune, October 1925, pp. 13. Newspapers.com, https://www.newspapers.com/image/616180532/.

186 "What We Do." Operating Engineers Local 487, https://www.iuoe487.org/?zone=/unionactive/view_page.cfm&page=What20We20DO.

187 "Resolutions of Respect." The Miami Herald, January 1918, pp. 8. Newspapers.com, https://www.newspapers.com/image/616092489/.

188 "Club News: Insurance Women o Miami." The Miami News, January 1971, pp. 28. Newspapers.com, https://www.newspapers.com/image/301740803/.

189 "Building from a higher perspective." The Miami Herald, May 2006, pp. 86. Newspapers.com, https://www.newspapers.com/image/654495520/.

190 "South Florida Apprenticeship Program." Operating Engineers Local 487, https://www.iuoe487.org/?zone=/unionactive/view_article.cfm&HomeID=855378&page=Apprenticeship. Accessed July 25 2024.

191 Buchanan, Edna. "Unions Curbed After Protests." The Miami Herald, November 1974, pp. 152. Newspapers.com, https://www.newspapers.com/image/626614176/.

192 Ishoy, Roy. "Construction Shutdown May Last Through Easter." The Miami Herald, April 1979, pp. 138. Newspapers.com, https://www.newspapers.com/image/628112956/.

"Three-year contract ends strike of heavy-equipment operators." The Miami Herald, April 1982, pp. 38. Newspapers.com, https://www.newspapers.com/image/630180098/.

193 Hedges, Stephen. "Labor protest slows stadium progress." The Miami Herald, August 1986, pp. 32. Newspapers.com, https://www.newspapers.com/image/631249233/.

© 2024 PLUSURBIA

By the early 1980s, Local 487 had over 1,000 members across Miami-Dade and Monroe counties that worked as crane, bulldozer, and backhoe drivers.[194] However, membership dwindled during this decade, only to be rekindled by a demand in construction labor following Hurricane Andrew in 1992. By 2000, Local 487 had around 500 members, up 30% since the hurricane hit.[195] By this point, only a handful of members were women even though the union was supportive of female engineers joining their workforce in the past.[196] One female member of Local 487 remarked in 1979: "My grandmother thinks I'm crazy. She thinks I should be a nurse or a secretary. I want to be an operating engineer."[197] Demand for labor continued throughout the 2000s as construction boomed in Miami. In 2006, one member of Local 487, crane operator Scott Singer, explained: "With all this development, we're doing 10 years of work in a couple years."[198] The union's membership had increased significantly, with over 1,100 operators by this point.[199] Today, the union continues to have a strong membership and is a recognized leader of the improvement of workers' standard of living.[200]

COMMUNICATION WORKERS OF AMERICA (CWA), INTERNATIONAL ALLIANCE OF THEATRICAL STAGE EMPLOYEES (IATSE), AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES (AFSCME) – 2934 NW 17TH AVENUE & 2936 NW 17TH AVENUE

Local 3107 of the Communication Workers of America (CWA) and Local 545 of the Miami Stage Employees Union––a branch of the International Alliance of Theatrical Stage Employees (IATSE)––shared a community center building on 2936 NW 17th Avenue by at least 1963.[201] The property and the surrounding three-acre tract was purchased by Local 3107 of the CWA in 1958 for $125,000.[202] Prior to the unions' occupation, the building served as the Knowles Animal Clinic run by Dr. Adam T. Knowles, which was in businesses since at least 1924 (though initially at 2930 NW 17th Avenue).[203] Dr. Adam T. Knowles was a leading South Florida veterinarian and one of the oldest active practitioners in the country by the time of his death in 1958.[204] He owned the entire middle parcel of land extending from 17th Avenue

194 McAden, Fitz. "Building workers vow to strike." The Miami Herald, April 1982, pp. 45. Newspapers.com, https://www.newspapers.com/image/630028947/.

195 De Gale, Anabelle. "Operators of cranes riding high." The Miami Herald, August 2000, pp. 322. Newspapers.com, https://www.newspapers.com/image/643802812/.

196 Rimer, Sara. "Women Building Careers for Future." The Miami Herald, October 1979, pp. 37. Newspapers.com, https://www.newspapers.com/image/628269852/.

197 Ibid.

198 "Building from a higher perspective." The Miami Herald, May 2006, pp. 86. Newspapers.com, https://www.newspapers.com/image/654495520/.

199 Ibid.

200 "What We DO." Operating Engineers Local 487, https://www.iuoe487.org/?zone=/unionactive/view_page.cfm&page=What20We20DO.

201 Historic Tax Card Photo, Miami-Dade County Property Appraiser, 01-3127-81-0010, March 1963.

202 "Knowles Clinic Purchased." The Miami Herald, February 1958, pp. 128. Newspapers.com, https://www.newspapers.com/image/619683553/.

203 "Pet Animal Hotel and Hospital." The Miami Herald, December 1924, pp. 31. Newspapers.com, https://www.newspapers.com/image/616379856/.

204 "Dr. A.T. Knowles, Veterinarian, Dies." The Miami Herald, April 1958, pp. 33. Newspapers.com, https://www.newspapers.com/image/618628444/.

© 2024 PLUSURBIA



Figure 111. The Miami and Dade County District Council of the American Federation of State, County, and Municipal Employees (AFSCME), also known as the Public Employees Union, headquartered at the former residence of Dr. A. T. Knowles at 2934 NW 17th Avenue. Source: Miami Dade County Property Appraiser, April 1967.

to 18th Avenue between 30th and 29th Street since at least 1936.[205] By 1947, the T-shaped building later occupied by Local 3107 of the CWA and Local 545 of the Miami Stage Employees Union was already built. The animal clinic run by Dr. A.T. Knowles that operated from this structure had moved sometime before his passing to a building on 2101 NW 25th Avenue.[206] Local 3107 of the CWA remodeled the building on 2936 NW 17th Avenue––which consisted of a two-story structure with a port-cochere attached to a long one-story building with a gabled roof––into offices and meeting rooms and added a clinic and child care center and for its members, many of which were married women with young children.[207] These additions were the CWA's attempt to stand out from other unions and "provide more than just a meeting hall for the membership."[208] Dr. A.T. Knowles' residence was also located on this parcel at 2934 NW 17th Avenue by at least 1947, and would later be occupied by the headquarters of the Miami and Dade County District Council of the American Federation of State, County, and Municipal Employees (AFSCME), also referred to as the Public Employees Union by at least 1959.[209]

The CWA was officially established in 1947 after an agreement was signed between the National Federation of Telephone Workers (NFTW) and AT&T to prevent the walk-out of telecommunication workers seeking higher wages.[210] The organization received funding and support from both the American Federation of Labor (AFL) and the Congress of Industrial Organizations (CIO) and held its first convention in Miami

205 Hopkins map of Miami, Florida, 1936. Sheet 35. Miami-Dade County Historic Preservation Office.

206 "Dr. A.T. Knowles, Veterinarian, Dies." The Miami Herald, April 1958, pp. 33. Newspapers.com, https://www.newspapers.com/image/618628444/.

207 "Knowles Clinic Purchased." The Miami Herald, February 1958, pp. 128. Newspapers.com, https://www.newspapers.com/image/619683553/.

208 Becker, Phil. "Mothers Get Aid From CWA." The Miami News, July 1957, pp. 6. Newspapers.com, https://www.newspapers.com/image/298558578/.

209 Shogan, Robert. "Unions Lock in Bitter Warfare." The Miami News, July 1959, pp. 21. Newspapers.com, https://www.newspapers.com/image/300995883/.

210 "CWA History: A Brief Review 1910-2024." CWA: Communication Workers of America, https://cwa-union.org/about/cwa-history.

© 2024 PLUSURBIA

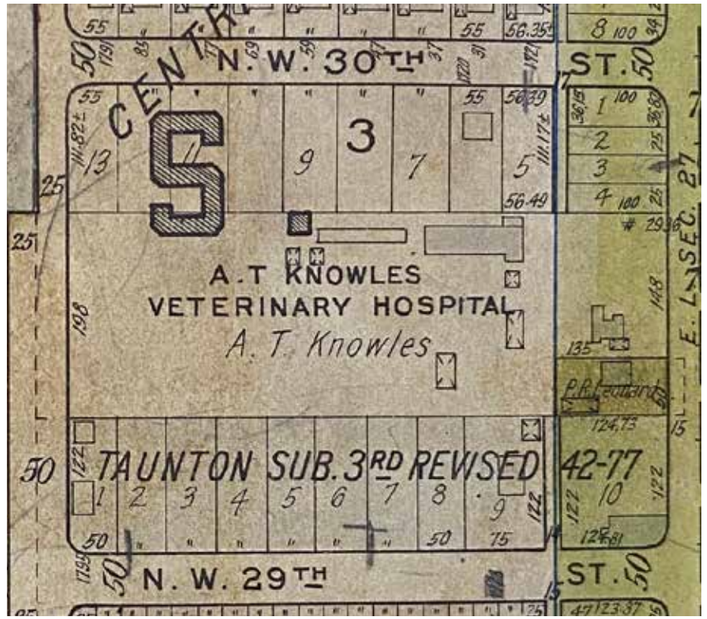


Figure 112. 1947 Hopkins map of the A.T. Knowles Veterinary Hospital at 2936 NW 17th Avenue and his street-facing residence to the right at 2934 NW 17th Avenue. Source: Miami-Dade County Office of Historic Preservation.

with 200 delegates representing around 162,000 workers.[211] Today, it represents communication workers beyond the telephone industry, including those in news media, the airline industry, broadcast and cable television, public service, higher education, health care, and more. The IATSE's history begins in 1886 when a group of stagehands from eleven different cities met in New York to form the Theatrical Protective Union No. 1.[212] Today, their efforts focus on supporting workers across the nation in a variety of fields, including live theater, motion picture, television production and broadcasting, concerts, trade shows and exhibitions, equipment and construction shops, and all kinds of behind-the-scenes workers. Local 545 of the IATSE and Local 3107 of the CWA likely began operating from the same location circa the 1960s to reduce costs and lend each other support. Their proximity to AFSCME's Public Employees Union on 2934 NW 17th Avenue likely had a similar effect. As the name suggests, this union represents the rights of public service employees from a wide variety of fields, such as medical professionals, correction officers, sanitation workers, and school bus drivers. The union began in Wisconsin circa 1932 with the goal of promoting, defending, and enhancing the civil service system. The AFSCME began as a department of the American Federation of Government Employees (AFGE) in 1935 and was officially chartered by the AFL in 1936.[213] The Miami headquarters of the AFSCME was the largest union for public workers in the nation.[214]

The unions on this parcel were experienced activists, often involved politically and organizing frequent strikes. Local 3107 would frequently endorse candidates for

211 Ibid.

212 "History Timeline." IATSE: The Union Behind Entertainment, https://iatse.net/history-timeline/.

213 "About AFSCME: History." AFSCME, https://www.afscme.org/about/history.

214 Smith, Stephen and Kathy McCarthy. "NMB workers reject overtures by smaller union." The Miami Herald, January 1987, pp. 107. Newspapers.com, https://www.newspapers.com/image/632697086/.

© 2024 PLUSURBIA





Figure 113. Signage in front of the community center shared by Local 3107 of the CWA and Local 545 of the Miami Stage Employees Union at 2936 NW 17th Avenue in 1963. Source: Miami-Dade County Property Appraiser.

Figure 114. The former location of the A.T. Knowles Veterinary Hospital in 1967 occupied by Local 3107 of the CWA and Local 545 of the Miami Stage Employees Union at 2936 NW 17th Avenue in 1967. Source: Miami-Dade County Property Appraiser.

office[215] and stood by the importance of political education in its own ranks.[216] The CWA also released statements to protect their political rights, such as in 1965 when they published a letter on The Miami News urging to repeal section 14-B of the Taft-Hartley Act which prohibits union shop agreements.[217] Local 545 of the Miami Stage Employees Union also endorsed candidates for office, including their very own president, Richard Renick, who ran for Florida secretary of state in 1986.[218] Local 3107 of the CWA was involved in many strikes over the years, especially against Southern Bell and Western Electric.[219] Local 545 of the Miami Stage Employees Union would also strike frequently to secure fair labor practices, such as in 1987, after the Colony Theater refused to work with their members.[220] The Miami headquarters for the AFSCME supported strikes led by public employees, such as the 1980 'sick-out' organized by Hollywood police, fire, and general employees demanding a 15% annual raise.[221] In addition to their activism, Local 3107 and Local 545 also serviced

215 "Harry Long Candidacy Gets Union Support." The Miami News, March 1952, pp. 27. Newspapers.com, https://www.newspapers.com/image/299029553/.

Becker, Phil. "Dade Unions 'Dud' Politically." The Miami News, July 1957, pp. 7. Newspapers.com, https://www.newspapers.com/image/298565698/.

"#1 Choice for Hialeah's County Commissioner Vernon J. Ashley." The Miami Herald, August 1960, pp. 25. Newspapers.com, https://www.newspapers.com/image/618953306/.

216 "Rank-and-File Needs More Political Know-How." The Miami Herald, October 1959, pp. 154. Newspapers.com, https://www.newspapers.com/image/619367155/.

217 "Right to Work Law Undermines Unions." The Miami News, June 1965, pp. 6. Newspapers.com, https://www.newspapers.com/image/302000500/.

218 Silva, Mark. "Primary just beginning of fight for Cabinet post." The Miami Herald, August 1986, pp. 348. Newspapers.com, https://www.newspapers.com/image/632473157/.

219 Weston, Martin. "Thousands in Florida Join Bell Strike." The Miami Herald, July 1971, pp. 155. Newspapers.com, https://www.newspapers.com/image/624197021/.

Birger, Larry. "Phone Union Wants Action by Governor." The Miami News, March 1955, pp. 13. Newspapers.com, https://www.newspapers.com/image/298616374/.

220 "Colony premiere wasn't without labor pains." The Miami News, July 1987, pp. 17. Newspapers.com, https://www.newspapers.com/image/302325007/.

221 Delp, Doug. "Hollywood 'Sick-Out' Apparently Over." The Miami Herald, September 1980, pp. 92. Newspapers.com, https://www.newspapers.com/image/629010287/.

© 2024 PLUSURBIA

the community in a variety of ways. For example, beginning in 1956, Local 3107 sponsored a free annual 'Hi Mom' program for families in the Dade-Monroe County area to phone their loved ones stationed overseas with the U.S. Armed Forces.[222] Local 545 of the Miami Stage Employees Union also served the community by organizing programs and events such as the 'Stars Over Miami' amateur talent contest which "gave purpose and an outlet this summer for hundreds of talented youngsters" and offered a free trip to New York to winners.[223] Around 10,000 people attended the finale of this event at a ball park on 2301 NW 10th Avenue.

The buildings occupied by Local 3107 of the CWA, Local 545 of the IATSE Miami Stage Employees Union, and the Miami headquarters of the Public Employees Union no longer exist. In 2001, Local 545 of the IATSE merged with five other local unions to create Local 500 located in Fort Lauderdale.[224] Local 3107 of the CWA was also dissolved. The Miami headquarters of the Public Employees Union is now located at 700 South Royal Poinciana Boulevard in Miami Springs.[225] Today, the parcel is owned by Miami-Dade County and is occupied by the Dante Fascell affordable housing development registered at 2929 NW 18th Avenue which also houses the Dade County Housing Agency in the structure on 2925 NW 18th Avenue.[226]

222 "A Gift from Union: 20 GI Families Will Receive Overseas Calls for Christmas." The Miami Herald, November 1965, pp. 16. Newspapers.com, https://www.newspapers.com/image/620865778/.

223 "Ted Mack Here to Emcee 'Stars Over Miami' Finale." The Miami Herald, August 1968, pp. 96. Newspapers.com, https://www.newspapers.com/image/621727433/.

224 "Local No. 500 South Florida." IATSE Official Bulletin, no. 609, 2005, pp. 35-36, https://iatse.net/wp-content/uploads/2021/05/609.pdf.

225 "Find Your Local: Florida." AFSCME, https://www.afscme.org/local/florida.

226 "Folio: 01-3127-081-0010." Miami-Dade Property Appraiser, https://www.miamidade.gov/Apps/PA/PropertySearch/#/.



Figure 115. The Miami Showmen's Association located at 1799 NW 28th Street. Source: Miami Dade County Property Appraiser, c. 1974.

© 2024 PLUSURBIA

Figure 116. The Miami Showmen's Association located at 1799 NW 28th Street. Source: Miami Dade County Property Appraiser, c. 1970.



MIAMI SHOWMEN'S ASSOCIATION - 1799 NW 28TH STREET

In 1953, the Miami Showmen's Association received a building permit from the City of Miami valued at $114,000 for the construction of a new clubhouse at 1799 NW 28th Street.[227] The concrete block and stucco building was constructed by Thompson-Polizzi Construction Company of Coral Gables.[228] The association was located right next door to Local 655 of the Miami Federation of Musicians, whose meeting hall was built around the same time. The Ladies Auxiliary to the Miami Showmen's Association, which boasted over 800 members by 1954, also shared the space.[229] The Miami Showmen's Association is a sociable and charitable organization of carnival workers who have devoted their lives to entertainment. With members constantly moving from town to town, the clubhouse at this address was considered a community base full of people they could identify with.[230] The clubhouse was "something of a memorial to carnival life. Bronze plaques with lists of names of early carnival people line the walls, set under murals of carnival scenes."[231] The group honored its members this way, some of which were well-known to many. For example, the group's first president in 1944, David B. Endy, is revered as the grandfather of carnivals in South Florida.[232] The organization worked closely with the local community and groups like the YMCA and St. Mary's Altar Guild of Trinity

227 "Showmen Planning Clubhouse." The Miami Herald, June 1953, pp. 79. Newspapers.com, https://www.newspapers.com/image/622931444/.

228 Ibid.

229 "Showmen's Auxiliary Schedules Ceremonial." The Miami News, January 1954, pp. 33. Newspapers.com, https://www.newspapers.com/image/298711078/.

230 Lubove, Seth. "Carnies keep show going on." The Miami Herald, January 1984, pp.132. Newspapers.com, https://www.newspapers.com/image/624648057/.

231 Ibid.

232 Ibid.

© 2024 PLUSURBIA

Figure 117. The Allapattah Post Office at 1799 NW 28th Street prior to its official opening. Source: The Miami Herald, 1996.



Episcopal Cathedral to organize events for their entertainment and as a means of raising funds.[233]

By 1984, the group had a dwindling membership since "carnivals, like the rest of the entertainment industry, have become a big business. Corporations have bought out many of the ride owners and concessionaires who were once the backbone of the industry."[234] The association left the building sometime in the late 1980s and 1990s and is today headquartered at 3391 Griffin Road in Fort Lauderdale.[235] In 1996, the U.S. Postal Service opened a new post office at 1799 NW 28th Street due to alleviate crowding at the other former Allapattah Post Office on 1700 NW 33rd Street, though the opening was delayed because planners forgot to incorporate customer parking.[236] The one-story building features a blue-tiled façade around the front entrance facing 28th Street and is now the only post office in Allapattah.

233 "Date Book." The Miami News, April 1955, pp. 32. Newspapers.com, https://www.newspapers.com/image/298601801/.

"It's Annual Event." The Miami News, February 1957, pp. 53. Newspapers.com, https://www.newspapers.com/image/298669602/.

"Old Folks to Display Hobbies." The Miami Herald, May 1956, pp. 23. Newspapers.com, https://www.newspapers.com/image/618437203/.

Naunton, Ena. "No Cake for Poor––But Ham, Bread." The Miami Herald, November 1962, pp. 93. Newspapers.com, https://www.newspapers.com/image/619612668/.

234 Lubove, Seth. "Carnies keep show going on." The Miami Herald, January 1984, pp.132. Newspapers.com, https://www.newspapers.com/image/624648057/.

235 "About the MSA." Miami Showmen's Association, https://miamishowmensassociation.com/pageserver/about-us.

236 Diaz, Johnny and Marika Lynch. The Miami Herald, May 1996, pp. 118. Newspapers.com, https://www.newspapers.com/image/639966823/.

© 2024 PLUSURBIA

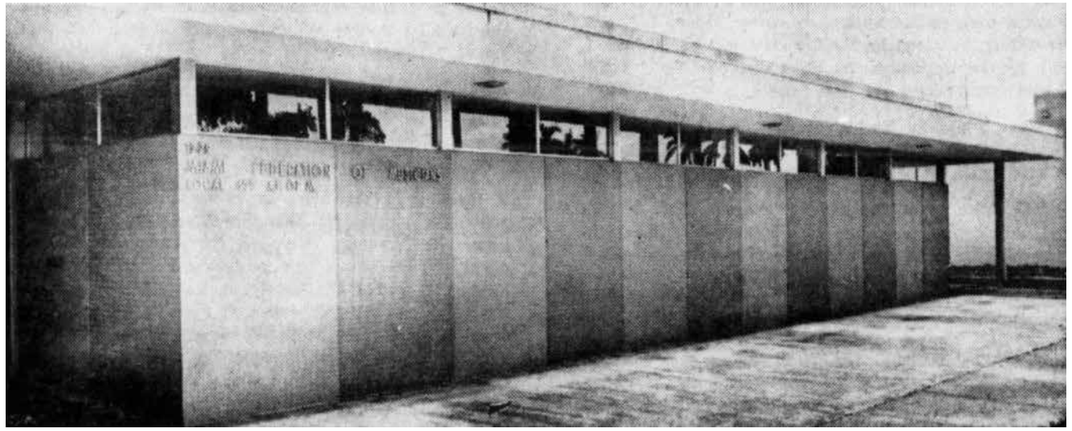


Figure 118. Local 655 of the Miami Federation of Musicians located at 1779 NW 28th Street. Source: The Miami News, 1965.

MIAMI FEDERATION OF MUSICIANS, LOCAL 655 – 1779 NW 28TH STREET

The Miami Federation of Musicians Local 655 was founded in 1913 in a "dingy" compact music store on North Miami Avenue and 2nd Street.[237] The organization, initially called "The Musicians Protective Union" began with only eight members: Charles S. Stanage, S. Elmer Hornberger, J.C. Rogers Jr., J. Raymond O'Brien, E.G. Law, E.M. Jeffords, Floyd Chaille and Henry Hall.[238] Membership increased rapidly, forcing the union to move its headquarters nine times before finding a permanent space at 542 North Miami Avenue in 1933.[239] The union met in the top floor of this "crumbling" hotel building and rented out the street floor to a secondhand dealer who happened to sell used musical instruments.[240] By 1935, the union had approximately 265 members.[241] Finally, in 1955, the union purchased the property on 1779 NW 28th Street for $41,000 that was formerly part of the Exotic Gardens nursery and erected a building the same year for $200,000.[242] The air-conditioned building had an auditorium that could seat up to 300 people, an adjoining lounge, several spacious business offices for union officials, a board room, several rehearsal rooms, and even a drive-in window for members to drop off their dues before rushing off to work.[243]

Prior to the federation's founding, Miami citizens depended on hotel musicians––often brought in seasonally from northern cities––for their entertainment at parties and dances.[244] In defense of the union's founding, who initially struggled to secure full-time labor, one of the union's earliest members, A.B. Wilson, explained that "it was time people in Miami began to understand that a professional musician can't play only for his supper. He has to earn breakfast, lunch, a roof over his head and

237 Ash, Agnes. "History: A 3,500-Piece Orchestra for Hire." The Miami News, September 1965, pp.58. Newspapers.com, https://www.newspapers.com/image/302038032/.

238 Ibid.

239 "Building Purchased By Musicians' Union." The Miami Herald, December 1935, pp. 106. Newspapers.com, https://www.newspapers.com/image/617043052/.

240 Ash, Agnes. "History: A 3,500-Piece Orchestra for Hire." The Miami News, September 1965, pp.58. Newspapers.com, https://www.newspapers.com/image/302038032/.

241 "Building Purchased By Musicians' Union." The Miami Herald, December 1935, pp. 106. Newspapers.com, https://www.newspapers.com/image/617043052/.

242 Ash, Agnes. "History: A 3,500-Piece Orchestra for Hire." The Miami News, September 1965, pp.58. Newspapers.com, https://www.newspapers.com/image/302038032/.

243 Ibid.

244 "Building Purchased By Musicians' Union." The Miami Herald, December 1935, pp. 106. Newspapers.com, https://www.newspapers.com/image/617043052/.

© 2024 PLUSURBIA

shoes for the kiddies."[245] As the tourist trade and the city's population grew during the 1930s and 1940s, more musicians found it possible to live and work in Miami year-round. The union worked tirelessly to secure these rights by going on strike against employers like the Dade County Auditorium, Sammy Fields and Music Associates Co. who refused to guarantee their members adequate wages and benefits.[246] The union threatened to fine and expel union musicians who did not comply[247] and even employed five business agents by the mid-1960s to patrol the city by checking hotels and nightclubs to ensure that union rules and regulations were being observed by employers.[248] By 1965, the union boasted over 3,500 members, making it the seventh largest in the United States.[249] By 1978, the Miami Musician's Union reached over 4,000 members,[250] the most famous of which was Cuban-American Desi Arnaz, a then-lowly 'rhumba' musician who joined Local 655 in 1936 and went on to earn national fame as one of the United States' foremost Hispanic actors when he starred as Ricky Ricardo on the hit television sitcom 'I Love Lucy.'

In addition to their efforts to secure musician's labor rights, the union held many free performances for the community.[251] For example, in 1947, the union organized a free concert with a 75-member orchestra at Bayfront Park amphitheater when it received news that no similar programs were organized for National Music Week.[252] The union also used their funds to further the careers of South Florida musicians, such as in 1987, when the union began participating in a county-wide Congress of Strings annual contest of non-professional string players hosted by the American Federation of Musicians.[253] The winner, 17-year-old Stephanie Chang, was sent to Wayne University in Detroit to attend a six-week intensive teaching program with top professionals. The union posted an article about Stephanie's victory to promote future competitions of the sort to a wider audience, according to Joseph Reichgott, executive board member of Local 655.[254]

By the 1980s and 1990s, the union's membership dwindled as they faced financial difficulties and insufficient support. By 1985, the union had reduced to about 1000 members.[255] Then-president Alan Kole explained that, without daily orchestra rehearsals or weekly salaries on a year-round basis, the artistic quality of musicians suffered.[256] Members practiced infrequently and were forced to take on other

245 Ash, Agnes. "History: A 3,500-Piece Orchestra for Hire." The Miami News, September 1965, pp.58. Newspapers.com, https://www.newspapers.com/image/302038032/.

246 Potts, Erwin. "Cast, Customers Foot Bill." The Miami Herald, December 1960, pp. 49. Newspapers.com, https://www.newspapers.com/image/619654455/.

"Musicians' union blacklists 2." The Miami Herald, February 1985, pp. 31. Newspapers.com, https://www.newspapers.com/image/631338406/.

247 "Musicians' union blacklists 2." The Miami Herald, February 1985, pp. 31. Newspapers.com, https://www.newspapers.com/image/631338406/.

248 Ash, Agnes. "History: A 3,500-Piece Orchestra for Hire." The Miami News, September 1965, pp.58. Newspapers.com, https://www.newspapers.com/image/302038032/.

249 Ibid.

250 "Cuarteto de Cuerdas." El Miami Herald, February 1978, pp. 2. Newspapers.com, https://www.newspapers.com/image/624698299/.

251 "Children to Hear Symphony." The Miami Herald, May 1955, pp. 19. Newspapers.com, https://www.newspapers.com/image/618724972/.

252 "Concert Here Tonight to Mark Music Week." The Miami News, May 1947, pp. 24. Newspapers.com, https://www.newspapers.com/image/298646137/.

253 Moss, Bea. "With art, kids may be telling you something." The Miami Herald, July 1987, pp. 17. Newspapers.com, https://www.newspapers.com/image/633441194/.

254 Ibid.

255 "Musicians' union blacklists 2." The Miami Herald, February 1985, pp. 31. Newspapers.com, https://www.newspapers.com/image/631338406/.

256 Kole, Alan. "Catch-22 injects a sour note into local music world." The Miami Herald, April 1985, pp. 408. Newspapers.com, https://www.newspapers.com/image/632286610/.

© 2024 PLUSURBIA



Figure 119. Pictured are Bailey's Lumber Yard by 1635 NW 28th Street and the adjacent lumber yard and building supplies buildings by 1625 NW 28th Street which were in close proximity to the Carpenter's District Union at 2951-2955 NW 17th Avenue, Sanborn Map 1949. Source: Library of Congress.

Figure 120. The Carpenter's District Union Hall located at 2951-2955 NW 17th Avenue. Source: Miami-Dade County Property Appraiser.

jobs to stay afloat. He explained that the main players in South Florida orchestras typically worked between 30-36 weeks, with lesser players often working half that, and only generally earned between $3,000-$10,000 a year.[257] Kole believed that the solution lied in community support of funding for the arts; "the arts are a must in a progressive area such as ours. We should not let culture fall behind the rate of growth we're experiencing elsewhere in the community," he explained.[258] By 1993, the union had already left 1779 NW 28th Avenue; this year, the property was purchased by the Archdiocese of Miami for $300,000 and handed over to the Misión de Nuestra Señora de la Altagracia, a subset of the Corpus Christi Catholic Church.[259] Today, the union is headquartered at 1915 NE 42nd Street in Fort Lauderdale.[260]

CARPENTER'S UNION – 2951-2955 NW 17TH AVENUE

The Carpenter's District Union was established in Allapattah at 2951-2955 NW 17th Avenue in 1949 to represent the entire district's carpenters and wood-workers.[261] The headquarter's establishment in Allapattah was likely due to its close proximity to several lumber yards in the neighborhood, including Bailey's Lumber Yard owned by president G. Tom Bailey by 1635 NW 28th Street and across the street by 1625 NW 28th Street established here since December 1926.[262] The lumber yard across the street would eventually be owned by the Lindsley RBC Lumber Company––considered to be the oldest lumber company in Miami (established 1925)[263] ––by at

257 Ibid.

258 Ibid.

259 "1779 NW 28th St." Miami-Dade Property Appraiser, https://www.miamidade.gov/Apps/PA/PropertySearch/#/.

260 "South Florida Musicians Association." American Federation of Musicians, https://members.afm.org/locals/info/number/655.

261 "Building Permits." The Miami News, October 1949, pp. 11. Newspapers.com, https://www.newspapers.com/image/302700798/.

262 "Building Cost Lower Lumberman Says." The Miami Herald, April 1927, pp. 10. Newspapers.com, https://www.newspapers.com/image/616567321/.

"Bailey's Lumber Yards." The Miami News, 1956, pp. 65. Newspapers.com, https://www.newspapers.com/image/297320095/.

263 "Personnel Retained by New Owners." The Miami Herald, June 1962, pp. 9. Newspapers.com, https://www.newspapers.com/image/620516524/.



© 2024 PLUSURBIA

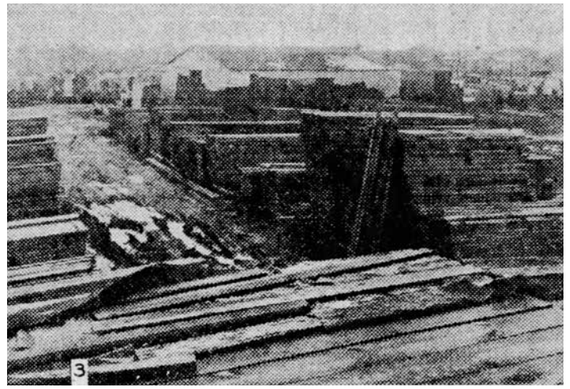


Figure 121. Bailey's Lumber Yard on 1635 NW 28th Street. Source: The Miami News, 1950



Figure 122. Bailey's Lumber Yard at 1635 NW 28th Street in 1929. Source: The Miami Herald, 1929

least 1964[264] , though registered as 1628 NW 28th Street by then. Before this point, Lindsley RBC before this, their Allapattah yard was located nearby at 3817 NW 17th Avenue.[265] The presence of such large and established lumber yards in the area likely generated work for many local carpenters, and motivated the need for a union hall.

Much like several other Allapattah unions, the Carpenters District Union established itself as a gathering space by lending its hall building to different organizations, such as the Walter H. Combs Chapter 237 of the Order of the Eastern Star which met extensively at the hall throughout the 1950s.[266] Other organizations that used the Carpenters' hall include the Miami Springs Airport Junior Chamber of Commerce––which hosted their annual Halloween dance there in 1953 to raise funds for the Jaycee's Christmas party for underprivileged children[267] ––and the Allapattah Rebekah Lodge 40 which held a banquet the following year to welcome the state president of the Rebekah Assembly of Florida.[268] In the 1970s, it also served as a voter registration site for the local community.[269] The Carpenter's District Union remained at this location until at least 1979.[270] Today, the property is occupied by the Power Barbershop, the Gables Family Dental office, and the 'Puesto Los Ojos En Jesus' church run by pastor Kenny Herrada.

264 "RBC: Choose From 13 Lovely Wood Colors and Grains..." The Miami Herald, May 1964, pp. 17. Newspapers.com, https://www.newspapers.com/image/620435562/.

265 "Crosley 'American Way' Contests." The Miami Herald, October 1951, pp. 30. Newspapers.com, https://www.newspapers.com/image/625786858/.

266 "Datebook." The Miami News, January 1956, pp. 22. Newspapers.com, https://www.newspapers.com/image/298706393/.

"Miami Date Book." The Miami News, January 1957, pp. 25. Newspapers.com, https://www.newspapers.com/image/298609557/.

"Combs OES Chapter." The Miami Herald, March 1953, pp. 12. Newspapers.com, https://www.newspapers.com/image/618398628/

267 "Jaycees To Hold Halloween Dance." The Miami News, October 1953, pp. 21. Newspapers.com, https://www.newspapers.com/image/298974678/.

268 "Miami Dade Book." The Miami News, February 1954, pp. 22. Newspapers.com, https://www.newspapers.com/image/299057415/.

269 "Voter Registration Sites." The Miami Herald, July 1974, pp. pp. 46. Newspapers.com, https://www.newspapers.com/image/625267116/.

270 "Register To Vote The Easy Way." The Miami Herald, August 1979, pp. 39. Newspapers.com, https://www.newspapers.com/image/628283918/.

© 2024 PLUSURBIA



Figure 123. The Past Councilors Association Hall in 1947 at 1501 NW 28th Street associated with Daughters of America, a nativist organization. Source: Miami-Dade County Property Appraiser



Figure 124. The Masonic Hall at 2010 NW 36th Street that served as the meeting hall of the Daughters of America beginning in 1943. Source: Miami-Dade County Property Appraiser.

DAUGHTERS OF AMERICA LITTLE RIVER COUNCIL 3 – 1501 NW 28TH ST / 2010 NW 36TH ST

The Daughters of America was a secret society originally founded in 1891[271] as an auxiliary of the Junior Order of United American Mechanics, the oldest fraternal order in America.[272] Its title as the National Council of the Daughters of America was officially recognized in 1926.[273] Despite its name, the organization was known to admit men as well as early as the 1970s.[274] In Allapattah, the Daughters of America Little River Council 3 was associated with the Past Councilors Association Hall at 1501 NW 28th Street as early as 1938.[275] By 1943, the Daughters of America Little River Council 3 established the Masonic Hall at 2010 NW 36th Street as their permanent meeting hall.[276] Despite the change in location, historical photos reveal that the Past Councilors Association Hall remained in operation until at least 1974.[277] The Daughters of America was a nativist society that actively fought against diversity and unrestricted immigration as a means of preserving white supremacy.[278] Their continued presence in Allapattah speaks to the preoccupation of white residents towards the increasingly changing demographics of the neighborhood beginning in the late 1950s. Beyond these discriminatory tendencies, the group was known to service the community by caring for orphaned children and maintaining a home for their aged members in Tifton, Ohio.[279] Locally, the group sponsored Girl and Boy Scouts troops.[280]

271 "Daughters of America." Wikipedia, The Free Encyclopedia. Wikimedia Foundation, last edited 16 July 2024, https://en.wikipedia.org/wiki/Daughters_of_America.

272 Gee, Connie. "Clubs, Organizations, Parties Help Raise Funds." The Miami News, October 1956, pp. 18. Newspapers.com, https://www.newspapers.com/image/298561991/.

273 "Daughters of America." Wikipedia, The Free Encyclopedia. Wikimedia Foundation, last edited 16 July 2024, https://en.wikipedia.org/wiki/Daughters_of_America.

274 Ibid.

275 "Today's Calendar: Clubs." The Miami Herald, December 1938, pp. 8. Newspapers.com, https://www.newspapers.com/image/617670227/.

276 "Council 3 Selects New Meeting Site." The Miami Herald, December 1943, pp. 4. Newspapers.com, https://www.newspapers.com/image/617625881/.

277 Historic Tax Card Photo, Miami-Dade County Property Appraiser, 01-3126-024-0320, August 12 1974.

278 "Daughters of America." Wikipedia, The Free Encyclopedia. Wikimedia Foundation, last edited 16 July 2024, https://en.wikipedia.org/wiki/Daughters_of_America.

279 Gee, Connie. "Clubs, Organizations, Parties Help Raise Funds." The Miami News, October 1956, pp. 18. Newspapers.com, https://www.newspapers.com/image/298561991/.

280 "Allapattah Rally Set." The Miami News, October 1957, pp. 18. Newspapers.com, https://www.newspapers.com/image/298775409/.

© 2024 PLUSURBIA



Figure 125. The parcel owned by Miami-Dade County from 28th Street to 31st Street along 18th Avenue where the Three Round Towers, the Malcolm Ross Senior Center, and the newly-developed Brisas del Este apartments are found. Source: Miami-Dade Property Appraiser, 2024.

2.11 PUBLIC HOUSING AND SERVICES

The Three Round Towers and the Malcolm Ross Senior Center are two intricately related public housing facilities for the elderly that have served seniors for over 60 years with the provision of housing, assistance, and recreation. The Three Round Towers (Tower A: 2870 NW 18 AVE; Tower B: 2920 NW 18 AVE; Tower C: 2940 NW 18 AVE) and the Malcolm Ross Senior Center, primarily located at 2800 NW 18th Avenue (though initially at the public housing project at 1861 NW 28th Street and recently relocated to the Brisas del Este building at 3000 NW 18th Avenue) were built by Miami-Dade County and the Miami Housing Authority on a lot previously occupied since the 1940s by the Allapattah YMCA that extends from 28th Street to 31st Street along 18th Avenue. The towers and the center were then turned over to Senior Day Centers Inc., a non-profit United Fund agency. Today, these public housing facilities for the elderly are being expanded by Miami-Dade County through the adjacent Brisas del Este developments which will yield more than 870 new apartments, the largest project of its kind in the country.281

THE MALCOLM ROSS SENIOR CENTER

The Malcolm Ross Senior Center was established in 1961 as the first project in the nation to cater exclusively to the social and physical needs of the elderly.[282] The center was named after Malcolm Ross, an author and former editor of the University of Miami Press, who was known to advocate for underprivileged and minority groups, including the elderly.[283] Seniors gather at the center to socialize and partake in recreational activities and community affairs as a means of reaching "older people who think they have lost their usefulness, that they are apart from the community, that people are not interested in them."[284] The center has hosted a number of events to keep seniors mentally and physically engaged, such as 'Operation Santa Claus' in 1964 during which seniors made toys and clothes for underprivileged children in the community.[285] The center has kept seniors busy with its wide variety of courses, including ceramics, dance, sewing, and language classes as well. One of the center's most important services are what started as a 50-cent lunch program where seniors were encouraged to gather and socialize to reduce loneliness. The program served a daily average of 900 seniors by the late 1960s, and for many seniors, these lunches were their only meal of the day.[286] Despite budget cuts over the years, the program survives through the efforts of the Catholic Charities of the Archdiocese of Miami and continues to operate from 2800 NW 18th Avenue.[287]

In addition to hosting recreational events and activities, the center has also provided seniors with affordable health and wellness services, such as free x-rays,[288] physical

281 Rodriguez, Rene. "Miami gets new affordable housing in Opportunity Zones." The Miami Herald, August 2020, pp. A20. Newspapers.com, https://www.newspapers.com/image/675556833/.

282 "Credit to community." The Miami News, April 1971, pp. 12. Newspapers.com, https://www.newspapers.com/image/302424467/.

283 Cavendish, Henry. "These Oldsters – No Longer Alone." The Miami News, July 1961, pp. 14. Newspapers.com, https://www.newspapers.com/image/301438866/.

284 Ibid.

285 Gee, Connie. "Santa's Serious Business For Them." The Miami News, December 1964, pp. 26. Newspapers.com, https://www.newspapers.com/image/301307641/.

286 Roberts, Jack. "Elderly victims of lunch fund cut." The Miami News, October 1969, pp.49. Newspapers.com, https://www.newspapers.com/image/302000596/.

287 "Congregate Meals." Catholic Charities of the Archdiocese of Miami, Inc., https://www.ccadm.org/sh_projects/congregate-meals/.

288 "Chest X-Ray Schedule for This Week." The Miami News, June 1966, pp. 12. Newspapers.com, https://www.newspapers.com/image/301729155/.

© 2024 PLUSURBIA



Figure 126. Malcolm Ross, namesake of the Malcolm Ross Senior Center. Source: The Miami Herald, 1948.



Figure 127. Seniors spending time together at the Malcolm Ross Senior Center circa 1961. From left to right, Annie Ellis, Louise Mathis, Mrs. E. Anderegg, Marcelle Van Torch, Mrs. J. Wolpert, Kathern Tuttle, and Charlotte Schmidt. Source: The Miami News, 1961.



Figure 128. Mrs. Ola Irish (left) and Mrs. Juliet Burk (right), members of the National Council of Jewish Women Volunteers, working on some hand-stitched moccasins for the Malcolm Ross Senior Center's 'Operation Santa Claus.' Source: The Miami News, 1964.

examinations and laboratory work,[289] and flu shots.[290] The center's strategic positioning near valuable medical providers––such as Florida Medical Center Group on 1501 NW 36th Street, the Specialized Therapy Center on 1501 NW 29th Street, and of course, Jackson Memorial Hospital on 1611 NW 12th Avenue––has also facilitated seniors need for medical care. The Malcolm Ross Senior Center has also served as a meeting space for the elderly across the county that seek guidance and support, such as when the Miami-Dade Housing Agency organized community outreach events in 2006 to assist seniors in a variety of topics, from applying for disability permits to registering for a library card.[291] The center has served as a meeting space for other organizations as well. Notably, the Mission of Nuestra Señora de la Altagracia first met in the center's cafeteria before their relocation to 1779 NW 28th Street in 1994.[292]

289 "Unit Brining Health Services to Dade Elderly." The Miami Herald, August 1974, pp. 141. Newspapers.com, https://www.newspapers.com/image/624994999/.

290 "Free flu shots for elders are starting." The Miami News, October 1980, pp. 9. Newspapers.com, https://www.newspapers.com/image/302440999/.

291 "Event promotes county services." The Miami Herald, November 2006, pp. 351. Newspapers.com, https://www.newspapers.com/image/654997467/.

292 "About the Mission."Corpus Christi Catholic Church,https://www.corpuschristimiami.org/laaltagracia.

© 2024 PLUSURBIA

THE THREE ROUND TOWERS

The Three Round Towers were inaugurated in 1971 just a few steps away from the Malcolm Ross Senior Center to meet the high demand for affordable housing for the elderly. By that point, the Three Round Towers were the nation's largest leased housing project for senior citizens, with a total of 391 units.[293] Residency in the towers was so highly sought-after that even Fidel Barreto––the exiled Cuban Minister of Agriculture for Fulgencio Batista––lived here shortly after its construction.[294] The seniors living in these residential towers were experienced activists who stood up for their community whenever their needs were minimized. As frequent victims of crime, the seniors played an important role in improving safety conditions for the community. For example, after two particularly violent attacks in 1990, over 200 seniors from the Three Round Towers visited city and county officials to demand adequate police protection in the neighborhood, which the Miami Police Department responded to by initiating foot and horseback patrols in the area[295]. More recently, Dominican-born senior Juan Cedeño, went to great lengths in 2012 to advocate for his visually and technologically impaired neighbors who struggled to understand a notice from the City of Miami alerting residents of changes to their utility fees.[296] After receiving minimal attention from his elected officials, he contacted The Miami Herald to raise awareness, and finally received a response from the City that addressed his neighbors' needs.

293 "Credit to community." The Miami News, April 1971, pp. 12. Newspapers.com, https://www.newspapers.com/image/302424467/. com/image/302424467/?match=1&terms=malcolm%20ross%20senior%20center.

294 Silva, Helga. "Batista sugar cane expert finds anonymity in Miami." The Miami News, July 1976, pp. 39. Newspapers.com, https://www.newspapers.com/image/302488587/.

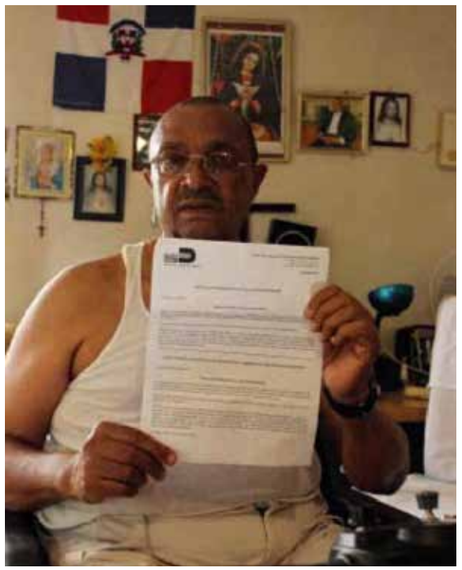
295 Marques Gonzalez, Aminda. "Criminals terrorize tenants." The Miami Herald, April 1990, pp. 154. Newspapers.com, https://www.newspapers.com/image/634839354/.

296 Karantsalis, Theo. "County ignores seniors' utility questions." The Miami Herald, October 2012, pp. NC3. Newspapers.com, https://www.newspapers.com/image/654835464/.

Figure 129. Fidel Barreto, 80, pre-Castro Cuban minister of agriculture lives quietly with his wife, Marina, at the Three Round Towers after being exiled from the island. Source: The Miami News, 1976.



Figure 130. Dominican-born Juan Cedeño, 75, holds up the letter he and his fellow seniors at the Three Round Towers received notifying them of a utility fee increase. Source: The Miami Herald, 2012.



© 2024 PLUSURBIA





Figure 131. 'Seedlings,' a ceramic mosaic by Xavier Cortada located at the Dante Fascell Apartments at 2936 NW 17th Avenue. Source: Plusurbia.

Figure 132. 'Raices' a ceramic mosaic by Xavier Cortada located at the Dante Fascell Apartments at 2936 NW 17th Avenue. Source: Plusurbia.

Figure 133. Dante Fascell, namesake of the Dante Fascell Apartments located at 2929 NW 18th Avenue, addresses seniors during their inauguration in 1973. Source: The Miami News, 1973.



DANTE FASCELL APARTMENTS

The Dante Fascell Apartments at 2936 NW 17th Avenue are another public housing development for the elderly that were erected in 1973 to further address the demand for affordable housing for the elderly. They were named after Representative Dante Fascell whose efforts helped secure funding for the towers.[297] The six-story development consists of 151 units and a one-story annex which houses Dade County's public housing tenant application office.[298] Beginning in 2012, the development was rehabilitated and a new community center was added in 2014.[299] As part of the redevelopment, artist Xavier Cortada was commissioned to create ceramic and glass mosaics inspired by the roots of mangrove trees. In addition to honoring Dante Fascell, who also helped establish Biscayne National Park, Cortada explains his art is "a reminder that the senior residents are rooted in the community" and "celebrates the residents with color and life."[300]

297 "Fascell dedicates housing named for him here." The Miami News, March 1973, pp. 4. Newspapers.com, https://www.newspapers.com/image/302857922/.

298 Ibid. .

299 Dixon, Lance. "Celebrating A New Look." The Miami Herald, February 2014, pp. B10. Newspapers.com, https://www.newspapers.com/image/651061650/.

300 Ibid.

© 2024 PLUSURBIA

By the 1960s, Allapattah was becoming an entirely different neighborhood; one marked by the coexistence of multiple ethnicities and cultures at once. This period was foundational in defining the neighborhood's multicultural character.

2.12 MULTI-CULTURAL EVOLUTION

From the early 20th century until the late 1950s, Allapattah's population was predominantly composed of non-Hispanic white people. It was described by residents as a bustling community, a "transplanted Southern town."[301] Beginning in the late 1950s, Allapattah received a large influx of black Americans displaced by the construction of I-95 (then, the North-South Expressway), causing a large portion of the white population to move to other suburbs in Miami-Dade and Broward County. The Cuban Revolution of 1959 also brought large numbers of Cubans to the neighborhood––though some were already settled in Allapattah from before. Low real estate costs made Allapattah a relatively affordable area for these emerging groups. By the 1960s, Allapattah was becoming an entirely different neighborhood; one marked by the coexistence of multiple ethnicities and cultures at once. This period was foundational in defining the neighborhood's multicultural character, which would become a focal point of future branding campaigns, like that proposed by the Allapattah Business Development Authority (ABDA) in their first edition of 'Allapattah U.S.A.' in 1987. By the 1980s, the neighborhood received an even greater influx of immigrants from Cuba and Haiti following the Mariel and Haitian sealifts.[302] Allapattah also saw the influx of Dominicans, Nicaraguans, and Hondurans in the aftermath of various refugee crises in their respective nations. According to the 1990 U.S. Census, around 39,255 people lived in greater Allapattah, though it is estimated that its actual population was much higher due to illegal immigration and the 1990 Census undercount.[303] Hispanics made up 72% of the population, composed of a majority of Cubans, followed by Dominicans and Nicaraguans who each made up around 10% of the neighborhood's population.[304] Non-Hispanic black people made up 19% of the population, with Haitians making up over 20% of this group.[305] White people made up only 8% of the population by this point.[306] Today, Allapattah is primarily a melting pot of residents from all over the Caribbean and Central America, though Dominicans have come to dominate the area known as Little Santo Domingo.

Allapattah's multi-cultural evolution and development had a great impact on its commercial activity, bringing in a new variety of business owners and industries. The construction of the airport expressway in the late 1950s had also siphoned traffic away from 36th Street, adding to the decline of this commercial corridor.[307] The growth of the airport in the jet age brought the "increasing thunder of flight, rattling Allapattah's dishes and nerves" that also pushed middle-class families out of the neighborhood.[308] By 1985, one long-time resident who had lived in the neighborhood since 1922 described that since the construction of the highway "everybody" had moved out; "there's nothing here now, nothing but furniture stores," she added.[309] As white people began to leave the neighborhood, so did many of their businesses. This was especially true after the 1980 McDuffie riots that devastated many thriving 36th

301 Whited, Charles. "Old Allapattah Awaits Miracle On 36th Street." The Miami Herald, December 1979, pp. 395. Newspapers.com, https://www.newspapers.com/image/628284368/.

302 McCarthy, Kathy. "Allapattah bounces back." The Miami Herald, October 1985, pp. 76. Newspapers.com, https://www.newspapers.com/image/632095129/.

303 Neighborhood Planning Program: Allapattah Community Development Target Area. City of Miami Planning, Building, and Zoning Department, 1994-96, pp. 7.

304 Ibid.

305 Ibid.

306 Ibid.

307 Whited, Charles. "Old Allapattah Awaits Miracle On 36th Street." The Miami Herald, December 1979, pp. 395. Newspapers.com, https://www.newspapers.com/image/628284368/.

308 Whited, Charles. "Old Allapattah Awaits Miracle On 36th Street." The Miami Herald, December 1979, pp. 395. Newspapers.com, https://www.newspapers.com/image/628284368/.

309 McCarthy, Kathy. "Allapattah bounces back." The Miami Herald, October 1985, pp. 76. Newspapers.com, https://www.newspapers.com/image/632095129/.

© 2024 PLUSURBIA

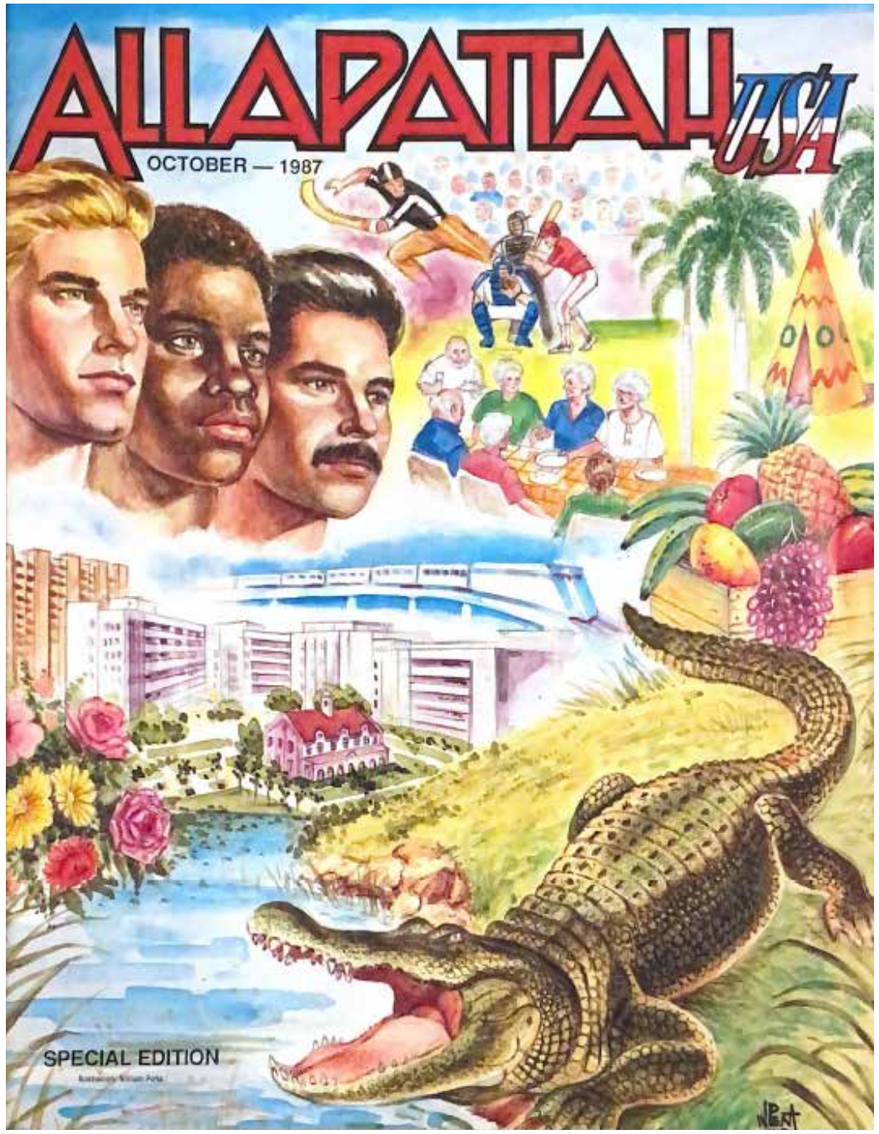


Figure 134. The cover of the 1987 special edition of the Allapattah Business Development Authority (ABDA) editorial, illustrated by Cuban-born William Peña, offers a glimpse into the perceived character of the neighborhood. Most notably, the faces of three men, one white, one black, and one Hispanic, points to the multi-cultural diversity of the neighborhood. At the forefront of the image is an alligator––a reference to the Seminole word that gave the neighborhood its name–– and the Miami River, which contributed to the neighborhood's commercial development. Allapattah's origins are also referenced by the basket of fruits, which allude to the agricultural endeavors of its early settlers, and an indigenous teepee, which could reference the Seminole tribes that once inhabited these lands––though this past is imagined, considering teepees were not typically inhabited by these indigenous groups. Also included in this image are baseball players––perhaps a reference to the tastes of the emerging Dominican community by this point, and a group of seniors sharing a meal, perhaps a reference to the community meal program offered by the Malcolm Ross Senior Center. To the left is the Alamo, Miami's first hospital dwarfed by the Jackson Memorial Hospital behind it. Source: Allapattah Business Development Authority special edition Allapattah U.S.A. editorial, 1987.

© 2024 PLUSURBIA

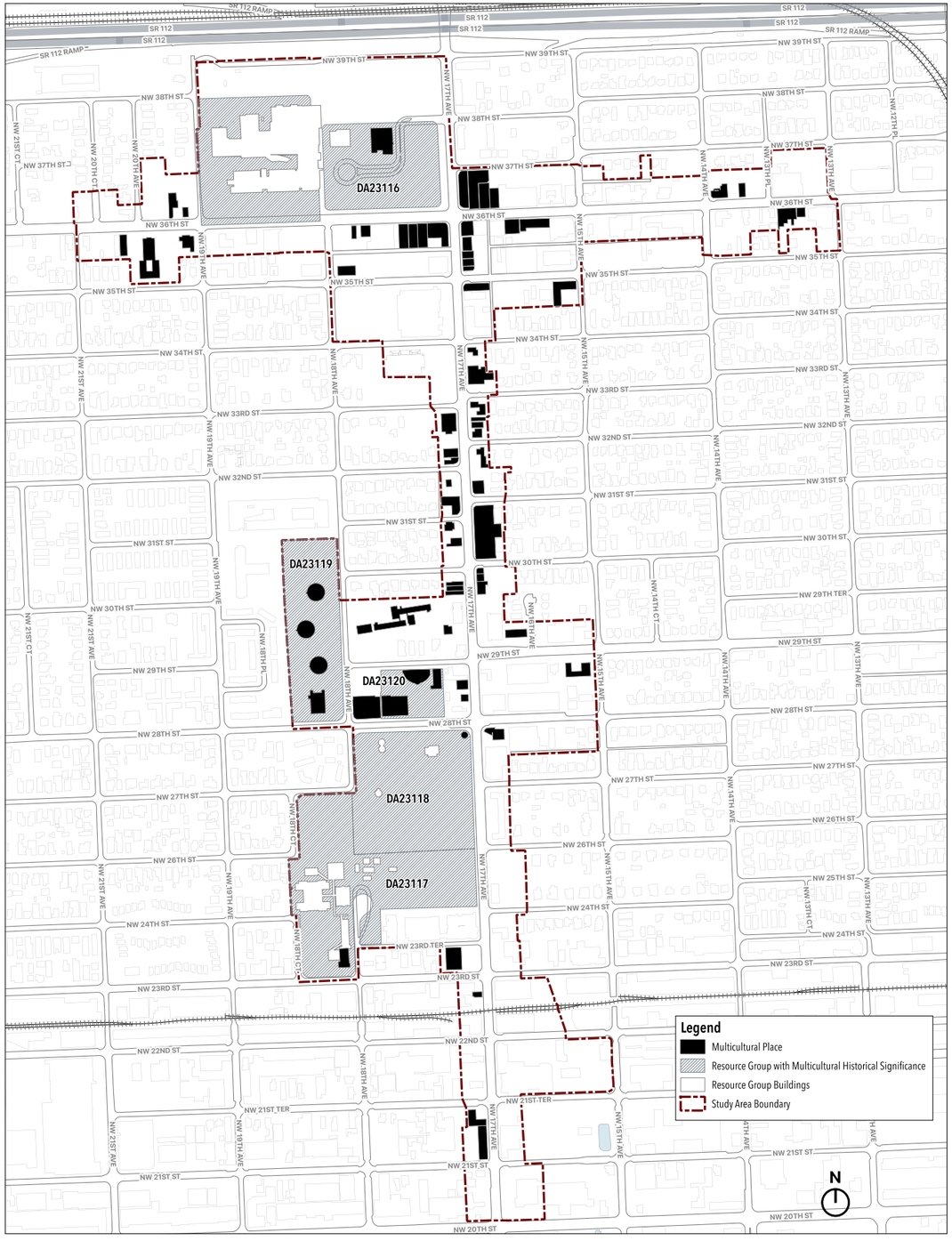


Figure 135. Multicultural significance sites in the study area. Source: Plusurbia.

© 2024 PLUSURBIA

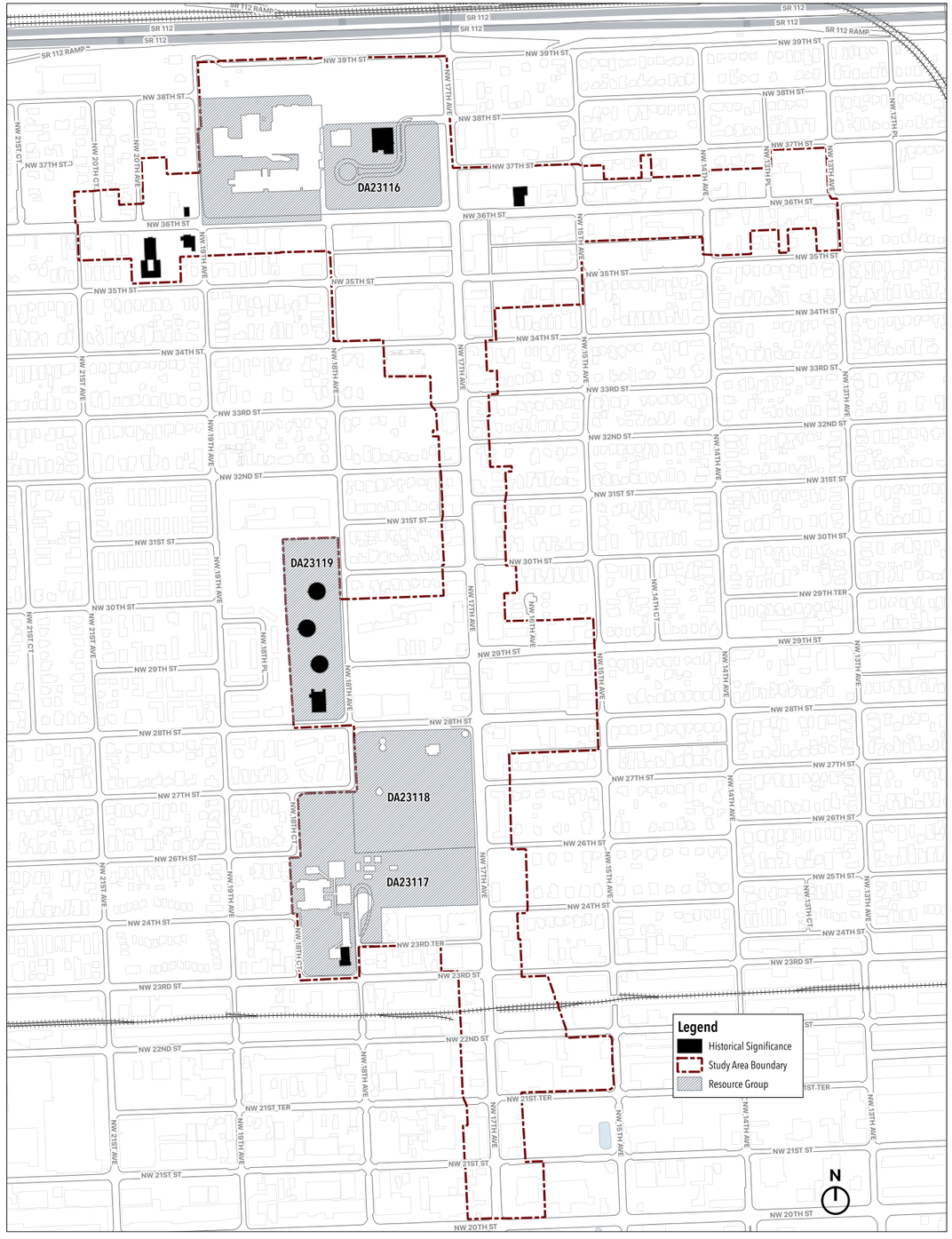


Figure 136. African American Historical significance sites in the study area. Source: Plusurbia.

© 2024 PLUSURBIA



Figure 137. Pictured is Cuban-born William Peña working on the cover of the 1987 Allapattah Business Development Authority special edition 'Allapattah U.S.A.' editorial. Source: Allapattah Business Development Authority special edition Allapattah U.S.A. editorial, 1987.

Figure 138. Stores along NW 17th Avenue circa 1975 display the Latin influence in Allapattah. Source: The Miami Herald, 1975.



Street business owners who suffered significant losses due to looting, destruction, and the lack of adequate insurance.[310] The result of this was the entry of Hispanic business-owners who took advantage of the empty and deteriorated lots. For example, boarded up popular chain stores like Jackson Byrons or the Allapattah Five & Dime were replaced by Cuban bodegas or discount furniture stores that catered to the new Hispanic and Haitian residents.[311] Notably, many Dominicans saw the neighborhood's deterioration as an opportunity to establish businesses as well, one of the first being Plaza Santo Domingo in 1983, whose success encouraged the proliferation of even more Dominican businesses in the neighborhood.[312]

Many other efforts were made to improve conditions in the neighborhood as well. In 1974, the City of Miami selected Allapattah as one of the eight target neighborhoods of the Community Development Block Grant (CDBG) program. The CDBG is a federally-funded program dedicated to improving living conditions in areas in need of economic development, revitalization, and housing and infrastructure improvements. The main considerations of this program in Allapattah were the improvement of the environment and economic base, the construction of new housing and the rehabilitation of existing housing, the augmentation of existing open space and recreational facilities, and satisfying the need for social services and cultural activities.[313] Allapattah was selected because its median household income had been steadily declining since 1970, reaching $12,270 or 56% below the county's median household income by 1989.[314] Other organizations, such as the Allapattah Merchants Association, then led by the Cuban-born bank official Armando Gutierrez, also vowed to restore the town to good health in the late 1970s.[315] By 1985, an increasing amount of investments were made by larger businesses such as the Alliance National Bank, who was the first bank to base its headquarters in Allapattah in over 40 years.[316] Raymond Fleites, president of Alliance National Bank explained that the businesses that survived in the neighborhood were those who were able to "change with the times."[317] The Allapattah Business Development Authority, which was established in 1983, was another organization dedicated to revitalizing businesses in the neighborhood.

310 Hamilton, Masha. "Closing the Wealth Gap in Miami––and Across the Country." The Rockefeller Foundation, June 28 2022, https://www.rockefellerfoundation.org/insights/grantee-impact-story/closing-the-wealth-gap-in-miami-and-across-the-country/.

311 McCarthy, Kathy. "Allapattah bounces back." The Miami Herald, October 1985, pp. 76. Newspapers.com, https://www.newspapers.com/image/632095129/.

312 Roman, Ivan. "Dominicans awakening in Miami." The Miami Herald, October 1988, pp. 144. Newspapers.com, https://www.newspapers.com/image/634201798/.

313 Neighborhood Planning Program: Allapattah Community Development Target Area. City of Miami Planning, Building, and Zoning Department, 1994-96, pp. 3.

314 Neighborhood Planning Program: Allapattah Community Development Target Area. City of Miami Planning, Building, and Zoning Department, 1994-96, pp. 9.

315 Whited, Charles. "Old Allapattah Awaits Miracle On 36th Street." The Miami Herald, December 1979, pp. 395. Newspapers.com, https://www.newspapers.com/image/628284368/.

316 McCarthy, Kathy. "Allapattah bounces back." The Miami Herald, October 1985, pp. 76. Newspapers.com, https://www.newspapers.com/image/632095129/.

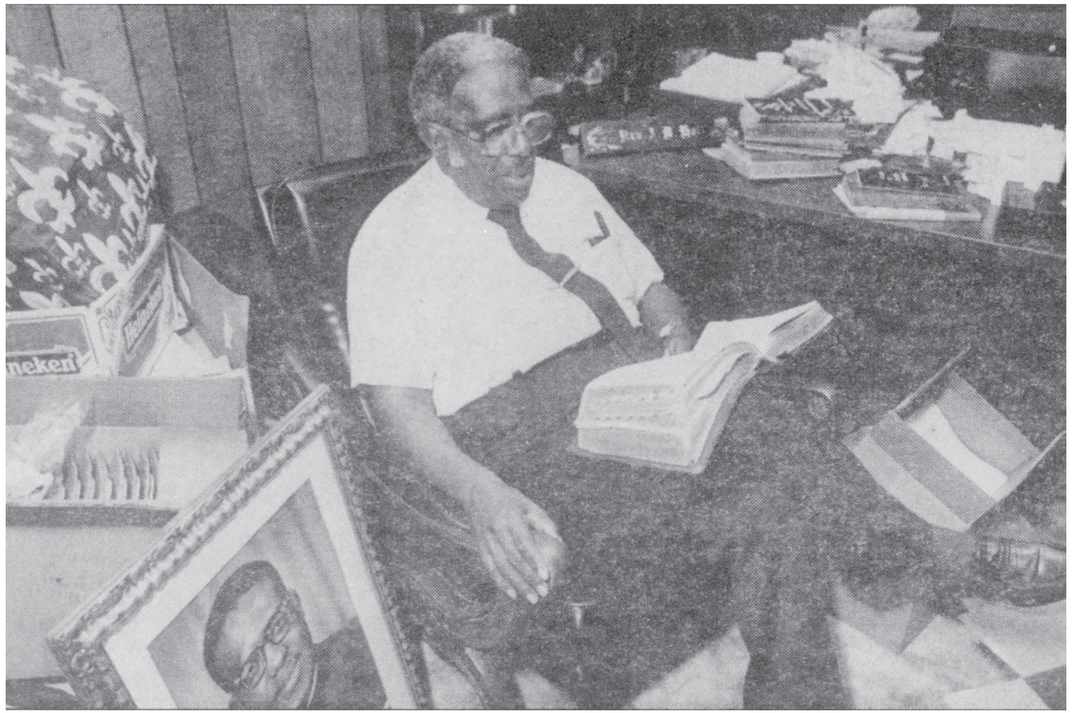
317 Ibid.

© 2024 PLUSURBIA

FEATURED SPACE: THE ALLAPATTAH METHODIST CHURCH, NOW EBENEZER UNITED METHODIST CHURCH

The history of the now-Ebenezer United Methodist Church located at 2000 NW 36th Street is steeped in Allapattah's multicultural fabric and serves as a reflection of the neighborhoods evolving needs, desires, and demographics. The church was first organized in 1908 as the Allapattah Methodist Church and retained a predominantly white congregation until the late 1950s when the community's changing demographics and racial tensions caused its white congregation to dwindle. Some black residents attempted to join the segregated church through kneel-ins,[318] but it wasn't until 1968 when the national United Methodist organization formally integrated that a black congregation was allowed to worship in the church. Still, black and white services were kept separate since both groups feared losing their power and autonomy in church decisions.[319] In contrast to black worshipers, the neighborhood's emerging Cuban population was more welcome, perhaps due to the whiter complexion of the first Cuban arrivals and their desire for separate Spanish-language services. In fact, a member of the Cuba Methodist Conference was appointed associate pastor of the church in 1961 in hopes of increasing the church's dwindling membership.[320] Despite

Figure 139. Reverend Aaron D. Hall who served the Ebenezer United Methodist Church for 33 years. Here he is pictured taking a break from packing his office after his retirement. Source: The Miami Herald, 1988.



318 Buchanan, James. "27 Negroes Attend 5 Miami Churches." The Miami Herald, September 1960, pp. 21. Newspapers.com, https://www.newspapers.com/image/619069098/.

319 Hines, Bea. "Minister to leave legacy of successes." The Miami Herald, June 1988, pp. 56. Newspapers.com, https://www.newspapers.com/image/633339928/.

320 Vega, Maria. "3 groups worship in unique church in Allapattah." The Miami Herald, October 1983, pp. 208. Newspapers.com, https://www.newspapers.com/image/624615828/.

© 2024 PLUSURBIA



Figure 140. From left to right, Reverend Manuel Viera of the Allapattah Methodist Church's Hispanic congregation, Reverend Aaron D. Hall of the Ebenezer United Methodist Church congregation, and Reverend Louis Patmore of the Allapattah Methodist Church's white congregation shake hands in front of the former Allapattah Methodist Church to seal their 1973 merger pact. Source: The Miami Herald, 1973.

Figure 141. (Facing page) Sergio Yanes teaches a citizenship class hosted by the Dominican American National Foundation in a property owned by the Ebenezer United Methodist Church at 1900 NW 36th Street. Source: The Miami Herald, 1996.

the racial tensions, the late 1960s proved to be a period of increased awareness and social justice for the church. The same year the national United Methodist organization formally integrated, the Allapattah United Methodist Church worked with residents, civic groups, government agencies, the YMCA, and other churches to form a community action organization to prevent Allapattah's deterioration and foment integration. Reverend Morrell Robinson stated he hoped the organization would "make [Allapattah] a model community, serving the young and old, the advantaged and disadvantaged, the refugee, the retired American, the whites, and the Negroes."[321] During the late 1960s, the church also hosted a number of programs and workshops to tackle these issues such as "The Black Manifesto" and "The Individual, the Prisoner, and the Community"[322] and even a conference on World Peace, Law, and Order.[323]

Despite the efforts to embrace and nourish Allapattah's changing character, the white congregation's numbers continued to dwindle as white residents left the neighborhood entirely. As a result, the church could no longer afford to maintain its million-dollar facility and was forced to invite members of the Ebenezer United Methodist Church––one of Miami's foremost black churches––to worship at their facility in 1973.[324] At the time, the Ebenezer United Methodist Church located at 1074 NW 3rd Avenue faced threats of demolition as a result of urban renewal projects in Overtown. In addition, their overcapacity of members was in desperate need of more space, making their partnership with the Allapattah United Methodist Church a strategic way of joining forces and saving both churches. The 1973 merger paved the way for Ebenezer United Methodist Church's eventual ownership of the property as the black congregation's numbers came to dominate. By this point, the Allapattah United Methodist Church boasted 230 members of the white congregation, 151 members of the mostly white Cuban congregation, and a whopping 900 members of the black congregation.[325] Shortly afterwards, the Ebenezer United Methodist Church came to own the deed to the sanctuary and its facilities, allowing them greater decision-making power and influence within the church and community.[326] For example, by at least 1988, the American Black Community Center would come to occupy the church's facility at 1900 NW 36th Street, providing the local community with emergency housing and food, job placement services, family counseling, after-school programs, a thrift shop with affordable clothing,[327] and even hosted conferences to guide middle and high school students by discussing topics such as "Surviving in a Multi-Cultural Society." The black congregation's growing influence within the church eventually drove the white congregation out entirely, leaving only the Ebenezer and Hispanic congregations.[328] After this point, the church became solely referred to as Ebenezer United Methodist Church.

321 "Allapattah Meets To Check Ghetto." The Miami Herald, February 1968, pp. 22. Newspapers.com, https://www.newspapers.com/image/621590998/.

322 "Social Problems Workshop Topics." The Miami Herald, November 1969, pp. 41. Newspapers.com, https://www.newspapers.com/image/622965128/.

323 "Peace and Law Parley Slated At Allapattah Tuesday." The Miami News, February 1969, pp. 4. Newspapers.com, https://www.newspapers.com/image/301851136/.

324 Taft, Adon. "Three Cultures to Share In Church Facilities." The Miami Herald, June 1973, pp. 27. Newspapers.com, https://www.newspapers.com/image/622746618/.

325 Ibid.

326 Vega, Maria. "3 groups worship in unique church in Allapattah." The Miami Herald, October 1983, pp. 208. Newspapers.com, https://www.newspapers.com/image/624615828/.

327 Hines, Bea. "Agency needs help to keep helping others." The Miami Herald, October 1988, pp. 124. Newspapers.com, https://www.newspapers.com/image/633885581/.

328 Hines, Bea. "Minister to leave legacy of successes." The Miami Herald, June 1988, pp. 56. Newspapers.com, https://www.newspapers.com/image/633339928/.

© 2024 PLUSURBIA



Figure 142. Heddie Vereen watches over Dorothy Johnson during a computer skills class hosted in the lab at the Ebenezer United Methodist Church. The classes were started by Reverend Jimmie Brown. Source: The Miami Herald, 2002.

The provision of essential resources and support by Ebenezer and the American Black Community Center––which was replaced by the similarly-oriented Dominican American National Foundation during the 1990s––allowed the church's membership to grow significantly. In 2002, Reverend Jimmie L. Brown joked that the church was becoming a "spiritual Super Wal-Mart"[329] where community members had access a wide variety of social services including computer classes and tutoring programs, [330] financial planning services,[331] parenting seminars,[332] and small business workshops.[333] Moreover, Ebenezer's commitment to health education by hosting seminars with licensed professionals and nutritional speakers has been yet another aid to the black community in Miami, which holds the lowest health status of any racial or ethnic group.[334] Though the church is predominantly-black, it has continued to support its Hispanic congregation by establishing a Hispanic ministry in 2011[335] and allocating

329 "Churches helping members with finances." The Miami Herald, February 2002, pp. 8. Newspapers.com, https://www.newspapers.com/image/649044088/.

330 Ibid.

331 Ibid.

332 Hines, Bea. "Ebenezer Methodist holding parenting seminars." The Miami Herald, May 2002, pp. 172. Newspapers.com, https://www.newspapers.com/image/646461319/?match=1.

333 "Assets: Miami." The Miami Herald, May 2003, pp. 145. Newspapers.com, https://www.newspapers.com/image/647543581/.

334 "Health and Wellness." Ebenezer United Methodist Church, https://www.ebenezerumcmiami.org/healthandwellness.php.

335 "About Us." Ebenezer United Methodist Church, https://www.ebenezerumcmiami.org/aboutus.php.



© 2024 PLUSURBIA

Figure 143. Patricia Salahuddin at the podium introducing the newly-elected executive board members of People Acting in the Community Together (PACT) at their annual assembly meeting at the Ebenezer United Methodist Church in 2023. Source: The Miami Herald, 2023.

Figure 144. Members of PACT watch the organization's annual assembly attentively from the pews of Ebenezer United Methodist Church. Source: The Miami Herald, 2023.





funds to refurbish the chapel they use for worship the following year.[336] The church has also served the community through their active membership in the organization 'People Acting in the Community Together' (PACT), which hosts large assemblies where public officials are encouraged to adopt solutions to serious problems afflicting the community. Recently, Ebenezer United Methodist Church hosted PACT's 2023 annual assembly[337] which focused on rising rents and homelessness in addition to continuing their efforts on reducing unnecessary arrests.[338] Ebenezer's current leader, Reverend Sherlain Stevens, serves as co-president of the organization.[339]

336 Ibid.

337 Costantino, Lauren. "Interfaith." The Miami Herald, November 2023, pp. A4. Newspapers.com, https://www.newspapers.com/image/1021370763/.

338 "Our Story." P.A.C.T., https://www.miamipact.org/ourstory.

339 "PACT Executive Committee." P.A.C.T., https://www.miamipact.org/our-team.

Figure 145. (Opposite page) Sergio Yanes teaches a citizenship class hosted by the Dominican American National Foundation in a property owned by the Ebenezer United Methodist Church at 1900 NW 36th Street. Source: The Miami Herald, 1996.

© 2024 PLUSURBIA



Figure 146. Allapattah School, 1917. Source: HistoryMiami South Florida Photograph Collection.

SCHOOLS AND MULTICULTURAL EVOLUTION

The arrival of great quantities of immigrant children to Allapattah in the second half of the 20th century created the need for acculturation programs that facilitated their integration into American society. Among these were bilingual education programs, after-school programs, and incentives to discourage school drop outs.[340] The changes in school demographics were also pronounced by the enrollment of black students following the integration of schools in the 1950s and 1960s. The emergence of these new black and Hispanic groups brought changes to school dynamics and culture. For example, new clubs, like the Dominican Club in at Miami Jackson Senior High, were founded, celebrating this newfound diversity.[341]

FEATURED SPACE: ALLAPATTAH SCHOOL, NOW ANDREW JACKSON SENIOR HIGH

Miami Jackson Senior High School stands out not only for being the oldest educational institution in the Allapattah––and one of the oldest in Miami for that matter––but for its role in the multicultural evolution of the neighborhood. Located at 1751 NW 36th Street, the school began as a one-room schoolhouse erected by the early settlers of the community on land donated by German immigrant Louis Becker in 1898.[342] Though this original schoolhouse no longer exists, it established a precedent that designated these lands for academic use to the current day. The school has evolved significantly over the years, expanding and redeveloping the buildings on its property as the neighborhood's population grew. Sanborn maps from 1938 illustrate the school's gradual expansion; the oldest structure on the lot by this point was built in 1920, while the other facilities were added in 1926, 1936, 1937, and 1938.[343] Further expansions were made in 1948[344] and by 1967.[345] In 2010, the school was completely redeveloped by a group of architects and engineers hired by the county school board, including Lewis Aqüi Landscape and Architectural Design.[346] The redevelopment was part of a county-wide school rebuilding program targeting the oldest schools in Miami.[347] As a result, few if any of the original structures remain. The school is now also solely a high school, though it once had a Junior High and Elementary School on the same grounds.[348]

340 Neighborhood Planning Program: Allapattah Community Development Target Area. City of Miami Planning, Building, and Zoning Department, 1994-96, pp. 16.

341 Marques Gonzalez, Aminda. "Dominicans find the flavor of home." The Miami Herald, January 1994, pp. 636. Newspapers.com, https://www.newspapers.com/image/637995065/.

342 Whited, Charles. "Old Allapattah Awaits Miracle On 36th Street." The Miami Herald, December 1979, pp. 395. Newspapers.com, https://www.newspapers.com/image/628284368/?terms=becker&match=1.

343 Sanborn map, 1938.

344 Sanborn map, 1949.

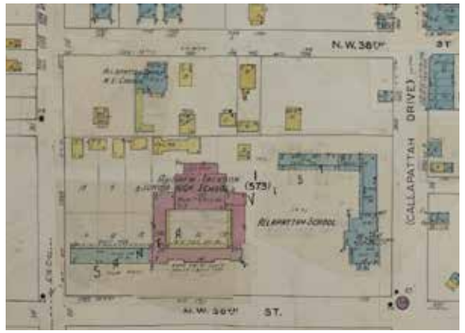
345 Hopkins map, 1967.

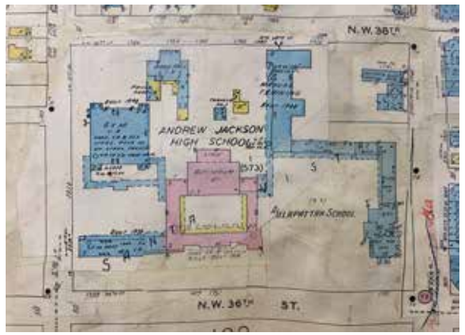
346 "Miami Jackson High School." Lewis Aqüi, https://www.lewisaqui.com/portfolio/miami-jackson-high-school/#:~:text=This%2030%20acre%20educational%20facility,Architects%2C%20Landscape%20Architects%20and%20Engineers.

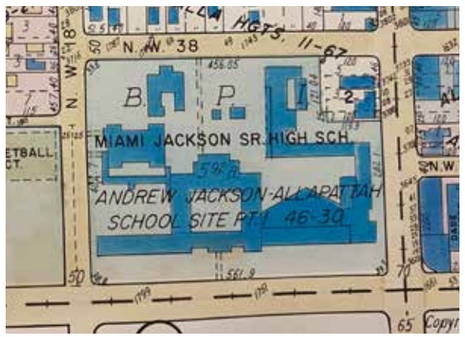
347 "Miami Jackson Senior High School." Wikipedia, The Free Encyclopedia. Wikimedia Foundation, last edited 11 July 2024, https://en.wikipedia.org/wiki/Miami_Jackson_Senior_High_School.

348 Miami Jackson Historical Society. Facebook, 20 November 2023, https://www.facebook.com/MiamiJacksonHistory/.

© 2024 PLUSURBIA









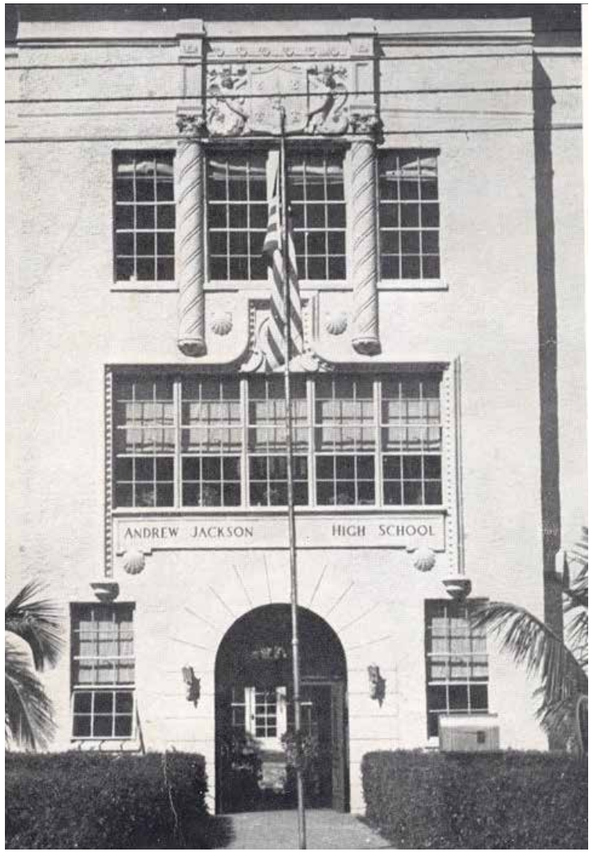


Figure 147. Miami Jackson Senior High School, then the Andrew Jackson Junior High School, located at 1751 NW 36th Street in 1938 Sanborn Map. Source: Library of Congress.

Figure 148. Miami Jackson Senior High School, then the Andrew Jackson High School, located at 1751 NW 36th Street in 1949 Sanborn Map. Source: Library of Congress.

Figure 149. Miami Jackson Senior High School located at 1751 NW 36th Street in 1967 Hopkins Map. Source: Miami Dade County Office of Historic Preservation.

Figure 150. Miami Jackson Senior High School at 1751 NW 36th Street in 2024. Source: Google Maps, 2024.

Figure 151. Miami Jackson Senior High, then Andrew Jackson High School, located at 1751 NW 36th Street. Source: Miami Jackson Historical Society, circa 1941.

© 2024 PLUSURBIA

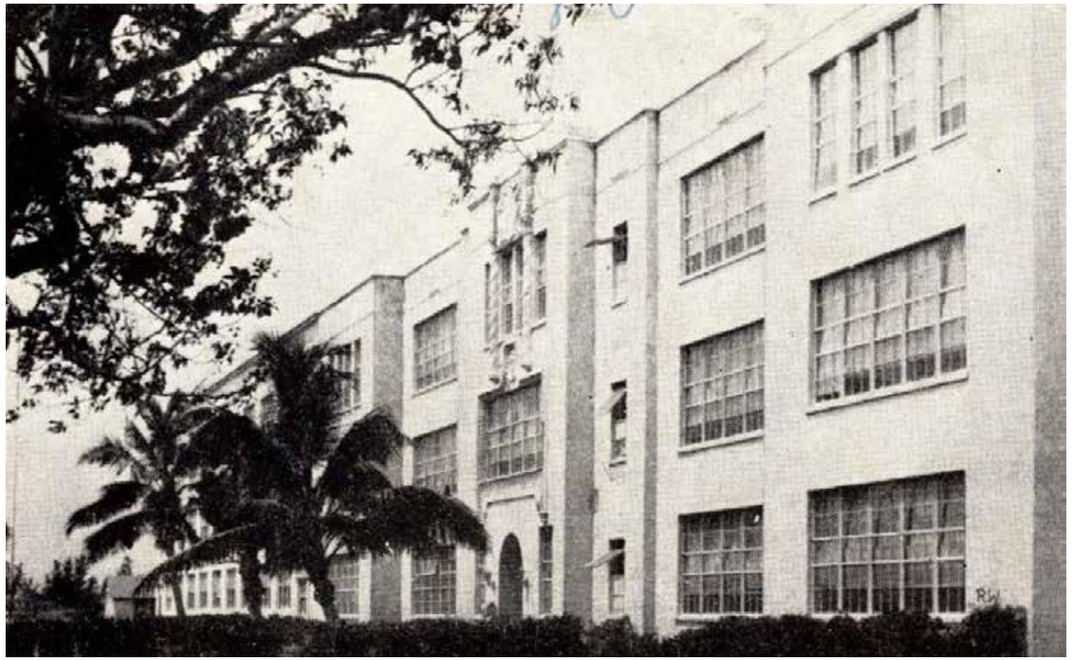


Figure 152. Miami Jackson Junior High, which was once part of the Miami Jackson Senior High school grounds. Located at 1751 NW 36th Street. Source: Miami Jackson Historical Society, circa 1940.

Though school desegregation efforts in Dade County began in September 1959, Miami Jackson Senior High School officially desegregated in the Fall of 1962.[349] The desegregation efforts allowed black students to attend the school nearest to their residence, rather than having to travel long distances to attend black-only schools[350]. Due to the increasing black population in Allapattah beginning in the late 1950s, Miami Jackson Senior High would become a predominantly black school by 1970.[351] This caused many members of the community to harbor a negative perception of the school. Many white families removed their children enrolled them in other schools throughout the city. Many Hispanics in the neighborhood did the same; it was a well-known fact that many residents would falsify their addresses to send their children to Miami Senior High in Little Havana, rather than have them educated at Miami Jackson.[352] Some Hispanics did remain at the school, such as the Dominican students who later helped establish the Dominican newspaper El Quisqueyano (later renamed Santo Domingo News) in the mid-1980s and the Dominican Club in 1988.[353] The school attempted to mitigate any negative perception coming from the community by pouring more effort into achieving the goal of desegregation: securing an 'equal opportunity' for all students. In doing so, the school not only recognized its gifted black students, but motivated those who weren't to remain in school and instilling a desire for success.[354] To this day, the demographics of the school have not changed significantly, indicating that it has been a predominantly-black enclave in Allapattah ever since it was desegregated.

349 Mann, Pete. "Dade County to Integrate Fourteen More Schools." The Miami Herald, May 1963, pp. 66. Newspapers.com, https://www.newspapers.com/image/619794499/.

350 Ibid.

351 "School Shuffle." The Miami Herald, January 1970, pp. 56. Newspapers.com, https://www.newspapers.com/image/622416266/.

352 "Allapattah––There's Some Hope and Plenty of Fear." The Miami Herald, February 1975, pp. 138. Newspapers.com, https://www.newspapers.com/image/625288659/.

353 Vasquez, Yokasta. "Dominicanos en la Florida (2004)" YouTube, uploaded by The Allapattah Collaborative CD, 8 July 2020, https://www.youtube.com/watch?v=zl9PusNTv00.

354 "Pride Is Key." The Miami Herald, January 1970, pp. 56. Newspapers.com, https://www.newspapers.com/image/622416266/.

© 2024 PLUSURBIA

PUBLIC HOUSING AND MULTICULTURALISM

The proliferation of public housing projects in Allapattah beginning in the 1960s was in line with the multicultural changes to the community, where the diversifying demographics and socioeconomic status of the neighborhood's new residents required greater access to affordable housing and social services. This was especially true for the community's black residents, which by the 1990s, were still largely concentrated in the neighborhood's public housing facilities.[355] Dade Thornton, a descendant of Major Francis Dade for whom the county is named, recalls how the construction of new public housing projects in the neighborhood––like the Allapattah Gardens located just across his home on 3226 NW 11th Ct.––brought in a large wave of black residents that encouraged most of his white neighbors to leave the community entirely.[356] The increasing presence of black residents in Allapattah's public housing was a direct result of the desegregation of public housing in Miami following the Civil Rights Act of 1964 and the Fair Housing Act of 1968.

355 Laughlin, Meg. "A Slice of Life." The Miami Herald, November 1991, pp. 158. Newspapers.com, https://www.newspapers.com/image/636744922/.

356 Cicero, Linda. "A Man Called Dade: A Story of Peace in Black and White." The Miami Herald, October 1980, pp. 125. Newspapers.com, https://www.newspapers.com/image/629130712/.

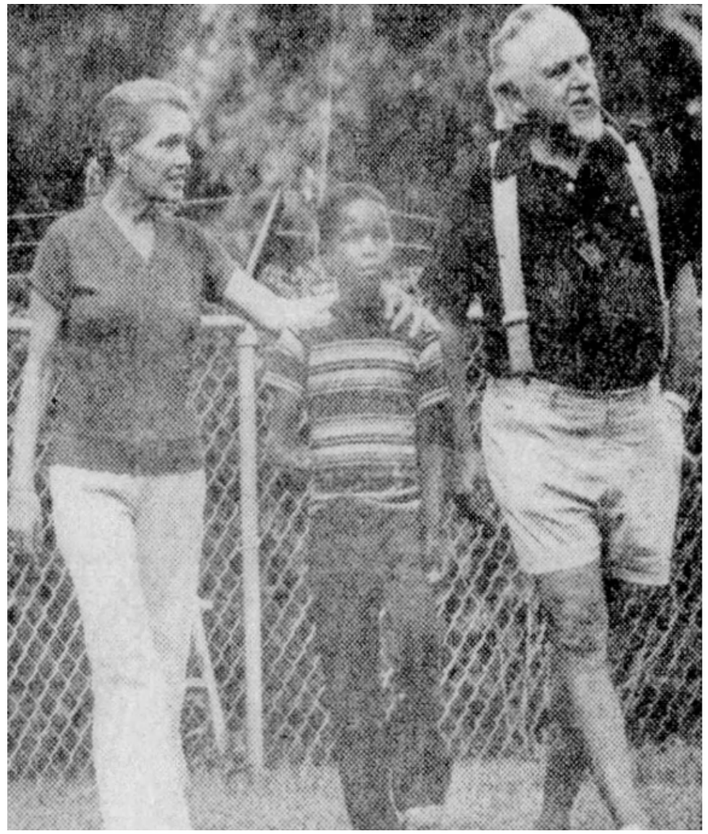


Figure 153. Dade and Anne Thornton spending time with Alexander 'Bobo' Puling, their shy 9-year old neighbor who developed a strong relationship with the couple. The Thorntons were one of the few white residents to remain in the neighborhood during its multi-cultural evolution. They were known to organize events to forge unity and build relationships with the emerging community, especially during the holidays. Source: The Miami Herald, 1980.

© 2024 PLUSURBIA

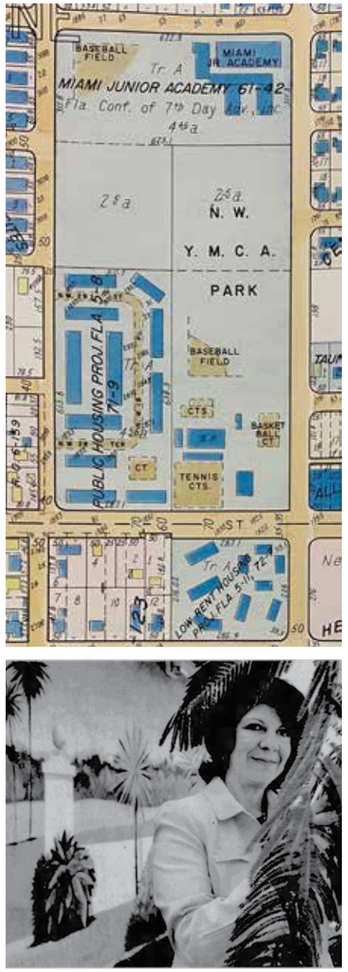


Figure 154. The prior location of the Allapattah YMCA surrounded by the construction of several new public housing projects in 1967 Hopkins Map. Source: Miami Dade County Office of Historic Preservation.

Figure 155. Cristina von Lindenberg, executive director of the Allapattah YMCA that spearheaded a 2001 mural-painting initiative meant to reclaim the niehgborhood's monotonous walls that are often subject to graffiti and deterioration. Source: The Miami Herald, 2001.

FEATURED SPACE: THE NORTHWEST YMCA / ALLAPATTAH YMCA

The Allapattah YMCA played a major role in uniting the neighborhood's emerging multi-cultural community and was distinguished as one of the only places where the community's three main ethnic groups mixed, at least until the age of 12.[357] This was significant, considering that racial tensions largely encouraged Anglo Americans, African Americans, and Latin Americans to minimize interactions with each other. However, at the Allapattah YMCA, these groups joined together through a shared interest in athletics, community events, and public services. The construction of several public housing projects around the Allapattah YMCA's prior location––a parcel extending from 28th Street to 31st Street along 18th Avenue allowed the residents in public housing an accessible walking distance to the center's facilities. Through events like the 1976 Mardi-Gras Festival organized for La Semana de la Hispanidad (i.e. Hispanic Culture Week), the Allapattah YMCA also fostered a greater appreciation for the community's expanding Hispanic diasporas.[358] More recently in 2022, the YMCA also organized an event to celebrate the Dominican Republic's Independence Day.[359] These events demonstrate the YMCA's ongoing commitment to supporting and adapting to the changing community.

Today, the Allapattah YMCA continues to provide much needed social services to the community from its current location at 2370 NW 17th Avenue. Here, the center provides a variety of youth programs as well as much-needed health and wellness and family planning resources that cater to the underprivileged members of the community. For example, in 2004 the center began offering free after-school childcare and meals to qualifying students and in 2009, a preschool and Family Center was added.[360] The center also provides citizenship classes for immigrants, a free food pantry, and free Wi-Fi––a critical resource of the digital age.[361] The center has also played a role in improving the aspect of the neighborhood through initiatives like mural painting. In 2001, Cristina von Lindenberg, the Colombian-born executive director of the Allapattah YMCA, organized the initiative with the help of local youth to instill a sense of pride in their community by beautifying their environment[362]. These initiatives were foreshadowed by the efforts of over 200 black children from the Allapattah YMCA who were recruited by the Allapattah Neighborhood Service Center in 1991 when it sponsored a cleanup day to beautify and rehabilitate the Gwen Cherry projects in Allapattah as part of the Keep Dade Beautiful campaign.[363]

357 "Allapattah––There's Some Hope and Plenty of Fear." The Miami Herald, February 1975, pp. 138. Newspapers.com, https://www.newspapers.com/image/625288659/.

358 "La Semana de la Hispanidad." El Miami Herald, October 1976, pp. 11. Newspapers.com, https://www.newspapers.com/image/624580877/.

359 Village of Allapattah YMCA Family Center. 'Miami Florida Sábado 26 de marzo, 2022 Young Men´s Christian Association (YMCA) celebra Independencia Dominicana.' Facebook, Mar. 2022, https://www.facebook.com/allapattahymca/videos/miami-florida-s%C3%A1bado-26-de-marzo-2022young-mens-christian-association-ymca-celeb/1064192657645872/. Accessed June 18 2024.

360 "Child Care Food Program." The Miami Herald, September 2004, pp. 236. Newspapers.com, https://www.newspapers.com/image/651379468/.

361 "YMCA of South Florida." YMCA of South Florida, 2024, https://ymcasouthflorida.org/location/village-of-allapattah-ymca-family-center/?gad_source=1&gclid=CjwKCAjwg8qzBhAoEiwAWagLrNs_RWK-UyI4_vjIMeguvMHNCd-NphrVpSS4mV6ly_KJ_ZCLLVxLchoCSN8QAvD_BwE.

362 Veciana-Suarez, Ana. "An Artful Transformation." The Miami Herald, August 2001, pp. 524. Newspapers.com, https://www.newspapers.com/image/645041248/.

363 Due, Tananarive. "Young workers help spruce up Gwen Cherry." The Miami Herald, April 1991, pp. 139. Newspapers.com, https://www.newspapers.com/image/635570153/.

© 2024 PLUSURBIA

CHAPTER 3

© 2024 PLUSURBIA

A HISTORY
OF LITTLE SANTO DOMINGO

3.1 THE RISE OF LITTLE SANTO DOMINGO: THE DOMINICAN DIASPORA

The culture of the Dominican diaspora is intricately woven into the urban fabric of Allapattah. So much so, that in 2003, the City of Miami officially nicknamed the neighborhood 'Little Santo Domingo.'

WHY ALLAPATTAH?

The culture of the Dominican diaspora is intricately woven into the urban fabric of Allapattah. So much so, that in 2003, the City of Miami officially nicknamed the neighborhood 'Little Santo Domingo.' Before that, in the 1990s, the City of Miami renamed NW 17th Avenue and Comstock Park after Juan Pablo Duarte, a national hero from the Dominican War of Independence. In 1994, Hialeah resident Felipe Rodriguez described visiting Allapattah as being "transported, for a moment, to Santo Domingo."[1] But when exactly did Allapattah develop into a Dominican enclave? The story begins in the 1960s and 1970s when many Dominicans fled their home island in response to the political upheaval and economic instability brought on by the rise and fall of the Trujillo regime and the Dominican Civil War.[2] Not all Dominicans that first settled in South Florida––or Allapattah for that matter––came directly from the Dominican Republic. Some later migrated from the island to Puerto Rico or were living in the northeastern states, like New York, New Jersey and Rhode Island.[3] Still, the few Dominicans who did settle in South Florida began establishing social networks that would later support a chain migration of an even larger wave of Dominicans. Though there was no official organization of Dominicans by 1966, evidence shows that the collective Dominican voice was slowly gaining influence.[4]

The cultural and racial makeup of Allapattah by this point likely influenced many Dominicans to choose this neighborhood over others in Miami. By this point, Allapattah was considered the "most truly integrated area in Greater Miami," where black Caribbeans and Latins from South and Central America

Figure 156. Barber shop at 3221 NW 17th Avenue. Source: Plusurbia.

1 Marques Gonzalez, Aminda. "Dominicans find the flavor of home." The Miami Herald, January 1994, pp. 636. Newspapers.com, https://www.newspapers.com/image/637995065/.

2 Rodolfo Pou, "Dominican Diaspora Cultural Research," prepared for Allapattah Collaborative, May 2024..

3 Ibid..

4 Martinez, Carlos. "Dominicans in Miami Oppose Officer Purge." The Miami Herald, January 1966, pp. 149. Newspapers.com, https://www.newspapers.com/image/620493184/.

© 2024 PLUSURBIA

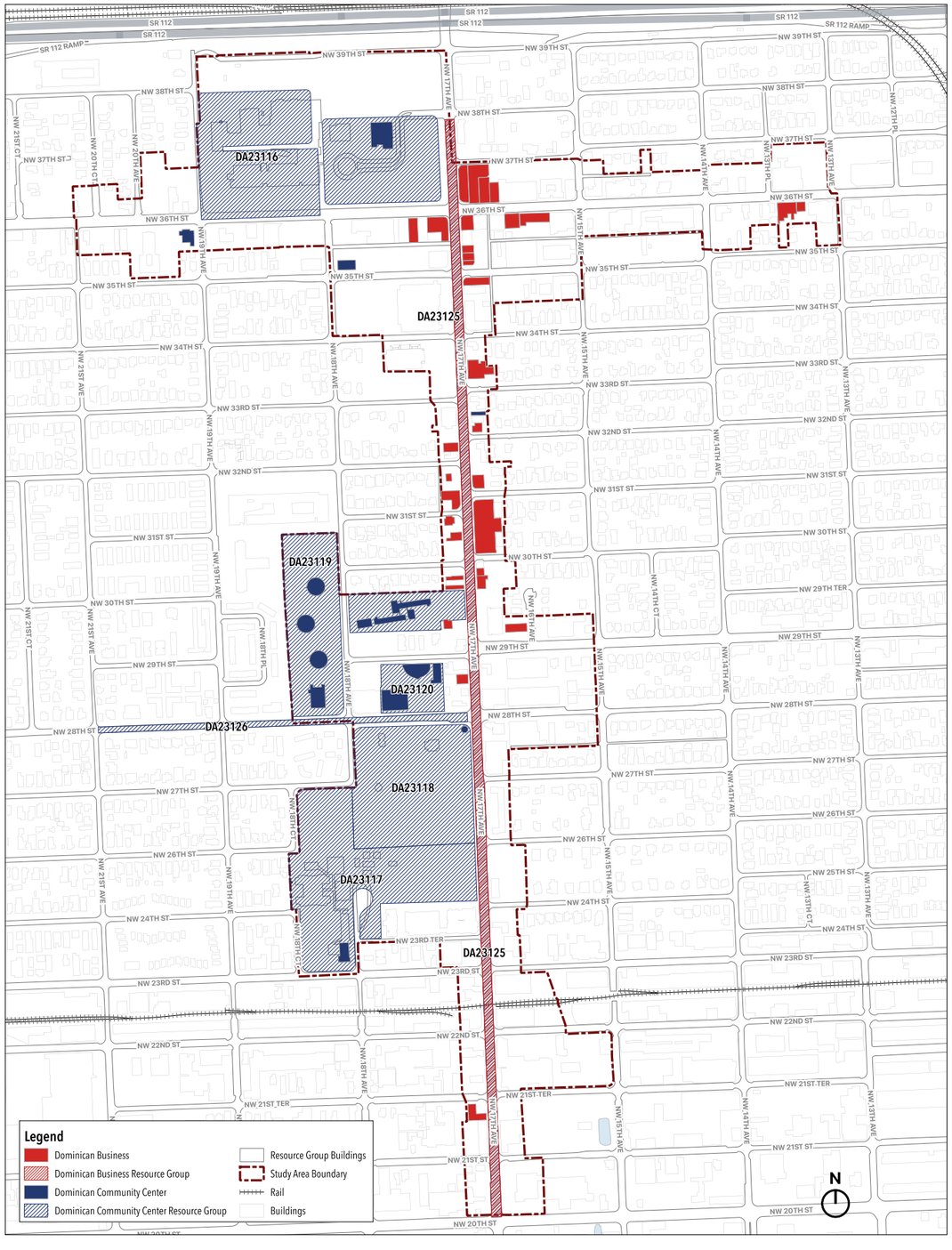


Figure 157. Dominican Businesses in the study area. Source: Plusurbia.

© 2024 PLUSURBIA

were becoming increasingly "sprinkled" among the existing white, Cuban, and black population.[5] Though each group largely remained isolated in their own group, it was rare to find such an integrated mix of ethnicities and cultures all living in one area.[6] This was especially unique considering the rampant racism in Miami by this point. According to Miguelina Garcia–– a Dominican woman who first came to Allapattah in March of 1980 and later established the Dominican Merchants Association of Miami––there were still many areas in the city where darker-skinned people were not welcome by the time she arrived, with many establishments going as far as to put up signs disclosing that black people were not allowed.[7] As a population drawing from Spanish, African, and indigenous Taíno roots, with over 70% of Dominicans identifying as mixed-race,[8] such a diverse community would have proven more attractive to the first Dominican immigrants who were unsure of where they would be welcome. Thomas Boswell, geography professor at the University of Miami in 1991, explains that it is common for black Hispanics to settle in transitional areas and black areas, rather than simply Hispanic areas.[9] Dominican enclaves in New York and Massachusetts have also reflected this trend of living in transitional communities. As once-chairman of the sociology and anthropology department of Florida International University Lisandro Perez explains, Allapattah is "sort of an in-between area, and it's probably appropriate as this is a group of people who are in between, who are not fully members of one group and not fully members of the other."[10]

The presence of a small Dominican population in Allapattah helped facilitate the much larger wave of immigrants who came beginning in the 1980s. Emigration from the Dominican Republic in the 1980s was in part fueled by the high rates of unemployment and inflation that motivated many Dominicans to seek better opportunities in the United States.[11] Moreover, the lack of security, the destruction caused by natural disasters, and the continued political and economic instability during the Balaguer regime caused the living situation in the Dominican Republic to worsen, pressuring many Dominicans to leave their home island.[12] Dominican migrants increasingly settled in South Florida as the region's reputation as a gateway to the Caribbean and Latin America grew. Migrants coming from northern states like New York were also in search of economic opportunities as the

5 Greene, Juanita. "Allapattah: Town in Painful Change." The Miami Herald, November 1967, pp. 115. Newspapers.com, https://www.newspapers.com/image/621599139/?match=1&terms=%22transitional%22%20Allapattah.

6 Ibid.

7 Garcia, Miguelina. Personal interview with Miguelina Garcia and Mileyka-Burgos Flores. On file with Plusurbia, 2020.

8 "Dominican Republic: People and Society." CIA World Factbook, Central Intelligence Agency, last updated August 7 2024, https://www.cia.gov/the-world-factbook/countries/dominican-republic/#people-and-society.

9 Goldfarb, Carl. "Darker Hispanics say white countrymen discriminate." The Miami Herald, June 1991, pp. 652. Newspapers.com, https://www.newspapers.com/image/635624228/.

10 Ibid.

11 "Dominican Americans." Wikipedia, Wikimedia Foundation, last edited July 31 2024, https://en.wikipedia.org/wiki/Dominican_Americans.

12 Rodolfo Pou, "Dominican Diaspora Cultural Research," prepared for Allapattah Collaborative, May 2024.

© 2024 PLUSURBIA

manufacturing operations of northern industries dwindled beginning in the 1980s.[13] The climate and lifestyle in South Florida also proved attractive to these migrants because it better resembles that which is found in the Dominican Republic. [14] Miguel Vazquez, one of these New York Dominicans who established Kiskeya Printing on 17th Avenue, explained that there was a "collective spirit" to move to South Florida to escape New York City's cold and crime.[15] South Florida's geographic proximity to the Caribbean also proved attractive, shortening the distance for flights and shipments to and from the Dominican Republic.[16] Culturally, the presence of other Caribbeans in this area––namely Cubans, Haitians, and Puerto Ricans––would have also helped familiarize Dominican immigrants through similarities in cuisine, language, and social culture. The flora found in Allapattah, namely the palms and Mahogany trees (which happens to be the national tree of the Dominican Republic), were also a helpful semblance of life back on the island. Allapattah's predominant architectural style––that is, tropical modern vernacular––may also have reminded Dominicans of their home country.

A major catalyst of Dominican immigration into Allapattah were the McDuffie riots of May 1980. For one, Miami's population gained greater awareness towards the injustices faced by darker-skinned people in their community; many of the signs that Miguelina describes were taken down by this point. In fact, according to the Migration Policy Institute, the number of immigrants from the Dominican Republic who identified as black increased by 686% between 1980 and 2009.[17] Moreover, Allapattah remained a multi-ethnic community by 1991, according to maps developed by Dave Whittington, then director of planning for the City of Miami.[18] In one map where the color blue represented black people, red represented Hispanics, and green represented Anglos, southern Allapattah stood out like a "tri-colored wedge of hope."[19] Notably, by 1991, the largest concentration of black Hispanics were found in Allapattah, sandwiched between the predominantly Cuban and black neighborhoods.[20] Even more significant was the way the McDuffie riots caused many existing businesses in the neighborhood to leave entirely. Following the riots many businesses found it difficult to secure adequate

13 Vasquez, Yokasta. "Dominicanos en la Florida (2004)" YouTube, uploaded by The Allapattah Collaborative CD, 8 July 2020, https://www.youtube.com/watch?v=zI9PusNTv00.

14 Roman, Ivan. "Dominicans awakening in Miami." The Miami Herald, October 1988, pp. 144. Newspapers.com, https://www.newspapers.com/image/634201798/?match=1.

15 Roman, Ivan. "Auge dominicano en Dade." El Nuevo Herald, August 1989, pp. 15. Newspapers.com, https://www.newspapers.com/image/633225922/.

16 Almanazar, Fernando. "Dade more like home to many Dominicans." The Miami Herald, July 1997, pp. 13. Newspapers.com, https://www.newspapers.com/image/641089838/.

17 Thomas, Kevin J.A., A Demographic Profile of Black Caribbean Immigrants in the United States. Migration Policy Institute, 2017, pp. 3-4, https://www.migrationpolicy.org/sites/default/files/publications/CBI-CaribbeanMigration.pdf.

18 Laughlin, Meg. "A Slice of Life." The Miami Herald, November 1991, pp. 158. Newspapers.com, https://www.newspapers.com/image/636744922/.

19 Ibid.

20 Goldfarb, Carl. "Darker Hispanics say white countrymen discriminate." The Miami Herald, June 1991, pp. 652. Newspapers.com, https://www.newspapers.com/image/635624228/.

© 2024 PLUSURBIA

List of the Dominican Businesses and Associations in Little Santo Domingo:

- **2148 NW 17 AVE Nitro Barbershop**
- **2828 NW 17 AVE Kontrol Barber/ Blockbuster Ins/Taino**
- **2928 NW 17 AVE Papo Llega Y Pon**
- **2951 NW 17 AVE Power Barbershop**
- **2960 NW 17 AVE Bachata Travel**
- **3101 NW 17 AVE Yadi's Beauty Salon/DolEx**
- **3114 NW 17 AVE Plaza Seafood Market**
- **3203 NW 17 AVE Chicken House and Angie Salon**
- **3321 NW 17 AVE D'Elegant Barbershop / Latinos United**
- **3501 NW 17 AVE Amarilis Coffee Shop**
- **3505 NW 17 AVE Aquino Tailor**
- **3517 NW 17 AVE Nueva Era/ El Encuentro Dominican Food**
- **3535 NW 17 AVE Germany's Beauty Salon**
- **3601 NW 17 AVE Allapattah Center LLC**
- **2969 NW 17 AVE La Mia Bakery**
- **2970 NW 17 AVE Power Beauty Salon/ Nails**
- **3028 NW 17 AVE Santo Domingo Dollar Store & Floreria**
- **3032 NW 17 AVE Ernest Schaaf Residence**
- **3100 NW 17 AVE Nitin Bakery**
- **3208 NW 17 AVE El Don Barber / La Auxiliadora Dollar**
- **2420 NW 18 AVE Comstock Elementary School Cafeteria**
- **2920 NW 18 AVE Round Tower B**
- **2800 NW 18 AVE Malcolm Ross Senior Center**
- **2870 NW 18 AVE Round Tower A**
- **2940 NW 18 AVE Round Tower C**
- **1700 NW 28 ST Juan Pablo Duarte**
- **Park Gazebo**
- **1779 NW 28 ST Nuestra Señora de la Altagracia Church**
- **1601 NW 29 ST Gio's Style Barbershop/ Titi & Sister Beauty Salon**
- **1730 NW 29 ST Nuestra Señora de la Altagracia Chapel**
- **1740 NW 29 ST Nuestra Señora de la Altagracia Slab**
- **1648 NW 35 ST Los Primos y Hermanos Peluqueria**
- **1785 NW 35 ST Allapattah Branch Library**
- **1655 NW 36 ST Dade Theater**
- **1536 NW 36 ST D'Patricia Beauty Salon**
- **1600 NW 36 ST Xiomara's House of Beauty**
- **1639 NW 36 ST 1639 NW 36th Street**
- **1649 NW 36 ST Holley 5 & 10**

© 2024 PLUSURBIA









© 2024 PLUSURBIA



Figure 158. April 1981 pictures of businesses along NW 36th Street between 17th and 15th Avenues. Source: Miami-Dade County Property Appraiser.

insurance, forcing many to close their doors.[21] Though the damages caused by the turmoil were devastating to many, enterprising Dominican immigrants viewed this as an opportunity to establish their own businesses. Many of these Dominicans were able to do so because they were more willing to take up leases without insurance.[22] Moreover, Allapattah's land costs and rents proved to be much more accessible than in other parts of Miami.

A critical reason for Dominicans success in Allapattah were the social networks established by members of the community. Since many Dominicans in Allapattah could not obtain traditional bank loans to buys houses or establish businesses, a micro-economy evolved over time founded on mutual partnership and aid. Víctor Alba, secretary of culture of the Dominican Community Association, explains that by this point, the Dominicans settling in Allapattah were no longer penniless immigrants, but rather people with savings who often already knew English and were better predisposed to build a more stable base in the community.[23] Those coming from northern states were mostly professionals with enough money to invest in their own business.[24] New settlers were fortunate to find support from their community through organizations like the Dade Community Association specifically established in 1987 to guide and educate

21 Burgos-Flores, Mileyka. Personal interview with Miguelina Garcia and Mileyka-Burgos Flores. On file with Plusurbia, 2020.

22 Ibid.

23 Roman, Ivan. "Auge dominicano en Dade." El Nuevo Herald, August 1989, pp. 15. Newspapers.com, https://www.newspapers.com/image/633225922/.

24 Almanazar, Fernando. "Dade more like home to many Dominicans." The Miami Herald, July 1997, pp. 13. Newspapers.com, https://www.newspapers.com/image/641089838/.

© 2024 PLUSURBIA

In our interviews with key individuals who were part of the evolution of Allapattah as a Dominican community, we see an interconnectivity between them. Each were in each other's business and each other's plans. As if no matter when you arrived, the dreams of others ended up being yours and their failed attempts part of your experience [24]

[24] *Rodolfo Pou, "Dominican Diaspora Cultural Research," prepared for Allapattah Collaborative, May 2024..*

newcomers, or informally through businesses like Plaza Santo Domingo, which often served as an initial meeting point for new arrivals. Those looking to establish businesses were able to find support through organizations like the Association of Dominican Businessmen of Florida established in 1988 to help small Dominican businesses thrive.

Lola Vargas, A Dominican woman who owned Restaurante San Miguel on 17th Avenue explains that the area was a dead zone when she came to the neighborhood in 1979, and that it was the Dominican community that brought it to life in the 1980s.[26] "[17th Avenue] is a reflection of the growing community that has begun to organize and chase more visibility and a greater voice within the vibrant Hispanic community of Miami," Vargas goes on.[27] The success of the first Dominican businesses in Allapattah had a snowball effect that encouraged many other Dominicans to do the same.

Today, the cultural imprint of Dominican heritage in Allapattah is palpable, evident in the lively rhythms of merengue and bachata echoing through the streets, the aroma of traditional Caribbean cuisine wafting from eateries, and the colorful murals depicting scenes of Dominican life adorning building facades.[28] In Allapattah, the Dominican diaspora celebrates their shared heritage, preserves their cultural traditions, and provide mutual support in navigating life in the United States. Many restaurants, retailers, and services such as hair salons, barbershops, and travel agencies are locally-owned by Dominican immigrants and the majority of business in the neighborhood is conducted in Spanish. These establishments not only provided essential services to the community but also served as vibrant hubs of cultural exchange, fostering a sense of solidarity and identity among Dominican immigrants amidst the challenges of adapting to a new environment. The presence of Dominican-centric institutions, such as churches, periodic community events, restaurants, and socio-political organizations, further solidifies the connection to ancestral roots and provides a sense of belonging for residents.[29] Even those Dominicans who have since moved to other parts of Miami still return to Allapattah to provide social services to those in need; it's their way of giving back to the community that helped them when they needed it most.[30] As Dionisio Lopez, resident of Allapattah and patron at Rincon Oriental Dominicano (owned by fellow Dominican Miladys Balaguer), best explained in 1991: "We live in a Dominican neighborhood, eat in Dominican restaurants, and spend our money in Dominican stores and

26 Roman, Ivan. "Auge dominicano en Dade." El Nuevo Herald, August 1989, pp. 15. Newspapers.com, https://www.newspapers.com/image/633225922/.

27 Ibid..

28 Rodolfo Pou, "Dominican Diaspora Cultural Research," prepared for Allapattah Collaborative, May 2024.

29 Ibid..

30 Burgos-Flores, Mileyka. Personal interview with Miguelina Garcia and Mileyka-Burgos Flores. On file with Plusurbia, 2020.

Figure 159. (Facing page) Miladys Balaguer, who ran the Rincon Oriental Dominicano in Allapattah. Source: The Miami Herald, 1991.

© 2024 PLUSURBIA



"I think our community was blighted, we've just been overlooked. Now we're in the spotlight and everyone wants a piece of Allapattah…but they take away our essence…I am not against progress and I want to beautify our community and see it thrive, but not at the cost of those who have worked really hard to establish what they have." – Betty Hermida, long-time resident of Allapattah [32]

[32] *Mercado, Miliany and Betty Hermida. "Allapattah Born and Raised." On file with Plusurbia, 2024.*

support each other."[31] And just like that, the Dominican community became key stewards of life in Allapattah.

Unfortunately, the Dominican community in Allapattah today is being threatened by displacement and gentrification as the cost of land and rentals increases. In many cases, the encroachment of large developers has led to the erasure of many Dominican businesses. A prime example was the displacement of Plaza Santo Domingo's iconic corner store, which was redeveloped into the Pearl Apartment Complex in the early 2000s. Thankfully the business has survived and since reopened at a new location, but its original character has still been radically altered. Even during the course of this study, many Dominican businesses like Nitro Barbershop have been forced to think about closing their doors to the community. To preserve these businesses, it is critical that we recognize the importance of the existing structures they currently operate from. Oftentimes, the small size of their store units are what keep rental costs lower than the newer units created by large developers. It is also important that we listen to and preserve their stories to bring greater awareness of their existence and importance to the local Dominican community.

31 Goldfarb, Carl. "Darker Hispanics say white countrymen discriminate." The Miami Herald, June 1991, pp. 652. Newspapers.com, https://www.newspapers.com/image/635624228/.

© 2024 PLUSURBIA

FEATURED BUSINESS: PLAZA SANTO DOMINGO – 'LA PLACITA'

The Plaza Santo Domingo, colloquially known as 'La Placita,' is a seminal Dominican business in Allapattah. The colmado––what Dominicans call small local convenience stores––was established by Diógenes and Ana Julia Felipe at 3380 NW 17th Avenue circa 1983. Diógenes was born in the Dominican Republic and arrived in Miami in January 1979.[33] His wife, Ana Julia, already lived in Miami by way of her mother, who had arrived from the island of St. Croix the year prior.[34] La Placita was born out of the Felipes' fear of losing their employment at the small local fruit market they worked at for around five years.[35] They first sold a variety of goods from fruits to flowers, until they realized they could tap into a largely underserved market: the importation of goods straight from the Dominican Republic.[36] With the help of Dominican women who brought them suitcases stuffed with goods from the island, the Felipes business flourished as a hub for all things Dominican.[37] In fact, it was the first Dominican business in the neighborhood, according to Leonel Peña, owner of the travel agency and record store, Isla Travel, which was located on the same block at 3372 NW 17th Avenue.[38] Peña's business was originally located in Virginia Gardens, but he decided to relocate to Allapattah because he realized that he had to "bring the mouse trap to where the mice are."[39] Plaza Santo Domingo was established in Allapattah for similar reasons. Ana Julia Felipe explained in 1988 that they "chose this area because this is where the community was… It wasn't as big as it is now, but it was here."[40] By 1989, it was still the only place where locals could purchase products imported from the Dominican Republic, according to customer Isidro Gregorio Larracuente.[41]

The space occupied by Plaza Santo Domingo was one of five concrete block and stucco store units that were registered from 3372-3380 NW 17th Avenue on land once owned by the Allapattah Baptist Church. These stores were built circa 1948 by the Patton Corporation with a building permit that cost $23,000.[42] The first tenant at 3380 NW 17th Avenue was a branch

33 Rodolfo Pou, "Dominican Diaspora Cultural Research," prepared for Allapattah Collaborative, May 2024.

34 Ibid.

35 Ibid.

36 Ibid.

37 Ibid.

38 Roman, Ivan. "Dominicans awakening in Miami." The Miami Herald, October 1988, pp. 144. Newspapers.com, https://www.newspapers.com/image/634201798/?match=1&terms=3380%20nw%2017%20ave.

39 Ibid.

40 Ibid.

41 Roman, Ivan. "Auge dominicano en Dade." El Nuevo Herald, August 1989, pp. 15. Newspapers.com, https://www.newspapers.com/image/633225922/?match=1&terms=plaza%20santo%20domingo.

42 "Building Permits: Patton Corp." The Miami News, August 1948, pp. 28. Newspapers.com, https://www.newspapers.com/image/298804008/?match=1&terms=%223380%20Nw%2017%22%20AVe.

© 2024 PLUSURBIA



Figure 160. Storefront of the former location of Plaza Santo Domingo at 3380 NW 17th Avenue. Source: The Miami Herald, 2001.

of the Dry Cleaners & Laundry, Inc. chain[43] that was replaced in 1951 by a branch of the Fair Glade Dairy Inc.[44] The Fair Glade Dairy produced and processed all their milk at the farm they operated at 10300 Galloway Road in Pinecrest.[45] The Fair Glade Dairy remained at this location until at least 1953.[46] By 1956, the headquarters of Dutch Boy Paints, also registered as

43 "Save at Dade…" The Miami Herald, March 1950, pp. 35. Newspapers.com, https://www.newspapers.com/image/624653919/.

44 "Milk." The Miami Herald, April 1951, pp. 53. Newspapers.com, https://www.newspapers.com/image/626145613/.

45 Ibid.

46 "A Great Record For A Great Industry." The Miami Herald, April 1953, pp. 79. Newspapers.com, https://www.newspapers.com/image/617983707/?match=1&terms=3380%20NW%2017%20AVE.

© 2024 PLUSURBIA

the Hagedorn Paint Store, was operating from this location.[47] After failing to secure an investment partner in February 1957[48], the paint store was listed for sale a few months later.[49] The corner store remained vacant until around December 1962 when the Popular Super Market was registered at this address by Reinaldo and Jesus Gutierrez, some of the first Hispanic business owners on this block.[50] The corner store at this address would remain a market until its demolition in the early 2000s. Until at least 1982, the market would be registered as Williams Market[51]. By the time Diógenes and Ana Julia Felipe moved into the property in 1983, it was a rat-infested rundown space going for $350 a month. It was through their visionary enterprising that Plaza Santo Domingo would be established, bringing a Dominican flavor not just to this block, but to the community at large.

Thanks to the establishment of pioneering Dominican businesses like Plaza Santo Domingo, the "mostly silent" Allapattah neighborhood was awakened by a new era of Dominican business activity.[52] By 1989, the Dominican flag had become a ubiquitous sight among stores along 17th and 27th Avenues and 36th Street.[53] Of the 21,000 Dominicans recorded in Dade, Broward, and Palm Beach by the Strategy Research Marketing group in 1987, the largest concentration was now found in Allapattah.[54] Apart from emigrating from their home island, many of the Dominicans moving to Allapattah during this period had come from New York City. In fact, in an interview conducted in August 1989, Diógenes Felipe reported that at least three different Dominicans who had recently arrived from New York City had come into his corner store in the past two months to ask what other kinds of businesses would be profitable in this community.[55] Plaza Santo Domingo was a booming business by this point, making as much as $12,000 a day with a staff of 4 employees.[56] Business was so good that the Felipes barely had to publicize their store, though they still did on Dominican gazettes and Leonel Peñas 'Panorama Dominicano' Sunday show on the AM Radio to spread their love for the community and support other small business efforts in

47 "Hagedorn Paint Store..." The Miami News, July 1956, pp. 10. Newspapers.com, https://www.newspapers.com/image/298703810/?match=1&terms=3380%20NW%2017%20AVE.

48 "Business Opportunities." The Miami News, February 1957, pp. 52. Newspapers.com, https://www.newspapers.com/image/298672060/?match=1&terms=3380%20NW%2017%20AVE.

49 "Se Vende Tienda De Pinturas." Diario Las Americas, April 1957, pp. 8. Newspapers.com, https://www.newspapers.com/image/882245950/?match=1&terms=3380%20NW%2017%20AVE.

50 "Popular Super Market." The Miami News, December 1962, pp. 29. Newspapers.com, https://www.newspapers.com/image/301236252/?match=1&terms=3380%20NW%2017%20AVE. .

51 "Goods worth $1,550 were stolen..." The Miami Herald, September 1982, pp. 290. Newspapers.com, https://www.newspapers.com/image/629585970/?match=1&terms=3380%20nw%2017%20ave.

52 Roman, Ivan. "Dominicans awakening in Miami." The Miami Herald, October 1988, pp. 144. Newspapers.com, https://www.newspapers.com/image/634201798/?match=1&terms=3380%20nw%2017%20ave.

53 Roman, Ivan. "Auge dominicano en Dade." El Nuevo Herald, August 1989, pp. 15. Newspapers.com, https://www.newspapers.com/image/633225922/?match=1&terms=plaza%20santo%20domingo.

54 Ibid.

55 Ibid.

56 Rodolfo Pou, "Dominican Diaspora Cultural Research," prepared for Allapattah Collaborative, May 2024.

© 2024 PLUSURBIA



Figure 161. Benny Montino, co-owner of Plaza Santo Domingo, prepares a coconut for a customer on the sidewalk outside the corner store at 3380 NW 17th Avenue. Source: The Miami Herald, 1994.

Allapattah.[57] The success achieved by Plaza Santo Domingo was a critical to inspiring other Dominicans to establish their businesses in the area. Co-owner Diógenes Felipe explained that the growing influence of Dominicans in Allapattah inspired him as well, encouraging him to keep building his future in this neighborhood.[58]

Throughout the 1990s, Plaza Santo Domingo's presence in Allapattah continued to grow. In addition to supplying the community with imported Dominican products such as casabe (yuca-based bread) and Dominican newspapers, the corner store had become a common meeting spot for local Dominicans. On most evenings, Dominicans would gather outside the corner store to sip on coconuts and talk about politics, sports, or days gone by. According to Diógenes Felipe in 1994, the patrons gathered outside his corner store "imagine they are back in the streets of the Dominican Republic, drinking the coconut from the little carts that lined the streets."[59] The *merengue* blaring from the corner store's radio added to the atmosphere, faithfully recreating the soundscape of the Dominican Republic. Weekends

57 Ibid.

58 Roman, Ivan. "Auge dominicano en Dade." El Nuevo Herald, August 1989, pp. 15. Newspapers.com, https://www.newspapers.com/image/633225922/?match=1&terms=plaza%20santo%20domingo.

59 Marques Gonzalez, Aminda. "Dominicans find the flavor of home." The Miami Herald, January 1994, pp. 636. Newspapers.com, https://www.newspapers.com/image/637995065/.

© 2024 PLUSURBIA

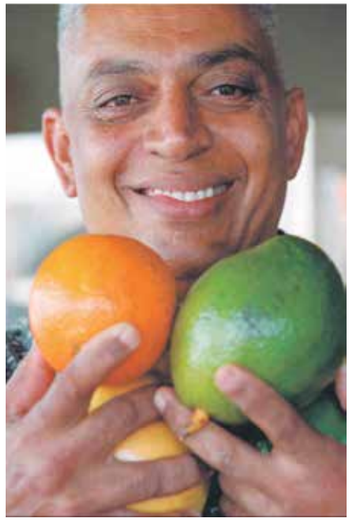


Figure 162. Rhadames Guilamo, co-owner of Plaza Santo Domingo, poses with produce from his market at 3380 NW 17th Avenue. Source: The Miami Herald, 2001.

were the busiest with family excursions making their way to the store to stock up on their favorite condiments or hair products.[60] Since Dominican mail services were unreliable, letters and notes from the homeland were often left here for locals to pick up[61]. La Placita was a trusted business in the community, serving as a place of contact or refuge for those without anywhere else to go. Diógenes and Ana Julia Felipe continued to run Plaza Santo Domingo until around 1999 when the store's landlord brought up plans to sell the property to a developer. After this point, the Felipes sold their shares of the business and it was taken over by Radhames Guilamo and his brother-in-law Bernardino Martinez by at least 2001. The Felipes had been struggling with the rising cost of their rent, which they claimed to be increasing by $25-50 a year to a total of $1100 a month by 1998.[62]

Radhames Guilamo and Bernardino Martinez kept the spirit of Plaza Santo Domingo alive; in 2001 it was described as the "Dominican equivalent of stepping into a Norman Rockwell general store, where every sight and smell opens a treasure chest of childhood memories.[63]" Plaza Santo Domingo continued to provide a broad variety of Dominican products, including sweets like *conconetes*, which are typically sold from wooden carts on the streets of Santo Domingo, and *dulce de leche banilejo*, a variety of dulce de leche from Bani, a small town in the southwest of the Dominican Republic famous for its sweets.[64] It also sold *mamajuana*, a spiced alcoholic beverage, carved mahogany mortar-and-pestle sets used in Dominican cooking (often to serve the dish *mofongo*), vacuum-packed Cafe Mama Ines, a Dominican countryside special, and *grecas*, the stove-top espresso makers that "grace every Dominican kitchen."[65] Guilamo's wife and Martinez' sister, Carmen, worked the cash register surrounded by posters of Dominican baseball greats, including Sammy Sosa.

The corner store and its adjacent sidewalk remained an important meeting spot for local Dominicans. According to Guilamo, his store had received Dominicans who came all the way from Tampa and Orlando, with La Placita being "the first stop they [made] in Miami."[66] The store was considered a community center where recently-arrived Dominicans could get friendly help locating relatives, and Dominicans across Miami gathered whenever

60 Rodolfo Pou, "Dominican Diaspora Cultural Research," prepared for Allapattah Collaborative, May 2024.

61 Ibid.

62 Corzo, Cynthia. "Posible alza impositiva atemoriza a residentes de Allapattah." El Nuevo Herald, August 1998, pp. 21. Newspapers.com, https://www.newspapers.com/image/641727807/?match=1&terms=plaza%20santo%20domingo.

63 Pilarte, Doralisa. "Dominican corner store." The Miami Herald, February 2001, pp. K1. Newspapers.com, https://www.newspapers.com/image/666193313/?match=1&terms=dominican%20explorer.

64 Ibid.

65 Ibid.

66 Ibid.

© 2024 PLUSURBIA





Figure 163. Current photograph of The Pearl Apartments, a large-scale apartment building at 3380 NW 17th Avenue. Source: Plusurbia.

Figure 164. Plaza Santo Domingo's new location at 1334 NW 36th Street. Source: Plusurbia.

"anything momentous" happened in their Caribbean homeland.[67] For example, during the 2000 presidential elections in the Dominican Republic, customers gathered on the sidewalk, "discussing politics while munching on the *colmado* snack of cheese and crackers."[68] Customers had even asked Guilamo to expand the store's aisles, but he refused, claiming this would cause Plaza Santo Domingo to "lose the feeling of a *colmado*" enriched by those gathering on the sidewalk.[69] The store's open doors––motivated by the lack of air conditioning inside[70] ––reinforced the seamless connection between the store and the street.

Plaza Santo Domingo remained at this location until the early 2000s, after which the store's edifice was demolished to make way for The Pearl Apartments. Official plans for this new development began as early as 2004, when the City of Miami's Housing and Commercial Loan Committee conducted a public business meeting to discuss funds sourced from Community Development Block Grants (CDBG), the Home Investment Partnership Program (HOME), and other HUD programs.[71] By 2014, the construction of the 8-story rental building housing complex with 100 units registered from 1733 NW 33rd Street to 3372 NW 17th Avenue was confirmed, sourcing $750,000 in funds from HOME Investment Partnerships.[72] During these years prior to the apartment's construction in 2015, the parcel where Plaza Santo Domingo used to operate was a vacant lot.

Plaza Santo Domingo was forced to find a new location, and re-opened in 2019 after Radhames Guilamos' retirement. The store rights were purchased by Rafael Gutierrez, who re-opened the business at 1334 NW 36th Street. Though the business has lost its corner store charm at its new location, current owner Gutierrez explained in a phone interview that his goal was to maintain the 40-year-long tradition started by Ana Julia and Diógenes Felipe.[73] The store's new location draws customers in with pictures of the Dominican products decorating the storefront. These include photos of 'El Negrito' flour as well as souvenirs such as the *tambora* drums and *güiras* used by Dominicans when producing merengue and bachata music. The store reinforces its Dominican identity with a plethora of Dominican flags, even selling clothes that proudly state "Soy Dominicano" [translated: I am

67 Ibid.

68 Ibid.

69 Pilarte, Doralisa. "Dominican corner store." The Miami Herald, February 2001, pp. K1. Newspapers.com, https://www.newspapers.com/image/666193313/?match=1&terms=dominican%20explorer.

70 Rodolfo Pou, "Dominican Diaspora Cultural Research," prepared for Allapattah Collaborative, May 2024.

71 "City of Miami Department of Community Development." The Miami Herald, March 2004, pp. 446. Newspapers.com, https://www.newspapers.com/image/650413042/?match=1&terms=the%20pearl%20apartments.

72 "Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds." The Miami Herald, March 2014, pp. B7. Newspapers.com, https://www.newspapers.com/image/651074957/?match=1&terms=the%20pearl%20apartments.

73 Gutierrez, Rafael. Personal interview with Rafael Gutierrez. On file with Plusurbia, August 5 2024.

© 2024 PLUSURBIA



Figure 165. The storefront of the new location of Plaza Santo Domingo at 1334 NW 36th Street that features an array of imported Dominican products, Dominican-themed clothing, and promotional posters for DolEx and La Nacional money transfer services. Source: Plusurbia

Dominican]. In addition to these products, the store also provides DolEx and La Nacional money transfer services, making it a one-stop-shop for locals to purchase Dominican products and send financial support to their families abroad. Evidently, though its location has changed, Plaza Santo Domingo remains an important space for the Dominican community. Its strategic position next to Club Tipico Dominicano reinforces its important legacy in the community.

© 2024 PLUSURBIA

3.2 THE DOMINICAN REPUBLIC: AN OVERVIEW

The Dominican Republic (DR) is a multi-party Democratic country in the Caribbean with a territory stretching 48,442 square kilometers (18,704 square miles), located on the island of Hispaniola, which it shares with Haiti to the west. The nation's coveted shores face the Caribbean Sea in the south, and the Atlantic Ocean in the north.

"Quisqueya, as Dominicans affectionately call their home–meaning "mother of all lands"– is a country of superlatives. This was the first permanent Spanish settlement in the Americas or the "New World," with the arrival of Christopher Columbus on his first voyage in 1492. Aside from choosing the DR as his sole residence in the region¬–a land blessed with fertile soil and gold deposits–Columbus and the Spanish Crown used the country as a launching pad for conquests across the Caribbean and United States. Today, the first city of the Americas, Santo Domingo, is the capital of the DR, and continues to thrive while preserving its history and original Spanish architecture."

The Dominican Republic is a naturally, geographically, culturally and historically diverse Caribbean country. Its landscape ranges from the highest peak in the region, Pico Duarte, to the lowest body of water, Lago Enriquillo. Thousands of species of flora and fauna include cacti flowers, endemic hawks, and humpback whales.

With Spanish as their official language, in 2022, the population of the Dominican Republic was estimated to be around 10.8 million people.

The Dominican economy is the largest in the Caribbean and Central American region, and it is primarily based on services, including tourism, telecommunications, finance, and trade; and agriculture, particularly sugar. According to the World Bank Group, "over the past two decades, the Dominican Republic has been one of the fastest growing economies in the region. This was due to a combination of market-oriented structural reforms in the early 1990s and favorable external conditions that supported economic growth. Furthermore, prudent monetary and fiscal policies contributed to macroeconomic stability. However, it is necessary to improve access to quality basic goods and services – in education, health, water and electricity – that help expand economic opportunities, increase economic mobility and protect vulnerable sectors."

The country's cultural make-up–Taíno, European, and African–includes a diverse population welcomed in the DR, from Jewish and Japanese communities to UNESCO-proclaimed Afro-Caribbean groups. This *mestizaje* is also present in Dominican music, dance (such as merengue and bachata), and cuisine. .

© 2024 PLUSURBIA

DOMINICANS IN THE UNITED STATES

> *"The Dominican community represents one of the largest Latino immigrant groups in the United States. The contact between the United States and the Dominican Republic began in the mid nineteenth century when the leaders of the newly formed Republic asked President James Polk to support and recognize the country's independence in 1845 and increased during the negotiations of a possible annexation of the Dominican land to the U.S. in the following two decades. Since then, Dominicans and North Americans have been linked in many different ways, mainly politically and economically. During the late nineteenth century, prominent political and literary Dominican figures visited the United States just as many American commercial agents served in the young Dominican Republic.*
>
> *In the last decades, Dominicans have moved en masse out of their country in search of better opportunities. The exodus of Dominicans to the United States began to grow dramatically after the death of dictator Rafael Leonidas Trujillo, who from 1930 to 1961 had restricted and discouraged international migration. During the dictatorship, the only Dominicans who could emigrate were those from the elite, the privileged ranks of the middle classes, and some political exiles who were able to escape. After the dictatorship, the numbers of Dominicans admitted to the United States increased dramatically. For instance, in 1962, 4,603 Dominicans arrived in the United States and 10,683 the following year. The migratory flow has remained uninterrupted…".*

According to the United States Census Bureau, there were 2,396,784 Dominicans in the United States in 2022, a significant increase from the 1,414,703 registered in 2010: almost a 70% increase in a little over a decade, and more than four times the size of the 1990 recorded immigrant population.

In the mid to late 20th century there was a massive exodus of Dominicans to the United States in connection with the economic and political rapport between the two nations. This migration is a complex and multifaceted decades long story, shaped by political, economic, and social factors both in the Dominican Republic and the United States.

Following the rise of the Trujillo dictatorship in the Dominican Republic, as well as the 1965 Immigration and Nationality Act which abolished the national origins quota system, many Dominicans fled the country to escape political repression and economic hardship. Initially, these migrants settled primarily in New York City, particularly in neighborhoods like Washington Heights, which became known as a Dominican enclave. Over time, Dominican immigrants diversified geographically, with communities forming in cities across the country, including Miami, Boston, and Philadelphia, among others.



Figure 166. Dominican Day Parade 2019. Source: Getty images, Curbed New York.

Pew Research Center, in its "Facts on Hispanics of Dominican origin in the United States, 2021", confirms that "Dominicans are the fourth-largest population (tied with Cubans) of Hispanic origin living in the United States, accounting for 4% of the U.S. Hispanic population in 2021. From 2000 to 2021, the Dominican-origin population increased 204%, growing from 800,000 to almost 2.4 million."

The Dominican population in the United States is concentrated in these five states: New York (39%), New Jersey (15%), Florida (12%), Massachusetts (8%) and Pennsylvania (8%).

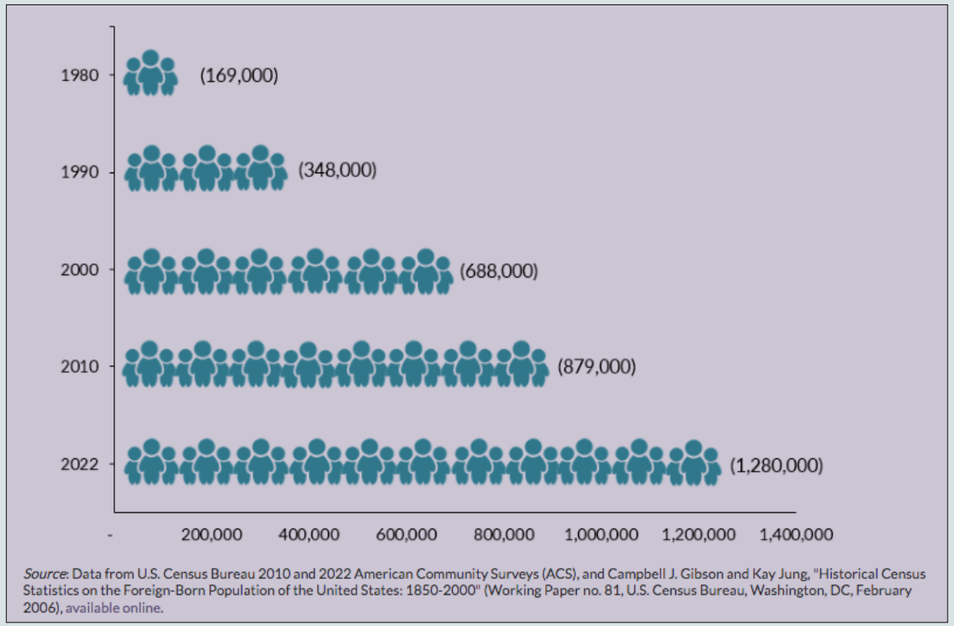
According to the Pew Research Center tabulations of the 2021 American Community Survey:

- 45% of foreign-born Dominicans have been in the U.S. for over 20 years, and 55% of foreign-born Dominicans are U.S. citizens.
- 22% of Dominicans in the U.S. have obtained at least a bachelor's degree (higher than the average for Hispanics in general, which is 20%).
- Among Dominicans ages 25 and older, the U.S. born are more likely than the foreign born to have a bachelor's degree or higher (33% vs. 18%).
- Among U.S. Hispanics, the median annual personal earnings for those ages 16 and older was $30,000, the same as it is for Dominicans.
- Looking at full-time, year-round workers, both Dominicans and U.S. Hispanics overall earned $40,000.
- The share of U.S. Hispanics overall who live in poverty is 18%, compared with 20% of Dominicans.
- 21% of U.S.-born Dominicans live in poverty, as do 20% of foreign-born Dominicans.
- The rate of homeownership among U.S. Hispanic households overall (51%) is higher than the rate for Dominican households (31%).
- Among Dominicans in the U.S., rates of homeownership are higher for households headed by a U.S.-born than a foreign-born household head (35% vs. 29%).
- The median age of U.S. Hispanics (29.5) is similar to that of Dominicans (30.1) and lower than that of the U.S. population (37.8).
- U.S. Hispanics ages 18 and older are more likely to be married (46%) than Dominicans (41%).
- Among Dominicans ages 18 and older, those who are foreign born are more likely to be married than the U.S. born (48% vs. 27%).
- 6% of U.S. Hispanic females ages 15 to 44 gave birth in the 12 months prior to the July 2021 American Community Survey. That share is similar to the rate for Dominican females (7%).
- 72% of U.S. Hispanics ages 5 and older speak only English at home or speak English at least "very well," compared with 61% of Dominicans.
- Meanwhile, 67% of Hispanic adults are English proficient, as are 55% of Dominican adults.

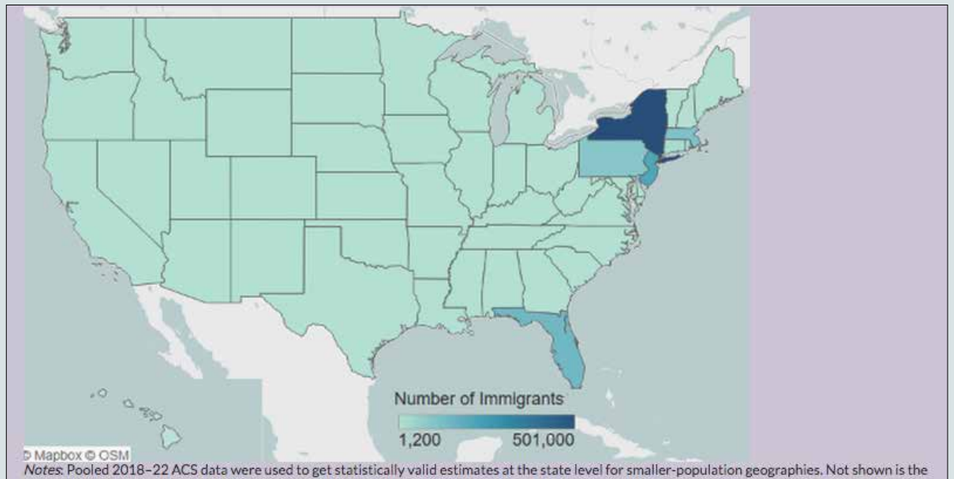
Text by Rodolfo Pou, "The Dominican Diaspora in Allapattah" prepared for The Allapattah Collaborative CDC. On file with Plusurbia, 2024

© 2024 PLUSURBIA

© 2024 PLUSURBIA



Source: Data from U.S. Census Bureau 2010 and 2022 American Community Surveys (ACS), and Campbell J. Gibson and Kay Jung, "Historical Census Statistics on the Foreign-Born Population of the United States: 1850-2000" (Working Paper no. 81, U.S. Census Bureau, Washington, DC, February 2006), available online.



Notes: Pooled 2018–22 ACS data were used to get statistically valid estimates at the state level for smaller-population geographies. Not shown is the population in Alaska, which is small in size. For details, visit the Migration Policy Institute (MPI) Migration Data Hub for an interactive map showing the geographic distribution of immigrants by state and county, available online.
Source: MPI tabulation of data from the U.S. Census Bureau's pooled 2018-22 ACS.

Figure 167. Immigrant Population from the Dominican Republic in the United States, 1980-2022. Source: Migration Policy Institute.

Figure 168. Top States of Residence for Dominican Immigrants in the United States, 2018-2022. Source: Migration Policy Institute.

© 2024 PLUSURBIA

DOMINICANS IN FLORIDA

The history of Dominicans in Florida encompasses a rich and fascinating tapestry of migration, culture, and community building. The story begins with the broader patterns of migration from the Caribbean to the United States starting in the 1940s. Economic opportunities, political instability, and social changes in the Dominican Republic spurred many to seek a better life and pursue the American dream.

Although Dominicans started to arrive in Florida in the 1940s, it wasn't until the rise of the Trujillo dictatorship in the 1950s and 1960s with the subsequent political turmoil way into the 1990s, when many Dominicans sought refuge and economic opportunities in Florida, particularly in cities like Miami and Orlando. In both Trujillo and Balaguer's eras, numerous renown Dominicans flew to Florida and started buying properties. It was Trujillo who in the 1950s bought the property on 1038 Brickell Avenue in Miami, which then became the Dominican Consulate in that city (up to this day!).

Despite challenges like language barriers, discrimination, and the struggle to establish themselves in a new country, these early waves of Dominican immigrants in Florida formed tight-knit communities, preserving their cultural heritage while also adapting to American life. They opened businesses and catered to each other's needs and wider community, while playing a pivotal role in shaping the economic landscape of neighborhoods such as Allapattah, located northwest of downtown Miami, contributing to its cultural vibrancy and economic development.

Dominican-owned businesses in Florida, especially in areas like Allapattah, also served as community hubs, serving often as gathering places where members of the Dominican diaspora connect with one another, share stories, and celebrate their culture. They not only provide goods and services, but also strengthen and foster a sense of belonging and solidarity within the community.

The early Dominican migrants played a crucial role in shaping the cultural landscape of Florida. Their contributions can be seen in various aspects of life, including cuisine, music, art, and community activism. Over time, subsequent waves of migration have continued to enrich the Dominican presence in Florida, creating a vibrant and diverse community with a lasting impact on the state's history and culture.

Text by Rodolfo Pou, "The Dominican Diaspora in Allapattah" prepared for The Allapattah Collaborative CDC. On file with Plusurbia, 2024

© 2024 PLUSURBIA

3.3 NOTABLE DOMINICAN BUSINESSES

RESTAURANTS AND FOOD VENDORS



Figure 169. Customers at Plaza Seafood Market flock from all over Miami to enjoy fresh fish caught in Key West and all over the Caribbean. Source: The New York Times, 2021.

One of the most common types of Dominican businesses in Allapattah are restaurants where locals can enjoy the flavors of home. Food is an important community building component of Dominican culture––whether they're cooking together, sharing recipes, or simply enjoying a delicious meal. Dominican food on the island is a unique fusion of Spanish, indigenous Taíno, and African influences. As the Dominican diaspora traveled to South Florida, it has incorporated an even more eclectic mix of Cuban, Haitian, and American influences that cater to the tastes of the local population. Some of the staples of Dominican cuisine include *La Bandera* (i.e. 'The Flag')––composed of white rice, red beans, and stewed beef, served with a side of sweet plantains––*kipa* or *quipe*––a fried yuca dumpling stuffed with seasoned beef, toasted pine nuts, and spices––and *los Tres Golpes* which is made up of mashed green plantains (known as 'Mangu') or boiled yuca root, portions of lightly floured fried white cheese, and slices of fried Dominican salami.[74] At parties and gatherings it is common to see Dominicans indulge in a *picadera*, a tray of appetizers that often includes strips of fried salted pork loin or beef, smashed plantains, chicharrónes (i.e. fried chicken rinds), and fried cheese curds.[75] These foods can be found in Dominican restaurants and eateries like the Nuevo Amanecer Restaurant on 2912 NW 17th Avenue, Decco Coffee on 1298 NW 29th Street, and perhaps most significant, Club Tipico Dominicano on 1344 NW 36th Street. For fresh fish to make Dominican staples like *Bacalaitos* (i.e.codfish fritters) and *sancocho de mariscos* (i.e. shellfish stew), people from all over Miami flock to Plaza Seafood Market on 3114 NW 17th Avenue, where fish cutters have been butchering fresh fish from Key West and all over the Caribbean since the early 1990s.[76] Dominican cakes and baked goods can be found at La Mia Bakery on 2969 NW 17th Avenue and Nitin Bakery on 3100 NW 17th Avenue¬¬, originally owned by Dominican Tania Jaregui.

"Más que tentadora, la comida dominicana es encantadora. Tropical. Cálida. Gustosa. Como su gente."[77] [translation: More than tempting, Dominican food is enchanting. Tropical. Spicy. Appetizing. Like its people.]

74 Rodolfo Pou, "Dominican Diaspora Cultural Research," prepared for Allapattah Collaborative, May 2024

75 Ibid.

76 Anderson, Brett. "A Miami Market Where the Fish Fly." The New York Times, January 11 2011, https://www.nytimes.com/2021/01/11/dining/miami-fish-market-plaza-seafood.html.

77 Perez, Juan Carlos. "Carnaval del Sabor." El Nuevo Herald, July 1990, pp. 23. Newspapers.com, https://www.newspapers.com/image/635365884/.

© 2024 PLUSURBIA





Figure 170. 2018 image of the intersection of 17th Avenue and 36th Street, the main commercial area of Miami's Allapattah neighborhood. Source: The Allapattah Collaborative.

Street vendors are also an important part of Little Santo Domingo's cultural heritage as well, even if they are not typically registered as official businesses. They are a common sight along 17th avenue, taking advantage of its heavy car and foot traffic and the cover provided by its shady tree canopy. They infuse the streetscape with a colorful variety of fruits, vegetables, and staple Dominican handhelds. Street vendors are an important part of the Dominican Republic's informal economy as well, bringing their business to the streets to profit off of hungry passerby.

Below is a list of additional restaurants and food vendors found in Little Santo Domingo:

- Papo Llega y Pon – 2928 NW 17th Avenue
- The Chicken House – 3203 NW 17th Avenue
- Amarilis Coffee Shop (now inactive) – 3501 NW 17th Avenue
- Nueva Era and El Encuentro Dominican Food – 3517 NW 17th Avenue
- La Mia Market (now Presidente Supermarket) – 3001 NW 17th Avenue



Figure 171. Current photograph of Nitin Dominican Bakery at 3100 NW 17th Avenue. Source: Plusurbia.

© 2024 PLUSURBIA



Figure 172. Current photograph of Tipico Dominicano at 1332 NW 36th Street. Source: Plusurbia.

FEATURED RESTAURANT: CLUB TIPICO DOMINICANO

Club Tipico Dominicano was established in 1985 by Dominican Republic native Luis De La Cruz at 1344 NW 36th Street. He purchased the dilapidated property in 1984, and spent a year rehabilitating the dilapidated store, which had been previously occupied by the Estes Restaurant in the 1950s and early 1960s, a Mary Carter Paint Co. store in the early 1960s, and the Bahama Carpet Service in the 1970s. To make space for his business, De La Cruz purchased the adjacent units and walled off their storefronts, leaving only one main entrance by the corner of the property. Club Tipico Dominicano is the manifestation of De La Cruz's dream of opening a social club for Dominicans in South Florida. Though he initially intended for the space to be a members-only club, he eventually decided to open a restaurant and nightclub, recognizing that this would attract even more Dominicans.[78] At Club Tipico Dominicano, locals enjoy a selection of Latin and Caribbean music, performances, and dancing as well as an array of typical Dominican foods. One patron in 1996 explained that people come to Club Tipico Dominicano "porque se sienten como en su país y encuentran lo que buscan" [translated: because they feel like they're in their own country, and they find what they're looking for."][79] Sundays are Club Tipico's most popular days thanks to the 'Dia de la Familia' [translated: 'Family Day'] initiative––also known as 'Domingo Playero'––De La Cruz started to give families a space to spend time together.[80] He was motivated to establish a fun, family friendly space because he was tired of seeing families separated and wanted to create opportunities for them to bond. De La Cruz's own family participated, with his four-year-old granddaughter, Unique Zapata, learning to dance merengue here by 1996.[81] 'Dia de la Familia' events run until 8pm, around the time *The Flinstones* theme song comes on to tell children it's time to go home and get ready for school the next day.

78 Lynch, Marika. "Restaurante dominicano celebra 11 años de actividad." El Nuevo Herald, August 1996, pp. 23. Newspapers.com, https://www.newspapers.com/image/639630500/?match=1&terms=1344%20nw%2036%20st%20.

79 Ibid.

80 Ibid.

81 Ibid.

© 2024 PLUSURBIA

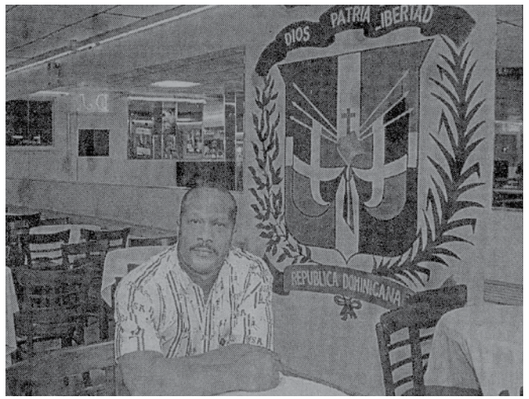


Figure 173. Luis De La Cruz poses in front of a mural of the Dominican Republic's coat of arms inside Club Tipico Dominicano at 1344 NW 36th Street. Source: El Nuevo Herald, 1996.



Figure 174. Luis de la Cruz, founder, and his daughter, Jasmely Jackson, current manager of Club Tipico Dominicano. Source: El Nuevo Herald, 2022.

Figure 175. Detail of the mural painted on the façade of Club Tipico Dominicano circa 2020 that features two figures in traditional Dominican attire surrounded by colorful crooked houses reminiscent of those found in the Dominican Republic. A scene of the Puerta del Conde in Santo Domingo is painted between them. Source: Plusurbia.



When De La Cruz retired in the early 2000s, his daughter Jasmely 'Jazz' Jackson began managing the business. Jazz explains that she was raised in Club Tipico Dominicano, and it only made sense that she would continue her father's dream: "brindar un lugar donde las personas puedan sentirse como en casa, no solo con nuestro menú, sino también con la musica y el ambiente" [translated: "to create a place where people can feel at home, not just with out menu, but with our music and atmosphere as well."][82] The business' façade changed significantly throughout the 21st century to emphasize its Dominican heritage. In 2009, a red, white, and blue canopy was added over the sidewalk, perhaps to give patrons a dry place to wait while in line for the nightclub. Between 2011 and 2013, engaged spiraled columns and faux shutters with painted half-round windows on top were added to the façade as well as the iconic 'Tipico Dominicano' mural on the right side of the property. By 2020, a lively mural was added to the façade depicting Dominicans in a variety of traditional and modern dress smiling and dancing between scenes of important cultural sites in the Dominican Republic. These scenes were painted on top of the faux shutters, giving a trompe-l'oeil effect. The scenes include images of the oldest cathedral in the Americas: Cathedral of Santa María la Menor, the Statue of Jesus on Mount Isabel de Torres, the mausoleum of Christopher Columbus known as the Columbus Lighthouse, and Puerta del Conde, which served as the main entrance to the colonial area of Santo Domingo. Beneath these scenes are crooked stacks of colorful houses reminiscent of those found in the Dominican Republic. Dominican flags decorate the property all-throughout, even forming the 'O' in 'Tipico' on the business' iconic painted signage. Today, Club Tipico Dominicano remains a staple of Allapattah and Dominican community at large.

82 Rodriguez Martinez, Anacaona. "Conoce los mejores restaurants dominicanos en Miami y disfruta de estas delicias típicas." El Nuevo Herald, September 2022. El Nuevo Herald, https://www.elnuevoherald.com/noticias/acceso-miami/article264379466.html.

© 2024 PLUSURBIA

BARBERSHOPS AND BEAUTY SALONS

Dominican barber shops and beauty salons in Allapattah are much more than places for grooming, these are sacred gathering places where people come together, offload stress and anxiety, and hear about big news and juicy *chisme* (i.e. gossip).[83] They are important spaces in the community that provide jobs and livelihoods to many Dominicans, in addition to providing essential hair maintenance and styling services. The history of Dominican barber shops and beauty salons is steeped in colonial beauty standards, where people with straight hair were considered of higher class and people with curly or kinky hair––which a great majority of Dominicans with African roots have––was considered *pelo malo* or 'bad hair.'[84] The Dominican Republic's fight for independence against Haitian rule also created a deep-seated rejection of black culture, with many Dominicans opting to identify with their Hispanic European roots instead.[85] As a result, the need for specialized hair maintenance and the desire to emulate white beauty standards forged a strong hair culture among Dominicans. The negative perception towards curlier hair textures has since evolved, but the culture of Dominican barber shops and beauty salons has remained. This is especially true in Allapattah, where these types of businesses have become a common sight.

83 Mileyka Burgos-Flores, "Public Land for Public Good: Preserving Miami's Dominican Neighborhood." Non-Profit Quarterly, https://nonprofitquarterly.org/public-land-for-public-good-preserving-miamis-dominican-neighborhood/.

84 Godin, Melissa. "Rethinking Beauty and Race at Dominican-American Hair Salons." Sapiens, October 10 2017, https://www.sapiens.org/biology/dominican-hair-rethinking-beauty-race/.

85 Ibid.

Figure 176. Mambo Style Barbershop at 1726 NW 36th Street. Source: Plusurbia.

Figure 177. The Coffee Nails Bar and Razzor Ray Barbershop at 1326 NW 36th Street. Source: Plusurbia.





© 2024 PLUSURBIA







Figure 178. Current photograph of Kontrol Barbershop at 2828 NW 17th Avenue, Nitro Barbershop located at 2148 NW 17th Avenue and Xiomara's House of Beauty beauty salon at 1600 NW 36th Street. Source: Plusurbia.

List of the Dominican barber shops and beauty salons found in Little Santo Domingo:

- **Kuky Estilo Beauty Salon and Barbershop – 1700 NW 36th St**
- **Kontrol Barber Shop - 2828 NW 17th Ave**
- **Nitro Barbershop - 2148 NW 17th Ave**
- **Power Barbershop - 2951 NW 17th Avenue**
- **Power Beauty Salon & Nails - 2970 NW 17th Ave**
- **Titi & Sister Hair Design - 1601 NW 29th St**
- **Yadi's Beauty Salon - 3101 NW 17 Ave**
- **Angie Salon - 3202 NW 17th Ave**
- **El Don Barber Shop - 3208 NW 17th Ave**
- **D'Elegant Barber Shop - 3321 NW 17th Ave**
- **Germany's Beauty Salon - 3535 NW 17th Ave**
- **Fefi's Salon - 3601 NW 17th Ave**
- **New Dayy Barber Shop - 3601 NW 17th Ave**
- **Gio's Style Barber Shop - 1601 NW 29th St**
- **Los Primos Hermanos Peluqueria - 1648 NW 35th St**
- **RazzorRay Barbershop - 1326 NW 36th St**
- **Xiomara's House of Beauty - 1600 Nw 36th St**
- **Mambo Style Barbershop - 1726 Nw 36th St**
- **D'Patricia Beauty Salon - 1536 NW 36th St**

© 2024 PLUSURBIA

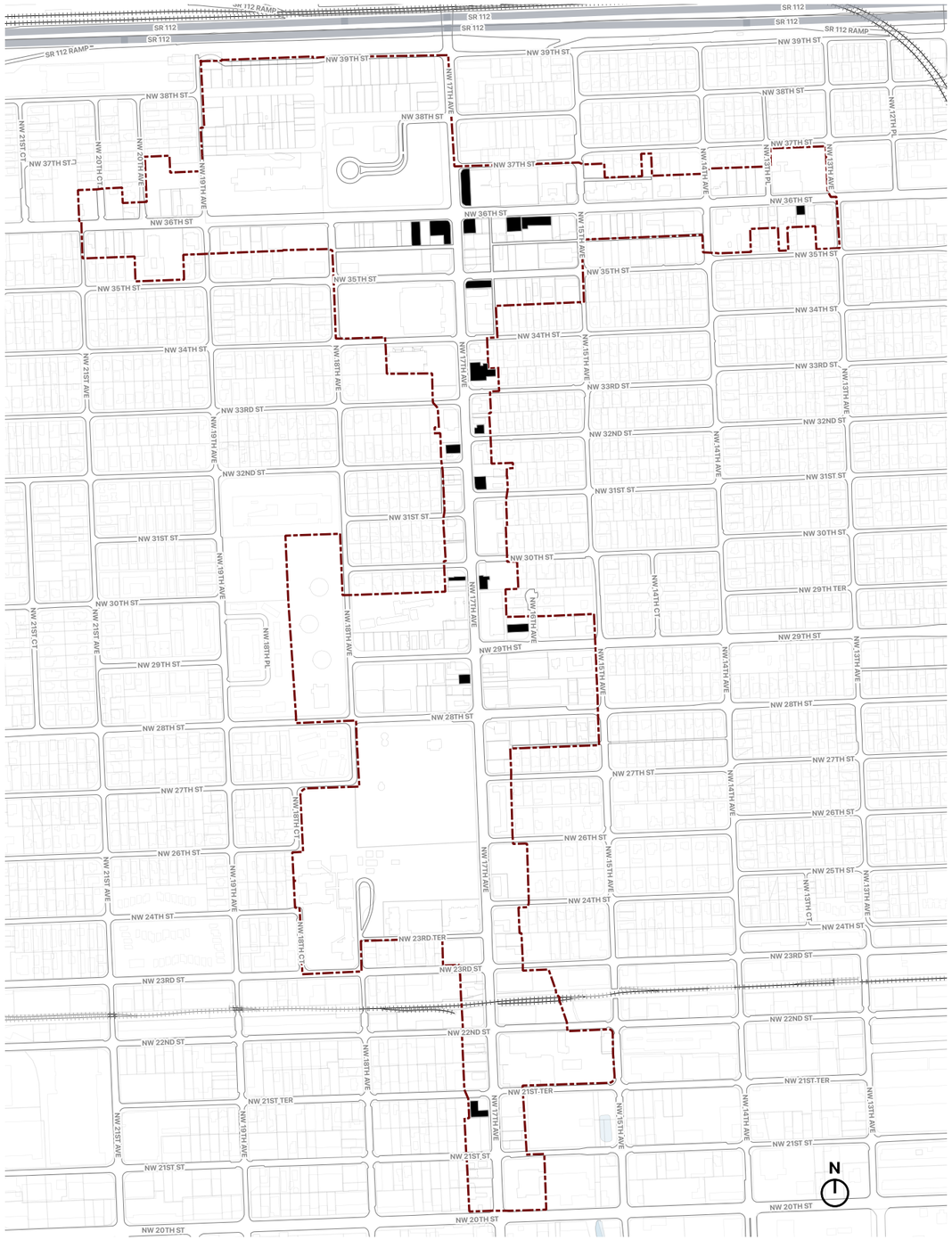


Figure 179. Beauty salons and Barber shops in the study area. Source: Plusurbia.

© 2024 PLUSURBIA

GROCERS AND SUPPLIERS OF DOMINICAN PRODUCTS

Much like the Plaza Santo Domingo ('La Placita'), these businesses are essential places where the Dominican community is able to find products sold and manufactured in the Dominican Republic. They offer locals the opportunity to maintain their cultural tastes and traditions, while simultaneously introducing others in South Florida to the wide variety of products sourced from the Dominican Republic that are not typically found in the United States. One such store is the Santo Domingo Dollar Store at 3028 NW 17th Avenue which doubles as a flower shop. This business was established by the Dominican family of Jose 'Nick' Barrios that has slowly expanded the store over the years. Another Dominican business is La Auxiliadora Dollar Store on 3208 NW 17th Avenue.

Though they do not specifically sell Dominican products, Sarraff Store Fixtures & Equipment at 3601 NW 17th Avenue, is another Dominican-owned business in the neighborhood. The large building complex, which encompasses an entire corner of the intersection of 36th Street and 17th Avenue, is owned by Osvaldo Saraff, who rents the other units of the building to other Dominican businesses, including El Bodegon Dominicano and Fefi's Beauty Salon. Its façade has become an iconic feature of the urban landscape in Little Santo Domingo thanks to the mural painted at its corner by the University of Miami and the Dominican American National Foundation.

Figure 180. Current photograph of Santo Domingo Store at 3028 NW 17th Avenue. Source: Plusurbia.

Figure 181. Sarraff Store Fixtures store at 3601 NW 17th Avenue. Source: Plusurbia.

Figure 182. El Boden Dominicano at 3615 NW 17th Avenue. Source: Plusurbia.







© 2024 PLUSURBIA



Figure 183. Current photograph of La Nacional at 3521 NW 17th Avenue, a business that sends remittances to the Dominican Republic. Source: Plusurbia.

TRAVEL AND SHIPPING AGENCIES

While the Dominican diaspora may spread far and wide, they are never truly disconnected from their homeland. Many small businesses in Little Santo Domingo cater to maintaining those international connections, often offering multiple services such as money transfers, shipments, and travel coordination. These services are essential to maintaining contact and lending support to relatives abroad. Notably, according to the Migration Policy Institute, global remittances to the Dominican Republic have more than doubled in the past decade, reaching nearly $8 billion by 2020.[86] This figure reveals that money transfer and shipment services are a critical component of the Dominican American economy. It is no surprise then that these businesses are a common sight in Allapattah. Some of the most popular businesses that offer money transfer services, like La Nacional at 3523 NW 17th Avenue and Dolex at 3111 NW 17th Avenue, are also found operating out of businesses like Plaza Santo Domingo. Other businesses, like Taino Multi-Service Express at 2828 NW 17th Avenue––which was founded in 2001––help local Dominicans manage shipping logistics to and from the Dominican Republic. Travel agencies like Bachata Travel, located at 2960 NW 17th Avenue, also offer essential services to local Dominicans seeking to make travel arrangements internationally. Though they no longer exist in Allapattah, Quisqueya Travel––owned by Miguelina Garcia and opened in 1986––and El Faro Travel––which was located at 3403 NW 17th Avenue and displaced in 1997 to make way for the Allapattah Trace affordable housing complex––were two other important Dominican travel agencies in the neighborhood.

Figure 184. Miguelina Garcia in front of the previous location of Quisqueya Travel in Allapattah. Source: The Miami Herald, 1988.

86 Babich, Erin and Jeanne Batalova. "Immigrants from the Dominican Republic in the United States."





Figure 185. Current photograph of Blockbuster Insurance at 2828 NW 17th Avenue. Source: Plusurbia.

OTHER PROFESSIONAL SERVICES

In addition to eateries, barbershops, and travel and shipping agencies, the Dominican diaspora in Allapattah has established many other kinds of businesses offering professional services. For example, Blockbuster Insurance at 2828 NW 17th Avenue is an agency that offers home, health, auto, and commercial insurance services to the community. Sastreria & Confecciones Aquino, located at 3503 NW 17th Avenue, is the only remaining Dominican tailor established in Allapattah. There was once a greater distribution of Dominican tailors but many have been forced to close their doors over the years. Aquino Tailor's owner, Fidel Aquino, is a 74-year-old native of the Dominican Republic who began sewing and altering clothing in Santo Domingo when he was just 14 years old.[87] He moved to Miami in the early 2000s and was able to open his business in 2006[88] through a $10,000 loan he acquired from a friend.[89] He was motivated to open a shop in Allapattah because he found less governmental restrictions here compared to in the Dominican Republic.[90]

87 Butler, Michael. "'My work is like art for me.' Miami Tailor figures he's altered 2,000 suits since he was 14." The Miami Herald, September 25 2023, https://www.miamiherald.com/news/business/article279514379.html.

88 "New Businesses: Sastreria & Confecciones Aquino." The Miami Herald, March 2006, pp. 332. Newspapers, https://www.newspapers.com/image/653714878/.

89 Butler, Michael. "'My work is like art for me.' Miami Tailor figures he's altered 2,000 suits since he was 14." The Miami Herald, September 25 2023, https://www.miamiherald.com/news/business/article279514379.html.

90 Ibid.

Figure 186. Fidel Aquino, the owner and tailor at Sastreria & Confecciones Aquino at 3503 NW 17th Avenue. Source: The Miami Herald, 2023.







Figure 187. Artist Ariel Cruz works on a mural on Northwest 36th Street and 25th Avenue as part of a revitalization project organized by the School of Architecture at the University of Miami and the Dominican American National Foundation. Source: The Miami Herald, 2014.

Figure 188. Dominican-themed mural at 1680 NW 26th Street. Source: Plusurbia.

FEATURE: DOMINICAN FLAGS AND MURALS

Dominicans are deeply patriotic people––proud of their identity and heritage. For Dominican-Americans, the Dominican flag is a major symbol of this sentiment, serving as a marker of both their origins and where their efforts have taken them. Many immigrants use flags from their home countries to mark their territory in the United States. This is doubly true in Miami, where the wide variety of Hispanic immigrant communities often encourages these groups to compete for visibility and distinction. In Allapattah, the heavy presence of Dominican flags, for example, the Dominican flag denotes a sense of conquest and offering, culture and compromise. And although several new flags from Latin America have popped up in the neighborhood, the most distinct rectangle is still and by far, the one with blue and red squares separated by a white cross: The Dominican Flag. Many businesses display the Dominican flag on their storefront as an identifying marker that alerts compatriots and other members of the community on where to find Dominican goods and services.

The Dominican culture in Allapattah uses murals to make their businesses stand out as well. Vibrant and colorful, these murals bring life to the neighborhood, breaking the monotony of the plain warehouse and commercial building walls. The murals often feature symbols important to the Dominican community, such as the depiction of Archangel Michael

© 2024 PLUSURBIA

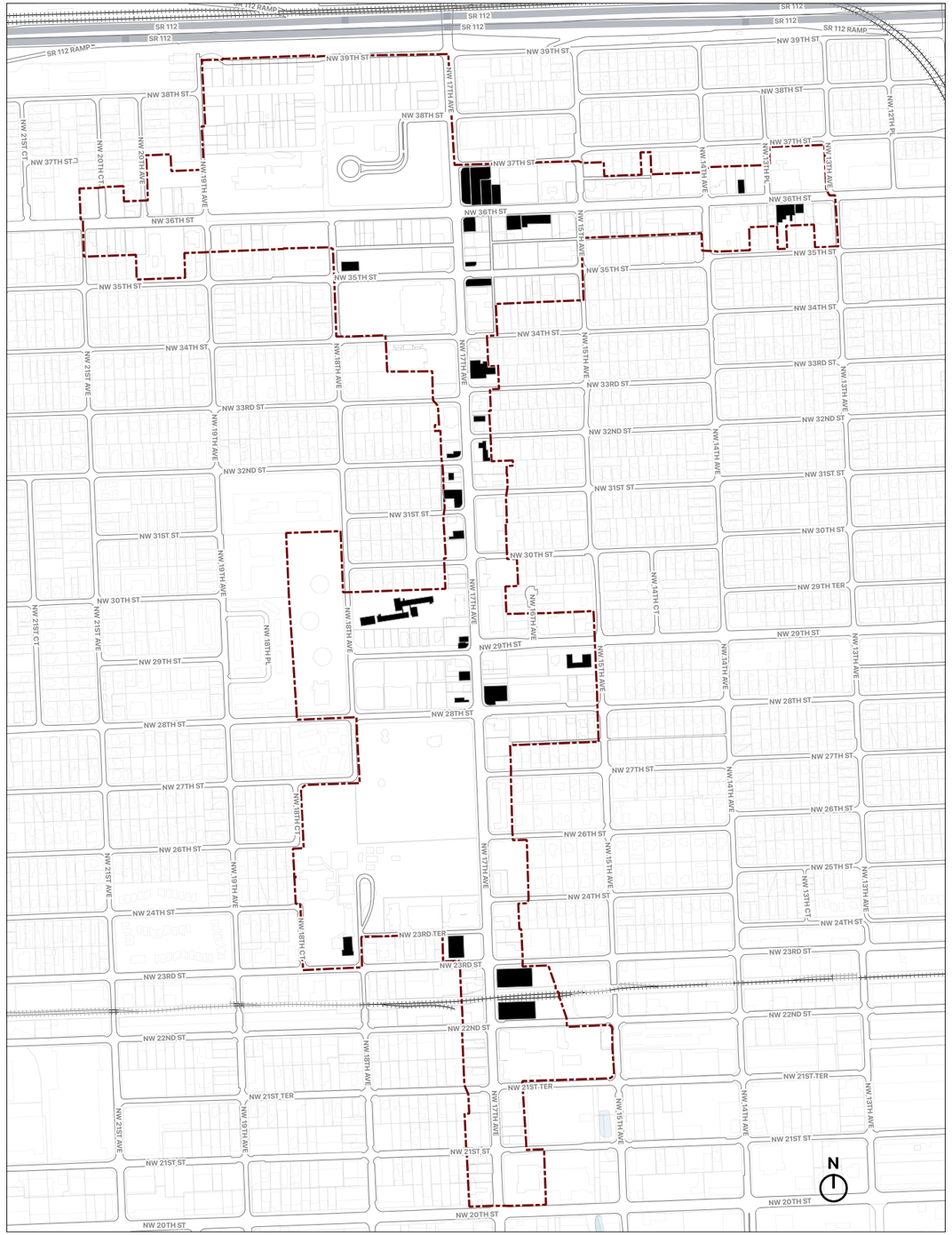


Figure 189. Murals in the study area. Source: Plusurbia.

© 2024 PLUSURBIA



Figure 190. The façade of Xiomara's House of Beauty, which features the Dominican flag as well as a large mural of Archangel Michael, an important figure for Catholic Dominicans. Source: Plusurbia.

Figure 191. Mural at 3485 NW 17th Avenue. Source: Plusurbia

Figure 192. A mural of the iconic Dominican faceless dolls produced by the Dominican American National Foundation and the School of Architecture at the University of Miami at 2815 NW 17th Avenue. Source: Plusurbia.

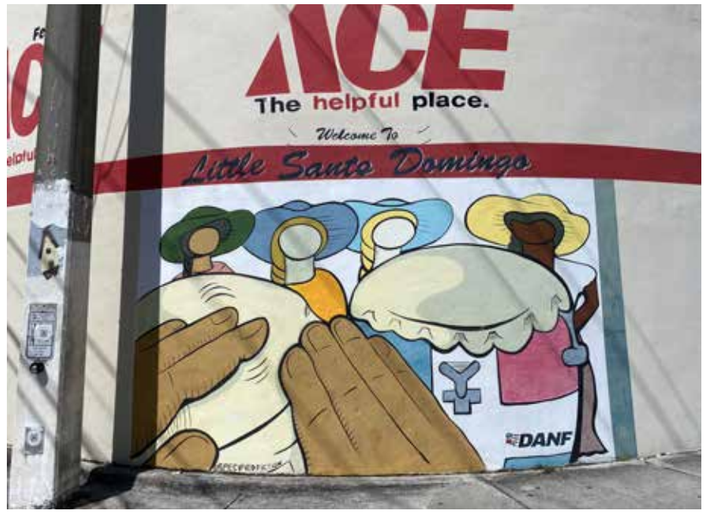
on Xiomara's House of Beauty and the many references to cultural sites in the Dominican Republic on the façade of Club Tipico Dominicano. In 2014, the School of Architecture at the University of Miami (UM) partnered with the Dominican American National Foundation (DANF) to develop a plan for the community's economic and cultural growth. The incorporation of public art was part of the beautification initiative of this project. The group commissioned Ariel Cruz––a Dominican-American artist who was raised in Rhode Island before moving to Miami––to paint murals around Allapattah as a means of reminding the community of "what we can do to beautify this area."[91] One mural on the corner of the Sarraff Store Fixtures and Equipment building on 17th Avenue and 36th Street, titled "La Bella Esquina de Allapattah" [translated: 'The Beautiful Corner of Allapattah'], features flora and fauna native to the Dominican Republic, including a zebra, which Cruz joked was a 'debra'––a Dominican zebra.[92] Chuck Bohl, director of the School of Architecture's Masters in Real Estate Development and Urbanism program explained that the murals build on the concept of "nurturing more of a Main Street environment––more art, more entertainment, more culture––but in an incremental way so that a lot of the little businesses can continue to thrive."[93]

91 Jones, Robert C. Jr. "School of Architecture Helps Allapattah Get Its 'Beautiful Little Corner.' University of Miami, NEWS@TheU, 18 July 2014, https://news.miami.edu/stories/2014/07/school-of-architecture-helps-allapattah-get-its-beautiful-little-corner.html.

92 Fugate, Janey and Brenda Medina. "Murals help add vibrancy to 'Little Santo Domingo." The Miami Herald, August 2014, pp. B1. Newspapers.com, https://www.newspapers.com/image/653125280/?match=1&terms=mural%20ariel%20cruz.

93 Jones, Robert C. Jr. "School of Architecture Helps Allapattah Get Its 'Beautiful Little Corner.' University of Miami, NEWS@TheU, 18 July 2014, https://news.miami.edu/stories/2014/07/school-of-architecture-helps-allapattah-get-its-beautiful-little-corner.html.





© 2024 PLUSURBIA













Figure 193. Dominican symbols and flags are commonly found at Dominican businesses and cultural sites. Source: Plusurbia

© 2024 PLUSURBIA

3.4 NOTABLE DOMINICAN COMMUNITY ORGANIZATIONS

Dominicans are renowned for their active engagement in social and political activism, consistently demonstrating a strong commitment to uplifting their communities. With a rich history of advocacy and organizing, Dominican individuals have established numerous organizations aimed at addressing pressing social issues and fostering community empowerment. These initiatives span a wide range of causes, including civil rights and justice.

Through grassroots efforts and coalition-building, Dominican activists leverage their collective voice to effect positive change on both local and national levels, amplifying marginalized perspectives and advocating for policies that promote social equity and inclusion.

The South Florida Dominican community has flourished with the establishment of various organizations dedicated to enhancing the well-being and resilience of their members. Some have flourished in Allapattah, while others were just conceived there. A handful which met the test of time, while scores of others only survived long enough to fulfill their inspired purpose. But all together, these political, cultural, social, professional, commercial, and faith-based organizations have helped build the vibrant and active South Florida Dominican community we know today.

But every one of those community-based institutions serves as vital catalysts for social cohesion and collective action, by fostering collaboration and solidarity and empowering individuals to navigate challenges. In the vibrant neighborhood of Allapattah, where history and diversity converge, there exists a select group of community organizations that have stood the test of time, steadfastly serving the needs of residents for over two decades. These stalwart institutions, rooted in the framework of the community, embody the spirit of resilience, solidarity, and empowerment that define Allapattah's rich cultural heritage.



Figure 194. Supporters of the Partido Revolucionario Dominicano wave their flags in the heart of Allapattah. Source: Diario Digital RD, 2024.

DOMINICAN REVOLUTIONARY PARTY *(PARTIDO REVOLUCIONARIO DOMINICANO)*

In the 1930s, exiled Dominican citizens felt they needed to accelerate the liquidation of Rafael L. Trujillo's tyranny and fight for a more democratic future for the Dominican Republic. They did so, by founding the Dominican Revolutionary Party (PRD), which for scores has historically played a significant role in Dominican politics, both domestically and from abroad. In fact, the political Party was founded outside the Dominican Republic, in neighboring Cuba in 1939, while the Dominican Republic was under Trujillo's dictatorial regime. The first chapter of the party was founded in New York in 1940, with other sectional offices in Mexico, Venezuela, Puerto

© 2024 PLUSURBIA



Figure 195. Miguel Amador unfurls a banner promoting the Dominican Revolutionary Party ahead the 2004 presidential elections in the Dominican Republic. Source: The Miami Herald, 2004.

Rico, Curacao, and Aruba. Decades later, abroad, the party sought support from the Dominican Diaspora, especially in the United States, to maintain its influence and advance its agenda. However, the specific influence of the PRD abroad on Dominican democracy would depend on numerous factors such as the political climate, the party's strategies, and the dynamics of Dominican Diaspora communities in different countries. And Allapattah, as the epicenter of the Dominican population in the State of Florida, was not omitted from that.

Locally, the organization was led by older men, who had escaped the Trujillo tyranny and the hardline administrations that followed. Among them, Juan García Quiñonez, Miguel Disla and Hermógenes Pérez. The Party locale was on the corner of Northwest 17th Avenue and 34th Street. Although Dominicans abroad only began voting for Dominican Presidential elections in 2012, the local Dominican Revolutionary Party and the other sectionals in the United States, were able to impact the elections of 1978 in their favor. The political triumph permitted many of those local Party members to return to the Dominican Republic, from exile.

The Dominican Revolutionary Party would govern for two straight periods from 1978-1986: again, in the year 2000 for one period, segmenting itself into two parties, years after, as it once already had in 1973. This current split in the homeland organization also separated the local members, taking most of them to the new Modern Revolutionary Party (Partido Revolucionario Moderno), which a decade later would win the 2020 Presidential elections, and looks like its trending to do so in 2024 as well. This organization, although not having their offices in Allapattah, is very active in the community. The Dominican Revolutionary Party still exists, and it holds meetings, organizes, and canvases in the Allapattah community.

© 2024 PLUSURBIA



Figure 197. Partido de la Liberacion Dominicana. Source: Yokasta Vasquez, 2004; Posted by The Allapattah Collaborative, 2020.

DOMINICAN LIBERATION PARTY (*PARTIDO DE LA LIBERACION DOMINICANA)*

This party, known as PLD, which segmented itself in 1973 from the Dominican Revolutionary Party has played a vital role in the political landscape of the Dominican Republic, emerging as a progressive force advocating for social justice, democratic governance, and economic development. The party gradually gained momentum, attracting a diverse coalition of supporters from various sectors of society. Throughout its history, the party has undergone significant transformations, evolving from a fledgling political movement into one of the country's dominant political forces. In the mid-eighties the PLD reached the United States and established local chapters, such as the one in Allapattah, where it fostered a vibrant community of supporters and activists. Dominican immigrants in the United States, particularly those residing in cities like New York, Miami, and Boston, organized themselves to support the party's agenda and advocate for issues relevant to the Dominican diaspora. During the nineties, the party experienced significant growth solidifying its presence as a formidable political force, winning multiple presidential elections, and maintaining a strong presence in the National Congress for over twenty years. And in Florida, its success can be traced back to Allapattah, where its operation and strategy was drafted. The chapter's original location was on Northwest 36th Street.



Figure 196. La Fuerza del Pueblo during a rally held in Miami-Dade and Broward counties. In Miami their caravan went through Little Santo Domingo in Allapattah. Source: Acento, 2020.

THE PEOPLE'S FORCE *(LA FUERZA DEL PUEBLO)*

This is the youngest of Dominican Political Parties, founded in Allapattah in October 2019 by former president Leonel Fernández, after his departure from the Dominican Liberation Party (PLD), of which he was a prominent member and president on three occasions. The creation of La Fuerza del Pueblo marked a significant milestone in the Dominican political landscape, as it represented the split of an influential figure and the emergence of a new political force in the country. Since its founding, La Fuerza del Pueblo has sought to consolidate itself as a relevant political force, actively participating in local and national elections. The organization was quick to open chapters before the election of 2020, in states like New York, New Jersey, Florida and in others where Dominicans reside. Local Dominicans supported the new organization and have turned it into the main opposition Party, and Allapattah has become the epicenter in Florida, operating out of 1384 Northwest 29th Street.

© 2024 PLUSURBIA



Figure 198. Latinos Unidos En Accion Source: Directorio Comercial Dominicano U.S.A., 2003-2004.

Figure 199. Latinos Unidos at 3321 NW 17th Avenue in 2004, they now occupy the space next door and their past location was taken up by D'Elegant Barbershop. Source: Yokasta Vasquez, 2004; Posted by The Allapattah Collaborative, 2020



Figure 200. Dominican American National Roundtable founded in 1989 by the Dominican American National Foundation. Source: Yokasta Vasquez, 2004; Posted by The Allapattah Collaborative, 2020

LATINOS UNITED IN ACTION *(LATINOS UNIDOS)*

Founded in 2000 by Dr. Juana Amada Vargas at 3323 NW 17th Avenue, Latinos United in Action, Inc is a non-profit that focuses on educational programs and community services for the children and adults of the surrounding neighborhoods. Their programs for children focus on computer literacy and tutoring services, intended to empower students academically. Beyond its educational focus, Latinos United is a place where local leaders and politicians, as well as those from Dominican Republic, always stop by and visit when they are in the area. Although she is not one of the Dominican community originators, founder Mrs. Vargas has become an essential pillar and a well-respected community leader who is always looking out for those less fortunate and for the sustainability of the neighborhood. The center also serves as a gathering space for volunteering efforts where community meetings are held, cultural screenings, book readings, and food distributions during the holidays. Latinos United In Action also heads a yearly two-week community program of patriotic themes, around the Dominican Independence Day.

THE DOMINICAN AMERICAN NATIONAL FOUNDATION

Since 1989, the Dominican American National Foundation (DANF) has worked to permanently infuse the Dominican culture into the fabric of American society through the implementation of social programs that promote upward mobility, economic empowerment, and educational achievement.[94] The foundation was organized after 25 indignant Dominicans (including a pregnant woman) were beaten and detained at the Krome detention center. After this experience, they met at Rhadames Peguero's Hialeah home to create a movement that would protect and defend immigrants.[95] Though the group initially focused on immigration issues, it now also helps underprivileged people find jobs, learn English, operate computers, participate in after-school activities, attend college, and obtain citizenship. These resources are essential for recent immigrants who are struggling to adapt to life in the United States and residents who would like to improve their current situation. Rose Kasse, director of the Hispanic Coalition, explains the foundation is integral to the community because "even though they are the Dominican American Foundation, they have not closed their door to anyone who has appeared at their small office in a low-income neighborhood."[96]] The foundation received even more support and power

94 "The Dominican American National Foundation." LinkedIn, https://www.linkedin.com/company/the-dominican-american-national-foundation/.

95 Nziga Ifateyo, Ajowa. "From Anger to Action: Dominican foundation expanding." The Miami Herald, March 1999, pp. 225. Newspapers.com, https://www.newspapers.com/image/617781575/.

96 Ibid.

© 2024 PLUSURBIA

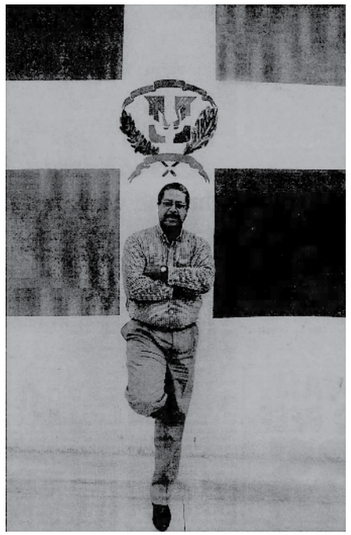


Figure 201. Rhadames Peguero, executive director of the Dominican American National Foundation (DANF), posing in front of the Dominican flag. Source: The Miami Herald, 1999.

through the establishment of the Dominican American National Roundtable by Margarita Cepeda.[97]

During the 1990s, the organization established its headquarters in the A.D. Hall Sr. Annex of the Ebenezer United Methodist Church at 1900 NW 36th Street. The Dominican American National Foundation's commitment to supporting its community––whether Dominican or not––has manifested in many ways. For example, in 1993, the foundation teamed up with other Hispanic organizations to form the Hispanic-Latin Political Action Committee to screen and endorse political candidates and rally votes on their behalf.[98] The PAC was created following two major events.[99] The first was the recent Miami mayoral election during which Miriam Alonso's quest for a 'Cuban seat' ethnically polarized the community and alienated non-Cuban Hispanic voters. The second was the Metro Commission's annual dispersal of cash for community organizations, which entirely excluded three organizations devoted to non-Cuban Hispanic voters––including the Dominican American National Foundation. The goal of the PAC was to join forces and avoid having non-Cuban Hispanics feel left out when the Hispanic voice in Miami is called upon. As Rosa Kasse put it: "Politically, the needs of our communities won't be served unless we unite." Unity and collaboration were also central themes of the Dominican Youth Arts Festival in 1996 hosted by the Dominican American National Foundation in the A.D. Hall Sr. Annex of Ebenezer. Artists from the Miami Beach-based Rhythm Foundation and the Miami Arts Collaborative spent the Summer working with students to prepare

97 Vasquez, Yokasta. "Dominicanos en la Florida (2004)" YouTube, uploaded by The Allapattah Collaborative CD, 8 July 2020, https://www.youtube.com/watch?v=zl9PusNTv00.

98 Marques Gonzalez, Aminda. "Dade non-Cuban Hispanics unite in power quest." The Miami Herald, December 1993, pp. 496. Newspapers.com, https://www.newspapers.com/image/638758137/?match=1.

99 Ibid.

Figure 202. Sergio Yanes teaches a citizenship class hosted by the Dominican American National Foundation in a property owned by the Ebenezer United Methodist Church at 1900 NW 36th Street. Source: The Miami Herald, 1996.



© 2024 PLUSURBIA

artworks and dances for the event. Most notably, when artist Ruben Garcia approached the students at Jackson High to paint a mural, they chose to represent the word "Unite" in three different languages.[100] Their goal was to highlight the diversity of cultures all living within one neighborhood. Through events like these, the Dominican American Foundation played a key role in rallying the community and bridging cultural gaps.

In 1996, the Dominican American National Foundation was evicted after a year-long battle with the Ebenezer United Methodist Church over rent payments. According to the Dominican American National Foundation, they made a verbal agreement in which the church agreed to waive rent so long as the foundation fixed up their run-down offices.[101] After offering to pay utilities, replacing the ceilings, painting the walls, and scrubbing the floors for a total of over 900 hours of labor, the foundation was still asked to leave. According to Pastor Alfonso Delaney, no such agreement was made with the foundation.[102] Director Rhadames Peguero lamented the decision,

100 Lynch, Marika. "Awareness, aesthetics share stage at Dominican youth arts festival." The Miami Herald, July 1996, pp. 144. Newspapers.com, https://www.newspapers.com/image/640123524/?match=1.

101 Lynch, Marika. "Dominican group sent packing." The Miami Herald, March 1996, pp. 107. Newspapers.com, https://www.newspapers.com/image/640077070.

102 Ibid.

Figure 203. Francisco Medina, 10, twirls Julie Alfonso, 13 during the first Dominican Youth Arts Festival organized by the Miami Beach-based Rhythm Foundation and the Miami Arts Collaborative. Source: The Miami Herald, 1996.

Figure 204. Diane Gilot, 12, dances with Jonathan Chevalier, 14, at the Allapattah Middle School during the first Dominican Youth Arts Festival organized by the Miami Beach-based Rhythm Foundation and the Miami Arts Collaborative. Source: The Miami Herald, 1996.





© 2024 PLUSURBIA

claiming "we thought we made that place what it is"[103] and that "[the foundation] has been an asset, not a liability."[104] Although the foundation was forced to leave Ebeneezer UMC, it remained in the community, and later moved down the block to a building on 2885 NW 36th Street with the help of Miami Commissioner Alfredo Gort, who recognized the damage their absence would cause the community. Peguero explained, "there is a need in the neighborhood and we are happy to stay."[105] To maintain funding, the foundation resorted to charging board members $30 each towards the $900 monthly rent, and charging between $5-10 a month for citizenship classes attended by over 150 community members.[106] All other classes remained free to avoid discouraging underprivileged members from participating. The Dominican American National Foundation continues to operate from Allapattah to this day, partnering with organizations like the Allapattah Collaborative to preserve and support the local Dominican community.

DOMINICAN COMMUNITY ASSOCIATION

The Dominican Community Association was founded in May 1987 at 3383 NW 7th Street by its president Arismendy Mateo and others, like Miguelina Garcia, who felt that Dominican newcomers needed a place to turn to for guidance in navigating their new life in the United States.[107] Mateo, a mechanic who came to Miami in 1974, explained that the association was necessary, considering the Dominican community had no local representation by this point; "no one to give [them] a hand or to help [them]."[108] By 1988, the organization was already helping the community immensely, such as when they collected money for a little girl's kidney transplant, garnered help for illegal Dominicans, referred newcomers to friends' businesses for jobs, and helping to raise funds to send a member's body to the Dominican Republic for burial.[109] By this point the organization also helped support two Little League teams in Allapattah and publish a newspaper twice a month.[110] The association is also responsible for helping to organize events like the Festival de Merengue.

103 Lynch, Marika. "Foundation moves to a new location." The Miami Herald, August 1996, pp. 83. Newspapers.com, https://www.newspapers.com/image/640715522/.

104 Lynch, Marika. "Dominican group sent packing." The Miami Herald, March 1996, pp. 107. Newspapers.com, https://www.newspapers.com/image/640077070.

105 Lynch, Marika. "Dominican American Foundation moves." The Miami Herald, August 1996, pp. 99. Newspapers.com, https://www.newspapers.com/image/640715999.

106 Ibid.

107 Roman, Ivan. "Dominican newcomers find welcome in Miami." The Miami Herald, July 1988, pp. 79. Newspapers.com, https://www.newspapers.com/image/633355532/.

108 Ibid.

109 Ibid.

110 Ibid.

© 2024 PLUSURBIA



Figure 205. Rafael Morel, secretary general of the Asociación de Comerciantes y Empresarios Dominicanos en Miami in 1998. Source: El Nuevo Herald, 1998.

ASOCIACION DE COMERCIANTES Y EMPRESARIOS DOMINICANOS DE LA FLORIDA (ACOEMDO) (ASSOCIATION OF DOMINICAN MERCHANTS AND ENTERPRISERS OF FLORIDA)

This association was established in 1989 by its president Miguelina Garcia in recognition of the burgeoning concentration of Dominican businesses in the neighborhoods of Allapattah, Carol City, and Hialeah, where there were an estimated 450 Dominican businesses established by that point.[111] On its 1-year anniversary, the organization already had around 300 members, and was responsible for hosting monthly meetings discussing the future of small businesses.[112] In addition to supporting the existing Dominican businesses in the neighborhood, the organization worked to attract new businesses by supporting and guiding potential business owners unsure of how to establish themselves in the neighborhood.[113] The organization held free seminars regularly to instruct these potential business owners on how to initiate a business, obtain loans, file their taxes, and the importance of the internet in expanding their business.[114] Notably, in 1990 the organization also helped compile the Directorio Comercial Dominicano, a business directory solely dedicated to recording the breadth of Dominican businesses in the region.[115]

111 Nieves, Gladys. "Hay en Dade más de 400 negocios de dominicanos." El Nuevo Herald, September 1990, pp. 11. Newspapers.com, https://www.newspapers.com/image/635395531/.

112 Ibid.

113 Kenny, Elena. "Asociación empresarial hace planes para aumentar el número de afiliados." El Nuevo Herald, July 1998, pp. 17. Newspapers.com, https://www.newspapers.com/image/641720656/.

114 Ibid.

115 "Mangú para todos, coresía de Quisqueya la bella." El Nuevo Herald, July 1990, pp. 31. Newspapers.com, https://www.newspapers.com/image/635365892/.

© 2024 PLUSURBIA



Figure 206. Aurelio Henríquez, president of the Colegio Dominicano de Periodistas (CDP), at a meeting held at the Allapattah YMCA to recognize the efforts of Dominican journalists in South Florida. Source: Acento, 2022.

DOMINICAN COLLEGE OF JOURNALISTS *(COLEGIO DOMINICANO DE PERIODISTAS – CDP)*

This is an emblematic institution in the history of journalism in the Dominican Republic. Founded in 1962 with the purpose of promoting professional ethics, defending the labor rights of journalists and strengthening press freedom in the country. It arose in response to the need to establish an organization that would guarantee the protection and recognition of the rights of Dominican journalists, who had historically faced precarious working conditions and threats to their safety.

The organization began opening branches overseas as part of its efforts to strengthen the community of Dominican journalists abroad and promote international cooperation in the field of journalism. Florida's organization was originally envisioned in Allapattah where a considerable number of Dominican journalists frequent. The subsidiary meets regularly to provide support and representation to Dominican journalists abroad, as well as to promote collaboration between journalists of different nationalities. The organization has had board elections every year, for nearly three decades.

ASSOCIATION OF ART CHRONICLERS *(ASOCIACION DE CRONISTAS DE ARTE – ACROARTE)*

The organization's origin dates from 1983, when a group of journalists and art critics came together with the purpose of promoting and recognizing artistic talent in the country. Since then, ACROARTE has played a fundamental role in the dissemination and appreciation of the various Dominican artistic manifestations, including music, cinema, theater, dance, and the plastic arts. Through the organization of awards such as the Soberano Awards and the support of cultural events, the association has contributed significantly to the development and projection of the art and entertainment industry in the Dominican Republic.

Over two decades ago, ACROARTE opted to open chapters abroad, in places where Dominican communities were artistically active. The organization established itself in Florida in 1997 with their meeting point in Allapattah, where a considerable number of Dominican journalists frequent. The subsidiary meets regularly to provide support and representation to Dominican journalists abroad, as well as to promote collaboration between journalists of different nationalities. The organization has had board elections every year for three decades.

© 2024 PLUSURBIA



Figure 207. El Sol de la Florida. Source: Directorio Comercial Dominicano U.S.A., 2003-2004.



Figure 208. Leonel Peña founder of the first Dominican media and communications organizations in Miami. Source: Directorio Comercial Dominicano U.S.A., 2003-2004.

MEDIA ORGANIZATIONS

In the burgeoning Dominican community of South Florida, the search for familiarity and connection amidst a sea of unfamiliar faces led to the unification of scattered compatriots. The influx of fellow Dominicans escaping the tumultuous political and economic conditions of the island during the early 1980s served as a catalyst for this communal gathering. Despite the absence of modern digital platforms like WhatsApp or Instagram, Dominicans found innovative ways to connect, congregating along NW 17th Ave, and utilizing local community newspapers and radio programs as meeting points. Many of the newspapers created locally and sourced from the Dominican Republic were sold at Dominican businesses like Plaza Santo Domingo.

El Sol de la Florida is one of the many printed newspapers created by and for Dominicans in Allapattah. Established in June of 1994, the printed newspaper is a business gazette that is today the longest running Dominican focused newspaper outside of the Dominican Republic.[116] It was founded by Marcos Tejeda, a Dominican entrepreneur and graphic designer who, after a random visit to South Florida in 1991, saw greater opportunities in the Sunshine State than in chilly New York, where he had been residing for several years. That decision to settle set in motion various opportunities. But with it, a required change in his life's perspective and the education required to achieve those new prospects. Marcos noted the mistakes that others made in the past when it came to producing a local paper and understood the training required as a journalist to surpass them. He would later take and expand the newspaper opportunity and complement it with radio shows in the local 1450am and 1260am Radio Caracol. Along with other Dominicans, in 1997 he founded the Association of Art Chroniclers (Asociación de Cronistas de Arte -ACROARTE), which is still going as strong under the title "El Sol de la Florida Newspaper." In 2019, the paper was introduced electronically.

The Dominican community has newer web-based News-Outlets that are produced in South Florida and who have Allapattah as a source for all things Dominicans. For example: Dominicanos Hoy (dominicanoshoy.com); Rosemary News (rosemarynews.com); Diario Dominicano (diariodominicano.com) and El Mundo de los Negocios (elmundodelosnegocios.com.do), among others.

Two Dominican owned TV Channels are currently On-The-Air and being produced out of South Florida, for the Dominican Diaspora residing in the United States. First there is TV Quisqueya, a cable channel broadcasted through Dish Network, Sling, and Optimum Cable. The second is an internet

116 Rodolfo Pou, "Dominican Diaspora Cultural Research," prepared for Allapattah Collaborative, May 2024..

© 2024 PLUSURBIA

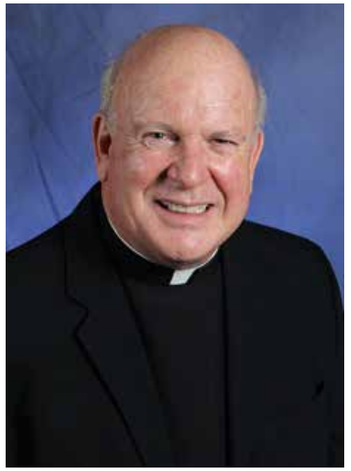


Figure 209. Father Federico Capdepón, founder of Radio Paz headquartered at the Mission of Nuestra Señora de la Altagracia. Source: Radio Paz.

channel called TV Hispanic. Both with local productions and reproductions from the homeland.

One of the most important radio stations for Dominicans is Panorama Dominicano, a Sunday show on AM Radio. In Allapattah, it is hosted by Leonel Peña, who has become the most recognized radio personality associated with Dominicans in Miami as of the 1990s. In fact, his show was the first Hispanic radio station that was not Cuban.[117] The radio show was envisioned with the help of Johnny Matthews––a local travel agency owner––who rented Peña his first business office right by the entrance of his own business. It would go on to become one of the community's most important media outlets and was the host of many efforts to help the local community, such as when it organized the 'Voz de Voto' project that pushed the Dominican Consulate to dedicate 5% of its funds to the local Dominican community.[118]

Another important radio station to the local Dominican culture is Radio Paz, which was founded at the end of 1990 by Father Federico Capdepon as a two-hour morning program, and currently shares its headquarters with the Mission of Our Lady of Altagracia. In 1996, it became a full-scale radio station, broadcasting 24-hours a day. Radio Paz 830 AM was the first Hispanic Catholic radio station in the United States of America. Radio Paz also hosts events to support the community, including a free toy distribution for the 2014 Three Kings Day celebrations,[119] and Thanksgiving lunch in 2009 for those without families to spend the holiday with.[120] Aid was also extended to community members abroad; for example, in 1996, Radio Paz helped gather food and supplies for Cubans on the island affected by Hurricane Lili.[121] Father José Luis Menéndez explains that they "have a community that remembers what it was, is grateful for those who built it, but is answering the needs of the present and preparing for the future."[122] In 2010 the street outside of the radio station's studio - NW 28th Street from 17th Avenue to 21st Avenue - was co-designated as Radio Paz Way, honoring the impact of the programming on the community.

117 Vasquez, Yokasta. "Dominicanos en la Florida (2004)" YouTube, uploaded by The Allapattah Collaborative CD, 8 July 2020, https://www.youtube.com/watch?v=zI9PusNTv00.

118 Ibid.

119 "Agenda de Miami: La Sociedad..." The Miami Herald, January 2014, pp. A3. Newspapers.com, https://www.newspapers.com/image/647071074/.

120 "Agenda de Miami: Radio Paz." El Nuevo Herald, November 2009, pp. 3. Newspapers.com, https://www.newspapers.com/image/658498981/.

121 "Papeleo podría demorar envío de ayuda a Cuba: Como Ayudar." El Nuevo Herald, October 1996, pp. 6. Newspapers.com, https://www.newspapers.com/image/639531228/.

122 Granados, Rocio. "Corpus Christi: 75 years of evangelization." Archdiocese of Miami, 12 Dec. 2016, https://www.miamiarch.org/CatholicDiocese.php?op=Article_14815612404715.

© 2024 PLUSURBIA



Figure 212. Mileyka-Burgos Flores, founder of The Allapattah Collaborative, CDC located at 1951 NW 7th Avenue. She is one of Allapattah's community leaders working to preserve the neighborhood's businesses and culture. Source: . Source: The Allapattah Collaborative.

THE ALLAPATTAH COLLABORATIVE, CDC

Is a local non-profit located at 1951 NW 7th Avenue founded in 2019 by its executive director, Mileyka Burgos-Flores. Its mission is to preserve the cultural heritage and legacy of Allapattah by uplifting the immigrant and minority-owned businesses of the neighborhood. Their focus is on preserving Little Santo Domingo, an enclave of Dominican culture that faces displacement by the gentrifying forces of large developers that are encroaching on the neighborhood. The Allapattah Collaborative recognizes the importance of these small businesses as the backbone of our economy, creating jobs and providing vital services both locally and nationally. The organization lends support to these businesses by helping to matchmake and triage businesses so they may acquire grants, loans, and technical assistance––a service that was especially needed in the community following the COVID-19 pandemic that forced many businesses to shut their doors. In 2023, the organization began working with Main Street America and Living Cities through the Breaking Barriers to Business partnership that has continued to address gaps in access to capital, shift private and public policies, and provide technical assistance to entrepreneurs.[123]

ADDITIONAL DOMINICAN ORGANIZATIONS

Though the following organizations were not physically based in Allapattah, a great number of Dominicans from the neighborhood were members and attended meetings and events hosted by them.

- Dominican American Cultural House (Casa Cultural Dominico-Americana), est. mid-1990s
- Dominican American Bar Association, est. 2014
- Dominican American Chamber of Commerce in Florida, est. 2021

Figure 210. The Allapattah Collaborative Event. Source: The Allapattah Collaborative.

Figure 211. Mileyka-Burgos Flores (left) and Santander Arguelles, Chief Program Officer at ACDC (right) present a crisis relief grant to Small Business Resiliency Cohort participant. Source: The Allapattah Collaborative.

123 Shenk, Liz. "Community Spotlight: Allapattah Collaborative CDC." Main Street America, September 27 2023, https://mainstreet.org/the-latest/news/community-spotlight-allapattah-collaborative-cdc.





© 2024 PLUSURBIA











Figure 213. Santo Domingo Store Corp. at 3016 NW 17th Avenue. Source: Steve Brooke Studios.

Figure 214. La Gloria de Dios Church at 3255 NW 17th Avenue. Source: Steve Brooke Studios.

Figure 215. Dominican restaurants on NW 17th Avenue. Source: Steve Brooke Studios.

Figure 216. Nitin Dominican Bakery at 3100 NW 17th Avenue. Source: Steve Brooke Studios.

© 2024 PLUSURBIA

3.5 NOTABLE DOMINICAN EVENTS AND CELEBRATIONS

In the heart of South Florida, Allapattah stands as a vibrant hub of Dominican culture, where traditions, festivities, and recreational pursuits intertwine to create a complex community life. Dominicans in Allapattah embrace their heritage with zeal, infusing the neighborhood with the sights, sounds, and flavors of their country of origin. From religious holidays steeped in spiritual devotion to secular celebrations pulsating with joyous energy, from spirited softball games to intense rounds of domino playing, and from rhythmic beats of traditional music to the tantalizing aromas of authentic cuisine, Allapattah serves as a microcosm of Dominican identity flourishing in a foreign land.

RELIGIOUS PRACTICES AND TRADITIONS

For Dominicans in Allapattah, religious holidays hold profound significance, offering moments of reflection, communion, and celebration. Whether it's the solemn observance of Semana Santa (Holy Week), the jubilant festivities of Christmas and New Year's, or the reverence of religious processions honoring saints and Marian apparitions, these occasions serve as anchors that connect the community to its faith and cultural roots. Through vibrant ceremonies, heartfelt prayers, and shared meals, Dominicans in Allapattah reaffirm their spiritual heritage and strengthen bonds of kinship and solidarity.



Figure 217. Statue at the Mission of Nuestra Señora de la Altagracia 1779 NW 28th Street. Source: Plusurbia

OUR LADY OF ALTAGRACIA DAY AND JUAN PABLO DUARTE'S BIRTHDAY CELEBRATIONS

The most important of national identity celebration periods in the Dominican Republic and its communities abroad, start with the observance of Our Lady of Altagracia Day on January 21st, the patronal image and protector of the people of the Dominican Republic. It is a feast day and an annual public holiday of prayer, promises, penitence and procession. A day of reverence and reflection that flows straight into the patriotic birthday celebration of the foremost Founding Father, Juan Pablo Duarte, a week later the 26th of the same month. These two events set off a 30-day period referred to by many as the Country's Month, which culminates on the 27th of February, in a national celebration of Dominican Republic's Independence during the morning and the National Carnival in the afternoon. These intertwined holidays hold an important historic and spiritual ambiance, that together emphasize the journey of what it is to be a Dominican. A collective celebration which is passed on as tradition in the island and communities abroad. In Allapattah, these dates are also present in the community's rituals. On Our Lady of Altagracia Day, it is common for local Dominicans

© 2024 PLUSURBIA



Figure 218. Busts of Dominican's founding fathers Juan Pablo Duarte, Ramon Matias Mella and Francisco del Rosario Sánchez in Juan pablo Duarte's Park. Source: Plusurbia.

to gather at the Mission of Our Lady of Altagracia at 1779 NW 28th Street. On Duarte's birthday, Dominicans often gather at Juan Pablo Duarte Park to attend art exhibitions, educational seminars, commemorative ceremonies, and observe Mass––often at the Mission of Our Lady of Altagracia which is adjacent to the park. Of course, these locations are not the exclusive places where Dominicans celebrate. As with all other events in this section, it is also typical for Dominicans to gather at home, in restaurants, and on the streets to show their national pride.

HOLY WEEK

Every year, local Dominican Catholic devotees, government officials, and community organizations flock to the Our Lady of Altagracia church to observe Ash Wednesday, and mark the start of the Holy Season of Lent. The same audience can be attributed to Palm Sunday, where Dominican worshipers who live in and outside of Allapattah, gather in faith and in community to mark the sixth and last Sunday of Lent, thus beginning the Holy Week. They attend mass, waving their palms as the priest enters, and holding them during the reading of the Passion. The community also comes together on Good Friday through the witness of the "Via Crucis" and several services that are celebrated in the sector. Easter Sunday, known to Dominicans as the "Day of Resurrection", closes off the observation of the Holy Week in the community. Easily the highest attended mass of the whole year. Only comparable to the mass celebrated on the Day of Our Lady of Altagracia.

© 2024 PLUSURBIA

OUR LADY OF MERCEDES DAY

The Our Lady of Mercedes Day is a significant religious observance in the Dominican Republic and in its communities abroad. Celebrated annually on September 24th, the day honors the country's patron saint and spiritual mother, the Virgin Mary under the title of Our Lady of Mercedes. This day holds deep cultural and historical significance for Dominicans. The devotion to Our Lady of Mercedes dates to the colonial period when Spanish missionaries introduced the veneration of the Virgin Mary to the island. Over time, Our Lady of Mercedes became intimately connected with the Dominican identity, symbolizing protection, compassion, and mercy. On this day, devout Catholics throughout the Dominican Republic, and cities across the globe where its diasporas reside, participate in religious ceremonies, processions, and Masses to honor Our Lady of Mercedes.

In Allapattah, the annual celebration represents a deep religious devotion and celebration of Dominican culture and heritage, where the community comes together to express their faith and gratitude to their spiritual mother. It underscores the enduring bond between the Dominican people and the Virgin Mary, as well as the importance of mercy and compassion in their lives. September 24 often begins with early morning or late afternoon Mass in the Mission under the Marian invocation of Our Lady of Altagracia Church, with the attendance of Dominican Consulate Officials, community organizations and worshipers, congregating at the church located at 1779 N.W. 28th Street. The Mass is often followed by colorful processions through the streets, where statues of the Virgin Mary are carried amidst prayers and hymns. Mercedes is the seventh most used female name in the Dominican Republic.

Figure 219. Father Federico Capdepon leads mass at the Misión de Nuestra Señora de la Altagracia. Source: Misión de Nuestra Señora de la Altagracia. Source: altagraciamiami.org



© 2024 PLUSURBIA

FEATURED GATHERING SPACE: THE MISSION OF OUR LADY OF ALTAGRACIA *(MISION DE NUESTRA SENORA DE LA ALTAGRACIA)*

The Mission of Nuestra Señora de la Altagracia is currently housed in a property at 1779 NW 28th Street. It moved here in 1993 when the property was purchased by the Archdiocese of Miami for $300,000 to expand its missionary efforts. The Mission of Nuestra Señora de la Altagracia is a subset of the Corpus Christi Catholic Church, which was established in 1941 at 3220 NW 7th Avenue. Corpus Christi's missionary efforts began following the construction of the I-95 and 112 highways which split the inner city and fragmented its communities.[124] Father José Luis Menéndez compared the barrier the highways posed to the Great Wall of China.[125] The goal of the church's six total missions––of which Nuestra Señora de la Altagracia is the second––was to better reach worshipers who did not have the means or transportation to reach Corpus Christi.[126] Since the late 1950s, the Corpus Christi Catholic Church had evolved into a multi-cultural organization. Following the Cuban Revolution of 1959, the church attracted large numbers of Cubans through events like the memorial service for Cubans killed in the revolution sponsored that same year by the Organization of Anti-Communist Cuban Women.[127] By 1976, the Corpus Christi congregation was predominantly Spanish-speaking, of which 65% was Cuban and 15% were non-Cuban Latins, including Puerto Ricans, Colombians, Peruvians, and Central Americans.[128] The church even served Haitians with one mass in French delivered by Father Charles Jackson, the only black priest in South Florida.[129] When the Cuban community in Allapattah began moving to other parts of Miami, the neighborhood saw an even greater influx of Central American and Dominican immigrants. As Father José Luis Menéndez explains, the church became "an airport for the arrival for many recent immigrants" [translated from Spanish: "un aeropuerto de recibida de todos aquellos immigrantes que habian llegado"].[130] As a result, when the Mission of Nuestra Señora de la Altagracia was organized in 1990, it was primarily composed of Dominicans living in Allapattah. It was due to their influence that the mission was named after the protective and spiritual mother of the

124 Menéndez, José Luis. "Corpus Christi de Miami, una breve historia de mission." YouTube, uploaded by Corpus Christi Miami, 3 March 2015, https://www.youtube.com/watch?v=PWDOPj73t6M&t=164s.

125 "Apostolado alumbra la vida de un barrio conflictivo." El Nuevo Herald, August 1990, pp. 18. Newspapers.com, https://www.newspapers.com/image/635498085/?match=1.

126 Menéndez, José Luis. "Corpus Christi de Miami, una breve historia de mission." YouTube, uploaded by Corpus Christi Miami, 3 March 2015, https://www.youtube.com/watch?v=PWDOPj73t6M&t=164s.

127 Buchanan, James. "Castro Strung Up in Effigy Here." The Miami Herald, October 1959, pp. 27. Newspapers.com, https://www.newspapers.com/image/619343881/.

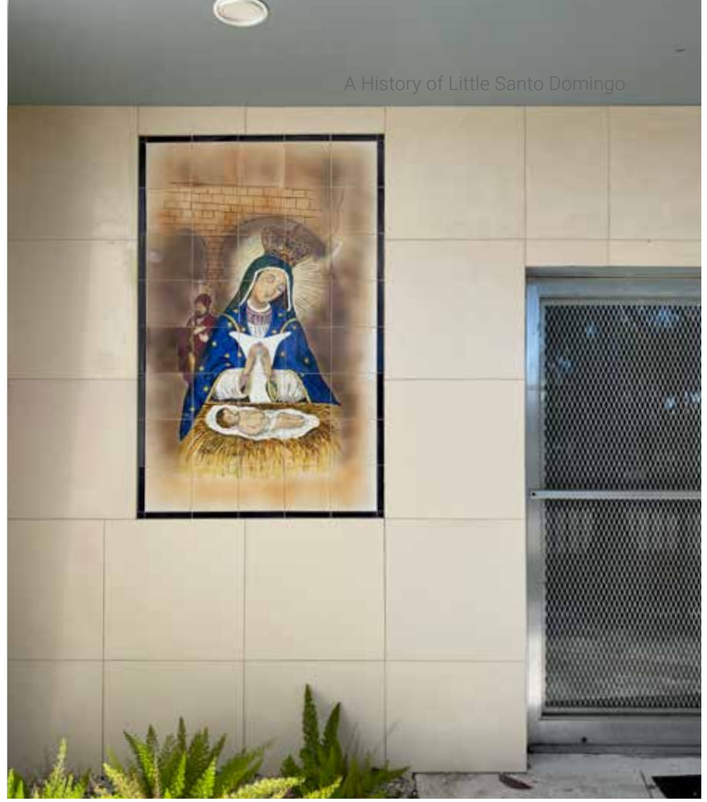
128 "Churchgoers in Miami Defy National Trend of Decline." The Miami Herald, May 1976, pp. 234. Newspapers.com, https://www.newspapers.com/image/625057946/.

129 Ibid.

130 Menéndez, José Luis. "Corpus Christi de Miami, una breve historia de mission." YouTube, uploaded by Corpus Christi Miami, 3 March 2015, https://www.youtube.com/watch?v=PWDOPj73t6M&t=164s.

© 2024 PLUSURBIA

Figure 220. The image of Our Lady of Altagracia at the mission church located at 1779 NW 28th Street. . Source: Plusurbia.



Dominican people, Our Lady of Altagracia, an embodiment of the Virgin Mary that first appeared in 1600.[131] It is touted as the first such organization of its kind in the United States.[132]

Prior to being occupied by the Mission of Nuestra Señora de la Altagracia, the building at 1779 NW 28th Street served as the headquarters of Local No. 655 of the Miami Musician's Union until at least 1980. The union built the property in 1955 complete with a lounge, several business offices for union officials, a board room, several rehearsal rooms, a drive-in window for members who wished to drop off their dues and rush off to work, and an auditorium capable of seating 300 people––which would later prove useful to the congregation of La Misión de Nuestra Señora de la Altagracia.[133] Before moving to this property, the mission met in the cafeteria of the Malcolm Ross Senior Center located at 2800 NW 18th Street. The other missions of the Corpus Christi Catholic Church began in makeshift locations as well, including shopping centers, a public school, and even a shoe store[134] ––highlighting the group's ability to adapt its evangelization efforts to the needs of local communities across Miami. When it first was organized in 1990, the Mission of Nuestra

131 Marques Gonzalez, Aminda. "Dominicans find the flavor of home." The Miami Herald, January 1994, pp. 636. Newspapers.com, https://www.newspapers.com/image/637995065/.

132 Ibid.

133 Ash, Agnes. "History: A 3,500-Piece Orchestra For Hire." The Miami News, September 1965, pp. 58. Newspapers.com, https://www.newspapers.com/image/302038032/.

134 Granados, Rocio. "Corpus Christi: 75 years of evangelization." Archdiocese of Miami, 12 Dec. 2016, https://www.miamiarch.org/CatholicDiocese.php?op=Article_14815612404715.

© 2024 PLUSURBIA

Señora de la Altagracia only owned a portable altar, lectern, and processional cross made by Jose Santilla which members had to set up at the senior center every Sunday.[135] According to Father Oscar Castañeda, "everything started with the Dominican community"; it was through their unity and unwavering service that the mission was able to grow.[136] Here, members came together to do more than worship; they donated food to make meals for the community and played dominos. The mission claims that they played a major role in attracting more Dominicans to move to Allapattah.[137]

After a year and eight months of worshiping in a cafeteria at the Malcolm Ross Senior Center, Father José Luis Menéndez decided it was time to find a permanent meeting space for the mission. In 1993, the Archdiocese of Miami bought the mission's current property at 1779 NW 28th Street for $300,000, giving members ample space and parking to call their own.[138] Funds were raised by forming 'el Grupo de los 300' [translated: the Group of 300] in which individuals and companies signed up to pay $25 a month for three years.[139] The building is an unassuming one-story structure with a flat roof, light blue walls, and a ribbon of windows under the eyebrow of the street-facing façade. It did not matter that the building did not look like a traditional church; it was clear by this point that the church's community is what truly defined the mission's character. As Father José Luis Menéndez puts it: "This is more than a piece of land, more than a church. This a

135 "About the Mission." Corpus Christi Catholic Church, https://www.corpuschristimiami.org/laaltagracia.

136 Ibid.

137 Ibid.

138 Ibid.

139 Morales, Maria. "Patrona de los dominicanos tendrá altar en Allapattah." El Nuevo Herald, January 1994, pp. 15. Newspapers.com, https://www.newspapers.com/image/638038514/.

Figure 221. Current photograph of Nuestra Señora de la Altagracia at 1779 NW 28th Street. Source: Plusurbia.



© 2024 PLUSURBIA

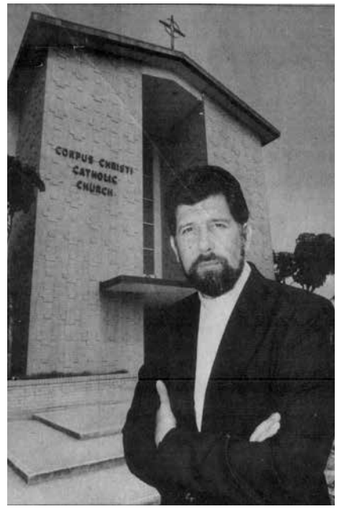


Figure 222. Father José Luis Menéndez pastor at the Mission of Nuestra Señora de la Altagracia poses in front of the Corpus Christi Catholic Church. Source: El Nuevo Herald, 1990.

Figure 223. Father José Luis Menéndez pastor at the Mission of Nuestra Señora de la Altagracia of the Corpus Christi Catholic Church. Source: Archdioecese of Miami, 2013.



coronation of the community's efforts."[140] The first mass was held on February 23, 1994, beginning with a procession in which members carried the altar, lectern, and cross from the Malcolm Ross Senior Center to the mission's new property.[141] The procession symbolically knit the two sites and highlighted the collaboration and servitude that helped bring the mission to its present location. It also represented the resilience of the Dominican community, which readily accepted any space they were allowed to gather in. The celebration also featured food, games for children, and a small bazaar to raise funds for the mission––never missing the chance to benefit from the community's generosity.[142]

Around the same time, Radio Paz (Radio Peace), the Catholic radio station of the Archdiocese of Miami, was looking for a new place to build its studios. Radio Paz was initiated in 1996 and is the first Hispanic Catholic radio station in the United States.[143] Given the size of their premises, the Mission of Our Lady of Altagracia agreed to share its parish in exchange for waiving rent until they finished construction on their chapel located on the same grounds.[144] By 2013,[145] thanks to generous donations from the mission's members,[146] construction finished on the Neo-Classical chapel on 1730 NW 29th Street whose elaborate entryway, with its trim of exposed concrete blocks, is reminiscent of the Brutalist architecture of the Basilica-Cathedral of Our Lady of Altagracia in Higüey, Dominican Republic. The unfinished sanctuary currently under construction on this property will resemble the Higüey Cathedral even more. It will feature the same elongated Brutalist arches and lattice windows, except these will be molded against its rounded façade.[147] Father José Luis Menéndez hopes that the resemblance will remind Dominicans "where they come from, and where they're going" [translated from Spanish: "recordar de dónde vienen y hacia dónde van"].[148] Construction of the church has been funded by donations and carried out, in part, by volunteers from the local community.[149] As of today, the mission has raised over $325,660 of its goal of $500,000 to continue with the next phase of its construction.[150] So far, the mission has built the structure's footing

140 Ibid.

141 "About the Mission." Corpus Christi Catholic Church, https://www.corpuschristimiami.org/laaltagracia.

142 Morales, Maria. "Patrona de los dominicanos tendrá altar en Allapattah." El Nuevo Herald, January 1994, pp. 15. Newspapers.com, https://www.newspapers.com/image/638038514/. .

143 "Historia: El Padre Federico Capdepón, Sacerdote De La Arquidiócesis De Miami, Fundó Radio Paz En Diciembre De 1990." Radio Paz, https://paxcc.org/historia/.

144 "About the Mission." Corpus Christi Catholic Church, https://www.corpuschristimiami.org/laaltagracia.

145 '1730 NW 29 St.' Miami Dade Property Appraiser, https://www.miamidade.gov/Apps/PA/PropertySearch/#/.

146 "La Misión de Nuestra Señora de la Altagracia inicia..." El Nuevo Herald, November 2010, pp. 3. Newspapers.com, https://www.newspapers.com/image/660070725/?match=1.

147 "Proyecto de Construcción de la Misión de Nuestra Señora de la Altagracia." YouTube, uploaded by Corpus Christi Miami, 2 March 2016, https://www.youtube.com/watch?v=lKeBRth9fEI&t=101s.

148 "About the Mission." Corpus Christi Catholic Church, https://www.corpuschristimiami.org/laaltagracia.

149 Fraga, Lazaro. "Paying Tribute." The Miami Herald, February 2009, pp. 298. Newspapers.com, https://www.newspapers.com/image/658027658/.

150 "Welcome to The Mission of Our Lady of Altagracia." Misión Nuestra Señora de la Altagracia Corpus Christi Catholic Church, https://www.altagraciamiami.org/.

© 2024 PLUSURBIA



Figure 224. The model for the Mission of Nuestra Señora de la Altagracia's new sanctuary that is currently under construction. Source: Corpus Christi Miami, YouTube, 2016.



and the large semicircular recess of the floor plan containing the altar. After completion, this sanctuary will cement the Dominican diaspora's impact on Allapattah's urban landscape.

In addition to providing a space of worship, the mission is known to address the community's social and economic ills. In 1990, Father José Luis Menéndez pointed out drug use, alcoholism, prostitution, and the destruction of the family unit as some of the neighborhoods most pressing issues.[151] He especially lamented the way illegal immigrants are exploited by their employers, claiming his parish had members who were being paid as low as $1 an hour, subjecting them to misery and forcing many to resort to delinquency.[152] The property has hosted a number of events and programs to help the community overcome these issues. For example, in 1997, the mission invited a group of lawyers to speak to recent immigrants and provide them with the knowledge and resources to defend themselves against exploitation and deportation.[153] The following year, the Association of Dominican Lawyers was invited to provide the same services.[154] The mission would also host community fairs where Allapattah residents were able to better access much-needed health services, including those from the Miami Foot Center, which provided relief for those experiencing complications from diseases such as diabetes and arthritis.[155]

Today (2024), the mission continues to be an important meeting space for Dominicans, especially on January 21, when Dominicans all over the

151 Apostolado alumbra la vida de un barrio conflictivo." El Nuevo Herald, August 1990, pp. 18. Newspapers.com, https://www.newspapers.com/image/635498085/?match=1.

152 Ibid.

153 Almanazar, Fernando. "Seminario sobre ley migratoria." The Miami Herald, April 1997, pp. 4. Newspapers.com, https://www.newspapers.com/image/641097360/.

154 Almanazar, Fernando. "Abogados hablan sobre inmigración." El Nuevo Herald, April 1998, pp. 3. Newspapers.com, https://www.newspapers.com/image/641730576/.

155 "Miami Foot Center." El Nuevo Herald, April 2009, pp. 27. Newspapers.com, https://www.newspapers.com/image/657657404/.

© 2024 PLUSURBIA

"The devotion to this Marian figure traces back to the colonial era when a painting of the Virgin Mary, believed to be miraculous, was brought from Spain to the island. Since then, Our Lady of Altagracia has become deeply intertwined with Dominican spirituality, serving as a symbol of protection, hope, and faith"[155]

155 Rodolfo Pou, "Dominican Diaspora Cultural Research," prepared for Allapattah Collaborative, May 2024..

world celebrate 'Our Lady of Altagracia Day.' The South Florida Dominican Community, which has celebrated the day for over three decades, in Allapattah, commemorates this day through various religious rituals and festivities.

The Day of Our Lady of Altagracia continues to be a time of deep spirituality, communal solidarity, and joyous festivities, where hundreds highlight the profound connection between faith and culture in the Dominican people. This year, the celebration at the Mission of Our Lady of Altagracia involved a mass, copious singing and flowers (some arranged in the Dominican flags 3 colors: red, white, and blue), and patriotic garments.[157] Most notably, three women were asked to stand before the parish to display their dresses, which featured the Dominican flag, an image of Our Lady of Altagracia on their chest, and lace veils.[158] In addition to 'Our Lady of Altagracia Day,' local Allapattah Catholic devotees, Dominican government officials, community organizations and faithful Dominicans who reside outside of the neighborhood, flock every year to the Our Lady of Altagracia Church to observe Ash Wednesday, and mark the start of the Holy Season of Lent. Today, the mission's coordinator is Mirna Saravia,[159] it is officially owned by Edward A. McCarthy,[160] and it continues to share its premises with Radio Paz. The property sits across Juan Pablo Duarte Park, named after the founding father and national hero of the Dominican Republic.

157 "Misa Solemne de Ntra. Sra. De la Altagracia – Corpus Christi Catholic Church, Miami, FL." YouTube, uploaded by Corpus Christi Miami, 23 January 2024, https://www.youtube.com/watch?v=5cSN24QWvJw.

158 Ibid.

159 "About the Mission." Corpus Christi Catholic Church, https://www.corpuschristimiami.org/laaltagracia.

160 '1779 NW 28 St.' Miami Dade Property Appraiser, https://www.miamidade.gov/Apps/PA/PropertySearch/#/.

Figure 225. Current photograph of the Nuestra Señora de Altagracia church meeting space at 1779 NW 28th Street. Source: Plusurbia.



© 2024 PLUSURBIA



Figure 226. Dia de los Reyes event at Juan Pablo Duarte Park. Source: Allapattah Neighborhood Association.

CULTURAL AND PATRIOTIC CELEBRATIONS

Beyond religious observance, Allapattah buzzes with secular celebrations that showcase the vibrancy and diversity of Dominican culture, history, and patriotism. Softball games, for example, bring together friends and neighbors for friendly competition and spirited camaraderie, transforming local parks into lively arenas of athletic prowess and community bonding. Meanwhile, the clatter of dominoes echoes through neighborhood and in the Juan Pablo Duarte Park, where players engage in lively matches that blend strategy with conviviality. Additionally, seasonal music and traditional food festivals fill the air with infectious rhythms and tantalizing aromas, inviting residents and visitors alike to revel in the rich Dominican music, dance, and culinary delights. Through these secular celebrations, Dominicans in Allapattah forge connections, celebrate their shared heritage, and create cherished memories that sustain their cultural identity in their adopted homeland. In the Dominican Republic and in the communities abroad, residents adorn their homes with the Dominican flag, while expelling the savory aromas of authentic Dominican cuisine. Those symbols evoke a sense of unity and pride, fostering a joyous atmosphere that resonates throughout the Allapattah community. These gatherings serve not only as entertainment but also as vital avenues for preserving and sharing the rich traditions of the Dominican Republic, ensuring they thrive for generations to come.

RESTORATION DAY

Restoration Day in the Dominican Republic holds immense historical significance. It commemorates the beginning of the Dominican Restoration War in 1863, a pivotal conflict that ultimately led to the restoration of the country's independence. By 1861, fifteen years after declaring Independence from Haiti, the leaders of the Dominican Republic, concerned about unity and economic stability, decided to return the nation to Spanish rule. However, this re-colonization sparked massive protests and a failed rebellion. In 1863, a full-scale guerrilla war erupted, with towns and cities joining the fight against the Spanish occupiers. The struggle was intense, but the Dominicans persevered. Finally, on August 16, 1865, the Spanish relinquished control of the island, restoring independence to the Dominican Republic. Dominican communities abroad, like the one in Allapattah, come together to commemorate a pivotal moment in their nation's history: the restoration of Dominican independence.

This significant day symbolizes the resilience and determination of the Dominican people to reclaim their sovereignty. Members of the Dominican diaspora resonate with these sentiments, and gather to celebrate their ancestors fought tirelessly to achieve. Much like during the Independence Day celebrations of February 27, the Dominican flag is often placed in front of homes and businesses to pay homage to the courage and perseverance

© 2024 PLUSURBIA

Figure 227. Commisioner Eileen Higgins and Jose Alvarez president of the Instituto Duartiano in Florida conmemorating the178th aniversary of Independence at Juan Pablo Duarte Park. Source: Diario Las Americas.



that led to the restoration of their independence over a century ago. On this day, many Allapattah residents and Dominicans living in South Florida take part in educational seminars focused on Dominican history, the significance of Restoration Day, and the struggles for independence, as well as taking the time to lay wreaths and attend mass to reflect on the sacrifices made during the War of Restoration.

INDEPENDENCE DAY

Dominican Republic's Independence commemorates a journey fraught with challenges. Even after declaring independence from Haitian rule in 1844, the nation continued to face ongoing threats from its neighbor. Across the globe, Dominican Diasporas unite each February 27th to commemorate the independence of the Dominican Republic with an outpouring of national pride and cultural solidarity. The Dominican community of South Florida is not indifferent to that. In Allapattah, homes and businesses are adorned with the Dominican flag and scores of its members meet annually, at the somber statuary chamber at the Juan Pablo Duarte Park, early in the morning. Community and Consulate Officials deliver impassioned speeches, reflecting on the sacrifices made by the country's founding fathers and reaffirming the enduring values of freedom, democracy, and unity that continue to define the Dominican identity. If Independence Day coincides with the weekend, festivities are in place for that day, if not, they are scheduled for the first available weekend. Following the formalities of the morning observance, Allapattah's neighbors and Dominicans of South Florida transition the celebration into a vibrant display of Dominican culture, with historic seminars and music, dance, and cuisine, serving as the focal points of revelry during the renowned festivals the community has enjoyed in the local park for decades. The Dominican Independence Festival is often accompanied by a much-anticipated softball tournament.

© 2024 PLUSURBIA



Figure 228. The Consulate General of the Dominican Republic in Miami officially received the proclamation from the City of Miami, designating the "Dominican American Heritage Week". Source: domincantoday.com

DOMINICAN AMERICAN HERITAGE AND CULTURAL WEEK

In 2007, county commissioners Joe Martinez and Audrey Edmonson helped pass a resolution designating the week of February 22nd to 28th as 'Dominican American Heritage and Culture Week.'[161] The first annual festivities were celebrated at Juan Pablo Duarte Park with a service held at Nuestra Señora de la Altagracia Church. Several other events were hosted across the City of Miami, including Dominican Independence Softball Cub games at Moore and Roberto Celmente parks and a Dominican Cine-Forum at Miami-Dade College's Wolfson Campus. The events are organized through the support of Allapattah neighbors and the sponsorship of local officials and community businesses. Generally, the events calendar offers a dozen days of community activities that range from sports tournaments, book presentations and signings, screenings of Dominican films, and mass. This year's Dominican American Heritage Week program culminated with the Dominican community alongside the County Mayor and several Commissioners lighting in blue, white and red colors of Miami-Dade County's Government Building in honor of the Dominican flag.

Dominican Music Festivals have also been a part of Allapattah's cultural offerings. They stand as another hallmark celebration, captivating South Florida with its vibrant display of culture and tradition. For decades, several lively musical and culinary events have come to Allapattah to promote and celebrate its community's heritage and culture. You can say that these festive gatherings are reminiscent of the grand festivities in the streets of Santo Domingo, capital of the Dominican Republic, where a community transforms the spectacle of food, music, dance, and elaborate costumes moving to the infectious beat of merengue and bachata. Dominican communities also celebrate food festivals with an exuberant display of culinary delights that showcase the rich offering of flavors and traditions of Dominican cuisine. When promoted exclusively as a gastronomic event, these festivals either feature a renowned chef or a traditional dish. But in more open venues, these are contrasted by musical entertainment.

161 "Dominican week approved." The Miami Herald, February 2007, pp. 189. Newspapers.com, https://www.newspapers.com/image/655587286/.

© 2024 PLUSURBIA

FEATURE: MERENGUE AND BACHATA MUSIC

Unlike other nationalities which share music styles like Puerto Ricans and Colombians sharing their versions of 'Salsa'; the Cubans and Puerto Ricans each inputting their style of 'Son' and the Colombian and the Central Americans offering their types of 'Cumbias', Dominicans are the sole owners of merengue, bachata, and the unique dances that accompany them. Historians note that merengue music evolved from a blend of African, European, and Indigenous musical influences. It has deep roots in the rural countryside, where it was initially played on simple percussion instruments such as the *tambora* (a two-headed drum), the *güira* (a metal scraper) and the Spanish guitar. Over time, as merengue gained popularity and spread beyond its rural origins, additional instruments were incorporated into its sound, including the accordion, saxophone, trumpet, and bass guitar, which had arrived in the island alongside the European immigrants that found in Dominican Republic their new home. The fast-paced rhythm and infectious beat of merengue are driven by the percussive elements of the *tambora* and *güira*, which provide the foundational groove, while the melodic lines of the accordion and brass instruments add layers of complexity and energy to the music, making the merengue the quintessential expression of Dominican cultural identity.

Bachata emerged in the early 20th century as a reflection of the country's rural working-class experience. Initially marginalized as a music of the lower classes, bachata gradually gained mainstream recognition and evolved into one of the most beloved genres in Latin music. The core instrumentation of bachata typically includes the requinto guitar, which provides the signature melodic lines and solos, accompanied by rhythm guitar, bass guitar, and bongo drums. The melancholic lyrics often center on themes of love, heartbreak, and longing, resonating deeply with audiences across the Caribbean and beyond. Over time, bachata has undergone stylistic transformations, incorporating elements of pop, R&B, and even rock, while still retaining its distinctive emotional resonance and rhythmic allure, and form of dance unique to itself and making it an enduring emblem of Dominican musical heritage. By the late eighties, Dominican music festival gatherings at Allapattah´s Juan Pablo Duarte Park have transcended into stages at the "Calle Ocho - Carnaval Miami" and later into live performances, exclusively of Dominican Music at Bayfront Park, on Biscayne Boulevard.

FESTIVAL DE MERENGUE

In the Dominican Republic, the Festival del Merengue is a two-week celebration mainly celebrated at the *malecón* (i.e. the esplanade along the waterfront) in Santo Domingo. This lively festival floods the streets with "a sea of color, laughter, dancing and pure joy," celebrating the unique musical

© 2024 PLUSURBIA

style that came out of the Hispaniola island.[162] The event is often held in conjunction with the celebrations for Restoration Day and Independence Day.[163] The first festival in Allapattah was held in 1987 and has since often been held at Juan Pablo Duarte Park, where members of the community dance, drink, and rejoice at their shared cultural heritage.[164] According to Victor Alba, secretary of culture of the Dominican Community Association, one of the goals of the festival is to elevate the Dominican community's presence in South Florida.[165] The festival raises significant funds for the community as well through the sale of food, drinks, and preparations for the coronation of the 'Queen of Merengue.'[166]

TASTE RD – DOMINICAN GASTRO FESTIVAL

Dominican food festivals are jubilant opportunities where the local community takes pride in their unique culinary history and shares it with the local community. Some of these gatherings are unique semi-private showcases, while others are totally open to the public, such as "Taste RD – Dominican Gastro Festival", founded by Cristina Garcia and celebrated since 2007. This festival has served as a vibrant gathering where food enthusiasts, both from the Dominican community and beyond, come together to indulge in a diverse array of dishes. A great event where for years, the thousands who attend discover the colors, aromas and flavors depict the cuisine of the Caribbean Island. This successful food festival, which in the past has been joyfully celebrated in Allapattah, is one which rotates venue locations every year, reaching cities in northern Broward County and southern Miami-Dade. But no doubt that with the recent designation of "Little Santo Domingo", the festival is soon to return.

'MY LITTLE SANTO DOMINGO' FESTIVAL

This festival, which recognizes and celebrates Allapattah's designation as Little Santo Domingo in 2003, is a unique municipal initiative championed in April of 2023 by the City of Miami and its representative commissioner for district 1. The festival highlighted Allapattah as a distinctly Dominican enclave in Miami. The celebration was held at the centric Juan Pablo Duarte Park with the sponsorship of Dominican and local authorities and brand name products and businesses, who hosted the attendees with an exciting array of artistic performances, gastronomic presentations, and the opportunity to connect through local culinary offerings and crafts, the community's rich culture and heritage.

162 "Festival de Merengue." Visit Dominican Republic, https://visitdominicanrepublic.com/festivals-events/festival-de-merengue/.

163 Roman, Ivan. "Rico ritmo de merengue este fin de semana." El Nuevo Herald, August 1989, pp. 16. Newspapers.com, https://www.newspapers.com/image/633225034/.

164 Ibid.

165 Ibid.

166 Ibid.

© 2024 PLUSURBIA





Figure 229. Current photographs of Juan Pablo Duarte Park at 1700 NW 28th Street. Source: Plusurbia.

In recognition of the unique Dominican character of the neighborhood, in the 1990s the City of Miami renamed NW 17th Avenue and Comstock Park after Juan Pablo Duarte, a national hero from the Dominican War of Independence.

FEATURED GATHERING SPACE: JUAN PABLO DUARTE PARK

Juan Pablo Duarte Park, located at 2800 NW 17th Avenue, is much more than just a green space in a predominantly industrial and commercial area. It is an important gathering space for Dominicans where a wide variety of activities and events take place, including the aforementioned festivals and celebrations in addition to informal games of dominos, softball, and baseball. Originally named Allapattah-Comstock Park beginning around 1969, [167] it was renamed in 1999 to honor the Father of the Dominican Republic, Juan Pablo Duarte. Santo Domingo in the Dominican Republic also has its own Duarte Park, strengthening the connection between Allapattah and life on the island. The renaming of the park was thanks to the efforts of Cuban-American politician, Willy Gort, who served as the 37th and interim Mayor of Miami between June to July 1996 and served as City Commissioner from 1993 to 2001, and later from 2010 to 2020. Notably, Gort was the first local politician to actively engage and garner support from the Dominican community in Allapattah.[168] By embracing the Dominican community, Gort not only offered support but also championed their cultural heritage, working to validate Allapattah as a bastion of Dominican culture.[169] Through his vision and dedication, Gort pioneered the concept of Little Santo Domingo, cementing Allapattah's status as a vibrant cultural hub where the Dominican community converges and thrives.

For decades, long before the Dominican community met at Juan Pablo Duarte Park, the community met for its wreath laying ceremonies in Biscayne Boulevard across from the Torch of Friendship Plaza where the busts of the many of Latin America's founding fathers are showcased.[170] But since the construction of a solemn statuary chamber at the Juan Pablo

167 "Metro Outlines Renewal Plans." The Miami Herald, September 1969, pp. 41. Newspapers.com, https://www.newspapers.com/image/621699351/.

168 Rodolfo Pou, "Dominican Diaspora Cultural Research," prepared for Allapattah Collaborative, May 2024.

169 Ibid.

170 Ibid.

© 2024 PLUSURBIA



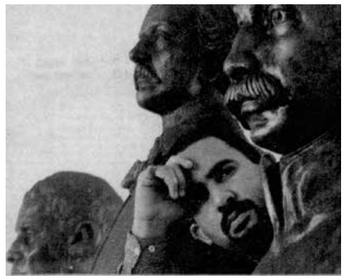


Figure 230. Jorge Adrian Suazo walks with his daughter Dircia Adriana at the Juan Pablo Duarte Park. Behind him is the park's gazebo where community members meet to play dominos. Source: The Miami Herald, 2023.

Figure 231. Lawyer and community leader Dowry Valdez poses between the busts of the founding fathers of the Dominican Republic at Juan Pablo Duarte Park. Source: The Miami Herald, 2003.

Duarte Park in 1998, which holds the busts to all three founding fathers of the Dominican Republic *(Juan P. Duarte, Francisco del Rosario Sanchez & Matias R. Mella*), Dominican officials, civic organizations and members of the Dominican community––residents of the neighborhood and not––have met here to celebrate patriotic anniversaries and ensure Duarte's principles continue to inspire generations to come.[171] The park's renaming emphasizes Dominicans deep reverence for the country's honored leader and serves as a backdrop for all other events hosted here. The park's position adjacent to the Mission of Nuestra Señora de la Altagracia facilitates the ability for Dominicans to unite these celebrations with their religious traditions as well.

Beyond the more established events held at the park––including the Merengue Festival and the Dominican Youth Arts Festival––the park serves as a meeting point for more informal events. For example, the park's gazebo is where Dominicans and other Hispanics from the neighborhood gather to enjoy friendly games of dominoes, "proof that the game is taken seriously beyond Calle Ocho."[172] Playing dominoes is more than just a pastime to Dominicans, it's a conduit for communal reminiscence. These games not only evoke memories of home but also provide a dynamic platform for forging new connections and strengthening existing bonds.[173] The frequent softball and baseball games held at the park have a similar effect. In fact, the four teams of the Juan Pablo Duarte Dominican Softball League, founded in 1989, first hosted their games at the park with the sponsorship of Club Tipico Dominicano. As players strategize, banter, and celebrate victories, they weave a tapestry of stories that bridge the gap between past and present, fostering a sense of belonging and continuity in the ever-evolving tapestry of Dominican identity abroad. Miliany Mercado, long-time Allapattah resident, describes the park fondly; she recalls playing with her cousins at the park while the adults played baseball and looks forward to seeing the new generation of children play in the parks recently-added waterpark.[174]

Politically, the park has also served as a gathering space for political parties like the Dominican Liberation Party and the Dominican Revolutionary Party. Miguelina Garcia, who was part of the Dominican Community Association (later the Dominican American Political Action Committee) founded by Arismendy Mateo, recalls attending multiple political rallies at the park since her arrival to Allapattah in 1979.[175] In 2004, the park even served as the polling site ahead the presidential elections in the Dominican Republic.[176] The atmosphere that day was festive, complete with street vendors selling

171 Ibid.

172 Moreno, Sarah. "Neighborhood." The Miami Herald, May 2023, pp. A3. Newspapers.com, https://www.newspapers.com/image/963632554/.

173 Rodolfo Pou, "Dominican Diaspora Cultural Research," prepared for Allapattah Collaborative, May 2024.

174 Mercado, Miliany and Betty Hermida. "Allapattah Born and Raised." On file with Plusurbia, 2024.

175 Garcia, Miguelina. Personal interview with Miguelina Garcia and Mileyka-Burgos Flores. On file with Plusurbia, 2020.

176 Brand, Richard. "Local Dominicans are heading to polls." The Miami Herald, May 2004, pp. 23. Newspapers.com, https://www.newspapers.com/image/650416525/.

© 2024 PLUSURBIA



Figure 232. Current photograph of a short bridge over a remnant of Wagner Creek in Juan Pablo Duarte Park, 1700 NW 28th Street. Source: Plusurbia.

hot dogs, empanadas, and *cachapas*, as Dominican immigrants celebrated their newfound ability to vote, a right previously withheld from Dominican living abroad.[177]

The park has also hosted events to support the local community, such as in 2010 following the economic hardships of the recession when the non-profit group Youth Dreams Community Outreach, with the support of local officials and businesses, held a back-to-school event at Juan Pablo Duarte Park.[178]

177 Brand, Richard. "Dominicanos en Miami ejercen su nuevo derecho a elegir presidente." El Nuevo Herald, May 2004, pp. 2. Newspapers.com, https://www.newspapers.com/image/650197597/.

178 Roman, Rodolfo. "Getting the kids ready." The Miami Herald, August 2010, pp. 45. Newspapers.com, https://www.newspapers.com/image/660225807/.



Figure 233. Milagros Mendez, a Dominican woman who lives in Hallendale, traveled all the way to Juan Pablo Duarte Park to cast her vote ahead the 2004 presidential elections in the Dominican Republic. Source: El Nuevo Herald, 2004.

© 2024 PLUSURBIA



Figure 234. Michael Robleto, 5, receives a free haircut from Joel Figueroa of Upper Kutz barbershop as part of the back-to-school fair held at Juan Pablo Duarte Park to help families in need after the recession. Source: The Miami Herald, 2010.

The event attracted more than 500 people who enjoyed free lemonade, hot dogs, arepas, tutoring, raffles, games, and a school supplies distribution. One of the businesses that participated, the Upper Kutz barbershop, offered children free haircuts in a makeshift barbershop on the park. More recently in 2021, five Allapattah teens–– Geymi Alonzo, Chelsea Hercules, Natalie Santana, Kristal Reyes, and Carlos Valdez––joined forces with the Miami Police to organize an event at Juan Pablo Duarte Park to break down barriers with law enforcement and promote public safety as a means of making the community feel safer and more confident with policing. They were motivated to organize the event after observing the prevalent taboo in their community against reporting crimes to the police out of fear of retaliation.

In 2014, the Pérez Art Museum Miami's outreach program––PAMM in the Neighborhood––met with children at the community center in Juan Pablo Duarte Park to foment their artistic abilities and address the need for arts education during the summer months. Marie Alonso, a senior vice president of Bank of America, which sponsored the program, explained that fomenting the arts was not only enriching, but an investment in an economic driver that would help the community thrive.[179] Rosa Maday Garmendia a teaching artist at the museum––explained that "through art you learn about geography, languages, other communities and culture, and it just makes you a better human being."

179 Chew, Crystal. "Bringing Art to Kids." The Miami Herald, August 2014, pp. SE11. Newspapers.com, https://www.newspapers.com/image/653125771/.



Figure 235. Pérez Art Museum Miami teaching artist Rosa Garmendia assembles a hanging wire sculpture made by campers during the PAMM in the Neighborhood event hosted at the community center in Juan Pablo Duarte Park. Source: The Miami Herald, 2014.

© 2024 PLUSURBIA

FEATURE: BASEBALL

Baseball is the national pastime of the United States, and as well for the Dominican Republic. There is no other sports entertainment Dominicans enjoy watching or playing more, than baseball. Boys grow up, wanting to be baseball players. They play in the streets, in the parks and in baseball fields. And it is no different in the Dominicans communities abroad. Once congregated, they create baseball and softball leagues for children and adults and hold seasonal series and competitions. Allapattah is no different. Once Dominicans started to come together, softball leagues started popping up, and the neighbors and families of the community, started to show up to support and enjoy. So important and well attended these gatherings became, that local city and county officials, as well as those from the Dominican Consulate, have regularly sponsored tournaments.

Figure 236. Advertisement on 2401 NW 17th Avenue. Source: Plusurbia

Figure 237. Baseball players at Juan Pablo Duarte Park. Source: The Allapattah Collaborative.

Figure 238. The YMCA in Little Santo Domingo has a T-Ball and Baseball program. Source: YMCA of South Florida.



© 2024 PLUSURBIA



Figure 239. Luis Delgado. Source: Yokasta Vasquez, 2004; Posted by The Allapattah Collaborative, 2020

3.6 STORIES FROM ALLAPATTAH

LUIS DELGADO

Arrived in Miami on October 2, 1977, from the Dominican Republic. Delgado had been transferred by his employer, in the Dominican Republic to the United States, to broaden business relations with furniture suppliers.

Although Luis never lived in Allapattah, his political activism and proselytism as a member of the leadership of the Dominican Revolutionary Party and later the Dominican Liberation Party, had him frequenting the neighborhood as much as four times a week.

Luis Delgado remembers the first time he visited Allapattah. He had only been in Miami for a couple of weeks and had heard of a neighborhood where Dominicans lived and gathered socially. Interested in meeting his compatriots, he headed up northwest 17th Avenue pass 20th Street. Approaching 34th Street, he says to have seen enough patriotic symbols to feel that he was in a place he could recognize as his own.

Off a glance, he says, "I noticed a large mural resembling Colonel Caamaño", a revolutionary leader who stood by the Dominican people in a moment of political uncertainty and unrest in the National Revolution of 1961.

He stopped the car and with those accompanying him, approached the building of what was identified as the political charter of the Dominican Revolutionary Party. They knocked on the door and to their surprise the place had no lock. The office/hall was truly open to the community. Inside they found a freezer and a sign that read "Cervezas a $1.00 y Sodas $0.25. Ponga el dinero en la latica". A serve yourself a beverage and cover the cost, by depositing the money in the can. A modest test on the honor system the community had already laid out.

They served themselves beverages, dropped a couple of bucks in the can and one of Luis' business cards. They waited for a bit, and seeing no one had come, they left. The next day he got a call and in no time, Luis Delgado had found his people and with it, the political responsibility of a political activist of the local chapter of Dominican Republic's main opposition Party.

Delgado attributes both the flourishing and the decline of the cohesiveness of the Dominican community's potential in Allapattah and even South Florida, to the homeland political parties that outreached in the neighborhood. He adds, "on the one hand they helped elevate the social participation in collective interests and in detriment they strongly contributed to segmenting it when it was not politically beneficial." The local agenda and their roles in South Florida and community issues rendered them useless and ineffective.

© 2024 PLUSURBIA

Luis's business and political career would flourish in and out of Allapattah. Before his retirement, Luis would serve as Consulate General of the Dominican Republic in Jacksonville, Florida and launch the only Dominican owned TV Channel in the United States, TV Quisqueya.



Figure 240. Johnny Matthews, the first Dominican candidate to run for representative of District 106 in Florida. Source: Yokasta Vasquez, 2004; Posted by The Allapattah Collaborative, 2020

JOHNNY MATTHEWS

Arrived in Miami on June 30, 1979, from East Hartford, Connecticut. Johnny Matthew tells us that after staying a couple of days on a layover in Miami, at an aunt's home, on his way back to Connecticut from vacationing in Dominican Republic in the summer of 1978, he knew this looked and sounded more like his native home, and that the shoveling of knee-high snow and chilly winters of the northeast, had come to an end. And that following summer, he gathered his belongings and headed south, in what today would be a rented U-Haul truck.

Matthew, who always felt his "English" last name had always opened doors for him, when opting to live in South Florida, thought that was no longer a needed resource. He felt that he belonged. And so it was with his people, but the city and its offerings still required that Connecticut learned language, to be spoken.

He moved into his first place. In a modest first-floor apartment on 3050 N.W. 21 Avenue, with wife and kids.

Matthews quickly learned that the hundreds of residents of the neighborhood he now called home needed to rely on far English-speaking agencies, to set up travel to visit the homeland. So, he started working at 1790 N.W. 17 Street, an office named "Lerig": a travel agent which also offered professional services. Hence city, county, and state guidance. A year later, he was completely independent with a more community centered firm, providing services through Matthews & Associates on northwest 28th Street and 23rd Avenue. From that firm he tells us, other businesses sprung from our services. He tells me, "We had so many clients, we had to teach others how to be our own subcontractors. For a small community business, a staff of 6 employees was a heavy structure. So, we needed to dilute in order to expand. There was enough for everybody". So, I ask him, with all those small businesses in a couple of streets, with so much clientele, how is it that getting robbed hardly happened? He states to me that, "people have always thought that it's an unsafe place. But our community never lived like that. We never felt scared or unsafe."

Matthew was very influential during that period. In fact, his firm was a sort of breeding ground for many successful ventures. Among the most noticeable offsprings was Leonel Peña, who would become the most recognized Radio

© 2024 PLUSURBIA

personality associated with Dominicans in Miami as of the 1990s. It was in Matthew's office that they envisioned the first local Dominican Radio Program, "Panorama Dominicano". In fact, Peña's first business office was a small space Matthew's rented him, by the entrance of his business.

Another example of Matthew's influence was what would later become the leading local agency, Santo Domingo Travel, headed at the time by Jose Rodriguez Portorreal. "In one way or another, small business seemed to flourish out of my offices. And that started to position me in a spotlight I was not expecting", he adds. Matthews ran for State Representative for District 107 in 1988. And although he had the backing of the locals, he tells us that it wasn't time for him nor the community, to have a Dominican in a City or State ballot.

Matthews stayed involved with the International Association of Travel Agencies until 2004. But in between those 25 years, he also ventured into other things, like managing a mechanic shop across from his office. He adds, "I'm not quite sure if that effort helped the neighborhood be defined as a hub for tires and specialized garages, as much as it once did for travel agencies. But with converted gas stations every tenth block, it seemed that Allapattah held the resources already, for such a distinction."

BRENDA & ANA GUERRERO

The Guerrero sisters **arrived in Miami on the first day of August, in 1979**, straight from Dominican Republic, but in a sense, by way of Puerto Rico. They are part of a family of seven children, of which the older four were born in the Dominican Republic and the remaining younger three, in Rio Piedra, Puerto Rico.

The two Guerrero ladies are Brenda and Ana. Both part of the three that were born in Puerto Rico. The first, a seasoned lawyer and former president of the Dominican Bar Association of Florida, who recently ran for County Circuit Judge; and the latter, is now on her second career, as a Miami-Dade College professor.

One would think that their parents had left from Dominican Republic for the neighboring island of Puerto Rico, in the hopes of establishing residence, and then reuniting with the four children they had left behind with close family. But the story had more to do with the fact that the head of the Guerrero family was a skilled worker, with vast experience in road building and civil engineering. A contract got him to Puerto Rico, and while they were there, three other children were born, Brenda and Ana, among them.

© 2024 PLUSURBIA



Figure 241. Brenda Guerrero advertisement for County Circuit Judge. Source: Brendaforjudge.com.

The contract done, after what seemed like an endless period, the parents and the younger children were able to move back to Dominican Republic, and join with the four eldest offsprings, and live all together as a family under one roof, for what would be a short stay. Less than a year, in fact.

Miami, nor Allapattah were in sight. For after nearly a decade of their mix-race parents trying to formalize their United States immigration status, in between both islands, survival and dependance on institutions and foreign laws, reigned over every decision. So, the family opted to play it safe and start anew in Puerto Rico, given their understanding of the dynamics of the place. But following an unexpected tough economic year in Puerto Rico, Miami seemed like the ideal location to finally draft out the Guerrero Project.

Allapattah, in fact, is the first place they see themselves as a family. Ana was seven years old, and Brenda was six, when they arrived that summer in Allapattah. A few days away from the start of the school year. It was a tough and sad transition as they were enrolled in Brownsville Elementary where they were both held-back for lack of understanding the language. Three months later they would be transferred to Santa Clara Elementary. Not quite sure if the absence of an ESOL Program was the reason, for most people around them only spoke English. *-Ana and Brenda, as well as most of their other siblings, attended the public schools in Allapattah. From what today is Maya Angelo Elementary to the former to Robert E. Lee Junior High and Miami Jackson Senior High School.*

Soon enough, Spanish speaking children started moving into the neighborhood, into their classes and into their lives. Dominicans for sure, but also a significant amount of Central-Americans, fleeing from the rebel military activity in the region. And Cubans, who had arrived by way of the Mariel Boat Lift.

Their father made a living as part of those Dominicans specialized in construction that coincidently gravitated to Allapattah as their new home. While their mother, like many Latina women, found themselves working at the local textile factories between Liberty City and Hialeah.

The Guerrero family insisted on education, hard work, and faith as the key to success. They had weekly chores like laundry and studied hard, frequenting the library often. To them it was more than a place to do homework and read. As children walking to the library with their brothers and sister from their home on 13th Avenue northwest 39th street, passing by the 'bodegas' or the pharmacy called "Live and let Live" was something they would do almost daily. "We looooooved going there", they emphasize. When asked if during those walks, they ever encountered danger or felt unsafe, they firmly claim that "never. We felt joy, and never unsafe. We did all this with no adult supervision, for hours. Just us kids going to the library to watch puppet shows and movies on Saturdays."

© 2024 PLUSURBIA

They would also play in the Republic Bank's and the Tipico Dominicano Restaurant´s parking lot. That was their park. Their place of hanging out and meeting with friends from school and the neighborhood.

Although their parents did not have the skillset to engage with school officials or teachers, through a school summer program, they both had what they considered good jobs for their young ages. It was a defining experience, working in Miami's City Hall for Ana and Brenda. On weekends they would preach in the neighboring Wynwood. They grew up as devout Jehovah's Witness.

Stable as they were as a family unit, the Guerrero's became homeless for a period, due to a family tragedy. One of their brothers and his friend were in their home, when the house exploded. For weeks they lived off the kindness and support of the Salvation Army, Red Cross, and support of neighbors. A local misfortune which was continuously showcased in the Miami Herald, as their faith and community stepped up to help them surpass it. A situation that once surpassed, was met with another setback 6 months later with the loss of another brother, in a car accident.

Ana would start a family of her own and have kids, while living with her mom in their "home in Allapattah, until I was 40", she laughs as she says it. A nine-bedroom home in that looks like a home from Spain. A property that she has left in her will and testament that is to never be sold. A part of the family legacy and net worth.



Figure 242. Johanny Reyes. Source: Canvas Rebel, 2023

JOHANNY REYES (DE LA ROSA, MAIDEN NAME)

Arrived in Miami in 1989, from Dominican Republic at the age of nine with an older brother Gerald de la Rosa, after being raised by their grandparents, while their mom waited for her immigration status to formalize, in New York.

So, in 1989 their mother Dinorah, picks them up and heads to Miami, where her sister had been living for some time. -*The first member of the family to arrive in Allapattah was her aunt, Antonia Lopez, in 1976, with her husband and two children.*

Upon her arrival she is quickly enrolled in Kelsey L. Pharr Elementary and its ESOL Program. With strong feelings of loss, insecurity, and awkwardness, given she had not lived continuously with her mother, and had no emotional connection with her, given the span between her visits to D.R. Add to that the transition to a place where children mostly spoke English.

© 2024 PLUSURBIA

They lived on Northwest 19th Avenue and 34th Street. Her mother worked in the local textile factories in the area. While her stepdad, Jose Hernandez, like most Dominican men in Allapattah, worked in construction, but as a skilled worker, specialized in underwater welding.

As a teen in the mid-nineties, she notices a change in the community, with an enhanced presence of Dominican patriotism and energy. A feeling she could see but was not a part of. Her family's Jehovah's Witness faith impeded them from engaging in those types of celebrations.

She reminds me of the good times she had in Allapattah Middle and then to Miami Jackson Senior High School. And how the latter offered her a first great experience with an internship at Republic Bank, right down the block. Although she had no interest in finance, she accepted the opportunity in order to enhance her college application.

I opt to ask her about the feeling that Allapattah was a scary unsafe place, to which she halts my asking and states, "no, we walked freely, with no fear whatsoever. To the supermarket or the corner store. Even hanging outside at night. I know that perception exists for those that don't live there."

"I have two children who are aware of my upbringing in Allapattah and who accompany me when we go see my mother or my mother in-law, who both still live there. Jonathan is my oldest at 13 and Jonathan is 9 years old, both feel very Dominican. They enjoy the food and the music. And have gone to Santo Domingo. I tell them stories of when I lived there at their age and how we frequented a makeshift Hair Salon of a Dominican lady named Kenia, on Northwest 17th Avenue and 32nd Street", and laughs as she recounts the story.

She remembers how her neighbors and faith members were people who her mother could count on, should she need to stay later at the factory or run errands. "A community", she says.

© 2024 PLUSURBIA



© 2024 PLUSURBIA

© 2024 PLUSURBIA



© 2024 PLUSURBIA

Figure 243. Anderson Tires 2020 picture, at 2800 NW 17th Avenue. Source: Greg Clark Photo.

DISCOVERIES
IN LITTLE SANTO DOMINGO

4.1 DISCOVERIES IN LITTLE SANTO DOMINGO

The physical urban fabric of Little Santo Domingo is characterized by low-scale commercial buildings, historic warehouses, multi-family buildings, mid-rise apartment buildings, and civic spaces such as churches, a library, a post office, and schools. These historic buildings come together on a pedestrian-friendly street, NW 17th Avenue. NW 17th Avenue features wide sidewalks, mature Mahogany shade trees, and on-street parking, which all support vibrant commercial activity in the small shops and service businesses that line the street.

As part of this historical resources survey, each building that was construction before 1980 was documented through photographs, archival research, and a physical description, and then recorded in a Florida Master Site File form. One hundred and fifty buildings were recorded as a part of this survey, as well as eight additional "resource groups" which include school campuses, a church campus, a public housing campus, a park, two streets, and a historic creek.

In the pages that follow, the historic resources of Little Santo Domingo are categorized by building type and architectural style in an effort to present historic and architectural patterns and themes in the study area. A description of each building type in the study area is provided along with specific examples, and context on why it is located in the area or how the building form may have influenced historic trends. Likewise, a definition of each architectural style in the study area is provided, along with descriptions of specific examples of that architectural style. Finally, the chapter concludes with a discussion of "Integrity" which refers to the ability of a historic place to convey its significance today.

© 2024 PLUSURBIA

4.2 BUILDING TYPES

Building types may be based on configuration, format, or relationships of building to streets and each other. Classifying buildings in this way provides a framework to understand patterns of history, in the same way that identifying architectural styles also sheds light on cultural, social, and economic trends.

For the purpose of the Little Santo Domingo Cultural Property Survey, commercial buildings are classified into the following formal types, or typologies: One-Part Commercial Block, Two-Part Commercial Block, Industrial, Civic, and Auto-Oriented. Other building types such as large apartment buildings and civic buildings were also identified.

By classifying these buildings within a compositional vocabulary common to all 20th Century commercial areas, decision makers and stakeholders can focus on the unique elements of the building such as the construction material, architectural elements, signage, and alterations. Another goal of identifying building typology is to provide examples of how buildings have been altered to adapt to new cultures such as the Dominican diaspora.

Special consideration is given in this survey to buildings that were constructed for a particular use but have since been adapted for a commercial or civic use. In Little Santo Domingo, many such businesses and civic spaces emerged; many of these adaptations are seen with traditional commercial buildings, auto-oriented commercial buildings and industrial buildings.

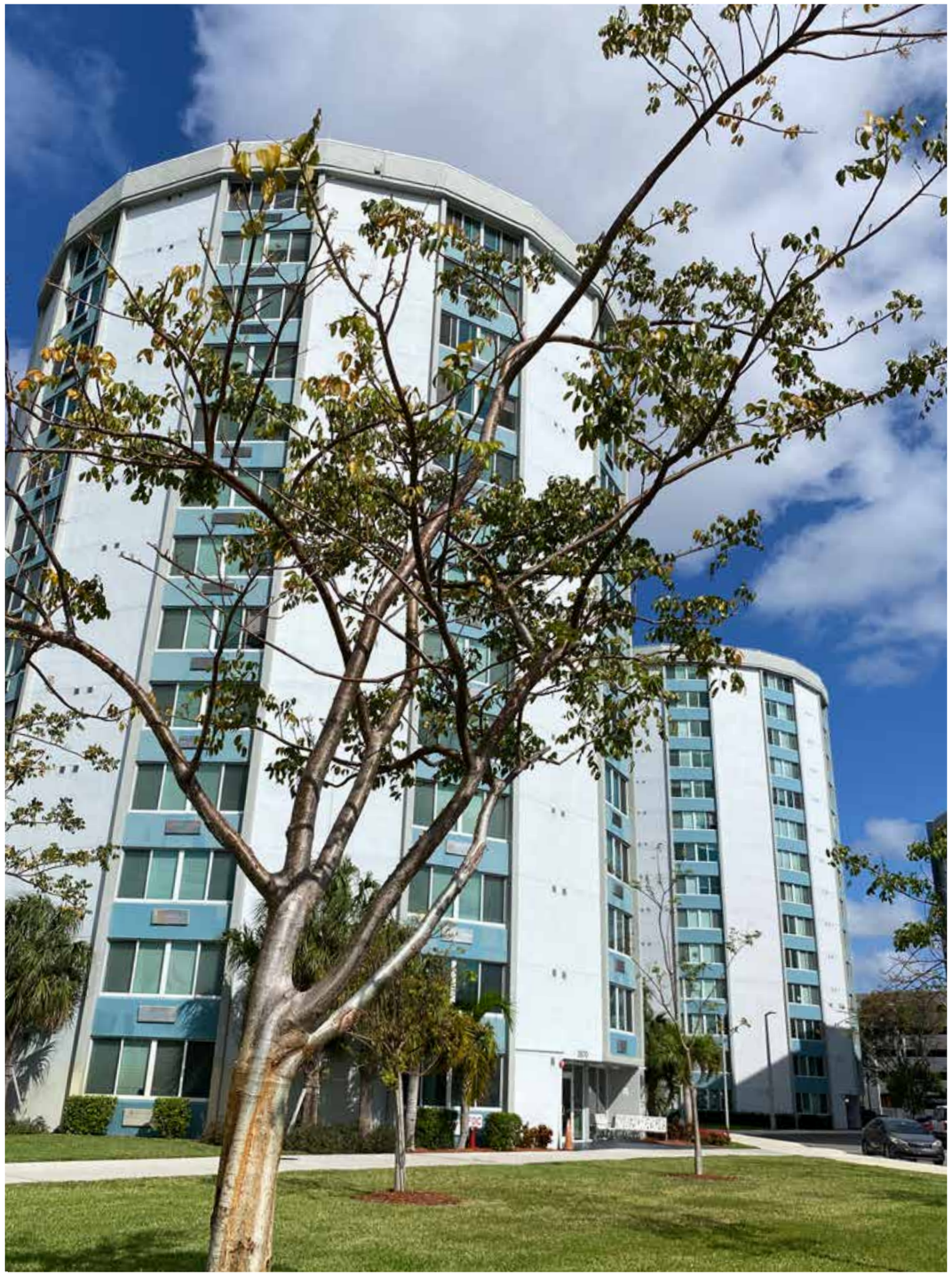
In the pages that follow, the book The Buildings of Main Street: A Guide to American Commercial Architecture by Richard Longstreth, Updated Edition 2000, was used as one of the references to define building types.



© 2024 PLUSURBIA

Figure 244. Photograph of 1662 NW 36th Street, 1670 NW 36th Street, and 3535 NW 17th Avenue. Source: Plusurbia.

Figure 245. Photograph of the Three Round Towers Public Housing Complex, 2870 NW 18th Avenue. Source: Plusurbia.



© 2024 PLUSURBIA

TWO-PART COMMERCIAL BLOCK

The two-part commercial block building is typical throughout Little Santo Domingo. The two-part block was the most common commercial design throughout the country between 1850 and 1950. It is characterized by a horizontal division into two distinct zones that can either be harmonious or completely different in character but differ on the inside use. The lower zone at street level is a public space that can be a retail, office, or lobby, while the upper zones contain habitable space for offices or apartments.

The buildings are often located on a narrow and deep urban lot and front the public sidewalk with little or no setback. The front facade contains the best materials and the highest level of architectural design. These commercial buildings usually have a party-wall condition with neighboring buildings, or a small setback for a side passage. The side facades have less architectural design and usually have cheaper materials. The rear of the building is often accessible from an alley, and also has less architectural design, cheaper materials, and can have no setback or a large setback.



Figure 247. Current photograph of the two-part commercial block at 1700 NW 36th Street. The building has a commercial use at ground level with large windows and a unifying fabric awning and living units on the second level accessed through a centered entrance on the front facade. Source: Plusurbia.



Figure 246. Current photograph of the two-part commercial block at 1375 NW 36th Street. The building has a commercial use at ground level with large windows and living units on the second level with an exterior staircase for access. Source: Plusurbia.



Figure 248. Current photograph of the two-part commercial block at 2951 NW 17th Avenue. The building has a commercial use at ground level with large windows and a concrete eyebrow across the facade and living units on the second level. Source: Plusurbia.



Figure 249. Current photograph of the two-part commercial block at 3101 NW 17th Avenue. The building has a commercial use at ground level with storefront windows and a fabric awning above and living units on the second level. Source: Plusurbia.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

ONE-PART COMMERCIAL BLOCK

The one-part commercial block is the most common building typology in Little Santo Domingo. It can be classified as a sub-type of the two-part commercial block, because it is essentially the ground level of that typology, and it shares all of the same characteristics. It was a popular design around the country during the late nineteenth and twentieth centuries.

Buildings are a one-story, simple box with a decorated facade. The buildings feature a storefront with large display windows at the ground level for retail space, and a flat roof with a parapet. A sizable wall area often exists between windows and cornice to provide a place for advertising and make the facade appear larger and more urban than would otherwise be the case.

The buildings are often located on a narrow and deep urban lot, and they front the public sidewalk with little or no setback. The front facade contains the best materials and the highest level of architectural design. These commercial buildings usually have a party-wall condition with neighboring buildings, or a small setback for a side passage. The side facades have less architectural design and usually have cheaper materials. The rear of the building is often accessible from an alley, and also has less architectural design, cheaper materials, and can have no setback or a large setback.



Figure 251. Current photograph of the one-part commercial block at along 36th Street from 15th Avenue to 17th Avenue. Note the large storefront windows and concrete eyebrows above some storefronts. Source: Plusurbia.

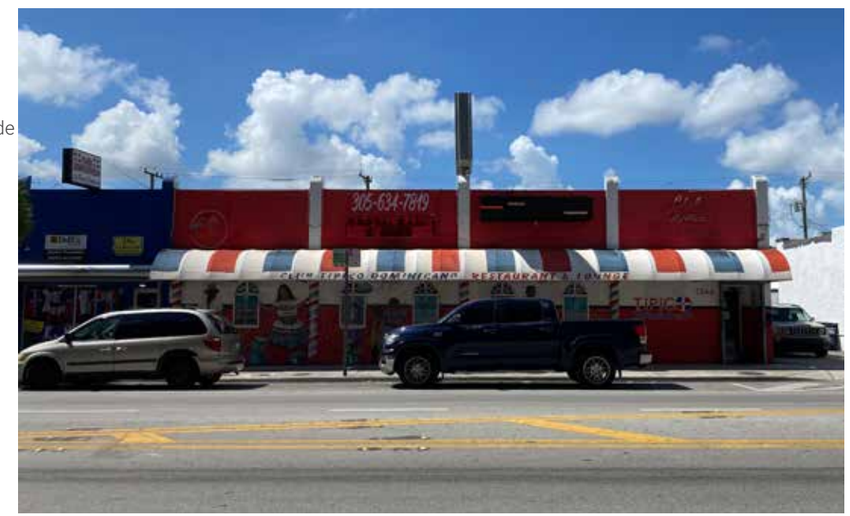


Figure 250. Current photograph of the one-part commercial block at 1332 NW 36th Street. Note the decorated facade at the ground level and the additional wall area between the windows and cornice where the business's information is displayed. Source: Plusurbia.



Figure 252. Current photograph of the one-part commercial block at 1391 NW 36th Street. Note the large storefront windows and space with signage above. Source: Plusurbia.



Figure 253. Current photograph of the one-part commercial block at 2795 NW 17th Avenue. Note the extension of the front facade above the roof to display the business name. Source: Plusurbia.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

AUTO-ORIENTED COMMERCIAL

With the increased presence of automobiles in the 1950s and 1960s, commercial building design evolved into formats that prioritized automobile access and parking. Some of the resulting changes in commercial buildings were minor, such as new decorative embellishments. However, the greatest modification came from the development of drive-in shopping centers and businesses, where buildings were located toward the rear of the lot to provide off-street parking.

While retaining the one-part composition, these auto-oriented commercial establishments had a new spatial pattern. The facade still addressed the street but it did not define the urban block edge as it did previously.

Building sites had larger setbacks, with parking often in front of the building. They were typically stand-alone buildings with large display windows and showy architecture or signage oriented to the scale and direction of automobile traffic.



Figure 254. Current photograph of Motoro Cars service station at 2865 NW 17th Avenue, which has been in auto service use continuously since 1940. Source: Plusurbia.

© 2024 PLUSURBIA



Figure 255. Current photograph of Leo's Auto Repair/ Anderson Tires at 2800 NW 17th Avenue. The building has been in continuous use for auto-related services since its construction in the early 1930s. Source: Plusurbia.



Figure 256. Current photograph of Jaime & Son, a service station that was constructed in 1939 and served in its original use until at least the 1970s. It remains in use for automotive service. Source: Plusurbia.



Figure 257. Current photograph of JR American Tires, an auto-oriented business. The building was originally a neighborhood grocery store, but was adapted to transition to auto-related uses in the 1950s. Source: Plusurbia.

© 2024 PLUSURBIA

INDUSTRIAL

Early industrial uses along NW 17th Avenue included bakeries, gas stations and automobile repair shops, a veterinary hospital, construction supply shops, and lumber yards. Gas stations, or "filling stations" were particularly prevalent; the 1938 Sanborn map shows a filling station on nearly every block of 17th Avenue, where there had only been only one shown in the 1924 Sanborn map. By 1951, the area continued to have an industrial character, with the addition of Foremost Dairies at the intersection of 17th Avenue at NW 21st Terrace, multiple large-scale lumber yards, and additional filling stations and automobile repair shops. At this time, local Labor Unions began to organize and locate their meeting halls in storefronts along 17th Avenue.

The industrial building type is recognizable for its large expanses of blank walls, often with pilasters, utilitarian materials, such as concrete block or sheet metal, and large, open interior spaces. These buildings were often used as warehouses, storage, or work spaces; many of the examples in Little Santo Domingo were originally auto sales show rooms.

Early Industrial typology buildings in Little Santo Domingo were associated with agriculture purposes such as feed and fertilizer storage. As automobile ownership increased in the 1920s, most of the Industrial vernacular buildings were associated with automobile sales and repair.



Figure 259. Current photograph of the industrial buildings at 1622 and 1628 NW 28th Street. Both buildings have large expanses of blank walls to the side and large front openings. The barrel roof is also common in industrial buildings due to its convenient uniform shape for bulk storage. Source: Plusurbia.



Figure 258. Current photograph of the industrial building at 2323 NW 17th Avenue, constructed in 1970 for international exports, but houses the European Bread Company today. Source: Plusurbia.



Figure 260. Current photograph of the industrial building at 2163 NW 36th Street. It is a storage building for American Food Equipment. Source: Plusurbia.



Figure 261. Current photograph of the industrial building at 1551 NW 29th Street, a warehouse for Asc Shoes. Source: Plusurbia.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

CIVIC

Purpose-built civic buildings in Little Santo Domingo include churches, schools, a library and a post office. For this survey, Civic buildings are defined as places that are intended to be accessible to the community, that are owned by a government agency or a non-profit organization, and which are used primarily for public gatherings or for promoting the public good, such as through education. Civic buildings are often set back from the street with a lawn or plaza in front, and they may include architectural features that communicate its public function, such as a tower, prominent entrance, flagpole, or other feature, as seen at Ebeneezer Methodist Church and Iglesia de Dios. They may also have a higher level of architectural design or more costly materials, such as stone veneer on the 1963 Post Office, or decorative elements like angled walls and clerestory windows on the 1960 Allapattah Branch Library building.

In addition, there are numerous examples of civic buildings that have been adapted into commercial use, or simple commercial buildings that have been repurposed as civic buildings. The presence of adaptive reuse of commercial buildings as civic buildings reflect the ethnic heritage of the neighborhood, an a Hispanic immigrant community modified and reused simple, affordable, utilitarian structures for their distinct cultural needs. Examples of civic buildings that have been repurposed from simple commercial buildings include the Iglesia La Gloria de Dios which was repurposed from a small office building and the Nuestra Senora de la Altagracia chapel which is a modest addition at the rear of a simple commercial building.



Figure 262. Current photograph of the Miami-Dade County Public Library Allapattah Branch at 1785 NW 35th Street.



Figure 263. Current photographs of Iglesia La Gloria de Dios at 3255 NW 17th Avenue. Source: Plusurbia.



Figure 264. Current photograph of Ebenezer United Methodist Church at 2000 NW 36th Street. Source: Plusurbia.



Figure 265. Current photograph of Iglesia de Dios at 1528 NW 29th Street. Source: Plusurbia.



Figure 266. Current photograph of Nuestra Señora de la Altagracia church facade at 1730 NW 29th Street. Source: Plusurbia.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

APARTMENT BUILDINGS

Within the study area of the commercial district, the residences tend to be multi-family housing. Like most other buildings in the neighborhood, the apartment blocks are small-scale, typically two floors high, and have a straightforward design with minimal ornamentation. Properties have minimal landscaping, if any, in favor of parking spaces for tenants.

The U-shaped apartment building at 2629 NW 17th Avenue is one of the most prominent of the apartments because of its location and size, occupying the full width of the block and facing busy 17th Avenue. It is notable for its symmetrical design, multiple exterior staircases, a mansard roof, and a stone veneer on its façade. The apartment has several large trees on its property, made possible by the lot it occupies. The apartment utilizes its shape to allow for a deeper front parking lot, in addition to the rear parking.

The one-story apartment buildings appear outwardly as single-family houses; the studio apartments, typically four to six, are arranged in a single block. They tend to have gable roofs, and their individual entrances are obscured on the side façade. The ornamentation remains minimal, but it is still notable. On 1731 and 1741 NW 29 Street, there is a stucco low-relief of a natural landscape on the otherwise plain buildings; it is difficult to see at a distance because of the monochrome color.



Figure 267. Current photograph of the two-story apartment building at 2629 NW 17th Avenue. Source: Plusurbia.

© 2024 PLUSURBIA



Figure 272. Current photograph of the apartment buildings at 1731 and 1741 NW 29th Street. Source: Plusurbia.



Figure 269. Current photograph of the two-story apartment building at 2780 NW 15th Avenue. Source: Plusurbia.



Figure 270. Current photograph of the two-story apartment building at 1880 NW 36th Street. Source: Plusurbia.



Figure 271. Current photograph of the two-story apartment building at 1751 NW 29th Street. Source: Plusurbia.



Figure 268. Current photograph of the two-story apartment building at 1542 NW 35th Street. Source: Plusurbia.

© 2024 PLUSURBIA

LARGE-SCALE APARTMENT BUILDINGS

In the low-scale neighborhood of Allapattah, the soaring heights of the Three Round Towers complex are made especially eye-catching by its unique circular exterior plans. Across the street, Dante Fascell Apartments also garner attention for their large size. Both complexes were built in the 1970s as public housing and were the only large-scale apartments in the area for decades.

Three Round Towers also stands out for being one of the only apartment complexes with enclosed hallways. The exteriors are marked by parallel vertical bands of windows and stucco façade. For most of the older apartment buildings in the neighborhood, regardless of size, the individual entries to the apartments are exposed. For the Fascell Apartments, the long exterior catwalks being visible contributes to the horizontality of the building.

The other large-scale apartments scattered in the neighborhood are affordable housing, and most are senior housing, such as The Pearl Apartments (3380 NW 17 Avenue). They do not have site files as they were constructed outside of the period of significance, but they shed light on the direction of the continually growing neighborhood and the larger trend in development to build higher.



Figure 274. Current photograph of one of the buildings part of Three Round Towers at 2870 NW 18th Avenue. Source: Plusurbia.

Figure 273. Current photograph of The Pearl Apartments, a large-scale apartment building at 3380 NW 17th Avenue. Source: Plusurbia.





Figure 275. Current photograph of the Allapattah Trace apartment building at 3401 NW 17th Avenue. Source: Plusurbia.



Figure 276. Current photograph of the Dante Fascell Apartments, a large-scale apartment building at 2936 NW 17th Avenue. Source: Plusurbia.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

4.3 ARCHITECTURAL STYLES

The primary styles identified in Little Santo Domingo include Masonry Vernacular, Industrial Vernacular, Mission Revival, Moderne, Art Deco, Mansard, Neo-Classical Revival, International and Mid-Century Modern.

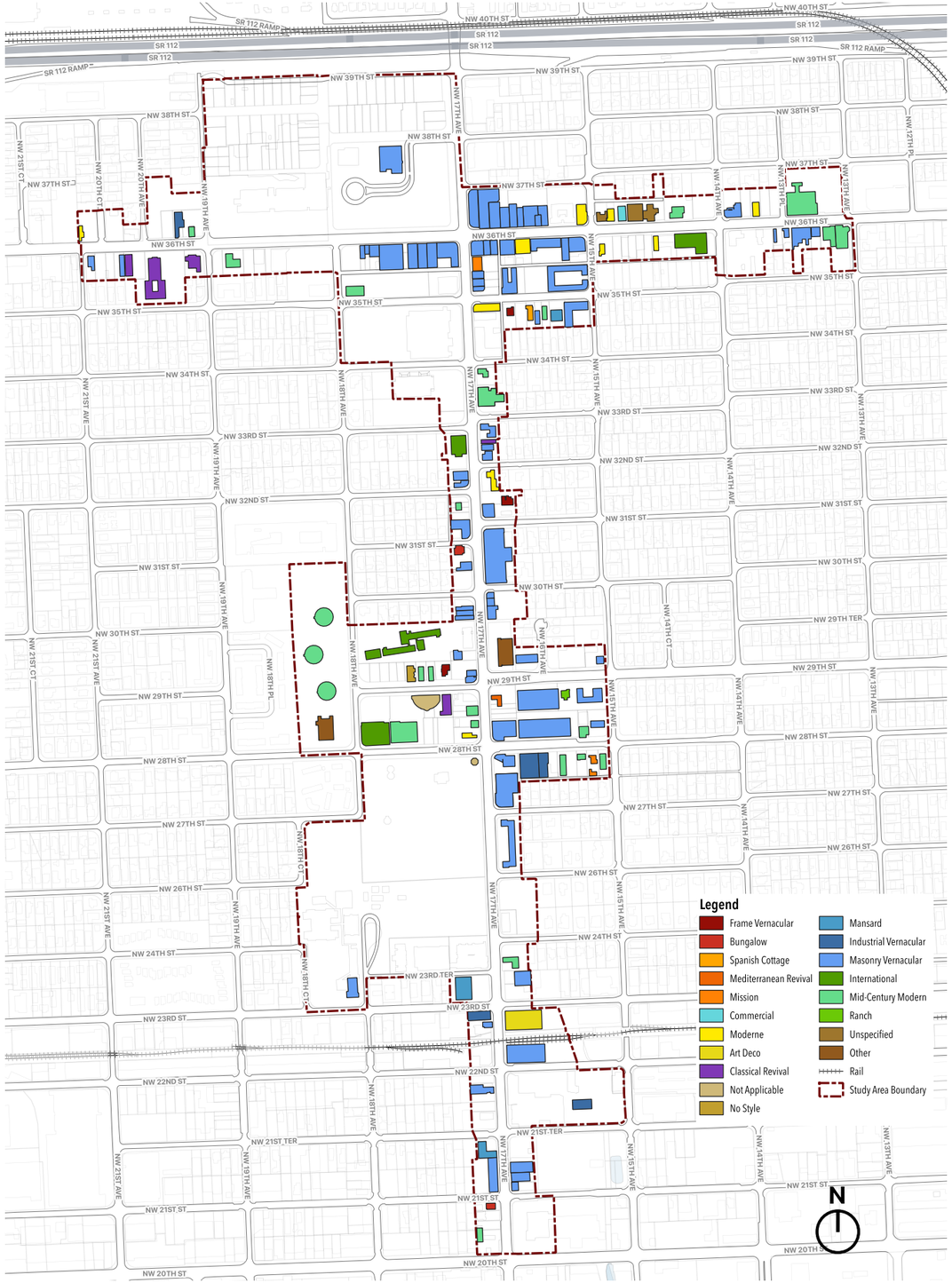
One-part and two-part commercial blocks constructed for business purposes along NW 17th Avenue and NW 36th Street tended to be built with more restrained design, such as the Masonry Vernacular and the Commercial styles, and many of these buildings were the work of a builder rather than an architect. Occasionally, these simple commercial buildings include architectural embellishment of the Moderne, Art Deco, and Mid-Century Modern architectural styles, which was typical of the 1940s, 1950s and 1960s. Large industrial warehouses have been classified in the Industrial Vernacular style. Churches were generally built in the Neo-Classical Revival style to reflect traditional religious practices. Finally, larger office buildings constructed in the 1960s in the neighborhood tended to be built in the International style.

In the pages that follow, the book A Field Guide to American Houses by Virginia Savage McAlester, Second Edition 2022, was used as a reference to define architectural styles. Another architectural style reference that was used was the book From Wilderness to Metropolis: The History and Architecture of Dade County, Florida, 1825-1940 by Ivan A. Rodriguez and Margot Ammidown, 1982.

Figure 277. Current photograph of the entrance to Iglesia de Dios church at 1528 NW 29th Street. Source: Plusurbia.



Figure 278. Architectural Styles Map. Source: Plusurbia.



© 2024 PLUSURBIA

MASONRY VERNACULAR

Masonry Vernacular architecture refers to a method of construction that is based on local experience and materials. Masonry Vernacular buildings are typically the product of a self-taught, local builder and not designed by an architect. Materials used are brick and concrete block. These structures typically have a straightforward appearance with minimal ornamentation. Most of the buildings populating Allapattah's commercial corridors of 36th Street and 17th Avenue are Masonry Vernacular. They are constructed of concrete block with a stucco exterior finish.

While the buildings may vary in size and detail, the front facades of Allapattah's storefronts have similar traits – a glass door, large display windows over low bulkheads, an eyebrow overhang for shade or ornamentation, and an upper façade to display signage. The buildings typically have zero setback, taking advantage of the property's street frontage and building envelope. This is evidenced by the chamfered or curved facades of the corner buildings, following the curve of the sidewalk. With few exceptions, the roofs are flat and typically have a parapet. The ornamentation is limited – typically scoured stucco or pilasters.

Figure 279. Current photograph of the Masonry Vernacular building at 3601 NW 17th Avenue. Source: Plusurbia.



Figure 280. Current photograph of the Masonry Vernacular building at 3601 NW 17th Avenue. Source: Plusurbia.



© 2024 PLUSURBIA

Figure 281. Current photograph of the Masonry Vernacular building at 2234 NW 17th Avenue. Source: Plusurbia.



The commercial building at 3601 NW 17 Avenue is representative of Allapattah's corner lots – the building occupies the full building envelope by having zero setback with a curved façade. Like other Masonry Vernacular buildings it has restrained ornamentation – a cantilevered wraparound eyebrow overhang, horizontal scoured stucco on the upper façade, cornice, and an address sign extending from the roof. At this main intersection of NW 17 Avenue and 36 Street, three of the four corners have a curved building like this, all hosting multiple storefronts, a fitting entry to the commercial center of Allapattah.

Don Toston Restaurant, 2234 NW 17 Avenue, is a typical two-story Masonry Vernacular building. Built in 1914 before roads were fully laid out, it is a standalone building that extends into the right of way. The downstairs is a commercial space, and an exterior staircase leads to the intended living space upstairs. The front façade is symmetrical, with a centered front entry flanked by windows; the upper story windows also line up with these. The parapet creates a large upper façade, which could allow for painted signage. The limited ornamentation includes shaped parapet on the side facades and an applied stucco stringcourse.

© 2024 PLUSURBIA

Tipico Dominicano, 1332 NW 36 Street, is exemplary of a Masonry Vernacular shopping strip – a flat parapet roof with a prominent upper façade. Its boxy form is broken up by evenly spaced pilasters, which separated the individual storefronts. The original recessed entryways can be seen in the neighboring stores on the eastern half of the building. The western storefronts were closed to form one large commercial space. The present-day restaurant made use of the open expanses of façade by having an extensive mural.



Figure 282. Current photograph of the Masonry Vernacular building at 1726 NW 17th Avenue. Source: Plusurbia.



Figure 283. Current photograph of the Masonry Vernacular building at 1332 NW 36th Street. Source: Plusurbia.

© 2024 PLUSURBIA



Figure 284. Current photograph of the Masonry Vernacular building at 2900 NW 17th Avenue. Source: Plusurbia.



Figure 285. Current photograph of the Masonry Vernacular building at 3100 NW 17th Avenue. Source: Plusurbia.



Figure 286. Current photograph of the Masonry Vernacular building at 1700 NW 36th Street. Source: Plusurbia.

© 2024 PLUSURBIA

INDUSTRIAL VERNACULAR

Vernacular Architecture refers to buildings that are constructed by a local builder, using local methods and locally sourced materials, and built in a manner based on local custom. Vernacular architecture is a building without an architect. Ornamentation is sparse and the architecture is utilitarian and unadorned. With Industrial Vernacular, the designs were inclined to be as efficient and simple as possible to serve the building's function, which was typically storage or manufacturing.

These purpose-built structures often have a simple form, open interiors, large expanses of uninterrupted façade, warehouse doorways, and few, if any, windows. Depending on its use, it may have extra-height ceilings to allow for more industrial types of storage, as seen in 1628 NW 28 Street. Many of the Industrial Vernacular examples found in Allapattah are low-scale and non-descript, as they are not public-facing businesses nor storefronts.

Historically an industrial neighborhood, Allapattah's later zoning laws maintained this status quo. As a result, there is an abundance of warehouses, garages, and industrial buildings in the area. Some of these buildings have been re-purposed in recent years, as the neighborhood continues to see change. In the case of 1620 NW 28 Street, the originally unornamented warehouse converted its warehouse doorways into large window displays to become a design studio/office.



Figure 288. Current photograph of the Industrial Vernacular building at 1628 NW 28th Street. Source: Plusurbia.



Figure 287. Current photograph of the Industrial Vernacular building at 1620 NW 28th Street. Source: Plusurbia.



Figure 290. Current photograph of the Industrial Vernacular building at 2121 NW 17th Avenue. Source: Plusurbia.



Figure 289. Current photograph of the Industrial Vernacular building at 1720 NW 23rd Street. Source: Plusurbia.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

MISSION REVIVAL

Mission Revival was a common architectural style employed during the 1920s Florida Land Boom. The style evokes Florida's Hispanic heritage, referencing the Spanish colonial missions in the Americas. Common features include rough stucco exteriors, terracotta barrel tiles, shaped parapet, and arches. It has a much simpler form and more restrained ornamentation than other revival styles, and it was subsequently cheaper to build. As Allapattah developed during the Land Boom, Mission Revival was seen in residential and commercial architecture alike.

Mission Revival homes are typically symmetrical in form and have a flat roof with a decorative parapet. They often have the blocky "Foursquare" form, with two stories and a cube massing. There is often a large one-story porch across the front façade, with a flat roof and a shaped parapet. Ornamentation includes arches, scuppers, balustrades, and medallions. There may be an attached porte-cochere with a rear detached garage apartment. These features are noted in 1516 NW 28 Street, a typical Mission Revival home built in 1925, excepting its stone veneer on its lower front façade, which was a popular ornamentation from the 1970s.

Although the decorative barrel tile has been removed from the parapet in favor of metal roofing, the service station (2865 NW 17 Avenue) remains identifiable as a Mission Revival structure. Its stylized porte-cochere featuring decorative shaped parapet sets it apart from other service stations in the neighborhood. Similarly, the storefronts of 3521 NW 17 Avenue stand out from the surrounding commercial buildings because of the semicircular-shaped parapet detail.



Figure 291. This Mission Revival residence with address 1516 NW 28th Street, was constructed c.1925. Note the boxy shape, rough stucco exterior, and shaped parapet. Source: Plusurbia.

© 2024 PLUSURBIA



Figure 292. This distinctive service station was constructed in 1940 in the Mission style, which was unique for the time period. The building features a shaped parapet with tile coping, a Spanish tile visor roof, and a decorative arch profile. The Mission style, which was unique for the time period. The building features a shaped parapet with tile coping, a Spanish tile visor roof, and a decorative arch profile. Source: Plusurbia.



Figure 293. The one-part commercial building at 3521 NW 17th Avenue was constructed c.1924 in the Mission Revival style, notable for its shaped parapet where the business signage is displayed. Source: Plusurbia.

© 2024 PLUSURBIA

ART DECO/ MODERNE

Art Deco and Moderne architecture is distinguished from Vernacular and Revival architecture for their clear break with architectural precedent. Geometry and abstract patterns are used in facade design, rather than traditional forms such as columns, arches, and cornice lines. The curved façades and rooflines also add visual interest. The Deco and Moderne styles gained popularity in the 1920s through 1940s.

The office at 2247 NW 17 Avenue is notable for the style-typical Deco ornamentation on the upper façade, including scoured stucco, geometric motifs, vertical low-relief decorative panels, and the stepped appearance of the shaped parapet.

The office at 1455 NW 36 Street has the smooth stucco façade and curved corners associated with the Art Moderne style. Its elaborations include a large glass-block window on the curve and a wraparound eyebrow overhang.

Leo's Auto Repair (2800 NW 17 Avenue) has the general layout of other service stations, but its stylized elaborations set it apart as Streamline Moderne. The stylized porte-cochere has horizontal grooves and lines along the roofline and curved edges.

The entrance to 1648 NW 35 Street leads to the upstairs apartments of the mixed-use building. Adorned with a mural, the curved section is topped with a decorative cornice. Overhead are a porthole window and glass-block windows.



Figure 294. Current photograph (2024) of the Art Deco building at 2245 NW 17th Avenue. Note the concrete eyebrow across the front facade and the decorative Art Deco element above the main entrance. Source: Plusurbia.

© 2024 PLUSURBIA



Figure 295. Current photograph (2024) of the Streamline Moderne building at 1481 NW 36th Street, notable for its curved walls and concrete eyebrows and stringcourse that add horizontality. Source: Plusurbia.



Figure 296. Current photograph (2024) of the details of the Streamline Moderne building at 1648 NW 35th Street, including a porthole window, a corner window, and a concrete eyebrow above the window. Source: Plusurbia.



Figure 297. Current photograph (2024) of the mixed use building at 1375 NW 36th Street. Source: Plusurbia.

© 2024 PLUSURBIA

MANSARD

The Mansard Style, known for its steep roof and its large, ornamented form, was first popularized in America in the 1860s; a simplified version reemerged in the mid-20th century. The four examples of Mansard found in the Allapattah study area were all built in the first half of the 1970s, when the style was gaining popularity once again. They are notable for the steep slope of the roof, often covered in asphalt shingle in Allapattah, and added ornamentation to the building.

The apartment building (2629 NW 17 Avenue) across from Duarte Park features a Mansard overhang around the entirety of the roof. It also features a stone veneer, which was another popular detail of the 1970s, as banding on the lower façade and front wings. Similarly, the apartment building located at 1530 NW 35 Street features a Mansard overhang around its full perimeter, but also has the added detail of oversized Mansard with an inset window, in line with the traditional style. The businesses with a Mansard overhang have them only on the street-facing façades. The low form of 2148 NW 17 Avenue allows for the Mansard to double as an awning for the sidewalk.



Figure 299. Current photograph of the Mansard building at 1530 NW 35th Street. Source: Plusurbia.



Figure 298. Current photograph of the Mansard building at 2629 NW 17th Avenue. Source: Plusurbia.



Figure 300. Current photograph of the Mansard building at 1721 NW 23rd Street. Source: Plusurbia.



Figure 301. Current photograph of the Mansard building at 2148 NW 17th Avenue. Source: Plusurbia.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

NEO-CLASSICAL REVIVAL

The Neo-Classical Revival style references antiquity and the classical architecture of Greek and Roman structures, and is primarily seen in public, government, and religious buildings. Within Allapattah, this style is found in the churches. The traditional architecture and elaborate ornamentation add formality to places of importance. The style typically features columns, simple geometric forms, a grand scale, and ornamental detail.

Ebenezer United Methodist Church (2000 NW 36 Street) is exemplary of the style's grand scale – the structure towers over the surrounding low-scale buildings of Allapattah, drawing attention to the church and, symbolically, its high purpose. It also has architectural features unseen in most structures in the neighborhood, including the cupola, domed belfry, squared finials, and an elaborate door surround. The Annex Building (1900 NW 36 ST) similarly has a symmetrical main block and is heavily ornamented with stucco trim. It also features a full-façade pedimented porch with paired columns.

La Gloria de Dios (3255 NW 17 Avenue) is a simple construction with the ornamentation of Neo-Classical Revival, seen in the detailed cornice of the full-façade porch and the elaborate door surround, which sets it apart from the Masonry Vernacular buildings of the neighborhood.

The Allapattah Temple (2010 NW 36 Street) was not explicitly a church, rather a meeting place for Freemasons, but Masonry drew inspiration from religious orders when conducting their affairs, including the architecture of their temples. Unlike the other churches, its ornamentation occurs primarily on the front façade, with a pedimented front gable, a columned porch, and applied stucco imitating another pediment on the porch roof façade.



Figure 302. Current photograph of the annex building to Ebenezer Church, built in 1954 in the Neo-Classical Revival architectural style. Design elements include the two-story front portico with a pediment and paired Classical columns for support, quoining, arched windows with fanlights and keystones, and a prominent main entrance with a Classical pediment and pilasters. Source: Plusurbia.

© 2024 PLUSURBIA



Figure 303. Detail of the main entrance to the Iglesia Gloria de Dios church at 3255 NW 17th Avenue. Neo-Classical Revival details include the broken pediment and Classical pilasters. Source: Plusurbia.



Figure 304. Detail of the main entrance to Ebenezer United Methodist Church at 2000 NW 36th Street. Neo-Classical Revival details include the Classical columns and pediment surrounding the decorative arched entrance. Source: Plusurbia.



Figure 305. The Iglesia Gloria de Dios church was built in 1947 in the Neo-Classical Revival architectural style. It has excellent architectural integrity, retaining the original broken pediment and pilasters at the entrance, and the original projecting porch with columns and roof-line balustrade. Source: Plusurbia.



Figure 306. The church Iglesia En Espiritu Y Verdad, located at 2010 NW 36th Street, was built c.1940 in the Neo-Classical Revival architectural style, notable for the full width front portico with a pediment supported by four Classical columns. Source: Plusurbia.

© 2024 PLUSURBIA

MID-CENTURY MODERN

The Mid-Century Modern architectural style was common in the years following World War II. The architecture emphasized abstract form, stylized patterns, a mixing of materials, horizontality, and futuristic design. Buildings in this style are designed with large, uninterrupted wall surfaces of one material with integrated abstract patterns, large, plate glass windows, and slanted lines.

In Allapattah, this expresses itself in the asymmetrical buildings with differing facades and materials.

The accountant's office (2814 NW 17 Avenue) is comprised of two different volumes and features a prominent brick exterior framed by stucco banding. The ornamental detail, contrasted with the horizontal stucco façade, gives the building an asymmetrical and modern appearance.

The broad, asymmetrical gable of the Shell gas station (2020 NW 17 Avenue) emphasizes the building's horizontality. Its façade is comprised of mixed materials – a ribbon of display windows, brick veneer as banding and pilaster, and scoured stucco for added texture.

Even with its small size, 1901 NW 36 Street stands out as an example of Mid-Century Modern with its prominent slant roof and wide eave. The front façade is primarily large display windows over a low bulkhead; the windows have been recently blacked out.



Figure 310. The auto related business at 1901 NW 36th Street was built in the Mid-Century Modern style, notable for its slant roof. Source: Plusurbia.



Figure 307. This Mid-Century Modern Service Station was constructed in 1971 and it is located at 2020 NW 17th Avenue, a major intersection in Allapattah that has had significant commercial development since at least the 1920s. The Service Station features a broad, asymmetrical, front-facing gable roof with a gridded facade with integrated openings. Source: Plusurbia.



Figure 309. The building used as an office at 2814 NW 17th Avenue was constructed in 1935 in the Mid-Century Modern architectural style. Source: Plusurbia.



Figure 308. This Mid-Century Modern building was built in 1945 at 3333 NW 17th Avenue and features a sweeping curved roofline. Source: Plusurbia.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

INTERNATIONAL

International style is identifiable by unornamented surfaces, ribbon windows, flat roofs, cantilevered sections, occasional cylindrical forms, and varying rooflines and volumes. In Allapattah the style is seen in public and government buildings.

The Post Offices, both Old and current, are excellent examples of the International style. With its simple rectangular form, the Old Post Office (1700 NW 33 Street) creates varying volumes by having a recessed façade with an extending frame; three bays of windows are visible from the street and the fourth is obscured by a limestone wall. While the front façade is primarily ribbons of display windows, the side façade is adorned with simple stucco pilasters. The current U.S. Post Office (1799 NW 28 Street) is a more elaborated example of International with its varying volumes and rooflines, a cylindrical form with a large window display, a cantilevered extension of its primary roof, and a continuous ribbon of windows higher up on its front façade. The rear block of the building has no windows or ornamentation, balancing with what is street level.

The Dante Fascell Apartments (2936 NW 17 Avenue) utilize precast panels as minimal ornamentation on its large surfaces. The elevator shafts of the building add vertical volumes to its appearance that contrast with the horizontal lines of the scoured stucco and outdoor catwalks.

The Dade Federal Savings building (1400 NW 36 Street) also creates varying volumes through the use of contrasting textures and orientations. The large block of a building has horizontal bands of façade and novelty siding, intersected by the narrow glass-block windows and the central vertical block visually breaking through the roofline.



Figure 311. The former United States Postal Service building at 1700 NW 33rd Street was built in 1963 in the International style. It features a four-bay projecting entrance volume clad in native oolitic limestone. A blank wall faces the main street, 17th Avenue. The Post Office has been converted to a laundromat. Source: Plusurbia.



Figure 312. Current photograph of the building at 1400 NW 36th Street, constructed in 1952 in the International architectural style. Source: Plusurbia.



Figure 313. Current photograph of the building at 2936 NW 17th Avenue, constructed in 1973 in the International architectural style. Source: Plusurbia.



Figure 314. Current photograph of the building at 1799 NW 28th Street, constructed in 1953 in the International architectural style. Source: Plusurbia.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

4.4 HISTORIC INTEGRITY

"Integrity" refers to the ability of a historic place to convey its significance today. Alterations, additions, and adaptations of buildings can alter the historic appearance of a building, diminish its integrity, and limit the ability of a historic place to convey its significance today. On the other hand, in the case of Little Santo Domingo which is significant for its ethnic heritage, some alterations, additions and adaptations of buildings may have cultural significance, and therefore would not negatively impact the integrity of the place. Specific examples of alterations, additions and adaptations that do affect or do not affect integrity are presented along with an explanation of why this is the case.

ALTERATIONS AND ADDITIONS

Alterations are to be expected as neighborhoods expand, technologies emerge, and buildings require updating. In general, the most common alteration is windows due to the development of impact-resistant glass and the need to prepare for Florida's hurricanes. In the commercial corridors, the storefronts see changes in their size of display. The display windows become much larger, removing the bulkhead, and sometimes are wrapped in advertisements. As these commercial spaces get redeveloped and updated, their storefronts often remove the original recessed entryways in favor of entries flush with the sidewalk.

Figure 315. 3521 NW 17th Avenue. Source: Miami-Dade County Property Appraiser.

Figure 316. Altered storefront at 3521 NW 17th Avenue. Source: Plusurbia.





© 2024 PLUSURBIA







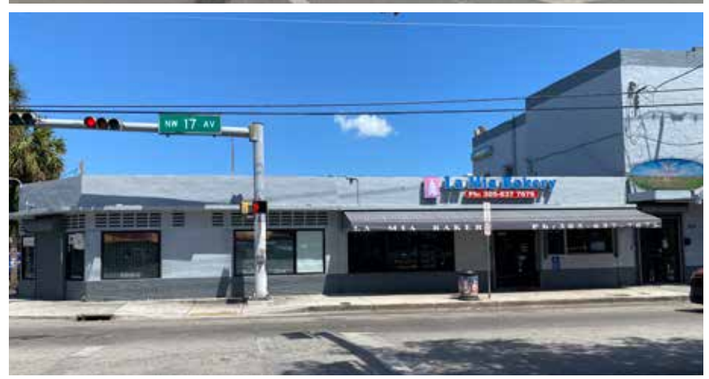


Figure 317. 2969 NW 17th Avenue color evolution. First image 1957 Historic Tax Card Photo, second 2009 Google Image, third 2018 photograph and current conditions 2024. Sources: Miami-Dade County Property Appraiser, Google Images & Plusurbia.

© 2024 PLUSURBIA

"They tell me the white is more elegant, but I think the mixture of colors is better. It's more alive, more real. More Allapattah."[1]

1 Laughlin, Meg. "A Slice of Life." The Miami Herald, November 1991, pp. 158. Newspapers.com, https://ww.newspapers.com/image/636744922

Another common exterior alteration observed, particularly within the last decade, is painting buildings neutral colors, such as white or blue-gray. While the trend is not unique to Allapattah, it is still notable and affecting. The phenomenon is associated with gentrification, changing the character of the neighborhood. It is little surprise when buildings purchased by corporations and remain empty are painted these neutral colors, for marketability, but even buildings with longtime occupants have changed their colors to more muted options. The once vibrant colors shifting continue Allapattah's story of change and evolution.



Figure 318. Color changes on 17th Avenue: 2865 NW 17th Avenue and 2964 NW 17th Avenue. Source: Plusurbia.

© 2024 PLUSURBIA



Figure 319. Color changes on 17th Avenue: 2723 NW 17th Avenue, 2727 NW 17th Avenue and 2900 NW 17th Avenue . Source: Plusurbia.

© 2024 PLUSURBIA















© 2024 PLUSURBIA





Figure 322. Current photographs of 3028 NW 17 Avenue. Source: Plusurbia.

Figure 323. Historic c.1950s image of 3028 NW 17 Avenue. Source: Miami-Dade County Property Appraiser.



Figure 320. 1300 NW 36th Street. Historic Tax Card Photos 1957 and 1963. Source: Miami-Dade County Property Appraiser.

Figure 321. Current photograph of 1300 NW 36th Street. Source: Plusurbia.

The Mid-Century Modern building at 1300 NW 36 Street was constructed in 1949 as the Central Bank and Trust. Although notable for its prominent chamfered corner and stucco fluting, the building is considered non-contributing due to many changes done to its exterior. Most of the windows were closed up, including teller windows in the rear, leaving large expanses of uninterrupted façade; the stone veneer was removed from the front entry before becoming Continental Blood Center, a blood bank. It also absorbed the neighboring structure, 1320 NW 36 Street, to be part of the business and obscured it with a breezeblock wall, affecting its appearance. Additionally, the buildings do not have cultural significance to the neighborhood.

In comparison, the Santo Domingo Dollar Store and Floreria (3028 NW 17 Avenue) is a modest Masonry Vernacular building that was originally constructed in 1950 as a fruit stand and was expanded multiple times since 1966 to become a retail shop specializing in Dominican products. The original structure was set far back on the property and with each addition the front entry became closer to the sidewalk. Although the building has had many changes it demonstrates the evolving culture of the neighborhood. The additions also do not take away from the architectural integrity of the Masonry Vernacular style, as it is defined by not being professionally designed.

© 2024 PLUSURBIA

BUILDING ADAPTATIONS

With Allapattah's evolving character from farmland to industrial to including residential, buildings have been readapted to fulfill the needs of the community. This history is best demonstrated by the service stations that have been altered and adapted to eventually become restaurants. Its industrial history has led to many automotive-related businesses cropping up in the neighborhood. With a service station on almost every corner, it is natural for some to fail in a saturated market. Instead, the buildings were adapted and re-purposed.

Currently occupied by La Granja, a Spanish restaurant, the building at 3333 NW 17 Avenue was first built as a service station, notable for its stylized porte-cochere and cylindrical support columns and prominent brackets. The gas pumps were removed and the working bay closed to allow for new businesses to utilize the space. The building was altered again to expand its interior for the restaurant in the 2010s; the new walls incorporated the original porte-cochere and its cylindrical columns and brackets. The lasting details make the building a contributing site for the district.



Figure 324. Historic photograph of 3333 NW 17 Avenue. Source: Miami-Dade County Property Appraiser.



Figure 325. Current photograph of La Granja at 3333 NW 17 Avenue. Source: Plusurbia.

© 2024 PLUSURBIA



Figure 327. Historic photograph of 3501 NW 17 Avenue. Source: Miami-Dade County Property Appraiser.



Figure 328. Current photograph of 3501 NW 17 Avenue. Source: Plusurbia.

Built in 1930, the compact building at 3501 NW 17 Avenue functioned as a service station for decades before being decommissioned to become a photography store by the 1970s. The building later had an addition as well as a metal security gate to enclose an outdoor eating area for a restaurant and café. The building is currently vacant and is non-contributing because the original building is obscured.

Another service station, the building at 2795 NW 17 Avenue, had two metal canopies over its gas pumps. It had many alterations and additions made to convert it into a mixed-use warehouse/commercial space, including enclosing one of the awnings as an addition and using the other as a carport. In the 2010s the primary space was converted into a restaurant and the large carport was expanded and repurposed as an outdoor eating area.



Figure 326. Historic photograph of 2795 NW 17 Avenue. Source: Miami-Dade County Property Appraiser.



Figure 329. Current photograph of 2795 NW 17 Avenue. Source: Plusurbia.

© 2024 PLUSURBIA

As an industrial neighborhood, Allapattah was also home to many workers unions which begot social clubs and auxiliary clubs. One example is the Daughters of America, an auxiliary social club to the Junior Order of United American Mechanics, both were Nativist organizations (anti-immigrant). Their clubhouse Past Councilors Hall (1501 NW 28 Street) was repurposed in the 2000s into a school, Interamerican Learning Center, focused on the neighborhood's largely Hispanic population.

Nuestra Señora de la Altagracia Mission is another example of repurposing buildings, as the Catholic mission has converted two historic buildings. Their main meeting space, 1779 NW 28 Street, was originally built as a union headquarters in 1958 by the Miami Federation of Musicians, Local 655, and their chapel, 1730 NW 29 Street, was originally built in 1925 for a retail space. As the Catholic mission grew in their meeting place in the Malcolm Ross Center of the Three Round Towers, so too did their vision, and in 1993 they were able to acquire the property necessary to establish their complex. Minimal alterations were required for the main building to become a church; the chapel was the result of an extensive addition in the 2010s. While its boxy form does not have the traditional architecture of a stereotypical church, Altagracia Mission serves the Catholic and Dominican populations of Allapattah. (More information can be found about the Miami Federation of Musicians and Nuestra Señora de la Altagracia Mission can be found in chapters 2 and 3, respectively.)

Figure 330. Historic photograph of 1501 NW 28th Street. Source: Miami-Dade County Property Appraiser.

Figure 331. Current photo of 1501 NW 28th Street. Source: Plusurbia.





© 2024 PLUSURBIA

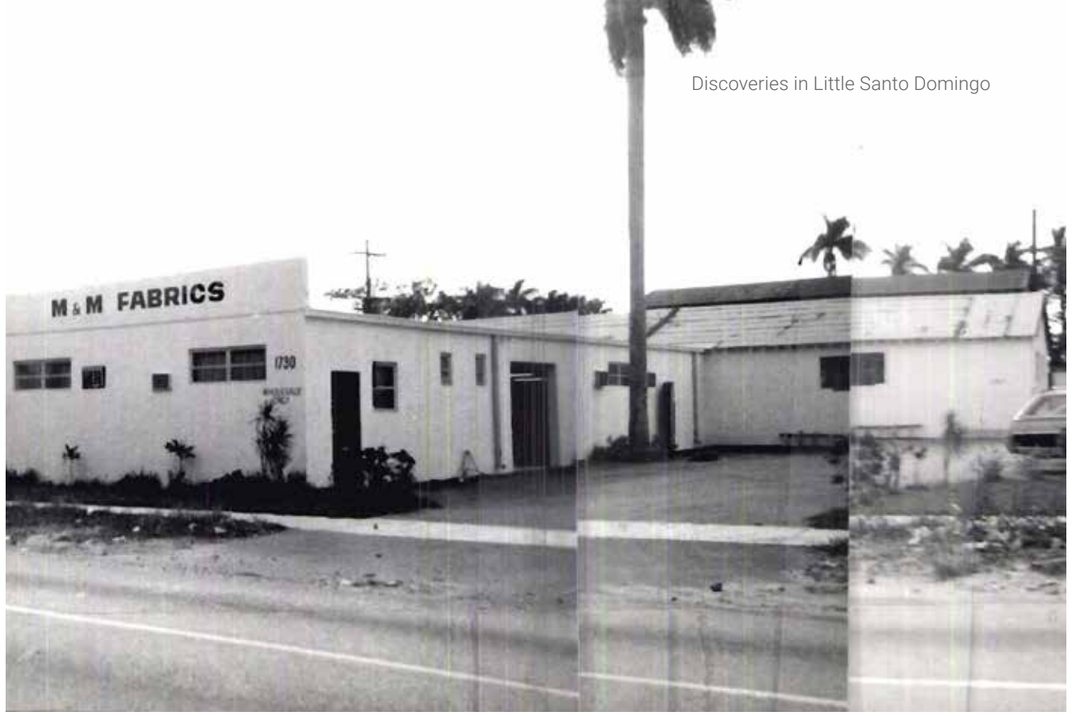


Figure 333. Historic photograph of 1730 NW 29th Street. Source: Miami-Dade County Property Appraiser.

Figure 334. Current photo of 1730 NW 29th Street, Nuestra Señora de la Altagracia Mission. Source: Plusurbia.



Figure 332. 1779 NW 28th Street. Source: Plusurbia.



© 2024 PLUSURBIA

SIGNAGE

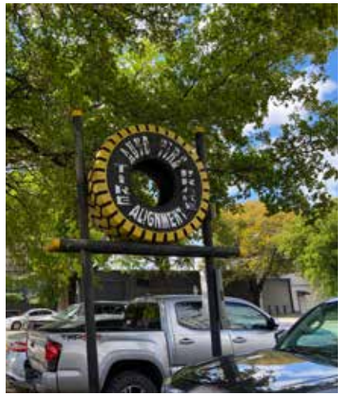


Figure 336. Pole signs 1721 NW 23rd Street. Source: Plusurbia.

As an important commercial corridor, signage has been characteristic of the neighborhood, drawing the eye of pedestrian and driver alike. Much like the neighborhood has evolved, so too has the signage, materials, and methods of advertisement seen in the businesses. The commercial buildings were purposely built with expanses of uninterrupted façade on the parapet to allow for signs to be hung or painted on to. With zero setback from the sidewalk, shop advertising had to happen on the walls and windows. On some occasion large signs would be placed on top of the roof or these prominent types of advertisements became more popular with the rise of the automobile and the need to be seen from down the street from a moving vehicle. Businesses that are set back on their property – such as service stations - typically have pole signs (1721 NW 23 Street) or monument signs (church), set apart from the building and closer to the street, to garner attention.

With advances in technology, many signs today are lightboxes or have custom shapes (2828 NW 17 Avenue). There is a rising trend of vinyl wrap on storefront windows, obscuring the inside of the store (1774 NW 36 Street). Doing so provides more advertisement space and resulted from the changes in how retail works, relying less on internal window displays and dressing.

The tradition of hand-painted signs continues today, maintaining the original character of the neighborhood, (JR American tire) while also moving it forward via murals. Many of the barbershops have painted barber's poles to indicate their business, rather than have an actual pole. The stylized graffiti often used also expresses the personality of the service. (1326 NW 36 ST).



Figure 335. 2828 NW 17th Avenue. Source: Plusurbia.



Figure 337. 1774 NW 36rd Street. Source: Plusurbia.

© 2024 PLUSURBIA

Figure 338. Historic photo 1565 NW 36th Street. Source: Miami-Dade County Property Appraiser.

Figure 339. Current photo 1565 NW 36th Street. Source: Plusurbia

Figure 340. Current photo 1621 NW 36th Street. Source: Plusurbia.

Figure 341. Historic photo 1621 NW 36th Street. Source: Miami-Dade County Property Appraiser.









© 2024 PLUSURBIA

4.5 HISTORIC LANDSCAPES

TREES AND STREETSCAPES

Allapattah is notable for its street trees, particularly the mahoganies along 17th Avenue and the royal palms along 28th Street. Both species are native to south Florida and parts of the Caribbean, so grow well in the tropical climate made tougher by the urban environment. Because there are so many businesses with minimal setback from the sidewalk in the neighborhood, the space for trees is limited, so there is not a large continuous tree canopy in Allapattah.

The mahogany trees provide valuable shade over the sidewalks of busy 17th Avenue, primarily outside of Juan Pablo Duarte Park and along its paths. The trees can grow from 40-60 feet in height and have a moderate crown density. They are spaced rather far apart, giving light shade to pedestrians, but not an overwhelming tree canopy. Their extensive roots can crowd the curb and sidewalk, but the high branches keep out of the way of passersby. The tree is identifiable by the rough texture of its bark and the tapered oval shape of its leaves. The mahogany is the national tree of the Dominican Republic.

Although popular as street trees, royal palms are ornamental, providing little shade. Their great heights, up to 50-70 feet, minimize the shade given by the spread of their palm fronds. They are identifiable by their smooth gray trunks and green cascading fronds. The royal palms on 28th Street were planted in the late 1920s; they run from 17th Avenue to 20th Avenue. They are regularly spaced on the curbed swales, especially outside of the park, the post office, and Three Round Towers, where the swales are more continuous. The royal palm is the national tree of Cuba.

Figure 342. Streetscape outside Duarte Park on NW 28th Street facing west. Source: Plusurbia.



© 2024 PLUSURBIA



Figure 343. NW 17th Avenue outside Duarte Park facing north. Source: Plusurbia.

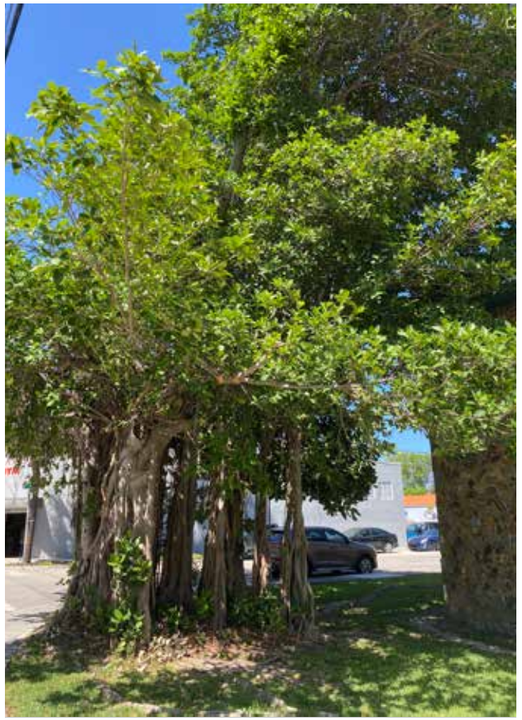


Figure 344. NW 17th Avenue. Source: Plusurbia.



Figure 345. NW 17th Avenue. Source: Plusurbia.



Figure 346. 3263 NW 17th Avenue. Source: Plusurbia.

© 2024 PLUSURBIA

WAGNER CREEK

Once a major tributary of the Miami River, Wagner Creek's historic path extended from downtown Miami to the Allapattah area, where it flowed diagonally through today's Juan Pablo Duarte Park. As the city was developed and private properties established, most of the creek was filled or piped in efforts to create a drainage district to improve agricultural conditions for truck farms in the area. Although water no longer flows, the footprint of the creek is still visible, though it appears as a ditch to passersby. The paths in the park encircle the remnants of the creek, running parallel to it on either side. At the deepest part of the original creek, near its end at the northwest section of the park, a wooden bridge connects the running paths. Supported by cement retention walls, the presence of the bridge honors the remnants of the historic creek rather than further filling it in.



© 2024 PLUSURBIA





Figure 347. Wagner Creek images
Source: Plusurbia.

© 2024 PLUSURBIA

4.6 PROPERTY LIST AND ELIGIBILITY MAP



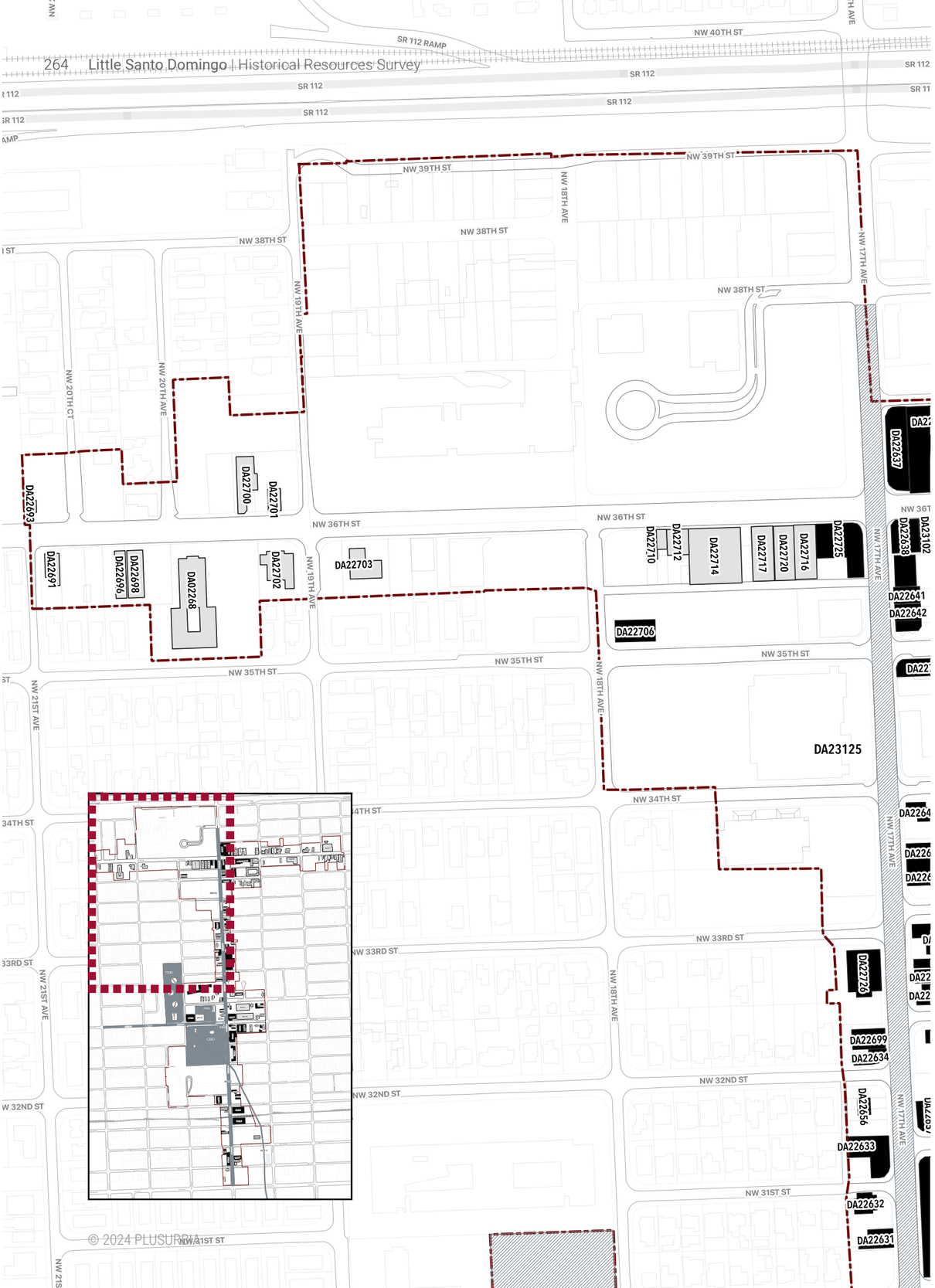
Figure 348. District Eligibility Map. Source: Plusurbia.



Figure 349. Individual Eligibility Map. Source: Plusurbia.

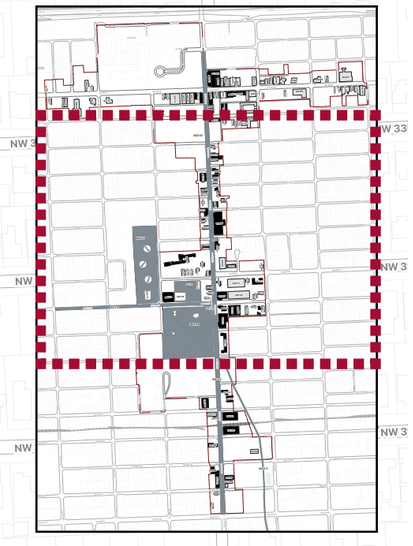
© 2024 PLUSURBIA

© 2024 PLUSURBIA



© 2024 PLUSURBIA

© 2024 PLUSURBIA



© 2024 PLUSURBIA

© 2024 PLUSURBIA

FMSF	ADDRESS	SITE NAME	YEAR BUILT	CURRENT USE	STYLE	NRHP SITE ELIGIBILITY	NRHP DISTRICT ELIGIBILITY
DA22673	2780 NW 15 AVE	2780 NW 15th Avenue	1964	Apartment	Mid-Century Modern	NO	NO
DA22645	3500 NW 15 AVE	Storage	1974	Office	Masonry Vernacular	NO	NO
DA22639	3533 NW 15 AVE	3533 NW 15th Avenue	1938	Office	Moderne	NO	NO
DA22697	2020 NW 17 AVE	Shell and Food Mart	1971	Gas Station	Mid-Century Modern	NO	YES
DA22694	2042 NW 17 AVE	2042 NW 17th Avenue	1930	Apartment	Bungalow	NO	YES
DA22690	2100 NW 17 AVE	Dunis Market	1948	Commercial	Masonry Vernacular	NO	YES
DA22689	2101 NW 17 AVE	Bank Tavern	1921	Commercial	Masonry Vernacular	NO	NO
DA22688	2113 NW 17 AVE	Schnupp Umbrellas	1946	Warehouse	Masonry Vernacular	NO	YES
DA22687	2121 NW 17 AVE	Tropex Batteries	1946	Auto Dealership	Masonry Vernacular	NO	YES
DA22686	2148 NW 17 AVE	Nitro Barbershop	1972	Commercial	Mansard	NO	YES
DA22684	2165 NW 17 AVE	Ozinga	1955	Industrial Plant	Industrial Vernacular	NO	NO
DA22683	2176 NW 17 AVE	Ley Auto Collision	1920	Auto repair/Gas station	Masonry Vernacular	NO	YES
DA22682	2201 NW 17 AVE	Major Appliances	1951	Store	Masonry Vernacular	NO	YES
DA22630	2234 NW 17 AVE	Don Toston Restaurant	1914	Commercial	Masonry Vernacular	NO	YES
DA22681	2247 NW 17 AVE	Peninsular Supply Co	1938	Warehouse	Art Deco	NO	YES
DA22680	2323 NW 17 AVE	Electronica Internacional Export	1970	Industrial	Masonry Vernacular	NO	YES
DA22679	2353 NW 17 AVE	Pardee's Pure Oil Station	1953	Auto repair/Gas station	Mid-Century Modern	NO	YES
DA22676	2629 NW 17 AVE	Apartments	1970	Apartment	Masonry Vernacular	NO	YES
DA22675	2711 NW 17 AVE	Exotic Gardens Florists	1951	Commercial	Masonry Vernacular	NO	YES
DA22674	2723 NW 17 AVE	Bespoke Moda	1941	Commercial	Masonry Vernacular	NO	YES
DA22672	2795 NW 17 AVE	El Ceibeño Restaurant	1933	Restaurant	Masonry Vernacular	NO	YES
DA22671	2800 NW 17 AVE	Allapattah Texaco	1949	Gas station	Moderne	NO	YES
DA22670	2814 NW 17 AVE	Charlie's Place	1940	Office	Mid-Century Modern	NO	YES
DA22669	2815 NW 17 AVE	Allapattah Hardware	1924	Hardware store	Masonry Vernacular	NO	YES
DA22668	2828 NW 17 AVE	Kontrol Barber/ Blockbuster Ins/ Taino	1954	Barber/Salon/Beauty shop	Mid-Century Modern	NO	YES
DA02342	2865 NW 17 AVE	Sinclair Gas Station	1940	Auto repair/Gas station	Mediterranean Revival	NO	YES
DA22666	2900 NW 17 AVE	H & M Liquor Store	1946	Store	Masonry Vernacular	NO	YES
DA22665	2901 NW 17 AVE	Family Medical Center	1979	Office	Other	NO	NO
DA22707	2912 NW 17 AVE	H & M Bar	1948	Vacant	Masonry Vernacular	NO	YES
DA22663	2928 NW 17 AVE	Papo Llega Y Pon	1924	Restaurant	Masonry Vernacular	NO	YES
DA22662	2936 NW 17 AVE	Dante Fascell Apartments	1973	Apartment	International	YES	YES
DA22661	2951 NW 17 AVE	Power Barbershop	1949	Commercial & apartments	Masonry Vernacular	NO	YES
DA22660	2960 NW 17 AVE	Bachata Travel	1947	Commercial	Masonry Vernacular	NO	YES
DA22659	2964 NW 17 AVE	Liquid Bubbles Dry Cleaners	1953	Commercial	Masonry Vernacular	NO	YES
DA22678	2969 NW 17 AVE	La Mia Bakery	1955	Bakery	Masonry Vernacular	NO	YES

© 2024 PLUSURBIA

FMSF	ADDRESS	SITE NAME	YEAR BUILT	CURRENT USE	STYLE	NRHP SITE ELIGIBILITY	NRHP DISTRICT ELIGIBILITY
DA22648	2970 NW 17 AVE	Power Beauty Salon / Nails	1949	Barber/Salon/Beauty shop	Masonry Vernacular	NO	YES
DA22667	2975 NW 17 AVE	La Ganga Pharmacy	1948	Pharmacy/Drugstore	Masonry Vernacular	NO	YES
DA22658	3001 NW 17 AVE	La Mia Market	1948	Grocery store/Supermarket	Masonry Vernacular	NO	YES
DA22631	3028 NW 17 AVE	Santo Domingo Dollar Store & Floreria	1950	Store	Masonry Vernacular	NO	YES
DA22632	3032 NW 17 AVE	Ernest Schaaf Residence	1925	House	Bungalow	NO	YES
DA22633	3100 NW 17 AVE	Nitin Bakery	1958	Bakery	Masonry Vernacular	NO	YES
DA22657	3101 NW 17 AVE	Yadi's Beauty Salon/ DolEx	1946	Commercial & apartments	Masonry Vernacular	NO	YES
DA22656	3114 NW 17 AVE	Plaza Seafood Market	1962	Market structure	Mid-Century Modern	NO	YES
DA22655	3115 NW 17 AVE	Edmond Grondin Residence	1935	House	Frame Vernacular	NO	YES
DA22654	3151 NW 17 AVE	Jaime & Son New & Used Tires	1939	Auto repair/Gas station	Moderne	NO	YES
DA22634	3200 NW 17 AVE	El Jardin Latino Restaurant	1940	Restaurant	Masonry Vernacular	NO	YES
DA22653	3201 NW 17 AVE	JR American Tires	1939	Auto repair/Gas station	Masonry Vernacular	NO	YES
DA22647	3203 NW 17 AVE	Chicken House and Angie Salon	1947	Commercial & apartments	Masonry Vernacular	NO	YES
DA22699	3208 NW 17 AVE	El Don Barber / La Auxiliadora Dollar	1940	Store	Masonry Vernacular	NO	YES
DA22635	3255 NW 17 AVE	Iglesia La Gloria de Dios	1947	Vacant	Neo-Classical Revival	NO	YES
DA22652	3263 NW 17 AVE	El Pibe Auto Repair	1935	Auto repair/Gas station	Masonry Vernacular	NO	YES
DA22651	3311 NW 17 AVE	Warren J Schafer Supply Co	1949	Store	Masonry Vernacular	NO	YES
DA22650	3321 NW 17 AVE	D'Elegant Barbershop / Latinos United	1956	Barber/Salon/Beauty shop	Mid-Century Modern	NO	YES
DA22649	3333 NW 17 AVE	La Granja Parrilla & Seafood	1945	Restaurant	Mid-Century Modern	NO	YES
DA22643	3501 NW 17 AVE	Amarilis Coffee Shop	1930	Restaurant	Masonry Vernacular	NO	YES
DA22642	3505 NW 17 AVE	Aquino Tailor	1938	Store	Masonry Vernacular	NO	YES
DA22641	3517 NW 17 AVE	Nueva Era/ El Encuentro Dominican Food	1938	Restaurant	Masonry Vernacular	NO	YES
DA22640	3521 NW 17 AVE	La Nacional Money Transfer	1924	Commercial	Mission	NO	YES
DA22638	3535 NW 17 AVE	Germany's Beauty Salon	1946	Barber/Salon/Beauty shop	Masonry Vernacular	NO	YES
DA22637	3601 NW 17 AVE	Allapattah Center LLC	1950	Store	Masonry Vernacular	NO	YES
DA22677	2420 NW 18 AVE	Comstock Elementary School Cafeteria	1936	School	Masonry Vernacular	NO	YES
DA22704	2800 NW 18 AVE	Malcolm Ross Senior Center	1970	Government Offices	Other	NO	YES
DA22695	2870 NW 18 AVE	Round Tower A	1970	Apartment	Mid-Century Modern	NO	YES
DA22664	2920 NW 18 AVE	Round Tower B	1970	Apartment	Mid-Century Modern	NO	YES
DA22685	2940 NW 18 AVE	Round Tower C	1970	Apartment	Mid-Century Modern	NO	YES
DA22723	1720 NW 23 ST	1720 NW 23rd Street	1973	Office	Industrial Vernacular	NO	NO

© 2024 PLUSURBIA

FMSF	ADDRESS	SITE NAME	YEAR BUILT	CURRENT USE	STYLE	NRHP SITE ELIGIBILITY	NRHP DISTRICT ELIGIBILITY
DA22722	1721 NW 23 ST	Auto Tire Shop	1976	Auto repair/Gas station	Mansard	NO	YES
DA22759	1501 NW 28 ST	Past Councilors Association Hall	1954	Educational-related	Masonry Vernacular	NO	YES
DA22756	1516 NW 28 ST	Carl Losey Residence	1925	Duplex	Mission	NO	YES
DA22754	1519 NW 28 ST	Interamerican Learning Center	1980	Educational-related	Mid-Century Modern	NO	NO
DA22753	1520 NW 28 ST	1520 NW 28th Street	1961	House	Mid-Century Modern	NO	NO
DA22748	1541 NW 28 ST	1541 NW 28th Street	1979	Industrial	Masonry Vernacular	NO	NO
DA22746	1550 NW 28 ST	1550 NW 28th Street	1952	Apartment	Mid-Century Modern	NO	NO
DA22738	1620 NW 28 ST	Lindsley Lumber	1920	Art gallery/Museum/Planetarium	Industrial Vernacular	NO	YES
DA22734	1628 NW 28 ST	Lindsley Lumber	1940	Warehouse	Industrial Vernacular	NO	YES
DA22727	1700 NW 28 ST	Juan Pablo Duarte Park Gazebo	1970	Gazebo	Not Applicable	NO	YES
DA22709	1779 NW 28 ST	Nuestra Señora de la Altagracia Church	1958	Religious	Mid-Century Modern	NO	YES
DA22705	1799 NW 28 ST	Miami Showman's Association	1953	Post office	International	NO	YES
DA22758	1501 NW 29 ST	Gulf Life Insurance Co	1954	Office	Masonry Vernacular	NO	NO
DA22752	1528 NW 29 ST	Iglesia de Dios	1955	Church/Temple/Synagogue	Masonry Vernacular	NO	YES
DA23091	1530 NW 29 ST	House	1947	Parsonage	Ranch	NO	NO
DA22741	1570 NW 29 ST	1570 NW 29th Street	1979	Warehouse	Masonry Vernacular	NO	NO
DA22739	1601 NW 29 ST	Gio's Style Barbershop/ Titi & Sister Beauty Salon	1948	Barber/Salon/Beauty shop	Masonry Vernacular	NO	YES
DA22721	1721 NW 29 ST	1721 NW 29th Street	1929	Duplex	Frame Vernacular	NO	NO
DA22719	1730 NW 29 ST	Nuestra Señora de la Altagracia Chapel	1925	Religious	Neo-Classical Revival	NO	YES
DA22718	1731 NW 29 ST	1731 NW 29th Street	1951	Apartment	Mid-Century Modern	NO	NO
DA22708	1740 NW 29 ST	Nuestra Señora de la Altagracia Slab	2000s		Not Applicable	NO	YES
DA22715	1741 NW 29 ST	1741 NW 29th Street	1951	Apartment	Mid-Century Modern	NO	NO
DA22713	1751 NW 29 ST	1751 NW 29th Street	1948	Apartment	No Style	NO	NO
DA22726	1700 NW 33 ST	1963 - U.S. Post Office	1963	Vacant	International	NO	YES
DA23084	1500 NW 35 ST	Tabernacle of Praise Smyrna	1979	Religious	Masonry Vernacular	NO	NO
DA22751	1530 NW 35 ST	1530 NW 35th Street	1974	Apartment	Mansard	NO	NO
DA22750	1534 NW 35 ST	1534 NW 35th Street	1971	Duplex	Mid-Century Modern	NO	NO
DA22747	1542 NW 35 ST	1542 NW 35th Street	1974	Apartment	Masonry Vernacular	NO	NO
DA22745	1550 NW 35 ST	1550 NW 35th Street	1937	Duplex	Spanish Cottage	NO	NO
DA22735	1625 NW 35 ST	1625 NW 35th Street	1948	Apartment	Masonry Vernacular	NO	YES
DA22732	1630 NW 35 ST	1630 NW 35th Street	1937	House	Frame Vernacular	NO	YES
DA22730	1648 NW 35 ST	Los Primos y Hermanos Peluqueria	1946	Commercial & apartments	Moderne	NO	YES

© 2024 PLUSURBIA

FMSF	ADDRESS	SITE NAME	YEAR BUILT	CURRENT USE	STYLE	NRHP SITE ELIGIBILITY	NRHP DISTRICT ELIGIBILITY
DA22706	1785 NW 35 ST	Allapattah Branch Library	1963	Library	Mid-Century Modern	NO	YES
DA23098	1300 NW 36 ST	Central Bank & Trust Co	1949	Medical, general	Mid-Century Modern	NO	NO
DA23097	1313 NW 36 ST	Central Bank & Trust Co	1962	Office Building	Mid-Century Modern	NO	NO
DA23096	1320 NW 36 ST	Electric Motor Repair	1972	Medical, general	Mid-Century Modern	NO	NO
DA23095	1326 NW 36 ST	RazzorRay Barbershop	1947	Barber/Salon/Beauty shop	Masonry Vernacular	NO	NO
DA23094	1332 NW 36 ST	Plaza Sto Domingo/Club Típico Dominicano	1949	Commercial	Masonry Vernacular	NO	NO
DA23093	1348 NW 36 ST	All Florida Insurance Agency	1925	Commercial	Masonry Vernacular	NO	NO
DA23092	1360 NW 36 ST	Joyeria- Empeños Pawn Shop	1925	Commercial	Masonry Vernacular	NO	NO
DA23090	1375 NW 36 ST	Baumgardner Auto Tag Agency Inc	1946	Commercial	Moderne	NO	NO
DA23089	1391 NW 36 ST	1391 NW 36th Street	1949	Commercial	Masonry Vernacular	NO	NO
DA23088	1400 NW 36 ST	Dade Federal Savings Bank	1952	Office Building	International	NO	NO
DA23087	1425 NW 36 ST	Operating Engineers Local 487	1966	Office	Mid-Century Modern	NO	NO
DA23086	1450 NW 36 ST	Lund Building	1946	Storage Building	Moderne	NO	NO
DA22731	1455 NW 36 ST	New Horizons CMHC	1951	Pharmacy/Drugstore	Unspecified	NO	NO
DA23099	1469 NW 36 ST	Live and Let Live Pharmacy	1955	Office	Unspecified	NO	NO
DA22733	1475 NW 36 ST	1475 NW 36th Street	1948	Office	Commercial	NO	NO
DA22736	1481 NW 36 ST	1481 NW 36th Street	1946	Office	Moderne	NO	NO
DA23085	1499 NW 36 ST	Live & Let Live Pharmacy	1936	Office	Unspecified	NO	NO
DA23083	1500 NW 36 ST	Moore's Allapattah Cafeteria	1946	Vacant	Masonry Vernacular	NO	NO
DA22757	1501 NW 36 ST	Goodyear Service Store	1950	Office	Moderne	NO	NO
DA22755	1516 NW 36 ST	Burrell's Jewelers	1951	Vacant	Masonry Vernacular	NO	NO
DA22749	1536 NW 36 ST	D'Patricia Beauty Salon	1948	Commercial	Masonry Vernacular	NO	YES
DA22742	1565 NW 36 ST	Old Allapattah Branch Library	1940	Store	Masonry Vernacular	NO	NO
DA22724	1569 NW 36 ST	1569 NW 36th Street	1940	Store	Masonry Vernacular	NO	NO
DA22740	1600 NW 36 ST	Xiomara's House of Beauty	1942	Barber/Salon/Beauty shop	Moderne	NO	YES
DA22728	1601 NW 36 ST	Woolworth's	1940	Store	Masonry Vernacular	NO	NO
DA22737	1620 NW 36 ST	Furniture Bargain Town	1947	Commercial	Masonry Vernacular	NO	NO
DA22743	1621 NW 36 ST	1621 NW 36th Street	1940	Store	Masonry Vernacular	NO	NO
DA22744	1635 NW 36 ST	Three Sisters	1940	Store	Masonry Vernacular	NO	NO
DA22646	1639 NW 36 ST	1639 NW 36th Street	1950	Commercial	Masonry Vernacular	NO	YES
DA22644	1649 NW 36 ST	Holley 5 & 10	1950	Commercial	Masonry Vernacular	NO	YES
DA22636	1655 NW 36 ST	Dade Theater	1950	Store	Masonry Vernacular	NO	YES
DA22729	1662 NW 36 ST	Good Housekeeping Furniture & Appliances	1950	Vacant	Masonry Vernacular	NO	YES
DA23102	1670 NW 36 ST	Dade Hardware	1945	Vacant	Masonry Vernacular	NO	YES

© 2024 PLUSURBIA

© 2024 PLUSURBIA

FMSF	ADDRESS	SITE NAME	YEAR BUILT	CURRENT USE	STYLE	NRHP SITE ELIGIBILITY	NRHP DISTRICT ELIGIBILITY
DA22725	1700 NW 36 ST	Latinos Mini Market	1925	Commercial	Masonry Vernacular	NO	YES
DA22720	1726 NW 36 ST	Mambo Style Barbershop	1935	Commercial	Masonry Vernacular	NO	NO
DA22717	1732 NW 36 ST	Lizmairy's Fashion Store	1930	Commercial	Masonry Vernacular	NO	NO
DA22716	1736 NW 36 ST	Leo Travel & Tours	1950	Commercial	Masonry Vernacular	NO	NO
DA22714	1748 NW 36 ST	Allapattah 5 & 10	1969	Warehouse	Masonry Vernacular	NO	NO
DA06144	1751 NW 36 ST	Miami-Jackson High School	1967	School	Masonry Vernacular	NO	NO
DA22712	1764 NW 36 ST	1764 NW 36th Street	1925	Commercial & apartments	Masonry Vernacular	NO	NO
DA22711	1774 NW 36 ST	Repair Center	1937	Commercial	Masonry Vernacular	NO	NO
DA22710	1778 NW 36 ST	Allapattah Jewelry	1938	Restaurant	Masonry Vernacular	NO	NO
DA22703	1880 NW 36 ST	1880 NW 36th Street	1973	Apartment	Mid-Century Modern	NO	NO
DA22702	1900 NW 36 ST	A.D.Hall Sr. Annex Of Ebenezer	1954	Religious	Neo-Classical Revival	YES	NO
DA22701	1901 NW 36 ST	A&D Motors Sales	1956	Auto Dealership	Mid-Century Modern	NO	NO
DA22700	1921 NW 36 ST	Mario Tire & Mechanic Shop	1955	Auto repair/Gas station	Industrial Vernacular	NO	NO
DA02268	2000 NW 36 ST	Ebenezer United Methodist Church	1949	Church/Temple/Synagogue	Neo-Classical Revival	YES	NO
DA22698	2010 NW 36 ST	Allapattah Temple	1940	Church/Temple/Synagogue	Neo-Classical Revival	YES	NO
DA22696	2020 NW 36 ST	Mike's Auto Supplies, Inc.	1979	Auto repair/Gas station	Masonry Vernacular	NO	NO
DA22693	2045 NW 36 ST	Auto Klassic Corp	1940	Auto Dealership	Moderne	NO	NO
DA22691	2090 NW 36 ST	Auto Elite Body Shop	1974	Auto repair/Gas station	Masonry Vernacular	NO	NO
RESOURCE GROUPS							
DA23116	1751 NW 36 ST	Miami-Jackson High School Campus	1898	School	Not applicable	NO	INSF
DA23115	N/A	Wagner Creek	N/A	Other	Not applicable	INSF	YES
DA23117	2420 NW 18 AVE	Comstock Elementary School Campus	1925	School	Not applicable	NO	INSF
DA23118	1700 NW 28 ST	Juan Pablo Duarte Park	1974	Park	Not applicable	YES	YES
DA23119	2800 NW 18 AVE	Three Round Towers Campus	1970	Apartment	Not applicable	YES	YES
DA23120	1779 NW 28 ST	Nuestra Senora de la Altagracia Campus	1993	Church/Temple/Synagogue	Not applicable	YES	YES
DA23125	NW 17 AVE	NW 17th Avenue Streetscape	Unknown	Not applicable	Not applicable	NO	YES
DA23126	NW 28 ST	NW 28th Street Royal Palms	1929	Not applicable	Not applicable	NO	YES



© 2024 PLUSURBIA



CHAPTER 5

© 2024 PLUSURBIA

RECOMMENDATIONS
FOR LITTLE SANTO DOMINGO

5.1 FINDINGS IN RELATION TO THE STATED OBJECTIVES

The Little Santo Domingo study area has a significant history. It is associated with pioneer truck farmers, industry, labor unions, as a white-working class community from the 1890s until the 1950s. It is significant for its racial and cultural evolution from 1960 – 1980 as Black Americans and Cuban refugees moved into the neighborhood when the Civil Rights movement, school integration, and the Fair Housing Act of 1968 converged with the arrival of Cuban refugees in Miami following the Cuban revolution. During this time, the study area became known as a tri-cultural community, with white, Black and Hispanic residents. From this multi-cultural and multi-racial community, a Spanish-speaking community of color emerged, where many Black Cuban residents began to gravitate for housing, schools, and business. The community experienced a watershed moment in 1980 with the destruction of the McDuffie riots affecting the neighborhood. From 1980 – 2024, the study area has been known as a Dominican community of color, with a significant concentration of Dominican-owned small businesses and Dominican-associated cultural places, such as a church, park, library, public housing, and schools. A full discussion of the historical and cultural significance of the study area is provided in Chapter 2 and 3 of this report.

Many areas of the Little Santo Domingo study area have sufficient historic integrity to warrant their inclusion on the National Register of Historic Places, particularly along NW 17th Avenue. Please see Chapter 4 of this survey report for a discussion of alterations, additions, and building adaptations and how this relates to an assessment of historic integrity.

The NW 36th Street corridor was examined but it did not contain a sufficient concentration of historical, architectural, engineering, or cultural resources for consideration as part of a historic district. We found that most of NW 36th Street has been heavily altered and no longer possesses historic or

Figure 350. Detail of the mural painted on the façade of Club Tipico Dominicano at 1332 NW 36th Street. Source: Plusurbia Design.

© 2024 PLUSURBIA



Figure 351. 2800 NW 17th Avenue in 2020. Source: Steve Brooke Studios.

architectural integrity. Furthermore, the traditional cultural practices that may have been connected to these buildings have been lost due to the relocation of Hispanic and Dominican businesses and services. These businesses have been forced to relocate due to rising rents and the process of gentrification. We did not find a sufficient concentration of resources with historic integrity in this area to justify extending the historic district to the east and west along NW 36th Street.

A portion of the study area along NW 17th Avenue is eligible for the National Register and for local designation as a historic district with a period of significance of 1914 – 1980. Furthermore, a portion of the study area along NW 17th Avenue may be eligible as a Traditional Cultural Place based on its association with Hispanic communities of color from 1960 – 2024 or based on its exceptional significance as a Dominican diaspora community from 1980 – 2024.

One hundred and fifty (150) historic resources were recorded in Florida Master Site Files. Of these, eighty-four (84) buildings were found to be eligible for the National Register as contributing resources in a historic district, seventeen (17) buildings were found to be ineligible for the National Register as non-contributing resources in a historic district, and forty-nine (49) buildings were found to be ineligible for the National Register because they were located outside of the boundary of a viable historic district. In addition, four (4) buildings were found to be eligible for the National Register as an individual historic site.

Eight (8) historic resource groups were recorded in Resource Group forms. Of these, six (6) resource groups were found to be eligible as contributing resources in a NW 17th Avenue National Register Historic District based on their historic significance, including three linear resources, two building complexes/campuses, and one designed historic landscape. In addition, three (3) resource groups were found to be eligible for the National Register as a stand-alone historic building complex, campus, or designed historic landscape. Two (2) of the eight (8) resource groups were found to be ineligible for the National Register based on a lack of historic integrity, because the collection of buildings has been demolished and the campus design and layout has been altered.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

5.2 HOW THE RESOURCES CONTRIBUTE TO AN UNDERSTANDING OF THE CITY OF MIAMI'S HISTORY

The buildings, streets, landscape and parks that create the physical form of Little Santo Domingo are historical resources that express the layered history of one of Miami's first working class neighborhoods. These historical resources span a period of over 100 years and document the area's transformation from a community of family-operated truck farms to a working-class Dominican business district today. For example:

- The Royal Palm Trees on NW 28th Street (DA23126) and the landscape of Juan Pablo Duarte Park (DA23118) evoke the agricultural heritage of the area.
- The Schaaf Family Residence and Canning Factory at 3028 and 3032 NW 17th Avenue (DA22631 and DA 22632) evoke the agricultural and industrial heritage of the area, and the legacy of small, family owned and operated businesses.
- The industrial warehouses and labor union halls, including the Carpenter's Union at 2951 NW 17th Avenue (DA22661), the Miami Showman's Association at 1799 NW 28 Street (DA22705), Peninsular Supply Co Warehouse at 2247 NW 17th Avenue (DA22681) and the Lindsley Lumber Warehouse at 1620 NW 28 Street (DA22738) evoke the industrial heritage of the area.
- Ebeneezer Methodist Church at 2000 NW 36th Street (DA02268) communicates the community and religious organization of the area and how it evolved racially and ethnically in the 20th century, from a white congregation in 1949, to a tri-cultural congregation in 1973, to the home of Ebeneezer Methodist Church, one of Miami's oldest Black religious congregations founded in Overtown in 1896.
- The historic service stations, such as the Allapattah Texaco at 2800 NW 17th Avenue (DA22671), the Sinclair Service Station at 2865 NW 17th Avenue (DA02342), and Simpson's Service Station at 3263 NW 17th Avenue (DA22652) tell a story about NW 17th Avenue's history as an important north-south transportation corridor that connected northwest Miami-Dade County to Downtown Miami, Riverside, and Coconut Grove.
- The small mid-century commercial buildings along NW 17th Avenue and NW 36th Street, including 1648 NW 35th Street (DA22730), 3535 NW 17th Avenue (DA22638), 3521 NW 17th Avenue (DA22640), and 1700 NW 36th Street (DA22725) communicate Allapattah's role as a shopping district for greater Miami in the mid-century years, based on its central location and greater access by car.
- Public housing, such as the Three Round Towers at 2800 NW 18th Avenue (DA22695, DA22664, and DA22685, and Resource Group DA23119) and Dante Fascell Apartments at 2936 NW 17th Avenue (DA22662) communicates Allappattah's history as a white working-class neighborhood where initially whites-only low-cost public housing was built in 1960. The public housing tells the story of the Fair Housing Act of 1968, because the projects built in 1960 and later in 1970 were all required to be offered to any resident regardless of race after 1968, which may have contributed to the rapid shift in demographics of the neighborhood.
- The paint colors, murals, and signage on the commercial buildings today reflects a Hispanic business environment that has thrived in Allapattah since the 1960s. This is evident at the Allapattah Texaco at 2800 NW 17th Avenue (DA22671), Allapattah Hardware at 2815 NW 17th Avenue (DA22669), the Santo Domingo Dollar Store at 3028 NW 17th Avenue (DA22631), and Plaza Seafood Market at 3114 NW 17th Avenue (DA22656).
- The prevalence of Dominican flags, Dominican-owned businesses such as barber shops, salons, and restaurants, and Dominican cultural sites such as Mision Nuestra Senora de la Altagracia, all reflect a strongly identified Dominican community that is documented in the neighborhood as far back as 1980. This is evident at Allapattah Hardware at 2815 NW 17th Avenue (DA22669), the Santo Domingo Dollar Store at 3028 NW 17th Avenue (DA22631), the Nuestra Senora de la Altagracia Campus at 1799 NW 28th Street (Resource Group DA23120) and at Papo Llega y Pon at 2928 NW 17th Avenue (DA22663).
- The physical changes to the small commercial buildings before and after 1980 communicate the historic event of the McDuffie riots, which resulted in an exodus of the previous businesses along NW 17th Avenue and NW 36th Street. This historic event of 1980 and the resulting vacant storefronts provided an opportunity for Dominican immigrants to establish businesses in the neighborhood at a low cost, and in large numbers. This is evident at Bachata Travel at 2960 NW 17th Avenue (DA22660), the Santo Domingo Dollar Store at 3028 NW 17th Avenue (DA22631), Nitin Bakery at 3100 NW 17th Avenue (DA22633), Plaza Seafood Market at 3114 NW 17th Avenue (DA22656), and D'Elegant Barbershop at 3321 NW 17th Avenue (DA22650).

© 2024 PLUSURBIA

© 2024 PLUSURBIA

5.3 NATIONAL REGISTER DISTRICT RECOMMENDATIONS

This historical resources survey concludes that a portion of the survey study area is eligible for the National Register (NR) as a historic district. This area may be referred to as the Allapattah Main Street Historic District. The boundaries of this National Register historic district can be generally described as all properties fronting NW 17th Avenue, between NW 20th Street and NW 37th Street, as well as additional properties fronting NW 28th Street and NW 29th Street between NW 15th Avenue and NW 19th Avenue. A map of the proposed Allapattah Main Street National Register historic district is provided in this section. In addition, a table of the proposed contributing resources and the proposed non-contributing resources within this historic district are provided.

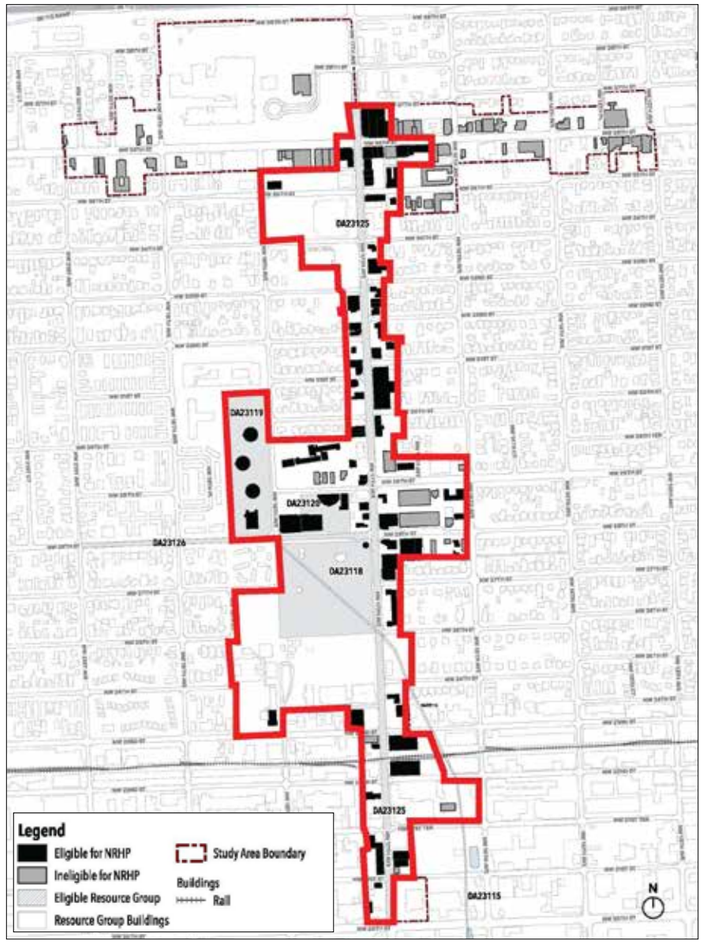


Figure 352. National Register Historic District Eligibility Map. Source: Plusurbia.

© 2024 PLUSURBIA

National Register District Contributing Resources Table

FMSF	ADDRESS	SITE NAME	YEAR BUILT	CURRENT USE	STYLE	NRHP DISTRICT ELIGIBILITY
DA22697	2020 NW 17 AVE	Shell and Food Mart	1971	Gas Station	Mid-Century Modern	YES
DA22694	2042 NW 17 AVE	2042 NW 17th Avenue	1930	Apartment	Bungalow	YES
DA22690	2100 NW 17 AVE	Dunis Market	1948	Commercial	Masonry Vernacular	YES
DA22688	2113 NW 17 AVE	Schnupp Umbrellas	1946	Warehouse	Masonry Vernacular	YES
DA22687	2121 NW 17 AVE	Tropex Batteries	1946	Auto Dealership	Masonry Vernacular	YES
DA22686	2148 NW 17 AVE	Nitro Barbershop	1972	Commercial	Mansard	YES
DA22683	2176 NW 17 AVE	Ley Auto Collision	1920	Auto repair/Gas station	Masonry Vernacular	YES
DA22682	2201 NW 17 AVE	Major Appliances	1951	Store	Masonry Vernacular	YES
DA22681	2247 NW 17 AVE	Peninsular Supply Co	1938	Warehouse	Art Deco	YES
DA22680	2323 NW 17 AVE	Electronica Internacional Export	1970	Industrial	Masonry Vernacular	YES
DA22679	2353 NW 17 AVE	Pardee's Pure Oil Station	1953	Auto repair/Gas station	Mid-Century Modern	YES
DA22676	2629 NW 17 AVE	Apartments	1970	Apartment	Masonry Vernacular	YES
DA22675	2711 NW 17 AVE	Exotic Gardens Florists	1951	Commercial	Masonry Vernacular	YES
DA22674	2723 NW 17 AVE	Bespoke Moda	1941	Commercial	Masonry Vernacular	YES
DA22672	2795 NW 17 AVE	El Ceibeño Restaurant	1933	Restaurant	Masonry Vernacular	YES
DA22671	2800 NW 17 AVE	Allapattah Texaco	1949	Gas station	Moderne	YES
DA22670	2814 NW 17 AVE	Charlie's Place	1940	Office	Mid-Century Modern	YES
DA22669	2815 NW 17 AVE	Allapattah Hardware	1924	Hardware store	Masonry Vernacular	YES
DA22668	2828 NW 17 AVE	Kontrol Barber/ Blockbuster Ins/ Taino	1954	Barber/Salon/Beauty shop	Mid-Century Modern	YES
DA02342	2865 NW 17 AVE	Sinclair Gas Station	1940	Auto repair/Gas station	Mediterranean Revival	YES
DA22666	2900 NW 17 AVE	H & M Liquor Store	1946	Store	Masonry Vernacular	YES
DA22663	2928 NW 17 AVE	Papo Llega Y Pon	1924	Restaurant	Masonry Vernacular	YES
DA22662	2936 NW 17 AVE	Dante Fascell Apartments	1973	Apartment	International	YES
DA22661	2951 NW 17 AVE	Power Barbershop	1949	Commercial & apartments	Masonry Vernacular	YES
DA22660	2960 NW 17 AVE	Bachata Travel	1947	Commercial	Masonry Vernacular	YES
DA22659	2964 NW 17 AVE	Liquid Bubbles Dry Cleaners	1953	Commercial	Masonry Vernacular	YES
DA22658	3001 NW 17 AVE	La Mia Market	1948	Grocery store/Supermarket	Masonry Vernacular	YES
DA22657	3101 NW 17 AVE	Yadi's Beauty Salon/ DolEx	1946	Commercial & apartments	Masonry Vernacular	YES
DA22656	3114 NW 17 AVE	Plaza Seafood Market	1962	Market structure	Mid-Century Modern	YES
DA22655	3115 NW 17 AVE	Edmond Grondin Residence	1935	House	Frame Vernacular	YES
DA22654	3151 NW 17 AVE	Jaime & Son New & Used Tires	1939	Auto repair/Gas station	Moderne	YES
DA22653	3201 NW 17 AVE	JR American Tires	1939	Auto repair/Gas station	Masonry Vernacular	YES
DA22647	3203 NW 17 AVE	Chicken House and Angie Salon	1947	Commercial & apartments	Masonry Vernacular	YES
DA22652	3263 NW 17 AVE	El Pibe Auto Repair	1935	Auto repair/Gas station	Masonry Vernacular	YES
DA22651	3311 NW 17 AVE	Warren J Schafer Supply Co	1949	Store	Masonry Vernacular	YES
DA22650	3321 NW 17 AVE	D'Elegant Barbershop / Latinos United	1956	Barber/Salon/Beauty shop	Mid-Century Modern	YES
DA22649	3333 NW 17 AVE	La Granja Parrilla & Seafood	1945	Restaurant	Mid-Century Modern	YES
DA22643	3501 NW 17 AVE	Amarilis Coffee Shop	1930	Restaurant	Masonry Vernacular	YES
DA22642	3505 NW 17 AVE	Aquino Tailor	1938	Store	Masonry Vernacular	YES
DA22641	3517 NW 17 AVE	Nueva Era/ El Encuentro Dominican Food	1938	Restaurant	Masonry Vernacular	YES
DA22640	3521 NW 17 AVE	La Nacional Money Transfer	1924	Commercial	Mission	YES
DA22638	3535 NW 17 AVE	Germany's Beauty Salon	1946	Barber/Salon/Beauty shop	Masonry Vernacular	YES
DA22637	3601 NW 17 AVE	Allapattah Center LLC	1950	Store	Masonry Vernacular	YES
DA22630	2234 NW 17 AVE	Don Toston Restaurant	1914	Commercial	Masonry Vernacular	YES
DA22707	2912 NW 17 AVE	H & M Bar	1948	Vacant	Masonry Vernacular	YES
DA22678	2969 NW 17 AVE	La Mia Bakery	1955	Bakery	Masonry Vernacular	YES
DA22648	2970 NW 17 AVE	Power Beauty Salon / Nails	1949	Barber/Salon/Beauty shop	Masonry Vernacular	YES
DA22667	2975 NW 17 AVE	La Ganga Pharmacy	1948	Pharmacy/Drugstore	Masonry Vernacular	YES
DA22631	3028 NW 17 AVE	Santo Domingo Dollar Store & Floreria	1950	Store	Masonry Vernacular	YES
DA22632	3032 NW 17 AVE	Ernest Schaaf Residence	1925	House	Bungalow	YES
DA22633	3100 NW 17 AVE	Nitin Bakery	1958	Bakery	Masonry Vernacular	YES
DA22634	3200 NW 17 AVE	El Jardin Latino Restaurant	1940	Restaurant	Masonry Vernacular	YES
DA22699	3208 NW 17 AVE	El Don Barber / La Auxiliadora Dollar	1940	Store	Masonry Vernacular	YES
DA22635	3255 NW 17 AVE	Iglesia La Gloria de Dios	1947	Vacant	Neo-Classical Revival	YES
DA22677	2420 NW 18 AVE	Comstock Elementary School Cafeteria	1936	School	Masonry Vernacular	YES
DA22664	2920 NW 18 AVE	Round Tower B	1970	Apartment	Mid-Century Modern	YES
DA22704	2800 NW 18 AVE	Malcolm Ross Senior Center	1970	Government Offices	Other	YES

© 2024 PLUSURBIA

National Register District Contributing Resources Table *(continued)*

FMSF	ADDRESS	SITE NAME	YEAR BUILT	CURRENT USE	STYLE	NRHP DISTRICT ELIGIBILITY
DA22695	2870 NW 18 AVE	Round Tower A	1970	Apartment	Mid-Century Modern	YES
DA22685	2940 NW 18 AVE	Round Tower C	1970	Apartment	Mid-Century Modern	YES
DA22722	1721 NW 23 ST	Auto Tire Shop	1976	Auto repair/Gas station	Mansard	YES
DA22759	1501 NW 28 ST	Past Councilors Association Hall	1954	Educational-related	Masonry Vernacular	YES
DA22756	1516 NW 28 ST	Carl Losey Residence	1925	Duplex	Mission	YES
DA22738	1620 NW 28 ST	Lindsley Lumber	1920	Art gallery/Museum/Planetarium	Industrial Vernacular	YES
DA22734	1628 NW 28 ST	Lindsley Lumber	1940	Warehouse	Industrial Vernacular	YES
DA22727	1700 NW 28 ST	Juan Pablo Duarte Park Gazebo	1970	Gazebo	Not Applicable	YES
DA22709	1779 NW 28 ST	Nuestra Señora de la Altagracia Church	1958	Religious	Mid-Century Modern	YES
DA22705	1799 NW 28 ST	Miami Showman's Association	1953	Post office	International	YES
DA22739	1601 NW 29 ST	Gio's Style Barbershop/ Titi & Sister Beauty Salon	1948	Barber/Salon/Beauty shop	Masonry Vernacular	YES
DA22719	1730 NW 29 ST	Nuestra Señora de la Altagracia Chapel	1925	Religious	Neo-Classical Revival	YES
DA22752	1528 NW 29 ST	Iglesia de Dios	1955	Church/Temple/Synagogue	Masonry Vernacular	YES
DA22708	1740 NW 29 ST	Nuestra Señora de la Altagracia Slab	2000s		Not Applicable	YES
DA22726	1700 NW 33 ST	1963 - U.S. Post Office	1963	Vacant	International	YES
DA22735	1625 NW 35 ST	1625 NW 35th Street	1948	Apartment	Masonry Vernacular	YES
DA22732	1630 NW 35 ST	1630 NW 35th Street	1937	House	Frame Vernacular	YES
DA22730	1648 NW 35 ST	Los Primos y Hermanos Peluqueria	1946	Commercial & apartments	Moderne	YES
DA22706	1785 NW 35 ST	Allapattah Branch Library	1963	Library	Mid-Century Modern	YES
DA22749	1536 NW 36 ST	D'Patricia Beauty Salon	1948	Commercial	Masonry Vernacular	YES
DA22740	1600 NW 36 ST	Xiomara's House of Beauty	1942	Barber/Salon/Beauty shop	Moderne	YES
DA22636	1655 NW 36 ST	Dade Theater	1950	Store	Masonry Vernacular	YES
DA22729	1662 NW 36 ST	Good Housekeeping Furniture & Appliances	1950	Vacant	Masonry Vernacular	YES
DA23102	1670 NW 36 ST	Dade Hardware	1945	Vacant	Masonry Vernacular	YES
DA22725	1700 NW 36 ST	Latinos Mini Market	1925	Commercial	Masonry Vernacular	YES
DA22646	1639 NW 36 ST	1639 NW 36th Street	1950	Commercial	Masonry Vernacular	YES
DA22644	1649 NW 36 ST	Holley 5 & 10	1950	Commercial	Masonry Vernacular	YES

National Register District Contributing Resources Table - Resource Groups

FMSF	ADDRESS	SITE NAME	YEAR BUILT	CURRENT USE	STYLE	NRHP DISTRICT ELIGIBILITY
RESOURCE GROUPS						
DA23115	N/A	Wagner Creek	N/A	Other	Not applicable	YES
DA23118	1700 NW 28 ST	Juan Pablo Duarte Park	1974	Park	Not applicable	YES
DA23119	2800 NW 18 AVE	Three Round Towers Campus	1970	Apartment	Not applicable	YES
DA23120	1779 NW 28 ST	Nuestra Senora de la Altagracia Campus	1993	Church/Temple/Synagogue	Not applicable	YES

© 2024 PLUSURBIA

National Register District Non-Contributing Resources Table

FMSF	ADDRESS	SITE NAME	YEAR BUILT	CURRENT USE	STYLE	NRHP DISTRICT ELIGIBILITY
DA06144	1751 NW 36 ST	Miami-Jackson High School	1967	School	Masonry Vernacular	NO
DA22665	2901 NW 17 AVE	Family Medical Center	1979	Office	Other	NO
DA22723	1720 NW 23 ST	1720 NW 23rd Street	1973	Office	Industrial Vernacular	NO
DA22737	1620 NW 36 ST	Furniture Bargain Town	1947	Commercial	Masonry Vernacular	NO
DA22689	2101 NW 17 AVE	Bank Tavern	1921	Commercial	Masonry Vernacular	NO
DA22684	2165 NW 17 AVE	Ozinga	1955	Industrial Plant	Industrial Vernacular	NO
DA22754	1519 NW 28 ST	Interamerican Learning Center	1980	Educational-related	Mid-Century Modern	NO
DA22753	1520 NW 28 ST	1520 NW 28th Street	1961	House	Mid-Century Modern	NO
DA22748	1541 NW 28 ST	1541 NW 28th Street	1979	Industrial	Masonry Vernacular	NO
DA22746	1550 NW 28 ST	1550 NW 28th Street	1952	Apartment	Mid-Century Modern	NO
DA22758	1501 NW 29 ST	Gulf Life Insurance Co	1954	Office	Masonry Vernacular	NO
DA22741	1570 NW 29 ST	1570 NW 29th Street	1979	Warehouse	Masonry Vernacular	NO
DA22721	1721 NW 29 ST	1721 NW 29th Street	1929	Duplex	Frame Vernacular	NO
DA22718	1731 NW 29 ST	1731 NW 29th Street	1951	Apartment	Mid-Century Modern	NO
DA22715	1741 NW 29 ST	1741 NW 29th Street	1951	Apartment	Mid-Century Modern	NO
DA22713	1751 NW 29 ST	1751 NW 29th Street	1948	Apartment	No Style	NO
DA23091	1530 NW 29 ST	House	1947	Parsonage	Ranch	NO

NATIONAL REGISTER CRITERIA FOR EVALUATION

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

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

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

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

D. has yielded, or is likely to yield, information important to history or prehistory.

A general guide of 50 years of age is employed to define "historic" in the NRHP evaluation process. That is, all properties greater than 50 years of age may be considered. However, more recent properties may be considered if they display "exceptional" significance.

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

© 2024 PLUSURBIA

The constituent elements that define a complete historical or prehistorical resource for the purposes of this survey include the following:

- Commercial buildings, based on the significance of their design and craftsmanship and the integrity of the primary building, or based on their association with significant events or culture.
- Civic Buildings, based on the quality and significance of their design and craftsmanship and their historic integrity, or based on their association with significant events or culture.
- Historic Districts with collections of buildings and landscapes that have historic significance and retain historic integrity, or based on their association with significant events or cultures.

Methods Used to Apply National Register Criteria

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

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

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

Under Criterion D, a resource must contain or be likely to contain information bearing on an important archaeological research question.



Figure 353. Photograph of the private residence at 3032 NW 17th Avenue. Source: Plusurbia.

© 2024 PLUSURBIA

ALLAPATTAH MAIN STREET HISTORIC DISTRICT EVALUATION

The Allapattah Main Street Historic District meets the National Register criteria for its significance in American history and culture. This significance is expressed as a district, and in the sites, buildings and structures within that district. The district possesses integrity of location, design, setting, materials, workmanship, feeling, and association.

Two criteria have been identified as applicable for the Allapattah Main Street Historic District. These include:

- Criterion A – Historic Events. The historic district is associated with events that have made a significant contribution to the broad patterns of our history. Historic events that shaped the history of the Allapattah Main Street Historic District include the Third Seminole War, the Homestead Act of 1862, Everglades Drainage, the Florida Land Boom, the New Deal and the publication of Security Maps, the Cuban Revolution, School Integration, the Fair Housing Act of 1968, the McDuffie Riots, and the Latin American 1980s Debt Crisis, or the "Lost Decade." More information on these historic events and their relationship with the Allapattah Main Street is provided in Chapters 2 and 3 of this report.
- Criterion C – Design and Craftsmanship. The historic district embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The Allapattah Main Street Historic District is characterized by an organic collection of modest, small-scale, vernacular concrete block structures. Their design and construction reflect the family-oriented, working-class, small business heritage of Allapattah. These include masonry vernacular one-part commercial blocks and two-part commercial blocks that were built between 1914 and 1980. In addition, there are industrial vernacular warehouses dating from 1920 until the 1950s. These buildings are interspersed with masonry vernacular multi-family buildings and modest civic buildings such as churches, post offices, and a library. Buildings constructed in the post-war period feature modest embellishment that is Modernistic, such as eyebrow overhangs, fluting, horizontal scored stucco, and curved facades or entryways. Furthermore, the multi-cultural evolution of the area has resulted in new occupants modifying the buildings with their own cultural traditions of design and craftsmanship, including adding extra rooms and porches, painting signage, and painting murals. These alterations and additions are also considered historically significant design and craftsmanship for their association with Ethnic heritage. More information on design and craftsmanship in the Allapattah Main Street Historic District is provided in Chapter 4 of this report.

© 2024 PLUSURBIA

METHODS OF APPLYING NATIONAL REGISTER CRITERIA

The methodology of applying the criteria for determination of eligibility includes identifying the areas of historical significance, identifying the period of significance, defining the elements that make up a complete property, and defining historic integrity for this district. The methodology of applying National Register Criteria for a conventional historic district is discussed generally in Chapter 1 of this report. The ways that this methodology is applied specifically to the Allapattah Main Street Historic District is provided below.

The Areas of Historical Significance for the Allapattah Main Street Historic District include Community Development, Black History, and Ethnic Heritage. Ethnic Heritage is particularly explored in Allapattah as it related to Hispanic communities of color. The Period of Significance for this historic district is determined to be 1914 – 1980, based on the age of the oldest extant resource in the district until the historic event of the McDuffie riots, which was a watershed event for the history of NW 17th Avenue. The constituent elements that constitute a complete property for the Allapattah Main Street Historic District include the streetscape and street trees on NW 17th Avenue and NW 28th Street, buildings built before 1980, signage, and cultural signals such as flags, murals, and painted signs.

EVALUATING HISTORIC 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, and it cannot be eligible for the National Register of Historic Places.

To be considered eligible for the National Register of Historic Places under Criterion A: Events, a resource must retain its essential physical characteristics that were present during the event(s) with which it is associated. Under Criterion C: Design and Craftmanship, a resource must retain enough of its physical characteristics to reflect the architectural style, building typology, or work of the artisan that it represents.

In the case of Allapattah Main Street, some of the historic events, and the design and craftsmanship that are recognized are associated with Black history and Ethnic heritage, which took place in a time period after 1960. Therefore, older buildings from the 1920s – 1950s that were later modified by, for example, a Hispanic small business owner in the 1960s and 1970s, would be considered to be historically significant in association with the demographic changes in the neighborhood. In particular, this survey

© 2024 PLUSURBIA



Figure 354. 3151 NW 17th Avenue in 2020. Source: Steve Brooke Studios.

project considered how immigrant communities modify their buildings and properties and adapt them to their culture and traditions. In this case, the adaptations and the cultural alterations become a character-defining feature of the property and they carry a historical and cultural significance.

The integrity of each architectural resource in the Little Santo Domingo study area was evaluated, considering integrity of location, design, setting, materials, workmanship, feeling, and association. Once the historically significant context was established for the surveyed resources, these resources were categorized as follows:

Eligible. The Eligible category includes properties built within the period of significance from 1914-1980. Properties with common alterations were considered to remain Eligible. These common alterations included the replacement of windows, doors, roofing material, or signage, so long as the alteration did not substantially alter the character of the resource. Alterations or additions that were made within the period of significance of 1914 – 1980 were evaluated as a historic alteration or addition.

Insufficient Information. This category includes properties in which more research is needed to determine the historical associations of the property and its historic significance.

Ineligible. This category may include properties that were modified outside of the period of significance of 1914-1980, where those alterations, additions, or adaptations did not have historical or cultural significance to the multi-cultural evolution of the district from 1960 until the present day.

© 2024 PLUSURBIA

5.4 NATIONAL REGISTER INDIVIDUAL SITE RECOMMENDATIONS

EBENEEZER METHODIST CHURCH – 2000 NW 36 STREET (DA02268)

A.D. HALL SENIOR ANNEX – 1900 NW 36TH STREET (DA22702)

Ebeneezer Methodist Church, a Neoclassical Revival church building, was built in 1949 as Allapattah Methodist Church. It is notable for its size, ornamentation, and classical details. The history of the church is steeped in Allapattah's multicultural fabric and serves as a reflection of the neighborhoods evolving needs, desires, and demographics. The sanctuary features a tall central tower with a cupola on its main façade facing 36th Street. The A.D. Hall Sr. Annex of Ebenezer features a broad gabled roof with a columned porch also facing 36th Street. Until circa the 1950s, the church served Allapattah's predominantly white working-class community.

Throughout the 1950s and 1960s, the Allapattah Methodist Church became immersed in cultural and racial tensions stemming from the neighborhood's changing demographics. During this period, the predominantly white neighborhood received an influx of black residents as a result of the construction of I-95 and urban renewal projects. In addition, large numbers of Cubans began moving to the neighborhood following the Cuban Revolution of 1959. Members of the all-white Allapattah Methodist Church had mixed feelings towards these new cultural groups, and many resorted to leaving the church altogether, causing membership to dwindle. For example, in 1960 when four Black men attended services at the church in 1960 as part of a larger 'kneel-in' organized by the Congress of Racial Equality (CORE), the all-white congregation ostracized them by having ushers seat them together after they had taken their positions on different pews.

Cultural and racial tensions reached a turning point in the late 1960s and early 1970s, when the church began to embrace Allapattah's multi-cultural character. By 1973, the church served a tri-cultural congregation, with three services on Sundays. One service served long-time Allapattah Methodist Church members, a white congregation, followed by a worship service in Spanish for new Cuban members of the congregation, followed by a worship service led by a Black minister and members of Overtown's Ebeneezer Methodist Church. By this point, the Allapattah United Methodist Church boasted 230 members of the white congregation, 151 members of the mostly white Cuban congregation, and 900 members of the black Ebeneezer

© 2024 PLUSURBIA

National Register Individual Site Eligibility

FMSF	ADDRESS	SITE NAME	YEAR BUILT	CURRENT USE	STYLE	NRHP SITE ELIGIBILITY
DA22662	2936 NW 17 AVE	Dante Fascell Apartments	1973	Apartment	International	YES
DA22702	1900 NW 36 ST	A.D.Hall Sr. Annex Of Ebenezer	1954	Religious	Neo-Classical Revival	YES
DA02268	2000 NW 36 ST	Ebenezer United Methodist Church	1949	Church/Temple/Synagogue	Neo-Classical Revival	YES
DA22698	2010 NW 36 ST	Allapattah Temple	1940	Church/Temple/Synagogue	Neo-Classical Revival	YES
RESOURCE GROUPS						
DA23118	1700 NW 28 ST	Juan Pablo Duarte Park	1974	Park	Not applicable	YES
DA23119	2800 NW 18 AVE	Three Round Towers Campus	1970	Apartment	Not applicable	YES
DA23120	1779 NW 28 ST	Nuestra Senora de la Altagracia Campus	1993	Church/Temple/Synagogue	Not applicable	YES

Methodist congregation. By the 1980s, the congregation evolved to officially become Ebeneezer Methodist church, who relocated their congregation from Overtown.

During the 1980s and 1990s, Allapattah's community began receiving a large influx of Dominican immigrants who helped transform Ebenezer United Methodist Church's facilities and social work. Shortly after their establishment in 1989, the Dominican American National Foundation began using the A.D. Hall Sr. Annex of Ebenezer (located on 1900 NW 36th Street) as their headquarters. DANF continued to work from this space until 1996. During this time the group focused on immigration issues, helping people find jobs, learn English, operate computers, participate in after-school activities, attend college, and obtain citizenship. In 1993, the foundation teamed up with other Hispanic organizations to form the Hispanic-Latin Political Action Committee to screen and endorse political candidates and rally votes on their behalf. This organization has had national significance in successfully supporting Dominican candidates for elected office, including in the U.S. House of Representatives.

National Register Criteria

Two criteria have been identified as applicable for Ebeneezer Methodist Church and the A.D. Hall Senior Annex. These include:

- Criterion A – Historic Events. Ebeneezer Methodist Church is associated with events that have made a significant contribution to the broad patterns of our history. Historic events that shaped the history of this church include the World War II and the Post-War period, the Cuban Revolution, School Integration, Urban Renewal, the Fair Housing Act of 1968, the McDuffie Riots, and the Latin American 1980s Debt Crisis, or the "Lost Decade." More information on these historic events and their relationship with Ebeneezer Methodist Church is provided in Chapters 2, 3 and 4 of this report, as well as in the church's site file and continuation sheet.

© 2024 PLUSURBIA

- Criterion C – Design and Craftsmanship. Ebeneezer Methodist Church embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The church is constructed in a Neo-Classical Revival style, and the building plan is a distinctive latin cross. The façade is marked by a central tower with an eight-sided dome. Ornament included quoins on the corners, molded masonry bands, squared finials, a compass-arched entrance, masonry pilasters, and a bulls-eye window with masonry molding. More information on design and craftsmanship of Ebeneezer Methodist Church is provided in Chapter 4 of this report and in the Florida Master Site File for this resource.

The Areas of Historical Significance for Ebeneezer Methodist Church include Architecture, Community Planning and Development, Religion, Black History, African American, and Ethnic Heritage. The Period of Significance is 1949 – 1980. The constituent elements that constitute a complete property for the church include buildings, landscape, and the site plan. Ebeneezer Methodist Church continues to retain excellent historic integrity of location, design, setting, materials, workmanship, feeling, and association.

OTHER SIGNIFICANT SITES

Other places that may be eligible for the National Register as individual sites include the locations below, which are also shown in a table for reference. Summaries of each place are provided below. Discussion of criteria for the National Register, and methods of applying them for a determination of eligibility and historic context, as well as the areas of historical significance, the period of significance, and historic integrity is incorporated into the site file forms, site file continuation sheets, as well as in Chapters 2, 3, and 4 of this report.

Allapattah Temple – 2010 NW 36 Street (DA22698)

This 1940 Neoclassical Revival building was built as a meeting hall for Allapattah that was used as a Masonic Temple, and a meeting place for other organizations such as the Daughters of America, a nativist group. Today it is a Hispanic religious congregation. It retains historic and architectural integrity. The adaptive reuse of a meeting hall built for white, segregated social organizations into a Hispanic religious building illustrates Allapattah's multi-cultural evolution throughout the 20th Century. Its areas of historic significance are architecture, community planning and development, and ethnic heritage.

© 2024 PLUSURBIA



Figure 355. Current photograph of Juan Pablo Duarte Park at 1700 NW 28th Street. Source: Plusurbia.

Juan Pablo Duarte Park Resource Group – 1700 NW 28 Street (DA23118)

Established as Allapattah-Comstock Park in 1970, Juan Pablo Duarte Park was renamed by the City of Miami in 2003 to honor the influential Dominican community of Allapattah. It is named for the Dominican Republic's "Father of the Nation" who led the Dominican War of Independence in 1844. The park has served as an important community space throughout its history, and since the 1980s it has been an important place for the Dominican diaspora community to host sports leagues, cultural festivals and political events.

Juan Pablo Duarte Park is classified as a resource group that is a designed historic landscape. The resource group includes, or is closely associated with, other historic resources in and around the park. These include:

- DA22727 – Entrance Gazebo. The brick gazebo of Juan Pablo Duarte Park (formerly Allapattah-Comstock Park) was built between 1971 & 1972. It currently houses the busts of the fathers of the Dominican Republic, including the park's namesake. It serves as a symbolic and ceremonial location for many Dominican political and cultural events in the neighborhood.

- DA23125 – NW 17th Avenue Streetscape and Mahogany Trees. The streetscape of 17th Avenue is notable for its wide sidewalks, on-street parking, and the historic storefronts that directly front the street. An essential element of the design that supports the pedestrian activity in the neighborhood is the mature Mahogany trees planted in the sidewalk. The shade from these trees provides a cool and comfortable environment

© 2024 PLUSURBIA

for traditional activities such as walking to shops, sitting outside and conversing outside of a barber shop, or for fruit vendors to locate their fruit stands. In addition, the Mahogany tree is the national tree of the Dominican Republic, and its familiar presence may have helped to make Dominican immigrants feel at home on NW 17th Avenue.

• DA23115 – Wagner Creek. Wagner Creek, named for one of Allapattah's earliest pioneers, William Wagner, is a tributary of the Miami River, extending from the present day Spring Garden neighborhood and appearing to end at the northern section of Juan Pablo Duarte Park. It is historically significant for its environmental relationship to the Everglades, the Miami River, and the natural history of Miami. It may be significant for its association with Native American groups such as the Tequesta and the Seminole. It is also historically significant for its association with the Wagner family, who settled on the Creek from around 1858 until the early 1900s. Much of Wagner Creek has been piped underground and is located underneath developed private property in Allapattah; other stretches have been piped and are located underground in public rights of way. The linear drainage ditch that is incorporated into the design of Juan Pablo Duarte Park is the only visible remnant of Wagner Creek north of Jackson Memorial Hospital.

• DA23126 – NW 28th Street Palms. The stately Royal Palms seen along 28th Street from NW 17th Avenue until NW 21st Avenue were planted by James Donn of the Exotic Gardens nursery in the 1920s. They have been a notable element of the urban landscape throughout many historic events and demographic shifts in the neighborhood in the past 100 years.



Figure 356. Wagner Creek at Juan Pablo Duarte Park. Source: Plusurbia.

© 2024 PLUSURBIA

Three Round Towers Campus Resource Group – 2800 NW 18 Avenue (DA23119)

The Three Round Towers campus was constructed in 1970 to provide much-needed low-cost public housing in Miami. The towers are architecturally distinctive for their circular plan and International-style design. The campus was constructed after the Fair Housing Act of 1968, and was therefore some of the first public housing that was required by law to be racially integrated. This may have played a role in the multi-cultural and multi-racial evolution of the Little Santo Domingo area.

The Three Round Towers Campus is classified as a resource group that is a building complex. The resource group includes, or is closely associated with, other historic resources in and around the campus. These include:

• DA22704 – Malcolm Ross Senior Center. The Malcolm Ross Senior Center was the nation's first community center for the elderly in 1960. It was rebuilt and expanded in 1970. It was a gathering place for Dominican neighbors and served as the first mission location for Nuestra Senora de la Altagracia in the 1980s.

• DA22695, DA22664, DA22685 – Round Towers A, B, and C. These identical 1970 Mid-Century Modern buildings make up the Three Round Towers, a racially integrated public housing complex created for the elderly. Their design is notable for its circular exterior plan, alternating vertical bands of façade, and bays of windows.

• DA23126 – NW 28th Street Palms. The stately Royal Palms seen along 28th Street from NW 17th Avenue until NW 21st Avenue were planted by James Donn of the Exotic Gardens nursery in the 1920s. They have been a notable element of the urban landscape throughout many historic events and demographic shifts in the neighborhood in the past 100 years.

Dante Fascell Apartments – 2936 NW 17 Avenue (DA22662)

This International style apartment building was constructed in 1973 as public housing for the elderly. Scoured stucco and applied stucco panels add texture to the buildings. Ceramic and glass mosaics featuring mangrove roots by Xavier Cortada are found throughout the property. The six-story development consists of 151 units, a community center, and a one-story annex which houses Miami-Dade County's public housing tenant application office.

© 2024 PLUSURBIA

Mision Nuestra Senora de la Altagracia Campus Resource Group – 1779 NW 28 Street (DA23120)

Nuestra Señora de la Altagracia Campus was first formed as a mission of the Corpus Christi church in the 1980s. It was formed to serve the predominantly Dominican Catholic community in Allapattah, and in the 1980s and early 1990s it met in the Malcolm Ross Senior Center at the Three Round Towers public housing project. In 1993, the Catholic Church diocese purchased land for the mission nearby. The mission relocated to this new campus, which is comprised of three resources: the main church, the chapel, and the foundation for a future church. The main church and chapel were originally a union meeting hall and a warehouse/retail space before being repurposed for religious use.

Nuestra Senora de la Altagracia Campus is classified as a resource group that is a building complex. The resource group includes, or is closely associated with, other historic resources in and around the campus. These include:

- DA22709 – Nuestra Senora de la Altagracia Church. This 1958 Mid-Century Modern building was originally built as union headquarters for Local 655, Miami Federation of Musicians. In 1993 it was repurposed as Nuestra Señora de la Altagracia, a Catholic mission serving the Dominican residents of Allapattah.

- DA22719 – Nuestra Senora de la Altagracia Chapel. This 1925 building was originally a retail space, and a rear addition was added as a chapel. Today it is part of the Nuestra Senora de la Altagracia's religious complex. Its prominent features include the pedimented belfry, and the ornate archway.

- DA22708 – Nuestra Senora de la Altagracia Future Church Foundation. This concrete foundation is the first phase of a permanent church home for the Nuestra Senora de la Altagracia Miami congregation, based on the iconic Basilica Cathedral in the Dominican Republic.

- DA22704 – Malcolm Ross Senior Center. The Malcolm Ross Senior Center was the nation's first community center for the elderly in 1960. It was rebuilt and expanded in 1970. It was a gathering place for Dominican neighbors and served as the first mission location for Nuestra Senora de la Altagracia in the 1980s, until 1993.

- DA23126 – NW 28th Street Palms. The stately Royal Palms seen along 28th Street from NW 17th Avenue until NW 21st Avenue were planted by James Donn of the Exotic Gardens nursery in the 1920s. They have been a notable element of the urban landscape throughout many historic events and demographic shifts in the neighborhood in the past 100 years.



Figure 357. Current photograph of Nuestra Señora de la Altagracia church facade at 1730 NW 29th Street. Source: Plusurbia.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

5.5 TRADITIONAL CULTURAL PLACE RECOMMENDATIONS - LITTLE SANTO DOMINGO HISTORIC DISTRICT

As part of this historical resources survey, the eligibility of Little Santo Domingo as a Traditional Cultural Place (TCP) Historic District has been explored. The boundaries of this TCP can be generally described as all properties fronting NW 17th Avenue, between NW 27th Street and NW 37th Street, as well as additional properties fronting NW 28th Street and NW 29th Street between NW 15th Avenue and NW 19th Avenue. A map of the proposed TCP Historic District is provided in this section, as well as a table of the proposed contributing resources within this TCP.

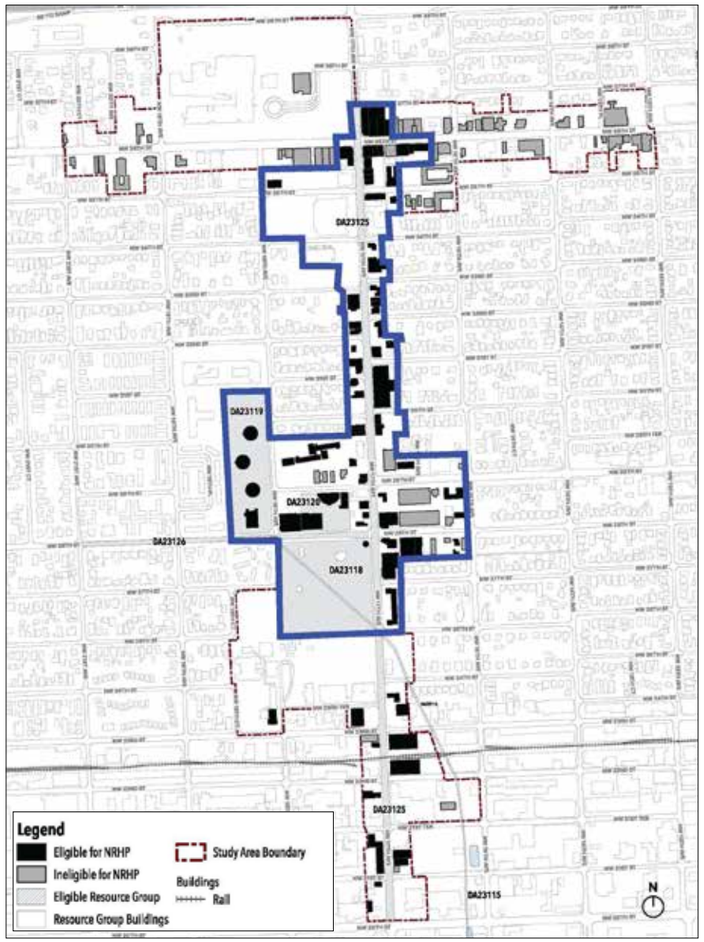


Figure 358. Traditional Cultural Place Historic District Eligibility Map. Source: Plusurbia.

© 2024 PLUSURBIA

Traditional Cultural Place District Contributing Resources Table

FMSF	ADDRESS	SITE NAME	YEAR BUILT	CURRENT USE	STYLE	NRHP DISTRICT ELIGIBILITY	DOMINICAN BUSINESS	DOMINICAN COMMUNITY SPACE	BARBER / SALON
DA22686	2148 NW 17 AVE	Nitro Barbershop	1972	Commercial	Mansard	YES	YES		YES
DA22668	2828 NW 17 AVE	Kontrol Barber/ Blockbuster Ins/ Taino	1954	Barber/Salon/ Beauty shop	Mid-Century Modern	YES	YES		YES
DA22663	2928 NW 17 AVE	Papo Llega Y Pon	1924	Restaurant	Masonry Vernacular	YES	YES		
DA22661	2951 NW 17 AVE	Power Barbershop	1949	Commercial & apartments	Masonry Vernacular	YES	YES	YES	YES
DA22660	2960 NW 17 AVE	Bachata Travel	1947	Commercial	Masonry Vernacular	YES	YES		
DA22657	3101 NW 17 AVE	Yadi's Beauty Salon/ DolEx	1946	Commercial & apartments	Masonry Vernacular	YES	YES		YES
DA22656	3114 NW 17 AVE	Plaza Seafood Market	1962	Market structure	Mid-Century Modern	YES	YES		
DA22647	3203 NW 17 AVE	Chicken House and Angie Salon	1947	Commercial & apartments	Masonry Vernacular	YES	YES		YES
DA22650	3321 NW 17 AVE	D'Elegant Barbershop / Latinos United	1956	Barber/Salon/ Beauty shop	Mid-Century Modern	YES	YES	YES	YES
DA22643	3501 NW 17 AVE	Amarilis Coffee Shop	1930	Restaurant	Masonry Vernacular	YES	YES		
DA22642	3505 NW 17 AVE	Aquino Tailor	1938	Store	Masonry Vernacular	YES	YES		
DA22641	3517 NW 17 AVE	Nueva Era/ El Encuentro Dominican Food	1938	Restaurant	Masonry Vernacular	YES	YES		
DA22638	3535 NW 17 AVE	Germany's Beauty Salon	1946	Barber/Salon/ Beauty shop	Masonry Vernacular	YES	YES		YES
DA22637	3601 NW 17 AVE	Allapattah Center LLC	1950	Store	Masonry Vernacular	YES	YES		YES
DA22678	2969 NW 17 AVE	La Mia Bakery	1955	Bakery	Masonry Vernacular	YES	YES		
DA22648	2970 NW 17 AVE	Power Beauty Salon / Nails	1949	Barber/Salon/ Beauty shop	Masonry Vernacular	YES	YES		YES
DA22631	3028 NW 17 AVE	Santo Domingo Dollar Store & Floreria	1950	Store	Masonry Vernacular	YES	YES		
DA22632	3032 NW 17 AVE	Ernest Schaaf Residence	1925	House	Bungalow	YES	YES		
DA22633	3100 NW 17 AVE	Nitin Bakery	1958	Bakery	Masonry Vernacular	YES	YES		
DA22699	3208 NW 17 AVE	El Don Barber / La Auxiliadora Dollar	1940	Store	Masonry Vernacular	YES	YES		YES
DA22677	2420 NW 18 AVE	Comstock Elementary School Cafeteria	1936	School	Masonry Vernacular	YES		YES	
DA22664	2920 NW 18 AVE	Round Tower B	1970	Apartment	Mid-Century Modern	YES		YES	
DA22704	2800 NW 18 AVE	Malcolm Ross Senior Center	1970	Government Offices	Other	YES		YES	
DA22695	2870 NW 18 AVE	Round Tower A	1970	Apartment	Mid-Century Modern	YES		YES	
DA22685	2940 NW 18 AVE	Round Tower C	1970	Apartment	Mid-Century Modern	YES		YES	
DA22727	1700 NW 28 ST	Juan Pablo Duarte Park Gazebo	1970	Gazebo	Not Applicable	YES		YES	
DA22709	1779 NW 28 ST	Nuestra Señora de la Altagracia Church	1958	Religious	Mid-Century Modern	YES		YES	
DA22739	1601 NW 29 ST	Gio's Style Barbershop/ Titi & Sister Beauty Salon	1948	Barber/Salon/ Beauty shop	Masonry Vernacular	YES	YES		YES
DA22719	1730 NW 29 ST	Nuestra Señora de la Altagracia Chapel	1925	Religious	Neo-Classical Revival	YES		YES	
DA22708	1740 NW 29 ST	Nuestra Señora de la Altagracia Slab	2000s	Unspecified	Not Applicable	YES		YES	
DA22730	1648 NW 35 ST	Los Primos y Hermanos Peluqueria	1946	Commercial & apartments	Moderne	YES	YES		YES
DA22706	1785 NW 35 ST	Allapattah Branch Library	1963	Library	Mid-Century Modern	YES		YES	

© 2024 PLUSURBIA

Traditional Cultural Place District Contributing Resources Table *(continued)*

FMSF	ADDRESS	SITE NAME	YEAR BUILT	CURRENT USE	STYLE	NRHP DISTRICT ELIGIBILITY	DOMINICAN BUSINESS	DOMINICAN COMMUNITY SPACE	BARBER / SALON
DA22636	1655 NW 36 ST	Dade Theater	1950	Store	Masonry Vernacular	YES	YES		
DA22749	1536 NW 36 ST	D'Patricia Beauty Salon	1948	Commercial	Masonry Vernacular	YES	YES		YES
DA22740	1600 NW 36 ST	Xiomara's House of Beauty	1942	Barber/Salon/ Beauty shop	Moderne	YES	YES		YES
DA22646	1639 NW 36 ST	1639 NW 36th Street	1950	Commercial	Masonry Vernacular	YES	YES		
DA22644	1649 NW 36 ST	Holley 5 & 10	1950	Commercial	Masonry Vernacular	YES	YES		

Traditional Cultural Place District Contributing Resources Table - Resource Groups

FMSF	ADDRESS	SITE NAME	YEAR BUILT	CURRENT USE	STYLE	NRHP DISTRICT ELIGIBILITY
RESOURCE GROUPS						
DA23118	1700 NW 28 ST	Juan Pablo Duarte Park	1974	Park	Not applicable	YES
DA23119	2800 NW 18 AVE	Three Round Towers Campus	1970	Apartment	Not applicable	YES
DA23120	1779 NW 28 ST	Nuestra Senora de la Altagracia Campus	1993	Church/Temple/Synagogue	Not applicable	YES

LITTLE SANTO DOMINGO SIGNIFICANCE

The Dominican "living community" of Little Santo Domingo is significant in the history of the City of Miami because the communty revived a devastated commercial corridor in Northwest Miami after the McDuffie Riots through their relationships and a micro-economy. The business activity, culture, and vibrancy of street life of NW 17th Avenue reflects a traditional main street, with pedestrian activity, small family-owned shops and services, and a fine grain of small-scale buildings. There are few other places in Miami that possess this level of authentic neighborhood life, and there are almost no traditional commercial corridors in the northwest quadrant of Miami that continue to have economically viable family-owned businesses in a vibrant main street context. In addition to business activity in the area, there are also important religious, cultural, and political centers and events that are located in the district.

Most of the Dominican immigrants in Little Santo Domingo arrived by way of New York, Massachussetts and Rhode Island. According to Dominican diaspora expert Rudolfo Pou, when these Dominican immigrants arrived in Miami by way of New York, for example, they felt at home in the architecture, urbanism, and landscape of Allapattah. The simple, concrete modernistic commercial buildings resembled the architecture of the Dominican Republic, the weather was similar, the mahogany trees, royal palm trees, and other tropical plants were the same, and the warm tropical breeze across Juan Pablo Duarte Park felt the same. Once a critical mass of Dominican businesses established themselves in Allapattah, the Dominican culture could also be viscerally experienced along NW 17th Avenue – the bacata and merengue music playing from cars and storefronts, the socializing in the street with loud voices, and the smell of mangu, sancocho, and tostones wafting out of Dominican restaurants.

Like the City of Miami as a whole, Little Santo Domingo is home to immigrants from throughout the Caribean and Latin America. Furthermore, there are other groups of Dominican immigrants in West Flagler, Little Haiti, and throughout Miami and Miami-Dade County. However, it is documented that Little Santo Domingo is known best for its Dominican business community and culture, it is the business center and the cultural heart of the Dominican diaspora in Miami, and Little Santo Domingo stands out as the most significant Dominican community in Miami.

TRADITIONAL CULTURAL PLACES CHARACTERISTICS

To be listed or eligible for listing in the National Register, a Traditional Cultural Place should have the following characteristics,[1] which are present in Little Santo Domingo. Documentation and analysis of these characteristics is provided in depth in Chapter 3 of this report, as well as in parts of Chapter 4 of this report.

- ***The place must be associated with and valued by a living community***. The Dominican diaspora community in Little Santo Domingo is a living community that is documented in the area since at least the 1980s.

- ***The community that values the place must have existed historically and continue to exist in the present.*** The Dominican diaspora community in Little Santo Domingo has existed in this district since at least the 1980s and continues to be present there today. Dominicans both within the district and in the broader region value Little Santo Domingo as their cultural heart of Miami and South Florida.

- ***The community must share beliefs, customs, or practices that are rooted in its history and held or practiced in the present.*** The Dominican diaspora community shares beliefs, customs and practices that are rooted in its history and held or practiced in the present, including but not limited to religious beliefs as seen in the Nuestra Senora de la Altagracia campus and religious festivals, social customs such as festivals, parties, dominos and softball leagues in Juan Pablo Duarte Park, food customs as seen in local markets, restaurants, and street vendors, and personal care practices reflected in the numerous barber shops and salons.

- ***These shared beliefs, customs, or practices must be important in continuing the cultural identity and values of the community.*** The Dominican diaspora's religious beliefs, social customs, food customs, and personal care practices, among other traditions, connect their

1 National Park Service, DRAFT National Register Bulletin: Identifying, Evaluating, and Documenting Traditional Cultural Places, November 6, 2023, p27.

© 2024 PLUSURBIA

© 2024 PLUSURBIA







members to the mother country of the Dominican Republic, and also connect them to one another in Miami. These shared traditions help to continue the diaspora members's cultural identity as Dominicans, and connects them to the values of their home country and the diaspora community.

• ***The community must have transmitted or passed down the shared beliefs, customs or practices, including but not limited to through spoken or written word, images, or practice.*** In Little Santo Domingo, shared beliefs, customs and practices are transmitted not only from generation to generation within families, but they are also transmitted to other community members and newly arrived immigrants. In particular, a tradition of mutual aid has been transmitted and passed down through business owners. During the 1980s, when Dominican entrpreneurs could not get a bank loan or insurance for their business in Little Santo Domingo, other members of the diaspora community would help them. This resulted in a hyper-local microeconomy of community members helping each other and patronizing each others businesses. In one example, a Dominican barber in the district mentored the young barbers working for him, and had a practice of helping them each open their own barber shop within the same district, even loaning them money and advising them on how to operate.

• ***These shared beliefs, customs or practices must be associated with a tangible place.*** The shared beliefs, customs, and practices of the Dominican diaspora are closely associated with the streets, landscape, buildings, and public spaces of Little Santo Domingo. A map of businesses and community spaces associated with the Dominican diaspora is provided in Chapter 3, along with a discussion of many of those places. In addition, a table of the businesses and community spaces associated with the Dominican diaspora is provided in this section.

• ***The place must meet the criteria for listing in the National Register of Historic Places.*** A place must have significance: it must be important in a community's history, architecture, archaeology, engineering, or culture; furthermore a place must have integrity: it must retain the ability to convey its significance.[2] The proposed Little Santo Domingo Traditional Cultural Place Historic District is located within the boundaries of the proposed Allapattah Main Street National Register Historic District. This historical resources survey provides documentation and analysis that the Allapattah Main Street National Register Historic District meets the criteria for listing in the National Register of Historic Places; therefore the Little Santo Domingo Traditional Cultural Place Historic District would also meet these criteria because it is located within these boundaries.

2 National Park Service, DRAFT National Register Bulletin: Identifying, Evaluating, and Documenting Traditional Cultural Places, November 6, 2023, p27.

RESOURCES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE PAST 50 YEARS

As a long-established practice in the National Park System, and as codified in federal regulations 36 CFR 60.4, places that have achieved significance within the past 50 years are not considered eligible for the National Register. Little Santo Domingo's living community of Dominican immigrants is documented as far back as the 1980s, which is not the required 50 years of history in the place. However, 36 CFR 60.4 Criteria consideration "g" also offers that a place achieving significance within the past 50 years may be considered for the National Register (and therefore as a Traditional Cultural Place) if it is of exceptional importance.

The Dominican "living community" of Little Santo Domingo is significant in the history of the City of Miami because they revived a devastated commercial corridor in Northwest Miami after the McDuffie Riots through their relationships and a micro-economy. Little Santo Domingo is the business center and the cultural heart of the Dominican diaspora in Miami, and Little Santo Domingo stands out as the most significant Dominican community in Miami. Additional information about the culture, traditions, businesses, institutions, and events that are located in Little Santo Domingo is provided in detail in Chapter 3 of this report.

When considering Little Santo Domingo as an exceptionally significant living community connected to a Traditional Cultural Place, the period of significance would be 1980 to the present, or 2024.

INTEGRITY OF ASSOCIATION AND CONDITION

When evaluating a nomination for Traditional Cultural Places, there are two aspects of Integrity that are particularly important. The first is Integrity of Association and the second is Integrity of Condition.

Integrity of Association means that the living community of the Dominican diaspora in Little Santo Domingo continues to have a strong association with the physical places of Little Santo Domingo, including streets, public spaces, and buildings. Dominicans in Little Santo Domingo and within the larger South Florida region regard Little Santo Domingo as the heart of their business and cultural life. Little Santo Domingo plays an important role in the retention and transmission of Dominican culture in Miami. Further documentation of Dominican history and culture, including oral history interviews, is provided in Chapter 3 of the report, provided by Rudolfo Pou of the Diaspora & Development Foundation.

Integrity of Condition in a Little Santo Domingo Traditional Cultural Place would mean the retention of physical urban and architectural characteristics that support small business incubation, entrepreneurship, walkability, and

Figure 359. (Opposite page) Barbershops in Little Santo Domingo. Source: Allapattah Collaborative, CDC.

© 2024 PLUSURBIA

the expression of traditional culture. This includes on-street parking, wide sidewalks, and mature Mahogany shade trees, the National tree of the Dominican Republic. This would also include the rentention of small-scale, modest and older commercial buildings with vibrant, colorful signage. In addition, in order to remain eligible for Integrity of Condition, Little Santo Domingo would need to continue to be populated with small businesses owned by Dominican and other Hispanic people of color. These businesses should reflect traditional Dominican culture and practices such as barbers and salons, restaurants, markets selling Dominican products, street vendors selling traditional Dominican and Hispanic foods such as tropical fruits, traditional Dominican foods available for sale in restaurants and markets, and traditional Dominican music playing in local businesses. Furthermore, the area needs to retain the physical spaces of cultural and community centers such as Juan Pablo Duarte Park and Nuestra Senora de la Altagracia Church, and continue the events, gatherings and traditional activities that take place here such as religious festivals and processions, baseball and softball leagues, dominos, and community and political events in the park.

In Chapter 3 of this report the key cultural institutions and collection of businesses within the community are identified and mapped. These are the types of places that one would expect to be retained in order to preserve the Dominican culture prevalent in Little Santo Domingo. Physical alterations to the setting, location, design, workmanship and materials, including non-historic infill, cannot affect the key cultural characteristics of the community to the point where it loses its significance.

Figure 360. The outside area of the Seafood Market Restaurant at 3114 NW 17th Avenue. Source: Allapattah Collaborative, CDC.



5.6 WHAT NATIONAL REGISTER LISTING MEANS FOR A PROPERTY OWNER

The National Register of Historic Places is an official list of sites and properties throughout the United States that highlight the historical development of our nation and its communities. The list is managed by the National Park Service, whose criteria for site designation includes demonstrating importance to American history, architecture, archaeology, engineering, or culture. Through designation, the National Register ensures that the site is deemed significant by federal, state, and local governments and makes recommendations for the site's preservation or development. Whenever there is a project involving federal or state funding, permitting, licensing, or assistance that may harm a historic site, the State Historic Preservation Office and the federal Advisory Council on Historic Preservation are tasked with reviewing the project. However, a National Register listing does not guarantee that the site will be preserved, and it may still be modified or destroyed by the owner.

The owner of a National Register site retains their right over the property and is not obligated to open the site to the public or follow any preservation recommendations. That being said, there are a number of economic incentives to a National Register listing that owners are encouraged to benefit from. For one, a listing may make an income-producing property eligible for a Federal Income Tax Credit so long as it undergoes a substantial rehabilitation. In Florida, listed or eligible properties on the National Register (whether income-producing or not) may receive ad valorem tax relief from their city or county that exempts the property from taxation for up to 10 years. A National Register listing can also increase a property's chances of receiving state preservation grants. More generally, a designation brings attention and awareness to the site, which could attract investors looking to preserve or redevelop it. These incentives are especially attractive to threatened sites, such as Little Santo Domingo.





Figure 361. 2815 NW 17th Avenue.
Source: Steve Brooke Studios.

5.7 TREATMENT OF RESOURCES

In the case of any potential adverse effects on the Little Santo Domingo historic district area as a result of a Federal Agency's work, such as road work on SR 112, federally-funded public housing, or any other federally-funded project, efforts should be made to avoid the historic resources and minimize the potential impacts. The options of "Mitigation of potential impacts" and "No action" are not appropriate for the Little Santo Domingo historic district.

5.8 COMMUNITY OUTREACH AND EDUCATION

The Little Santo Domingo Historic Survey is part of the Allapattah Collaborative CDC's efforts to document the history, strengthen local businesses, and preserve the local historic landmarks and culture of the community. Additional public outreach and public education on the history of Little Santo Domingo and Allapattah is recommended.

Miami Jackson High School and Comstock Elementary Student Outreach

Miami Jackson High School and Comstock Elementary are included in the survey as significant historic places. It is recommended that a display of Allapattah's history be placed in each school's library, administrative office, or other area available to students. The findings of the Little Santo Domingo Historic Survey could be incorporated as a hyper-local history lesson for the students within their classes or presented as an assembly. Broader topics to be explored may include: entrepreneurship, preservation efforts, and multiculturalism.

Florida Historical Marker Program

The Florida Historical Marker Program is a popular and visible public history program. It is designed to raise public awareness of Florida's rich cultural history and to enhance the enjoyment of historic sites by citizens and tourists. It is recommended that a Florida Historical Marker may be placed in the following locations to highlight significant historic places in Little Santo Domingo:

- Allapattah School / Andrew Jackson Junior High / Miami Jackson Senior High
- Wagner Creek
- Exotic Gardens / James Donn Palm Trees, old location of florist showroom
- Showman's Union
- Miami Musician's Union
- Carpenter's Union
- Allapattah Temple
- Three Round Towers
- Dante Fascell Public Housing
- Woolworth's
- Original site of La Placita Domincana
- Original site of Allapattah Baptist Church
- Ebeneezer Methodist Church
- Peninsular Supply Co.
- Old Regent's Theater site

Walking Tours and/or Bike Tours

To better engage the general public with Little Santo Domingo's history and present, it is recommended that history tours be instituted. Walking and biking tours would be an excellent way to explore the historic neighborhood of Little Santo Domingo. The Allapattah Collaborative can partner with non-profits or related organizations, such as Dade Heritage Trust or Latinos United, to promote their work.

© 2024 PLUSURBIA
© 2024 PLUSURBIA

Community Engagement

It is recommended that the Allapattah Collaborative engage the residents with history presentations in the Allapattah Branch of the Miami-Dade Public Library or Latinos United. This can be accomplished by hosting community meetings to present report findings. It is also recommended that Allapattah Collaborative continues to gather oral history interviews from residents past and present, to tell a fuller story and engage the community further. Robust community outreach prior to the preparation of any National Register nomination is strongly encouraged.

Outdoor Exhibits

It is also recommended that a mural depicting elements of Little Santo Domingo's culture and its history be incorporated in the Allapattah Branch library or the Duarte Park building to engage young visitors. This, or another public art installation, would be an excellent opportunity to highlight local artists. Exhibit boards can also be considered for Duarte Park, as part of their walking paths.

Community Awareness About the National Register for Historic Places

Listing in the National Register of Historic Places provides formal recognition of a district's historical, architectural, or cultural significance based on national standards used by every state. It also can allow historic sites to qualify for certain tax benefits, grants, and special building code or flood code exemptions.

History and Culture Party

It is recommended that Allapattah Collaborative host a 'history and culture party' to celebrate the survey conclusion and present its findings. Associated brochures, a video, and an exhibit in a nearby public space such as the Allapattah Branch Library would further inform the general public on the significant work done.

Present Findings to the City of Miami Historic Preservation Board

The findings of the survey could be presented to the City of Miami Historic Preservation Staff and Board to bring awareness to the historical significance of the commercial district and garner support, so they may make informed decisions on new developments and designations.

© 2024 PLUSURBIA



Figure 362. Fruit stand.
Source:South Florida Biz Journal.

Distribution of this Survey Report and Site Files

It is recommended that the Survey Report be made publicly available online through the Allapattah Collaborative's website. Additionally, physical copies of the report could be made available in Miami Jackson High School, Comstock Elementary, local community organizations such as Latinos United, and local libraries, such as the Allapattah and Civic Center Branches of the Miami-Dade Public Library System.

Newspaper and Magazine Articles

Informational articles can be published in local newspapers and TAC's marketing efforts to share the history of Little Santo Domingo with a broader audience. Local newspapers could include The Miami Times, The Miami New Times and The Miami Herald. Magazines could be local or national, and could include the National Trust magazine, American Planning Association magazine and journals, or history magazines.

Social Media Posting

Facebook, Instagram, and other social media platforms are a great way to share information about local history. The findings of the Historic Survey could be shared in a social media posting series from The Allapattah Collaborative, Black Miami-Dade, and other related organizations and partnerships across their platforms.

© 2024 PLUSURBIA

5.9 SCOPE AND COMPLETENESS OF THIS SURVEY/ RECOMMENDATIONS FOR FURTHER INVESTIGATION

The Little Santo Domingo historical resources survey is a complete survey that provides the framework for evaluation of the area for inclusion on the National Register of Historic Places as a historic district, as well as for individual sites. However, additional documentation of the Dominican history, culture, and the living community of the Dominican diaspora in Little Santo Domingo would be useful for making a strong argument that the study area is eligible as an exceptionally significant Traditional Cultural Place for its association with a Dominican diaspora community from 1980 – 2024. Suggestions for further documentation, identification, and evaluation are offered below.

- Additional oral history interviews of Dominican immigrants living in, owning a business in, or frequenting Allapattah in the 1980s would assist in telling a more complete story of how the Dominican diaspora arrived in Allapattah and came to be defined as Little Santo Domingo.
- Additional interviews of current Dominican business owners in the neighborhood would help to document how a living community of Dominican immigrants continues to exist in Little Santo Domingo.
- Additional investigation into the role of Dominican political and community organizations in Little Santo Domingo, and how they interacted with and impacted the community.
- More systematic documentation of businesses in the neighborhood after 1976, and evaluation of trends in the area as English-speaking businesses catering to a white clientele transitioned into integrated business, and later Spanish-speaking businesses catering to a multi-racial Hispanic clientele. Currently, the tracking of businesses for each historic resource is on a ten-year interval from 1927 – 1976. Providing data on the businesses located in those historic resources from 1976 – 2024 would be useful to tell a deeper story of the changing demographics of the neighborhood.
- Further investigation and research of other Dominican communities in the City of Miami or South Florida would provide context about the Dominican diaspora in South Florida and the significance of Little Santo Domingo in the context of the region. There are Dominican immigrant communities in South Florida that include Miami Gardens, Pembroke Pines, Kendall, West Flagler, Little Haiti, and Doral, however it is expressed that Little Santo Domingo is the business, cultural, and political heart of the Dominican diaspora in South Florida.

© 2024 PLUSURBIA

- Additional research into the history of the local schools, including Miami Jackson High School and Comstock Elementary, including their early history, the experience during school integration in the 1960s, and their changing demographics through the 1970s and 1980s, including the presence of Cuban refugees, Black students, Dominican immigrants, and other Hispanic immigrants of color. This research could help to describe how the racial integration of schools affected the neighborhood's residential demographics and its business environment.

In addition to further documentation of the Dominican diaspora within the Little Santo Domingo study area, it would be helpful to investigate areas outside of the study boundary in order to better understand the full historic and geographic context of Little Santo Domingo. Recommendations on other geographic areas that could be investigated are offered below.

- A Phase II or Phase III survey of the area around the Little Santo Domingo commercial district would provide a stronger historical context. This should be at least a ¼ section on each side of NW 17th Avenue to determine if there are cultural connections between the single-family residential neighborhood and the business corridor in Allapattah.
- The Phase II or Phase II survey could also be expanded to include resources discovered in the archival research but not documented in Florida Master Site Files or Resource Groups due to time and budget constraints, and because they were outside of the study area boundary requested by the client. These areas include additional public housing and apartment buildings, the Rosemont subdivision platted by Exotic Gardens founder James Donn, as well as the Sommerfeld Residence at 1503 NW 26th Street. This expanded study area for a Phase II or Phase III survey could include the area bounded by NW 32nd Street to the north, NW 23rd Street to the south, NW 14th Avenue to the east, and NW 21st Avenue to the west.
- A Phase 1 survey of the entire extent of the historic boundaries of Allapattah, from the Miami River to NW 54th Street, and from NW 7th Avenue to NW 27th Avenue, would be helpful to better understand the shifting racial and ethnic demographics of the community from the 1800s until 1980 or later. Throughout the 19th and 20th Century, the racial geography of Allapattah continually shifted based on federal, state and local policies. In the second half of the 20th Century, the defined boundaries of Allapattah actually contracted in response to rapidly shifting racial and ethnic geographies in Northwest Miami. These boundaries changed in the 1960s when the area north of NW 36th Street and SR 112 became known as Model City, and the northwest area of Allapattah became known as Brownsville.

© 2024 PLUSURBIA



Figure 363. 2201 NW 17th Avenue in 2020. Source: Steve Brooke Studios.

5.10 LOCATION OF RECORDS

The primary source records associated with the Little Santo Domingo Historical Resources Survey are located at the Miami-Dade Public Library – Main Library, History Miami Archives, State of Florida Division of Historical Resources Site File Inventory, Florida Memory online photograph collection, Miami-Dade County Clerk of Courts, Miami-Dade Public Library Digital Collection, Newspapers.com online database, Florida International University Digital Collections – Tequesta Journal, the Sanborn Maps Online Database, Miami-Dade County Office of Historic Preservation archives, the Library of Congress Sanborn Map Collection, the National Archives, and other sources. A more complete list of source material is found in the Bibliography.

The Survey Report and Site File Records are submitted to the State of Florida Division of Historical Resources and kept on file with the Florida Master Site File. Copies of the Survey Report and supporting Site File Records will be provided to the City of Miami Historic Preservation Office, the Miami-Dade County Office of Historic Preservation, The Allapattah Collaborative CDC, Florida International University, and History Miami, the local historic archives for South Florida. Additional source records for the Little Santo Domingo Historical Resources Survey will be kept on file in the offices of the author Plusurbia Design.

© 2024 PLUSURBIA

© 2024 PLUSURBIA

BIBLIOGRAPHY

"#1 Choice for Hialeah's County Commissioner Vernon J. Ashley." The Miami Herald, August 1960, pp. 25. Newspapers.com, https://www.newspapers.com/image/618953306/.

"11 Convicted of Gambling Fined $4,900.' The Miami Herald, January 1950, pp. 21. Newspapers.com, https://www.newspapers.com/image/618409520/.

"2 Bookie Suspects Arrested At Bars.' The Miami Herald, December 1949, pp. 18. Newspapers.com, https://www.newspapers.com/image/617980053/.

"22 Candidates for Commission Swing Into Tough Campaigning." The Miami Herald, October 1953, pp. 30. Newspapers.com, https://www.newspapers.com/image/618341072/.

36 CFR 60.4, National Park Service, Department of Interior.

"38 To Graduate As Electricians." The Miami News, August 1954, pp. 6. Newspapers.com, https://www.newspapers.com/image/299015667/.

"A Cordial Welcome…to all services of Allapattah Baptist Church." The Miami News, May 1952, pp. 2. Newspapers.com, https://www.newspapers.com/image/298670113/.

"A family history grows in Allapattah." The Miami Herald, June 24 2012, pp. SW8. Newspapers.com.

"A Gift from Union: 20 GI Families Will Receive Overseas Calls for Christmas." The Miami Herald, November 1965, pp. 16. Newspapers.com, https://www.newspapers.com/image/620865778/.

"A Great Record For A Great Industry." The Miami Herald, April 1953, pp. 79. Newspapers.com, https://www.newspapers.com/image/617983707/.

"About AFSCME: History." AFSCME, https://www.afscme.org/about/history.

"About IBEW Local 349." International Brotherhood of Electrical Workers Local 349, http://20.225.92.84/ibew349/aboutus/.

"About IUOE." International Union of Operating Engineers, https://www.iuoe.org/about-iuoe.

"About the Mission." Corpus Christi Catholic Church, https://www.corpuschristimiami.org/laaltagracia.

"About the MSA." Miami Showmen's Association, https://miamishowmensassociation.com/pageserver/about-us.

"About Us." Schnupp, https://www.schnuppumbrellas.com/about-us.html.

"About Us." Ebenezer United Methodist Church, https://www.ebenezerumcmiami.org/aboutus.php.

"Agenda de Miami: La Sociedad…" The Miami Herald, January 2014, pp. A3. Newspapers.com, https://www.newspapers.com/image/647071074/.

"Agenda de Miami: Radio Paz." El Nuevo Herald, November 2009, pp. 3. Newspapers.com, https://www.newspapers.com/image/658498981/.

"Allapattah Farm Beats Chicago Office Work." The Miami News, January 20 1917, pp. 2. Newspapers.com.

"Allapattah Rally Set." The Miami News, October 1957, pp. 18. Newspapers.com, https://www.newspapers.com/image/298775409/.

Allapattah USA: Special Edition. Miami, Allapattah Business Development Authority, Inc., 1987.

"Allapattah Will Hold City Liable." The Miami Herald, August 24 1921, pp. 10. Newspapers.com.

"Allapattah––There's Some Hope and Plenty of Fear." The Miami Herald, February 1975, pp. 138. Newspapers.com, https://www.newspapers.com/image/625288659/.

Almanazar, Fernando. "Abogados hablan sobre inmigración." El Nuevo Herald, April 1998, pp. 3. Newspapers.com, https://www.newspapers.com/image/641730576/.

Almanazar, Fernando. "Dade more like home to many Dominicans." The Miami Herald, July 1997, pp. 13. Newspapers.com, https://www.newspapers.com/image/641089838/.

Almanazar, Fernando. "Seminario sobre ley migratoria." The Miami Herald, April 1997, pp. 4. Newspapers.com, https://www.newspapers.com/image/641097360/.

© 2024 PLUSURBIA

Ammidown, Margot, "Miami's Oldest House: The Wagner Homestead." Wagner Homestead Articles, 1980. Internet Archives, uploaded by Dade Heritage Trust, September 4 2019, https://archive.org/details/wagnerhomesteadarticles.

Ammidown, Margot. "The Wagner Family: Pioneer Life on the Miami River." Tequesta: The Journal of the Historical Association of Southern Florida, vol.1, number 42, 1982, pp.8-14.

Ammidown, Margot. The Wagner Family: Homesteading In Miami's Pioneer Era, 1855-1896. Miami, Dade Heritage Trust, 1981.

Anderson, Brett. "A Miami Market Where the Fish Fly." The New York Times, January 11 2011, https://www.nytimes.com/2021/01/11/dining/miami-fish-market-plaza-seafood.html.

"Apostolado alumbra la vida de un barrio conflictivo." El Nuevo Herald, August 1990, pp. 18. Newspapers.com, https://www.newspapers.com/image/635498085/.

Ash, Agnes. "History: A 3,500-Piece Orchestra For Hire." The Miami News, September 1965, pp. 58. Newspapers.com, https://www.newspapers.com/image/302038032/.

"Assets: Miami." The Miami Herald, May 2003, pp. 145. Newspapers.com, https://www.newspapers.com/image/647543581/.

"Avoid The Easter Rush: Attend Allapattah Baptist Church This Sunday." The Miami Herald, March 1966, pp. 31. Newspapers.com, https://www.newspapers.com/image/621047739/.

Babich, Erin and Jeanne Batalova. "Immigrants from the Dominican Republic in the United States." Migration Policy Institute, April 25 2021, https://www.migrationpolicy.org/article/dominican-immigrants-united-states-2021.

"Bailey's Lumber Yards." The Miami News, 1956, pp. 65. Newspapers.com, https://www.newspapers.com/image/297320095/.

Bandell, Brian. "Electrical union could redevelop Miami headquarters." South Florida Business Journal, 17 Apr. 2023, https://www.bizjournals.com/southflorida/news/2023/04/17/electrical-union-redevelop-miami-headquarters.html.

Barber, Joe. "Plumbers remain on strike." The Miami News, May 1974, pp. 6. Newspapers.com, https://www.newspapers.com/image/301252749/.

Becker, Phil. "Dade Unions 'Dud' Politically." The Miami News, July 1957, pp. 7. Newspapers.com, https://www.newspapers.com/image/298565698/.

Becker, Phil. "Mothers Get Aid From CWA." The Miami News, July 1957, pp. 6. Newspapers.com, https://www.newspapers.com/image/298558578/.

Becker, Phil. "New Parleys In Plumbers Dispute Set." The Miami News, May 1957, pp. 11. Newspapers.com, https://www.newspapers.com/image/298717598/.

Beverly Heights Plat Map, 1921, Miami-Dade County Clerk of Courts.

Birger, Larry. "Phone Union Wants Action by Governor." The Miami News, March 1955, pp. 13. Newspapers.com, https://www.newspapers.com/image/298616374/.

Brand, Richard. "Dominicanos en Miami ejercen su nuevo derecho a elegir presidente." El Nuevo Herald, May 2004, pp. 2. Newspapers.com, https://www.newspapers.com/image/650197597/.

Brand, Richard. "Local Dominicans are heading to polls." The Miami Herald, May 2004, pp. 23. Newspapers.com, https://www.newspapers.com/image/650416525/.

Brecher, Elinor. "Haitian choir regains its voice." The Miami Herald, December 2002, pp. 917. Newspapers.com, https://www.newspapers.com/image/649244356/.

Buchanan, Edna. "Unions Curbed After Protests." The Miami Herald, November 1974, pp. 152. Newspapers.com, https://www.newspapers.com/image/626614176/.

Buchanan, James. "27 Negroes Attend 5 Miami Churches." The Miami Herald, September 1960, pp. 21. Newspapers.com, https://www.newspapers.com/image/619069098/.

Buchanan, James. "Castro Strung Up in Effigy Here." The Miami Herald, October 1959, pp. 27. Newspapers.com, https://www.newspapers.com/image/619343881/.

"Building Cost Lower Lumberman Says." The Miami Herald, April 1927, pp. 10. Newspapers.com, https://www.newspapers.com/image/616567321/.

"Building Firm Active." The Miami Herald, July 1926, pp. 11. Newspapers.com, https://www.newspapers.com/image/616512902/.

© 2024 PLUSURBIA

"Building from a higher perspective." The Miami Herald, May 2006, pp. 86. Newspapers.com, https://www.newspapers.com/image/654495520/.

"Building Permits: Patton Corp." The Miami News, August 1948, pp. 28. Newspapers.com, https://www.newspapers.com/image/298804008/.

"Building Permits." The Miami Herald, July 1950, pp. 34. Newspapers.com, https://www.newspapers.com/image/626131200/.

"Building Permits." The Miami News, October 1949, pp. 11. Newspapers.com, https://www.newspapers.com/image/302700798/.

"Building Purchased By Musicians' Union." The Miami Herald, December 1935, pp. 106. Newspapers.com, https://www.newspapers.com/image/617043052/.

"Bull Alligator is Name of Section in Seminole" The Miami News, March 15 1922, pp. 15. Newspapers.com.

Burgos-Flores, Mileyka. "Little Santo Domingo Tour of Allapattah." On file with Plusurbia, 2015-2016.

Burgos-Flores, Mileyka. "Public Land for Public Good: Preserving Miami's Dominican Neighborhood." Non-Profit Quarterly, https://nonprofitquarterly.org/public-land-for-public-good-preserving-miamis-dominican-neighborhood/.

Burgos-Flores, Mileyka. Personal interview with Miguelina Garcia and Mileyka-Burgos Flores. On file with Plusurbia, 2020.

"Business Opportunities." The Miami News, February 1957, pp. 52. Newspapers.com, https://www.newspapers.com/image/298672060/.

Butler, Michael. "'My work is like art for me.' Miami Tailor figures he's altered 2,000 suits since he was 14." The Miami Herald, September 25 2023, https://www.miamiherald.com/news/business/article279514379.html.

"California Prizes are Freely Awarded to Pride of Miami." The Miami News, March 15 1922, pp. 16.

"Carl Schaaf, Food Canning Expert, Dies." The Miami Herald, July 3 1942, pp. 17.

"Cause of Trouble in the Water." The Miami Herald, February 14 1915, pp. 5. Newspapers.com.

Cavendish, Henry. "These Oldsters – No Longer Alone." The Miami News, July 1961, pp. 14. Newspapers.com, https://www.newspapers.com/image/301438866/.

Central Allapattah Subdivision Plat, 1937. Miami-Dade Clerk of Courts.

"Chest X-Ray Schedule for This Week." The Miami News, June 1966, pp. 12. Newspapers.com, https://www.newspapers.com/image/301729155/.

Chew, Crystal. "Bringing Art to Kids." The Miami Herald, August 2014, pp. SE11. Newspapers.com, https://www.newspapers.com/image/653125771/.

"Children to Hear Symphony." The Miami Herald, May 1955, pp. 19. Newspapers.com, https://www.newspapers.com/image/618724972/.

"Church To Be Formed." The Miami Herald, March 1926, pp. 35. Newspapers.com, https://www.newspapers.com/image/616535067/.

"Churches Are United For National Event." The Miami Herald, October 1935, pp. 13. Newspapers.com, https://www.newspapers.com/image/617069573/.

"Churches helping members with finances." The Miami Herald, February 2002, pp. 8. Newspapers.com, https://www.newspapers.com/image/649044088/.

"Churchgoers in Miami Defy National Trend of Decline." The Miami Herald, May 1976, pp. 234. Newspapers.com, https://www.newspapers.com/image/625057946/.

Cicero, Linda. "A Man Called Dade: A Story of Peace in Black and White." The Miami Herald, October 1980, pp. 125. Newspapers.com, https://www.newspapers.com/image/629130712/.

"City BYPU To Meet." The Miami Herald, July 1925, pp. 2. Newspapers.com, https://www.newspapers.com/image/616521815/.

"City Court Fines Horse Bookie $250.' The Miami Herald, March 1950, pp. 19. Newspapers.com, https://www.newspapers.com/image/624676140/.

"City of Miami Department of Community Development." The Miami Herald, March 2004, pp. 446. Newspapers.com, https://www.newspapers.com/image/650413042/.

© 2024 PLUSURBIA

City of Miami Planning and Zoning Department, Urban Design and Community Planning Sections, Little Santo Domingo Design Standard Criteria Improvement Ideas. January, 2013

"Club News: Insurance Women of Miami." The Miami News, January 1971, pp. 28. Newspapers.com, https://www.newspapers.com/image/301740803/.

"Colony premiere wasn't without labor pains." The Miami News, July 1987, pp. 17. Newspapers.com, https://www.newspapers.com/image/302325007/.

"Combs OES Chapter." The Miami Herald, March 1953, pp. 12. Newspapers.com, https://www.newspapers.com/image/618398628/

"Concert Here Tonight to Mark Music Week." The Miami News, May 1947, pp. 24. Newspapers.com, https://www.newspapers.com/image/298646137/.

Conger Dayton, Dr. Helen. "A Family History Grows in Allapattah." The Miami Herald, June 24 2012, pp. SW8. Newspapers.com.

"Congregate Meals." Catholic Charities of the Archdiocese of Miami, Inc., https://www.ccadm.org/sh_projects/congregate-meals/.

"Congregation Finally Gets Big Enough Church." The Miami News, July 1931, pp. 3. Newspapers.com, https://www.newspapers.com/image/298990244/.

"Cooling School Is Staged In Regent Theater for Homemakers." The Miami News, July 1936, pp. 5. Newspapers.com, https://www.newspapers.com/image/300623324/.

Corzo, Cynthia. "Posible alza impositiva atemoriza a residentes de Allapattah." El Nuevo Herald, August 1998, pp. 21. Newspapers.com, https://www.newspapers.com/image/641727807/.

Costantino, Lauren. "Interfaith." The Miami Herald, November 2023, pp. A4. Newspapers.com, https://www.newspapers.com/image/1021370763/.

Cottman, Michael. "Familiar cart follows shooting victim to grave." The Miami Herald, September 1982, pp. 33. Newspapers.com, https://www.newspapers.com/image/630051260/.

"Council 3 Selects New Meeting Site." The Miami Herald, December 1943, pp. 4. Newspapers.com, https://www.newspapers.com/image/617625881/.

"Credit to community." The Miami News, April 1971, pp. 12. Newspapers.com, https://www.newspapers.com/image/302424467/.

"Crosley 'American Way' Contests." The Miami Herald, October 1951, pp. 30. Newspapers.com, https://www.newspapers.com/image/625786858/.

Cruz, Angela and Mileyka Burgos Flores. "Commerce in Allapattah." On file with Plusurbia, 2024.

"Cuarteto de Cuerdas." El Miami Herald, February 1978, pp. 2. Newspapers.com, https://www.newspapers.com/image/624698299/.

"CWA History: A Brief Review 1910-2024." CWA: Communication Workers of America, https://cwa-union.org/about/cwa-history.

Dade Heritage Trust, Preservation Today Magazine: All Eyes on Allapattah, 2021

"Dade Products Made 'Em Mad in California." The Miami News, June 7 1931, pp. 16. Newspapers.com

"Date Book: Women's Auxiliary, American Society of Sanitary Engineering." The Miami News, January 1955, pp. 29. Newspapers.com, https://www.newspapers.com/image/298590654/.

"Date Book." The Miami News, April 1955, pp. 32. Newspapers.com, https://www.newspapers.com/image/298601801/. "Datebook." The Miami News, January 1956, pp. 22. Newspapers.com, https://www.newspapers.com/image/298706393/.

"Daughters of America." Wikipedia, The Free Encyclopedia. Wikimedia Foundation, last edited 16 July 2024, https://en.wikipedia.org/wiki/Daughters_of_America.

De Gale, Anabelle. "Operators of cranes riding high." The Miami Herald, August 2000, pp. 322. Newspapers.com, https://www.newspapers.com/image/643802812/.

"Death Notices: Perry Donald Gaston." The Miami Herald, March 1996, pp. 32. Newspapers.com, https://www.newspapers.com/image/640073701/.

"Deaths: John H. Haldeman." The Miami Herald, August 1990, pp. 147. Newspapers.com, https://www.newspapers.com/image/635782719/.

Delp, Doug. "Hollywood 'Sick-Out' Apparently Over." The Miami Herald, September 1980, pp. 92. Newspapers.com, https://www.

© 2024 PLUSURBIA

newspapers.com/image/629010287/.

"Developing the Everglades." National Park Service, Everglades National Park, last updated June 20, 2020, www.nps.gov/ever/learn/historyculture/development.htm.

Diaz, Johnny and Marika Lynch. "New post office forgets parking lot." The Miami Herald, May 1996, pp. 118. Newspapers.com, https://www.newspapers.com/image/639966823/.

Directorio Comercial Dominicano USA, Edicion 2003-2004. Directorio Comercial Dominicano USA, Corp., 2003.

Directorio Comercial Dominicano USA, Edicion 2008-2009. Directorio Comercial Dominicano USA, Corp., 2008.

Dixon, Lance. "Celebrating A New Look." The Miami Herald, February 2014, pp. B10. Newspapers.com, https://www.newspapers.com/image/651061650/.

"Dominican Americans." Wikipedia, Wikimedia Foundation, last edited July 31 2024, https://en.wikipedia.org/wiki/Dominican_Americans.

"Dominican Republic: People and Society." CIA World Factbook, Central Intelligence Agency, last updated August 7 2024, https://www.cia.gov/the-world-factbook/countries/dominican-republic/#people-and-society.

"Dominican week approved." The Miami Herald, February 2007, pp. 189. Newspapers.com, https://www.newspapers.com/image/655587286/.

Donaldson, Bryan. "Union to Delegate Negro to CLU in Racial Showdown." The Miami Herald, May 1956, pp. 25. Newspapers.com, https://www.newspapers.com/image/618477010/.

"Dr. A.T. Knowles, Veterinarian, Dies." The Miami Herald, April 1958, pp. 33. Newspapers.com, https://www.newspapers.com/image/618628444/.

Due, Tananarive. "Young workers help spruce up Gwen Cherry." The Miami Herald, April 1991, pp. 139. Newspapers.com, https://www.newspapers.com/image/635570153/.

Einstein, Paul. "MTA Gets Offer For Garage Site." The Miami News, October 31 1963, pp. 7. Newspapers.com.

"Elated With Television Service, Church Plans to Air It Again." The Miami Herald, January 1971, pp. 34. Newspapers.com, https://www.newspapers.com/image/623895140/.

"Electrical Workers Organized in Miami." The Miami News, December 1910, pp. 1. Newspapers.com, https://www.newspapers.com/image/297344079/.

"Event promotes county services." The Miami Herald, November 2006, pp. 351. Newspapers.com, https://www.newspapers.com/image/654997467/.

"Evergreen Gardens." The Miami News, July 19 1925, pp. 6. Newspapers.com.

"Everyone Grows Guavas But There Are Few Groves." The Miami News, August 11 1923, pp. 3. Newspapers.com.

"Factions Here Happy Over Accord." The Miami Herald, April 1950, pp. 1. Newspapers.com, https://www.newspapers.com/image/626142574/.

"Fascell dedicates housing named for him here." The Miami News, March 1973, pp. 4. Newspapers.com, https://www.newspapers.com/image/302857922/.

"Festival de Merengue." Visit Dominican Republic, https://visitdominicanrepublic.com/festivals-events/festival-de-merengue/.

Fichtner, Margaria. "Fingers Speak At Deaf Revival." The Miami Herald, December 1972, pp. 77. Newspapers.com, https://www.newspapers.com/image/625520195/.

"Fiesta pro ayuda a nicas." El Nuevo Herald, July 1988, pp. 11. Newspapers.com, https://www.newspapers.com/image/642266843/.

"Find Your Local: Florida." AFSCME, https://www.afscme.org/local/florida.

"Florida Deaths, 1877-1939." FamilySearch, Entry for Rose Elizabeth Richards and Wm. Wagner, 27 October 1933, https://www.familysearch.org/ark:/61903/1:1:FPHG-DNS: Sun Mar10 09:51:23 UTC 2024.

"Flowers Still First Love." The Miami Herald, February 7 1969, pp. 38. Newspapers.com.

Fraga, Lazaro. "Paying Tribute." The Miami Herald, February 2009, pp. 298. Newspapers.com, https://www.newspapers.com/image/658027658/.

© 2024 PLUSURBIA

Frank, Andrew K, Before the Pioneers: Indians, Settlers, Slaves, and the Founding of Miami, University Press of Florida, 2017.

"Free flu shots for elders are starting." The Miami News, October 1980, pp. 9. Newspapers.com, https://www.newspapers.com/image/302440999/.

Fugate, Janey and Brenda Medina. "Murals help add vibrancy to 'Little Santo Domingo.'" The Miami Herald, August 2014, pp. B1. Newspapers.com, https://www.newspapers.com/image/653125280/.

Garcia, Miguelina. Personal interview with Miguelina Garcia and Mileyka-Burgos Flores. On file with Plusurbia, 2020.

"Gardens Sold" The Miami News, March 12 1925, pp. 9. Newspapers.com.

Gee, Connie. "Clubs, Organizations, Parties Help Raise Funds." The Miami News, October 1956, pp. 18. Newspapers.com, https://www.newspapers.com/image/298561991/.

Gee, Connie. "Santa's Serious Business For Them." The Miami News, December 1964, pp. 26. Newspapers.com, https://www.newspapers.com/image/301307641/.

Gillikin, M. W. Saint Dominguan Refugees in Charleston, South Carolina, 1791-1822: Assimilation and Accommodation in a Slave Society. 2014. University of South Carolina, PhD dissertation. https://scholarcommons.sc.edu/etd/3040.

Godin, Melissa. "Rethinking Beauty and Race at Dominican-American Hair Salons." Sapiens, October 10 2017, https://www.sapiens.org/biology/dominican-hair-rethinking-beauty-race/.

Goldfarb, Carl. "Darker Hispanics say white countrymen discriminate." The Miami Herald, June 1991, pp. 652. Newspapers.com, https://www.newspapers.com/image/635624228/.

"Goods worth $1,550 were stolen..." The Miami Herald, September 1982, pp. 290. Newspapers.com, https://www.newspapers.com/image/629585970/.

Granados, Rocio. "Corpus Christi: 75 years of evangelization." Archdiocese of Miami, 12 Dec. 2016, https://www.miamiarch.org/CatholicDiocese.php?op=Article_14815612404715.

Greene, Juanita. "Allapattah: Town in Painful Change." The Miami Herald, November 1967, pp. 115. Newspapers.com, https://www.newspapers.com/image/621599139/.

"Guantanamo messengers needed." The Miami Herald, October 1994, pp. 32. Newspapers.com, https://www.newspapers.com/image/639571758/.

Gutierrez, Rafael. Personal interview with Rafael Gutierrez. On file with Plusurbia, August 5 2024.

"Had a Banquet." The Miami Evening Record, November 1906, pp. 5. Newspapers.com, https://www.newspapers.com/image/615650162/.

"Hagedorn Paint Store..." The Miami News, July 1956, pp. 10. Newspapers.com, https://www.newspapers.com/image/298703810/.

Haggerty, Mike. "The Flower Business: Blooming," The Miami News, October 18, 1964, pp. 14. Newspapers.com.

Hamilton, Masha. "Closing the Wealth Gap in Miami––and Across the Country." The Rockefeller Foundation, June 28 2022, https://www.rockefellerfoundation.org/insights/grantee-impact-story/closing-the-wealth-gap-in-miami-and-across-the-country/.

"Handicapped Taken to Church." The Miami Herald, December 1973, pp. 78. Newspapers.com, https://www.newspapers.com/image/622780991/.

"Harry Long Candidacy Gets Union Support." The Miami News, March 1952, pp. 27. Newspapers.com, https://www.newspapers.com/image/299029553/.

"Health and Wellness." Ebenezer United Methodist Church, https://www.ebenezerumcmiami.org/healthandwellness.php.

Hedges, Stephen. "Labor protest slows stadium progress." The Miami Herald, August 1986, pp. 32. Newspapers.com, https://www.newspapers.com/image/631249233/.

Hines, Bea. "Agency needs help to keep helping others." The Miami Herald, October 1988, pp. 124. Newspapers.com, https://www.newspapers.com/image/633885581/.

Hines, Bea. "Ebenezer Methodist holding parenting seminars." The Miami Herald, May 2002, pp. 172. Newspapers.com, https://www.newspapers.com/image/646461319/?match=1.

Hines, Bea. "Minister to leave legacy of successes." The Miami Herald, June 1988, pp. 56. Newspapers.com, https://www.newspapers.com/image/633339928/.

© 2024 PLUSURBIA

Hines, Bea. "Toll of the times: Money problems hit area churches." The Miami Herald, November 1980, pp. 400. Newspapers.com, https://www.newspapers.com/image/629250990/.

"Historia: El Padre Federico Capdepón, Sacerdote De La Arquidiócesis De Miami, Fundó Radio Paz En Diciembre De 1990." Radio Paz, https://paxcc.org/historia/.

"History & Structure: Celebrating 125 Years of IBEW Excellence." IBEW, http://20.225.92.84/Content/Template1/wp-content/uploads/2022/03/History-and-Structure.pdf.

Historic Tax Assessment Photographs, Miami Dade County Property Appraiser.

"History Timeline." IATSE: The Union Behind Entertainment, https://iatse.net/history-timeline/.

"Illness Turned Miami Florist to Flower Work." The Miami News, December 7 1926, pp. 16. Newspapers.com.

Ishoy, Roy. "Construction Shutdown May Last Through Easter." The Miami Herald, April 1979, pp. 138. Newspapers.com, https://www.newspapers.com/image/628112956/.

"It's Annual Event." The Miami News, February 1957, pp. 53. Newspapers.com, https://www.newspapers.com/image/298669602/.

"Jaycees To Hold Halloween Dance." The Miami News, October 1953, pp. 21. Newspapers.com, https://www.newspapers.com/image/298974678/.

Jones, Robert C. Jr. "School of Architecture Helps Allapattah Get Its 'Beautiful Little Corner.' University of Miami, NEWS@TheU, 18 July 2014, https://news.miami.edu/stories/2014/07/school-of-architecture-helps-allapattah-get-its-beautiful-little-corner.html.

Karantsalis, Theo. "County ignores seniors' utility questions." The Miami Herald, October 2012, pp. NC3. Newspapers.com, https://www.newspapers.com/image/654835464/.

Kennedy, George. "He'd Led His Church To Greener Pastures." The Miami Herald, April 1974, pp. 173. Newspapers.com, https://www.newspapers.com/image/626187861/.

Kenny, Elena. "Asociación empresarial hace planes para aumentar el número de afiliados." El Nuevo Herald, July 1998, pp. 17. Newspapers.com, https://www.newspapers.com/image/641720656/.

Kersey Jr., Harry A. Pelts, Plumes and Hides: White Traders among the Seminole Indians 1870-1930. University Press of Florida, 1980.

"Knowles Clinic Purchased." The Miami Herald, February 1958, pp. 128. Newspapers.com, https://www.newspapers.com/image/619683553/.

Knowlton, Christopher. Bubble in the Sun. Simon & Schuster, New York, 2020, xiii.

Kole, Alan. "Catch-22 injects a sour note into local music world." The Miami Herald, April 1985, pp. 408. Newspapers.com, https://www.newspapers.com/image/632286610/.

"La Misión de Nuestra Señora de la Altagracia inicia..." El Nuevo Herald, November 2010, pp. 3. Newspapers.com, https://www.newspapers.com/image/660070725/.

"La Semana de la Hispanidad." El Miami Herald, October 1976, pp. 11. Newspapers.com, https://www.newspapers.com/image/624580877/.

"Labor." The Miami News, September 1988, pp. 52. Newspapers.com, https://www.newspapers.com/image/300195095/.

Laughlin, Meg. "A Slice of Life." The Miami Herald, November 1991, pp. 158. Newspapers.com, https://www.newspapers.com/image/636744922/.

Lavonia Park Plat Map, 1924, Miami-Dade County Clerk of Courts.

Lee, J.R. "$250,000 Regent Theater At Allapattah To Open Tonight." The Miami Herald, July 1926, pp. 8. Newspapers.com, https://www.newspapers.com/image/616512855/.

"Legal Notices." The Miami Herald, May 25 1934, pp. 15. Newspapers.com

Leyden, Louise. "Eskimos Receptive To Gospel Pastor Finds." The Miami News, November 1954, pp. 4. Newspapers.com, https://www.newspapers.com/image/298648240/.

Leyden, Louise. "Ministers Of Miami Taking Vacations." The Miami News, July 1947, pp. 5. Newspapers.com, https://www.newspapers.com/image/298299996/.

© 2024 PLUSURBIA

Leyden, Louise. "Radio and Television Programs." The Miami News, January 1952, pp. 30. Newspapers.com, https://www.newspapers.com/image/303012970/.

"Lives on the brink are turned around." The Miami Herald, July 2006, pp. 56. Newspapers.com, https://www.newspapers.com/image/654201727/.

"Local No. 500 South Florida." IATSE Official Bulletin, no. 609, 2005, pp. 35-36, https://iatse.net/wp-content/uploads/2021/05/609.pdf.

Longstreth, Richard. The Buildings of Main Street: A Guide To American Commercial Architecture, Updated Edition. Walnut Creek, AltaMira Press, 2000.

"Losey Building Fully Tenanted." The Miami Herald, 10 July 1926, pp. 11. Newspapers.com.

"Losey Home is Being Built." The Miami News, August 11 1924, pp. 8. Newspapers.com.

Love, Richeson, "Location Map of a Portion of Dade County, Florida." HistoryMiami Archives, 1914.

Lownes, Tom. "Non-Union Plumbers Organize." The Miami Herald, March 1958, pp. 25. Newspapers.com, https://www.newspapers.com/image/619793998/.

Lubove, Seth. "Carnies keep show going on." The Miami Herald, January 1984, pp.132. Newspapers.com, https://www.newspapers.com/image/624648057/.

Lynch, Marika. "Awareness, aesthetics share stage at Dominican youth arts festival." The Miami Herald, July 1996, pp. 144. Newspapers.com, https://www.newspapers.com/image/640123524/.

Lynch, Marika. "Dominican American Foundation moves." The Miami Herald, August 1996, pp. 99. Newspapers.com, https://www.newspapers.com/image/640715999.

Lynch, Marika. "Dominican group sent packing." The Miami Herald, March 1996, pp. 107. Newspapers.com, https://www.newspapers.com/image/640077070.

Lynch, Marika. "Foundation moves to a new location." The Miami Herald, August 1996, pp. 83. Newspapers.com, https://www.newspapers.com/image/640715522/.

Lynch, Marika. "Restaurante dominicano celebra 11 años de actividad." El Nuevo Herald, August 1996, pp. 23. Newspapers.com, https://www.newspapers.com/image/639630500/.

MacCauley, Clay. "Seminole Indians of Florida: Letter of Transmittal." Native American Nations, Bureau of American Ethnology, 1884, www.nanations.com/seminole/seminole/transmittal-letter.htm.

Main Street America Website, https://mainstreet.org/the-latest/news/main-spotlight-celebrating-and-preserving-a-culture-of-possibility-in-allapattah-miami

"Mangú para todos, coresía de Quisqueya la bella." El Nuevo Herald, July 1990, pp. 31. Newspapers.com, https://www.newspapers.com/image/635365892/.

Mann, Pete. "Dade County to Integrate Fourteen More Schools." The Miami Herald, May 1963, pp. 66. Newspapers.com, https://www.newspapers.com/image/619794499/.

Marques Gonzalez, Aminda. "Criminals terrorize tenants." The Miami Herald, April 1990, pp. 154. Newspapers.com, https://www.newspapers.com/image/634839354/.

Marques Gonzalez, Aminda. "Dade non-Cuban Hispanics unite in power quest." The Miami Herald, December 1993, pp. 496. Newspapers.com, https://www.newspapers.com/image/638758137/.

Marques Gonzalez, Aminda. "Dominicans find the flavor of home." The Miami Herald, January 1994, pp. 636. Newspapers.com, https://www.newspapers.com/image/637995065/.

Marte, Heriberto Jose. Como Lobos: Dominicanos En La Florida (1937-1999). Miami, Excel USA, 1999.

Martinez, Carlos. "Dominicans in Miami Oppose Officer Purge." The Miami Herald, January 1966, pp. 149. Newspapers.com, https://www.newspapers.com/image/620493184/.

McAden, Fitz. "Building workers vow to strike." The Miami Herald, April 1982, pp. 45. Newspapers.com, https://www.newspapers.com/image/630028947/.

McAlester, Virginia Savage. A Field Guide to American Houses. New York City, Alfred A. Knopf, 2013.

© 2024 PLUSURBIA

McCarthy, Kathy. "Allapattah bounces back." The Miami Herald, October 1985, pp. 76. Newspapers.com, https://www.newspapers.com/image/632095129/.

Menéndez, José Luis. "Corpus Christi de Miami, una breve historia de mission." YouTube, uploaded by Corpus Christi Miami, 3 March 2015, https://www.youtube.com/watch?v=PWDOPj73t6M&t=164s.

Mercado, Miliany and Betty Hermida. "Allapattah Born and Raised." On file with Plusurbia, 2024.

"Metro Outlines Renewal Plans." The Miami Herald, September 1969, pp. 41. Newspapers.com, https://www.newspapers.com/image/621699351/.

"Miami Church Notes." The Miami Herald, May 1928, pp. 4. Newspapers.com, https://www.newspapers.com/image/616532091/.

"Miami Church Notes." The Miami Herald, November 1929, pp. 5. Newspapers.com, https://www.newspapers.com/image/617071110/.

"Miami Dade Book." The Miami News, February 1954, pp. 22. Newspapers.com, https://www.newspapers.com/image/299057415/.

Miami Dade County Clerk of Courts, Property Appraiser Website.

"Miami Date Book." The Miami News, January 1957, pp. 25. Newspapers.com, https://www.newspapers.com/image/298609557/.

"Miami Extends Bounds to 50 Square Miles." The Miami News, September 3 1925, pp. 1. Newspapers.com.

"Miami Foot Center." El Nuevo Herald, April 2009, pp. 27. Newspapers.com, https://www.newspapers.com/image/657657404/.

"Miami Jackson High School." Lewis Aqüi, https://www.lewisaqui.com/portfolio/miami-jackson-high-school/#:~:text=This%2030%20acre%20educational%20facility,Architects%2C%20Landscape%20Architects%20and%20Engineers.

Miami Jackson Historical Society. Facebook, 20 November 2023, https://www.facebook.com/MiamiJacksonHistory/.

"Miami Jackson Senior High School." Wikipedia, The Free Encyclopedia. Wikimedia Foundation, last edited 11 July 2024, https://en.wikipedia.org/wiki/Miami_Jackson_Senior_High_School.

"Miami Union 349 Is 19 Years Old." The Miami Herald, September 1929, pp. 2. Newspapers.com, https://www.newspapers.com/image/616575909/.

"Miamians Give Thanks." The Miami Herald, November 1925, pp. 2. Newspapers.com, https://www.newspapers.com/image/616519065/.

"Militia Muster Roll for Dade County, 1870" FamilySearch.

"Milk." The Miami Herald, April 1951, pp. 53. Newspapers.com, https://www.newspapers.com/image/626145613/.

"Misa Solemne de Ntra. Sra. De la Altagracia – Corpus Christi Catholic Church, Miami, FL." YouTube, uploaded by Corpus Christi Miami, 23 January 2024, https://www.youtube.com/watch?v=5cSN24QWvJw.

Morales, Maria. El Nuevo Herald, January 1994, pp. 15. Newspapers.com, https://www.newspapers.com/image/638038514/.

Moreno, Sarah. "Neighborhood." The Miami Herald, May 2023, pp. A3. Newspapers.com, https://www.newspapers.com/image/963632554/.

Moss, Bea. "With art, kids may be telling you something." The Miami Herald, July 1987, pp. 17. Newspapers.com, https://www.newspapers.com/image/633441194/.

"Mujeres." El Nuevo Herald, February 1993, pp. 31. Newspapers.com, https://www.newspapers.com/image/636767242/.

"Musicians' union blacklists 2." The Miami Herald, February 1985, pp. 31. Newspapers.com, https://www.newspapers.com/image/631338406/.

National Park Service, DRAFT National Register Bulletin: Identifying, Evaluating, and Documenting Traditional Cultural Places, November 6, 2023.

National Trust for Historic Preservation. "Discover America's 11 Most Endangered Historic Places for 2023." National Trust for Historic Preservation, May 9 2023, https://savingplaces.org/stories/11-most-endangered-historic-places-2023.

National Trust for Historic Preservation. Built in the U.S.A. Hoboken, Wiley, 1985.

"Naunton, Ena. "No Cake for Poor––But Ham, Bread." The Miami Herald, November 1962, pp. 93. Newspapers.com, https://www.newspapers.com/image/619612668/.

© 2024 PLUSURBIA

Neighborhood Planning Program: Allapattah Community Development Target Area. City of Miami Planning, Building, and Zoning Department, 1994-96, pp. 3-16.

Nelson, Robert K., LaDale Winling, et. al. "Mapping Inequality: Redlining in New Deal America," Miami, Florida. American Panorama: An Atlas of United States History, 2023, dsl.richmond.edu/panorama/redlining.

"New Businesses: Sastreria & Confecciones Aquino." The Miami Herald, March 2006, pp. 332. Newspapers.com, https://www.newspapers.com/image/653714878/.

"New Regent Theater." Cinema Treasures, https://cinematreasures.org/theaters/23834.

Nieves, Gladys. "Hay en Dade más de 400 negocios de dominicanos." El Nuevo Herald, September 1990, pp. 11. Newspapers.com, https://www.newspapers.com/image/635539531/.

"Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds." The Miami Herald, March 2014, pp. B7. Newspapers.com, https://www.newspapers.com/image/651074957/.

Nziga Ifateyo, Ajowa. "From Anger to Action: Dominican foundation expanding." The Miami Herald, March 1999, pp. 225. Newspapers.com, https://www.newspapers.com/image/617781575/.

Ogen Dubreuil, Dotti. "Memories of love, life, and telegraphs." The Miami Herald, August 2011, pp. SE8. Newspapers.com, https://www.newspapers.com/image/654905366/.

"Old Folks to Display Hobbies." The Miami Herald, May 1956, pp. 23. Newspapers.com, https://www.newspapers.com/image/618437203/.

"Old friends move out, inflation moves in." The Miami Herald, November 1980, pp. 401. Newspapers.com, https://www.newspapers.com/image/629250999/.

"Operating Engineers Are Experienced In Recent Labor-Management Disputes." The Miami Herald, February 1970, pp. 10. Newspapers.com, https://www.newspapers.com/image/622956783/.

"Our Mission." Plumbers 519 JA&EC, https://plumbers519apprenticeship.com/.

"Our Story." P.A.C.T., https://www.miamipact.org/ourstory.

"PACT Executive Committee." P.A.C.T., https://www.miamipact.org/our-team.

Page, C. Clinton. "Growing Strawberries, Roses and Sweet Peas Proves Pleasant and Profitable." The Miami Herald, January 25 1922, pp. 7. Newspapers.com.

"Papeleo podría demorar envío de ayuda a Cuba: Como Ayudar." El Nuevo Herald, October 1996, pp. 6. Newspapers.com, https://www.newspapers.com/image/639531228/.

"Park Planning Board Elects Chairman." The Miami Herald, January 25 1921, pp. 4. Newspapers.com.

"Party Planned." The Miami Herald, November 1949, pp. 4. Newspapers.com, https://www.newspapers.com/image/617975558/.

"Patriotism of Local Union Plumbers 519." The Miami Herald, January 1918, pp. 6. Newspapers.com, https://www.newspapers.com/image/616092278/.

"Peace and Law Parley Slated At Allapattah Tuesday." The Miami News, February 1969, pp. 4. Newspapers.com, https://www.newspapers.com/image/301851136/.

"Pepper to Speak at Union Meeting." The Miami Herald, September 1963, pp. 55. Newspapers.com, https://www.newspapers.com/image/620122435/.

Perez, Juan Carlos. "Carnaval del Sabor." El Nuevo Herald, July 1990, pp. 23. Newspapers.com, https://www.newspapers.com/image/635365884/.

"Personnel Retained by New Owners." The Miami Herald, June 1962, pp. 9. Newspapers.com, https://www.newspapers.com/image/620516524/.

"Pet Animal Hotel and Hospital." The Miami Herald, December 1924, pp. 31. Newspapers.com, https://www.newspapers.com/image/616379856/.

"Peter Piper Packed a Peck." The Miami News, June 8 1955, pp. 17. Newspapers.com.

Pilarte, Doralisa. "Dominican corner store." The Miami Herald, February 2001, pp. K1, K4. Newspapers.com, https://www.newspapers.com/image/666193313/.

© 2024 PLUSURBIA

Plat Book of Miami Florida and Suburbs. G.M. Hopkins Company. Philadelphia, 1925, Accessed from Miami-Dade County Office of Historic Preservation.

Plat Book of Miami Florida and Suburbs. G.M. Hopkins Company. Philadelphia, 1936, Accessed from Miami-Dade County Office of Historic Preservation.

Plat Book of Miami Florida and Suburbs. G.M. Hopkins Company. Philadelphia, 1947, Accessed from Miami-Dade County Office of Historic Preservation.

Plat Book of Miami Florida and Suburbs. G.M. Hopkins Company. Philadelphia, 1953, Accessed from Miami-Dade County Office of Historic Preservation.

Plat Book of Miami Florida and Suburbs. G.M. Hopkins Company. Philadelphia, 1967, Accessed from Miami-Dade County Office of Historic Preservation.

"Plumber's Business Agent Replies To Secretary Blodget." The Miami Herald, September 1920, pp. 8. Newspapers.com, https://www.newspapers.com/image/616085162/.

"Plumbers Local Union #519." Facebook, https://www.facebook.com/Plumbers519/.

"Popular Super Market." The Miami News, December 1962, pp. 29. Newspapers.com, https://www.newspapers.com/image/301236252/.

"Postal Clerks Will Install." The Miami Herald, April 1960, pp. 27. Newspapers.com, https://www.newspapers.com/image/619513852/.

Potts, Erwin. "Cast, Customers Foot Bill." The Miami Herald, December 1960, pp. 49. Newspapers.com, https://www.newspapers.com/image/619654455/.

Pou, Rodolfo. "The Dominican Diaspora in Allapattah." On file with Plusurbia, 2024.

Pou, Rodolfo. Personal interview with Brenda and Ana Guerrero. On file with Plusurbia, 2024.

Pou, Rodolfo. Personal interview with Johanny Reyes. On file with Plusurbia, 2024.

Pou, Rodolfo. Personal interview with Johnny Matthews. On file with Plusurbia, 2024.

Pou, Rodolfo. Personal interview with Luis Delgado. On file with Plusurbia, 2024.

"Pride Is Key." The Miami Herald, January 1970, pp. 56. Newspapers.com, https://www.newspapers.com/image/622416266/.

"Proyecto de Construcción de la Misión de Nuestra Señora de la Altagracia." YouTube, uploaded by Corpus Christi Miami, 2 March 2016, https://www.youtube.com/watch?v=lKeBRth9fEI&t=101s.

Ramirez, Marc. "Facing development and decay, endangered US sites hope national honor can aid revival." USA Today, https://www.usatoday.com/story/news/nation/2024/05/03/list-most-endangered-us-sites-helps-preservation/73504708007/.

"Rank-and-File Needs More Political Know-How." The Miami Herald, October 1959, pp. 154. Newspapers.com, https://www.newspapers.com/image/619367155/.

Rau, Herb. "Show Biz." The Miami News, April 1950, pp. 23. Newspapers.com, https://www.newspapers.com/image/302991408/.

"RBC: Choose From 13 Lovely Wood Colors and Grains…" The Miami Herald, May 1964, pp. 17. Newspapers.com, https://www.newspapers.com/image/620435562/.

Reconstructed map of Dade County homesteads based on federal homestead records, 1978. Courtesy of Miami-Dade County Office of Historic Preservation.

"Register To Vote The Easy Way." The Miami Herald, August 1979, pp. 39. Newspapers.com, https://www.newspapers.com/image/628283918/.

"Resolutions of Respect." The Miami Herald, January 1918, pp. 8. Newspapers.com, https://www.newspapers.com/image/616092489/.

"Right to Work Law Undermines Unions." The Miami News, June 1965, pp. 6. Newspapers.com, https://www.newspapers.com/image/302000500/.

Rimer, Sara. "Women Building Careers for Future." The Miami Herald, October 1979, pp. 37. Newspapers.com, https://www.newspapers.com/image/628269852/.

© 2024 PLUSURBIA

R.L. Polk & Co., Greater Miami, Dade County, FL City Directory, 1946. Miami-Dade County Main Library.

Roberts, Jack. "Elderly victims of lunch fund cut." The Miami News, October 1969, pp.49. Newspapers.com, https://www.newspapers.com/image/302000596/.

Rodolfo Pou, "Dominican Diaspora Cultural Research," prepared for Allapattah Collaborative, May 2024.

Rodriguez Martinez, Anacaona. "Conoce los mejores restaurants dominicanos en Miami y disfruta de estas delicias típicas." El Nuevo Herald, September 2022, https://www.elnuevoherald.com/noticias/acceso-miami/article264379466.html.

Rodriguez, Ivan A., Margot Ammidown. From Wilderness to Metropolis: The History and Architecture of Dade County, Florida, 1825-1940. Miami, Metropolitan Dade County, 1992.

Rodriguez, Rene. "Miami gets new affordable housing in Opportunity Zones." The Miami Herald, August 2020, pp. A20. Newspapers.com, https://www.newspapers.com/image/675556833/.

Roman, Ivan. "Auge dominicano en Dade." El Nuevo Herald, August 1989, pp. 15. Newspapers.com, https://www.newspapers.com/image/633225922/.

Roman, Ivan. "Dominican newcomers find welcome in Miami." The Miami Herald, July 1988, pp. 79. Newspapers.com, https://www.newspapers.com/image/633355532/.

Roman, Ivan. "Dominicans awakening in Miami." The Miami Herald, October 1988, pp. 144. Newspapers.com, https://www.newspapers.com/image/634201798/?match=1.

Roman, Ivan. "Rico ritmo de merengue este fin de semana." El Nuevo Herald, August 1989, pp. 16. Newspapers.com, https://www.newspapers.com/image/633225034/.

Roman, Rodolfo. "Getting the kids ready." The Miami Herald, August 2010, pp. 45. Newspapers.com, https://www.newspapers.com/image/660225807/.

Sanborn Fire Insurance Map from Miami, Dade County, Florida. Sanborn Map Company, 1921. Retrieved from the Library of Congress.

Sanborn Fire Insurance Map from Miami, Dade County, Florida. Sanborn Map Company, 1924. Retrieved from the Library of Congress.

Sanborn Fire Insurance Map from Miami, Dade County, Florida. Sanborn Map Company, 1938. Retrieved from the Library of Congress.

Sanborn Fire Insurance Map from Miami, Dade County, Florida. Sanborn Map Company, 1949. Retrieved from the Library of Congress.

"Save at Dade…" The Miami Herald, March 1950, pp. 35. Newspapers.com, https://www.newspapers.com/image/624653919/.

"School Shuffle." The Miami Herald, January 1970, pp. 56. Newspapers.com, https://www.newspapers.com/image/622416266/.

"Se Vende Tienda De Pinturas." Diario Las Americas, April 1957, pp. 8. Newspapers.com, https://www.newspapers.com/image/882245950/.

"Seminole." Wikipedia, The Free Encyclopedia. Wikimedia Foundation, last edited 22 August 2024, https://en.wikipedia.org/wiki/Seminole.

Shenk, Liz. "Community Spotlight: Allapattah Collaborative CDC." Main Street America, September 27 2023, https://mainstreet.org/the-latest/news/community-spotlight-allapattah-collaborative-cdc.

Shogan, Robert. "Unions Lock in Bitter Warfare." The Miami News, July 1959, pp. 21. Newspapers.com, https://www.newspapers.com/image/300995883/.

"Showmen Planning Clubhouse." The Miami Herald, June 1953, pp. 79. Newspapers.com, https://www.newspapers.com/image/622931444/.

"Showmen's Auxiliary Schedules Ceremonial." The Miami News, January 1954, pp. 33. Newspapers.com, https://www.newspapers.com/image/298711078/.

Silva, Helga. "Batista sugar cane expert finds anonymity in Miami." The Miami News, July 1976, pp. 39. Newspapers.com, https://www.newspapers.com/image/302488587/.

Silva, Mark. "Primary just beginning of fight for Cabinet post." The Miami Herald, August 1986, pp. 348. Newspapers.com, https://www.newspapers.com/image/632473157/.

© 2024 PLUSURBIA

"Singing Convention To Meet In Church." The Miami Herald, December 1936, pp. 8. Newspapers.com, https://www.newspapers.com/image/616996016/.

Smith, Stephen and Kathy McCarthy. "NMB workers reject overtures by smaller union." The Miami Herald, January 1987, pp. 107. Newspapers.com, https://www.newspapers.com/image/632697086/.

"Social Problems Workshop Topics." The Miami Herald, November 1969, pp. 41. Newspapers.com, https://www.newspapers.com/image/622965128/.

"South Florida Apprenticeship Program." Operating Engineers Local 487, https://www.iuoe487.org/?zone=/unionactive/view_article.cfm&HomeID=855378&page=Apprenticeship.

"South Florida Musicians Association." American Federation of Musicians, https://members.afm.org/locals/info/number/655.

Strickland, Jeff. "How the Germans Became White Southerners: German Immigrants and African Americans in Charleston, South Carolina, 1860-1880." Journal of American Ethnic History, vol. 28, no.1, 2008. Digital Commons, https://digitalcommons.montclair.edu/history-facpubs/2/.

"Student Doings." The Miami Herald, January 1933, pp. 9. Newspapers.com, https://www.newspapers.com/image/617012503/.

Taft, Adon. "Three Cultures to Share In Church Facilities." The Miami Herald, June 1973, pp. 27. Newspapers.com, https://www.newspapers.com/image/622746618/.

"Taylor Heads New Chapel." The Miami Herald, January 1951, pp. 8. Newspapers.com, https://www.newspapers.com/image/627137050/.

"Ted Mack Here to Emcee 'Stars Over Miami' Finale." The Miami Herald, August 1968, pp. 96. Newspapers.com, https://www.newspapers.com/image/621727433/.

"Ten Choirs Will Be Dedicated At Allapattah Baptist Church." The Miami News, November 1952, pp. 14. Newspapers.com, https://www.newspapers.com/image/298781727/.

"Tequesta." Wikipedia, The Free Encyclopedia. Wikimedia Foundation, last edited 27 Jul. 2024, https://en.wikipedia.org/wiki/Tequesta.

"The Dominican American National Foundation." LinkedIn, https://www.linkedin.com/company/the-dominican-american-national-foundation/.

"The Exotic Gardens Announce the Formal Opening of their new Office and Salesroom." The Miami News, March 29, 1926, pp. 11. Newspapers.com.

The Main Street Movement." Main Street America, https://www.urbanmain.org/mainstreetamerica/themovement.

The Miami Herald, July 12 1923, pp. 2.

The Miami News, April 19 1922, pp. 4.

The Miami News, April 19 1922, pp. 4.

"The Proof Of The Beer Is In The Drinking." The Miami News, February 1938, pp. 25. Newspapers.com, https://www.newspapers.com/image/298296322/.

Thomas, Kevin J.A., A Demographic Profile of Black Caribbean Immigrants in the United States. Migration Policy Institute, 2017, pp. 3-4, https://www.migrationpolicy.org/sites/default/files/publications/CBI-CaribbeanMigration.pdf.

"Thousands of Roses Make New York Men Praise the Climate." The Miami News, March 15 1922, pp. 16. Newspapers.com.

"Three-year contract ends strike of heavy-equipment operators." The Miami Herald, April 1982, pp. 38. Newspapers.com, https://www.newspapers.com/image/630180098/.

"Today's Calendar: Clubs." The Miami Herald, December 1938, pp. 8. Newspapers.com, https://www.newspapers.com/image/617670227/.

Tomb, Geoffrey. "An immigrant boy's rise to millionaire and benefactor." The Miami Herald, April 1998, pp. 522. Newspapers.com, https://www.newspapers.com/image/642133648/.

"Unions Report Big Increases in Membership." Miami Tribune, October 1925, pp. 13. Newspapers.com, https://www.newspapers.com/image/616180532/.

"Unit Brining Health Services to Dade Elderly." The Miami Herald, August 1974, pp. 141. Newspapers.com, https://www.newspapers.com/image/624994999/.

"United States Census, 1850." FamilySearch, Entry for Eveline Debaw and Octavus Aimar, 1850, https://www.familysearch.org/ark:/61903/1:1:M8Q6-N3T : Sat Mar 09 09:44:49 UTC 2024.

"United States Census, 1870." FamilySearch, Entry for Octavius Aimer and Mary Aimer, 1870, https://www.familysearch.org/ark:/61903/1:1:MNZ8-WRQ : Tue Mar 05 10:20:22 UTC 2024.

"United States Census, 1880." FamilySearch, Entry for William Wagner and Evaline E. Wagner, 1880, https://www.familysearch.org/ark:/61903/1:1:MNZM-YMB : Fri Jul 19 08:48:35 UTC 2024.

"United States Census, 1900." FamilySearch, Entry for Joachim Fritz and Mary Fritz, 1900, https://www.familysearch.org/ark:/61903/1:1:M3DT-4F2 : Thu Apr 11 20:45:38 UTC 2024.

"United States Census, 1900." FamilySearch, Entry for William L Brown and Martha Brown, 1900, https://www.familysearch.org/ark:/61903/1:1:M3DT-4NW : Thu Apr 11 20:45:37 UTC 2024.

"United States Census, 1910." FamilySearch, Entry for Joachim Fritz and Mary Fritz, 1910, https://www.familysearch.org/ark:/61903/1:1:MVVY-VTY : Sat Mar 09 15:55:21 UTC 2024.

Various Subdivision Plat Maps, 1920, 1924 and 1925, Miami-Dade County Clerk of Courts.

Vasquez, Yokasta. "Dominicanos en la Florida (2004)" YouTube, uploaded by The Allapattah Collaborative CD, 8 July 2020, https://www.youtube.com/watch?v=zI9PusNTv00.

Veciana-Suarez, Ana. "An Artful Transformation." The Miami Herald, August 2001, pp. 524. Newspapers.com, https://www.newspapers.com/image/645041248/.

Vega, Maria. "3 groups worship in unique church in Allapattah." The Miami Herald, October 1983, pp. 208. Newspapers.com, https://www.newspapers.com/image/624615828/.

Village of Allapattah YMCA Family Center. 'Miami Florida Sábado 26 de marzo, 2022 Young Men´s Christian Association (YMCA) celebra Independencia Dominicana.' Facebook, Mar. 2022, https://www.facebook.com/allapattahymca/videos/miami-florida-s%C3%A1bado-26-de-marzo-2022young-mens-christian-association-ymca-celeb/1064192657645872/. Accessed June 18 2024.

"Voter Registration Sites." The Miami Herald, July 1974, pp. pp. 46. Newspapers.com, https://www.newspapers.com/image/625267116/.

"Walkout on Sunday? PAA Talks Fail, Strike Plans Set." The Miami Herald, July 1960, pp. 52. Newspapers.com, https://www.newspapers.com/image/618923395/.

"Welcome to The Mission of Our Lady of Altagracia." Misión Nuestra Señora de la Altagracia Corpus Christi Catholic Church, https://www.altagraciamiami.org/.

Weston, Martin. "Thousands in Florida Join Bell Strike." The Miami Herald, July 1971, pp. 155. Newspapers.com, https://www.newspapers.com/image/624197021/.

"What We Do." Operating Engineers Local 487, https://www.iuoe487.org/?zone=/unionactive/view_page.cfm&page=What20We20DO.

Whited, Charles. "Old Allapattah Awaits Miracle On 36th Street." The Miami Herald, December 1979, pp. 395. Newspapers.com, https://www.newspapers.com/image/628284368/.

Wilcox, Bob. "2 Dade churches top list." The Miami News, September 1973, pp. 11. Newspapers.com, https://www.newspapers.com/image/302268536/.

"Woodmen's Hall Dance Assembled 300 Folks." The Miami News, January 1917, pp. 7. Newspapers.com, https://www.newspapers.com/image/298286043/.

Works Progress Administration. "Historical Records Survey, Church Inventory Form 1939-1940: Allapattah Baptist Church." State Archives of Florida, Florida Memory, pp. 4-7, https://www.floridamemory.com/items/show/247466?id=4.

"YMCA of South Florida." YMCA of South Florida, 2024, https://ymcasouthflorida.org/location/village-of-allapattah-ymca-family-center/?gad_source=1&gclid=CjwKCAjwg8qzBhAoEiwAWagLrNs_RWK-UyI4_vjIMeguvMHNCd-NphrVpSS4mV6Iy_KJ_ZCLLVxLchoCSN8QAvD_BwE.

© 2024 PLUSURBIA

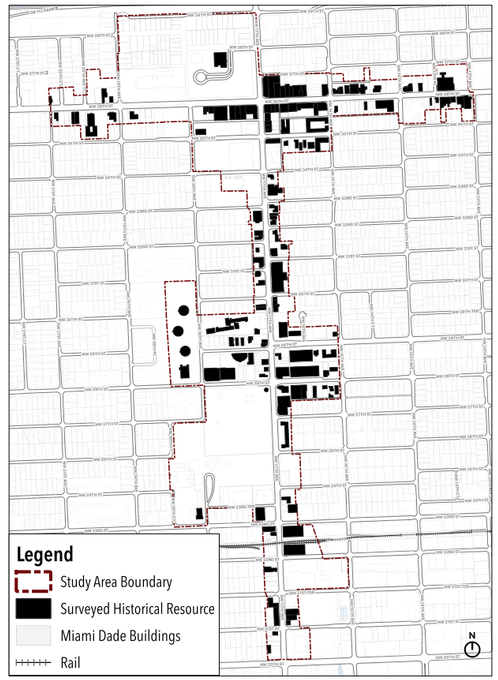
© 2024 PLUSURBIA

© 2024 PLUSURBIA

PHOTO DIRECTORY
OF LITTLE SANTO DOMINGO

Figure 01. 2020 photograph of the private residence at 2042 NW 17th Avenue. Source: Steven Brooke Studios.

Figure 02. Map indicating the area in the Little Santo Domingo that was surveyed. Source: Plusurbia.



The photo directory contains current photographs and, when available, historic photographs of the properties surveyed for the Little Santo Domingo Historic Resources Survey. The properties are listed in order by street name and number.

HOW TO USE THIS PHOTO DIRECTORY

SITE NUMBER

Historic Photograph (when available)

Historic Photo

Current photograph (2022)

Current Photo - 2024

SITE ADDRESS
YEAR BUILT
ARCHITECTURAL STYLE

Narrative description of property.

© 2024 PLUSURBIA



© 2024 PLUSURBIA

NW 15 Avenue

DA22673

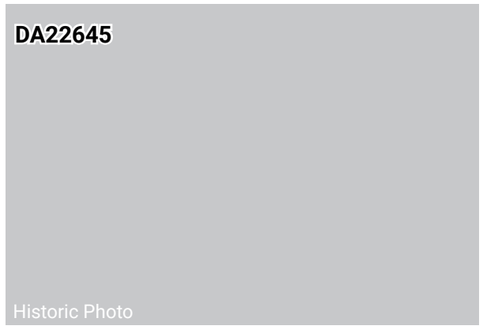

Historic Photo


Current Photo - 2024

2780 NW 15 AVE - APARTMENTS
YEAR BUILT: c. 1964
STYLE: MID-CENTURY MODERN
OUTSIDE OF NRHP DISTRICT

This two-story Mid-Century Modern apartment building was built in 1964. Its notable features include the wide eave of the roof and the outdoor staircases and catwalk.

DA22645


Historic Photo


Current Photo - 2024

3500 NW 15 AVE - STORAGE
YEAR BUILT: c. 1974
STYLE: MASONRY VERNACULAR
OUTSIDE OF NRHP DISTRICT

This Masonry Vernacular structure was built in 1974. It has zero setback, occupying the entirety of the lot. Its high walls and gate offer security for the open storage.

DA22639


Historic Photo


Current Photo - 2024

3533 NW 15 AVE
YEAR BUILT: c. 1938
STYLE: MODERNE
OUTSIDE OF NRHP DISTRICT

This Moderne building was built in 1938. It originally served as apartments. It was converted into a medical office in the 2010s.

© 2024 PLUSURBIA

NW 17 Avenue

DA22697





2020 NW 17 AVE - SHELL AND FOOD MART
YEAR BUILT: c. 1971
STYLE: MID-CENTURY MODERN
ELIGIBLE FOR NRHP DISTRICT

This Mid-Century Modern building was purpose-built in 1971 as a service station. It features a broad asymmetrical gable, brick veneer on the façade, gridded ornamentation on the gable end, a band of storefront windows, and three work bays.

DA22694





2042 NW 17 AVE
YEAR BUILT: c. 1930
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

This Craftsman-style Bungalow was likely a farmhouse when Allapattah was still a rural area in the 1930s. The house features a full-width porch, oolitic limestone exterior, gabled dormers, chimney, and shingled eyebrow overhangs on the side gables.

DA22690





2100 NW 17 AVE - DUNIS MARKET
YEAR BUILT: c. 1948
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This 1948 Masonry Vernacular building was an auto shop/dealer into the 1970s. It currently serves as a local market for the neighborhood. Its notable features incl the chamfered corner entrance, Doric column & pilasters, and louvered vents.

© 2024 PLUSURBIA

DA22689





2101 NW 17 AVE - BANK TAVERN
YEAR BUILT: c. 1921
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building was constructed in 2018 on the foundation of a 1921 building with the same footprint and form, presumably to use the grandfathered setback and parking requirements. The 1921 building was a bar and liquor store, Bank Tavern, from 1940-2018.

DA22688





2113 NW 17 AVE - SCHNUPP UMBRELLAS
YEAR BUILT: c. 1946
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building has been the site of Schnupp Manufacturing Company, an umbrella and canvas furniture company, since the 1960s. Exterior alterations, such as removing windows and stucco, give it a more industrial than commercial appearance.

DA22687





2121 NW 17 AVE - TROPEX BATTERIES
YEAR BUILT: c. 1946
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building and adjoining open workyard was the site of Tropex Batteries from approximately 1954 to 1990. The original Mid-Century Modern pole sign for Tropex Batteries remains as a “ghost sign” on the NW corner of the property.

© 2024 PLUSURBIA

NW 17 Avenue

DA22686





2148 NW 17 AVE - NITRO BARBERSHOP
YEAR BUILT: c. 1972
STYLE: MANSARD
ELIGIBLE FOR NRHP DISTRICT

This retail center was built in 1972. Its false mansard roof was a trend of its time. The building has an L-shape floor plan allowing for a parking area at the corner. A Dominican barber shop & bakery currently occupy the storefronts.

DA22684





2165 NW 17 AVE - OZINGA
YEAR BUILT: c. 1955
STYLE: INDUSTRIAL VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

The site was originally Foremost Dairies, a national company that grew rapidly after WWII. In 2017 the property was transformed to a concrete plant for Ozinga, a concrete manufacturing company. One of the original industrial buildings still stands.

DA22683





2176 NW 17 AVE - LEY AUTO COLLISION
YEAR BUILT: c. 1920
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building was originally constructed as a private residence and later converted to a mechanic's office. The building features a rusticated concrete block exterior - a popular construction method in the 1910s.

© 2024 PLUSURBIA

DA22682





2201 NW 17 AVE - MAJOR APPLIANCES
YEAR BUILT: c. 1951
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building was built as a large retail space and was the location of Major Appliances. It features eyebrow overhangs; there have been alterations to the exterior, such as removing windows altering the signage.

DA22630





2234 NW 17 AVE - DON TOSTON RESTAURANT
YEAR BUILT: c. 1914
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This two-story commercial building was built in 1914, just one year after the Pinehurst subdivision was platted. It is one of the oldest buildings in the area, constructed next to the railroad. Today it is the location of a Cuban restaurant, Don Toston.

DA22681





2247 NW 17 AVE - PENINSULAR SUPPLY CO.
YEAR BUILT: c. 1938
STYLE: ART DECO
ELIGIBLE FOR NRHP DISTRICT

This large Art Deco warehouse and showroom retail space was constructed in 1938. It is notable for the stylized ornamentation on the upper façade, scored stucco, low-relief decorative panel, and the stepped appearance of the shaped parapet.

© 2024 PLUSURBIA

NW 17 Avenue

DA22680





2323 NW 17 AVE - ELECTRONICA EXPORT
YEAR BUILT: c. 1970
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular industrial building was constructed in 1970. It is currently occupied by the European Bread Company, an artisan bakery that supplies its products throughout South Florida. The low wall at the property's edge predates the building.

DA22679





2353 NW 17 AVE - PARDEE'S PURE OIL STATION
YEAR BUILT: c. 1953
STYLE: MID-CENTURY MODERN
ELIGIBLE FOR NRHP DISTRICT

This Mid-Century Modern service station was built in 1953. Alterations made to the exterior, such as removing part of the eyebrow overhang and adding the canopy, give it a corporate appearance, matching the chain it is a part of - Marathon Gas.

DA22676



Historic Photo



2629 NW 17 AVE - APARTMENTS
YEAR BUILT: c. 1970
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This two-story Masonry Vernacular apartment building was built in 1970. Its notable features include the original stone veneer on the exterior, the decorative parapet forming a visor roof, and the symmetry of the building and its outdoor staircases.

© 2024 PLUSURBIA

NW 17 Avenue

DA22675





2711 NW 17 AVE - EXOTIC GARDENS FLORISTS
YEAR BUILT: c. 1951
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building was built in 1951 as a warehouse/commercial space on a corner lot. It was the location of Exotic Gardens Florists for many years. The exterior has angled walls to give the appearance of a curved wall. It is now an open-air gym.

DA22674





2723 NW 17 AVE - BESPOKE MODA
YEAR BUILT: c. 1941
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building was built in 1941 as a warehouse; it was the location of Rowell Southern Flooring suppliers in the 1950s and 1960s. Alterations include closing windows and industrial doorways, but it still maintains integrity.

DA22672





2795 NW 17 AVE - EL CEIBEÑO RESTAURANTE
YEAR BUILT: c. 1933
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

Originally a service station, this 1933 Masonry Vernacular building has had many alterations and additions made to convert it into a mixed-use warehouse/commercial space, and now a Hispanic restaurant and its extensive outdoor dining area.

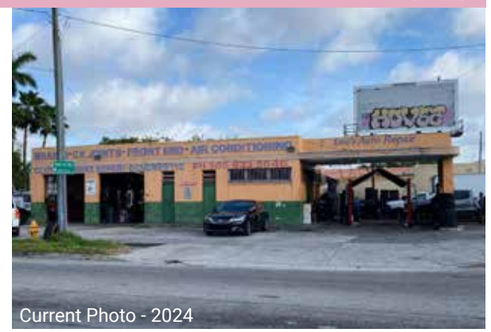
© 2024 PLUSURBIA

NW 17 Avenue

DA22671



Historic Photo



Current Photo - 2024

2800 NW 17 AVE - ALLAPATTAH TEXACO
YEAR BUILT: c. 1949
STYLE: MODERNE
ELIGIBLE FOR NRHP DISTRICT

This Streamline Moderne service station was built in 1949. It is distinguished for its stylized porte-cochere with horizontal grooves and lines along the roofline and curved edges. The gas pumps were replaced with brick pillars as supports.

DA22670



Historic Photo



Current Photo - 2024

2814 NW 17 AVE - CHARLIE'S PLACE
YEAR BUILT: c. 1940
STYLE: MID-CENTURY MODERN
INELIGIBLE FOR NRHP DISTRICT

This c.1940 building began as a small retail shop, "Charlie's Place." An addition and exterior alterations in the early 1960s transformed it into a Mid-Century Modern office building. Distinguishing features include stucco banding & brick cladding.

DA22669



Historic Photo



Current Photo - 2024

2815 NW 17 AVE - ALLAPATTAH HARDWARE
YEAR BUILT: c. 1924
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building is notable for its curved façade, interrupted only by narrow clerestory windows. A "Little Santo Domingo" mural adorns the corner. The building has been a hardware store since it was built in 1924.

© 2024 PLUSURBIA

DA22668



Historic Photo



Current Photo - 2024

2828 NW 17 AVE - KONTROL BARBER / BLOCK-BUSTER INS / TAINO EXPRESS
YEAR BUILT: c. 1954
STYLE: MID-CENTURY MODERN
ELIGIBLE FOR NRHP DISTRICT

This 1954 Mid-Century Modern building has been divided to become three separate retail spaces, but retains its original form. Three Dominican businesses are located here: a barber, an insurance agency, and a money wiring company.

DA02342



Historic Photo



Current Photo - 2024

2865 NW 17 AVE - SINCLAIR SERVICE STATION
YEAR BUILT: c. 1940
STYLE: MEDITERRANEAN REVIVAL
ELIGIBLE FOR NRHP DISTRICT

This one-story Mediterranean Revival building was built in 1940 as a Sinclair Service Station, part of a national chain. The original porte-cochere remains, as well as the shaped parapet, and the building is now used as an auto repair shop.

DA22666

Historic Photo Not Available



Current Photo - 2024

2900 NW 17 AVE - H&M LIQUOR STORE
YEAR BUILT: c. 1946
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building has been a liquor store since it was built in 1946. It has a utilitarian chamfered corner following the line of the property to maximize space. It features a colorful mural.

© 2024 PLUSURBIA

NW 17 Avenue

DA22665





2901 NW 17 AVE - FAMILY MEDICAL CENTER
YEAR BUILT: c. 1979
STYLE: OTHER
INELIGIBLE FOR NRHP DISTRICT

This 1979 building is notable for its prominent visor roof, minimal stucco ornamentation, and large size. Most recently a medical office, the largely windowless building is currently vacant.

DA22707



Historic Photo Not Available

2912 NW 17 AVE - H&M BAR
YEAR BUILT: c. 1948
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This 1948 Masonry Vernacular building features an upper façade, cornice, and obscured entrance on the side façade. The large expanse of façade facing 17th Avenue is adorned with a vibrant mural. Previously a restaurant, the building is currently vacant.

DA22663





2928 NW 17 AVE - PAPO LLEGA Y PON
YEAR BUILT: c. 1924
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This 1924 Masonry Vernacular building was originally an ancillary residence; the main house on the lot has been demolished. It has been adaptively reused as Papo Llega y Pon, a Dominican restaurant, since the 1980s.

© 2024 PLUSURBIA

NW 17 Avenue

DA22662





2936 NW 17 AVE - DANTE FASCELL APARTMENTS
YEAR BUILT: c. 1973
STYLE: INTERNATIONAL
ELIGIBLE FOR NRHP DISTRICT / INDIVIDUAL LISTING

This International style apartment building was constructed in 1973 as public housing for the elderly. Scoured stucco and applied stucco panels add texture to the buildings.

DA22661





2951 NW 17 AVE - CARPENTERS LOCAL NO.1509 / POWER BARBERSHOP
YEAR BUILT: c. 1949
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This two-story building was constructed as the headquarters and assembly hall of the Carpenters Local No.1509, a labor union. Power Barber Shop, a Dominican business, occupies the corner space; the assembly hall upstairs is rented for events.

DA22660





2960 NW 17 AVE - BACHATA TRAVEL
YEAR BUILT: c. 1947
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building was built in 1947. It maintains the original storefront with an angled entry. The windows and exterior material have been updated. Bachata Travel, a Dominican business, occupies the building.

© 2024 PLUSURBIA

DA22659

Historic Photo Not Available



Current Photo - 2024

2964 NW 17 AVE - LIQUID BUBBLES CLEANERS
YEAR BUILT: c. 1953
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular commercial building was constructed in 1953. It is notable for original stucco vents on the upper façade and the stone veneer, added later. It is currently a locally-owned dry cleaning company.

DA22678



Historic Photo



Current Photo - 2024

2969 NW 17 AVE - LA MIA BAKERY
YEAR BUILT: c. 1955
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This 1955 Masonry Vernacular building features an eyebrow overhang and slump brick veneer as a pilaster and bulkhead. La Mia Bakery is a prominent local Dominican business, featuring Dominican cake and other bakery items.

DA22648



Historic Photo



Current Photo - 2024

2970 NW 17 AVE - POWER BEAUTY SALON
YEAR BUILT: c. 1949
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular commercial building is notable for original vents on the parapet and the stone veneer, added later. Power Nails & Beauty Salon are located here, are part of a hyper-local, Dominican owned chain of barbers and salons.

© 2024 PLUSURBIA

DA22667



Historic Photo



Current Photo - 2024

2975 NW 17 AVE LA GANGA PHARMACY
YEAR BUILT: c. 1948
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This 1948 Masonry Vernacular commercial building features a chamfered corner, wraparound eyebrow overhang, most of its original storefront, and slump brick veneer accents. It is the home of La Ganga Pharmacy, a small locally owned business.

DA22658



Historic Photo



Current Photo - 2024

3001 NW 17 AVE - LA MIA MARKET
YEAR BUILT: c. 1948
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This commercial building was constructed in 1948, with intersecting gables and projecting visor roof. It has been a Hispanic grocery store since the 1960s. La Mia Market was located here from at least 1966 - 2011. Today it is a Presidente Supermarket.

DA22631



Historic Photo



Current Photo - 2024

3028 NW 17 AVE - SANTO DOMINGO DOLLAR STORE FLORERIA
YEAR BUILT: c. 1950
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

The Santo Domingo Dollar Store and Floreria is a modest Masonry Vernacular building that was originally constructed in 1950 as a car wash, and has been expanded multiple times since 1966 to become a retail shop specializing in Dominican products.

© 2024 PLUSURBIA

NW 17 Avenue

DA22632





3032 NW 17 AVE - ERNEST SCHAAFF RESIDENCE
YEAR BUILT: c. 1925
STYLE: BUNGALOW
ELIGIBLE FOR NRHP DISTRICT

This Bungalow farmhouse was built in 1925 for Ernest Schaaff, a notable pickler, in the middle of his 10-acre truck farm. The farm was subdivided in 1937 to create Central Allapattah Subdivision. It has been a home, a shoe store, a church, and is currently a residence again.

DA22633





3100 NW 17 AVE - NITIN BAKERY
YEAR BUILT: c. 1958
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular commercial building was built in 1958 for Sam L. Hamilton, Inc., known as “Mr. Air Conditioning” in South Florida. By 2007, it was a Dominican restaurant and shop known as Alma Caribe. From 2015-2024 it has been a Dominican bakery.

DA22657





3101 NW 17 AVE - YADI’S BEAUTY SALON/ DOLEX
YEAR BUILT: c. 1946
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This two-story Masonry Vernacular mixed-use building was built in 1946 with a chamfered corner. It was 17th Avenue Sundry, a grocery store, in the 1950s and 1960s, and today is a Dominican salon, tailor, and a money exchange.

© 2024 PLUSURBIA

DA22656





3114 NW 17 AVE - PLAZA SEAFOOD MARKET
YEAR BUILT: c. 1962
STYLE: MID-CENTURY MODERN
ELIGIBLE FOR NRHP DISTRICT

This 1962 Mid-Century Modern building was purpose-built as a Farm Store, a drive-thru grocery store, with the iconic butterfly roof. Additions were made to expand it into the Dominican Plaza Seafood Market in 1995.

DA22655





3115 NW 17 AVE - EDMOND GRONDIN RESIDENCE
YEAR BUILT: c. 1935
STYLE: FRAME VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This two-story Frame Vernacular building was built in 1935 as a residence. The site was a franchise of the Viavi Way to Health, a national patent medicine company. Edmond Grondin, a builder, lived here c.1945-1966, and his building contracting company was next door.

DA22654





3151 NW 17 AVE - JAIME & SON NEW & USED TIRES
YEAR BUILT: c. 1939
STYLE: MODERNE
ELIGIBLE FOR NRHP DISTRICT

This 1939 Moderne building was purpose-built as a service station with an office and individual work bays. The gas pumps were removed after the 1970s. The porte-cochere was later added. The rooftop signage has been there since at least the 1950s.

© 2024 PLUSURBIA

NW 17 Avenue

DA22634



Historic Photo


Current Photo - 2024

3200 NW 17 AVE - EL JARDIN LATINO RESTAURANT
YEAR BUILT: c. 1940
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular, one-story commercial building has been four separate retail shops since 1940. In the 1950s,60s and 70s, the corner space was a bar: Jack's Bar and later Dona's Lounge. Since at least 2007 it has been a Hispanic restaurant.

DA22653



Historic Photo


Current Photo - 2024

3201 NW 17 AVE - JR AMERICAN TIRES
YEAR BUILT: c. 1939
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This one-story Masonry Vernacular commercial building originally functioned as a grocery store. By the 1950s it had transitioned to an auto repair service. The original façade and storefront are covered by a deep awning and security bars.

DA22647



Historic Photo


Current Photo - 2024

3203 NW 17 AVE - CHICKEN HOUSE / ANGIE SALON
YEAR BUILT: c. 1947
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

Constructed in 1947, this two-story Masonry Vernacular building has storefronts on the lower story and apartments upstairs, and features an eyebrow overhang and a balcony. The shops include a Hispanic restaurant and a Dominican salon.

© 2024 PLUSURBIA

DA22699



Historic Photo



Current Photo - 2024

3208 NW 17 AVE - EL DON BARBER SHOP / LA AUXILIADORA DOLLAR STORE
YEAR BUILT: c. 1940
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This 1940 Masonry Vernacular building is a simple concrete-block commercial building typical of South Florida and the Caribbean during the mid-century. Today it is the location of a Dominican barber shop and dollar store.

DA22635



Historic Photo


Current Photo - 2024

3255 NW 17 AVE - IGLESIA LA GLORIA DE DIOS
YEAR BUILT: c. 1947
STYLE: NEO-CLASSICAL REVIVAL
ELIGIBLE FOR NRHP DISTRICT

This Neo-Classical Revival building was constructed in 1947 as an insurance agency office building, and was home of Odum & Mixson General Insurance until the 1960s. It served as a Hispanic Pentacostal church, Iglesia La Gloria de Dios from the 1970s until 2023.

DA22652


Historic Photo


Current Photo - 2024

3263 NW 17 AVE - EL PIBE AUTO REPAIR
YEAR BUILT: c. 1935
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This c.1935 service station has a prominent porte-cochere and multiple service bays with wooden garage doors. It was Simpson's Auto Service from the 1940s-1960s; in the 1970s it was owned by Ramon Santiago, since the 1980s it has been El Pibe Auto Repair.

© 2024 PLUSURBIA

NW 17 Avenue

DA22651



Historic Photo



Current Photo - 2024

3311 NW 17 AVE - WARREN J. SCHAFER SUPPLY CO.
YEAR BUILT: c. 1949
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This 1949 Masonry Vernacular building was constructed as a single large commercial space, used as an industrial supply store. It features a prominent wraparound eyebrow and a chamfered entrance. Today it is a Family Dollar store.

DA22650



Historic Photo


Current Photo - 2024

3321 NW 17 AVE - D'ELEGANT BARBERSHOP / LATINOS UNITED
YEAR BUILT: c. 1956
STYLE: MID-CENTURY MODERN
ELIGIBLE FOR NRHP DISTRICT

This c.1956 Mid-Century Modern commercial storefront was originally a medical clinic and laboratory. It is currently occupied by D'Elegant Barbershop, a Dominican hair salon, and Latinos United, a local non-profit community organization.

DA22649


Historic Photo



Current Photo - 2024

3333 NW 17 AVE - LA GRANJA PARRILLA & SEAFOOD
YEAR BUILT: c. 1945
STYLE: MID-CENTURY MODERN
ELIGIBLE FOR NRHP DISTRICT

Built in 1945, this Mid-Century Modern service station was locally owned. In the 2022 the building was expanded and re-purposed as a Hispanic restaurant. The original columns of the porte-cochere were integrated into the main entrance.

© 2024 PLUSURBIA

DA22643


Historic Photo


Current Photo - 2024

3501 NW 17 AVE- AMARILIS COFFEE SHOP
YEAR BUILT: c. 1930
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

Built in 1930, the small Masonry Vernacular building was originally part of a filling station, contributing to the corridor's automotive character. The building was adaptively reused to become a Dominican restaurant, Amarilis Coffee Shop.

DA22642

Historic Photo Not Available


Current Photo - 2024

3505 NW 17 AVE - AQUINO TAILOR
YEAR BUILT: c. 1938
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

Built in 1938, this commercial building was part of Allapattah's business center. Today it houses Sastreria & Confecciones Aquino. Fidel Aquino, a Dominican immigrant who trained under Oscar de la Renta, opened his tailor shop here in 2008.

DA22641


Historic Photo


Current Photo - 2024

3517 NW 17 AVE - NUEVA ERA/ EL ENCUENTRO DOMINICAN FOOD
YEAR BUILT: c. 1938
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building was part of Allapattah's "downtown" business center from the 1930s through the 1970s. Prominent signage on the windows and on the parapet announce the Dominican restaurant, Nueva Era and El Encuentro Dominican Food.

© 2024 PLUSURBIA

NW 17 Avenue

DA22640



Historic Photo


Current Photo - 2024

3521 NW 17 AVE - LA NACIONAL
YEAR BUILT: c. 1924
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

This Mission-style building was built in 1924 and it features a shaped parapet. It was known as Carl's Western Wear, a boot and saddle supplier. Businesses today include wiring and exchanging money, which caters to the Allapattah's immigrant community.

DA22638



Historic Photo


Current Photo - 2024

3535 NW 17 AVE - GERMANY'S BEAUTY SALON
YEAR BUILT: c. 1946
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This c.1946 Masonry Vernacular building features a chamfered corner at the prominent entrance to Allapattah's business district. In the 1950s it was a Royal Castle franchise restaurant. Today it has a Dominican salon and a Salvadoran restaurant.

DA22637


Historic Photo


Current Photo - 2024

3601 NW 17 AVE - SARRAFF, BODEGON, FEFI SALON, DOMINICAN
YEAR BUILT: c. 1950
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This building was built c.1950 and features a prominent curved facade with eyebrow overhang, a colorful mural, and "Allapattah Center" signage. It is Dominican-owned and there are multiple Dominican businesses facing NW 17th Avenue.

© 2024 PLUSURBIA

NW 18 Avenue

DA22677

Historic Photo Not Available


Current Photo - 2024

2420 NW 18 AVE - COMSTOCK ELEMENTARY SCHOOL CAFETERIA
YEAR BUILT: c. 1936
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This auditorium and cafeteria of Comstock Elementary was built in 1936, and it is the oldest building remaining on campus. It features a gable roof with close eaves and restrained classical detailing; it has a vibrant mural on the side.

DA22704

Historic Photo Not Available


Current Photo - 2024

2800 NW 18 AVE - MALCOLM ROSS SENIOR CENTER
YEAR BUILT: c. 1970
STYLE: UNSPECIFIED
ELIGIBLE FOR NRHP DISTRICT

The Malcolm Ross Senior Center was the nation's first community center for the elderly in 1960. It was rebuilt and expanded in 1970. It was a gathering place for Dominican neighbors and served as the first mission location for La Senora de la Altagracia.

DA22695

Historic Photo Not Available


Current Photo - 2024

2870 NW 18 AVE - ROUND TOWER A
YEAR BUILT: c. 1970
STYLE: MID-CENTURY MODERN
ELIGIBLE FOR NRHP DISTRICT

This 1970 Mid-Century Modern building is part of Three Round Towers, a racially integrated public housing complex created for the elderly. It is notable for its circular exterior plan, alternating vertical bands of façade, and bays of windows.

© 2024 PLUSURBIA

NW 18 Avenue

DA22664





2920 NW 18 AVE - ROUND TOWER B
YEAR BUILT: c. 1970
STYLE: MID-CENTURY MODERN
ELIGIBLE FOR NRHP DISTRICT

This 1970 Mid-Century Modern building is part of Three Round Towers, a racially integrated public housing complex created for the elderly. It is notable for its circular exterior plan, alternating vertical bands of façade, and bays of windows.

DA22685





2940 NW 18 AVE - ROUND TOWER C
YEAR BUILT: c. 1970
STYLE: MID-CENTURY MODERN
ELIGIBLE FOR NRHP DISTRICT

This 1970 Mid-Century Modern building is part of Three Round Towers, a racially integrated public housing complex created for the elderly. It is notable for its circular exterior plan, alternating vertical bands of façade, and bays of windows.

NW 23 Street

DA22723





1720 NW 23 ST
YEAR BUILT: c. 1973
STYLE: INDUSTRIAL VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This Industrial Vernacular building was constructed in 1973. Its window wall modernizes its appearance and its industrial roll-up door on the side façade demonstrates its original warehouse purpose. It is currently an office space.

© 2024 PLUSURBIA

NW 23 Street

DA22722





1721 NW 23 ST - AUTO TIRE SHOP
YEAR BUILT: c. 1976
STYLE: MANSARD
ELIGIBLE FOR NRHP DISTRICT

This 1976 auto repair workshop is notable for its mansard-style overhang on the front façade. The building is set back to allow for a parking lot. Today it is a Hispanic-owned auto repair shop with a small restaurant.

NW 28 Street

DA22759





1501 NW 28 ST - PAST COUNCILORS ASSN. HALL / INTERAMERICAN LEARNING CENTER
YEAR BUILT: c. 1954
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This 1954 Masonry Vernacular building was built as a meeting hall for the Past Councilors Association, part of the Daughters of America, a Nativist secret society that was founded as an auxiliary of the Junior Order of United American Mechanics. Now occupied by the Interamerican Learning Center.

DA22756





1516 NW 28 ST - CARL LOSEY RESIDENCE
YEAR BUILT: c. 1925
STYLE: MISSION
ELIGIBLE FOR NRHP DISTRICT

This 1925 Mission house was owned by Allapattah pioneer Carl Losey. By the 1950s rooms were being let. It features a shaped parapet, chimney, enclosed porch, and a porte-cochere. Stone facade is an alteration. Ancillary building was a detached garage.

© 2024 PLUSURBIA

NW 28 Street





1519 NW 28 ST - INTERAMERICAN LEARNING CENTER
YEAR BUILT: c. 1980
STYLE: MID-CENTURY MODERN
INELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building was constructed in 1980 for commercial purposes. It is notable for its roughened stucco and narrow pilasters. The far setback allowed for a parking lot, which was replaced in 2015 with another building.





1520 NW 28 ST
YEAR BUILT: c. 1961
STYLE: MID-CENTURY MODERN
INELIGIBLE FOR NRHP DISTRICT

This Mid-Century Modern building was constructed in 1961. It is a side-gabled single-family house, featuring a low-pitch roof, wide eaves, wing walls, and an entry porch with a brick retaining wall.



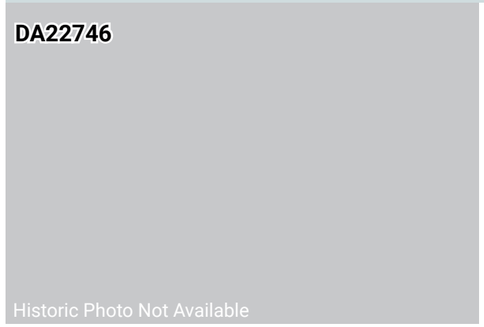


1541 NW 28 ST
YEAR BUILT: c. 1979
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building was constructed in 1979 for industrial/commercial purposes. The front is notable for the matching bays of brick exterior, breeze block windows, and an eyebrow overhang. The rear features loading bays.

© 2024 PLUSURBIA

NW 28 Street





1550 NW 28 ST
YEAR BUILT: c. 1952
STYLE: MID-CENTURY MODERN
INELIGIBLE FOR NRHP DISTRICT

This Mid-Century Modern building was built in 1952 as a multi-family house. Typical to the style, it has obscured entryways on the side façade, wide eaves, and simple ornamentation via brick banding.





1620 NW 28 ST - LINDSLEY LUMBER
YEAR BUILT: c. 1920
STYLE: INDUSTRIAL VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This 1920 Industrial Vernacular building was a front-gabled warehouse. Its two loading bays were replaced with large windows and a recessed entryway was added in between. It is now a design firm office. There is an attached carport in the rear.





1628 NW 28 ST - LINDSLEY LUMBER
YEAR BUILT: c. 1940
STYLE: INDUSTRIAL VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This 1940 Industrial Vernacular building is notable for its curved roofline and its geometric scoured stucco lines on the façade. The warehouse has two prominent bays, each with an overhead vent, and a discreet main entrance.

© 2024 PLUSURBIA

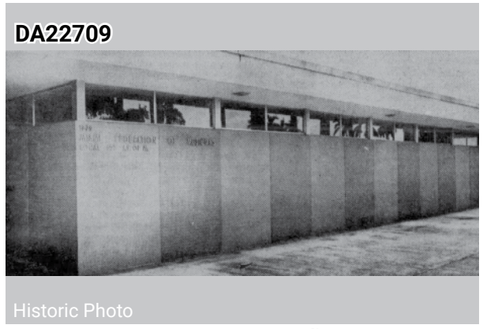
NW 28 Street





1700 NW 28 ST - JUAN PABLO DUARTE PARK GAZEBO
YEAR BUILT: c. 1970
STYLE: NOT APPLICABLE
ELIGIBLE FOR NRHP DISTRICT

The brick gazebo of Juan Pablo Duarte Park (formerly Allapattah-Comstock Park) was built between 1971 & 1972. It currently houses the busts of the fathers of the Dominican Republic, including the park's namesake.





1779 NW 28 ST - NUESTRA SEÑORA DE LA ALTAGRACIA CHURCH
YEAR BUILT: c. 1958
STYLE: MID-CENTURY MODERN
ELIGIBLE FOR NRHP DISTRICT

This 1958 Mid-Century Modern building was originally built as union headquarters for Local 655, Miami Federation of Musicians. In 1993 it was repurposed as Nuestra Señora de la Altagracia, a Catholic mission serving the Dominican residents of Allapattah.





1799 NW 28 ST - MIAMI SHOWMAN'S ASSOCIATION
YEAR BUILT: c. 1953
STYLE: INTERNATIONAL
ELIGIBLE FOR NRHP DISTRICT

This 1953 International style building is notable for its curved façade with windows, upper façade, stucco banding, and decorative tile. Originally built as union hall for the Miami Showmen's Association, it has been a U.S. Post Office since 1997.

© 2024 PLUSURBIA

NW 29 Street





1501 NW 29 ST - GULF LIFE INSURANCE CO.
YEAR BUILT: c. 1954
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This two-story 1954 Masonry Vernacular building features a symmetrical façade and a large decorative element that functions as a door surround for its recessed entry. It was the Gulf Life Insurance Co office for at least 20 years. Today it is a medical office.





1528 NW 29 ST - IGLESIA DE DIOS
YEAR BUILT: c. 1955
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This 1955 Masonry Vernacular church was built as a Church of God, an evangelical revival church. By the 1970s the church hosted a bilingual religious school called "El Centro de Desarrollo de la Ninez." Today it hosts a Hispanic evangelical religious congregation.





1530 NW 29 ST
YEAR BUILT: c. 1947
STYLE: RANCH
INELIGIBLE FOR NRHP DISTRICT

This 1955 Ranch house was constructed as a residence for the church's reverend; it remains part of the complex. It features a cross-gabled roof, an entry porch, a stucco vent on the gable end, and a wing wall. The attached garage was converted.

© 2024 PLUSURBIA

NW 29 Street





1570 NW 29 ST
YEAR BUILT: c. 1979
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building was constructed in 1979 for industrial/commercial purposes. The front is notable for the matching bays of brick exterior, breeze block windows, and an eyebrow overhang. The rear features loading bays.





1601 NW 29 ST GIO'S STYLE BARBERSHOP/ TITI & SISTER BEAUTY SALON
YEAR BUILT: c. 1948
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This 1948 Masonry Vernacular building is a typical commercial construction. Its simple form has a wide upper façade for signage and a lower façade for storefronts. There is a barbershop and a Dominican beauty salon located here.





1721 NW 29 ST
YEAR BUILT: c. 1929
STYLE: FRAME VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This 1929 Frame Vernacular duplex was built as a residence. The original wood siding has been stuccoed over, but the vent of the east gable is still present. The original piers foundation has also been covered.

© 2024 PLUSURBIA





1730 NW 29 ST NUESTRA SEÑORA DE LA ALTAGRACIA CHAPEL
YEAR BUILT: c. 1925
STYLE: NEO-CLASSICAL REVIVAL
ELIGIBLE FOR NRHP DISTRICT

This 1925 building was originally a retail space, and a rear addition was added as a chapel. Today it is part of the Nuestra Senora de la Altagracia's religious complex. Its prominent features include the pedimented belfry, and the ornate archway.





1731 NW 29 ST
YEAR BUILT: c. 1951
STYLE: MID-CENTURY MODERN
INELIGIBLE FOR NRHP DISTRICT

This 1951 Mid-Century Modern apartment is notable for its low-relief stucco depicting a desert scene of cacti and mountains. Its entrances are obscured on the side façades.





1740 NW 29 ST NUESTRA SEÑORA DE LA ALTAGRACIA SLAB
YEAR BUILT: c.2000
STYLE: NOT APPLICABLE
ELIGIBLE FOR NRHP DISTRICT

This concrete foundation is the first phase of a permanent church home for the Nuestra Senora de la Altagracia Miami congregation, based on the iconic Basilica Cathedral in the Dominican Republic.

© 2024 PLUSURBIA

NW 29 Street

DA22715

Historic Photo Not Available

1741 NW 29 ST
YEAR BUILT: c. 1951
STYLE: MID-CENTURY MODERN
INELIGIBLE FOR NRHP DISTRICT


Current Photo - 2024

This 1951 Mid-Century Modern apartment is notable for its low-relief stucco depicting a tropical scene of palm trees and a person in a canoe on a river.

DA22713


Historic Photo

1751 NW 29 ST
YEAR BUILT: c. 1948
STYLE: NO STYLE
INELIGIBLE FOR NRHP DISTRICT


Current Photo - 2024

This 1948 residential building was constructed as an apartment with multiple living units. While it does not have a specific style, the scoured stucco patterns on the façade and the Dutch gable peeking over the hip roof provide character.

NW 33 Street

DA22726


Historic Photo

1700 NW 33 ST - 1963 U.S. POST OFFICE
YEAR BUILT: c. 1963
STYLE: INTERNATIONAL
ELIGIBLE FOR NRHP DISTRICT


Current Photo - 2024

This 1963 International building was constructed as a U.S. Postal Service Station. Its front façade faces 33rd Street and features three bays of windows and an exterior wall clad with native oolitic limestone. The wall facing 17th Avenue has stucco banding.

© 2024 PLUSURBIA

NW 35 Street

DA23084


Historic Photo

1500 NW 35 ST - TABERNACLE OF PRAISE SMYRNA
YEAR BUILT: c. 1979
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT



Current Photo - 2024

This Masonry Vernacular building was constructed in 1979 as a warehouse/commercial space. It is a church and school. It is notable for its chamfered corner, open expanse of façade, exposed rafters, eyebrow overhang, and stucco banding.

DA22751

Historic Photo Not Available

1530 NW 35 ST
YEAR BUILT: c. 1974
STYLE: MANSARD
INELIGIBLE FOR NRHP DISTRICT


Current Photo - 2024

This three-story Mansard apartment building was constructed in 1974. It has two levels of mansard roofing, which provides cover for its central exterior staircase and front-facing balconies. The entryways are obscured on side façades.

DA22750


Historic Photo

1534 NW 35 ST
YEAR BUILT: c. 1971
STYLE: MID-CENTURY MODERN
INELIGIBLE FOR NRHP DISTRICT


Current Photo - 2024

This 1971 Mid-Century Modern building was constructed as a multi-family house. Typical to the style, it features a low-pitch gable roof, obscured entryways on the side façade, wide eaves with curved soffit, and simple stucco ornamentation.

© 2024 PLUSURBIA

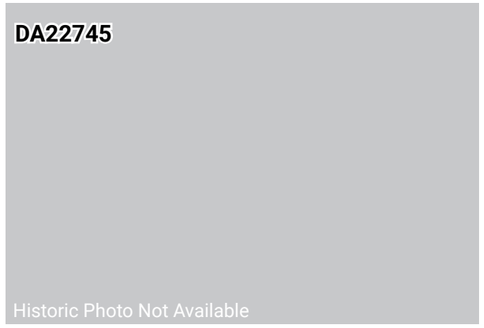
NW 35 Street





1542 NW 35 ST
YEAR BUILT: c. 1974
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This two-story Masonry Vernacular apartment was constructed in 1974. The multi-unit building features individual walled-in patios for the obscured entryways, decorative vertical banding on the front façade, decorative gable end, and wide boxed eaves.





1550 NW 35 ST
YEAR BUILT: c. 1937
STYLE: SPANISH COTTAGE
INELIGIBLE FOR NRHP DISTRICT

This 1937 Spanish Cottage is notable for its Mission-style shaped parapet, decorative crests, full-width porch, and porte-cochere. By the 1940s it was advertised as a multi-unit house and remains as such.





1625 NW 35 ST - CONGER LIFE INSURANCE
YEAR BUILT: c. 1948
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular mixed-use building was constructed in 1948. Its prominent features include the visor roof over the first floor and horizontal banding. It originally had Conger Life Insurance offices, founded in 1946, on the ground floor.

© 2024 PLUSURBIA

NW 35 Street





1630 NW 35 ST - GEORGE CONGER RESIDENCE
YEAR BUILT: c. 1937
STYLE: FRAME VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This two-story Frame Vernacular house was constructed in 1937 with a hip roof with overhanging eaves and exposed rafters, an exterior chimney, and a medallion. George Conger built the home and operated his insurance company here.





1648 NW 35 ST - LOS PRIMOS Y HERMANOS PELUQUERIA
YEAR BUILT: c. 1946
STYLE: MODERNE
ELIGIBLE FOR NRHP DISTRICT

This two-story 1946 Streamline Moderne mixed-use building is notable for its curved façade, a wraparound eyebrow overhang on both levels, and an upper façade. It was originally the Bernstein Apartments. Today a Dominican barber shop is here.





1785 NW 35 ST - ALLAPATTAH BRANCH LIBRARY
YEAR BUILT: c. 1963
STYLE: MID-CENTURY MODERN
ELIGIBLE FOR NRHP DISTRICT

This 1963 Mid-Century Modern building was the first purpose-built Allapattah Library. It has multiple angled bays, and a projecting frame around the clerestory windows. It is a community center for Dominican and other Hispanic immigrants.

© 2024 PLUSURBIA

NW 36 Street





1300 NW 36 ST - CENTRAL BANK AND TRUST
YEAR BUILT: c. 1949
STYLE: MID-CENTURY MODERN
INELIGIBLE FOR NRHP DISTRICT

This Mid-Century Modern building was constructed in 1949 as the Central Bank and Trust. It is notable for its prominent chamfered corner and stucco fluting. The building has different volumes that add visual interest. It is currently a blood bank.





1313 NW 36 ST - CENTRAL BANK AND TRUST
YEAR BUILT: c. 1962
STYLE: MID-CENTURY MODERN
INELIGIBLE FOR NRHP DISTRICT

This 1962 Mid-Century Modern building is notable for its variety of textures - ribbons of windows and waffle-patterned overhangs across every level, a brise-soleil on the rooftop, and precast panels of gravel on the side façades.





1320 NW 36 ST - ELECTRIC MOTOR REPAIR
YEAR BUILT: c. 1972
STYLE: MID-CENTURY MODERN
INELIGIBLE FOR NRHP DISTRICT

This 1972 Masonry Vernacular building was a typical commercial block with storefront. The large breeze block wall was built in front of it, giving it a Mid-Century Modern flair. It was a repair shop and it is now a blood bank.

© 2024 PLUSURBIA

NW 36 Street





1326 NW 36 ST - RAZZORRAY BARBERSHOP
YEAR BUILT: c. 1947
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This 1947 Masonry Vernacular building features an eyebrow overhang and a stylized crenelated cornice. A stone veneer, popularized in the 1970s, was added later. There is a large mural of a barbers pole. A Dominican barber is located here.





1332 NW 36 ST PLAZA STO DOMINGO/CLUB TIPICO DOMINICANO
YEAR BUILT: c. 1949
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This 1949 Masonry Vernacular building features recessed entries, pilasters, and an upper façade. Tipico Dominicano is a popular Dominican restaurant, visually set apart by its vibrant murals of the Dominican flag and other cultural scenes.





1348 NW 36 ST - ALL FLORIDA INSURANCE
YEAR BUILT: c. 1925
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

Typical to commercial corridors, this 1925 Masonry Vernacular building has zero setback, matching storefronts, & an upper façade for signage. Cosmetic changes were made to the exterior, such as closing the integrated planters and removing some brick.

© 2024 PLUSURBIA

NW 36 Street

DA23092





1360 NW 36 ST - JOYERIA - EMPEÑOS PAWN SHOP

YEAR BUILT: c. 1925

STYLE: MASONRY VERNACULAR

INELIGIBLE FOR NRHP DISTRICT

This 1925 Masonry Vernacular building is typical to commercial corridors, having zero setback, a narrow storefront, and a deep footprint. The storefront was altered to have larger windows; a secondary entrance was added to the side façade.

DA23090



Historic Photo



1375 NW 36 ST - BAUMGARDNER AUTO TAG AGENCY INC

YEAR BUILT: c. 1946

STYLE: MODERNE

INELIGIBLE FOR NRHP DISTRICT

This 1946 Moderne building features an eyebrow overhang, stucco vents along the upper façade, and stucco ornamentation on the lower facade. Baumgardner Auto Tag Agency has been in this building since the early 1950s.

DA23089



Historic Photo



1391 NW 36 ST

YEAR BUILT: c. 1949

STYLE: MASONRY VERNACULAR

INELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building was constructed in 1949. It has multiple storefronts, including one on the chamfered corner, an eyebrow overhang, and an upper façade with stucco banding and stucco reeding.

© 2024 PLUSURBIA

DA23088





1400 NW 36 ST - DADE FEDERAL SAVINGS BANK

YEAR BUILT: c. 1952

STYLE: INTERNATIONAL

INELIGIBLE FOR NRHP DISTRICT

This 1952 International building is notable for its vertical elements, novelty sidings, glass block windows, and applied stone surface. Known as the Dade Federal Savings Building for decades, it is currently a school, Pace Center for Girls Miami.

DA23087



Historic Photo



1425 NW 36 ST - OPERATING ENGINEERS LOCAL 487

YEAR BUILT: c. 1966

STYLE: MID-CENTURY MODERN

INELIGIBLE FOR NRHP DISTRICT

This 1966 Mid-Century Modern building features broad panels of rough stucco on the front facade, a recessed entry, and an overhanging roof. It has been the location of the Operating Engineers Local 487, a labor union, since it was built.

DA23086



Historic Photo



1450 NW 36 ST - LUND BUILDING

YEAR BUILT: c. 1946

STYLE: MODERNE

INELIGIBLE FOR NRHP DISTRICT

This 1946 Moderne-style building was once an office building and later converted into storage space by closing up windows. Its original eyebrow overhangs and stucco vents on the upper façade remain.

© 2024 PLUSURBIA

NW 36 Street

DA22731

Historic Photo Not Available



1455 NW 36 ST
YEAR BUILT: c. 1951
STYLE: UNSPECIFIED
INELIGIBLE FOR NRHP DISTRICT

This two-story 1951 building has an Unspecified style. It features stucco banding, pilasters and quoining, glass block windows, and vertical scouring on the upper façade. The second floor creates an overhang for the first. It is New Horizons CMHC.

DA23099

Historic Photo Not Available



1469 NW 36 ST
YEAR BUILT: c. 1955
STYLE: UNSPECIFIED
INELIGIBLE FOR NRHP DISTRICT

This 1955 building has an Unspecified style. It features glass block windows, stucco banding, open expanse of façade, a recessed entryway, and a concrete wall. It is part of Live and Let Live Pharmacy.

DA22733

Historic Photo Not Available



1475 NW 36 ST
YEAR BUILT: c. 1948
STYLE: COMMERCIAL
INELIGIBLE FOR NRHP DISTRICT

This 1948 Commercial building features glass block windows, stucco banding, an eyebrow overhang, a deeply recessed entryway, and vents on its upper façade.

© 2024 PLUSURBIA

NW 36 Street

DA22736

Historic Photo Not Available



1481 NW 36 ST
YEAR BUILT: c. 1946
STYLE: MODERNE
INELIGIBLE FOR NRHP DISTRICT

This 1946 Moderne building features a large upper façade with vents, wraparound eyebrow overhang, and glass block windows, including one on the curved façade. The stoop has small curved wing walls with integrated planters.

DA23085





1499 NW 36 ST LIVE & LET LIVE PHARMACY
YEAR BUILT: c. 1936
STYLE: UNSPECIFIED
INELIGIBLE FOR NRHP DISTRICT

This 1936 building has an Unspecified style. Originally constructed as a gas station, it was later converted into an office. It features a chamfered corner & glass block windows.

DA23083





1500 NW 36 ST - MOORE'S ALLAPATTAH CAFETERIA
YEAR BUILT: c. 1946
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This 1946 Masonry Vernacular building features a chamfered corner, large display windows, upper façade, and brick exterior. The entryways have been altered. The brick exterior has been removed from the 15th Avenue façade and painted on the 36th ST façade.

© 2024 PLUSURBIA

DA22757



Historic Photo



Current Photo - 2024

1501 NW 36 ST - GOODYEAR SERVICE STORE
YEAR BUILT: c. 1950
STYLE: MODERNE
INELIGIBLE FOR NRHP DISTRICT

This 1950 Moderne building features a curved façade, a wide eyebrow overhang, recessed entry, and an upper façade. Its windows were closed up. It was a Goodyear Service Store and auto repair. Today it is a medical office with a rear attached carport.

DA22755





Current Photo - 2024

1516 NW 36 ST - BURELL'S JEWELERS
YEAR BUILT: c. 1951
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This 1956 Masonry Vernacular building features two storefronts w large bulkheads, an eyebrow overhang, & an upper façade. In the mid-1950s it hosted Kathleenah's Ladies Wear. A ghost sign remains from Burrell's Jewelers, a 1960s occupant.

DA22749



Historic Photo



Current Photo - 2024

1536 NW 36 ST D'PATRICIA BEAUTY SALON
YEAR BUILT: c. 1948
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This 1948 Masonry Vernacular building has Moderne elements. It features an eyebrow overhang, multiple storefronts, and large display windows. D'Patricia Beauty Salon, a Dominican-owned business, is located here.

© 2024 PLUSURBIA

DA22742



Historic Photo



Current Photo - 2024

1565 NW 36 ST OLD ALLAPATTAH BRANCH LIBRARY
YEAR BUILT: c. 1940
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This 1940 Masonry Vernacular building features a recessed façade, display windows, and upper façade for signage. From 1942-1963 it was the Allapattah branch of the city public library. The building has been restuccoed & painted gray.

DA22724

Historic Photo Not Available



Current Photo - 2024

1569 NW 36 ST
YEAR BUILT: c. 1940
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This 1940 Masonry Vernacular building features a recessed façade, eyebrow overhang, and upper façade. One of its storefronts was closed, and the exterior was altered more than once. The building has been restuccoed & painted gray.

DA22740



Historic Photo



Current Photo - 2024

1600 NW 36 ST - XIOMARA'S HOUSE OF BEAUTY
YEAR BUILT: c. 1942
STYLE: MODERNE
ELIGIBLE FOR NRHP DISTRICT

This two-story 1942 Moderne building features an eyebrow overhang, ground floor shops, and a plaque with the construction year. Xiomara's House of Beauty is here, a Dominican business featuring a mural of the angel Gabriel and a Dominican flag.

© 2024 PLUSURBIA

NW 36 Street

DA22728



Historic Photo


Current Photo - 2024

1601 NW 36 ST - WOOLWORTH'S
YEAR BUILT: c. 1940
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This two-story 1940 Masonry Vernacular building features recessed storefronts w large display windows, an eyebrow overhang, and a projecting frame. It was once a Woolworth's retail store. The building has been restuccoed & painted gray.

DA22737



Historic Photo


Current Photo - 2024

1620 NW 36 ST - FURNITURE BARGAIN TOWN
YEAR BUILT: c. 1947
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This 1947 Masonry Vernacular building is typical to commercial corridors. The upper façade is open for signage; the storefronts have been replaced with a modern impact system, and the building has been painted gray.

DA22743



Historic Photo


Current Photo - 2024

1621 NW 36 ST
YEAR BUILT: c. 1940
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This 1940 Masonry Vernacular building features a recessed façade, display windows, and upper façade for signage. The building has been restuccoed & painted gray.

© 2024 PLUSURBIA

DA22744



Historic Photo


Current Photo - 2024

1635 NW 36 ST - THREE SISTERS
YEAR BUILT: c. 1940
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This 1940 Masonry Vernacular building features a recessed entry with large display window and an extra-large upper façade. It was once occupied by Three Sisters, a national women's clothing chain. The building has been restuccoed & painted gray.

DA22646


Historic Photo


Current Photo - 2024

1639 NW 36 ST
YEAR BUILT: c. 1950
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building once had a storefront, which was closed when made into a larger business. The cantilevered eyebrow overhang, cornice, and vents on the upper façade remain. The building is part of a Dominican-owned supply store.

DA22644



Historic Photo


Current Photo - 2024

1649 NW 36 ST HOLLEY 5 & 10
YEAR BUILT: c. 1950
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building once had a storefront, which was closed when made into a larger business. The cantilevered eyebrow overhang, cornice, and vents on the upper façade remain. The building is part of a Dominican-owned supply store.

© 2024 PLUSURBIA

NW 36 Street

DA22636



Historic Photo



Current Photo - 2024

1655 NW 36 ST DADE THEATER
YEAR BUILT: c. 1950
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building's storefront has an upper façade, cornice, and a ribbon of display windows over bulkheads. It is part of Sarraff's Store Fixtures, and both the building and the business are Dominican-owned.

DA22729



Historic Photo



Current Photo - 2024

1662 NW 36 ST - GOOD HOUSEKEEPING FURNITURE
YEAR BUILT: c. 1950
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

Typical to urban commercial corridors of its time, this 1950 Masonry Vernacular building has an upper façade for signage, a wide eyebrow overhang, decorative stucco to frame the storefront, large display windows, and a deeply recessed entryway.

DA23102



Historic Photo


Current Photo - 2024

1670 NW 36 ST - DADE HARDWARE
YEAR BUILT: c. 1945
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

Though deteriorating, this Masonry Vernacular building still has the shape its storefronts. Its distinguishing features include the eyebrow overhang with brackets, the prominent ghost sign, the decorative pilasters, and the cornice.

© 2024 PLUSURBIA

NW 36 Street

DA22725

Historic Photo Not Available


Current Photo - 2024

1700 NW 36 ST - LATINOS MINI MARKET
YEAR BUILT: c. 1925
STYLE: MASONRY VERNACULAR
ELIGIBLE FOR NRHP DISTRICT

This two-story 1925 Masonry Vernacular building features ground floor storefronts and second floor apartments. It has a distinctive rounded corner at the main entrance to Allapattah's business corridor. There are small Hispanic-owned businesses here.

DA22720


Historic Photo


Current Photo - 2024

1726 NW 36 ST - MAMBO STYLE BARBERSHOP
YEAR BUILT: c. 1935
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

Typical to commercial corridors, this 1935 Masonry Vernacular building has zero setback, a wide upper façade, a stucco stringcourse, & cornice. It has a recessed entryway & prominent display windows w bulkheads. It also has rear entrances.

DA22717



Historic Photo


Current Photo - 2024

1732 NW 36 ST LIZMAIRY'S FASHION STORE
YEAR BUILT: c. 1930
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

Typical of a commercial corridor, this 1930 Masonry Vernacular building has zero setback, a wide upper façade, a stucco stringcourse, and cornice. The storefronts have been altered to be flush with the sidewalk, and match with oversized display windows.

© 2024 PLUSURBIA

NW 36 Street

DA22716



Historic Photo



Current Photo - 2024

1736 NW 36 ST LEO TRAVEL & TOURS
YEAR BUILT: c. 1950
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

Typical of a commercial corridor, this 1950 Masonry Vernacular building has zero setback, a wide upper façade, a stucco stringcourse, and cornice. The storefronts have been altered to be flush with the sidewalk, and match with oversized display windows.

DA22714



Historic Photo



Current Photo - 2024

1748 NW 36 ST - ALLAPATTAH 5&10
YEAR BUILT: c. 1969
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This 1969 Masonry Vernacular building occupies the full size of the parcel. Its minimal ornamentation is typical of an industrial/ commercial street. Its original recessed storefronts were altered to have zero setback.

DA06144

Historic Photo Not Available



Current Photo - 2024

1751 NW 36 ST MIAMI-JACKSON HIGH SCHOOL
YEAR BUILT: c. 1967
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building was constructed post-1967 as part of Miami Jackson High School's campus. It features outdoor hallways with arches. The school campus has historic significance in Miami's multi-racial and multi-ethnic evolution.

© 2024 PLUSURBIA

NW 36 Street

DA22712



Historic Photo



Current Photo - 2024

1764 NW 36 ST
YEAR BUILT: c. 1925
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This two-story Masonry Vernacular building was constructed in 1925 as a commercial space with overhead apartments. It features a cornice on the upper façade, stucco banding, and prominent bulkheads under the display windows.

DA22711



storic Photo



Current Photo - 2024

1774 NW 36 ST
YEAR BUILT: c. 1937
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building was constructed in 1937 with the typical features of a commercial building - upper façade, eyebrow overhang, and storefront. The storefront has been altered with extra-large windows. Signage obscures the details.

DA22710



Historic Photo



Current Photo - 2024

1778 NW 36 ST - ALLAPATTAH JEWELRY
YEAR BUILT: c. 1938
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This 1938 Masonry Vernacular building is typical to urban commercial corridors. The single storefront has an upper façade with stucco banding, novelty siding on the lower façade, and a sliding display window. A mural is on the side façade.

© 2024 PLUSURBIA

NW 36 Street

DA22703





1880 NW 36 ST
YEAR BUILT: c. 1973
STYLE: MID-CENTURY MODERN
INELIGIBLE FOR NRHP DISTRICT

This Mid-Century Modern apartment building was constructed in 1973. It is notable for its L-shaped plan, wide eaves, and prominent vertical banding on the front-facing façade.

DA22702





1900 NW 36 ST - A.D. HALL SR. ANNEX OF EBENEZER
YEAR BUILT: c. 1954
STYLE: NEO-CLASSICAL REVIVAL
ELIGIBLE FOR NRHP INDIVIDUAL LISTING

This building was owned by the Allapattah Methodist Church's white congregation until Ebenezer Methodist Church moved here from Overtown in 1973. The Dominican American Foundation was located here in the early 1990s.

DA22701





1901 NW 36 ST
YEAR BUILT: c. 1956
STYLE: MID-CENTURY MODERN
INELIGIBLE FOR NRHP DISTRICT

This 1956 Mid-Century Modern building is notable for its shed roof and windows. It has been a car sales business for most of its history, however in the late 1960s it was a wig shop, perhaps reflecting the changing demographics of the neighborhood.

© 2024 PLUSURBIA

DA22700





1921 NW 36 ST - MARIO TIRE & MECHANIC SHOP
YEAR BUILT: c. 1955
STYLE: INDUSTRIAL VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This Industrial Vernacular building was constructed in 1955. It has a small office and two working bays.

DA02268





2000 NW 36 ST - EBENEZER UNITED METHODIST CHURCH
YEAR BUILT: c. 1949
STYLE: NEO-CLASSICAL REVIVAL
ELIGIBLE FOR NRHP INDIVIDUAL LISTING

This Neoclassical Revival church was built in 1949 as Allapattah Methodist Church. It is notable for its size, ornamentation, and classical details. The history of the church reflects the multi-cultural and multi-racial evolution of Allapattah.

DA22698





2010 NW 36 ST - ALLAPATTAH TEMPLE
YEAR BUILT: c. 1940
STYLE: NEO-CLASSICAL REVIVAL
ELIGIBLE FOR NRHP INDIVIDUAL LISTING

This 1940 Neoclassical Revival building was built as a meeting hall for Allapattah that was used as a Masonic Temple, and a meeting place for other organizations such as the Daughters of America. Today it is a Hispanic religious congregation.

© 2024 PLUSURBIA

NW 36 Street

DA22696

Historic Photo Not Available



2020 NW 36 ST MIKE'S AUTO SUPPLIES, INC.
YEAR BUILT: c. 1979
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This 1979 Masonry Vernacular building has a straightforward design, ideal for its industrial purpose. It is set to one side of the property to allow for a larger work area.

DA22693

Historic Photo Not Available



2045 NW 36 ST AUTO KLASSIC CORP
YEAR BUILT: c. 1940
STYLE: MODERNE
INELIGIBLE FOR NRHP DISTRICT

This Moderne building was built in 1940 as an office for a used car business. Typical of a commercial corridor storefront, there is zero setback for the main entrance and the upper façade above the eyebrow overhang is ideal for company signs.

DA22691

Historic Photo Not Available



2090 NW 36 ST AUTO ELITE BODY SHOP
YEAR BUILT: c. 1974
STYLE: MASONRY VERNACULAR
INELIGIBLE FOR NRHP DISTRICT

This Masonry Vernacular building was constructed in 1974 for an auto dealership. Its wide expanse of open façade allow for painted company signs, useful in a commercial corridor. The majority of the building is a double-height warehouse.

© 2024 PLUSURBIA

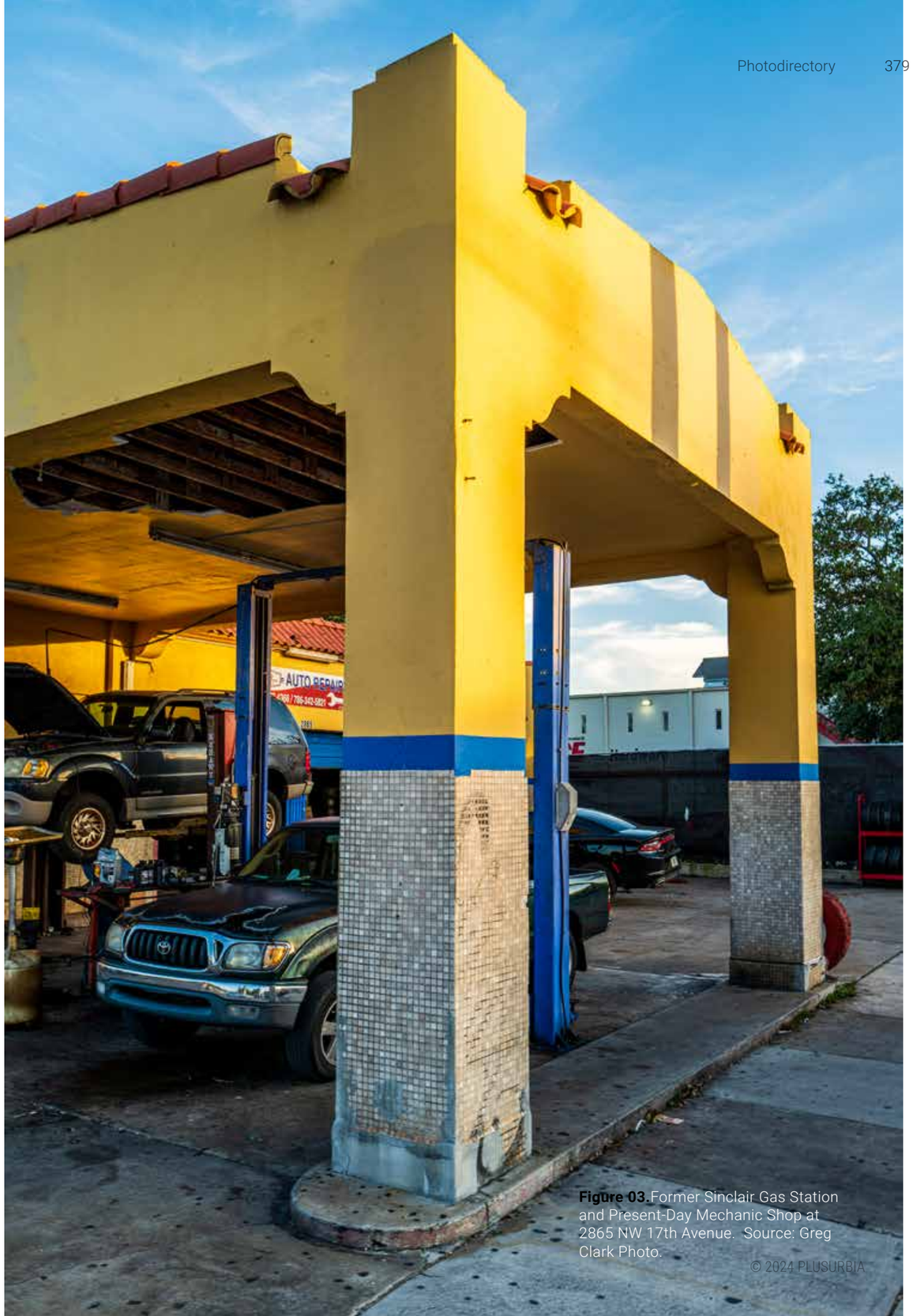


Figure 03. Former Sinclair Gas Station and Present-Day Mechanic Shop at 2865 NW 17th Avenue. Source: Greg Clark Photo.

© 2024 PLUSURBIA

plusurbia.

1385 Coral Way PH 401 | Miami, FL 33145
info@plusurbia.com | +1.305.444.4850

This document was prepared for:
The Allapattah Collaborative

This document was prepared and designed by
PlusUrbia Design
© 2024 PlusUrbia LLC - All rights reserved.

Some images shown herein are not the property of PlusUrbia or any of its affiliates, and may be subject to certain copyright laws and/or usage royalties. This document is intended for in-house use only, and should not be released to the public. Release to the public may require further action and/or purchase procurement by the Client to obtain such image/photo releases.